

Project Update | March 2021

- The contract of sale has been executed for the new home of VICSES Chelsea, with formal announcement to take place in early April 2021.
- Settlement is scheduled for 1 July 2021, allowing the refurbishment of the facility to commence.
- ESIA's Architects are progressing with the Detailed Design.
- The planning permit application has been submitted and the advertising notice period has been completed.
- The project team has commenced preparing the tender package with the Request For Tender anticipated to be released to market in late April 2021.
- A Divisional Control Point (DCP) is currently being considered.



Next Steps

- Planning permit approval.
- Architects and Quantity Surveyors to include the DCP relocation into the Design and Cost Plan.

Project Timeline

Site identification
Complete

Site due diligence Complete

Land acquisition
In progress – Settlement in July 2021

Concept designs Complete

Town planning and zoning approvals In progress

Detailed designIn progress

Procure and appoint Building Contractor Mid-2021

Construction commences
Mid-2021

Construction concludes
December 2021

Commissioning of facility
December 2021

Handover of facility Early 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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