

Residential Subdivisions

The planning requirements for residential subdivision are set out in Clause 56 of the Greater Bendigo Planning Scheme. It aims to achieve residential subdivision design that responds to the site context and produces liveable and sustainable neighbourhoods.



All residential subdivision needs a planning permit. Prior to making an application, it is essential that you understand the relevant policies and provisions applying to the land and how these will affect the City's consideration of your application.

How do the residential development provisions of Clause 56 (ResCode) work?

Each zone contains a table that sets out the objectives and standards of Clause 56 to be met for each class of residential subdivision, depending on the number and complexity of lots.

An objective describes the desired outcome to be achieved in the completed development and must be met if applicable.

A standard contains the requirements to meet the objective. All applicable standards should be met, however if the City is satisfied that an application for an alternative design solution meets the design objective, the alternative design solution may be considered.

[Clause 56](#) covers the following:

- Subdivision site and context description and design response
- Policy implementation
- Liveable and sustainable communities
- Lot design
- Urban landscape
- Access and mobility management
- Integrated water management
- Site management
- Utilities

What else do I need to consider?

Open Space contribution - Where land is not set aside for open space, you may be required to pay an open space contribution to the City.

Lot Sizes - Whilst there is no minimum lot size for residential subdivisions in the General Residential Zone and Township Zone, there is a requirement to show building envelopes on lots between 300 – 500sqm.

Please note that some overlays also control minimum lot sizes. Please contact the Planning Department to confirm the minimum lot size that applies to your land.

When preparing an application:

DO...

- ✓ Engage a licenced land surveyor who can assist you with the planning permit process, as well as other requirements for a subdivision, including certification of subdivision plans and statement of compliance for release of titles.
- ✓ Research the subdivision process:
 - [Subdividing your land](#)
 - <https://www.planning.vic.gov.au/guides-and-resources/guides/all-guides/subdivision>

What do I need?	Where can I get it/who can help?
A completed application for planning permit form	Download from our website
A full and current (3 months or less) copy of the Certificate of Title including any covenants or agreements	Purchase a copy from https://www.landata.vic.gov.au/
Payment of the relevant application fee	Download a fee schedule from our website
A written response against any relevant policies from the Planning Scheme	Planning Consultant/Land Surveyor
A written response against the relevant zone and/or overlay demonstrating how the proposal satisfies the purpose and decision guidelines	Planning Consultant/Land Surveyor
Any application requirements as listed under the relevant zone or overlay in the Planning Scheme	Planning Consultant/Land Surveyor
<p>A Neighbourhood and Site Description (as described in Clause 56) showing:</p> <ul style="list-style-type: none"> • Site shape, size, dimensions, orientation, fill and contours • Natural features including vegetation, drainage lines, water courses and wetlands • The siting and use of existing buildings and structures • Street frontage features such as poles, street trees and kerb crossovers/access points • Location of services including drainage, other utilities and easements • Any identified natural or cultural features of the site • Significant views to and from the site • Noise and odour sources or other external influences • Soil conditions including contamination, erosion, salinity, acid sulphate soils or fill • Adjacent uses • Any other factor affecting the capacity to develop the site <p><i>Applications for 3 or more lots must also describe in relation to the surrounding area:</i></p> <ul style="list-style-type: none"> • The pattern of subdivision • Existing land uses • The location and use of existing buildings on adjacent land • Abutting street and path widths, materials and detailing • The location and type of significant vegetation 	Planning Consultant/Land Surveyor
<p>A Design Response (as described in Clause 56) which explains how the proposed design:</p> <ul style="list-style-type: none"> • Derives from and responds to the site and context description • Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay • Responds to any relevant objective, policy, strategy or plan set out for the area • Meets the relevant objectives of Clause 56 <p>The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area.</p>	Planning Consultant/Land Surveyor
<p>Plan of subdivision at preferred scales of 1:100 or 1:200 including:</p> <ul style="list-style-type: none"> • The boundaries and dimensions of each lot • Area of each lot (m²) including any common property areas • Building envelopes (as required) 	Building Designer/Land Surveyor