

Planning Application - Factsheet 10

Solar Panels

Disclaimer: This checklist is for standard information required for lodgement. Additional information may be required by the assessing planning officer after registration



Introduction

This checklist applies to applications for solar panels. The installation of solar panels to a dwelling does not usually require planning permission. The exception to this is when a site is affected by a Heritage Overlay and where the panels or system would be visible from a street (other than a lane) or public park.

Other planning scheme controls may affect your proposal. Please check the planning scheme controls which apply to the land before submitting an application by visiting the Department of Environment, Land, Water & Planning website (www.planning.vic.gov.au) or attending the Urban Planning counter at the Footscray Town Hall.

What information do I need to provide with my application?

All applications must be accompanied by (at a minimum);

- A completed and signed application form.
- Plans, including Floor and Elevation Plans showing the location of the solar panels, invertor and any battery or storage system (where visible from the street or public park).
- The application fee (refer to [fee schedule](#)).
- A legible full and copy of title (less than 3 months old), including plan(s) and any restrictions.

Failure to provide this information may result in your application being rejected or delayed.

How do I submit my application?

Council's Planning Department operates '*paper free*'. We encourage all applications to be submitted online via Council's [online portal](#). Files larger than 10Mb should be separated and lodged as separate attachments.

How can I request a Title?

Titles can be obtained from Landata Victoria at www.landata.vic.gov.au. Select 'Order a copy of title or plan' from the popular searches menu and enter the street address. You must provide Council;

- The Registered Search Statement (Title) showing the lot number and owners details.
- The Copy of Plan (there may be multiple).
- Any Instruments(s), limited to Covenants, Caveats and/or Agreements.

Maribyrnong City Council - Urban Planning Department
Cnr Hyde and Napier Streets, Footscray
Postal Address: PO Box 58, Footscray VIC 3011
T: 9688 0200 E: urbanplanning@maribyrnong.vic.gov.au

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What do my plans need to show?

All plans must be drawn to scale (preferably 1:100) and show the following (as relevant);

- A plan reference number, date and north point with title boundaries and dimensions of the site.
- The title boundaries and dimensions of the site consistent with the Title.
- The location of the proposed solar panels, inverter and any battery or storage system, including dimensions and setbacks from all buildings and boundaries.
- Whether the panels will be laid flat with the roof or if any supporting structure is required to elevate the panels above the roof.
- The dimensions, colour and finish of the panels, including any supporting structure(s).

Photographs

- Council Officer's will generally undertake a site visit when assessing the application. If the works are proposed to the rear of the property or in an area not visible from the street, photographs should be provided to assist Council Officer's in undertaking a proper and full assessment.

Where should I place solar panels?

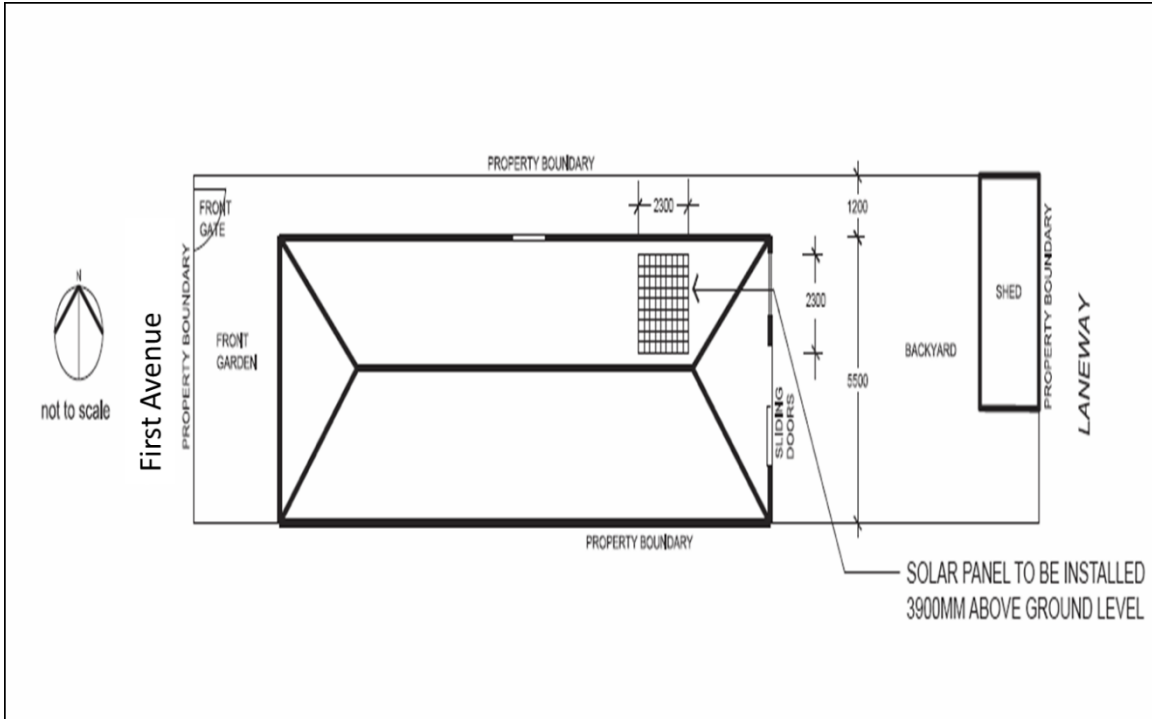
Solar panels located within heritage overlays have the potential to affect the significance of the heritage streetscape. While solar panels would ordinarily be best placed on the northern facing roof, multi-string systems placed on the east and west can generate similar amounts of energy.

