



Council Information

Factsheet | VicSmart Planning Permit Applications

What is VicSmart?

VicSmart commenced on 19 September 2014 and was last updated on 16 January 2018.

Key features of VicSmart include:

- 10 business day permit process.
- Applications are not advertised.
- Prescribed information must be submitted with an application including fee.



What type of planning applications are classified as VicSmart Applications?

The information on the following pages summarises the type of Planning Permit Applications that may be considered under VicSmart, subject to the required information being provided.

Council reserves the right to make the final decision on whether the proposal meets requirements under Clause 93 of the Whitehorse Planning Scheme.

To ensure all required information is provided please obtain the appropriate Checklist and Form from the following locations

- Vicsmart Checklists are available at www.whitehorse.vic.gov.au/vicsmart.html
- Forms are available at www.whitehorse.vic.gov.au/Forms-Planning.html

Further Information Requests

Should information submitted with the application be inadequate or missing Council will contact you within five business days of accepting the application to request further information. A due date will be advised and may be extended if the request to do so is made before the due date. Once a satisfactory response is received Council have a further 10 days to decide the application.

If further information is not received by the due date the application will lapse and cannot be recommenced. A new application must be lodged and a new fee paid.

Amend a VicSmart Application

A VicSmart application can be amended after submitted. However, Council has a further 10 days to decide the application from the date the amendment is received.

A form for an amendment under Section 50 of the *Planning and Environment Act 1987* can be downloaded via the Council website.

Deciding a VicSmart Application

A decision should be made within 10 business days after the day all information has been received. (Please allow delivery time via Australia Post)

Residential Zones (Includes Mixed Use Zone)

Fences (Clause 93.03)

- Construct or extend a front fence within 3 metres of a street, associated with one dwelling, in a General and Neighbourhood Residential Zone.
- Construct or extend a front fence within 3 metres of a street, associated with 2 or more dwellings on a lot or a residential building, in all residential and mixed use zones.

Building and Works Associated with a dwelling (Clause 93.14)

- Construct an outbuilding or extend a dwelling if the development:-
 - Meets the minimum garden area requirements for a lot in the General Residential Zone or Neighborhood Residential Zone
 - Does not exceed a building height of 5metres
 - Is not visible from the street (other than a lane) or a public park
 - Meets the requirements of Clause 54 to standards, A10 Side and rear setbacks, A11 Walls on boundaries, A12 Daylight to existing windows, A13 north-facing windows, A14 Overshadowing open space, A15 Overlooking (if a schedule to the zone exists for the standard then the requirement of the schedule is to be met)

Building and Works not associated with a dwelling (Clause 93.04)

- Construct a building or carry out works that are not associated with a dwelling up to an estimated cost of \$100,000 where:-
 - The land adjoins land in a residential zone used for residential purposes
 - It meets the requirements of Clause 54 to standards, A10 Side and rear setbacks, A11 Walls on boundaries, A12 Daylight to existing windows, A13 north-facing windows, A14 Overshadowing open space, A15 Overlooking (if a schedule to the zone exists for the standard then the requirement of the schedule is to be met)

Commercial Zones

- Construct a building or construct and carry out works with an estimated cost of up to \$500,000. The subject land must not be within 30 metres of land (not a road) in a Residential Zones, associated with a use listed in the table to Clause 52.10 or associated with a Brothel or Adult sex product shop. (Cl. 93.04)
- Display of an advertising sign which is not within 30 metres of land (not a road) in a Residential Zone, the sign is not a pole sign, sky sign, reflective sign, internally illuminated, floodlit, electronic or animated and the total display size of the sign does not exceed 10 square metres. (Clause 93.09)

Industrial Zones

- Construct a building or construct and carry out works with an estimated cost of up to \$1,000,000. The subject land must not be within 30 metres of land (not a road) in a Residential Zone, associated with a use listed in the table to Clause 52.10 or associated with a Brothel or Adult sex product shop. (Cl. 93.04)
- Display of an advertising sign which is not within 30 metres of land (not a road) in a Residential Zone, the sign is not a pole sign, sky sign, reflective sign, internally illuminated, floodlit, electronic or animated and the total display size of the sign does not exceed 10 square metres. (Clause 93.09)

