



Commercial Priority

A guide for planning applicants

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What is commercial priority?

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

Am I eligible for commercial priority?

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 to arrange, which includes us sending written advice to you after the meeting. Occasionally, for more complex proposals, we will need to have a second meeting with you.

3. The proposal is supported by Council.

The application must meet the policies outlined in the Merri-bek 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 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.

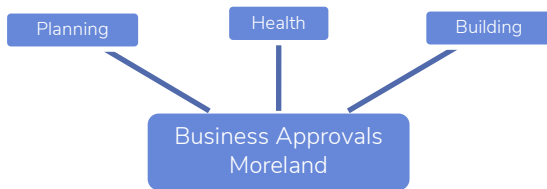
Use the checklist provided at the pre-application meeting to ensure the process is as smooth as possible.

3. Lodge online

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

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 else 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.



The commercial priority process



To find out more:

Visit us in person:

Merri-bek Civic Centre
90 Bell Street, Coburg

Call us

9240 1111

Visit our website:

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

Merri-bek Language Link

Italiano	Italian	9280 1911	Türkçe	Turkish	9280 1914	普通话	Chinese (Simplified)	9280 0750
Ελληνικά	Greek	9280 1912	Tiếng Việt	Vietnamese	9280 1915	National Relay Service: 13 36 77 or relayservice.com.au		
عربي	Arabic	9280 1913	ਪੰਜਾਬੀ	Nepali	9280 0751			