

## STATUTORY PLANNING FACTSHEET

### *Development Plan Overlay*

#### What is the Development Plan Overlay?

A Development Plan Overlay is a mechanism that seeks to ensure permits are not granted until a development plan for a wider precinct is approved. The Development Plan Overlay also ensures that any development or subdivision is planned and carried out in accordance with an existing, approved development plan for a wider precinct.

#### When do I need a development plan?

If your property is located in a Development Plan Overlay, you may need to apply for a development plan separately and in addition to a planning permit. There are 15 areas (schedules) in Mitchell Shire subject to the Development Plan Overlay. Each schedule has specific requirements about what needs to be included in a development plan application. You can find out more about each schedule in the [Mitchell Shire Planning Scheme](#).

The development plan application is subject to a [separate fee](#) and assessment process. [Contact](#) our Statutory Planning Team for more information on how to apply.

#### Development Plan Overlay Areas in Mitchell Shire

The Mitchell Planning Scheme has 15 separate areas (schedules) to the Design and Development Overlay areas. These are as follows:

- Schedule 1 – Residential 1 Zone
- Schedule 2 - Wandong Dry Creek Road
- Schedule 3 – Industrial Development Plan
- Schedule 4 – Wallan
- Schedule 5 – Kilmore North, West and South-East Growth Precincts
- Schedule 6 – Land in the Vicinity of the State Motorcycle Sports Complex
- Schedule 7 – Kilmore Rural Living and Low Density Areas
- Schedule 8 – Wallan Part Crown Portion A, 625 Northern Highway, Wallan Development Plan
- Schedule 9 – Wallan South West Development Plan
- Schedule 10 – Kilmore Strategic Development Sites
- Schedule 12 – Kilmore Industrial Areas Development Plan
- Schedule 13 – Gehreys Lane Development Plan
- Schedule 14 – King and Queen Streets (Wallan) Development Plan
- Schedule 15 – Watson Street South, Wallan
- Schedule 16 – Darraweit Road and Rows Lane, Wallan



What are the main considerations of the Development Plan Overlay?

Each schedule has specific 'purposes' and 'decision guidelines' for Council to consider, and it is recommended that these are reviewed in detail prior to the preparation of any planning application.

What information may generally be required to submit an application under the Development Plan Overlay?

Each schedule has detailed lists of required plans, reports or documents required to either

- a) prepare a development plan or
- b) provide Council with satisfaction that the proposal is generally in accordance with a development plan.

You can find out more about the requirements of each schedule in the [Mitchell Shire Planning Scheme](#).

If you are ready to submit a development plan or planning permit and your site is within a Development Plan Overlay, contact the Statutory Planning Department using the details below.

### 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