



Council Meeting Agenda

2025/CM05

Monday, 24 March 2025



THE COUNCIL MEETING

Welcome to this Meeting of the Frankston City Council

The Council appreciates residents, ratepayers and other visitors taking their places in the Public Gallery, as attendance demonstrates an interest in your Council and community affairs. Community spirit is encouraged.

This information sheet is designed to help you to understand the procedures of Council and help you to gain maximum value from your attendance.

The law regarding the conduct of Council meetings enables the public to observe the session. However, to ensure the manageability of Council meetings, opportunities for public participation are limited to Question Time and registered submissions in accordance with Council's guidelines, which are available from Council's Councillors Office (call 9768 1632) and on our website, www.frankston.vic.gov.au. It is not possible for any visitor to participate in any Council debate unless specifically requested by the Chairperson to do so.

If you would like to have contact with Councillors or Officers, arrangements can be made for you to do so separately to the meeting. Call the Councillors Office on 9768 1632 and ask for the person you would like to meet with, to arrange a time of mutual convenience.

When are they held?

Generally speaking, the Council meets formally every three (3) weeks on a Monday and meetings start at 7.00 pm, unless advertised otherwise. **This Council Meeting will be held in the Council Chambers, Frankston Civic Centre, 30 Davey Street (entry via Young Street).** Livestream footage can be viewed via our website, www.frankston.vic.gov.au.

Council meeting dates are posted at Young Street entrance to the Civic Centre (upper level) and also on our website, www.frankston.vic.gov.au.

Frankston City Council Governance Rules (adopted 31 August 2020 and amended 5 September 2022)

25. Chair's Duty

Any motion which is determined by the *Chair* to be:

- 25.1 *defamatory of or embarrassing to any Councillor, member of Council staff or other person;*
- 25.2 *abusive or objectionable in language or nature;*
- 25.3 *a direct negative of the question before the Chair;*
- 25.4 *vague or unclear in intention;*
- 25.5 *outside the powers of Council; or*
- 25.6 *irrelevant to the item of business on the agenda and has not been admitted as*

79. Chair May Remove

79.1 *The Chair may order and cause the removal of any person, including a Councillor, who disrupts any meeting or fails to comply with a direction given under sub-Rule 78.2, or cause the removal of any object or material that is deemed by the Chair as being objectionable or disrespectful.*

79.2 *Any person removed from the meeting under sub-Rule 79.1 must not return to the meeting without the approval of the Chair or Council.*

It is intended that this power be exercisable by the Chair, without the need for any Council resolution. The Chair may choose to order the removal of a person whose actions immediately threaten the stability of the meeting or wrongly threatens his or her authority in chairing the meeting.

The Governance Local Law 2020 creates the following offences in relation to behaviour at Council meetings:

- Refusing to leave a meeting when requested to do so by the Chair (following improper or disorderly conduct)
- Failing to comply with a direction of the Chair

Each of these offences carries a penalty of 2 penalty units.

Live Streaming of Council Meetings

Frankston City Council is now Live Streaming its Council Meetings.

Council is encouraging residents to view the meetings via the live streaming.

Live Streaming allows you to watch and listen to the meeting in real time, giving you greater access to Council decision making and debate and improving openness and transparency.

Every care will be taken to maintain privacy and, as far as practically possible, it is not intended that there be either live or recorded footage of the public or Media personnel, however, there might be incidental capture; for example footage of a person exiting the building depending on which camera is being used at the time, or audio recording of a person who interjects the meeting. Council officers who address Council will be heard on the live audio stream, and audio of them speaking will be recorded.

As per Council's Governance Rules 77.2 – the proceedings will be live streamed and recordings of the proceedings will be retained and will be published on Council's website within 24 hours from the end of the meeting.

Council will make every reasonable effort to ensure that a live stream and recording is available. However technical difficulties may arise in relation to live streaming or access to Council's website.

Appropriate signage will be placed at the entrance to the meeting location notifying all attendees that the meeting will be streamed live and recorded. Please note that it is not intended that public speakers will be visible in a live stream of a meeting and care is taken to maintain a person's privacy as an attendee in the gallery, however they may be unintentionally captured in the recording. If public speakers do not wish to be audio recorded they will need to contact the Councillors Office on telephone (03) 9768 1632 or via email councillors.office@frankston.vic.gov.au to discuss alternative options prior to the meeting.

The Council Meeting cont.....

In the event Council encounters technical issues with the livestreaming, the meeting will be adjourned for up to 30 minutes until the matter is resolved. If the matter cannot be resolved, the meeting will be postponed to another evening.

The Formal Council Meeting Agenda

The Council meeting agenda is available for public inspection immediately after it is prepared, which is normally on the Thursday afternoon two (2) business days before the meeting. It is available from the Reception desk at the Civic Centre (upper level), on our website www.frankston.vic.gov.au or a copy is also available for you in the chamber before the meeting.

The following information is a summary of the agenda and what each section means:-

- **Items Brought Forward**

These are items for discussion that have been requested to be brought forward by a person, or a group of people, who have a particular item on the Agenda and who are present in the Public Gallery.

- **Presentation of Written Questions from the Gallery**

Question Time forms are available from the Civic Centre and our website, www.frankston.vic.gov.au.

“Questions with Notice” are to be submitted before 12 noon on the Friday before the relevant Ordinary Meeting either in person at the Frankston Civic Centre, online using the Question Time web form or via email to questions@frankston.vic.gov.au.

“Questions without Notice” are to be submitted between 12 noon on the Friday before the relevant Ordinary Meeting up until 4pm on the day of the relevant Council Meeting either in person via the designated Question Time box located at the Frankston Civic Centre front reception or the after-hours mail box or via email to questions@frankston.vic.gov.au.

A maximum of 3 questions may be submitted by any one person at one meeting. There is no opportunity to enter into debate from the Gallery.

More detailed information about the procedures for Question Time is available from Council’s Councillors Office (call 9768 1632) and on our website, www.frankston.vic.gov.au.

- **Presentation of Petitions and Joint Letters**

These are formal requests to the Council, signed by a number of people and drawing attention to matters of concern to the petitioners and seeking remedial action from the Council. Petitions received by Councillors and presented to a Council meeting are usually noted at the meeting, then a report is prepared for consideration at the next available meeting.

- **Presentation of Reports**

Matters requiring a Council decision are dealt with through officer reports brought before the Council for consideration. When dealing with each item, as with all formal meeting procedures, one Councillor will propose a motion and another Councillor will second the motion before a vote is taken. If the members of the public wish to clarify any of the items on the Agenda, please contact the relevant manager by phoning 1300 322 322.

- **Presentation of Delegate Reports**

A Councillor or member of Council staff who is a delegate may present to Council on the deliberations of the external body, association, group or working party in respect of which he or she is a delegate or an attendee at a Council approved conference / seminar.

- **Urgent Business**

The Council Meeting cont.....

These are matters that Councillors believe require attention and action by Council. Before an item can be discussed, there must be a decision, supported by the majority of Councillors present, for the matter to be admitted as "Urgent Business".

- **Closed Meetings**

Because of the sensitive nature of some matters, such as personnel issues, contractual matters or possible legal action, these matters are dealt with confidentially at the end of the meeting.

Opportunity to address Council

Any person who wishes to address Council must pre-register their intention to speak before 4.00pm on the day of the meeting, by telephoning Council's Councillors Office (call 9768 1632) or by submitting the online web form or by using the application form both available on the website, www.frankston.vic.gov.au.

The submissions process is conducted in accordance with guidelines which are available from Council's Councillors Office and on our website. All submissions will be limited to 3 minutes in duration, except for Section 223 submitters, who have a maximum of 5 minutes. No more than ten (10) members of the public are to be permitted to address the Council. Further speakers will be permitted to address the meeting at the discretion of the Chair. All speakers need to advise if they are speaking on behalf of an organisation and it is deemed that they have been appropriately authorised by that said organisation.

Public submissions and any subsequent discussion will be recorded as part of the meeting. The proceedings will be live streamed and recordings of Council meetings will be made available to members of the public within 24 hours of the meeting.

Members of the public who address the Council will be heard on the live stream and audio of them speaking will be recorded. It is not intended that submitters or members of the public in the gallery will be visible in the live streaming or recording of the meeting. If a submitter does not wish to be recorded they must advise the Chair at the commencement of their public submission or prior to the Council Meeting.

Disclosure of Conflict of Interest

If a Councillor considers that they have, or might reasonably be perceived to have, a direct or indirect interest in a matter before the Council or a special committee of Council, they will declare their interest and clearly state its nature before the matter is considered. This will be done on every occasion that the matter is considered by the Council or special committee.

If a Councillor has an interest in a matter they will comply with the requirements of the Local Government Act, which may require that they do not move or second the motion and that they leave the room in which the meeting is being held during any vote on the matter and not vote on the matter.

If a Councillor does not intend to be at the meeting, he or she will disclose the nature of the interest to the Chief Executive Officer, Mayor or Chairperson prior to the meeting commencing.

MAYOR

NOTICE PAPER

ALL COUNCILLORS

NOTICE is hereby given that a Council Meeting of the Council will be held at the Civic Centre, Davey Street, Frankston, on 24 March 2025 at 7:00 PM.

COUNCILLOR STATEMENT

All members of this Council pledge to the City of Frankston community to consider every item listed on this evening's agenda:

- *Based on the individual merits of each item;*
- *Without bias or prejudice by maintaining an open mind; and*
- *Disregarding Councillors' personal interests so as to avoid any conflict with our public duty.*

Any Councillor having a conflict of interest in an item will make proper, prior disclosure to the meeting and will not participate in the debate or vote on the issue.

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

I acknowledge the Traditional Custodians of the land on which we meet today, the Bunurong People of the Kulin Nation, and pay my respect to Elders past, present and future. I would like to extend that respect to Elders of other communities who may be here today.

BUSINESS

- 1. APOLOGIES**
- 2. COUNCILLOR APPRECIATION AWARDS**
 - 2.1 Presentation to Peter Talbot
- 3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
Council Meeting No. CM4 held on 24 February 2025.
- 4. DISCLOSURES OF INTEREST AND DECLARATIONS OF CONFLICT OF INTEREST**
- 5. PUBLIC QUESTIONS**
- 6. HEARING OF SUBMISSIONS**
- 7. ITEMS BROUGHT FORWARD**
- 8. PRESENTATIONS / AWARDS**
- 9. PRESENTATION OF PETITIONS AND JOINT LETTERS**
- 10. DELEGATES' REPORTS**
- 11. CONSIDERATION OF CITY PLANNING REPORTS**
 - 11.1 Planning Application 886/2024/P - 253 Humphries Road Frankston South - To use and develop the land for a child care centre in a General Residential Zone (GRZ), To construct building and works in a Significant Landscape Overlay Schedule 3 (SLO3) and Design and Development Overlay Schedule 1 (DDO1). To display business identification signage. To remove substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3)3
 - 11.2 Statutory Planning Progress Report for January and February 202555
 - 11.3 Planning Scheme Amendment C156fran (Environmental Amendment) - Consideration of submissions received and request the appointment of a Planning Panel 121
 - 11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran 141

12. CONSIDERATION OF REPORTS OF OFFICERS

12.1	Governance Matters Report for 24 March 2025	181
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12.3	Sherlock and Hay Development Project	310
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12.6	Award of Contract CN11442 - Minor Asphalt Patching Panel.....	326
12.7	Award of Contract CN11481 - Frankston Basketball & Gymnastics Stadium Redevelopment.....	330

13. RESPONSE TO NOTICES OF MOTION

Nil

14. NOTICES OF MOTION

14.1	2025/NOM07 - Vale Dr Shunji Ohashi.....	337
14.2	2025/NOM08 - Anti-Graffiti 'Bounty' Pilot Program	339

15. REPORTS NOT YET SUBMITTED

Nil

16. URGENT BUSINESS**17. CONFIDENTIAL ITEMS**

Nil

Phil Cantillon

CHIEF EXECUTIVE OFFICER

19/03/2025

Executive Summary**11.1 Planning Application 886/2024/P - 253 Humphries Road Frankston South - To use and develop the land for a child care centre in a General Residential Zone (GRZ), To construct building and works in a Significant Landscape Overlay Schedule 3 (SLO3) and Design and Development Overlay Schedule 1 (DDO1). To display business identification signage. To remove substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3)**

Enquiries: (Sam Clements: Communities)

Council Plan

Level 1:

4. Well Planned and Liveable City

Level 2:

4.1 Integrate land use planning and revitalise and protect the identity and character of the City

Purpose

This report considers the merits of the planning application to use and develop the land for a child care centre in a General Residential Zone (GRZ), to construct buildings and works in a Significant Landscape Overlay Schedule 3 (SLO3) and Design and Development Overlay Schedule 1 (DDO1), to display business identification signage and to remove substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).

Recommendation (Director Communities)

That Council resolves to issue a Notice of Decision to Grant a Planning Permit to Planning Application 886/2024/P, subject to the conditions contained in the officers' assessment.

Key Points / Issues

- The application seeks approval for the use and development of a child care centre at 253 Humphries Road in Frankston South.
- Planning approval is also required for vegetation removal, impact on existing vegetation and for business identification signage.
- The application was referred to internal Council departments and externally to the Department of Transport and no objection was received, although requirements made should a planning permit be issued.
- The application was advertised which attracted 177 objections and 5 submissions of support.
- The application has undergone a thorough assessment taking into consideration the relevant planning policy and controls, referral comments and objections received. Assessment of the proposal finds that it meets the relevant planning requirements, including the landscape values of the area, and will integrate within the streetscape.
- Traffic matters were raised as a major concern by objecting parties. It is found that there would be a moderate impact to local traffic movements resulting from the child care centre - limited to pick drop off/pick up times. However, in context this level of impact is not sufficient to warrant refusal of, or changes to the proposal.
- Overall, it is expected that there will not be unreasonable levels of detriment to the amenity of the area given recommended conditions of approval.

11.1 Planning Application 886/2024/P - 253 Humphries Road Frankston South - To use and develop the land for a child care centre in a General Residential Zone (GRZ), To construct building and works in a Significant Landscape Overlay Schedule 3 (SLO3) and Design and Development Overlay Schedule 1 (DDO1). To display business identification signage. To remove substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3)

Executive Summary

- The application is reported to Council for decision pursuant to Councillor call-in. It is recommended that a Notice of Decision to Grant a Planning Permit be issued with conditions as outlined in the officer's recommendation.

For further information, please refer to the officer's assessment contained within this report.

Financial Impact

There are financial costs involved in the assessment of this application, however these are accounted for within Council's budget.

Consultation

Details of the consultation undertaken is provided in the Summary table in the Officers Assessment section of this report.

Analysis (Environmental / Economic / Social Implications)

The proposal will result in a positive environmental outcome as it allows for the retention of substantial trees and the replanting of additional vegetation throughout the site, including substantial canopy trees and indigenous vegetation.

The proposal will have positive short- and long-term economic benefits to the municipality and community. This will be achieved through job creation during the construction phase of the development and, in the long term, through job creation at the centre, economic spin off effects to local businesses and support to working parents.

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

Council has complied with Sections 52, 58, 60, 61 and 62 of the *Planning and Environment Act 1987* in processing the planning application.

Policy Impacts

Council officers have assessed the planning permit application in accordance with the applicable Planning Policy provisions, zones, overlays, particular and general provisions of the Frankston Planning Scheme.

Gender Impact Assessments

No gender impact assessment was required. As above, Council is required under the *Planning and Environment Act 1987* to assess the proposal against the Frankston Planning Scheme.

11.1 Planning Application 886/2024/P - 253 Humphries Road Frankston South - To use and develop the land for a child care centre in a General Residential Zone (GRZ), To construct building and works in a Significant Landscape Overlay Schedule 3 (SLO3) and Design and Development Overlay Schedule 1 (DDO1). To display business identification signage. To remove substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3)

Executive Summary

Officer's Declaration of Interests

In accordance with *Local Government Act 2020* and Council's Governance Rules, officers providing advice or a report to Council must disclose any direct or indirect interest they have in a matter.

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

There are no relevant risk implications.

Conclusion

Overall, it is considered that the proposal is satisfactory subject to conditions and should be supported as discussed throughout this report.

ATTACHMENTS

- Attachment A: [↓](#) Locality Map
- Attachment B: [↓](#) Aerial Map
- Attachment C: [↓](#) Development Plans
- Attachment D: [↓](#) Completed Councillor call-in form

Summary

Reason for Reporting to Council		Councillor Interest	
		Councillor Call-In	
APPLICATION			
Address	253 Humphries Road, Frankston South		
Proposal	To use and develop the land for a child care centre in a General Residential Zone (GRZ). To construct buildings and works in a Significant Landscape Overlay Schedule 3 (SLO3) and Design and Development Overlay Schedule 1 (DDO1). To display business identification signage. To remove substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).		
PLANNING REQUIREMENTS			
Zoning	General Residential Zone – Schedule 1		
Overlays	Significant Landscape Overlay – Schedule 3 Design and Development Overlay – Schedule 1		
Particular Provisions	Clause 52.05 – Signs Clause 52.06 – Car Parking Clause 53.18 – Stormwater Management in Urban Development.		
Permit Trigger(s)	<p>Clause 32.08-2 – General Residential Zone of the Frankston Planning Scheme for use of land for the purpose of a child care centre.</p> <p>Clause 32.08-9 – General Residential Zone of the Frankston Planning Scheme to construct a building or construct or carry out works for a use in Section 2.</p> <p>Clause 42.03-2 – Significant Landscape Overlay – Schedule 3 of the Frankston Planning Scheme to construct a building or carry out works within the Tree Protection Zone of a substantial tree, and for the removal of a substantial tree.</p> <p>Clause 43.02-2 – Design and Development Overlay – Schedule 1 of the Frankston Planning Scheme to construct and carry out buildings and works.</p> <p>Clause 52.05-13 – Signs – to display a business identification sign.</p>		
PROCESS			
Notification of Proposal	<p>Notification of the planning application was given pursuant to the requirements of Section 52 of the <i>Planning and Environment Act 1987</i>.</p> <p>Notification was given in the form of:</p> <ul style="list-style-type: none"> • Mail to adjoining owners and occupiers; and • Two (2) signs were erected on the site; one (1) sign being located along each road frontage. 		
Objection(s)	A Total of 177 objections and 5 submission supporting the proposal were received.		
S. 52 Referrals	Not applicable	S.55 Referrals	Not applicable

Internal Referrals	Traffic, Drainage, Landscaping, Arborist, Urban Design, Environmentally Sensitive Design, Waste Management.
LEGISLATIVE	
Title Restrictions	Not applicable
Application Fees	The application fee paid for this application was \$5637. The average cost to Council to process a planning permit application is \$2,264.

Background

Subject Site

The subject site is a large regular allotment located on the north-east corner of Humphries Road and Sibyl Avenue in Frankston South.

The site has a frontage to Humphries Road and a rear northern boundary measuring 51.3 metres, a frontage to Sibyl Avenue and side eastern boundary of 46.27 metres. The overall site area is 2,775 square metres. There are no easements affecting the subject site.

The subject site has a fall of approximately 4 metres from the north-west corner to the south-east corner.

There is an existing single storey dwelling with pitched roof setback from all boundaries in addition to a pool and outbuildings on the subject site. Access to the property is via a crossover, located centrally along the Humphries Road frontage.

There is high fencing along the Sybil Avenue frontage open style low rail fencing along the Humphries Road frontage.

Scattered vegetation is found throughout the site which is detailed in the supplied Arboricultural Impact Assessment by Treespace Solutions.

There is street infrastructure located along the nature strip in Sibyl Avenue including an electricity pole and overhead wires. There is a bus stop at the south-east end of the Humphries Road frontage.

Locality

The subject site is within an established residential area with some nearby non-residential uses including a medical Centre and small shopping centre at Rosedale Grove/Humphries Road roundabout. Humphries Road forms the edge of the Frankston City Municipal boundary where it adjoins Mornington Peninsula Shire.

Surrounding development is generally characterised by detached dwellings on large allotments sited within a treed setting.

The use and development of land abutting the subject site is summarised as follows:

North – 251 Humphries Road (corner site on opposite side of Sibyl Avenue) contains a detached single storey dwelling that is accessed via both Sibyl Avenue and Humphries Road. There is high fencing and hedging along both frontages.

South – 255 Humphries Road contains a single storey dwelling with pool, tennis court and outbuildings on a large allotment. The dwelling well back from the street and has a minimum setback of 5.2 metres from the shared boundary with the subject site. Trees scattered throughout the site.

East – 2 Sibyl Avenue contains a detached single storey dwelling centrally within the site amongst a treed setting that screens views into the site from the road.

