

Project Update | December 2020

- The tender process has been completed and ESIA have awarded the principal works contract to FIMMA Constructions (VIC) Pty Ltd, to build the new VICSES Emerald facility.
- Structural drawings have been finalised, including the revised retaining wall design.
- Cardinia Shire Council has granted a planning permit for the required communications tower to be installed.
- The building permit has also been issued which allowed site works to commence on 3 December 2020. Site establishment (including signage installation) and demolition is also now complete.



Next Steps

- Retaining wall installation completed.
- Continue building works.
- Practical completion anticipated for July 2021.

Project Timeline

Site identification

Complete

Site due diligence

Complete

Land acquisition

Complete

Concept and Schematic designs

Complete

Town planning and zoning approvals

Complete

Detailed design

Complete

Procure and appoint construction firm

Complete

Construction commences

December 2020

Construction concludes

July 2021

Handover of facility

Mid-late 2021







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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