



Big Picture Urban Rural (BPUR) is the planning consultancy of Matt Gorman BA MUP. Matt is a town planner who completed his Master of Urban Planning degree at the University of Melbourne in 1994, and has over fifteen years' combined experience as a council statutory planning officer and as a consultant. Matt began BPUR in 2003 and has a range of both public and private clients. In addition to his earlier experience at Delatite, South Gippsland, Manningham, Yarra and Greater Geelong, after starting BPUR, Matt has provided statutory planning services (directly) to the following Councils: Macedon Ranges; Glenelg; Campaspe; Nillumbik; Mount Alexander; Casey; Brimbank; Hepburn; Maroondah; and Melton (current client). Matt has also done work for a number of private clients in relation to numerous sites in various other cities and shires.

BPUR has a strong emphasis on rural, township, environmental and coastal planning, as well as issues of broadacre subdivision and multi-dwelling/multi-level development. Being CBD-based BPUR is also fully familiar with "suburban" issues such as heritage, small lot development, liquor licensing, neighbourhood character and tree protection.



Services

BPUR provides cost effective and responsive professional *advice, documentation and advocacy* regarding planning permits, development plans, and appeals and other planning issues for: small business; design and development professionals, including architects, designers, land surveyors, building surveyors, solicitors and other planning consultants; Councils; and residents.

For businesses, developers and community organisations, we get planning proposals happening and save time and resources. This includes advice on planning scheme interpretation, site feasibility, design and strategies for dealing with the planning system, documentation of planning applications (such as for ResCode), and, advocacy, including negotiating with Councils and objectors. We also prepare planning permit application and appeal submissions on behalf of other planning consultants. We also lodge requests for rezoning and other planning scheme amendments.

Experience

Since 2003, BPUR has prepared, assessed or presented submissions regarding permit applications submissions on the following planning issues - in the following local government areas:

- Multi-dwelling development – Macedon Ranges, Mount Alexander, Casey, Greater Dandenong, Moreland, Glenelg, Melton, Boroondara, Hobsons Bay, Campaspe, Surf Coast, Maribyrnong, Moonee Valley, Manningham, Mornington Peninsula, Warrnambool, Greater Geelong, Darebin, Hepburn, Mornington Peninsula, Bass Coast, Brimbank, Greater Dandenong, Yarra, Maroondah.
- Urban residential subdivision, including adjoining or creating/altering a road in a Road Zone Category 1 - Macedon Ranges, Mount Alexander, Glenelg, Melton, Hume, Campaspe, Casey, Hepburn.
- Residential development of four or more storeys - Moonee Valley, Melbourne, Yarra, Moreland, Port Phillip, Whitehorse.
- Urban small lot single dwelling development - Glen Eira, Port Phillip, Yarra, Stonnington, Melton, Hobsons Bay, Bayside, Moreland.
- Bars/taverns/other licensed premises (including Cumulative Impact Assessments and Noise and Amenity Action Plans) - Yarra, Melbourne, Port Phillip, Stonnington, Boroondara, Darebin, Macedon Ranges, Whittlesea, Knox, Hobsons Bay, Melton, Moonee Valley, Hepburn.
- Advertising signs – Macedon Ranges, Mount Alexander, Whitehorse, Melton, Casey, Yarra, Brimbank.
- Assessment/waiving/reduction of car parking requirements – Macedon Ranges, Stonnington, Yarra, Casey, Moreland, Melton, Brimbank.
- Industrial or commercial use or development – Macedon Ranges, Yarra, Glenelg, Melton, Greater Bendigo, Nillumbik, Moonee Valley, Moreland, Campaspe, Casey, Melton, Brimbank, Hume.
- Retirement villages, nursing homes etc – Macedon Ranges, Glenelg, Melton, Campaspe.
- Childcare centres, Education centres, Community centres and Display villages – Melton, Moreland, Whittlesea, Yarra, Melton, Casey, Ararat.
- Rural dwellings and subdivisions - Macedon Ranges, Mount Alexander, Hepburn, Glenelg, Melton, Greater Bendigo, Campaspe, Casey, Yarra Ranges, Golden Plains, Moorabool.
- Agricultural use/development, including private and commercial dog keeping/breeding - Macedon Ranges, Glenelg, Melton, Brimbank, Hepburn, Campaspe.
- Native vegetation removal - Mount Alexander, Macedon Ranges, Glenelg, Melton, Casey, Hepburn, Nillumbik, Yarra Ranges, Bass Coast.
- Development in areas of particular landscape, environmental (including water catchments and flood-prone areas) or heritage significance – Macedon Ranges, Yarra, Melbourne, Glenelg, Surf Coast, Mount Alexander, Melton.
- Timber production – Glenelg.
- Extractive industry - Mount Alexander, Melton.
- Telecommunications facilities – Casey, Glenelg, Melton.
- Removal, variation or creation of reserves, restrictive covenants, restrictions, Section 173 agreements, easements etc - Macedon Ranges, Melton, Nillumbik, Casey, Glenelg.
- Development/use pursuant to existing use rights – Yarra, Melbourne, Macedon Ranges, Moonee Valley.

Key points of difference

Broad planning experience - We have a breadth of experience in urban and rural planning matters (below) far greater than most similar-sized planning consultancies.

Diverse clientele - We don't just represent one sector of the planning community (eg Councils or developers) but work on different sides of the planning "counter". This gives us a broad perspective on our work that is useful both in problem solving and understanding other parties' points of view.

Personalised service - Larger consultant planning firms can be like larger Councils. Files are handed from planner; clients are put on hold; telephone calls get returned slowly. Being a small business, we do not have these problems.

Cost effectiveness - BPUR's hourly rates are very competitive when compared to other consultant planners and even professionals who do not specialise in planning.



We provide effective professional advice, documentation and representation on all urban and rural planning permit applications for developers, residents, businesses, Councils and other authorities

"Contact Matt today to discuss how he can help you with your town planning needs"