West – Opposite side of Humphries Road contains detached dwellings on large allotments sited within a garden setting and set well back from the front. The front boundaries either have high fencing or hedging.

Site History

There are no previous planning permit applications for the site.

Proposal

The application seeks approval for the use and development of land for the purpose of a child care centre, business identification signage, vegetation removal and works that will impact existing vegetation on land at 253 Humphries Road, Frankston South.

The proposal is summarised as follows:

Use

- The facility will provide for child care and three and four year old kindergarten.
- The proposed hours of operation are Monday to Friday between 6:30am and 6:30pm.
- A maximum number of 138 children will be cater for on the premises at any one time.

Development

- The proposed building is single storey with a basement car park, with vehicle and pedestrian access provided off Sibyl Avenue.
- At ground level the building contains eight (8) activity rooms each catering for varying age groups (nursery, toddlers, 3- and 4-Year-old kindergarten) with adjacent store/bottle preparation area/toilets, a cot room, reception and office, program/planning room, staff room, parents' room, food preparation area (kitchen) storage areas and lift and stairwell providing access to the basement.
- Earthworks are proposed to provide for the basement level and reducing the building height above natural ground level (NGL), to 4.825 metres.
- Each of the activity rooms have direct access to outdoor play area that are located along northern, southern and western sides of the building.
- The basement level provides for a ramp leading from Sibyl Avenue to the car park which has 34 car spaces including one (1) disabled space, a bin/service room, and lift and stairwell providing access to the upper level.
- The car park layout provides car parking on either side of the central accessway. On the northern side there are nine (9) spaces, and on the southern side there are 25 car spaces (tandem) with 12 of the back spaces dedicated to staff.
- A Traffic Engineering Assessment prepared by Traffix and Group dated November 2024, and a Waste Management prepared by the same dated November 2024, provides an assessment of on-site car parking, accessibility and traffic movement within the local area.
- The building has an articulated building footprint and will be setback a minimum of 8.2 metres from the Humphries Road frontage and 9.586 metres from the Sybil Avenue frontage to the front façade. It will have minimum setbacks of 3.25 metres and 5.3 metres and from the northern and eastern side boundaries, respectively.
- The contemporary architectural building design proposes an articulated built form with a flat roofline. The plant and equipment contained within the roof space and is screened from view.
- There are two (2) business identification signs proposed, to be located along the northern and southern building facades.
- A selection of neutral and modern finishes will be use and large glazed area.
- The building adopts environmentally sustainable design principles which is outlined in the Sustainability Management Plan prepared by SUHO dated October 2024.
- The building is located within a landscaped setting, front fencing is setback from the street boundaries to Humphries Road and Sibyl Avenue with screen planting in front. A Landscape Plan prepared by Jeavons Landscape Architects provides detail of this and includes a palette of native and indigenous plantings to be use.

- There are two trees to be removed to facilitate to the development with a number of existing trees being retained. An Arboricultural Impact Assessment prepared by Treespace solutions dated November 2024, provides further details.
- Acoustic fencing is proposed along the northern and eastern shared boundaries with neighbouring residential properties, which is detailed in the Acoustic report prepared by Enfield Acoustics Pty Ltd dated July 2024.

Planning Policy Framework

Planning Policy Framework relevant to this application are summarised as follows:

Municipal Planning Strategy:

Clause 02.03 – Strategic Direction

- Clause 02.03-2 – Environmental and landscape values
- Clause 02.03-3 Environmental risks and amenity
- Clause 02.03-5 Built environment and heritage
- Clause 02.03-7 Economic development
- Clause 02.03-8 Transport.

Clause 02.04 – Strategic Framework Plans

- Clause 02.04-1 – Municipal strategic framework plan.
- Clause 02.04-3 – Environmental risks map
- Clause 02.04-4 – Environmental & landscape values
- Clause 02-04-7 – Transport framework map

Planning Policy Framework

Clause 11 – Settlement

Clause 12 – Environmental and Landscape Values

Clause 13 – Environmental Risk and Amenity

Clause 15 – Built Environment

Clause 17 – Economic Development.

Clause 18 – Transport

Clause 19 – Infrastructure

Particular Provisions relevant to this application include:

Clause 52.06 – Car Parking

Planning Scheme Controls

A Planning Permit is required pursuant to:

- Clause 32.08-4 – General Residential Zone of the Frankston Planning Scheme for the use of the land for the purpose of a child care centre.
- Clause 32.08-9 – General Residential Zone of the Frankston Planning Scheme to construct a building or construct or carry out works for a use in Section 2.
- Clause 42.03-2 – Significant Landscape Overlay – Schedule 3 of the Frankston Planning Scheme to construct a building or carry out works within the Tree Protection Zone of a substantial tree and removal a substantial tree.
- Clause 43.02 – Design and Development Overlay - Schedule 1 of the Frankston Planning Scheme to construct or carry out buildings and works.

Particular Provisions

- Clause 52.06 – Car parking
- Clause 52.05 - Signage
- Clause 52.34- Bicycle Facilities.

Notification of Proposal

As a result of the public notice, 177 objections and 5 submissions were received supporting the proposal. Also, multiple objections were received from 26 properties.

A Residents Discussion Meeting was not held due to the volume of objections received making such a meeting unworkable. The potential for an information meeting with objecting parties was discussed with the applicant, however the applicant declined such a meeting. Instead, the applicant has provided a written response to objections received.

The grounds of objection are summarised as follows; ranked in order of high to low significance in respect of planning assessment.

- Impacts on local traffic network/movement with increased traffic congestion and safety concerns.
- Pedestrian safety as there are no footpaths in Sibyl Avenue or along the Frankston side of Humphries Road.
- Car parking limitations on site and increased on-street car parking.
- An inappropriate use within a residential area.
- Existing child care centres within the local area provide a service and there is no need for this development.
- Inconsistent with planning controls.
- Not consistent with neighbourhood character and is an overdevelopment of the site.
- Vegetation removal and its impact on wildlife.
- Amenity impacts (noise, traffic, light spill) resulting from the proposal.
- The site is within bushfire area and there are concerns about safety and evacuation in the event of a bush fire.
- Property devaluation (this has no planning merit so cannot be considered).

Internal Referrals

The application was referred internally to the following Council Departments and a brief summary of the relevant comments are provided:

Traffic Engineer

Council's traffic engineers have reviewed the documents submitted for the proposal.

Clause 52.06 of Frankston Planning Scheme requires that 0.22 car spaces be provided to each child. This equates to 0.22 x 138 children totalling 30 on-site car parking spaces. As 32 car spaces, including one (1) disable space, are provided, this is satisfactory.

The access way and car parking layout is satisfactory.

The traffic impact report adequately analyses traffic generation and the subsequent impact on the local road network and is deemed satisfactory.

Traffic associated with the development will be moderate, spread across the peak periods and can be accommodated within the surrounding roads with no significant concerns.

Traffic has no objection subject to the inclusion of standard and specific conditions on any permit issued; and more specifically required that:

- Tandem parking spaces are to be line marked or clearly delineated on site.
- Bollard lighting is provided along the accessway.

- Driveway sight distance to be provided at the new vehicle crossover in accordance with AS2890.1:2004.
- Proposed pedestrian path on Sibyl Avenue to be constructed to the satisfaction of the responsible authority.
- Vehicles under control of the operator of the use, or the operator's staff, must not be parked on the nearby roads and utilise the 12 on-site staff parking spaces.
- The loading and unloading of vehicles and the delivery of goods to and from the premises must be conducted entirely within the site and is not to interfere with other vehicular traffic.
- Details of car parking control equipment (controlling access to and egress from the internal/basement car park) must be submitted to and approved by the responsible authority.
- Any security device controlling vehicle access to the premises must be located a minimum of six (6) metres inside the property to allow vehicles clearance of Sibyl Avenue.

Drainage Engineer

No objection subject to the inclusion of standard drainage conditions on any permit issued.

Strategic Planning

The proposal is supported. A summary of reasons for this include:

- The proposed location has dual frontage with one side fronting a secondary arterial road, and being on a corner site traffic disruption and impact on local residents will be minimal.
- The proposed facility reflects a domestic architectural character and scale, being single storey and well landscaped, and is consistent with the overall neighbourhood character of the area.
- The facility is set back from adjoining residential properties with the primary outdoor spaces adjacent to the road frontages which will reduce noise impact on neighbouring properties.
- Landscaping and the retention of some large existing canopy trees will contribute to the aesthetics of the proposal.
- The proposed development is consistent with the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the educational community uses for the General Residential Zone and will service the local community needs.

Environment Officer – Arborist

No objection subject to the inclusion of conditions on any permit issued including:

- Preparation of a Tree Protection Management Plan (TPMP).
- Canopy tree planting to be included on the Landscape Plan.
- Tree pruning requirements.
- Additional comments include:
 - The Arboricultural Impact Assessment prepared by Treespace Solutions (November 2024) provides sufficient information to reach a decision.
 - The existing trees on site vary in quality, with no high value trees identified.
 - There is no objection to the removal of Tree #4 (under the SLO3) and Tree #5 is an environmental weed and does not need approval to remove.
 - There is opportunity for replacement plant of trees to be removed.
 - Street trees and neighbouring trees are to be retained and protected in the TPMP.

Environment Officer – Landscape Planner

No objection subject to the inclusion of conditions on any permit issued including:

- Submission of a formal landscape plan for approval by the responsible authority, that is generally in accordance with the concept landscape plan prepared by Jeavons Landscape Architects dated 3/09/2024 and showing:
 - (a) landscaping and planting within all open areas of the site, including proposed play spaces.
 - (b) removal and replace *Pittosporum undulatum* with a canopy tree, minimum height 10m.
- Approved landscaping to be carried out and completed to the satisfaction of the responsible authority, before occupation of the development and/or commencement of the use.

Urban Design

No objection subject to inclusion of conditions on any permit issued.

Matters initially raised by the Urban Designer were addressed in the advertised plans, including those relating to appropriateness of the development in relation to the surround context and landscape, to the internal layout, pedestrian access and weather protection.

The proposal is generally considered to be well-articulated and has an identifiable primary entry from Sibyl Avenue.

Street fencing should be visually permeable along Sibyl Avenue.

The pedestrian access (Sibyl Avenue) is likely to degrade the nature strip and a footpath should be provided Sybil Avenue to access the street.

The proposal is unlikely to have a significant or adverse visual impact on the streetscape.

Environmentally Sensitive Design (ESD) Officer

No objection subject to the inclusion of conditions on any permit issued including:

- Amended Sustainability Management Plan (SMP), generally in accordance with the SMP prepared by SUHO, dated 14.08/2024, showing:
 - (a) IEQ score amended to be above 50%. Amend BESS & SMP report accordingly.
- A Green Travel Plan to be submitted to the satisfaction of and for approval by the responsible authority.

Waste Services

No objection to the proposal. The site will be serviced by a private waste collection contractor.

External Referrals

The application was referred externally to the Department of Transport who do not object to the application.

Discussion

Planning Policy Framework

The proposal is consistent with the Planning Policy including the Municipal Strategic Statement, Strategic Direction and Planning Policy Framework for the following reasons:

- It would be a compatible use with its surrounds and provides a community service identified by the applicant. It has considered the safety, efficiency and amenity effects it may have on traffic and the surrounding area.
- The location of the site is readily accessible to the community it will serve with good road and transport networks, and it is close to a range of primary and secondary schools that would enable single trips to these venues.

- The purpose built child care facility is of a contemporary and high quality architectural design that responds to its site and wider context, and will integrate well within its streetscape setting.
- The proposal is consistent with the strategies in the Non-residential uses in residential zone policy at Clause 13.07L. It presents frontage to a secondary arterial road to lessen noise and traffic impacts, amenity and outdoor lighting will be controlled through conditions on any permit issued, on-site parking and drop off/pick up points will be contained within the site, the site is readily accessible by the community and built form will be of domestic architectural character and scale of nearby housing.
- The development achieves the objectives of environmental and landscape policy by achieving appropriate landscaping opportunities, good building design and construction, adopting ESD elements, and having a positive contribution to the neighbourhood and its landscape values.
- It will have both social and economic benefits to the community by providing opportunity for social interaction and community building, jobs and businesses, and a choice for families who require long day care due to work or study commitments.

General Residential Zone

Planning approval is required for a Child care centre use in a General Residential Zone pursuant to Clause 32.08-2 of the Frankston Planning Scheme. Approval is also required to construct or carry out works associated with a Section 2 use under Clause 32.08-10 of the Zone.

The purpose of the General Residential Zone is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreation, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The proposal is consistent with the requirements of the General Residential Zone, including the zone purpose, as it supports an educational and community use serving the local community.

Additionally, the proposal is consistent with the relevant planning policy, is appropriately locate for a non-residential use in a residential area, has access to established infrastructure and good transport networks.

The proposal will be compatible with residential and other uses within the surrounding area. The building is sited and designed to integrate within its site context and streetscape, and to respect the neighbourhood character for this part of Frankston South.

The safety, efficiency and amenity effects of traffic generated by the proposal has been considered and would only a moderate affect during the peak periods and can be readily accommodated within the surrounding roads. The car parking provision is adequate and will be wholly provided within the site.

Design and Development Overlay Schedule 1

The policy applies design objectives for development to achieve in Frankston South which, in summary, seeks to maintain and enhance the low treed characteristic of the area. Development should respond to the landscape, environment, neighbourhood character and infrastructure capacities of the area.

Planning approval is required to construct to carry out buildings and works under the Design and Development Overlay Schedule 1 at Clause 43.02 of the Frankston Planning Scheme. The relevant decision guidelines for this proposal include:

- The appropriateness of any subdivision, building or works having regard to land capability, including landform, slope, drainage, stormwater flows and the presence of vegetation.
- The extent to which the proposed development meets the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement.

The proposal is considered to be consistent with the general layout of the surrounding area and neighbourhood character. The built form integrates well into the site and the wider context, and the streetscape.

This is because the proposed building is a moderate single storey development with a basement level accommodating car parking, achieved by utilizing the landform/slope. The maximum building height is height 4.8 metres and a site coverage of 36% and impervious surface area of 47% is provided. It has been able to achieve low site coverage and higher impervious surface areas due the basement car parking.

The building is set well back to the Humphries Road and Sibyl Avenue frontages and proposes a 2-metre-wide landscaped strip along each frontage that will visually screen the site as vegetation matures. Submitted reports and internal referral responses indicate the proposal adopts an environmentally sustainable design and will not impact on the capacity of local infrastructure including drainage and traffic.

The subject site is within the Frankston South 1 (FS1) Precinct within the Frankston preferred neighbour character policy at Clause 15.01-5L of the Frankston Planning Scheme. The proposal has been considered against the policy strategies and policy guidelines and is found to comply with these as:

- The development utilises the existing contours of the site to minimise site disturbance and visual impact of the building on the landscape.
- The landscape concept plan demonstrates there will be substantial plantings throughout the development site, with particular attention to planting along road frontage which will strengthen the impression of a continuous flow of vegetation across the landscape and surrounding area.
- Most existing vegetation within the site is identified as having minimal significance and the tree to be removed is in a poor condition. The proposal allows for substantial plantings with native and indigenous species including canopy trees. This will contribute to and strengthen the landscape character of the area.
- The rhythm of existing building spacing will be retained as the building is sited within the allotment well set back from boundaries within landscaped surrounds.
- As such the proposal is considered consistent with policy provisions of the Design and Development Overlay Schedule 1.

Significant Landscape Overlay Schedule 3

The Significant Landscape Overlay Schedule 3 policy applies landscape character objectives for development to achieve in Frankston South which seeks to maintain the well vegetated landscape character of the area.

Planning approval is required under the Significant Landscape Overlay Schedule 3, at Clause 42.03-2 in the Frankston Planning Scheme, to undertake buildings and works within the Tree Protection Zone (TPZ) of substantial tree, and the removal of a substantial tree.

The Aboricultural Impact Assessment produced by Treespace Solution (November 2024) provides an assessment of existing vegetation on site and neighbouring properties and provides recommendation to mitigate any impact vegetation.

A planning permit is required to remove Tree #4 - *Eucalyptus ovata*, to facilitate the development. Also, approval is required for encroachment of Trees #13-16 located on the neighbouring property to the east and street trees being Trees #1, #6, #10, #12).

The relevant decision guidelines include:

- Demonstration of avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.
- Whether the removal of substantial trees including for defensible space has been avoided or minimised having regard to the bushfire risk and other available siting options.
- The impact of the proposal on the visual landscape or biological values of the area.
- The extent, location and species to be used in any proposed replanting, with preference given to indigenous plants and within the appropriate Ecological Vegetation Class when appropriate.
- The impact of development on soil stability.
- Whether alternative siting, design or screening is appropriate to reduce the visual impact of development.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

The application was referred to Council's Environmental Department (Arborist) who has reviewed the proposal and does not object. There are no high value trees on the site and the removal of Tree #4 is supported because of evident decay and concerns of potential failure. The proposed replacement planting is supported in a childcare setting.

Conditional requirements for a Tree Protection Management Plan will ensure impacts on retained vegetation are managed.

Canopy tree planting throughout the development site will provide visual enhancement of the site and contribution to the landscape quality and character of the area.

Council's Landscape Planner has requested that the *Pittosporum undulata* (Tree #6) be removed and replaced with a canopy tree. This tree is outside of the property boundary so has not been included as a conditional requirement to remove as this is beyond Council's powers.

The proposal is considered consistent with policy provisions of the Significant Landscape Overlay Schedule 3.

Non-residential use in a residential area policy

This policy at Clause 13.07-1L applies to applications for use or development of land for a non-residential use in a residential zone. Those strategies relevant to this application are:

- Locate non-residential uses so that they front a primary or secondary arterial road on at least one side if the non-residential use is likely to cause traffic and noise impacts to residential neighbours or if the use is proposed to provide services outside standard business hours.
- Discourage illuminated signs and outdoor security lights for non-residential uses.
- Providing adequate on-site parking and drop off points to ensure that residential streets do not become congested by associated car parking.
- Support non-residential use and development that:
 - Provides a focal point (including by adjoining an existing or planned activity centre or by clustering similar uses).
 - Is readily accessible by road and non-vehicular routes.
- Ensure development associated with a non-residential use reflects the domestic architectural character and scale of nearby housing.

The proposal fronts Humphries Road, which is a secondary arterial road and Sibyl Avenue, a local road. The proposed location for the use is thus consistent with the locational objectives of planning policy.

Business identification signage is proposed along the northern and western elevations of the building which appears to be simplistic and respectful of the surrounding residential area in terms of placement, design and style. Further detailing of the signage is provided on amended plans as a condition of permit.

Whilst traffic and car parking matters are discussed below, the proposal does provide car parking in the amount required by the planning scheme. The proposal is readily accessible to the road network.

The proposal is considered to be well-articulated and of a scale and form appropriate to its contextual landscape setting. The primary entry is readily identifiable from Sibyl Avenue and the building and proposed landscape surrounds will further enhance the development which is unlikely to have any adverse visual impact on the streetscape.

The outdoor play areas are positioned adjacent to the frontages to create some separation from adjoining residences. The Acoustic Report prepared by Enfield Acoustics Pty Ltd (July 2024) assesses noise likely to be generated by the proposal and considers this would be at acceptable levels subject to the inclusions of 1.8m high acoustic fencing along the shared boundaries with neighbouring residential properties and the inclusion of conditions on any permit issued relating to noise control which is supported.

Traffic and Car Parking

The Traffic Engineering Assessment prepared by Traffix Group Pty Ltd (2024) provides an assessment of traffic to be generated by the development and on-site car parking. It also includes the finding of a traffic survey conducted at various peak times of the day during May 2024. In summary the report concludes there is sufficient on site car parking provided and there will be a moderate impact on traffic associated with the proposed development that is within acceptable levels.

The traffic report identifies the proposal involves a corner allotment, with frontage to Humphries Road which is an urban arterial road, and Sibyl Avenue which is a 7.5m wide local road with wide verges and no footpaths. Site access to the basement car park will be via a new double width crossover in Sibyl Avenue, located towards the eastern end of the frontage.

Thirty (30) car spaces are required under Clause 52.06-6 of the Frankston Planning Scheme and thirty-four (34) car spaces are provided within the basement. The parking arrangements meet the Planning Scheme requirements at Clause 52.06-9 and the relevant Australian Standards. There are also six (6) bicycle parking spaces provided adjacent to the internal pedestrian pathway.

The report identifies that traffic impact associated with the development will be moderate, largely confined to peak periods and will be accommodated within the surrounding road network. Traffic volumes within Sibyl Avenue and at the intersection with Humphries Road will remain within its design capacity.

