

Land Acquisition and Subdivision Policy 2024

POL112



Policy No:	POL112
Policy Title:	Land Acquisition and Subdivision Policy
Section Responsible:	Development & Environment
Minute No/Ref:	24/037
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1. INTENT

The purpose of the policy is to provide guidance to Council on matters related to the safe, efficient acquisition of land and/or appropriate subdivision.

2. SCOPE

The policy applies to the acquisition of land and/or subdivision activities undertaken by Narrandera Shire as the owner or developer. This policy does not override the planning provisions of the LEP or DCP relevant to the specific development proposal.

3. OBJECTIVE

To ensure that any acquisition or subdivision of land for the purpose of residential and industrial development where Council is the owner or developer:

- is financially and environmentally 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 the Narrandera Local Housing & Employment Zone Land Strategy 2021
- is responsive to changing economic and demographic trends
- is undertaken on the basis of existing land inventories and market needs or demands
- justifies the public cost of expanding or adapting the existing infrastructure associated with new subdivisions

- is economically viable and does not detract from potential private investment or development

4. POLICY STATEMENT

Residential and industrial development should be approached in a strategic way to ensure available land stocks and subdivision designs meet the needs of broader community and is environmentally sustainable. 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.

5. PROVISIONS

5.1 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 or industrial needs as identified within the Narrandera Local Housing & Employment Zone Land Strategy 2021.

5.2 SUBDIVISIONS

The design of the residential subdivision is to provide for efficient lot layout and good housing design in accordance with the Urban Design for Regional NSW - A guide for creating healthy built environments in regional NSW published by NSW Government Architect.

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.

Industrial and commercial subdivisions are to be undertaken in such a manner that they optimise the potential uses on the land and provide access to all services, such as water, sewer and electricity.

5.2.1 Objectives of all subdivisions

- To provide for development that promotes integration in the design of all components so as to minimise infrastructure costs and maintenance
- To provide a variety of lot sizes that promote allow for a diverse development type within the relevant sector
- To encourage design innovation and a range of housing and industrial 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 via pedestrian paths or roads
- To accommodate demand for new housing in a way that reflects the desired future character of Narrandera Shire and enhances existing character
- To preserve biodiversity and protect indigenous habitat and wildlife
- **To promote ecological sustainable development**

5.3 PRINCIPLES

The Urban Design for Regional NSW - A guide for creating healthy built environments in regional NSW published by NSW Government Architect will be the basis of assessment for all Council residential style subdivisions along with any emerging modern approaches to urban design and planning.

Industrial and commercial subdivisions are to be undertaken with traffic, stormwater and land capability to be consistent with the design to ensure that the establishment of such subdivision will be suitable for the intended use, whilst not detrimentally impacting any existing infrastructure.

Subdivision design is to incorporate performance-based planning objectives:

5.3.1 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.

5.3.2 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.

5.3.3 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.

5.3.4 Street and pavement construction

By designing and constructing streets and associated pavements and access ways to minimise whole-of-life-cycle costs and satisfy the mobility needs of the community including disabled persons.

5.3.5 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.

5.3.6 Storm Drainage and 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.

5.4 SALE OF LAND

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 and provide Council with a return on investment.

5.5 FINANCIAL RESERVES

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

6. DEFINITIONS

- **DCP:** Narrandera Development Control Plan
- **Industrial:** Includes general industry, heavy industry and light industry as defined in the LEP
- **LEP:** Narrandera Local Environmental Plan
- **NSC:** Narrandera Shire Council
- **Residential:** means a building or place used predominantly as a place of residence as defined in the LEP
- **Subdivision:** eg: includes boundary readjustments, lot consolidations, etc

7. ROLES AND RESPONSIBILITIES

7.1 GENERAL MANAGER

- Lead staff (either directly or through delegated authority) in their understanding of and compliance with this Policy and related documents.

7.2 DEPUTY GENERAL MANAGER INFRASTRUCTURE / MANAGER DEVELOPMENT ENVIRONMENT

- Provide guidance to Councillors, Executive and other Council staff as to the content and implementation of this Policy

- Ensure the timely review of this Policy
- Assist in investigations of alleged non-compliance with this Policy

7.3 STAFF

- Read, understand and comply with this Policy

8. RELATED LEGISLATION

- Land Acquisition (Just Terms Compensation) Act 1991

9. RELATED POLICIES AND DOCUMENTS

- Narrandera Local Housing & Employment Zone Land Strategy
- POL161 - Council Development Application – Conflict of Interest Policy

10. VARIATION


Council reserves the right to review, vary or revoke this policy in accordance with legislation, regulation and award changes, where applicable. Council may also make changes to this policy and the relevant procedures from time-to-time to improve the effectiveness of its operation.

11. PREVIOUS VERSIONS

Reference to a superseded policy number and/or name is also considered a reference to the new policy number. This policy was previously named:

- TS240 Land Acquisition and Residential Subdivision Policy 2009
- SPOD30 Land Acquisition and Residential Subdivision Policy

POLICY HISTORY

Responsible Officer	Manager Development & Environment		
Approved by	General Manager		
Approval Date	19 March 2024		
GM Signature <i>(Authorised staff to insert signature)</i>	 George Cowan		
Next Review	19 March 2027		
Version Number	Endorsed by ELT	Endorsed by Council	Date signed by GM
1 Adopted	-	29/04/1997	-
2 Reviewed	-	25/03/2002	-
3 Reviewed	-	17/02/2009	-
4 Reviewed	DD/MM/YYYY	19/03/2024	14/04/2024

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