

# Subdivision Policy for New Estates

Version: 1.0

Date updated: 5 September 2017

Responsible Department: City Planning

## 1 Purpose

The purpose of the Subdivision Policy for New Estates is to provide guidance to developers, Council and other stakeholders on matters related to the safe, efficient and appropriate subdivision of land to create new estates in the City of Casey.

## 2 Definitions

<b>Council</b>	means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989.
<b>Councillors</b>	means the individuals holding the office of a member of Casey City Council.
<b>Council officer</b>	means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.
<b>New estates</b>	means larger scale subdivisions; typically being subject to a Development Plan, Precinct Structure Plan or other type of master plan
<b>Paper road</b>	A paper road is a road laid out in a development or subdivision plan. Paper roads may exist only on paper, never having been developed, but they have a legal existence, whether on private or public land

## 3 Scope

This Policy applies to the assessment of and requirements for subdivision of land for new estates within the City of Casey.

## 4 Context

As one of the fastest growing municipalities in Victoria, the City of Casey faces the challenge of managing rapid population growth while ensuring the safe and timely delivery of necessary infrastructure for new residents.

Most of the new development is experienced in Casey's growth area, which is predominantly subject to Precinct Structure Plans or Development Plans. These plans

*Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at [www.casey.vic.gov.au/policiesstrategies](http://www.casey.vic.gov.au/policiesstrategies) to ensure that you have the current version. Alternatively you may contact Customer Service on 9705 5200.*

show the intended future development of a certain area and major infrastructure projects which are required to support the new community. Due to their creation at different times, they vary in terms of detail and scope.

Furthermore, Casey's established area is also experiencing growth. Part of this growth is in the form of large-scale subdivisions, some of which are subject to Development Plans.

This Policy aims to provide a consistent approach to the assessment of and requirements for subdivision of land in Casey to complement existing guidance provided in the planning scheme or relevant Acts.

## 5 Policy

This Subdivision Policy for New Estates has been designed to facilitate safe, timely and efficient development of new estates in Casey, in order to ensure the fair, orderly, economic and sustainable use and development of land.

The role of this Policy is to provide guidance to developers, Council and other stakeholders on matters related to the safe and efficient subdivision of land that enhances the overall amenity of the City of Casey.

Three major goals have been established to clarify Council's expectations for large-scale subdivisions in Casey. These are supported by a number of principles outlining how these overarching goals are to be achieved.

The reference document '*Operating Procedure for Large-Scale Subdivision Development*' outlines how Council will implement the Policy.

### 5.1 Provide for the safe development of new estates in Casey.

- 5.1.1. Ensure timely sealed road access to prevent unsealed roads being used by construction vehicles or new estate traffic.
- 5.1.2. Enhance Council oversight over the timing and quality of any major infrastructure item; both in an interim and ultimate provision.

### 5.2 Provide for the timely and efficient development of key infrastructure in accordance with Casey's standards.

- 5.2.1. Ensure that the responsibility and timing of required infrastructure is reinforced throughout the planning approval process and confirmed prior to commencement of subdivision works.
- 5.2.2. Minimise the risk of infrastructure delay or non-delivery.
- 5.2.3. Discourage public infrastructure works in the absence of approved plans to avoid additional delivery costs, a delayed delivery or a compromised development outcome.
- 5.2.4. Support the Victorian Government in the collection of the Growth Area Infrastructure Contribution (GAIC) in Casey's growth areas.

### **5.3 Facilitate high amenity development in Casey.**

- 5.3.1. Ensure that estate entry features add amenity value and do not create an additional maintenance liability on Council or the relevant landowner.
- 5.3.2. Incorporate and celebrate topography in the design and development of new estates.
- 5.3.3. Ensure substations and other service infrastructure are located outside of public open space.
- 5.3.4. Ensure paper roads do not encroach into land allocated for unencumbered public open space.
- 5.3.5. Incorporate cultural heritage appropriately in the subdivision design.
- 5.3.6. Ensure drainage assets add to the amenity of the new estate, are functioning as per the design intent, enhance water quality and do not impose excessive maintenance requirements on Council.
- 5.3.7. Facilitate habitat compensation offset payments for developments within the Biodiversity Conservation Strategy (BCS) area.

## **6 Administrative Updates**

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

## **7 Review**

The next review of this document is scheduled for completion by 30 June 2021.