Loading activities can be readily accommodated within the on-site car park during off-peak times when parent demand is low. Similarly waste collection can occur on-site with vehicles able to access and exit the site in a forward direction.

The requirement for a Construction Management Plan is included as a recommended condition to ensure there would be minimal impact in terms of traffic car parking and emissions on the surrounding area during construction.

Council's Traffic Engineer is satisfied with the findings of the traffic report and does not object to the proposal subject to the inclusions of conditions as outlined earlier in this report.

Signage

A planning permit is required for a business identification sign pursuant to Clause 52.03-13 of the Frankston Planning Scheme. The subject site falls within Category 3 – High amenity areas, which seeks to ensure that signs are orderly, of good design and do not detract of the appearance of the building on which a sign is displayed or the surroundings.

The proposed business identification signage will be in the form of lettering (name of the facility) and is located toward the top of the building façade along the northern and western frontages. The signage appears to be simplistic in style and non-intrusive within the landscaped setting. However, at this stage the signage is only illustrative on plans and more design details will be required as a condition on any permit issued.

Consultation

Some reasons for objection have been discussed above in the report. Other concerns that warrant further discuss are as follows:

Pedestrian safety as there are no footpaths in Sibyl Avenue or along the Frankston side of Humphries Road.

The lack of footpaths (Sibyl Avenue and FCC side of Humphries Road) and pedestrian safety is one of the main concerns raised by objectors. This is because some pedestrians use the road pavement in Sibyl Avenue rather than the roadside verge. The increase in vehicle traffic associated with the proposed child care centre is perceived to increase risk to pedestrians walking on the road pavement.

It must be said that walking on a road pavement entails some inherent risk and is not an outcome which would be generally encouraged. To the extent that it may occur for practical reasons in some areas does not mean that it should be protected or used as a basis to deny or limited vehicle movements on the road pavement.

Future Construction of a footpath along Sibyl Avenue extending from Humphries Road to Alicudi Avenue is listed in the Frankston City Paths Development Plan 2020. This however, is currently of low priority and would not likely be completed for some time. Any additional traffic in Sibyl Avenue would only affect the area near the intersection of Humphries Road due to the site being a corner allotment. This has not been raised as a concern with Council's Traffic Engineer. There is an existing footpath on the opposite side of Humphries Road within the Mornington Peninsula Shire municipal area.

Car Parking and traffic congestion

As identified in the officer assessment, the proposal provides sufficient numbers of car spaces as required by the Planning Scheme. Council is not entitled, in forming its decision, to look beyond this to seek a greater number of car spaces be provided or to refuse the application on the basis of a lack of car parking.

To the extent that, at peak times, some users of the child care centre may choose stop and 'drop off' at the front of the centre rather than accessing the land, this does pose safety issue to pedestrians in itself. If this does occur and poses a future traffic safety issue, then it can be managed by enforcement of parking restrictions.

Whilst it is likely that the proposed use will introduce additional traffic movements to Sibyl Avenue, these would most likely be confined to within particular time windows (pick up and drop off times). Traffic engineering advice is that the traffic volumes will remain within the design capacity of the road network and will not pose a safety issue in themselves. May there be some additional delay in turning movements at the Humphries Road and Sibyl Avenue intersection? Perhaps, but this is not a reason in itself to refuse to grant a permit for a use which otherwise achieves the objectives of planning policy, being appropriately located adjacent to a secondary arterial road.

There may be some additional noise and light from vehicles arriving and departing, but this is would not be unreasonable in context. The assessment might be different if the site were located in end of a quiet dead-end street, but this is not the circumstance of this land.

Need for the Centre

The need for another child care centre has been questioned on the basis that there are other child car centres in the area. It is, however, not the purpose of planning regulation to discriminate between existing and new uses, or to regulate competition between them. Accordingly, and as observed previously by the Victorian Civil and Administrative Tribunal (VCAT) in the case of Hope Early Learning v Frankston CC (VCAT 1393); *It is important to emphasise that there is no obligation on the permit applicant to demonstrate a need for the*

childcare centre. Whilst need for a use may be a relevant consideration, the demonstration of need is not a precondition to the grant of a permit. If for example, an applicant can show a need for a proposed use, then this factor may outweigh other considerations adverse to a use. However the lack of a demonstrated need will rarely be a ground for refusing to grant a permit. Further, the VCAT went on to comment about planning objectives which talk to a 'local need' being addressed. The VCAT said; The extent to which a proposal is required to meet a local need to satisfy the decision guidelines and the policy provisions of the planning scheme, has also been considered by this Tribunal over a long period. The Tribunal has consistently held that non-residential uses often serve a wider catchment than the immediate neighbourhood. The fulfilment of a local need test under the planning scheme does not require that every customer, patient or patron of that use, or a specified proportion of them, must be resident within an area which could be defined as local.

Accordingly, there is no need for Council to look exhaustively at this question – it is simply enough to say that the level of demand for the proposed centre is a commercial matter for the operator, and that the prospect that there will be some users of the centre within a local postcode level area is sufficient qualification for the proposal to be approved.

Residential and neighbourhood amenity

As identified above, the centre has been located and designed in such a way so as to minimise amenity impacts. Obviously this is a relatively low scale and quiet residential area, and the introduction of a concentration of children on one plot of land might be said to be offensive of that existing amenity. However, the planning scheme does not seek to protect absolutely all existing levels of amenity, simply to manage impacts to them so that they are not unreasonable in context. Council's officers consider that the design of the centre, including the provision of acoustic fencing, and conditions of permit as recommended in this report, will be sufficient to ensure that amenity impacts are not unreasonable in a residential context.

The site is within bushfire area and there are concerns about safety and evacuation in the event of a bushfire.

Objectors raised concern that the proposal is in an area that is bushfire prone and the proposal would cause traffic chaos and risk to safety in the event of a bushfire.

There is no Bushfire Management Overlay under the Frankston Planning Scheme that affects the subject site, although it is located within a recognised Bushfire Prone Area. During the building permit stage there would be requirements to be met due to this.

Fire Rescue Victoria (CFA) would be the relevant authority responsible for any bushfire control. Frankston's Municipal Emergency Management Plan (due to be reviewed in 2025), provides a key role in reducing risks, mitigating the impact of events and minimising the consequences of emergencies, including bushfire, is implemented through Council's Emergency Management services. Additionally, a child care centre is legally required to have an emergency management plan in place. It is not uncommon for uses of this nature (and more intense uses such as primary and secondary schools), to be located in areas where there is some bushfire risk. Whilst this means that the use should have appropriate plans in place in the event of a fire, it does not mean that the use cannot establish at all.

Analysis (Economic and Social Implications)

The proposed child care centre will have positive environmental and social implications, providing the opportunity to undertake appropriate planting within a site which contains vegetation of poor retention value which will have a positive contribution to the landscape values for the area.

There will be positive short- and long-term economic benefits to the municipality and community achieved through job creation during the construction phase of the development and, in the long term, through job creation at the centre. There will also be positive economic spin off effects to local businesses and support to working parents.

Conclusion

Child care centres are a very common feature in cities and suburbs. They have been encouraged by increasing levels of government funding and support, but are often the subject of community concern. Certainly, the centres can introduce some additional traffic at times, and also noise from the children who attend them to play and learn. However, they are not akin to noxious industry and concern about the level of impact can be greater than the ultimate impacts realised once the use commences. These centres must go somewhere, and planning policy and regulation provide that sites like this one are suitable candidates.

This proposal has been well considered and designed, and will result in a positive environmental outcome as it allows for the retention of substantial trees and the replanting of additional vegetation throughout the site, including substantial canopy trees and indigenous vegetation.

The proposal will also have positive short- and long-term economic benefits to the municipality and community. This will be achieved through job creation during the construction phase of the development and, in the long term, through job creation at the centre, economic spin off effects to local businesses and support to working parents.

These are reasons to conclude that the proposal presents an acceptable planning outcome and warrants the granting of a planning permit by Council.

Recommendation (Director Communities)

That Council resolves to issue a Notice of Decision to Grant a Planning Permit a Planning Permit in respect to Planning Permit Application number 886/2024/P to use and develop the land for a child care centre in a General Residential Zone (GRZ). To construction buildings and works in a Significant Landscape Overlay Scheule 3 (SLO3) and Design and Development Overlay Schedule 1 (DDO1). To display business identification signage. To remove substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3) at 253 Humphries Road, subject to the following conditions:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be substantially in accordance with the plans submitted with the application but modified to show:
 - a) All trees growing on the site and on the adjoining properties within 3m of the boundaries must be clearly illustrated on all relevant plans to demonstrate canopy width, trunk location and clearly labelled in accordance with the Arboricultural Impact Assessment Report prepared by Treespace Solutions dated 30/08/2024 and stating whether the tree is to be retained or removed.
 - b) The Tree Protection Zone and Structural Root Zone for all trees to be retained and the tree protection fence/ground protection locations must be illustrated on all relevant plans.
 - c) The acoustic fence along the northern and eastern site boundaries increased to 2 metres in height above natural ground level.
 - d) The finished floor levels on layout plans.
 - e) Plans with the signage details showing the size, style and location.
 - f) A Landscape Plan in accordance with Condition 3.
 - g) A Tree Protection Management Plan in accordance with Condition 6.
 - h) Driveway sight distances in accordance with Condition 22
 - i) A pedestrian path in accordance with Condition 23.

- j) Security and control measures for the car park in accordance with Conditions 26 and 27.
- k) An amended Sustainability Management Plan in accordance with Condition 28.
- l) A Green Travel Plan in accordance with Condition 31.
- m) An amended Waste Management Plan in accordance with Condition 33.
- n) A Construction Management Plan in accordance with Condition 35.

No Alterations

- 2. The use and/or development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Landscape Plans

- 3. Before the development starts, a detailed landscape plan consistent with Frankston City Council's Landscape Plan Guidelines (2020) must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified landscape designer, drawn to scale with dimensions. The plan must be consistent with the development plans and generally in accordance with the concept landscape plan, prepared by Jeavons Landscape Architects dated 3/9/24, but modified to show: a survey (including botanical names) of all existing vegetation on the site and those located within 3m of the site boundary on adjoining properties, accurately illustrated to represent canopy width and labelled with botanical name, height and whether the tree is proposed to be retained and/or removed.
 - a) Landscaping and planting within all open areas of the site, including proposed play spaces.

Prior to Occupation

- 4. The landscaping as shown on the endorsed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or commencement of the use or at such later date as is approved by the Responsible Authority in writing.
- 5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged trees are to be replaced.

Tree Protection Management Plan

- 6. Before works start (including any demolition, levelling of the site, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), a Tree Protection Management Plan (TPMP) prepared in accordance with Frankston City Council's 'Arboricultural Report Writing Guide' must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the permit. The TPMP must be prepared by a suitably qualified and experienced Arborist in relation to the management and maintenance of trees numbered 1-3, 6-16. The TPMP must make specific recommendations in accordance with AS4970: 2009 - Protection of Trees on Development Sites and detail the following where relevant but not limited to ensuring that the trees remain healthy and viable during and following construction:
 - a) A site plan showing tree protection zones (TPZ) and structural root zones (SRZ), tree protection fence locations and any tree protection fence relocations required where ground protection systems will be used.
 - b) A clear photograph of each tree.
 - c) Any specific damage/faults evident within each tree prior to demolition or construction. These photographs must be supplied within the TPMP as a

preliminary dilapidation report.

- d) Restricted activities in the TPZ.
 - e) Key supervision and monitoring stages of the development including pre-demolition, pre-construction, and post construction stages.
 - f) Details of any TPZ encroachments including if necessary.
 - i. details of any exploratory root investigation.
 - ii. any alternative construction techniques.
 - iii. any root pruning.
 - iv. any arborist supervision.
 - v. any surface treatments / equipment installation within outdoor play spaces.
 - g) Methods for installation of services e.g., sewerage, storm water, telecommunications, electricity etc.
 - h) Remedial pruning works as required including a detailed photographic diagram specifying what pruning will occur.
 - i) Final Certification of Tree protection template.
7. Prior to occupation of the development or at such later date as is approved by the Responsible Authority in writing, the Final Certification Report Template as required in the Tree Protection Management Plan must be completed and submitted to the satisfaction of the Responsible Authority.
8. Tree protection must be carried out in accordance with AS 4970-2009 Protection of trees on development sites and the endorsed TPMP to the satisfaction of the Responsible Authority.

Tree Pruning

9. Any tree pruning must be carried out by a qualified and experienced Arborist who has thorough knowledge of tree physiology and pruning methods. Pruning must be carried out in accordance with AS 4373-2007 Pruning of Amenity Trees and to the satisfaction of the Responsible Authority. Any pruning works must be undertaken before works start. Any pruning of trees located on a neighbouring property should be undertaken in consultation with the property owner.

Drainage

10. Before the development starts, detailed design plans and drainage computations of the internal stormwater drainage system including the method of connection to the existing Council drainage infrastructure to the satisfaction of the Responsible Authority must be submitted to and approved by Responsible Authority
11. A stormwater detention system with a volume capable of retarding the 10% Annual Exceedance Probability (AEP) flow from the development site back to a 20% AEP pre-development value must be constructed to the satisfaction of the Responsible Authority.
12. Water Sensitive Urban Design (WSUD) principles must be incorporated into the drainage design, which must include rainwater tanks plumbed in for re-use, and may include but not be limited to the following components or a combination thereof:
- Permeable driveways and porous pavements.
 - Rain gardens and bioretention basins.
 - Gross pollutant traps.
 - On-site 'bio-treatment' to reduce dissolved contaminants and suspended solids.
13. The stormwater treatment system must be designed to meet the current best

practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) in compliance with Standard B9 Permeability and stormwater management objectives.

14. Before the development is completed, all works detailed on the approved drainage plans, including the stormwater drainage system, must be constructed in accordance with the approved plans to the satisfaction of the Responsible Authority.
15. Stormwater drainage must be connected to stormwater Legal Point of Discharge as nominated by and to the satisfaction of the Responsible Authority.
16. Before the use commences, new or altered vehicle crossing(s) servicing the development must be constructed to the satisfaction of the Responsible Authority and any existing disused or redundant crossing or crossing opening must be removed and replaced with footpath/nature strip/kerb and channel, to the satisfaction of the Responsible Authority.

Engineering Requirements

17. Before the occupation of the development or the use starts, areas set aside for parking vehicles and bicycles, loading bays, access lanes and paths as shown on the endorsed plans must be:
 - a) Constructed to the satisfaction of the Responsible Authority.
 - b) Properly formed to such levels that they can be used in accordance with the plans.
 - c) Surfaced with an all-weather sealcoat.
 - d) Drained and maintained to the satisfaction of the Responsible Authority.
 - e) Line-marked to indicate each car space, loading bay and all access lanes and if necessary, the direction in which vehicles are to travel to the satisfaction of the Responsible Authority.
 - f) Car spaces, bicycle spaces, access lanes and driveways must be kept available for these purposes at all times.
18. No fewer than 34 car space/s must be provided on the land for the use and development, including 1 space clearly marked for use by disabled persons.
19. Low intensity lighting must be provided to ensure that car park areas and pedestrian accessways are adequately illuminated without any loss of amenity to the surrounding area, to the satisfaction of the Responsible Authority.
20. Details are to be provided of ways in which the maximisation of the use of the on-site parking, to reduce the on-street parking demand, is to be implemented to the satisfaction of the Responsible Authority.
21. Before the use commences, new or altered vehicle crossing(s) servicing the development must be constructed to the satisfaction of the Responsible Authority, in accordance with Council's Standard Drawing SD310, and any existing disused or redundant crossing or crossing opening must be removed and replaced with footpath/nature strip/ kerb and channel, to the satisfaction of the Responsible Authority.
22. Driveway sight distance to be provided at the new vehicle crossover in accordance with AS 2890.1:2004.
23. Proposed pedestrian path to provide direct access from the property boundary (internal foot path) across the nature strip to Sibyl Avenue to be constructed to the satisfaction of the Responsible Authority.
24. Access to and egress from the site for all commercial vehicles (including waste collection vehicles) must only be from Sibyl Avenue.
25. Vehicles under the control of the operator of the use, or the operator's staff, must

not be parked on the nearby roads and utilise the 12 on-site signed staff parking spaces.

Carpark Control and Security Gate

26. Before the commencement of the use, details of any car park control equipment (controlling access to and egress from the internal/basement car park) must be submitted to and approved in writing by the Responsible Authority. These details must include a car park control device which can be accessed by visitors to the development including clear instructions on how to operate any security system, to the satisfaction of the Responsible Authority.

27. Any security boom, barrier or similar device controlling vehicular access to the premises must be located a minimum of six metres inside the property to allow vehicles to prop clear of Sibyl Avenue.

Environmentally Sustainable Design

28. Before the development starts, an amended Sustainability Management Plan (SMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the SMP prepared by SUHO and dated 14/08/2024 but modified to include or show:

a) IEQ to be above 50% and the BESS and SMP amended accordingly.:

29. All works must be undertaken in accordance with the endorsed Sustainability Management Plan (SMP) to the satisfaction of the Responsible Authority. No alterations to the SMP may occur without the written consent of the Responsible Authority.

30. Before the use commences, a report from the author of the SMP, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved Plan.

Green Travel Plan

31. Before the development starts, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit.

32. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

33. The Waste Management Plan prepared by Traffix Group dated November 2024 is to be amended to show there will be no waste collection after hours or at peak times so as to minimise any impact on car parking.

34. All waste collection must be undertaken in accordance with the EPA Victoria Publication 1254 Noise Control Guidelines.

Construction Management Plan

35. Before the commencement of the development a Construction Management Plan must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed to form part of the permit. Any plans submitted must be consistent with all other documents approved as part of this permit. The information must be drawn to scale with dimensions. The Plan is to include details of the following:

a) Contact Numbers of responsible owner/contractor including emergency/24 hour

mobile contact details.

- b) Identification of possible environmental risks associated with development works.
- c) Response measures and monitoring systems to minimise identified environmental risks, including but not limited to creek protection, vegetation protection, runoff, erosion, dust, litter, noise and light.
- d) Location and specifications of sediment control devices on/off site.
- e) Location and specification of surface water drainage controls.
- f) Proposed drainage lines and flow control measures.
- g) Location and specifications of fencing for the protection of trees and/or vegetation as required by the permit.
- h) Location of all stockpiles and storage of building materials.
- i) Location of parking for site workers and any temporary buildings or facilities.
- j) Details to demonstrate compliance with relevant EPA guidelines.
- k) Target of recycling and re-using a minimum of 80% of construction and demolition waste by weight.
- l) Hours during which construction activity will take place.
- m) Hours during which construction activity will take place.

Urban Design

- 36. Air-conditioning plant, compressors and exhaust fans must be located so as to minimise adverse amenity impacts on abutting and nearby residential properties, to the satisfaction of the Responsible Authority.
- 37. Outdoor lighting, external sign lighting and building illumination must at all times be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
- 38. All fences must be maintained in sound condition, to the satisfaction of the Responsible Authority.

