

Referral of Planning Applications

Referral authorities play an important role in the operation of the Victorian planning system. The Planning and Environment Act 1987 and the Victorian Planning Provisions set out a process by which referral authorities can participate in the planning system.

Some planning permit applications may require a referral to a range of different authorities under section 55 of the *Planning and Environment Act 1987*. Council refers the application to these authorities for their consideration. Referral to an authority can be triggered by either the type of development (eg. works in a Special Water Supply Catchment or stone extraction); the zone a property is in (eg. the Urban Floodway Zone); by an overlay that applies to the property (eg. a Bushfire Management Overlay or a Significant Landscape Overlay) or by a particular provision (eg. creation of an access on a VicRoads road).

Some of the referral authorities and their areas of expertise in Murrindindi include (but are not limited to) the following:

- The Country Fire Authority – For consideration of bushfire risk and creation of new roads in subdivisions.
- Department of Environment, Land, Water and Planning – For consideration of removal of native vegetation and works on public land.
- VicRoads – As the authority for main roads within the municipality.
- Goulburn Murray Water – As the authority for water in rural areas.
- Goulburn Valley Water – As the authority for water in residential areas.
- Goulburn Broken Catchment Management Authority – As the authority for the quality of beds and banks for waterways and floodplains.
- Ausnet Services – As the authority for electricity in the municipality.
- EPA – As the authority for matters relating to environmental risks.

Referral authorities are given 28 days to provide a response to an application. The Murrindindi Planning Scheme details whether the authority is a “recommending” or a “determining” authority. A recommending authority provides advice, and Council may consider the response and inclusion of any recommended conditions on any planning permit that may issue. A determining authority provides a response and Council must include any conditions in any planning permit that may issue.

If you have any questions in relation to any referrals that may be required as part of your application, we encourage you to contact us on (03) 5772 0317 or planning@murrindindi.vic.gov.au. Council officers are happy to help advise on any referrals that may be required on any application you wish to make.

This advice sheet is to be used as a general guide only. Council has made all reasonable effort to ensure the information provided in this is true and accurate. However, we recommend that you seek professional advice before acting or making decisions on the basis of this information. For any questions or clarification, please contact Council's Planning Unit on (03) 5772 0317.