

PLANNING FACT SHEET

Subdivisions



What is a Subdivision?

Subdivision involves dividing a property into smaller lots that can be sold separately. It can also mean the realignment or alteration to title boundaries even if the number of lots does not change.

Can I subdivide?

Planning controls within the Murrindindi Planning Scheme regarding subdivision can be very complex. If you are wanting to subdivide, we encourage you to get in touch with our Planning Unit prior to submitting an application to discuss your ideas and seek advice on the best path forward. Council's Planning Unit can be contacted on (03) 5772 0333 or via email at planning@murrindindi.vic.gov.au

What is the Murrindindi Planning Scheme?

The Murrindindi Planning Scheme sets out the rules and regulations used to assess planning permit applications for subdivision, consolidation of titles (only for heritage sites identified by the Murrindindi Planning Scheme) and the removal and variation of easements and restrictions.

A copy of the planning scheme is available on our website at murrindindi.vic.gov.au or by contacting Council on (03) 5772 0333.

Development Plans

Land within Murrindindi Shire that is covered by a Development Plan Overlay in the Murrindindi Planning Scheme has an approved Development Plan which sets out broad strategies, layout, and subdivision requirements. Subdivisions proposed within these locations should be planned in accordance with the approved development plan. Approved Development Plans can be accessed on Council's [Website](#).

Public open space contribution

If you propose to subdivide residential, commercial or industrial land into three or more lots (or two or more if any lot could be further subdivided in future), Council may require you to make a contribution to public open space. This is specified under Section 18 of the Subdivision Act 1988. However, Council is open to discuss the form your contribution might take. For example, it could be a percentage of the site value not exceeding 5%, or setting aside up to 5% of the land in your subdivision for public open space such as public parks, playgrounds and reserves, or it may be a combination of both payment and land.





The Subdivision Process

The stages in the subdivision process are

1. Planning Permit - Applying for and obtaining a planning permit approves the plan of subdivision under the Planning and Environment Act 1987 and the Murrindindi Planning Scheme.
2. Certified Plan of Subdivision - When a planning permit has been issued, you will also need approval under the Subdivision Act 1988 to certify the plan. You must engage a registered land surveyor to prepare this plan on your behalf.
3. Statement of Compliance for the Plan of Subdivision - Complete planning permit condition requirements to allow issue of this statement under the Subdivision Act 1988. This is the final approval letter issued after all requirements have been met to Council's satisfaction and the plan has been certified.
4. Lodgement of documents at the Land Registry The Certified Plan of Subdivision, Statement of Compliance, and any other plans or documents prepared by your land surveyor have to be lodged at the Land Registry Office by you or your representative. This allows new titles to be issued for each lot created. Council does not lodge plans at the Land Registry.

This information sheet is to be used as a general guide only. Council has made all reasonable effort to ensure the information provided in this sheet is true and accurate. However, we recommend that you seek professional advice before acting or making decisions on the basis of this information. For any questions or clarification, please contact Council's Planning Unit.

For more information, contact Murrindindi Shire Council
(03) 5772 0333
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