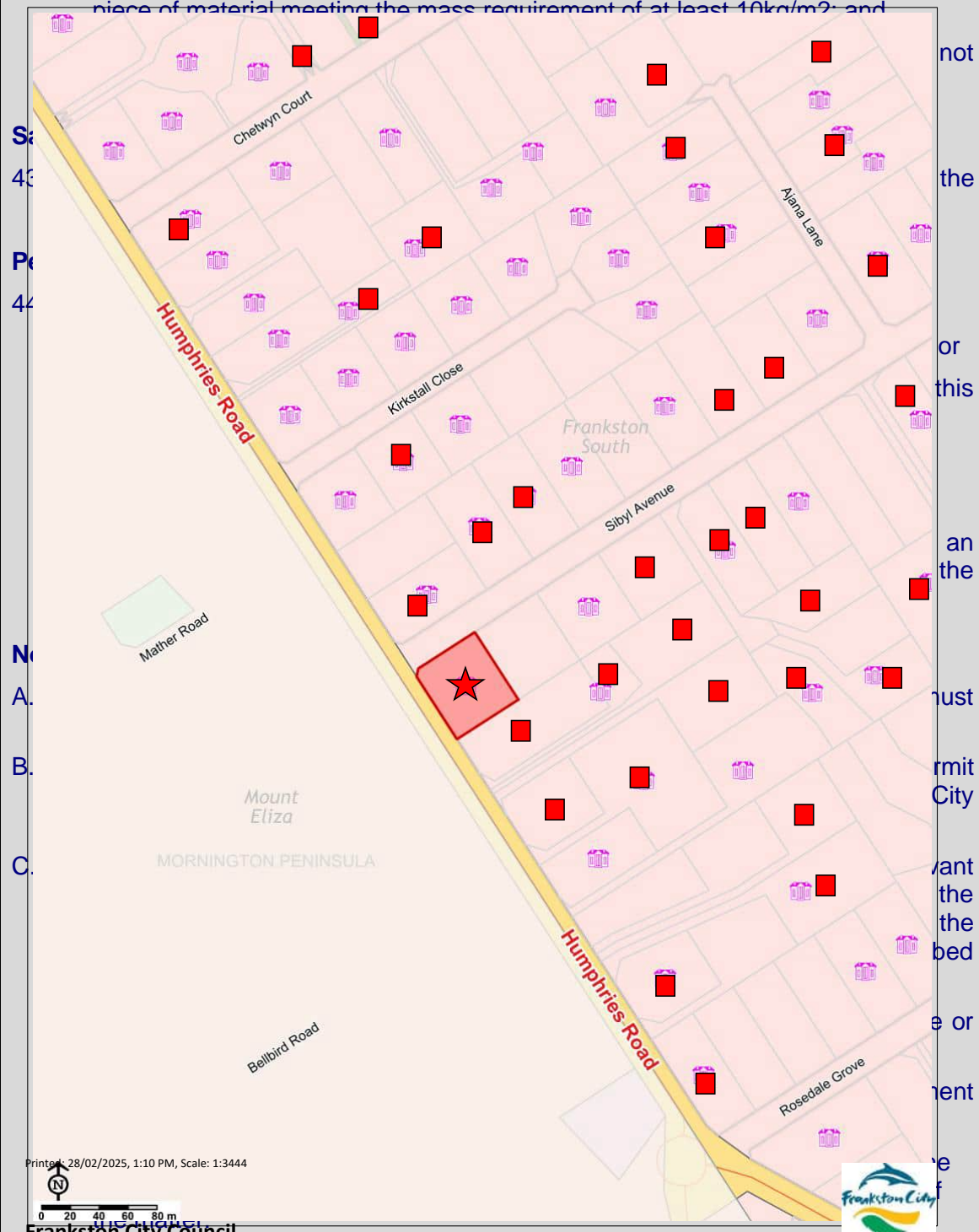
Amenity

- 39. The amenity of the area must not be detrimentally affected by the development or use including through the:
 - a) Transport of materials, goods or commodities to or from the land.
 - b) Appearance of any building, works or materials.
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - d) Presence of vermin.
- 40. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Music Noise from Public Premises), No. N-2 and the State Environment Protection Policy (Control of Industry, Commerce and Trade), No. N-1, or superseding legislation.
- 41. Any form of public address system or sound amplification equipment used on the premises must not be audible beyond or outside the premises.
- 42. The acoustic fencing as shown on the endorsed site plan must be designed, constructed and maintained to the satisfaction of the Responsible Authority in accordance with the Acoustic Report prepared by Enfield Acoustics to the following standard:
 - Fibre cement sheeting or treated timber or light weight aerated concrete or a combination of, with a mass of at least 10kg/m²;

- The fence must have no gaps or holes in it, including underneath to ensure no noise passes through or underneath it;
- Any butt joints must be sealed with fire-rated proof plastic or an overlapping piece of material meeting the mass requirement of at least 10kg/m²; and

Planning Application 886/2024/P – 253 Humphries Road, Frankston South

Subject Site:  Objectors (not displayed)



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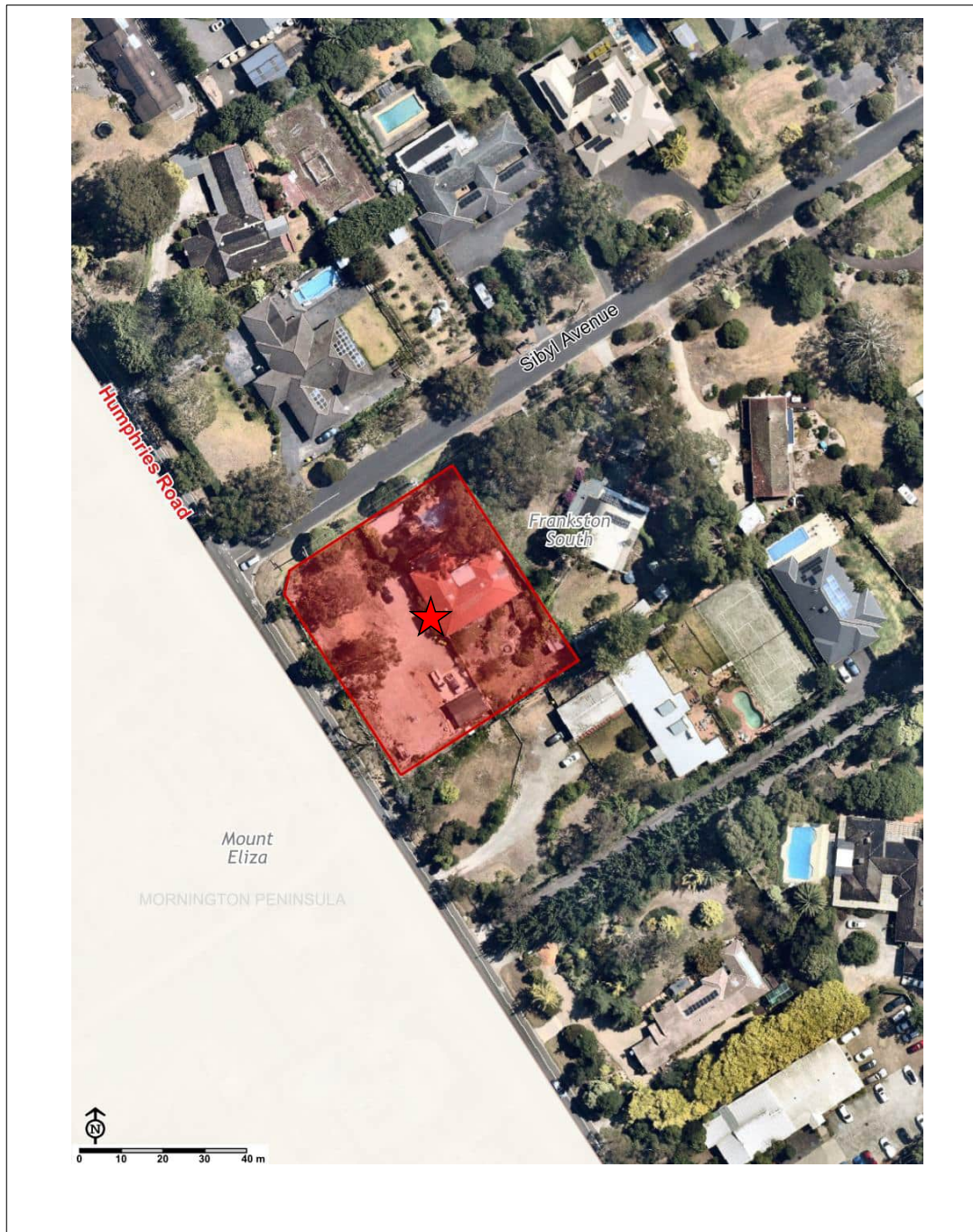


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Planning Application 886/2024/P – 253 Humphries Road, Frankston South
Subject Site ★



Printed: 28/02/2025, 12:57 PM, Scale: 1:1129

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

253 HUMPHRIES ROAD, FRANKSTON SOUTH PROPOSED NEW CHILDCARE CENTRE AND KINDERGARTEN

Statutory Planning
Advertised Material
Planning Application: 886/2024/P
Date: 18 November 2024 Page 1 of 30



URBAN CONTEXT AND SITE ANALYSIS

SURROUNDING BUILDING HEIGHTS

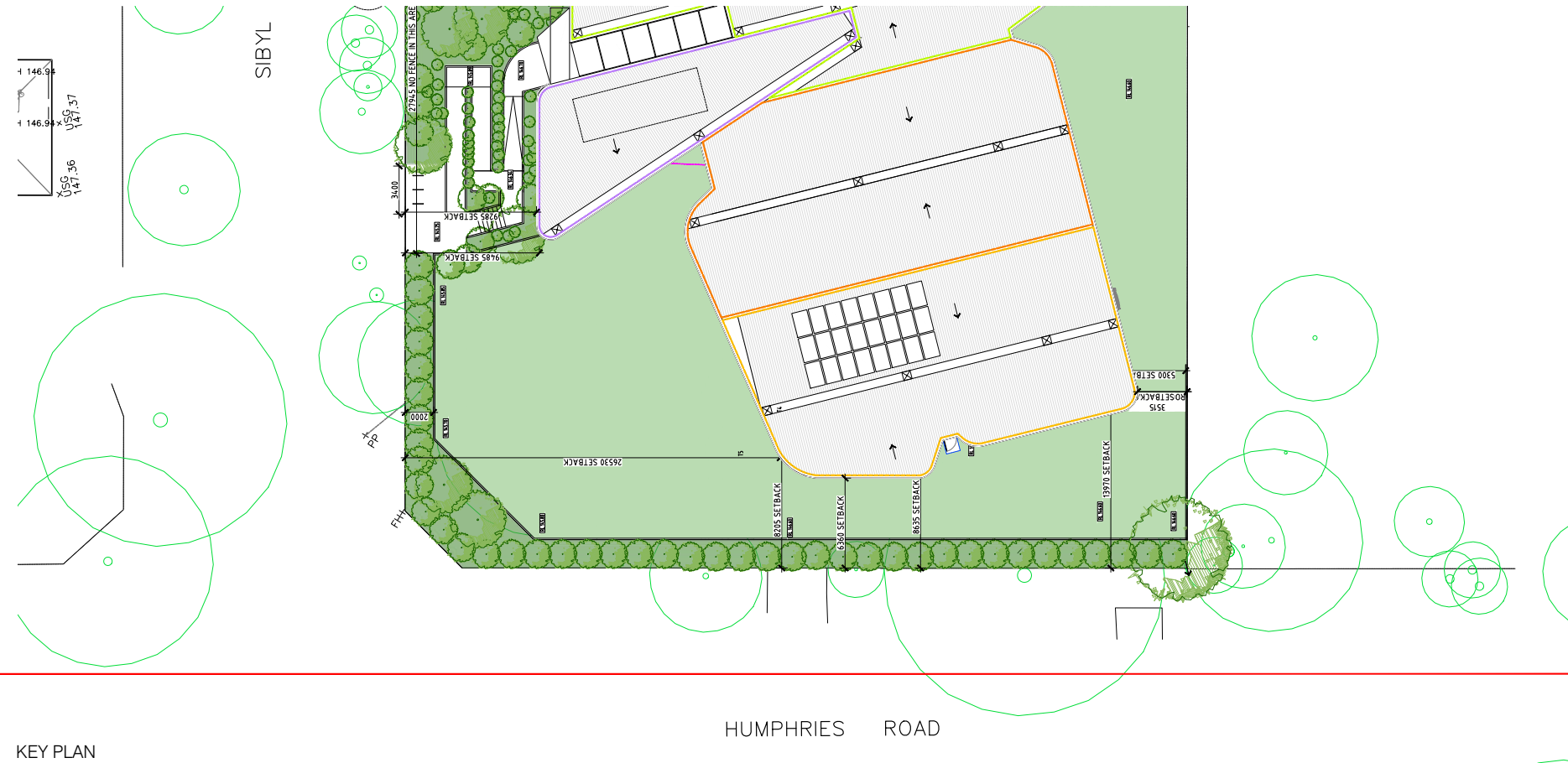
-  SUBJECT SITE
-  1 STOREY BUILDING
-  2 STOREY BUILDING



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN EVOLUTION & RESPONSE

STREETSCAPE ELEVATION - HUMPHRIES ROAD



Statutory Planning
Advertised Material
Planning Application: 886/2024/P
Date: 18 November 2024 Page 3 of 30

KEY PLAN

HUMPHRIES ROAD

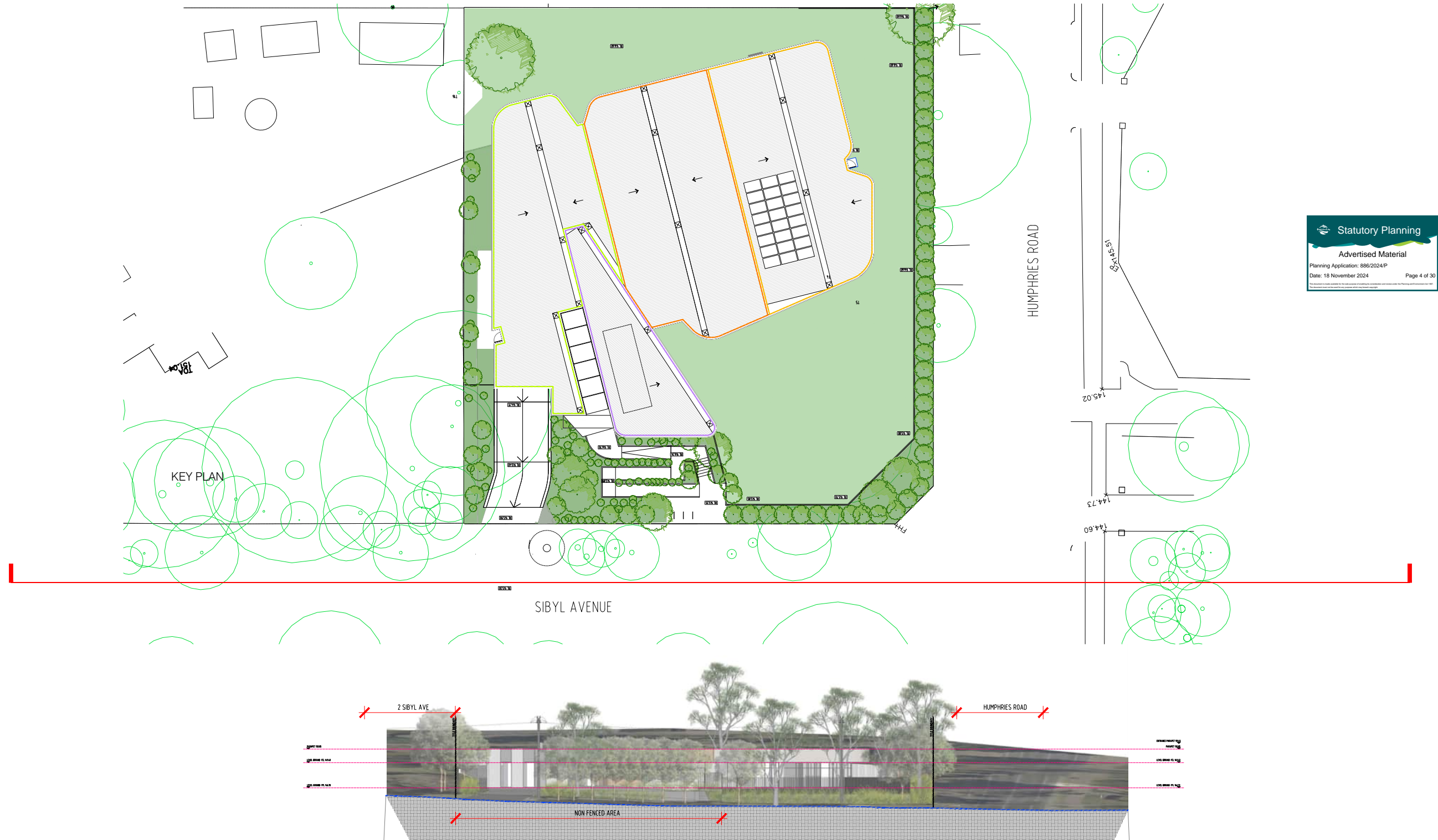


NOTE:
ALL RL'S SHOWN IN FLOORPLANS, ELEVATIONS
AND SECTIONS ARE TO AHD

253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN EVOLUTION & RESPONSE

STREETSCAPE ELEVATION - SIBYL AVENUE



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

NOTE:
ALL RL'S SHOWN IN FLOORPLANS, ELEVATIONS
AND SECTIONS ARE TO AHD

DESIGN PROPOSAL

PERSPECTIVE 01



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN PROPOSAL

PERSPECTIVE 02



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN PROPOSAL

PERSPECTIVE 03



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN PROPOSAL

PERSPECTIVE 04



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN PROPOSAL

PERSPECTIVE 05



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN PROPOSAL

PERSPECTIVE 04



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN PROPOSAL

PERSPECTIVE 06



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN PROPOSAL

PERSPECTIVE 07



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

DESIGN PROPOSAL

PERSPECTIVE 08



253 Humphries Road, Frankston South
CHILDCARE CENTRE AND KINDERGARTEN

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SITE ANALYSIS
 SITE AREA: 2775 sqm
 SITE COVERAGE: 101% SOM - 96%
 IMPERVIOUS AREA: 1309 sqm - 47%

NOTES
 General
 - The project will align with the Sustainability Management Plan report prepared by SUHO for all ESD initiatives.
 Management
 - A preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6
 All major common area services been separately submetered
 Water Efficiency
 - Development to be provided with a total 30,000L rainwater tank. Refer to WSUD Plan
 Rainwater tanks connected to the toilets and irrigation
 WELS rating for water fittings/fixtures
 Taps (bathroom and kitchen) - 5 Star
 Showerhead - 4 Star
 Dishwasher - 5 Star
 Toilets - 4 Star
 Urinals - 4 Star
 - Native or drought-tolerant species to be used for landscaped areas. Watering will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks
 Stormwater
 - Refer to WSUD Report/Plan
 Energy
 - All major common area energy and water will be separately submetered.
 - Commitment to exceeding section J energy efficiency requirement of NCC 2022
 - Heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (COP) & Energy Efficiency Ratio (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available
 - Hot water system within one Star of the best available, or 85% or better than the most efficient equivalent capacity unit.
 - CO sensors for ventilation fans in the car park to control car spaces
 - The maximum illumination power density (W/m²) of the development will meet the requirements in NCC 2022
 - Lighting sensors for external lighting (motion detectors, times etc.)
 - 5kW Solar PV on the roof of the development
 Lighting
 - The maximum internal illumination power density (W/m²) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1.
 - Lighting sensors for external lighting (motion detectors, times etc.)
 Indoor environment quality
 - Commitment to Outside Air Fan in office providing O/A rates 50% above minimum from AS1668, and O/A provision to ensure CO2 concentration remains below 600ppm
 - All paints, sealants and adhesives meet the maximum total indoor pollutant emission limits
 Transport
 - 3 bike spaces provided for employees and 1 for visitors
 Waste
 - Bins system including rubbish and recycling
 Urban Ecology
 - 10% of the site is covered with vegetation
 - Light colour roof (low absorbance value <0.45) to minimise urban heat island effect

Notes

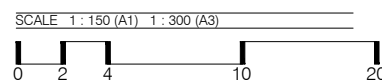
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Revision

Date	Issue	AA No.	Description
02.07.24	A	A	Issued for Town Planning
29.08.24	B	B	Issued for Town Planning
15.10.24	C	C	Issued for coordination
24.10.24	D	D	Issued for Review
11.11.24	E	E	Issued for Town Planning RFI