Before deciding on the placement of solar panels, it is recommended you seek advice from an appropriately qualified solar installer. The installer will be able to show the approximate annual energy generation for the various locations of solar panels.

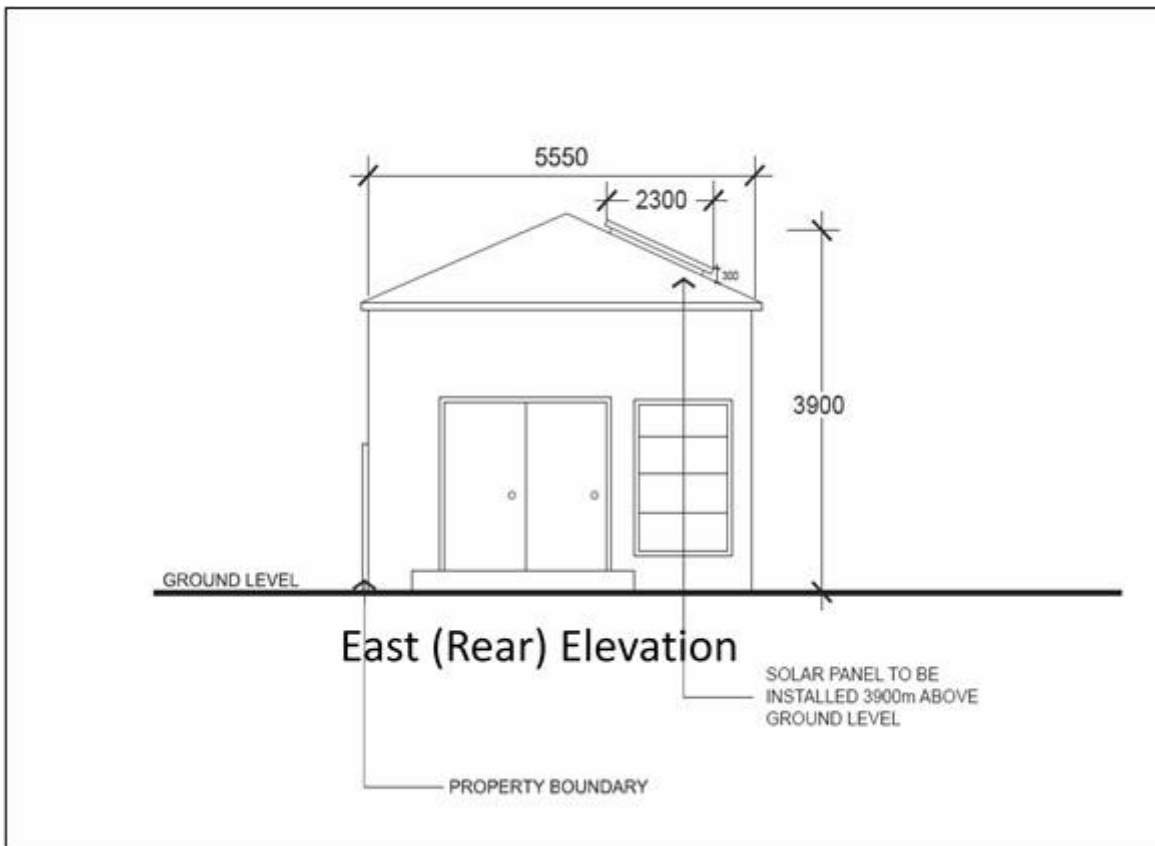
Council will consider solar panels on street facing roofs only where there are no alternative locations. Each application will be assessed on its own merits and there is no guarantee that Council will approve an application. If there are alternative locations for solar panels (i.e. on a side or rear roof form, or an outbuilding roof); then street facing solar panels are unlikely to be supported except in extenuating circumstances.

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Example Site Plan



Example Elevation Plan



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