

# Strategic Planning 101 — Information Sheet

Fitzroy Residents Association Inc

Version 2

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Strategic Planning and Statutory Planning have very different purposes. Strategic Planning sets the framework and tools for development consideration. Overarching elements of the planning framework and created by the State Government. Local planning elements for Yarra are managed through the Yarra City Council and need to be approved (and gazetted) by State Government.

Victorian statutory planning law is applied to planning permit applications. Applications are reviewed against the relevant approved strategic planning frameworks and tools and related advice from different sources (e.g. heritage experts). A wealth of information about Victoria's planning system can be found here <https://www.planning.vic.gov.au/guide-home/guide-to-victorias-planning-system>

This information sheet focuses on the outcomes of **Strategic Planning** given that it sets the framework and tools for permit application consideration within Yarra and at VCAT.

Many residents have been asking *What is a Design Development Overlay (DDO) and What is a Development Plan Overlay (DPO)?* Information about DDOs and DPOs are contained below. **DPOs are discussed further toward the end of this information sheet.**

Outcomes of the City of Yarra's strategic planning include:

1. **Municipal Planning Strategy (MPS)** — the context and vision for planning in Yarra <https://yarraplanningscheme.com.au/municipal-planning-strategy>
2. **Yarra Planning Scheme** (a large set of overarching local planning policies). See <https://yarraplanningscheme.com.au> for the latest status as well as information on Yarra's Proposed Planning Scheme Amendment C269.
3. **Zones** (the planning scheme describes land uses by *zone* on maps. A zone determines the use expected, e.g. commercial, residential, mixed-use etc.
4. **Design Development Overlays (DDOs)**. These are a planning tool specific to areas where development is expected. In Fitzroy development is mainly expected along or behind shopping strips. See the Yarra website for a great explanation of the DDO tool <https://yoursayyarra.com.au/fitzroycollingwood/what-design-and-development-overlay-ddo>
5. **Heritage Overlays** are planning tools that are applied to properties which are deemed places of natural or cultural significance to assist conserve or enhance them). Heritage Overlays are described in detail at <https://www.yarracity.vic.gov.au/the-area/heritage/heritage-overlays-and-gradings>

6. **Incorporated Plan Overlays (IPOs) and Development Plan Overlays (DPOs)** are also planning tools. These may be applied when major changes are expected (especially for use) in the future. **DPOs** are generally used for larger sites to guide uses, connections and general built form. The word “masterplan” could be used to describe the type and level of content. An example is the old Alphington Paper Mills site on Heidelberg Road (which has changed use from a commercial to higher-rise residential). Applying these tools and the attributes of these tools are described at: [https://www.planning.vic.gov.au/data/assets/pdf\\_file/0026/97154/PPN23-Applying-the-Incorporated-Plan-and-Development-Plan-Overlays.pdf](https://www.planning.vic.gov.au/data/assets/pdf_file/0026/97154/PPN23-Applying-the-Incorporated-Plan-and-Development-Plan-Overlays.pdf)

The City of Yarra has projects underway in strategic planning which are described at <https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/current-projects>

**The Minister for Planning (now the Hon. Lizzie Blandthorn MP) is responsible for the final approval of the frameworks and tools of strategic planning local to Yarra.**

Development Plan Overlays (DPOs) are a rare thing in Fitzroy. The State Government Planning website (Planning Practice Note 23) describes DPOs as having two purposes:

- a) *To identify areas that require the planning of future use or development to be shown on a plan before a permit can be granted, and*
- b) *To exempt a planning permit application from notice and review if it is generally in accordance with an approved plan.*

The process and hurdles to gain DPO approval by the State Government are understood to take considerable time as the DPO *usually* goes through an amendment process (including advertisement, exhibition, and hearings). After DPO approval, detailed building designs and permit applications need to be drawn up if (and when) required by the land owner.

It appears that if the State Government approves an owner’s direct DPO request, then Council must (if requested after the DPO is approved) issue planning permits that are generally in accordance with the DPO. Permit applications that conform to an approved DPO may be exempt from advertising requirements. Council’s, as well as other third-parties (e.g. residents), rights appear to be limited for such confirming permit applications.

Please email your feedback on and suggestions for this new information sheet to [info@fitzroyresidents.org.au](mailto:info@fitzroyresidents.org.au)

**Why has the FRA drafted this information sheet?**

- **To assist residents interested in planning and development.**
- **To assist the community to participate effectively in Yarra Council’s Strategic Planning consultations, e.g. <https://yoursayyarra.com.au/fitzroycollingwood>**

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