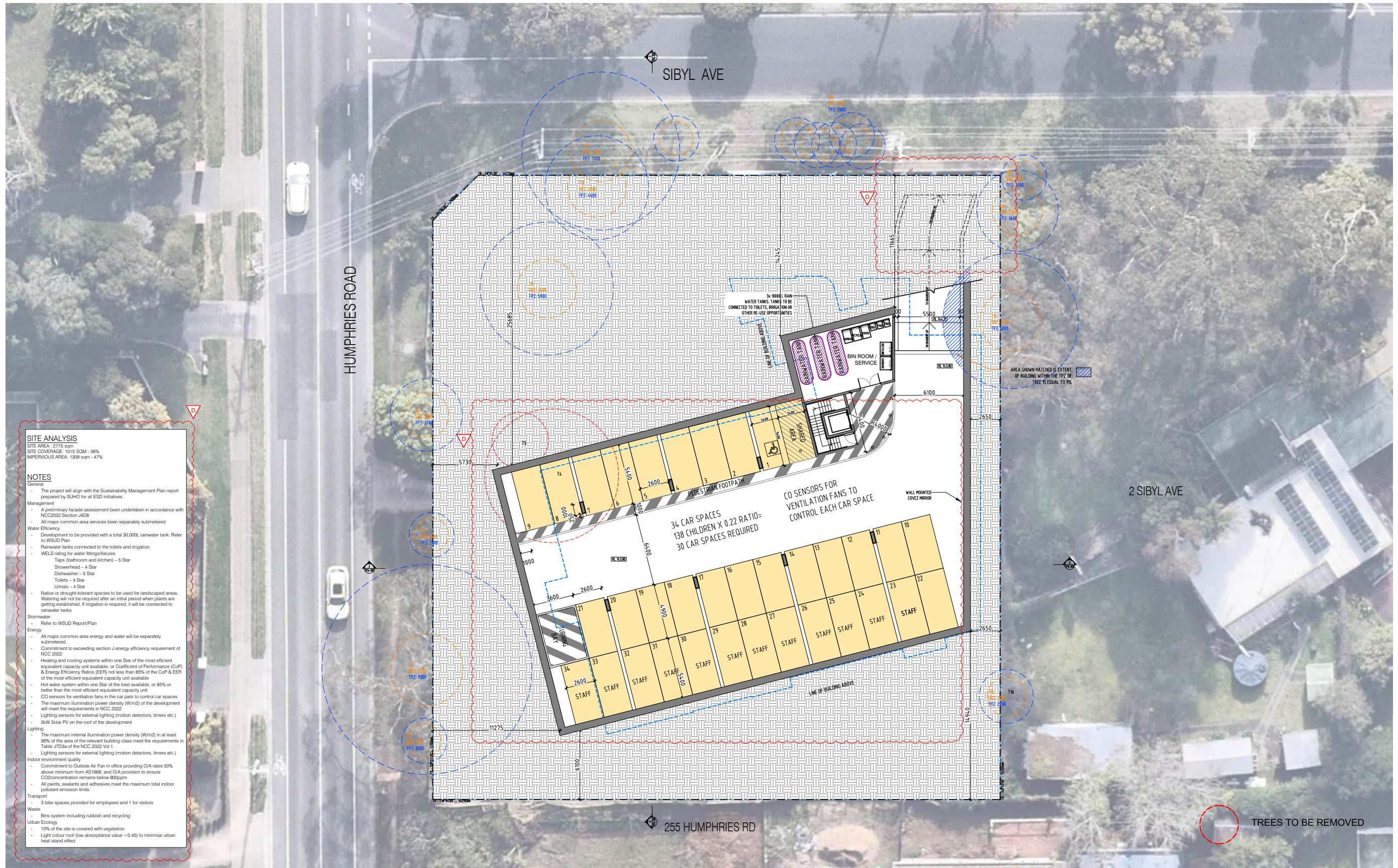
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253 Humphries Road, Frankston South

Proposed Site Plan

Job No. 2312895	Scale: 1:150@A1 1:300@A3	Dwg No. TP1-001	Rev. E
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SITE ANALYSIS
 SITE AREA: 2775 sqm
 SITE COVERAGE: 101% SOM - 96%
 IMPERVIOUS AREA: 1309 sqm - 47%

NOTES
 General
 - The project will align with the Sustainability Management Plan report prepared by SUHO for all ESD initiatives.
 Management
 - A preliminary facade assessment has been undertaken in accordance with NCC2022 Section J4D6
 All major common area services have been separately submetered
 Water Efficiency
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 Stormwater
 - Refer to WSUD Report/Plan
 Energy
 - All major common area energy and water will be separately submetered.
 - Commitment to exceeding section J energy efficiency requirement of NCC 2022
 - Heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (COP) & Energy Efficiency Ratio (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available
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 - 5kW Solar PV on the roof of the development
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 Indoor environment quality
 - Commitment to Outside Air Fan in office providing O/A rates 50% above minimum from AS1668, and O/A provision to ensure CO2 concentration remains below 800ppm
 - All paints, sealants and adhesives meet the maximum total indoor pollutant emission limits
 Transport
 - 3 bike spaces provided for employees and 1 for visitors
 Waste
 - Bins system including rubbish and recycling
 Urban Ecology
 - 10% of the site is covered with vegetation
 - Light colour roof (low absorbance value <0.45) to minimise urban heat island effect

Notes

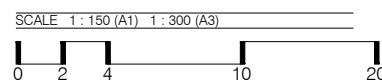
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253 Humphries Road, Frankston South

Proposed Basement Floor Plan

Job No.	Scale	Dwg No.	Rev.
2312895	1:150@A1 1:300@A3	TP2-001	E



SITE ANALYSIS
 SITE AREA: 2775 sqm
 SITE COVERAGE: 1015 SQM - 36%
 IMPERVIOUS AREA: 1309 sqm - 47%

NOTES

General
 - The project will align with the Sustainability Management Plan report prepared by SUHO for all ESD initiatives.

Management
 - A preliminary facade assessment has been undertaken in accordance with NCC2022 Section J4D6
 - All major common area services been separately submetered

Water Efficiency
 - Development to be provided with a total 30,000L rainwater tank. Refer to WSUD Plan
 - Rainwater tanks connected to the toilets and irrigation
 - WELS rating for water fittings/fixtures
 - Taps (bathroom and kitchen) - 5 Star
 - Showerhead - 4 Star
 - Dishwasher - 5 Star
 - Toilets - 4 Star
 - Urinals - 4 Star
 - Native or drought-tolerant species to be used for landscaped areas. Watering will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks

Stormwater
 - Refer to WSUD Report/Plan

Energy
 - All major common area energy and water will be separately submetered.
 - Commitment to exceeding section J energy efficiency requirement of NCC 2022
 - Heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (COP) & Energy Efficiency Ratio (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available
 - Hot water system within one Star of the best available, or 85% or better than the most efficient equivalent capacity unit.
 - CO sensors for ventilation fans in the car park to control car spaces
 - The maximum illumination power density (W/m²) of the development will meet the requirements in NCC 2022
 - Lighting sensors for external lighting (motion detectors, timers etc.)
 - 5kW Solar PV on the roof of the development

Lighting
 - The maximum internal illumination power density (W/m²) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1.
 - Lighting sensors for external lighting (motion detectors, timers etc.)

Indoor environment quality
 - Commitment to Outside Air Fan in office providing OIA rates 50% above minimum from AS1668, and OIA provision to ensure CO2 concentration remains below 800ppm
 - All paints, sealants and adhesives meet the maximum total indoor pollutant emission limits

Transport
 - 3 bike spaces provided for employees and 1 for visitors

Waste
 - Bins system including rubbish and recycling

Urban Ecology
 - 10% of the site is covered with vegetation
 - Light colour roof (low absorbance value <0.45) to minimise urban heat island effect

Notes

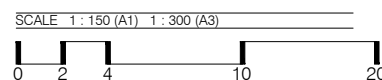
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253 Humphries Road, Frankston South

Proposed Ground Floor Plan

Job No. 2312895	Scale: 1:150@A1 1:300@A3	Dwg No. TP2-002	Rev. E
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SITE ANALYSIS
 SITE AREA: 2775 sqm
 SITE COVERAGE: 101% SOM - 96%
 IMPERVIOUS AREA: 1309 sqm - 47%

NOTES

General

- The project will align with the Sustainability Management Plan report prepared by SUHO for all ESD initiatives.

Management

- A preliminary facade assessment has been undertaken in accordance with NCC2022 Section J4D6
- All major common area services have been separately submetered

Water Efficiency

- Development to be provided with a total 30,000L rainwater tank. Refer to WSUD Plan
- Rainwater tanks connected to the toilets and irrigation
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Stormwater

- Refer to WSUD Report/Plan

Energy

- All major common area energy and water will be separately submetered.
- Commitment to exceeding section J energy efficiency requirement of NCC 2022
- Heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (COP) & Energy Efficiency Ratio (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available
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- CO sensors for ventilation fans in the car park to control car spaces
- The maximum illumination power density (W/m²) of the development will meet the requirements in NCC 2022
- Lighting sensors for external lighting (motion detectors, timers etc.)
- 5kW Solar PV on the roof of the development

Lighting

- The maximum internal illumination power density (W/m²) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1.
- Lighting sensors for external lighting (motion detectors, timers etc.)

Indoor environment quality

- Commitment to Outside Air Fan in office providing O/A rates 50% above minimum from AS1668, and O/A provision to ensure CO2 concentration remains below 800ppm
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Transport

- 3 bike spaces provided for employees and 1 for visitors

Waste

- Bins system including rubbish and recycling

Urban Ecology

- 10% of the site is covered with vegetation
- Light colour roof (low absorbance value <0.45) to minimise urban heat island effect

Notes

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11.11.24	E	E	Issued for Town Planning RFI



SCALE 1:150 (A1) 1:300 (A3)



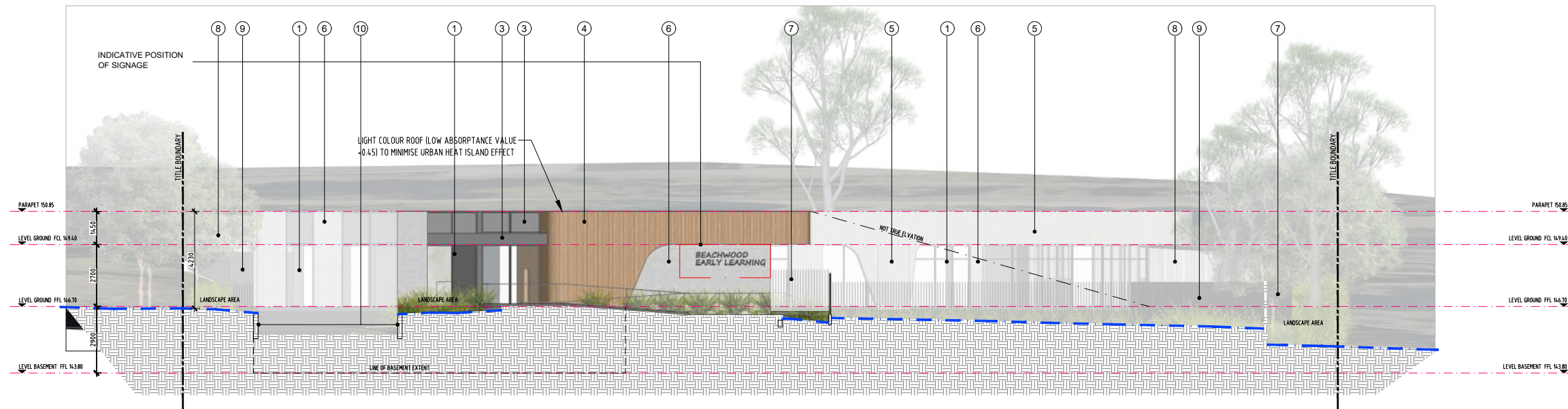
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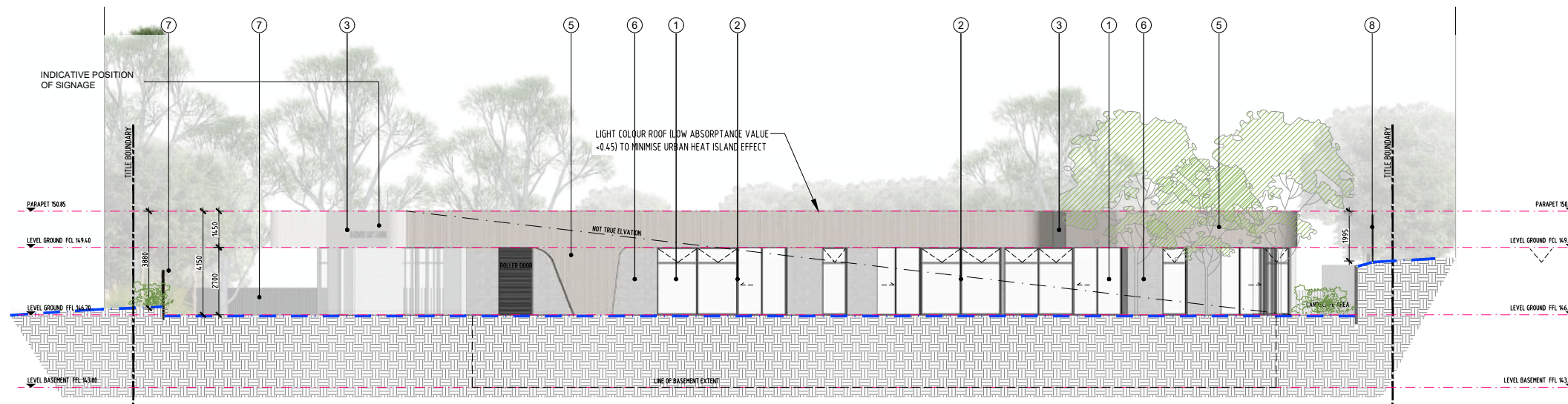
253 Humphries Road, Frankston South

Proposed Roof Plan

Job No. 2312895	Scale: 1:150@A1 1:300@A3	Dwg No. TP2-003	Rev. E
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A5.001 - NORTH ELEVATION



A5.001 - SOUTH ELEVATION

NOTE:
ALL RL'S SHOWN IN FLOORPLANS, ELEVATIONS
AND SECTIONS ARE TO AHD

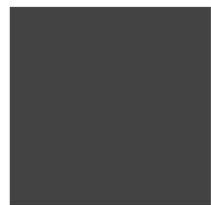
① CLEAR GLASS



② ALUMINIUM WINDOW FRAME
CHARCOAL COLOUR



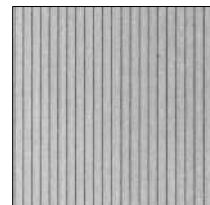
③ METAL PANEL
CHARCOAL COLOUR



④ ALUMINIUM CLADDING
TIMBER LOOK



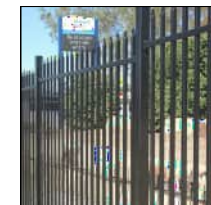
⑤ LIGHT GREY
TEXTURED CEMENT
SHEET



⑥ PGH BRICK VENEER
CLADDING. MORADA
CENIZA FINISH



⑦ ALUMINIUM BATTEN
FENCE
CHARCOAL COLOUR



⑧ ACOUSTIC TIMBER
FENCE - NATURAL
FINISH



⑨ CONCRETE
RETAINING WALL -
LIGHT GREY



⑩ STONE CLADDING
TO RETAINING
WALL

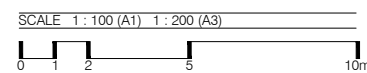


Notes

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Revision

Date	Issue	AA No.	Description
02.07.24	A	A	Issued for Town Planning
29.08.24	B	B	Issued for Town Planning
15.10.24	C	C	Issued for coordination
24.10.24	D	D	Issued for Review
11.11.24	E	E	Issued for Town Planning RFI



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Melbourne, 3000
VIC, Australia

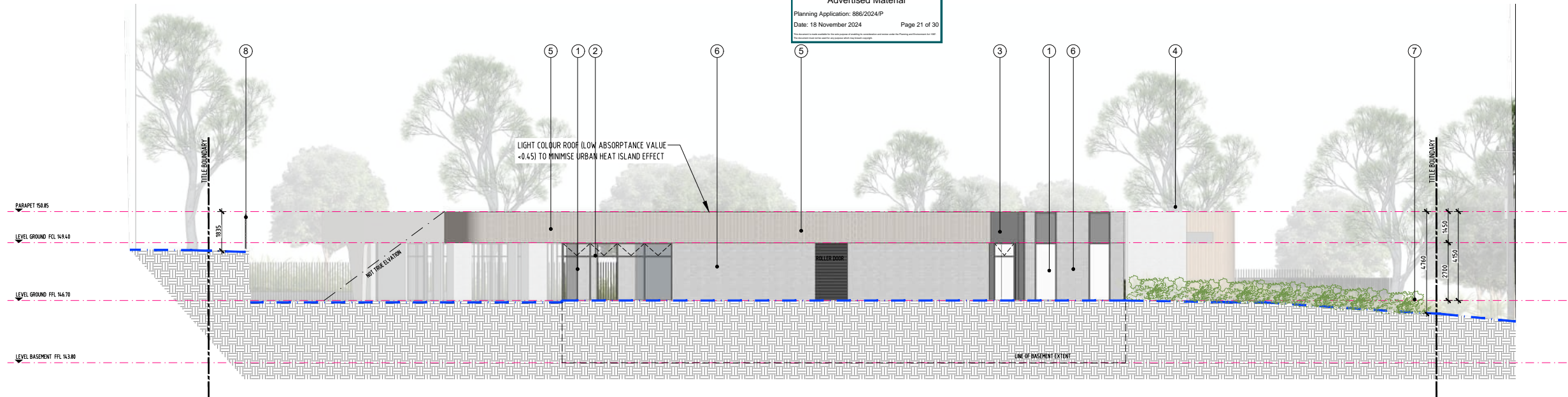
T +61 3 9662 3366
E info@architecton.com.au
W architecton.com.au

253 Humphries Road, Frankston South

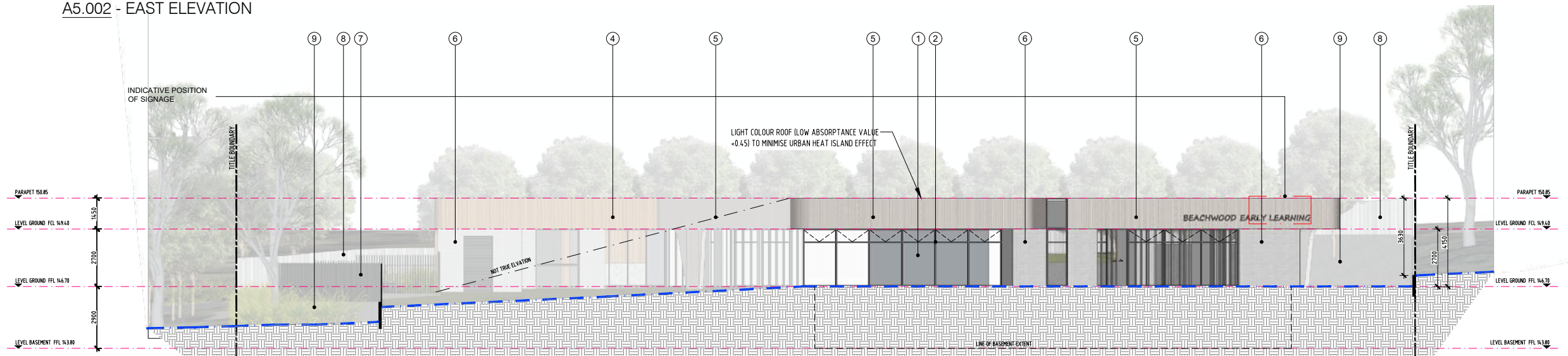
Elevations

Job No. 2312895	Scale: 1:100@A1 1:200@A3	Dwg No. TP5-001	Rev. E
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Statutory Planning
Advertised Material
Planning Application: 886/2024/P
Date: 18 November 2024 Page 21 of 30



A5.002 - EAST ELEVATION



A5.002 - WEST ELEVATION

NOTE
ALL FLS SHOWN IN FLOORPLANS, ELEVATIONS
AND SECTIONS ARE TO AHD

① CLEAR GLASS



② ALUMINIUM WINDOW FRAME
CHARCOAL COLOUR



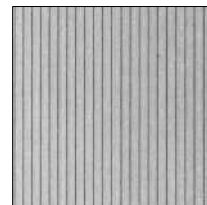
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CHARCOAL COLOUR



④ ALUMINIUM CLADDING
TIMBER LOOK



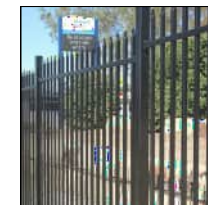
⑤ LIGHT GREY
TEXTURED CEMENT
SHEET



⑥ PGH BRICK VENEER
CLADDING. MORADA
CENIZA FINISH



⑦ ALUMINIUM BATTEN
FENCE
CHARCOAL COLOUR



⑧ ACOUSTIC TIMBER
FENCE - NATURAL
FINISH



⑨ CONCRETE
RETAINING WALL -
LIGHT GREY



⑩ STONE CLADDING
TO RETAINING
WALL

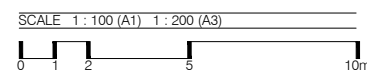


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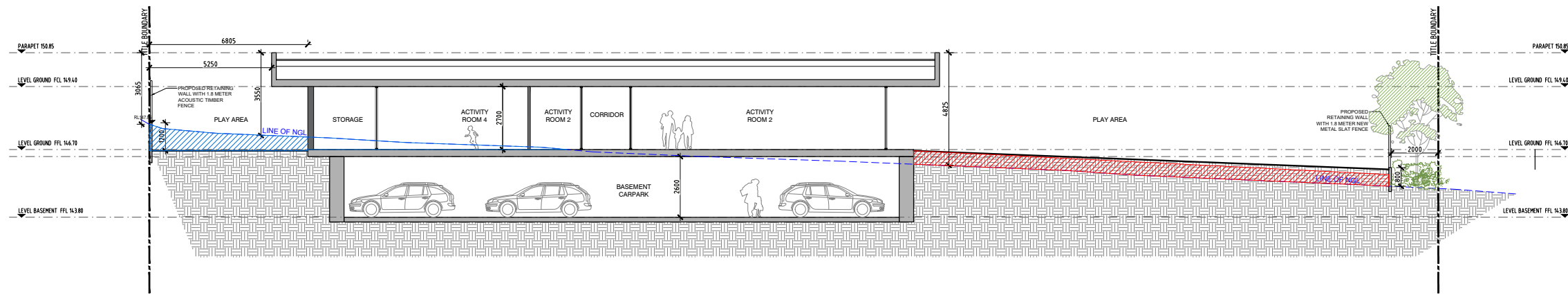
Level 13, 257 Collins Street
Melbourne, 3000
VIC, Australia