Special Use Zones

- Construct a building or construct and carry out works with an estimated cost of up to \$500,000. The subject land must not be within 30 metres of land (not a road) in a Residential Zone or associated with a use listed in the table to Clause 52.10. (Clause 93.04)
- Display of an advertising sign which is not within 30 metres of land (not a road) in a Residential Zone, the sign is not a pole sign, sky sign, reflective sign, internally illuminated, floodlit, electronic or animated and the total display size of the sign does not exceed 10 square metres. (Clause 93.09)

Car Parking

- Reduction in standard car parking requirement specified in Clause 52.06-3 or the schedule to Clause 45.09 by no more than 10 car parking spaces. (Clause 93.10)

Subdivision for all Zones and Overlays (ESO, HO, DDO, SBO)

- Subdivide land to realign the common boundary between two lots. (Clause 93.01 or HO 93.07, SBO 93.08)
- Subdivide land into lots each containing an existing building or car space/s. (Clause 93.01 or HO 93.07, SBO 93.08)
- Subdivide land of an approved development into two lots after works commenced lawfully. (Clause 93.01 or HO 93.07, SBO 93.08)

Heritage Overlay

Demolition (Clause 93.07)

- Demolish or remove an outbuilding that is not identified in the schedule to the Overlay, including a carport, garage, pergola, verandah, deck, shed or similar structure.
- Demolish or remove a fence that is not identified in the schedule to the Overlay

Minor Buildings and Works (Clause 93.07)

- Externally alter a non-contributory building.
- External painting.
- Construct a fence, swimming pool or spa (and associated mechanical equipment and safety fencing), rainwater tank, carport, garage, pergola, verandah, deck, shed or similar, install domestic services normal to a dwelling, install a non-domestic disable access ramp or construct a vehicle cross-over.
- Construct or install a solar energy facility attached to a dwelling.
- Construct and install an electric vehicle charging station.
- Construct and install services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

Advertising Sign (Clause 93.07)

- Construct or display of a sign.

Tree (Clause 93.07)

- Lop a tree

Vegetation Protection Overlay

- Remove, destroy or lop one tree. [\(Clause 93.06\)](#)

Significant Landscape Overlay and Environmental Significance Overlay

Tree [\(Clause 93.06\)](#)

- Remove, destroy or lop one tree.

Minor Buildings and Works [\(Clause 93.05\)](#)

- Construct a fence.
- Construct a building or construct or carry out works for a rainwater tank, carport, garage, pergola, verandah, deck, shed or similar structure associated with a dwelling.

Design and Development Overlay

- Construct a fence. [\(Clause 93.05\)](#)
- Construct a building or construct or carry out works for an outdoor swimming pool, carport, garage, pergola, verandah, deck, shed or similar structure associated with a dwelling. [\(Clause 93.05\)](#)
- Construct a building or construct and carry out works with an estimated cost of up to \$1,000,000 in an Industrial zone. [\(Clause 93.05\)](#)
- Construct a building or construct and carry out works with an estimated cost of up to \$500,000 in a Commercial or Special Use zone. [\(Clause 93.05\)](#)

Neighbourhood Character Overlay

Tree [\(Clause 93.06\)](#)

- Remove, destroy or lop one tree.

Minor Buildings and Works [\(Clause 93.05\)](#)

- Construct, demolish or remove a fence
- Construct a building or construct or carry out works for a rainwater tank, swimming pool or spa and associated mechanical equipment and safety fencing, carport, garage, pergola, verandah, deck, shed or similar structure associated with a dwelling.
- Demolish or remove an outbuilding, including a carport, garage, pergola, verandah, deck, shed or similar structure.

Special Building Overlay [\(Clause 93.08\)](#)

- Construct a building or construct or carry out works.