

## STATUTORY PLANNING FACTSHEET

### *Heritage overlay*

This information sheet provides guidance if your site is subject to a heritage overlay.

To determine if your site is subject to a heritage overlay, contact Council on [03 5734 6200](tel:0357346200) or search for your address on the [VicPlan website](#).

#### What is a heritage overlay?

A heritage overlay outlines when permits are and aren't required for properties identified in the heritage overlay schedule. These properties are identified by a number in the schedule to the overlay which also appears on planning scheme maps.

A heritage place includes both the listed heritage item and its associated land. Details regarding the significance of the place can be found in the heritage register or in local council heritage studies.

#### What are the main considerations of a heritage overlay?

When making a decision on an application of this nature, Council will refer to the provisions of Clause 43.01 of the Planning Scheme, and consider how the works respond to the heritage place, or wider heritage precinct.

#### When do I need a planning permit for a heritage place?

A planning permit is generally required to undertake the following to a heritage place:

- subdivide the land
- construct a building or construct or carry out works
- externally alter a building
- externally paint the building if the schedule specifies external paint controls apply
- erect and display a sign including an advertising sign
- install domestic services normal, solar energy facility or rainwater tank to a dwelling if the services are visible from a street (other than a lane) or public park.



## Documents required for your permit 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 heritage report which assesses significance of the place and the building, the proposed use and development and the impacts to the heritage elements of the site or surrounds, and any statement of significance that applies to the site.

## Other resources

There are many reports and documents available that provide information on heritage places within Mitchell Shire Council:

- [Heritage Victoria](#)
  - Heritage Victoria is responsible for some of the most important historic heritage sites in Victoria. This includes state significant heritage places, which are included in the Victorian Heritage Register and historical archaeological sites.
- [Heritage studies](#)
  - There are a number of heritage studies available for public viewing. These heritage reports seek to clarify the importance of specific heritage places and buildings in Mitchell Shire. For access to these studies, please contact Council.

## Contact Us

Send us an email [mitchell@mitchellshire.vic.gov.au](mailto: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  
Level 1, 61 High Street, Wallan  
Monday to Friday, 9.00am – 5pm