T +61 3 9662 3366
E info@architecton.com.au
W architecton.com.au

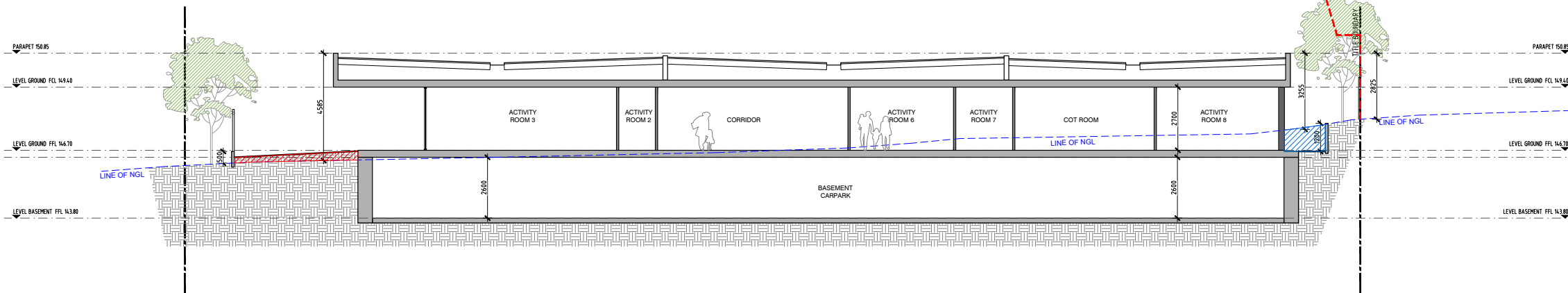
253 Humphries Road, Frankston South

Elevations

Job No. 2312895	Scale: 1:100@A1 1:200@A3	Dwg No. TP5-002	Rev. E
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1 SECTION 1
1:100@A1 | 1:200 @A3



2 SECTION 2
1:100@A1 | 1:200 @A3

NOTE: ALL FLS SHOWN IN FLOORPLANS, ELEVATIONS AND SECTIONS ARE TO AHD

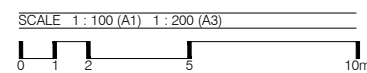
CUT
FILL

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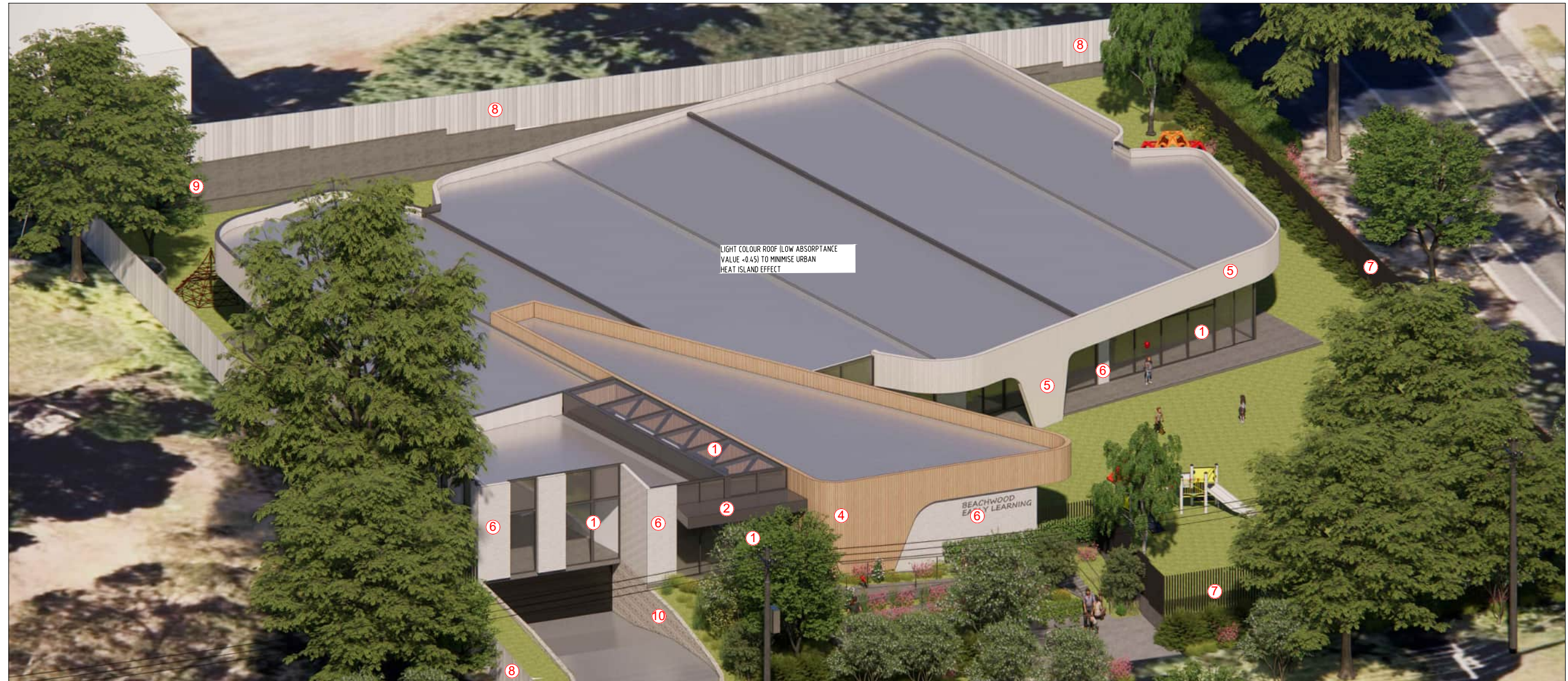
Sections

Job No.	Scale:	Dwg No.	Rev.
2312895	1:100@A1 1:200@A3	TP6-001	E



MATERIALS

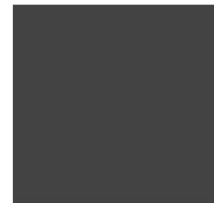
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① CLEAR GLASS



② ALUMINIUM WINDOW FRAME
CHARCOAL COLOUR



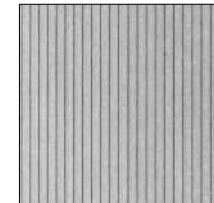
③ METAL PANEL
CHARCOAL COLOUR



④ ALUMINIUM CLADDING
TIMBER LOOK



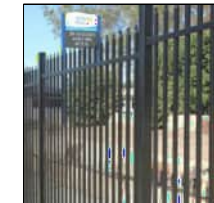
⑤ LIGHT GREY
TEXTURED CEMENT
SHEET



⑥ PGH BRICK VENEER
CLADDING. MORADA
CENIZA FINISH



⑦ ALUMINIUM BATTEN
FENCE
CHARCOAL COLOUR



⑧ ACOUSTIC TIMBER
FENCE - NATURAL
FINISH



⑨ CONCRETE
RETAINING WALL -
LIGHT GREY



⑩ STONE CLADDING
TO RETAINING
WALL





MATERIALS

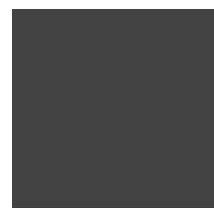
MATERIALS



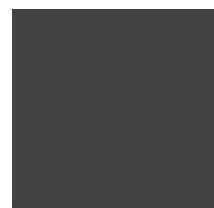
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② ALUMINIUM WINDOW FRAME CHARCOAL COLOUR



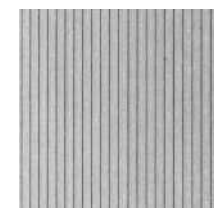
③ METAL PANEL CHARCOAL COLOUR



④ ALUMINIUM CLADDING TIMBER LOOK



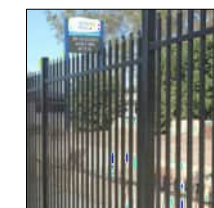
⑤ LIGHT GREY TEXTURED CEMENT SHEET



⑥ PGH BRICK VENEER CLADDING, MORADA CENIZA FINISH



⑦ ALUMINIUM BATTEN FENCE CHARCOAL COLOUR



⑧ ACOUSTIC TIMBER FENCE - NATURAL FINISH



⑨ CONCRETE RETAINING WALL - LIGHT GREY



⑩ STONE CLADDING TO RETAINING WALL





DRAWING INDEX

DWG NO.	DWG TITLE
TP01	COVER SHEET
TP02	PLANTING NORTH
TP03	PLANTING WEST
TP04	PLANTING EAST
TP05	PLANT SCHEDULE AND TYPICAL DETAILS

LEGEND

- BUILDING LAYOUT
- PROPERTY BOUNDARY
- PLANTING NORTH
- PLANTING WEST
- PLANTING EAST
- PROTECT AND RETAIN EXISTING TREES DURING CONSTRUCTION FOLLOWING GUIDELINES IN AS4970-2009. (PROTECTION OF TREES ON DEVELOPMENT SITES)
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- TREES TO BE REMOVED
- PROPOSED PLANTING AREAS
- PROPOSED FENCE

NOTES:

- SEE ARBORIST REPORT BY TREESPACE SOLUTIONS FOR EXISTING TREE INFORMATION

Revision	Date	Description
A	3/09/24	UPDATE EXISTING TREE NUMBERS

Issue	Date	Description
1	7/08/24	FOR REVIEW

CLIENT:

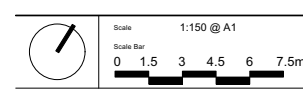
ARCHITECT:

Architecton
 LANDSCAPE ARCHITECT:

LANDSCAPE TOWN PLANNING DRAWINGS

Beachwood ELC Frankston South
 Bunurong Country
 253 Humphries Road, Frankston South

COVER SHEET



DRAWING NUMBER	OF	TOTAL SHEETS
TP01		5

Drawn By	Checked	Project Number
DB	MJ	233892

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- ARCHITECTURAL DRAWINGS BY ARCHITECTON
- SURVEY BY DICKSON HEARN PTY LTD
- ARBORIST REPORT BY TREESPACE SOLUTIONS

Statutory Planning
 Advertised Material
 Planning Application: 886/2024/P
 Date: 18 November 2024 Page 26 of 30

Statutory Planning
 Advised Material
 Planning Application: 886/2024/P
 Date: 18 November 2024 Page 27 of 30

SIBYL AVENUE

**PLANTING EAST
 REFER TO TP04**

HUMPHRIES ROAD

**PLANTING WEST
 REFER TO TP03**

**PROPOSED PLAY SPACE FOR
 OLDER CHILDREN (4-5 YEARS)**

**PROPOSED NEW CHILD
 CARE CENTRE BUILDING**

WORK NEAR TREES GENERAL:

1. REFER TO AS4970-2009 PROTECTION OF TREES ON DEVELOPMENT SITES
2. ESTABLISH TREE PROTECTION ZONES AROUND ALL EXISTING TREES TO BE RETAINED. INSTALL A TEMPORARY FENCE AROUND TREE AS SHOWN ON THE PLAN.
3. ENSURE NO SOIL COMPACTION OCCURS WITHIN THE ROOT ZONES OF EXISTING TREES. FENCE OFF ROOT ZONES PRIOR TO COMMENCEMENT.
4. DEMOLITION OF ANY STRUCTURES ADJACENT TO ANY TREE TO BE RETAINED IS TO BE UNDERTAKEN IN A MANNER THAT DOES NOT IMPACT ON ANY ADJACENT TREE CANOPIES, TRUNK AND/OR ROOT ZONE AREA.
5. WHEN ANY EXCAVATION IS REQUIRED WITHIN THE TREE PROTECTION ZONES, HAND EXCAVATION SHALL FIRST BE MADE TO LOCATE ANY ROOTS. IF DIRECTED BY THE SUPERINTENDENT EQUIPMENT SHALL BE KEPT CLEAR OF TREES AND HAND METHODS OF EXCAVATION SHALL BE ADOPTED.
6. ANY ROOTS THAT ARE FOUND MUST BE REPORTED TO THE SUPERINTENDENT TO INSPECT PRIOR TO CARRYING OUT ANY OTHER WORK. ROOTS WHICH ARE TO BE AFFECTED BY THE LINE OF THE PROPOSED WORK SHALL BE CLEAN CUT, CLEAR OF THE WORK BEFORE MACHINE EXCAVATION COMMENCES, WITH A SHARP SAW FOR THIS PURPOSE.

DETERMINING THE TREE PROTECTION ZONE:

1. THE RADIUS OF THE TREE PROTECTION ZONE IS CALCULATED FOR EACH TREE BY MULTIPLYING ITS DBH x 12
 $TPZ = DBH \times 12$
 WHERE DBH = TRUNK DIAMETER MEASURED AT 1.4m ABOVE GROUND LEVEL. RADIUS IS MEASURED FROM THE CENTRE OF THE STEM AT GROUND LEVEL.
2. A TPZ SHOULD NOT BE LESS THAN 2m NOR GREATER THAN 15m (EXCEPT WHERE CROWN PROTECTION IS REQUIRED. THE TPZ OF PALMS, CYCADS & TREE FERNS SHOULD NOT BE LESS THAN 1m OUTSIDE THE CROWN PROJECTION).
3. THE CONTRACTOR IS TO DETERMINE AND MARK OUT THE TPZ OR SRZ ON SITE. CONFIRM WITH SUPERINTENDENT PRIOR TO ERECTING TEMPORARY FENCING.
<http://www.treetec.net.au/tf-wp/report/tpz-calculator/>

Revision	Date	Description
A	3/09/24	UPDATE EXISTING TREE NUMBERS

Issue	Date	Description
1	7/08/24	FOR REVIEW

CLIENT:



ARCHITECT:

Architecton

LANDSCAPE ARCHITECT:



**LANDSCAPE TOWN
 PLANNING DRAWINGS**

Beachwood ELC Frankston South

Bunorong Country
 253 Humphries Road, Frankston South

PLANTING NORTH



DRAWING NUMBER	OF	TOTAL SHEETS
TP02		5

Drawn By	Checked	Project Number
DB	MJ	233892

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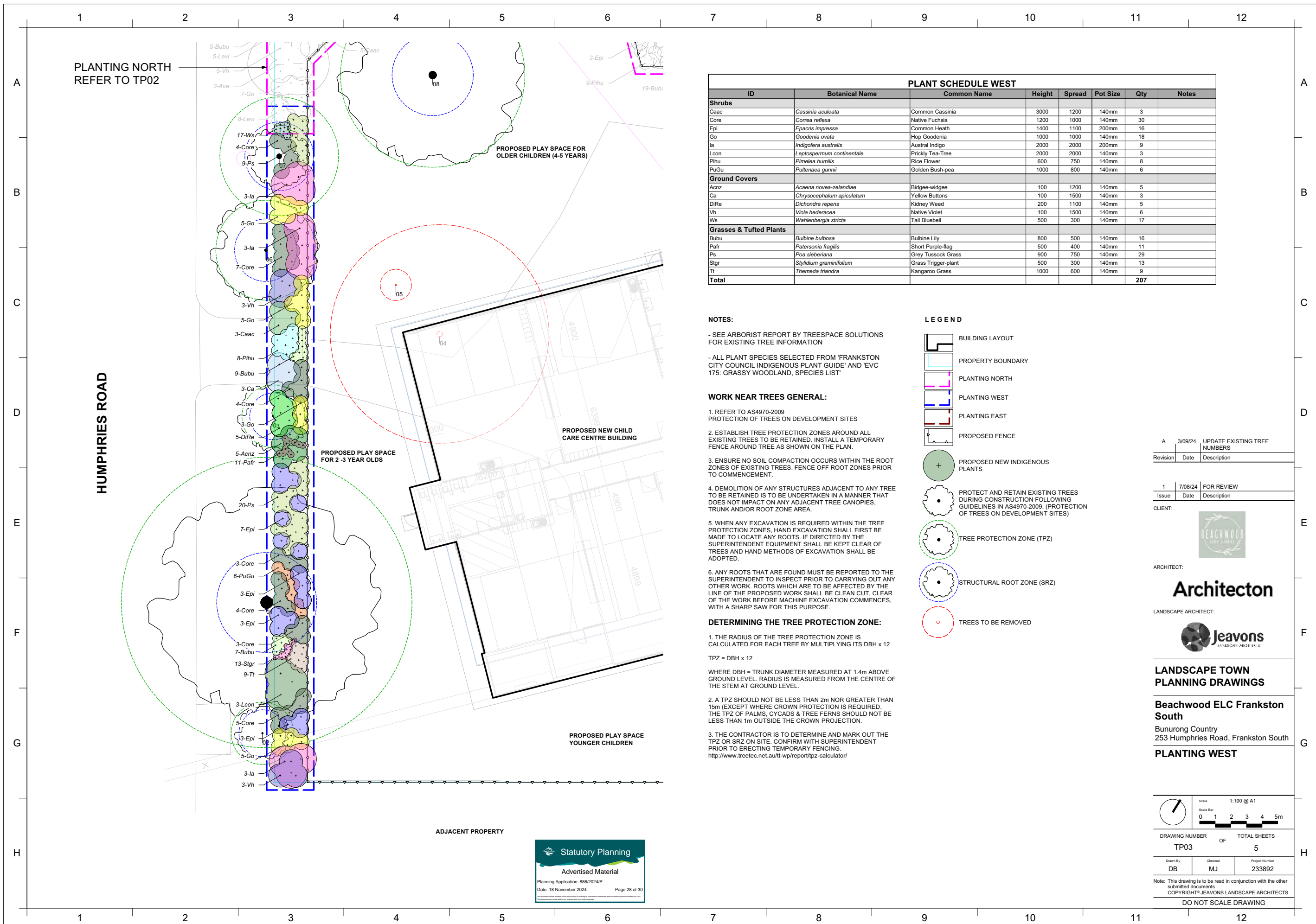
PLANT SCHEDULE NORTH						
ID	Botanical Name	Common Name	Height	Spread	Pot Size	Qty
Trees						
Ave	<i>Allocasuarina verticillata</i>	Drooping She-oak	8000	4000	400mm	8
Shrubs						
Caac	<i>Cassinia aculeata</i>	Common Cassinia	3000	1200	140mm	16
Core	<i>Correa reflexa</i>	Native Fuchsia	1200	1000	140mm	24
Epi	<i>Epacris impressa</i>	Common Heath	1400	1100	200mm	7
Go	<i>Goodenia ovata</i>	Hop Goodenia	1000	1000	140mm	16
Ia	<i>Indigofera australis</i>	Austral Indigo	2000	2000	200mm	10
Lcon	<i>Leptospermum continentale</i>	Prickly Tea-Tree	2000	2000	140mm	5
Levi	<i>Leucopogon virgatus</i>	Common Beard-heath	1000	600	140mm	38
Pihu	<i>Pimelea humilis</i>	Rice Flower	600	750	140mm	31
PuGu	<i>Pultenaea gunnii</i>	Golden Bush-pea	1000	800	140mm	44
Ground Covers						
Acnz	<i>Acaena nova-zelandiae</i>	Bidgee-widgee	100	1200	140mm	15
Ca	<i>Chryscephalum apiculatum</i>	Yellow Buttons	100	1500	140mm	15
DiRe	<i>Dichondra repens</i>	Kidney Weed	200	1100	140mm	13
Vh	<i>Viola hederacea</i>	Native Violet	100	1500	140mm	15
Ws	<i>Wahlenbergia stricta</i>	Tall Bluebell	500	300	140mm	144
Grasses & Tufted Plants						
Bubu	<i>Bulbine bulbosa</i>	Bulbine Lily	800	500	140mm	111
Pafr	<i>Patersonia fragilis</i>	Short Purple-flag	500	400	140mm	81
Ps	<i>Poa sieberiana</i>	Grey Tussock Grass	900	750	140mm	25
Stgr	<i>Styidium graminifolium</i>	Grass Trigger-plant	500	300	140mm	122
Tl	<i>Themeda triandra</i>	Kangaroo Grass	1000	600	140mm	11
Total						751

