

REVITALISING CENTRAL DANDENONG SITE 11 – 15

PLANNING PROCESS FACT SHEET

Document prepared by



The purpose of this fact sheet is to provide an overview of the indicative planning process and communicate the approval process for the draft masterplan.

In order for the draft masterplan to be formally considered and approved, it will be submitted as part of a *Development Plan Overlay* and *Development Plan* to the Minister for Planning. Approval of the *Development Plan Overlay* and *Development Plan* will be sought concurrently.

What is a Development Plan Overlay?

A *Development Plan Overlay (DPO)* is an overlay that requires any future planning permit within the specified area to be in accordance with an overarching *Development Plan (DP)*.

What is a Development Plan?

A *Development Plan* details what land uses are envisioned for a site and the policies and principles that will guide the development and design.

The Minister for Planning will approve the *Development Plan* to satisfy the *Development Plan Overlay* applied to the land. The process will take a number of months and be completed in several stages:

PHASE 1. DEVELOPMENT PLAN OVERLAY

The Planning Scheme Amendment will introduce the Development Plan Overlay [DPO] across the subject site. The DPO will require future land use and development to be generally in accordance with an approved Development Plan. The extent of community consultation will be determined by the Minister for Planning at this stage in the process.



PHASE 2. INCORPORATION OF THE DEVELOPMENT PLAN

The draft Masterplan will be adapted into a Development Plan and submitted to the Minister for Planning and the Department of Environment, Land, Water and Planning [DELWP] for approval under the DPO.



PHASE 3. PLANNING PERMIT APPLICATIONS

Once the DPO and DP have been approved, planning permit applications will be prepared for each stage of the development and submitted to DELWP for approval. Any planning application can only be approved if it is generally in accordance with the approved Development Plan.

PLANNING PROCESS INDICATIVE TIMELINE

