



Moreland
City Council

Commercial Priority

A guide for planning applicants

What is commercial priority?

Commercial priority is a separate stream for commercial planning applications. Commercial priority applications are assessed faster so you can open your business sooner.

Am I eligible?

A planning application qualifies for commercial priority if it meets all three eligibility criteria:

1. The proposal is for a new or expanding business

The application must propose a new business, or an expansion of an existing business which will offer increased employment.



Common applications come from businesses like gyms, bars, cafés and medical centres.

2. You have had a meeting with the relevant departments

This can be by arranging [a pre-application meeting](#) with our Planning unit, or a [Business Approvals Moreland \(BAM\)](#) meeting with officers from multiple departments.



This process can take 2-4 weeks, which includes us sending written advice to you after the meeting. Occasionally, for more complex proposals, we will need to have a second meeting.

3. The proposal is supported by Council

The application must meet the policies outlined in the Moreland Planning Scheme. This means the proposal must be one that can be supported by Council.



How long does it take?

60 days.

When lodging, if you provide all the information listed at the pre-application meeting, a decision can usually be issued within 60 days.

If your application is incomplete, the 60 days starts from when all the required information is submitted to Council.

If there are objectors to your application, this can add some additional time – refer to the information on Page 2.

How to apply

1. Meet with us

Request [a free planning pre-application meeting](#) to discuss your proposal with us.

If you need advice from multiple areas within Council, request a [Business Approvals Moreland \(BAM\)](#) meeting.

2. Prepare the documents.

Use the checklist provided at the pre-application meeting to ensure the process is as smooth as possible.

3. Lodge online

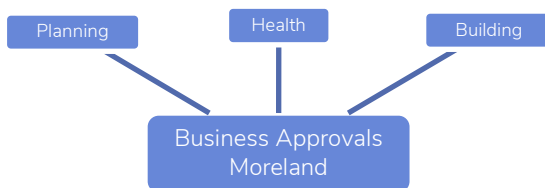
Please submit a complete Planning permit application in the [online portal](#).

The commercial priority process:



What other approvals do I need from Council?

Often new business need building permits, health registration or footpath trading permits.



Complete the online questionnaire on [the Business Moreland website](#) to find out what permits you need.

What if I get objections?

Depending on how many or what kind of objections are received, our decision could be delayed. This gives us time to consult with objectors or report the decision to a Council meeting.

If this happens, we are required to issue a 'notice of decision' rather than a permit. This allows the objectors 28 days following the decision to appeal at VCAT. If no appeal is lodged, the Planning permit is then issued.



To find out more:

Visit us in person:

Civic Centre
90 Bell Street, Coburg

Call us

9240 1111

Visit our website:

- [Apply for a pre-application meeting](#)
- [Apply for a planning application](#)
- [Moreland Planning Scheme](#)
- [Fee Schedule](#)
- [Business Moreland](#)
- [Information Checklists](#)

Moreland Language Link

廣東話 9280 1910
Italiano 9280 1911
Ελληνικά 9280 1912

عربي 9280 1913
Türkçe 9280 1914
Tiếng Việt 9280 1915

हिंदी 9280 1918
普通话 9280 0750
ਪੰਜਾਬੀ 9280 0751

All other languages
9280 1919