

VicSmart Planning Applications

VicSmart is a simple and fast assessment process for straightforward planning permit applications, introduced to the Victoria Planning Provisions and all planning schemes on 19 September 2014.

Classes of application are identified in the planning scheme as being VicSmart and have specified requirements for information, assessment processes and decision guidelines.

Key features of VicSmart include:

- a 10 day permit process
- applications are not advertised
- Information to be submitted with an application and what council can consider is pre-set.

In Murrindindi, the following application types can be assessed as a VicSmart application providing it meets the criteria, and must be supported by all the required information. The classes of application in Murrindindi Shire are as follows:

Type of Application	Criteria (all must be met)	Where this applies:
To realign the common boundary between two lots	<ul style="list-style-type: none"> • The area of either lot is reduced by less than 15%; and • The general direction of the common boundary does not change 	<ul style="list-style-type: none"> • All residential zones • All industrial zones • All commercial zones • Heritage Overlay • Environmental Significance Overlay • Design & Development Overlay
To subdivide land into lots each containing an existing building or car parking space	<ul style="list-style-type: none"> • The buildings or car parking spaces have been constructed in accordance with the provisions of the planning scheme or a permit issued under the scheme; and • An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within five years prior to the application for a permit for subdivision. 	<ul style="list-style-type: none"> • All residential zones (except the Low Density Residential Zone) • All industrial zones • All commercial zones • Heritage Overlay • Environmental Significance Overlay • Design & Development Overlay
Subdivide land into two lots	<ul style="list-style-type: none"> • The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> ○ has been approved under this scheme or by a permit issued under this scheme and the permit has not expired ○ has started lawfully • The subdivision does not create a vacant lot. 	<ul style="list-style-type: none"> • All residential zones (except the Low Density Residential Zone) • All industrial zones • All commercial zones • Heritage Overlay • Environmental Significance Overlay • Design & Development Overlay
To realign the common	<ul style="list-style-type: none"> • Each new lot is at least the 	<ul style="list-style-type: none"> • All rural zones

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boundary between two lots	<p>area specified for the land in the zone or the schedule to the zone</p> <ul style="list-style-type: none"> • The area of either lot is reduced by less than 15%; and • The general direction of the common boundary does not change 	
Subdivide land into two lots	<ul style="list-style-type: none"> • Each lot is at least the area specified for the land in the zone or schedule to the zone 	<ul style="list-style-type: none"> • All rural zones
Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Township zone • General Residential Zone • Environmental Significance Overlay
Construct or extend a front fence within 3 metres of a street if the fence is associated with two or more dwellings or a residential building	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • All residential zones (except the Low Density Residential Zone) • Environmental Significance Overlay
Construct a building or construct or carry out works with an estimate cost of up to \$50,000	<ul style="list-style-type: none"> • The land is not within 30 metres of land (not a road) which is in another residential zone. • The building or works is not associated with a dwelling 	<ul style="list-style-type: none"> • Environmental Significance Overlay
Construct a building or construct or carry out works with an estimate cost of up to \$250,000	<ul style="list-style-type: none"> • The land is not used for animal keeping, intensive animal husbandry or rural industry • The land is not within 30 metres of land (not a road) which is in a residential zone. 	<ul style="list-style-type: none"> • Rural Living zone • Rural Conservation zone
Construct a building or carry out works associated with a Section 1 use in the table of uses of the zone with an estimated cost of up to \$500,000	<ul style="list-style-type: none"> • The works must not be earthworks specified in the schedule to the zone 	<ul style="list-style-type: none"> • Farming zone • Rural Activity zone
Construct a building or carry out works associated with a Section 2 use in the table of uses of the zone with an estimated cost of up to \$500,000	<ul style="list-style-type: none"> • The land is not used for animal keeping, intensive animal husbandry or rural industry • The land is not within 30 metres of land (not a road) which is in a residential zone. • Any works must not be earthworks specified in the schedule to the zone 	<ul style="list-style-type: none"> • Farming zone • Rural Activity zone

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Construct a building or construct or carry out works for a carport, garage, pergola, verandah, deck, shed or similar structure, rainwater tank	<ul style="list-style-type: none"> The buildings and works must be associated with a dwelling 	<ul style="list-style-type: none"> Environmental Significance Overlay Significant Landscape Overlay
Construct a building or construct or carry out works for a carport, garage, pergola, verandah, deck, or similar structure, outdoor swimming pool	<ul style="list-style-type: none"> The buildings and works must be associated with a dwelling 	<ul style="list-style-type: none"> Design & Development Overlay Erosion Management Overlay
Construct a building or construct or carry out works	<ul style="list-style-type: none"> The estimated cost of the buildings or works does not exceed \$1,000,000. The land is not within 30 metres of land (not a road) which is in a residential zone. Must not be for a purpose listed in the table to Clause 52.10, brothel or adult sex bookshop 	<ul style="list-style-type: none"> All industrial zones Design & Development Overlay
Remove, destroy or lop one tree	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Environmental Significance Overlay Vegetation Protection Overlay Significant Landscape Overlay
Construct a building or construct or carry out works with an estimate cost of up to \$500,000	<ul style="list-style-type: none"> The land is not within 30 metres of land (not a road) which is in a residential zone. Must not be for a purpose listed in the table to Clause 52.10, brothel or adult sex bookshop 	<ul style="list-style-type: none"> All commercial zones
Display a sign	<ul style="list-style-type: none"> The sign is not within 30 metres of land (not a road) which is 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. 	<ul style="list-style-type: none"> All industrial zones All commercial zones
Reduce the required number of car parking spaces	<ul style="list-style-type: none"> By no more than 10 car spaces 	<ul style="list-style-type: none"> All zones
Reduce or waive the loading and unloading requirements	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> All zones

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In the Heritage Overlay, the following application types can be assessed as VicSmart:

- Some minor subdivisions as set out in the table above
- Demolish or remove an outbuilding (must not be in the schedule to the overlay)
- Demolish or remove a fence (must not be in the schedule to the overlay)
- External painting
- Construct a fence
- Construct a carport, garage, pergola, verandah, deck, shed or similar structure
- Construct and install domestic services normal to a dwelling
- Construct and install a non-domestic disabled access ramp
- Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing
- Construct a rainwater tank
- Construct or display a sign
- Lop a tree
- Construct or install a solar energy facility attached to a dwelling