



## STATUTORY PLANNING CHECKLIST

### *Multi-dwelling development*

Use this information as a guide to complete your application for a multi-dwelling development.

A multi-dwelling development involves the use or development of land for two or more dwellings. It can incorporate two or more detached units, semi-attached units or attached townhouses or terraces.

#### Considerations that may affect your application

When making a decision on an application of this nature, Council will generally consider:

- The planning controls that apply to the site and the planning policy framework found within the Mitchell Planning Scheme.
- The site characteristics and the value of existing vegetation on the site or adjoining properties.
- The response of the proposed built form in relation to the neighborhood character of the area.
- Access arrangements and waste management.

#### Documents to submit with your application

Council requires certain information to be provided with your application in order to properly assess it. To ensure that your application can be processed quickly and efficiently, it is important that you provide the following documentation:

	Document
1	A complete and valid certificate of title.
2	Metropolitan Planning Levy certificate (if applicable).
3	Development plans including site plan, floor plans, garden area plan, elevation plans and shadow diagrams.
4	A written response against relevant the relevant zones and policies of the Mitchell Planning Scheme, as well as the General Decision Guidelines of Clause 65. This report is generally known as a town planning report.
5	Materials schedule with photographic imagery of materials, finishes and colours.
6	Clause 55 Assessment regarding how the development responds to the standards and objectives of 'ResCode'.
7	A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.



8	Multi-Unit Development Waste Management Plan and Guide has been prepared by Mitchell Shire Council for consideration to accompany a development of over three dwellings.
9	Please consider any relevant structure plan, incorporated document or planning scheme amendment.

Disclaimer: Please note that this checklist is for standard information required for lodgment of your application. Additional information may be required by the assessing Planning Officer.

### Other things to consider

Other considerations for an application of this nature may include:

- The impact that the build form may have on neighbourhood character and the streetscape.
- Traffic and car parking, which is usually addressed as part of a traffic report which may be known as a transport impact assessment or traffic impact assessment report.
- Tree removal on the site or surrounds, which is usually considered as part of an arborist Report.
- Environmental Sustainability Design assessment (ESD assessment).

This type of information may be required after a planning permit is issued. A Council Planning will contact you if more information is needed.

### Contact Us

Send us an email [mitchell@mitchellshire.vic.gov.au](mailto:mitchell@mitchellshire.vic.gov.au)

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