



STATUTORY PLANNING FACTSHEET

Incorporated Design Overlay

This information sheet provides guidance if your site is subject to the Incorporated Plan Overlay.

What is the Incorporated Plan Overlay?

The Incorporated Plan Overlay identifies specific areas that are subject to planning controls in place to guide the future use and development of the land. These controls must be met before a planning permit can be issued.

Incorporated Plan Overlay areas in Mitchell Shire

There are three separate areas (schedules) subject to the Incorporated Plan Overlay. A brief outline of each schedule has been provided in the table below.

| | |
|---|--|
| Schedule 1 – Seymour Abattoir Incorporated Plan | This schedule seeks to ensure that any application is in accordance with the existing approved Seymour Abattoir Plan. For a copy of the Seymour Abattoir Incorporated Plan, please do not hesitate to contact Council. |
| Schedule 2 – Lockerbie Precinct Structure Plan | This schedule seeks to control development and subdivision of land associated with the Conservation Management Plan Area and Biodiversity and Threatened Species Action Plan as discussed within the Schedule. |
| Schedule 3 – Donnybrook-Woodstock Precinct Structure Plan – Biodiversity Conservation Strategy Areas | This schedule seeks to control development and subdivision of land, otherwise requiring agreement in writing from the Secretary to the Department of Environment, Land Water and Planning and the responsible authority. |

What information may generally be required for a planning permit?

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 Incorporated Plan 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

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
Level 1, 61 High Street, Wallan
Monday to Friday, 9.00am – 5pm