

Melton City Council Amendment C170

Development Plan Overlay (DPO) Review

FAQs

What is a planning scheme?

A planning scheme sets out the planning rules including state and local policies, zones, overlays and provisions that inform planning decisions.

What is the Development Plan Overlay (DPO)?

The DPO is a planning control in the Melton Planning Scheme that currently applies to significant parts of the municipality. The DPO is used to coordinate and guide the appropriate use and development of vacant land. This can help ensure that residential estates are developed in a way that ensures roads and open space are logically connected within the estates.

What is an amendment to the Planning Scheme?

Changes to the planning scheme are called amendments and the process is set out in the Planning and Environment Act 1987. An amendment may involve a change to a planning scheme map (for example: removing an overlay), a change to the written part of the scheme, or both. In this instance Council has prepared the planning scheme amendment and will submit the amendment to the Minister for Planning for approval. Only the Minister for Planning has the authority to approve a change to the planning scheme.

What is the purpose of Amendment C170 to the Melton Planning Scheme?

The purpose of Amendment C170 to the Melton Planning Scheme is to remove Development Plan Overlays (DPO) that are no longer required, because all the land is now developed.

A review was undertaken of all DPO's in the City of Melton in the Development Plan Overlay Review January 2019. The review recommended that eight of the existing DPO's be removed either partially or fully as they are no longer required as the land has been substantially developed.

Why are the DPO's being removed?

The DPO's have served the purpose they were put in place for and no longer have a role in guiding planning decisions. They are being removed from areas that are established residential estates.

Does anything change when the DPO is removed?

Removing the DPO's will provide residents/property owners with the same planning rights as other City of Melton residents. Currently residents within estates covered by a DPO are prevented from receiving notice of a planning application for development and do not have appeal rights to VCAT for any decision Council makes in relation to the planning application. The removal of the DPO's will allow residents/property owners to have third-party notice and appeal rights. This means residents/property owners will be notified of and have the opportunity to object to a planning application.

Where can I view the details and associated documents of this amendment?

The details and associated documents of this amendment are available to view on Council's website:

www.melton.vic.gov.au/planningschemeamendments

There is also a link to a search portal available where you are able to enter a property address and find out if it is affected by this amendment.

Can I put in a comment or objection to this amendment?

Comments or objections can be provided during the exhibition period from 25 February – 7 April, 2021. A submission must be sent to:

Manager City Design and Strategy
Melton City Council
PO Box 21
Melton VIC 3337

Or via email: citysupport@melton.vic.gov.au

Alternatively, if you have any questions you can call City Strategy on 9747 7200.

What happens to my submission?

Submissions must be made in writing must provide the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and what changes, if any, the submitter wishes to make.

Name and contact details of submitters are required for Council to consider submissions and to notify such persons of the opportunity to attend Council meetings and any public hearing held to consider submissions.

Council meeting or public hearings may be either in person or via electronic means, subject to COVID-19 restrictions.

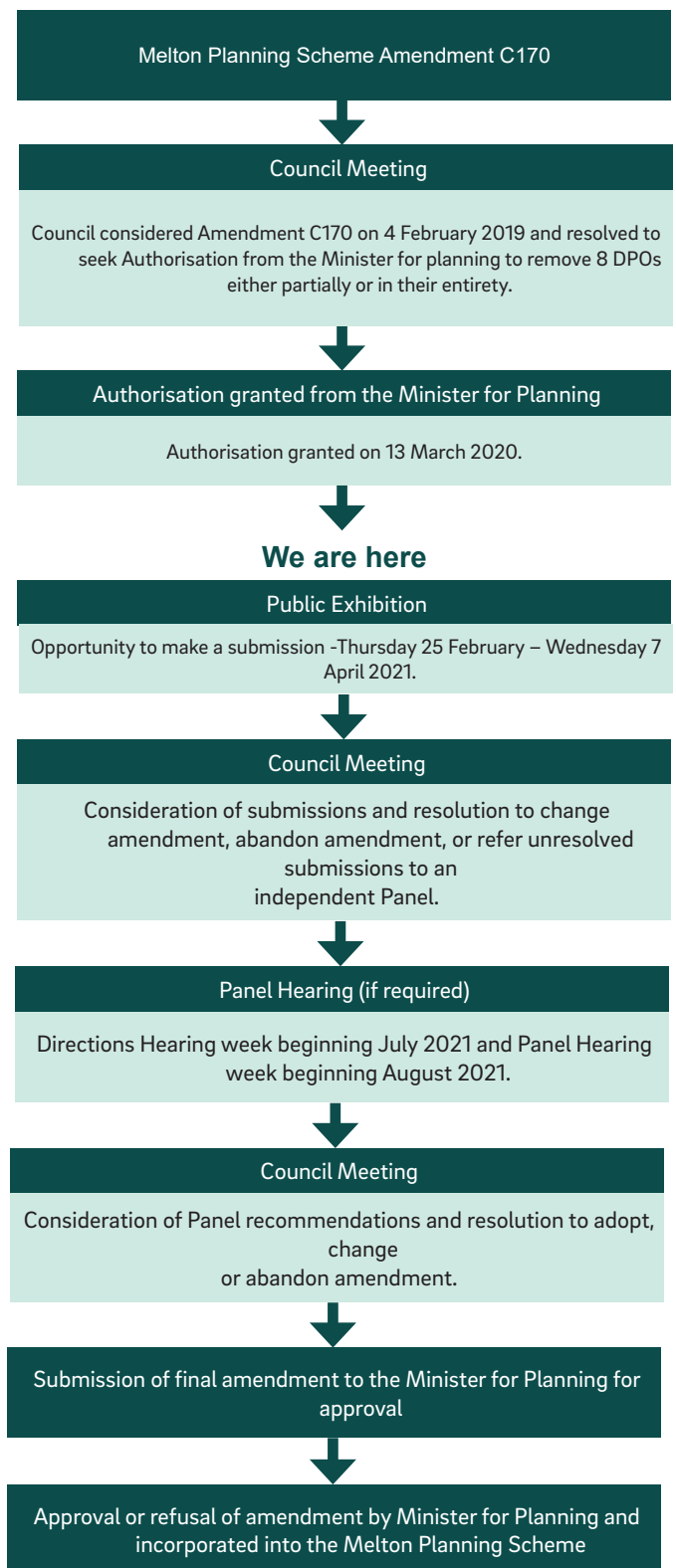
Submissions are part of an open public process undertaken in accordance with the Planning and Environment Act 1987 where all parties affected by the planning scheme amendment can provide input.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission.

Submissions will be made available for public inspection at Melton City Council and online until two months after final approval of the planning scheme amendment.



Planning Scheme Amendment Process



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cityofmelton

