

## **Project Update | December 2020**

- Moreland City Council (MCC) had previously approved the planning application, however due to the significant redesign imposed by Heritage Victoria (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.
- The amendment was advertised, with no objections received. An amended permit was then issued with conditions including revised treatment to the Sydney Road façade, in the form of a decorative screen, and a requirement for a 20kw solar array.
- Architects commenced detailed design ahead of the resolution of the permits for the project. 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).
- An independent review of communications requirements contained a recommendation for use of roof mounted antennae instead of a tower. VICSES advised 12 antennae are to be provided, as well as maintenance walkways. This solution will require further amendments to HV and MCC permits.
- A shortlist of building contractors has been finalised and the request for tender will be issued to the shortlist in early 2021.
- ESIA expects the building contract to be awarded in August 2021.



VICSES Broadmeadows Unit design render

# **Next Steps**

- Revise documentation incorporating revised eastern façade and 12 antennae and then submit to HV and MCC for approval.
- Architects to progress detailed design.
- Prepare tender documentation for release to potential 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 - December 2020

Procure and appoint construction firm

April - August 2021

**Construction commences** 

Late August 2021

**Construction concludes** 

May 2022

Commissioning of facility

June 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

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