LEGEND

- BUILDING LAYOUT
- PROPERTY BOUNDARY
- PLANTING NORTH
- PLANTING WEST
- PLANTING EAST
- PROPOSED FENCE
- PROPOSED NEW INDIGENOUS PLANTS
- PROTECT AND RETAIN EXISTING TREES DURING CONSTRUCTION FOLLOWING GUIDELINES IN AS4970-2009. (PROTECTION OF TREES ON DEVELOPMENT SITES)
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)

NOTES:

- SEE ARBORIST REPORT BY TREESPACE SOLUTIONS FOR EXISTING TREE INFORMATION
- ALL PLANT SPECIES SELECTED FROM 'FRANKSTON CITY COUNCIL INDIGENOUS PLANT GUIDE' AND 'EVC 175: GRASSY WOODLAND, SPECIES LIST'



PLANT SCHEDULE WEST							
ID	Botanical Name	Common Name	Height	Spread	Pot Size	Qty	Notes
Shrubs							
Caac	<i>Cassinia aculeata</i>	Common Cassinia	3000	1200	140mm	3	
Core	<i>Correa reflexa</i>	Native Fuchsia	1200	1000	140mm	30	
Epi	<i>Epacris impressa</i>	Common Heath	1400	1100	200mm	16	
Go	<i>Goodenia ovata</i>	Hop Goodenia	1000	1000	140mm	18	
la	<i>Indigofera australis</i>	Austral Indigo	2000	2000	200mm	9	
Lcon	<i>Leptospermum continentale</i>	Prickly Tea-Tree	2000	2000	140mm	3	
Pihu	<i>Pimelea humilis</i>	Rice Flower	600	750	140mm	8	
PuGu	<i>Pultenaea gunnii</i>	Golden Bush-pea	1000	800	140mm	6	
Ground Covers							
Acnz	<i>Acaena novea-zelandiae</i>	Bidgee-widgee	100	1200	140mm	5	
Ca	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	100	1500	140mm	3	
DiRe	<i>Dichondra repens</i>	Kidney Weed	200	1100	140mm	5	
Vh	<i>Viola hederacea</i>	Native Violet	100	1500	140mm	6	
Ws	<i>Wahlenbergia stricta</i>	Tall Bluebell	500	300	140mm	17	
Grasses & Tufted Plants							
Bubu	<i>Bulbine bulbosa</i>	Bulbine Lily	800	500	140mm	16	
Pafr	<i>Patersonia fragilis</i>	Short Purple-flag	500	400	140mm	11	
Ps	<i>Poa sieberiana</i>	Grey Tussock Grass	900	750	140mm	29	
Stgr	<i>Stylidium graminifolium</i>	Grass Trigger-plant	500	300	140mm	13	
Ti	<i>Themeda triandra</i>	Kangaroo Grass	1000	600	140mm	9	
Total						207	

NOTES:

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- ENSURE NO SOIL COMPACTION OCCURS WITHIN THE ROOT ZONES OF EXISTING TREES. FENCE OFF ROOT ZONES PRIOR TO COMMENCEMENT.
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 WHERE DBH = TRUNK DIAMETER MEASURED AT 1.4m ABOVE GROUND LEVEL. RADIUS IS MEASURED FROM THE CENTRE OF THE STEM AT GROUND LEVEL.
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- THE CONTRACTOR IS TO DETERMINE AND MARK OUT THE TPZ OR SRZ ON SITE. CONFIRM WITH SUPERINTENDENT PRIOR TO ERRECTING TEMPORARY FENCING.
<http://www.tretec.net.au/tt-wp/report/tpz-calculator/>

LEGEND

- BUILDING LAYOUT
- PROPERTY BOUNDARY
- PLANTING NORTH
- PLANTING WEST
- PLANTING EAST
- PROPOSED FENCE
- PROPOSED NEW INDIGENOUS PLANTS
- PROTECT AND RETAIN EXISTING TREES DURING CONSTRUCTION FOLLOWING GUIDELINES IN AS4970-2009. (PROTECTION OF TREES ON DEVELOPMENT SITES)
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- TREES TO BE REMOVED

Revision	Date	Description
A	3/09/24	UPDATE EXISTING TREE NUMBERS

Issue	Date	Description
1	7/08/24	FOR REVIEW

CLIENT:

ARCHITECT:

LANDSCAPE ARCHITECT:

LANDSCAPE TOWN PLANNING DRAWINGS

Beachwood ELC Frankston South

Bunurong Country
 253 Humphries Road, Frankston South

PLANTING WEST



DRAWING NUMBER	OF	TOTAL SHEETS
TP03	OF	5
Drawn By	Checked	Project Number
DB	MJ	233892

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1 2 3 4 5 6 7 8 9 10 11 12

GARDEN BED PREPARATION AND PLANTING:

GENERAL

1. THE CONTRACTOR MUST SEEK APPROVAL FROM THE SUPERINTENDENT AT THE FOLLOWING STAGES, PRIOR TO PROCEEDING TO THE NEXT STAGE OF WORK:
 - CULTIVATED SUBGRADE
 - IF IMPORTED TOPSOIL IS REQUIRED THEN PROVIDE A SAMPLE AND CERTIFICATION THAT THE TOPSOIL MEETS AUSTRALIAN STANDARDS
 - SETOUT OF ALL ADVANCED TREES AND SHRUBS PRIOR TO PLANTING
2. THE CONTRACTOR SHALL CONFIRM SUPPLY OF ALL PLANTS, IN THE INSTALLATION SIZES SPECIFIED WITHIN 6 WEEKS FOLLOWING COMMENCEMENT OF THE CONTRACT. THE CONTRACTOR IS NOT TO MAKE ANY SUBSTITUTIONS UNLESS APPROVED BY THE SUPERINTENDENT. ALL TREES TO BE SUPPLIED IN ACCORDANCE WITH THE SPECIFICATION.
3. GARDEN BEDS ARE TO BE CULTIVATED TO A DEPTH OF 300mm, WITH SUBGRADE ADEQUATELY LOOSENEED. NO COMPACTED AREAS OF SUBGRADE ARE TO REMAIN, OR DEPRESSIONS WHERE WATER CAN POOL UNDER THE TOPSOIL. DAMAGE TO TREE ROOTS IS TO BE AVOIDED.
4. SURFACES MUST DRAIN POSITIVELY TO DRAINS OR GARDEN BEDS.
5. CONTRACTOR TO PROVIDE A SAMPLE OF THE MULCH FOR APPROVAL PRIOR TO ORDERING.
6. THE CONTRACTOR SHALL SUPPLY, SPREAD AND CULTIVATE SUPER-FINE COMPOSTED MULCH/SOIL CONDITIONER TO ALL DESIGNATED GARDEN BED AREAS. THE SUPER-FINE COMPOSTED MULCH/SOIL CONDITIONER SHALL BE FIRSLTY SPREAD TO A DEPTH OF 100mm THEN LIGHTLY CULTIVATED INTO THE EXISTING GARDEN BEDS.
7. THE MULCH SHALL BE WELL COMPOSTED AND TREATED TO ENSURE THERE IS NO GROWTH INHIBITOR. IT SHALL BE FREE FROM CLODS OF SOIL, ROCK, VERMIN, TOXINS AND ANY OTHER EXTRANEOUS MATTER.
8. THE CONTRACTOR SHALL SUPPLY AND SPREAD A 75mm LAYER OF APPROVED TIMBER MULCH TO ALL GARDEN BED AREAS AFTER CULTIVATION.
9. THE MULCH SHALL BE FREE FROM CLODS OF SOIL, ROCK, VERMIN, TOXINS AND OTHER EXTRANEOUS MATTER. THE MULCH SHALL BE RAKED SMOOTH TO ACHIEVE AN EVEN AND NEAT APPEARANCE AND KEPT CLEAR OF STEMS OF PLANTS TO AVOID CAUSING COLLAR ROT.

PLANTING NOTES:

1. REFER TO THE SPECIFICATION AND THE RELEVANT DETAILS
2. PLANTS TO BE ARRANGED AS INDICATED.
3. PLANT STOCK AND SETOUT TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO PLANTING.
4. THE CONTRACTOR AT THE TIME OF PURCHASE MUST OBTAIN FROM THE SUPPLIER A CERTIFICATE OF AUTHENTICITY THAT THE PLANTS IN THE SCHEDULE ARE AUTHENTIC AND TRUE TO TYPE. THE PLANTS ON THE CERTIFICATE MUST BE THE SAME AS THE ONES IN THE SPECIFICATION.

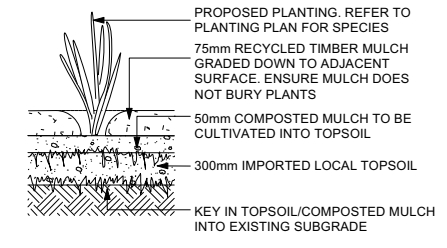
WORK NEAR TREES GENERAL:

PROTECTION OF TREES ON DEVELOPMENT SITES

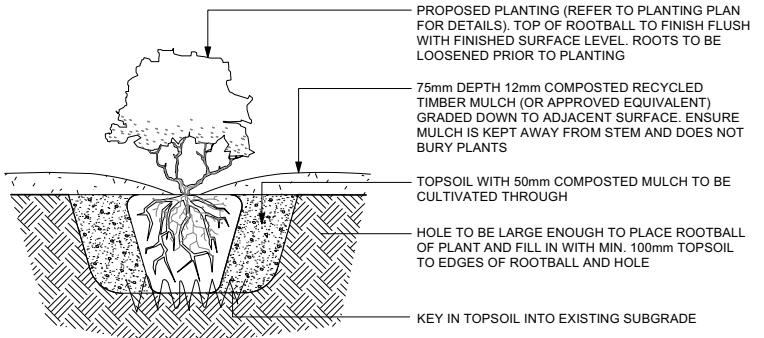
1. REFER TO AS4970-2009
2. ESTABLISH TREE PROTECTION ZONES AROUND ALL EXISTING TREES TO BE RETAINED. INSTALL A TEMPORARY FENCE AROUND TREE AS SHOWN ON THE PLAN.
3. ENSURE NO SOIL COMPACTION OCCURS WITHIN THE ROOT ZONES OF EXISTING TREES. FENCE OFF ROOT ZONES PRIOR TO COMMENCEMENT.
4. DEMOLITION OF ANY STRUCTURES ADJACENT TO ANY TREE TO BE RETAINED IS TO BE UNDERTAKEN IN A MANNER THAT DOES NOT IMPACT ON ANY ADJACENT TREE CANOPIES, TRUNK AND/OR ROOT ZONE AREA.
5. WHEN ANY EXCAVATION IS REQUIRED WITHIN THE TREE PROTECTION ZONES, HAND EXCAVATION SHALL FIRST BE MADE TO LOCATE ANY ROOTS. IF DIRECTED BY THE SUPERINTENDENT EQUIPMENT SHALL BE KEPT CLEAR OF TREES AND HAND METHODS OF EXCAVATION SHALL BE ADOPTED.
6. ANY ROOTS THAT ARE FOUND MUST BE REPORTED TO THE SUPERINTENDENT TO INSPECT PRIOR TO CARRYING OUT ANY OTHER WORK. ROOTS WHICH ARE TO BE AFFECTED BY THE LINE OF THE PROPOSED WORK SHALL BE CLEAN CUT, CLEAR OF THE WORK BEFORE MACHINE EXCAVATION COMMENCES, WITH A SHARP SAW FOR THIS PURPOSE.

DETERMINING THE TREE PROTECTION ZONE:

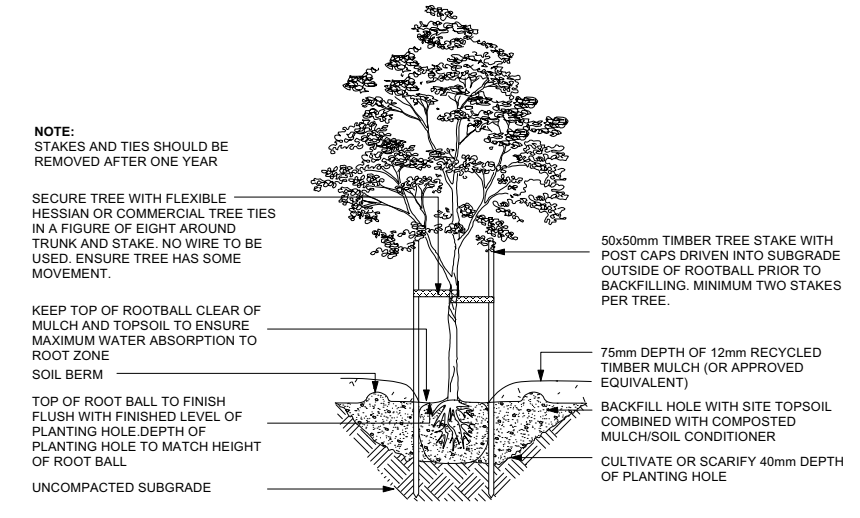
1. THE RADIUS OF THE TREE PROTECTION ZONE IS CALCULATED FOR EACH TREE BY MULTIPLYING ITS DBH x 12
 $TPZ = DBH \times 12$
 WHERE DBH = TRUNK DIAMETER MEASURED AT 1.4m ABOVE GROUND LEVEL. RADIUS IS MEASURED FROM THE CENTRE OF THE STEM AT GROUND LEVEL.
2. A TPZ SHOULD NOT BE LESS THAN 2m NOR GREATER THAN 15m (EXCEPT WHERE CROWN PROTECTION IS REQUIRED). THE TPZ OF PALMS, CYCADS & TREE FERNS SHOULD NOT BE LESS THAN 1m OUTSIDE THE CROWN PROJECTION.
3. THE CONTRACTOR IS TO DETERMINE AND MARK OUT THE TPZ OR SRZ ON SITE. CONFIRM WITH SUPERINTENDENT PRIOR TO ERECTING TEMPORARY FENCING.
<http://www.treetec.net.au/tp-report/tpz-calculator/>



1 GARDEN BED PREPARATION
Scale: 1:10



2 TYPICAL SHRUB PLANTING
Scale: 1:10



3 TYPICAL ADVANCED TREE IN GARDEN BED
Scale: 1:25



Revision	Date	Description
A	3/09/24	UPDATE EXISTING TREE NUMBERS

Issue	Date	Description
1	7/08/24	FOR REVIEW

CLIENT:

ARCHITECT:

Architecton

LANDSCAPE ARCHITECT:

LANDSCAPE TOWN PLANNING DRAWINGS

Beachwood ELC Frankston South
 Bunrong Country
 253 Humphries Road, Frankston South

PLANT SCHEDULE AND TYPICAL DETAILS

Scale	AS SHOWN @ A1
Scale Bar	

DRAWING NUMBER	OF	TOTAL SHEETS
TP05		5
Drawn By	Checked	Project Number
DB	MJ	233892

Note: This drawing is to be read in conjunction with the other submitted documents
 COPYRIGHT © JEAVONS LANDSCAPE ARCHITECTS

DO NOT SCALE DRAWING

PLANT SCHEDULE OVERALL							
ID	Botanical Name	Common Name	Height	Spread	Pot Size	Qty	Notes
Trees							
Ave	<i>Allocasuarina verticillata</i>	Drooping She-oak	8000	4000	400mm	8	
Shrubs							
Caac	<i>Cassinia aculeata</i>	Common Cassinia	3000	1200	140mm	39	
Core	<i>Correa reflexa</i>	Native Fuchsia	1200	1000	140mm	61	
Epi	<i>Epacris impressa</i>	Common Heath	1400	1100	200mm	23	
Go	<i>Goodenia ovata</i>	Hop Goodenia	1000	1000	140mm	39	
Ia	<i>Indigofera australis</i>	Austral Indigo	2000	2000	200mm	29	
Loon	<i>Lepidospermum continentale</i>	Prickly Tea-Tree	2000	2000	140mm	15	
Levl	<i>Leucopogon virgatus</i>	Common Beard-heath	1000	600	140mm	38	
Pihu	<i>Pimelea humilis</i>	Rice Flower	600	750	140mm	46	
PuGu	<i>Pultenaea gunnii</i>	Golden Bush-pea	1000	800	140mm	54	
Ground Covers							
Acnz	<i>Acaena novea-zelandiae</i>	Bidgee-widgee	100	1200	140mm	20	
Ca	<i>Chrysoccephalum apiculatum</i>	Yellow Buttons	100	1500	140mm	21	
DiRe	<i>Dichondra repens</i>	Kidney Weed	200	1100	140mm	21	
Vh	<i>Viola hederacea</i>	Native Violet	100	1500	140mm	24	
Ws	<i>Wahlenbergia stricta</i>	Tall Bluebell	500	300	140mm	173	
Grasses & Tufted Plants							
Bubu	<i>Bulbine bulbosa</i>	Bulbine Lily	800	500	140mm	127	
Pafr	<i>Paterosnia fragilis</i>	Short Purple-flag	500	400	140mm	113	
Ps	<i>Poa sieberiana</i>	Grey Tussock Grass	900	750	140mm	54	
Stgr	<i>Styidium graminifolium</i>	Grass Trigger-plant	500	300	140mm	151	
Tl	<i>Themeda triandra</i>	Kangaroo Grass	1000	600	140mm	20	
Total						1076	

NOTES:

- ALL PLANT SPECIES SELECTED FROM 'FRANKSTON CITY COUNCIL INDIGENOUS PLANT GUIDE' AND 'EVC 175: GRASSY WOODLAND, SPECIES LIST'

1 2 3 4 5 6 7 8 9 10 11 12

From: OpenForms <noreply@openforms.com>
Sent: Thursday, 12 December 2024 4:50 PM
To: Governance enquiries
Subject: Councillor Call in of Planning Application



Councillor Call in of Planning Application

Call-In Nominated by (enter name)	Brad Hill
Call-in Supported by	Cr David Asker (Wilton Ward) Cr Nathan Butler (Yamala Ward)
Application No.	886/2024/P
Property/Site Address of development proposal	253 Humphries Rd, Frankston South
Council Ward site is within	Derinya
Concerns	Traffic, local resident concerns, possible bushfire risk
Strategic Principles that apply to this call-in request (select the principle/s that applies)	The planning application or the development of the land has resulted in significant community unrest in the past and would raise issues of public interest.
Please elaborate on how the call-in meets one or more of the above strategic principles?	The community is restless and previous childcare proposals in the area have been very contentious
Supporting Files (Non-anonymous question)	

Executive Summary**11.2 Statutory Planning Progress Report for January and February 2025**

Enquiries: (Sam Clements: Communities)

Council Plan

Level 1:	4. Well Planned and Liveable City
Level 2:	4.1 Integrate land use planning and revitalise and protect the identity and character of the City

Purpose

To provide Council with an update on the exercise of planning delegations by Council officers for the months of January and February 2025.

Recommendation (Director Communities)

That Council:

1. Receives the Statutory Planning Progress Report (Appendix A and B) for the months of January and February 2025;
2. Notes that in January 2025, 81% of applications determined were within the statutory timeframe, above the target of 70%;
3. Notes that in February 2025, 72% of applications determined were within the statutory timeframe, above the target of 70%;
4. Notes that the State Government have introduced the 'Townhouse and Low Rise Code' by gazetting it into all Victorian planning schemes, including the Frankston Planning Scheme, and that this will change the allowable form of some medium density housing developments, and reduce the opportunities for objecting residents to object against and seek review of complying developments.
5. Resolves to retire the Multi-Dwelling Visitor Car Parking Guidelines, noting that applications are not actively assessed against this policy and that ongoing reporting provided in respect of compliance with it will cease.
6. Notes that this Progress report contains a register as to the number of planning decisions made by the Minister of Planning in relation to major applications in the Frankston municipality and that the Minister did not make any decisions during the report period; and
7. Resolves that Attachment C (General Planning Applications of Councillor Interest Updates) and Attachment D (Major Development Updates) remain confidential indefinitely on the grounds that they contain land use planning information and private commercial information (*Local Government Act 2020, s.3(1)(c) and (g)*). These grounds apply because it contains private information and would, if prematurely released, impact the reputation of Councillors and Council.

Statutory Planning Progress Report

- This report is provided in accordance with Council's resolution of 29 January 2018 requiring that:

Council receives Town Planning Progress Reports no later than two months after the cessation of a given months.

11.2 Statutory Planning Progress Report for January and February 2025**Executive Summary**

As noted in Council's resolution on 2 December 2024 under the Governance Matters report, the progress report for October 2024 was to be reported to the January 2025 Ordinary meeting.

