



STATUTORY PLANNING FACTSHEET

Buffer Area Overlay

This information sheet provides guidance if your site is subject to the Buffer Area Overlay in the Mitchell Planning Scheme. A planning permit may be required if your proposed works are located within this overlay area.

To determine if your site is in the Buffer Area Overlay, search for your address on the [VicPlan website](#).

What is the Buffer Area Overlay?

The Buffer Area Overlay identifies areas that are between industries and sensitive uses.

What are the main consideration of the Buffer Area Overlay?

As the overlay seeks to ensure that the encroachment of incompatible uses, such as residential development, does not threaten the ongoing viability of industries and expose communities to risks associated with industrial land uses. The following factors are considered in the assessment process:

- Any comments from the Department of Environment, Land, Water and Planning and Environment Protection Authority.
- Applying design, siting and subdivision standards consider the land use sensitivity.
- Ensure that use and development include adequate buffer measures.

What information may be required in your planning application?

Council requires certain information to be provided with your application in order to properly assess it. If you are applying for a planning permit and your property is subject to a Buffer Area Overlay, it is important that you also provide the following documentation with your application:

	Document
1	A complete and valid certificate of title.
2	Metropolitan Planning Levy certificate (if applicable).

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