

22.05 SUBDIVISION POLICY

27/06/2011
C62

This policy applies to all applications for subdivision.

22.05-1 Policy Basis

27/06/2011
C62

This policy:

- builds on Clause 15.01-3 of the SPPF, which sets out the objectives for subdivision;
- applies the objectives of Clause 21.04-7 relating to the subdivision of buildings and land within the City of Port Phillip; and
- applies the City of Port Phillip Subdivision Guidelines 2000.

22.05-2 Objectives

27/06/2011
C62

- To ensure that the subdivision of vacant land occurs in conjunction with an approved development plan or building envelope plan.
- To ensure that the subdivision of buildings and land incorporates adequate provision for car parking areas and car space allocation.
- To discourage the subdivision of caretakers' houses from the primary industrial or business use operating on the land.
- To ensure Public Open Space contributions are made at the point of subdivision.

22.05-3 Policy

27/06/2011
C62

It is policy to:

General

- Ensure that any additional car spaces provided for the purpose of the subdivision do not cause the deletion of other necessary facilities on the site including open space and refuse areas.

Subdivision of vacant land

- Require a development plan to be approved prior to considering the subdivision of vacant land.

Subdivision involving caretakers' houses

- Refuse applications for subdivision of caretakers' houses in the Industrial 1, Industrial 3 and Business 3 Zones from the primary industrial or business use.

Subdivision of existing residential buildings

- Where there is existing parking with associated an existing development, require each dwelling to have a least one car space allocation except for sites within, or immediately adjacent to, an Activity Centre. Where there are insufficient spaces to apportion, car spaces should be allocated to dwellings with 2 or more bedrooms in preference to single bedroom dwellings.
- Require each dwelling for sites within, or immediately adjacent to, an Activity Centre to provide car parking in accordance with an approved parking plan, or Structure Plan for the centre.

- Require the allocation of visitor spaces at the rate of 1 visitor space for every 5 dwellings.

Subdivision of a residential lot containing an existing dwelling

- Require the number of car spaces associated with the existing dwelling to be retained for that dwelling.
- Require a development plan for the new lots to ensure they are self sufficient in parking.

Subdivision of proposed residential / commercial buildings

- Ensure that the subdivision allocates the car parking, including visitor spaces, as shown on the development plan approval.

Subdivision of existing commercial / industrial buildings

- Ensure that adequate parking is provided for the landuse / development, including the provision of visitor spaces, by requiring the car parking to be allocated based on the following:
 - Total number of spaces, subtracted by the visitor spaces, with the remaining spaces apportioned equally between each subdivided unit.
- Ensure that there would not be any adverse impacts on the parking availability in the surrounding street network.

Open space contribution

- Require a contribution to public open space to be made at the time of subdivision.
- Where land is the method of contribution (rather than a cash contribution), it will not be considered where it is:
 - Too contaminated for use as public open space.
 - A drainage reserve or easement.
 - Subject to flooding.
 - A road verge (unless to create a planned off road trail or road way).
 - Unable to provide a recreational function.

Removal or variance of covenants / restrictions

- Require a development plan to be submitted prior to removal or variation of a covenant or restriction.

22.05-4

27/06/2011
C62

Reference Documents

City of Port Phillip Subdivision Guidelines 2000

City of Port Phillip Car Parking Strategy (Ratio 2007)

City of Port Phillip Open Space Strategy 2006, Revised 2009

City of Port Phillip Open Space Strategy Implementation Plan Framework (2009)

Port Phillip Practice Notes Policy No. 15 – Caretaker’s Dwellings