

## 5. Town Planning - the key permit.

Client's Guide To Architecture Series

*"Every good building results from a good architect, a good builder and a good client"* How can you be a good client? This series follows the Anatomy of Project diagram (blog 54) and we'll continue with Town Planning also known as Development Application (DA).

### It Takes So Long

This is where everyone wishes they had started earlier - the process, once lodged with council, normally takes so long, it cannot be predicted when the permit (hopefully) will be issued. Managing this stage carefully, either by the architect or by a planning consultant is important to steering the project through council efficiently and successfully.

Getting a planning permit used to be discretionary - did the councillors like your scheme? Whilst there are now policies to guide the council planning officers, it can also be subject to political pressures at councillor level. We have applied the following to assist:

- Understand the Planning Zoning and any Overlays to which the site is subject.
- Is the proposed use of the site Permitted (but may still need a permit to cover an Overlay issue), is it Permit Required or Prohibited?
- Take advice from a planning consultant and/or we meet with the council's planning officers early and understand their issues and process for your project.
- Monitor the progress in the council's system - is anything holding up progress / have there been any objections?
- Prepare a thorough set of drawings and reports to address the likely issues.
- Include a landscape scheme and any specialist reports such as arborist, ESD and bushfire report.
- Ask if the Fast-track process is available for this application.

In the unlikely event that a permit is not forthcoming at council, an appeal is possible (to VCAT in Victoria or similar legal bodies in other states). Whether the proposal complies with, or conflicts with the stated Planning Policy will then be important in determining the outcome.

It is important for clients to understand that development is often controversial, particularly for neighbours. There are some reasonable protections built into the planning framework to balance protecting nearby owners rights whilst enabling reasonable development for society in the future. A planning consultant can advise on managing sensitive situations and assemble the fully supported application to council.

Once we have the permit we can commit to documenting for construction. This will be covered in the next B:log.

Chapter list for [Making Property Serve Mission](#)



*CAD generated 9am 22 September shadow diagram required for double auditorium extension project application*

