



STATUTORY PLANNING CHECKLIST

Land adjacent to a Road Zone Category 1, or a public acquisition overlay for a category 1 road

Use this information as a guide to complete your application for a planning permit for the creation of alteration of access, or the subdivision of land adjacent to a Road Zone Category 1. For more information on this type of application, refer to [Clause 52.29](#) of the Mitchell Planning Scheme.

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.
- The planning policy framework found within the Mitchell Planning Scheme.
- The views of the referral response from the Roads Corporation.

Please note Clause 52.29 is not only applied when there is a physical change to the access, but also applied when there is a change to the use or development of the site that may result in changes to the opportunity for traffic to approach or enter the road differently.

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	A plan showing the layout of the proposed subdivision (only required if subdividing land).
4	Other site or development plans will be required if in conjunction with an application for buildings and works.



Other things to consider

Other considerations for an application of this nature may include:

- The impact on existing vegetation on the site and adjoining properties.

Contact Us

Send us an email mitchell@mitchellshire.vic.gov.au

Give us a call [\(03\) 5734 6200](tel:(03)57346200) (option 3)
Monday to Friday, 9.00am – 5pm

Visit a planner Planning and Building Services Office
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