

## **Project Update | March 2021**

- Moreland City Council (MCC) has approved the amended planning permit, reverting the facility from a Type D to a Type C, meeting Heritage Victoria requirements.
- A further amendment to the planning permit has been lodged with MCC, which includes an antenna array for operational communications requirements, a 20kw solar array, decorative screen to Sydney Road, revised on-site traffic flow and revised site levels.
- The application to amend the Heritage Victoria permit for these revisions is submitted and pending.
- The Sector Coordination Group approved the Detailed Design and Cost Plan C in February 2021.
- A resolution for provisioning services to the site boundary is in progress.
- A shortlist of building contractors has been finalised and the request for tender is anticipated to be issued to market in April 2021.



VICSES Broadmeadows Unit design render

# **Next Steps**

- Finalise tender documentation.
- Outcome of Heritage Victoria permit amendment application.
- Resolve provision of services to site boundary.
- Prepare tender documentation for release to shortlisted building contractors.

### **Project Timeline**

Site identification

Complete

Site due diligence

Complete

Land acquisition

Complete

**Concept designs** 

Complete

Schematic design

Complete

**Detailed Design** 

Complete

Town planning and zoning approvals

In progress

**Tender Documentation** 

In progress

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.

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





