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Introduction

Unfortunately the subdivision process is often separated from the design and development of the buildings that follow.

However, a subdivision's design creates multiple parameters that subsequent buildings must respond to. Therefore, considering implications on the development's built form is imperative. This section presents guidance on how to carefully design and locate building platforms and areas of private outdoor space and how to protect opportunities to ensure development will achieve the vision held at the initial subdivision design stage.

Site Contents

The contents list and design outcomes for the whole of this section are listed below. Each sub heading highlights a separate webpage that can be accessed by clicking on the menu located to the left of this introduction.

Site development and considerations

Design Outcome

Subdivisions contain a range of lot sizes, types and shapes as not all lots are suitable for all development types, and not all development types suit all land conditions.

Locking in the vision

Design Outcome

Subdivisions provide for the quality of development to be maintained over time.

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Site development considerations

Design Outcome

Subdivisions contain a range of lot sizes, types and shapes as not all lots are suitable for all development types, and not all development types suit all land conditions.

Planning for flexibility will save time and money, and may increase the value of lots if they are seen to have additional entitlements such as more height, site coverage, or development opportunities beyond what is provided for in the Unitary Plan.

Better Design Practice

- Future built form should be carefully considered during subdivision design, including the location and design of a building platform, residential type (e.g. terraced or detached housing), the future provision of private outdoor spaces and vehicle access and turning areas.
- Provide special development entitlements or requirements for key lots on corners, intersections or other prominent locations. These can include bonuses such as additional height, or special development expectations and limitations, e.g. a particular building shape or form. These can be identified at the time of the subdivision and be attached to titles by way of consent notices.
- Provide front boundary treatments such as fences and landscaping as part of the subdivision and street development stage. This will help develop a logical and high quality street, and add value to lots by improving their presentation.

Rules of Thumb

- 1. The building platform for lots below 600m² should be approximately 30 per cent of the site.**
- 2. The building platform for lots above 600m² should be approximately 200m² .**
- 3. Building platforms should be flat or clearly identified if they need future earthworks.**
- 4. Building platforms should not encroach on any protected vegetation, habitat or natural feature, or on any vehicle access or turning area.**

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Locking in the vision

Design Outcome

Subdivisions provide for the quality of development to be maintained over time.

Subdivision design helps to realise the vision held for a development.

Many residents may be attracted to the particular vision for a subdivision, and expect that other residents will continue to do their share to maintain that vision over time. However, once lots are

sold the clarity of the developer's vision can become quickly dissipated.

Better Design Practice

- Subdivision design should identify any potential limitations of lots and provide explanation and guidance on how subsequent development should respond to these and the site conditions, so that there is clarity over exactly what is expected in the future.
- Use consent notices, covenants and other subdivision conditions to make sure that the long term development of the subdivision stays true to the initial vision. Matters that can be addressed include:
 - building materials or architectural style
 - bulk and location requirements or exemptions
 - particular design requirements or approval processes independent of the Council
 - particular types of landscaping or maintenance regimes
 - the protection of particular trees or other features
 - maintenance requirements to be met
 - ongoing certification of particular site features.
- Ensure lot purchasers are aware of ongoing or future requirements or restrictions, so that they do not unintentionally create problems for themselves or neighbours. Examples of potential problems include:
 - purchasers in areas known for native bird habitat having pets (usually cats and or dogs) that are not permitted and then need to be re-homed
 - undertaking building alterations or additions on a cross-leased property without obtaining approval from other lease holders, then being unable to update the flats plan
 - undertaking building alterations or additions that are not permitted (e.g. non uniform fence styles or materials), which then need to be pulled down.