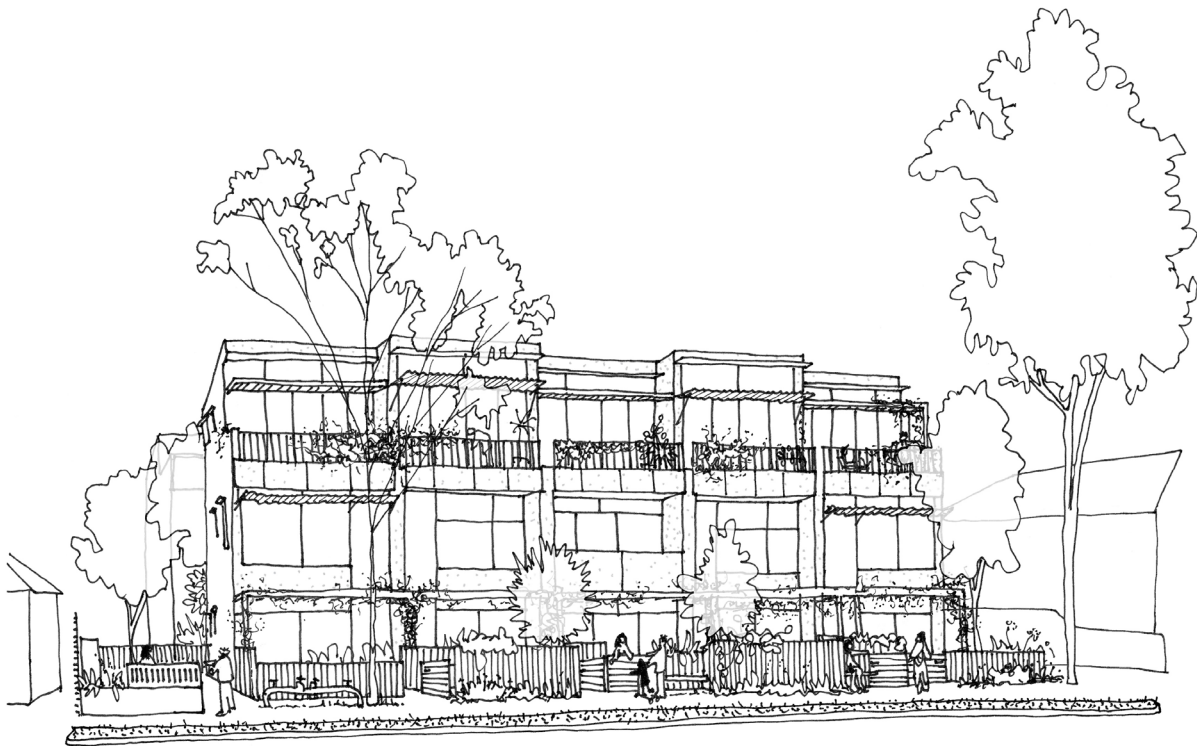


# The Future Homes Process

**The bespoke Future Homes planning process is faster and more streamlined to get you building sooner. When applied correctly, it can result in the granting of an approval within half the usual timeframe.**



## Determine site eligibility

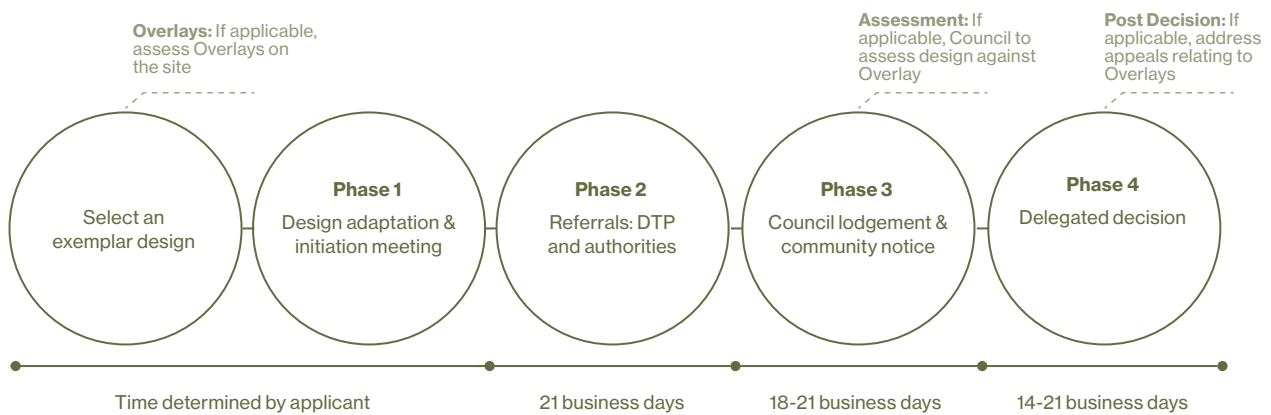
As with any typical residential development project, you must first determine whether your site is eligible and suitable for Future Homes.

