

LAND ACQUISITION AND RESIDENTIAL SUBDIVISION

TS240

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NARRANDERA SHIRE COUNCIL POLICY

Policy No:	TS240
Policy Title:	LAND ACQUISITION AND RESIDENTIAL SUBDIVISION
Section Responsible:	Technical Services
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Policy Statement

Urban development should be approached in a strategic way to ensure available land stocks and subdivision designs meet the needs of community and ecological sustainable development. Acquiring new land stock and undertaking property development will also require the consideration of Council's financial resources and evaluation of market demands and demographic trends.

Policy Objectives

To ensure that any acquisition of land for the purpose of residential development:

- Is sustainable,
- Protects sensitive natural systems and habitats from urban expansion
- Is well planned for movement of people and vehicles,
- Enhances a sense of place and preserves the attractive urban character
- Is undertaken in accordance with a well researched housing needs strategy
- Is responsive to changing economic and demographic trends
- Is undertaken on the basis of existing land inventories and market needs or demands
- Will be developed to a high standard of urban design and environmental standards.
- Justifies the public cost of expanding or adapting the existing infrastructure associated with new housing subdivisions
- Is economically viable

Land Acquisition

A decision to purchase or develop land requires assessment on the basis of community needs, what Council can afford and sustain, and the long term preservation of the urban environment.

Council must carefully consider the need to acquire land which expands the urban footprint and the associated costs of infrastructure development and maintenance. A decision to acquire land is to be underpinned by a professional review of housing needs as described in Practice Note 4 of AMCORD (a national resource document for residential development).

Residential Subdivisions

The design of the residential subdivision is to provide for efficient lot layout and good housing design.

Green field development and urban infill proposals are to be designed in such a way as to support the vision of the area as presented in Council strategic plans and infrastructure plans.

It is important the new neighbourhoods are planned to meet a range of objectives which work towards ecologically sustainable development, and address the economic, safety, mobility, lifestyle, and recreation needs of the community.

Objectives of residential subdivision

- To provide for residential development that promotes integration in the design of all components so as to minimise infrastructure costs and maintenance.
- To encourage design innovation and a range of housing types that meet consumer demand.
- To ensure land use activity does not have an adverse impact on the environment.
- To ensure the protection of local agriculture and rural industries for ongoing production.
- To ensure all new residential development has adequate access to community facilities, recreational facilities and open space.
- To accommodate demand for new housing in a way that reflects the desired future character of Narrandera Shire and enhances existing character.
- To minimise the negative impacts of development on adjoining properties
- To minimise the reliance of housing development on non-renewable resources.
- To preserve biodiversity and protect indigenous habitat and wildlife.
- To promote ecological sustainable development.

The *AMCORD* principles for *Neighbourhood Design and Infrastructure Planning* will be the basis of such assessment along with any emerging modern approaches to urban design and planning. Subdivision design is to incorporate performance based planning objectives for:

- Lot layout and dimensions

By maximising ease of access, minimising costs of infrastructure provision, making best use of solar energy and open space, preserving the natural environment and integration with street and neighbourhood character.

- Pedestrian and bicycle paths

By providing or planning future provision of safe and legible pedestrian and cycling facilities which serve to provide ease of commuting and contribute to enhancing the recreational lifestyle of the neighbourhood and reduction of motor vehicle use.

- Street design

By providing for an efficient and attractive street design that meets the requirements of Council's Road Engineering Design standards, and which accordingly addresses safety, speed, public utility services and drainage systems.

- Street and pavement construction

The construction of streets and associate pavements and access ways are designed to minimise whole-of-life-cycle costs and satisfy the mobility needs of the community including disabled persons.

- Utilities

By providing cost effective installation, maintenance and augmentation of services (water, sewerage, street lighting, electricity, gas and telecommunications) without impacting existing and planned landscapes, visual amenity of the area, and watercourses.

- Storm Drainage and Water Management

By minimising the impacts of floods with provision of major and minor drainage systems to protect people, property and environments at an acceptable level, and to minimise the risk of stormwater flows degrading receiving waters in catchment systems.

Sale of Land

The policy does not allow for public funds to be used to subsidise the sale of land for private benefit. Land prices are to be set according to current market value. Property development costs should consider market affordability and allotment prices set according to current market values. Any proposed financial assistance to land purchasers would contravene this policy. The sale of land shall be in accordance with the procedures and guidelines prescribed in the Local Government Act and Regulations.

Financial Reserves

A property reserve account is required for the management of subdivision expenses and income.

Variation

Council reserves the right to review, vary or revoke this policy.

Policy History

Adopted

29 April 1997

Reviewed

25 March 2002

Amended

17 February 2009