




LAND and BUILDING DEVELOPMENT POLICY

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APPROVED BY:	Council
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RELATED STRATEGIC DOCUMENTS, POLICIES OR PROCEDURES:	Loddon Shire Council Plan 2021-25 Loddon Shire Council Settlement Strategy Loddon Shire Council Economic Development Strategy National Competition Policy Competitive Neutrality Policy
RELATED LEGISLATION:	Local Government Act 2020 Loddon Shire Council Planning Scheme
EVIDENCE OF APPROVAL:	


Signed by Chief Executive Officer

FILE LOCATION: K:\EXECUTIVE\Strategies policies and procedures\Policies - adopted PDF and Word\Land Building Development Policy v1.docx

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This document is available in alternative formats (e.g. larger font) if requested.

1 PURPOSE

To ensure a clear, consistent and transparent approach to considering the merit and level of resourcing Council may provide to facilitate high quality and strategic housing developments undertaken by Council.

2 SCOPE

This policy applies to Council investment in residential development. Private development is excluded from the scope of this policy.

3 POLICY

- 3.1 Council acknowledges and does not seek to compete with residential development proposals and projects funded by private investment.
- 3.2 Council will seek to undertake high quality development including:
 - 3.2.1 Connection of all services reasonably expected of a modern housing estate
 - 3.2.2 Provision of infrastructure reasonably expected of a modern housing estate
- 3.3 Council will assess the merits of housing developments on a case-by-case basis as proposals are received from staff, the community or business organisations. Assessment of merit may include
 - 3.3.1 Strategic document
 - 3.3.2 Level of community support for the proposal
 - 3.3.3 Feasibility study that considers:
 - Capital and operating cost to Council to facilitate
 - Expected return on investment and timeline for return
 - Long term economic impact of development to the community
- 3.4 Council will treat housing development as an entrepreneurial activity although in some circumstances it may be a direct loss-making activity that has other tangible benefits.
 - 3.4.1 Any income from sales will be returned to Council's General Revenue for consideration as part of the annual budget process.
 - 3.4.2 Any financial loss will be funded from the Community Planning program as adopted by Council
 - 3.4.3 Council will only develop freehold land

4 DEFINITIONS OF TERMS OR ABBREVIATIONS USED

Nil

5 HUMAN RIGHTS STATEMENT

It is considered that this policy does not impact negatively on any rights identified in the Charter of Human Rights Act. Loddon Shire Council is committed to consultation and cooperation between management and employees. The Council will formally involve elected employee Health and Safety Representatives in any workplace change that may affect the health and safety of any of its employees.

6 REVIEW

Manager Tourism and Economic Development will review this policy for any necessary amendments no later than 4 years after adoption of this current version.

7 ATTACHMENTS

Nil