



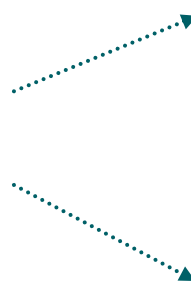
Making an objection to a planning permit application

What can I do if I am notified of a planning application?



Learn about the application

You can learn more about the application by viewing the plans and documents via this QR code.



No action

If you are unconcerned by the proposal, you don't have to take any further action.



Object

If you have a valid concern about the proposal, you may wish to object to it.

The Planning and Environment Act 1987 and Frankston Planning Scheme limits what Council can legally consider when assessing a planning permit application.

Factors that Council **cannot** consider in a planning permit application

Although Council must review all objections, the policy guides which matters can be considered. The following are some examples of factors that are not relevant to the assessment or within the scope of the Planning and Environment Act 1987:

- Loss of property values
- Side Fencing – this is considered under the Fences Act and should be discussed with your neighbour.
- Impact of the construction process – this is considered in the building permit stage.
- Impact on availability of street parking if an application does not seek to reduce the car parking requirement.



Factors that Council **can** consider in a planning permit application

Each application is unique as different planning controls apply to different sites. Factors in which Council can consider will vary depending on the application.

The notice will list the reasons an application requires a planning permit. This dictates what Council can consider when assessing the application.

Some level of impact is tolerated by Planning Regulations and although there may be change to amenity or character, this may not be grounds for Council to refuse an application.

Check the advertised material or speak to the Council Planning Officer on 1300 322 322 to clarify which matters may be relevant.



How do I lodge an objection?

You can lodge an objection online via the QR code or visit www.frankston.vic.gov.au/Planning-and-Building/Planning.



You can also submit a hard copy of your objection to Council, or in writing to: Frankston City Council PO Box 490, Frankston VIC 3199

How to ensure your objection is effective

Use the tips below to write an objection

- Clearly explain how the proposal may impact you. If only a section of the proposal will impact you, highlight this.
- Keep your objection succinct. Use dot points to describe how each issue affects you and focus on the reasons a planning permit is required.
- We welcome any suggestions of solutions that might address your concerns.

You may contact Council on 1300 322 322 for more information about the application. However, we cannot assist you to prepare your objection.

What happens next?

Once you make an objection, you will receive an acknowledgement from Council. Petitions, or joint submissions from the same address count as one (1) objection. Please note, Council will only direct correspondence to the first named person/lead petitioner/signatory.

Assessment

The time taken for Council to assess and decide an application varies. This depends on the complexity of the application and objections received.

In some limited circumstances Council may invite objecting parties and the applicant to a discussion meeting to discuss solutions to concerns raised.

In some very limited circumstances, applications will be decided at a Council Meeting. If this occurs objectors will receive an invitation to this meeting from Council.

Notice of Decision and Applications for Review (if applicable)

If you lodge an objection to an application, you will receive a Notice of Decision (NOD). The NOD will outline Council's position on the application and any conditions that will appear on a permit if a permit is to be granted.

The NOD allows 28 days to lodge an Application for Review to the VCAT if you believe Council's decision is incorrect. If no Applications for Review are lodged after 28 days a permit will be issued.

Further details regarding Applications for Review can be accessed via www.vcat.com.au. Fees are payable to the VCAT to lodge an Application for Review.