

Planning Permits

Planning permits are legal documents giving permission for a land use or development, and are usually required before any change of land use is undertaken. A qualified Town Planner at the relevant Council's planning department will assess the subject land and proposed building works in accordance with the following provisions:

- Planning scheme
- Local laws
- Overlays
- Building envelopes
- Zoning and
- Any applicable planning controls

It further involves assessment of the certificate of title and any AGREEMENT Section 173 Planning & Environment Act 1987 and/or design guidelines (covenants) that may affect the proposed building work.

Although planning controls vary in each municipality, in most cases a planning permit will usually be required for residential buildings and additions to dwellings on lots with an area under 300m².

Designing and siting new dwellings to respect neighbourhood character is a fundamental objective of the residential development provisions in planning schemes. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

The need to obtain a planning permit is almost impossible to determine on site. The requirement can only be addressed by a town planner from the council by referring to the planing scheme and controls. Recently councils have adopted a policy to only supply determination upon submission of Property Information Request Form with relevant supporting documentation and a fee. This procedure is to eliminate verbal communication between owners and town planners by everything being documented.

If a planning permit is required, this will be issued before the building permit. A planning permit does not remove the need to obtain a building permit.

Based on different controls amongst individual municipalities, this information is only general guidance and should not be relied upon.

The level of information required to accompany a planning permit application will vary depending on the location, scale and complexities of the proposal. Applicants must check with their local authority for specific requirements.

For further information on planning issues refer to your local councils planning department. You can also log on to the Department of Infrastructure website www.doi.vic.gov.au.

Further information

1300 360 498

www.alfrescolifestyle.com.au