

**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](http://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](http://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 development on land covered by the flood overlay:

**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;
  - The layout of existing and proposed buildings and works including setbacks;
  - Details of existing and proposed vehicular access to the site;
  - Effluent disposal areas if applicable;
  - Swimming pools;
  - Rainwater tanks;
  - Site Contours; and
  - Details of proposed fencing.
- Fully dimensioned floor plans drawn at a scale of 1:100, including finished floor levels to Australian height datum (AHD);
- Fully dimensioned elevation plans drawn at a scale of 1:100 including colour and materials of all buildings and works;

- Flood risk report must be provided in accordance with Clause 44.03-3 of the *Wodonga Planning Scheme*; and be to the satisfaction of the council, which must consider the following, where applicable;
- The *State Planning Policy Framework* and the *Local Planning Policy Framework*;
- The existing use and development of the land;
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay;
- The susceptibility of the development to flooding and flood damage;
- The potential flood risk to life, health and safety associated with the development; and
- Flood risk factors to consider include:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessway;
  - The flood warning time available;
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded;
  - The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities; and
  - The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

**Note:**

Applications must be referred to the Wodonga Catchment Management Authority (CMA). Proposals should be discussed with the CMA before a planning application is lodged.

**North East CMA**

Phone: (02) 6043 7600

webinquiry@necma.vic.gov.au

**Head office:**

1B Footmark Crt, Wodonga, VIC 3690

**Postal address:**

PO Box 616, Wodonga, VIC 3689

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](http://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](http://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).