

Project Update | August 2020

- Following lengthy consideration, in April 2020, Heritage Victoria (HV) outlined a series of conditions required to obtain approval of the VICSES Broadmeadows proposal. The conditions included amendments to the facility's orientation, size and design.
- Following a redesign including updates to landscaping, HV provided a permit for the revised design on 16 June 2020.
- Moreland City Council (MCC) had previously approved the planning application, however due to the significant redesign imposed by HV, a revised schematic design was re-submitted to MCC on 20 July 2020, noting the reduction from a Type D facility to a Type C.
- Additionally, the redesign included the rotation of the building 90 degrees, a reduction in the number of motor bays and carparking, and inclusion of additional landscape buffers.
- The application will be advertised publicly to inform the community to inspect the plans and invite submissions from interested parties.
- Following review from MCC, the architects will commence the
 detailed design phase. This progresses the schematic design into
 drawings, plans and specifications (from site excavations to the type
 of door handles, lighting, power points and furniture required).
- ESIA plan to meet with representatives from your unit in November 2020 to review the preliminary detailed design and select colours and finishes for the new facility.
- A shortlist of building contractors was finalised in late 2019 and the request for tender will be issued to the shortlist in early 2021.
- ESIA expects the contract for building services to be awarded in June 2021.



Next Steps

- Communication tower discussions and planning to continue.
- Progress detailed design following MCC Notice of Decision.
- Prepare tender documentation for release to building contractors.

Project Timeline

Site identification

Complete

Site due diligence

Complete

Land acquisition

Complete

Concept designs

Complete

Schematic design

Complete

Town planning and zoning approvals

HV permit granted. Town planning permit amendment in progress

Detailed design

November 2020 - January 2021

Tender drawings and documentation

January - February 2021

Procure and appoint construction firm

March - June 2021

Construction commences

July 2021

Construction concludes

April 2022

Commissioning of facility

April 2022

Handover of facility

April 2022







Planning permit application

Planning schemes regulate the development and use of land. They do this is by requiring permits before certain types of development or land use can commence. Requirements for permits vary for each local council and the planning permit process can be simple or complicated depending on many variables that can occur during the process. Planning assessment might include rules about respecting neighbourhood character, achieving good urban design outcomes, protecting reasonable amenity, management of noise emissions or enhancing heritage significance.

The permit process

Preparing an application

ESIA engages independent planning experts and local council officers to inform the development of the application to minimise the risk of delays from further information being sought once the application has been submitted.

Stakeholder engagement

ESIA engages affected stakeholders, such as neighbouring residents and businesses, along with the wider community, to discuss the plans before the formal public notice process commences. This can save time later by minimising objections or design changes required to address concerns.

Submitting an application

Information provided as part of the application includes the architectural drawings, as well as supporting evidence from site due diligence assessments including soil, traffic, arborist, geotechnical, acoustic and land survey reports.

Advertising

Notice of a planning application (advertising) informs the community about a proposal and invites them to inspect the plans.

If someone believes they're affected by the proposed development, they can make a written submission to council.

Assessment

At the end of the notification period, Council will assess the proposal, including any submissions and grant a permit or refuse a permit.

A permit can be granted with or without conditions, and a proposal can only go ahead if all conditions are met.

How long does the process take?

By law, Councils have to make a decision about planning permit applications within 60 days. However, Councils can start, stop and re-set the clock on this timeframe in instances where further information is requested; the application has to be formally amended; or when the application has to be referred to other agencies, such as VicRoads.

Contact

esiases@justice.vic.gov.au

Website

www.esia.vic.gov.au

This update is current at time of distribution, however due to unforeseen circumstances, changes may occur.



