

The background is a black and white photograph of a landscape featuring a palm tree and other vegetation. Overlaid on this are several large, semi-transparent orange diamonds of different sizes and orientations, creating a modern, geometric design.

[CAPABILITY STATEMENT]

PLANNING

FOR



APPROVAL

“Our sole objective is to deliver town planning solutions which will enable Development Solutions Victoria clients to realise their building objectives.”



COURTNEY CAMPBELL

- **Courtney Campbell is the founder and head of Development Solutions Victoria.**
- **2016, established Development Solutions Victoria.**
- Graduate Diploma in Rural and Regional Planning, Latrobe University (2006).
- Master of Social Science (Planning and Environment), RMIT University (2007).
- Member Planning Institute of Australia.
- Former local government planner, EGSC.

CORE ATTRIBUTES

- **Extensive network & resources**
- **Strategic relationships**
- **Personal service**
- **Local**
- **Committed**
- **Experienced**
- **Innovative**

OUR SERVICES

YOUR SUCCESS IS OUR GOAL

Finding the pathway to achieve your town planning permit, is often akin to negotiating a minefield - a difficult set of regulations and procedural requirements.

Achieving a successful outcome involves Development Solutions Victoria providing realistic solutions and outcomes. Effective communication with all stakeholders from an early stage is an essential aspect of our approach. Similarly, we take pride in liaising and managing multi-disciplinary project teams working together for a common objective.

Development Solutions Victoria has excellent relations with a broad network of industry professionals:

- Bushfire Management Planning
- Designers
- Engineers
- Cultural Heritage Management
- Environmental Consultants

VICSMART PLANNING PERMIT APPLICATIONS

VicSmart is a streamlined assessment process for straightforward planning permit applications. Classes of application are identified in the planning scheme as being VicSmart and have specified requirements for information, assessment processes and decision guidelines. Key features of VicSmart include a 10 day permit process and applications are not advertised.

SUBDIVISION APPLICATIONS

Taking a large residential block and dividing into two, changing farmland to a residential development or creating multiple titles for residential units requires a sub-division application and planning approval. It is essential that you have this in place before investing in design and architecture work.

DEVELOPMENT & PROPERTY ADVICE

Whether you already own land or intend purchasing land, at DSV we can provide incisive and accurate advice for your intended development. We can advise on permissible usage, local restraints and any planning overlays.

LAND DEVELOPMENT CONSULTATION

Developing a property, whether the plot is vacant or already has existing structures, must be undertaken within the relevant planning scheme. These are the rules which govern developments and must be strictly adhered to. DSV can assist developers with understanding their opportunities and possible uses for their land.



DUE DILIGENCE

Before purchasing a property, it is vitally important to undertake due diligence on the land and any buildings under consideration. At DSV we can undertake essential checks to confirm that appropriate permits are in place, providing you with complete peace of mind.

FEASIBILITY

Do you have a plot of land and a good idea? Is it feasible? With many years of experience in planning and property development, DSV can conduct a thorough feasibility study on your property and your intended project. Eliminate the risk and obtain expert advice from DSV.

VCAT SUPPORT

VCAT (Victorian Civil & Administrative Tribunal) is the independent Victorian government agency which hears and decides applications by planning permit holders and objectors. There are a number scenarios where a planning application may wind up at VCAT.

Irrespective of the course which leads a client to VCAT, Development Solutions Victoria is experienced in making representation at VCAT and preparing a folio of work for the legal fraternity.

PLANNING PERMITS

A planning permit is a legal document giving permission for land use or property development.

A planning permit is required for a broad range of projects. Typically, a planning permit is required when:

- Starting a business.
- Constructing, altering, or extending a building.
- Subdivision of land.
- Clearing native vegetation from land.
- Displaying a sign.
- Changing the use of a property.
- Applying for a liquor licence.

PROJECT FACILITATION

Often we meet with a developer or home builder who has a concept, but they are unsure whether a project will satisfy planning requirements.

Development Solutions Victoria can work with your idea and co-ordinate a pathway through the planning process.



SOME MAJOR PROJECTS

Convenience Restaurant

The planning regulations which surround a convenience restaurant extend into diverse and specialist areas. From a moderate take away food business through to a local franchise store representing one of the global brands, we can navigate the planning maze to achieve planning approval for you.

Service Station

Today, petrol stations provide customers with a lot more than fuel. Obtaining a planning permit for a petrol station complex with fuel, convenience store items and a restaurant is an involved and complex process. We have the experience and knowledge to guide clients through the process which culminates in an approved planning permit.

Boarding Kennels

Boarding Kennels, Cattery and Pet Grooming Permit issued...
Construction expected to commence before Christmas.
"Skeeda's Grooming Room"

Nicholson River Winery Restaurant

The land is zoned Rural Living Zone - the purpose of the zone is to provide for residential development in a rural environment.

A permit is required to use and develop land for a winery and a restaurant. Uses other than residential need to provide evidence that they will not be detrimental to the existing land uses and development surrounding the site.

Education Centre

We have supported various developers in bringing to market a number of education centres. These projects are complex and involve multiple government agencies.

With our experience we successfully obtained essential permits, secured exemptions and identified the permits not required.

Childcare Centre

Our experience in child care developments has enabled us to secure essential planning permits for regional developers. Securing a planning permit for a Child Care Centre is a complex process which involves multiple government agencies and community support.



TYPES OF DEVELOPMENTS

- Residential
- Commercial
- Industrial
- Retail
- Change of use
- Agriculture
- Tourism
- Education



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**PLANNING
FOR 
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