

STATUTORY PLANNING FACTSHEET

Design and Development Overlay

This information sheet provides guidance if your site is subject to a design and development overlay.

What is the Design and Development Overlay?

This overlay identifies particular areas that are subject to planning controls around land design and development. The purpose of the overlay is to give direction to the specific design and built form requirements.

Design and Development Overlay Areas in Mitchell Shire

The Mitchell Planning Scheme has six separate areas (schedules) subject to design and development overlay controls. A brief outline of each schedule has been provided in the table below.

Schedule 1 – Industrial Gateway Precinct	The schedule provides design objectives within the industrial precinct at the Northern Highway approach to Kilmore to ensure that the design, siting and appearance of buildings provides in a high quality visual outcome that integrates with the surrounding landscape.
Schedule 2 – Wandong Village	The schedule provides design objectives to retain the rural township character of Wandong Village and the existing neighbourhood characteristics
Schedule 3 – Kilmore Equine Lifestyle Precinct	The schedule provides design objectives to minimize adverse amenity impacts between residential dwellings and horse stables in Kilmore.
Schedule 4 – Kilmore Town Center and Key Gateway Sites	The schedule seeks to ensure that development within the town centre is of an appropriate quality, scale and form that responds to the heritage character of the town centre and seeks to improve the appearance and pedestrian experience of Sydney and Patrick Streets.
Schedule 5 – Seymour Equine Lifestyle Precinct	The schedule provides design objectives to minimize adverse amenity impacts between residential dwellings and horse stables in Seymour.
Schedule 6 – Wallan Major Activity Centre	This schedule seeks to ensure that development is to an appropriate form and scale as envisaged for a major activity centre as identified in Plan Melbourne 2017-2050, and to provide high quality and attractive built form and landscaping.



Schedule 7 – Kilmore and Seymour Hospitals Emergency Service Flight Path (Inner)	This schedule ensures the height of built form does not impact, encroach or create a hazard associated with the flight path areas of the Kilmore and Seymour hospitals.
Schedule 8 – Kilmore Hospital Emergency Service Flight Path (Outer)	This schedule ensures the height of built form does not impact, encroach or create a hazard associated with the flight path areas of the Kilmore Hospital.
Schedule 9 – Seymour Hospital Emergency Service Flight Path (Outer)	This schedule ensures the height of built form does not impact, encroach or create a hazard associated with the flight path areas of the Seymour Hospital.
Schedule 10 – Wallan Commercial Area	This schedule seeks to ensure that development is to an appropriate form and scale as envisaged for a major activity centre as identified in Plan Melbourne 2017-2050, and to facilitate for the appropriate redevelopment of underutilized sites.

What are the main considerations of the Design and Development Overlay?

Main considerations regard how built form responds to the requirements or recommendations for built form standards in the relevant schedule, which may include:

- materials and finishes
- interfaces and setbacks
- minimum or maximum building heights or floor areas
- landscaping, access and waste arrangements.

What information may generally be required?

Council may require certain information to be attached to your planning application in order to properly assess it. If you are applying for a planning permit and your property is subject to the Design and Development Overlay, 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	In accordance with the relevant overlay, a written statement determining how the proposal responds to and meets the particular design parameters.
4	Other plans or documents as required in the overlay .



Contact Us

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