Eligibility is determined by location, zones, overlays and the Future Homes provision. Suitability will depend on a number of factors such as site area, site conditions, overlays, neighbouring interfaces and individual requirements.

We recommend you seek advice on eligibility from the Department of Transport and Planning (DTP) and engage a qualified consultant to provide advice on suitability.

If you are unsure, you may check your site's eligibility on DTP's interactive maps at:  
<https://mapshare.vic.gov.au/futurehomes/>

Alternatively, send the Future Homes project team an email at:  
[futurehomes@delwp.vic.gov.au](mailto:futurehomes@delwp.vic.gov.au).



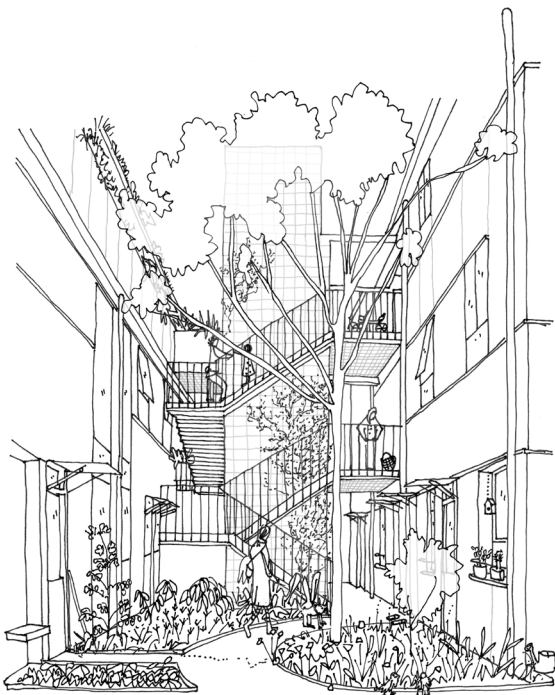
Timeframes provided are indicative. Sites affected by Overlays may increase timing.

## Phase 1: Project initiation

*The timing of this phase is determined by the applicant.*

In this phase, the applicant will:

- select a design and pay for its use via the Future Homes website
- adapt the design to their site
- attend a mandatory 'design direction review meeting' with DTP (Future Homes and OVGA team) to receive initial direction on the adaptation.
- Council will also be invited to attend to provide clarity on overlays (where relevant) and local contextual issues.



## Phase 2: Referrals

*The timing of this phase is 21 business days.*

In this phase:

- the applicant submits the required information and undertakes upfront referrals to DTP, and other determining referral authorities as required, for example Melbourne Water, Transport for Victoria or relevant fire authorities.
- DTP's Future Homes team will then:
  - assess the adaptation against the Building Future Homes: adaptation guide and the Future Homes provision at Clause 53.24
  - assess the adaptation against any applicable overlays
  - provide copies of the adapted design to OVGA and council for their review, internal referrals and initial comments
  - hold an internal 'general understanding meeting' with the OVGA, council and other technical consultants e.g. sustainability consultant, as required
  - provide consolidated comments from the general understanding meeting to the applicant
  - hold a prescheduled 'referral meeting' with the applicant to resolve any outstanding matters with OVGA. Council will also be invited to participate
- the applicant submits revised plans to DTP
- DTP reviews revised plans and issues formal referral sign off.

### Phase 3: Application lodgement

*The timing of this phase is between 18 - 21 statutory days (anticipated).*

In this phase the applicant lodges the adapted design, determining referral authority responses and associated supporting material to the relevant council as the responsible authority. All major planning and design matters should have already been resolved through Phase 2, including any council concerns.

Once the application is lodged, the council will undertake:

- usual planning application checks
- assessment against any applicable overlays
- internal referrals (if not already undertaken as part of Phase 2)
- third party notification to adjoining owners and occupiers.

If no overlays apply to the site, in its notification letter, council will identify that any objections received can only be considered against the requirements under the Future Homes provision at Clause 53.24 and that third party appeal rights are not possible.

However, if overlays do apply and trigger a permit, in its notification letter, council should identify that any objections received can be considered against the requirements under the Future Homes provision and the applicable overlays, and that third party appeal rights are only possible in relation to the applicable overlay (if not exempt under the overlay).

### Phase 4: Decision

*The timing of this phase is between 14 - 21 statutory days (anticipated).*

In this phase, council will:

- Undertake formal assessment against Future Homes provision at Clause 53.24 informed by the referral from DTP
- undertake formal assessment against any applicable overlays
- consider any objections received which have not been withdrawn
- if no overlays affect the site, issue a decision under delegation from council's Chief Executive Officer.

All Future Homes applications that are not affected by overlays are exempt from third party review rights.

Third party review rights are only applicable to overlays affecting the site.

### Post permit issuing

A streamlined process has also been established for amendments to permits, including plans.

DTP will, within 10 business days, review the application as a determining referral authority prior to formal lodgement with council.



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**FUTURE  
HOMES**



Department  
of Transport  
and Planning

