



## Consulting Surveyors Victoria Supporting Document

### Reforming the Victoria Planning Provisions

November 2017

Consulting Surveyors Victoria (CSV) currently represents over 120-member firms that have as principals or employees the vast majority of Licensed Surveyors that produce, lodge for certification and manage the plans of subdivision that create the more than 30,000 new parcel titles (including both land and building parcels) that come into existence in Victoria each year. Our members' clients range from the largest of national and international development companies through to a 'mum and dad' individual 'developer', undertaking a once in a lifetime dual occupancy development of their family home.

Our members are the originators of plans of subdivision that create individual lot titles for all the major development estates across metropolitan Melbourne and in regional areas. They also create the plans of subdivision for all building subdivisions, from dual occupancies through to the largest vertical community developments as well as other developments involving owners corporations. Accordingly, they are significant stakeholders in the planning system, particularly in relation to subdivision matters. They also interact with the public, owners corporation managers, solicitors, estate agents and conveyancers throughout the state on a regular basis in relation to title dealings, subdivision, redevelopment of existing plans and owners corporation management. On that basis the association's members have a distinct interest in reforming of the Victoria Planning Provisions and, most particularly, with those provisions related to subdivision.

Consulting Surveyors Victoria commends the Victorian government for endeavouring to simplify and improve the Victorian planning system. In our online submission we have limited 'further comments' entries only to those matters with a direct relationship to subdivision, although many of our members have individual involvement in many other aspects of the VPPs.

CSV seeks involvement in the development of future actions in relation to the following specific areas:

- Residential development and subdivision provisions
- Referral and Notice Provisions
- Section 173 agreements.



We also believe that there should be consideration of an overall VPP direction in relation to open space provision, relative to smaller subdivisions, where we believe that the adoption of the principle of specifying open space requirements in a Schedule to Clause 52.01 in many schemes has led to a number of anomalies in relation to some small subdivisions and re-subdivision of existing titles, in particular.

Consulting Surveyors Victoria looks forward to engagement in relevant future actions in this matter.

