

Discuss your proposal with a planning officer

- Have you discussed your application with a planning officer?

The following information must be provided with all planning applications:

- A completed and signed planning permit application form;
- A full copy of title (including title plan) and details of any restrictive covenants, agreements or other restrictions on the title. This title must have been searched within the last month. Obtain a copy of the title by searching online at landata.vic.gov.au or by visiting the Land Information Centre at 570 Bourke St, Melbourne between 8.30am and 4pm, Monday to Friday;
- Application fee – see the fee schedule on the ‘Frequently asked questions’ page;
- A letter/submission detailing what is proposed and responding to the relevant provisions of the *Wodonga Planning Scheme* – see wodonga.vic.gov.au/planning-scheme; and
- Plans - see below for details of what is required.

Aboriginal cultural heritage sensitivity

- Provide a copy of the Aboriginal cultural heritage self-assessment if the property has cultural heritage sensitivity - see the Aboriginal heritage planning tool on the ‘These documents will help you’ page.

In addition to the information required above for all planning applications, the following needs to be provided when applying for a planning permit for a rural dwelling:

Fully dimensioned plans:

- Three copies (A4 or A3) of fully dimensioned site plans drawn at a scale of 1:100 or 1:200 which include, as appropriate:
- The boundaries and dimensions of the site;
 - Adjoining roads;
 - Elevations including colour and materials of all buildings and works;
 - The layout of existing and proposed buildings and works including setbacks;
 - The location and details of potable water supply and reticulated electricity;
 - Details of existing and proposed vehicular access to the site;
 - Effluent disposal areas;
 - Location of existing buildings on the site and on surrounding properties;
 - The use of surrounding buildings; and
 - Any vegetation to be removed.

Applications for a dwelling must be accompanied by the following:

- A land capability assessment that provides evidence that the proposed means of effluent disposal will have no net detrimental impact on the environment and provides the highest possible environmental performance;
- Fully dimensioned and drawn at a scale of 1:100 floor plans;
- Fully dimensioned and drawn at a scale of 1:100 elevations including colour and materials of all buildings and works;
- If native vegetation removal is proposed, provide a completed copy of the Department of Environment and Primary Industries Native Vegetation Removal – Permit Applicant’s Guide (see ‘These documents will help you’ page); and
- Refer to the Country Fire Authority website for details about bushfire protection measures. Also refer to the planning in the bushfire management overlay checklist on the ‘These documents will help you’ page of the council’s website.

Note:

Further information may be required for certain proposals. Many properties in Wodonga are subject to planning scheme overlays. These overlays can include matters such as bushfire, environmental significance, vegetation protection and heritage.

An application must address the requirements of any overlays affecting the property. Review the *Wodonga Planning Scheme* (see wodonga.vic.gov.au/planning-scheme for further information).

The council encourages the submission of all planning information and plans on CD in PDF format, with three hard copy sets of accompanying plans and information.

For planning forms see the ‘These documents will help you page’ on the council’s website.

If your application is not complete it will not be registered and a letter will be sent identifying information required to be provided.

You are encouraged to book a pre-lodgement meeting with a planning officer to have preliminary discussions concerning an application (please note planning officers are available by appointment only).

A planner is available in the office from 9am to 1pm, Monday to Friday, for appointments. After 1pm, they may be contacted by phone on (02) 6022 9300. You can make an appointment by phoning the community focus team on (02) 6022 9300 or you can book online at wodonga.vic.gov.au/book-planner.

A planning permit is often only one approval required from the council. Other permits may be required including:

- Building permit (the council does not issue building permits; these are issued through private building surveyors);
- Road opening permit (undertaking works within a council road reserve such as vehicle crossover or service connection); or
- Septic tank permit (from the council’s environmental health team).