

TOWN PLANNING PROCESS

Planning Controls

- The subject site is located in a Public Park and Recreation Zone (PPRZ). There are no overlay controls applicable to the site.
- A planning permit is not required to construct the proposed building as the works are to be carried out by Council which is the Public Land Manager.
- No planning permit is required to use the land for the purpose of a Medical Centre (maternal child health centre) as the use will be conducted by the Public Land Manager (Council).
- As the proposed Child Care Centre (Albert Park Child Care Centre) and Education Centre (Lady Forster Kindergarten) will be community managed and not run by or on behalf of the Public Land Manager (Council), these uses require a planning permit.
- As Clause 52.06 of the Port Phillip Planning Scheme does not specify a parking rate for a Child Care Centre or a Kindergarten an *adequate number of car spaces must be provided to the satisfaction of the responsible authority* (Council). This is commonly known as a car parking consent. The generally accepted empirical car parking rate for these uses is 0.2 car spaces per child.

The Advertising Process

- Once the application has been submitted to the Planning Department and checked to ensure that adequate information has been provided, the application will be advertised by sending public notices to owners/occupiers of nearby properties, erecting public notices on the site and placing public notices in the local newspapers (The Leader and The Emerald Hill Weekly). The advertising period is 14 days from issuing a Notice of Application and the Council cannot make a decision until this period is complete.
- Any person who feels they might be detrimentally affected by the planning proposal can lodge an objection to the Council. Objections must be in writing, clearly stating the reasons for the objection. The Council must take these into consideration before making a decision. However, only objections on valid planning grounds can be considered. The Council has developed an Objectors Guide for your assistance (hard copies available or able to be viewed on the Port Phillip website).