

# Development Plans

## Information Sheet



WELLINGTON  
SHIRE COUNCIL

### DEVELOPMENT PLAN OVERLAY (DPO)

Wellington Shire Council applies the Development Plan Overlay (DPO) to selected land across the municipality. The Development Plan Overlay (DPO) is a planning tool which requires a plan to be prepared to coordinate and guide the future use and development of land before a planning permit for subdivision and/or development can be granted.

### WHAT IS A DEVELOPMENT PLAN?

A Development Plan is a document (including plans and technical reports) that is required to be prepared for land covered by a Development Plan Overlay (DPO) within the Wellington Planning Scheme. The Development Plan acts as an overarching "masterplan" showing how the land will be used, developed and subdivided. It can include details relating to:

- The layout of future lots and staging of them,
- The future distribution and location of public open space, e.g. parks and reserves,
- The development of infrastructure, access, and movement corridors,
- Retention and development of existing environmental assets, and
- Social and community spaces.



### GENERAL INFORMATION

A Development Plan is required to be prepared and lodged with Wellington Shire Council for approval for any land that has the Development Plan Overlay (DPO) applied and where the landowner or applicant wishes to further develop the land.

The preparation of a Development Plan does not compel other individual landowners within the Development Plan Overlay (DPO) area to develop their land if they do not wish to do so. An approved Development Plan will instead enable those landowners who wish to develop the ability to do so (subject to meeting relevant requirements).

### PUBLIC CONSULTATION / ENGAGEMENT FOR DEVELOPMENT PLANS

Wellington Shire Council requires that Development Plans be developed with an appropriate level of community participation.

Comments and feedback from stakeholders (including Statutory Agencies) are invited during the assessment stage of the draft Development Plan, and where considered appropriate and relevant to do so, used to inform the final Development Plan.

#### Please note:

The Planning and Environment Act 1987 and the Wellington Planning Scheme do not contain review rights requirements for a Development Plan application.

Once a Development Plan is approved, all future planning permit applications that are generally in accordance with the approved Plan are exempt from notice and review ie. exempt from advertising and third party appeal rights to the Victorian Civil and Administrative Tribunal (VCAT).

Wellington Shire Council typically does not hold consultation meetings or similar sessions during the assessment of a draft Development Plan.