

Planning Bulletin 107/2012  
Model Subdivision Conditions

August 2012

**Introduction**

The purpose of this bulletin is to provide information on the Model Subdivision Conditions (MSC) that will be used for all subdivisions in the State of Victoria from 1 July 2012. The MSC are a set of standard conditions that will be used to regulate the subdivision of land in Victoria. The MSC are based on the current conditions used in Victoria, but have been updated to reflect changes in the planning system and to ensure that they are consistent with the Planning and Environment Act 2009 (PEA) and the Planning and Environment Regulations 2009 (PER). The MSC are intended to provide a clear and consistent framework for the subdivision of land in Victoria, and to ensure that the conditions are fair and reasonable for all parties involved in the subdivision process.

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**Background**

In 2009, the Victorian Government initiated a major reform of the planning system. The reform was based on the principles of 'Planning Makes it Happen – A Blueprint for Planning Reform' (Department of Planning and Environment, 2009). The reform aimed to simplify the planning system, reduce the time and cost of the subdivision process, and ensure that the conditions are fair and reasonable for all parties involved in the subdivision process.

- Standardise and simplifying
- Ensure conditions are specific, so
- Ensure consistency with the validity
- Avoid condition duplication.

In 2010, the Victorian Government published the Model Subdivision Conditions (MSC) for public comment. The MSC were based on the current conditions used in Victoria, but had been updated to reflect changes in the planning system and to ensure that they were consistent with the PEA and the PER. The MSC were intended to provide a clear and consistent framework for the subdivision of land in Victoria, and to ensure that the conditions are fair and reasonable for all parties involved in the subdivision process.

### Validity test

*Newbury DC v Secretary of State for the Environment (19 1)*

- be imposed for a planning purpose;
- fairly and reasonably relate to the
- be reasonable, that is, be a

### Non-Standard conditions and advice notes

- who is the responsible clearing
- the final determination of

### Amendments to the Schedule

### Review of the Model Subdivision Conditions

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### Further information

Enquiries concerning this planning

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