- The report provides Council with an update on the exercise of planning delegations by Council officers on the following items:
 - Planning applications received;
 - Planning decisions;
 - Subdivision applications received;
 - Subdivision decisions;
 - VCAT appeal register; and
 - VCAT decisions.
- In January 2025, fifty-eight (58) applications for planning permits, amendments to permits and consents were received, and sixty-six (66) applications determined. A total of 81% of permit decisions were made within the statutory timeframe. The percentage determined within timeframe was above the target of 70%.
- In February 2025, fifty-nine (59) applications for planning permits, amendments to permits and consents were received, and seventy-five (75) applications determined. A total of 72% of permit decisions were made within the statutory timeframe. The percentage determined within timeframe was above the target of 70%.
- As at the time of preparation of this report, there are 258 undecided planning permits, amendment to planning permits, consent, subdivision and plan approval applications currently with Council.
- During the combined period, 9 decisions related to multi-dwelling applications, all of which complied with the Multi-Dwelling Visitor Car Parking Guidelines.
- Two VCAT decisions were reported during the combined period.
- No delegated decisions was made during the reported period, concerning applications referred to Council for comment by the Department of Transport and Planning, for ultimate decision by the Minister for Planning.
- No decisions were received in respect of applications made directly to the Minister for Planning.
- Also included in this progress report is the list of 'Major Development Updates' at **Attachment C**, and the list of 'General Planning Applications of Councillor Interest Updates' at **Attachment D**, for Council's reference. As agreed with Council, the purpose of providing these reports is to enable Councillors to understand progress on current or future major applications and potential timings for decision making.
- Included as **Attachment E** is a graphic representation of the basic steps in the planning permit application process, and the number of applications which are located at each process step as at March 2025 (when this report was prepared).

Townhouse and Low Rise Code

11.2 Statutory Planning Progress Report for January and February 2025**Executive Summary**

- The State Government has, on 6 March, gazetted Amendment VC267 to all Victorian Planning Schemes. This amendment makes changes to Clause 55 (formerly ResCode) and Clause 57 of the Frankston Planning Scheme.
- In essence the changes replace the former ResCode provisions with new provisions drawn from what has been called the Townhouse and Low Rise Code.
- Councillors were previously provided with information about some prospective differences between the former ResCode provisions and what has become the Townhouse and Low Rise code. Council's generally have not had advance notice of the content of the new code, and have seen the detailed provisions at the same time as the general public. Accordingly, Council's officers have only now been able to start reviewing the new provisions and considering the implications for Council. Further information will be provided to Council once officers are in a position to provide meaningful advice on this subject. However, for the time being, the following is evident:
 - The new provisions will be operational, likely for applications lodged from 31 March, although this will need to be further clarified.
 - The new provisions introduce 'deemed to comply' standards, where designs that accord with the new standards, are not able to be declined by Council.
 - The new standards constrict some of the requirements of ResCode (eg. private open space, building setback, and overlooking protections) are reduced.
 - Whilst public notice will still be typically be required to be undertaken for most forms of medium density housing development, where a development complies with standards, objecting parties will not be able to pursue an application for review to VCAT of a decision by Council to approve an application.
 - The

Multi-Dwelling Visitor Car Parking Guidelines

- At its meeting of 1 June, 2009, Council resolved a motion: *'that a report be prepared on planning options available to Council to require applicants to increase the number of visitor parking spaces proposed for multi-dwelling developments'*.
- Subsequently on 3 August, 2009, Council resolved to direct officers to draft *'informal requirements for visitor car parking for multi-dwelling developments'*, and *'write to the State Minister for Planning exploring the potential to vary current planning controls for Residential 1 Zone'*.
- At its meeting of 2 November, 2009, Council resolved to direct officers *'to assess 'infill' residential development according to the informal visitor car parking requirements for all multi-dwelling residential development lodged after 2 November 2009'*.
- The guidelines specify minimum amounts of visitor car parking to be provided for particular types of medium density housing development.
- It is understood that the guidelines were adopted as a result of Councillor concern, at the time of adoption, about the sufficiency of car parking being incorporated into housing developments.

11.2 Statutory Planning Progress Report for January and February 2025**Executive Summary**

- Because the policy is not contained in the planning scheme, neither Council nor the VCAT on review can give it weight in making decisions on planning applications. This was affirmed in an early decision of the VCAT (*Veale v Frankston 2015*) in which the VCAT said: *'the Council's adopted local policy relating to visitor car parking has no statutory weight. The planning scheme sets out the amount of visitor car parking required for dwellings in the table to Clause 52.06. These provisions apply State-wide and are incorporated into the Frankston Planning Scheme.'*
- Notwithstanding the commentary of the VCAT in that case, developments continued to be assessed against the guidelines, until a decision of the VCAT in 2016 (*Poliansky v Frankston, 2016*) awarded costs against Council in respect of a challenge to a condition which sought to require compliance with the guidelines. In that case, the VCAT said: *'The Council's position with respect to Condition 1g was so weak as to be untenable. I found that the contested condition had no sound basis because (inter alia) the proposal complied fully with the parking requirements under Clause 52.06 of the Scheme; the parking rates in the adopted Multi-Dwelling Visitor Car Parking Guidelines do not override the requirements of the Scheme and the fact that no planning permit was triggered under Clause 52.06. It further commented: 'I consider that the inclusion of Condition 1g on the permit has exposed the permit holder to costs in circumstances in which the Council must have known there was little prospect of successfully defending the condition. The Council is entitled to depart from recommendations made by its officers but it would be well apparent that requiring on-site visitor parking is unreasonable when on-site parking provision is fully compliant and there is no permit triggered under the Scheme.'*
- Also in 2016, Council sought to introduce the guidelines into the Frankston Planning Scheme via Amendment C114, however the (then) Department of Environment, Land, Water and Planning (DELWP) refused to authorise the amendment because it would be contrary to planning policy by encouraging car use rather than more sustainable forms of transport.
- As Council has not been able to apply the guidelines, essentially what has been happening since that time is that Council officers have simply been collecting data on the number of applications which happen to comply with the guidelines.
- The gazettal of the Townhouse and Low Rise Code further highlights that Council does not have discretion to adopt and require its own design standards for medium density housing outside of the planning scheme, and that compliance with codified standards (or in this case scheme requirements) is sufficient and not able to be challenged.
- Because the guidelines are not capable of being practically applied, it is recommended that Council now retire the guidelines and note that, accordingly, Council officers will no longer provide ongoing reporting in respect of the guidelines.

Financial Impact

Where a party seeks review of Council's decision at the Victorian Civil and Administrative Tribunal, Council will incur representation costs. Often, Council is represented by its officers and these costs are managed within Council's adopted budget. However, where a matter is complex or involves legal issues, or where Council decides an application at variance with the officer's recommendation, an external representative will be engaged. The type and cost of the representative engaged will vary depending on the nature of the application and issues in contention.

11.2 Statutory Planning Progress Report for January and February 2025**Executive Summary**

Indicatively, costs to engage a planning consultant representative for a VCAT case typically range between \$4,000 and \$8,000 (depending on hearing length), and between \$10,000 and \$50,000+ for legal representation (again, depending on hearing length and potential engagement of expert witnesses).

Consultation

This report provides details of all planning applications and decisions that are required to be considered in accordance with the Frankston Planning Scheme and the Planning and Environment Act (1987).

Consultation occurs with the community as part of the planning process of each application that requires public advertising.

Analysis (Environmental / Economic / Social Implications)

This report does not result in any identified environmental, economic or social impacts.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

No legal implications.

Policy Impacts

No policy impacts.

Gender Impact Assessments

No gender impact assessment was required. This initiative has no impact on our community or the public.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

There are no identified risks noted in relation to the preparation of this report.

11.2 Statutory Planning Progress Report for January and February 2025**Executive Summary****Conclusion**

This report provides Council with an overview of the activities and decisions made on planning applications in the months of January and February 2025.

ATTACHMENTS

- Attachment A:[↓](#) Statutory Planning - Progress Report - January 2025
- Attachment B:[↓](#) Statutory Planning - Progress Report - February 2025
- Attachment C: Councillor Major Development Updates - March 2025 -
CONFIDENTIAL
- Attachment D: General Statutory Planning Updates - Applications of Councillor
Interest - March 2025 - **CONFIDENTIAL**
- Attachment E:[↓](#) Planning Permit applications by process step - March 2025

Progress Report – Planning Applications Received For The Application Date: From 1/01/2025 To 31/01/2025				
Application No	Ward	Property Address	Application Description	Date
34/2025/P	Centenary Park	12/80 Potts Road, Langwarrin 3910	To construct an extension to an existing dwelling (verandah) in a General Residential Zone (GRZ).	21/01/2025
Centenary Park Ward = 1				
10/2025/P	Derinya	24 Rufous Road, FRANKSTON SOUTH 3199	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 7 (DDO7)	9/01/2025
17/2025/P	Derinya	3 Bartlett Street, Frankston South 3199	To construct an outbuilding in a Design and Development Overlay Schedule 3 (DDO3)	13/01/2025
49/2025/P	Derinya	Baxter Park 294N Frankston-Flinders Road, FRANKSTON SOUTH 3199	Works within the tree protection zone (TPZ) of a substantial tree in a Significant Landscape Overlay Schedule 1 (SLO1)	30/01/2025
Derinya Ward = 3				
2/2025/P	Elisabeth Murdoch	62 North Road, LANGWARRIN 3910	Buildings and works outside the envelope	14/01/2025
25/2025/P	Elisabeth Murdoch	95 West Road, LANGWARRIN SOUTH 3911	To construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4)	17/01/2025
13/2025/P	Elisabeth Murdoch	1 Darius Avenue, Frankston 3199	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z)	21/01/2025
Elisabeth Murdoch Ward = 3				
18/2025/P	Kananook	21 Northcote Street, Seaford 3198	To construct an outbuilding in a Land Subject to Inundation Overlay (LSIO)	14/01/2025
1250/2024/P	Kananook	156 Nepean Highway, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone Schedule 3 (GRZ3)	14/01/2025
1195/2024/P	Kananook	43 Orwil Street, Frankston 3199	To subdivide the land into five (5) lots in a General Residential Zone (R1Z)	15/01/2025
31/2025/P	Kananook	1/9 Nepean Highway, Seaford 3198	To construct buildings and works to an existing dwelling in a General Residential Zone Schedule 3 (GRZ3) and Design and Development Overlay Schedule 6 (DDO6)	20/01/2025

Progress Report – Planning Applications Received				
For The Application Date: From 1/01/2025 To 31/01/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
50/2025/P	Kananook	124 Kananook Avenue, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and a Special Building Overlay (SBO)	31/01/2025
Kananook Ward = 5				
16/2024/P	Lyrebird	1151 Frankston-Dandenong Road, CARRUM DOWNS 3201	To continue existing use of Retail Premises	16/01/2025
Lyrebird Ward = 1				
2/2025/P	Pines	38 East Road, Seaford 3198	To construct four (4) double story dwellings in a General Residential Zone (R1Z)	3/01/2025
1252/2024/P	Pines	10 Jarrah Court, Frankston North 3200	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z)	6/01/2025
24/2025/P	Pines	23 Sir Laurence Drive, Seaford 3198	To construct building and works to an existing building within an Industrial 1 Zone (IN1Z)	20/01/2025
15/2025/P	Pines	168 Frankston-Dandenong Road, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	20/01/2025
33/2025/P	Pines	8 Radiata Street, Frankston North 3200	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	21/01/2025
37/2025/P	Pines	14 Fellowes Street, Seaford 3198	To subdivide the land into four (4) lots in a General Residential Zone (R1Z)	22/01/2025
Pines Ward = 6				
174/2024/P	Wilton	123 Hall Road, CARRUM DOWNS 3201	To construct a three (3) storey commercial building in a Commercial 1 Zone, To remove carriageway easements (E-2, E-3, E-9, E-17, E-18, E21 and E-22) and create three new carriageway easements (E-38, E-39 and E-40).	14/01/2025
1/2025/P	Wilton	153 Hall Road, CARRUM DOWNS 3201	Satisfaction Matters	15/01/2025
Wilton Ward = 2				
1207/2024/P	Yamala	561 Nepean Highway, Frankston 3199	To construct a building and carry out works for a three (3) storey dwelling in an Erosion Management Overlay Schedule 3 (EMO3) and to create access to a road in a Transport Zone 2 (TR22).	6/01/2025

Progress Report – Planning Applications Received				
For The Application Date: From 1/01/2025 To 31/01/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
14/2025/P	Yamala	Shop 1-2/506 Nepean Highway, FRANKSTON 3199	To use the land to sell and consume liquor (Restaurant and Cafe License)	10/01/2025
16/2025/P	Yamala	106 Overport Road, Frankston South 3199	To trim and lop substantial trees within a Significant Landscape Overlay Schedule 3 (SLO3) and Environmental Significance Overlay Schedule 4 (ESO4)	15/01/2025
22/2025/P	Yamala	36A Fleetwood Crescent, FRANKSTON SOUTH 3199	To construct an extension to an existing dwelling (verandah) in a Design and Development Overlay Schedule 9 (DDO9) and to construct a front fence in a Significant Landscape Overlay Schedule 4 (SLO4)	16/01/2025
27/2025/P	Yamala	29 Ithaca Road, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay Schedule 4 (SLO4)	20/01/2025
32/2025/P	Yamala	1 Ian Court, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay Schedule 6 (SLO6)	21/01/2025
35/2025/P	Yamala	11 Bangalay Avenue, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay Schedule 3 (SLO3)	22/01/2025
38/2025/P	Yamala	16 Yamala Drive, Frankston South 3199	To remove one (1) tree in a Significant Landscape Overlay Schedule 3 (SLO3)	22/01/2025
41/2025/P	Yamala	24 The Ridge, FRANKSTON SOUTH 3199	To remove one (1) tree in a Significant Landscape Overlay Schedule 6 (SLO6)	23/01/2025
42/2025/P	Yamala	10 Frome Avenue, Frankston 3199	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	24/01/2025
44/2025/P	Yamala	1 Piper Crescent, FRANKSTON SOUTH 3199	To subdivide land into two (2) lots in a General Residential Zone (R1Z)	28/01/2025
Yamala Ward = 11				
Total = 32				

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/01/2025 To 31/01/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
467/2008/P/C	Ballam	144 Cranbourne Road, FRANKSTON 3199	Section 72 - Alterations and additions to existing veterinary clinic practice include conversion of existing building at 198 Beach Street into animal hospital respite care for 28 small animals	20/01/2025
91/2020/P/VS	Ballam	1 Lytham Court, Frankston 3199	Secondary Consent - To construct buildings and works (garage and habitable room) to an existing single dwelling on a lot in a Special Building Overlay (SBO)	28/01/2025
Ballam Ward = 2				
682/2022/P/A	Centenary Park	71 Potts Road, Langwarrin 3910	Extension of Time - To subdivide the land into three (3) lots in a General Residential Zone (GRZ).	22/01/2025
717/2022/P/B	Centenary Park	29 Edward Street, Langwarrin 3910	Extension of Time - To subdivide the land into two (2) lots in a General Residential Zone (GRZ).	24/01/2025
690/2022/P/B	Centenary Park	66 Anthony Street, Langwarrin 3910	Extension of Time - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) on a lot within a General Residential Zone (GRZ) and to construct buildings and works in a Bushfire Management Overlay (BMO)	30/01/2025
Centenary Park Ward = 3				
303/2023/P/B	Derinya	84 Sycamore Road, Frankston South 3199	Secondary Consent – To construct buildings and works to an existing dwelling in a Design Development Overlay Schedule 9 (DDO9) and in the tree protection zone of a substantial tree in a Significant Landscape Overlay Schedule 4 (SLO4)	9/01/2025
328/2014/P/D	Derinya	56 Heatherhill Road, Frankston 3199	Extension of Time – To construct three (3) double storey dwellings and three (3) lot subdivision	16/01/2025
Derinya Ward = 2				
917/2024/P/A	Elisabeth Murdoch	1405 Dandenong-Hastings Road, LANGWARRIN 3910	Section 72 – To construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4); to remove substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1); and to remove native trees in an Environmental Significance Overlay Schedule 1 (ESO1) and under Clause 52.17 of the Frankston Planning Scheme.	7/01/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/01/2025 To 31/01/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
300/2014/P/J	Elisabeth Murdoch	55 West Road, LANGWARRIN SOUTH 3911	Section 72 – Two (2) lot subdivision and removal of vegetation	23/01/2025
156/2022/P/B	Elisabeth Murdoch	91 Warrandyte Road, Langwarrin 3910	Extension of Time – To construct three (3) double storey dwellings in a General Residential Zone (GRZ)	23/01/2025
319/2018/P/F	Elisabeth Murdoch	69 Warrandyte Road, Langwarrin 3910	Extension of Time – To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings)	23/01/2025
438/2024/P/A	Elisabeth Murdoch	27 Jamieson Court, LANGWARRIN 3910	Section 72 – To construct one (1) single storey dwelling and an outbuilding within a Bushfire Management Overlay (BMO) Design and Development Overlay Schedule 4 (DDO4), removal of a substantial tree within a Significant Landscape Overlay Schedule 1 (SLO1) and removal of native vegetation (52.17)	24/01/2025
Elisabeth Murdock Ward = 5				
349/2019/P/D	Kananook	12-14 Anderson Street, FRANKSTON 3199	Extension of time – To construct six (6) double storey dwellings on a lot in a General Residential Zone (GRZ)	2/01/2025
153/2020/P/VS	Kananook	37 Mahoney Crescent, Seaford 3198	Extension of time – To construct extensions to the existing dwelling in a Special Building Overlay (SBO)	6/01/2025
490/2020/P/J	Kananook	2 Rosella Street, Frankston 3199	Section 72 – To use the land for medical centre, shop (pharmacy) and office, and to construct a five (5) storey building (containing four (4) dwellings, café, medical centre, shop (pharmacy) and office) in a Mixed Use Zone (MUZ), to construct a building and works in a Design and Development Overlay Schedule 5 (DDO5), to reduce the number of car parking spaces required under the Parking Overlay Schedule 1 (PO1) and to alter the access to road in a Transport Zone 2	13/01/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/01/2025 To 31/01/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
490/2020/P/J	Kananook	303 Nepean Highway, Frankston 3199	Section 72 – To use the land for medical centre, shop (pharmacy) and office, and to construct a five (5) storey building (containing four (4) dwellings, café, medical centre, shop (pharmacy) and office) in a Mixed Use Zone (MUZ), to construct a building and works in a Design and Development Overlay Schedule 5 (DDO5), to reduce the number of car parking spaces required under the Parking Overlay Schedule 1 (PO1) and to alter the access to road in a Transport Zone 2	13/01/2025
760/2022/P/C	Kananook	39 Wells Road, SEAFORD 3198	Secondary Consent – To use and construct buildings and works for a car park in an Industrial 1 Zone (IN1Z), to construct buildings and works in a Special Building Overlay (SBO) and to create and alter access to a road in a Transport Zone 2 (TZ2).	22/01/2025
760/2022/P/C	Kananook	Frankston Basketball Stadium 90 Bardia Avenue, SEAFORD 3198	Secondary Consent – To use and construct buildings and works for a car park in an Industrial 1 Zone (IN1Z), to construct buildings and works in a Special Building Overlay (SBO) and to create and alter access to a road in a Transport Zone 2 (TZ2).	22/01/2025
Kananook Ward = 6				
231/2020/P/K	Lyrebird	216 Hall Road, Carrum Downs 3201	Section 72 – To use the land for a Service Station, Car Wash and Convenience Restaurant; to construct buildings and works associated with a Section 2 Use in a General Residential Zone (GRZ), to construct buildings and works in a Special Building Overlay (SBO), removal of native vegetation, to erect and display business identification signage, including internally illuminated signage and a pole sign, to create access/alter to a Road Zone Category 1	21/01/2025
Lyrebird Ward = 1				
1087/2004/P/B	Wilton	11/35 Brunnings Road, Carrum Downs 3201	Secondary Consent – 28 Dwellings, Removal of Vegetation and Easement	29/01/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/01/2025 To 31/01/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
797/2002/P/B	Wilton	19 Brunnings Road, CARRUM DOWNS 3201	Secondary Consent – 16 Unit Development (one existing)	30/01/2025
Wilton Ward = 2				
446/2022/P/I	Yamala	383-389 Nepean Highway, FRANKSTON 3199	Secondary Consent - Use and development of the land for a five to six (5-6) storey office building in a Mixed Use Zone, Design and Development Overlay (Schedule 5) and Special Building Overlay, reduction to car parking requirements of Clause 52.06 of the Frankston Planning Scheme, construction and display of two business identification signs and one floodlit identification sign and alteration to access to a road in a Transport Zone 2	14/01/2025
162/2020/P/VS	Yamala	24 Marcus Road, Frankston South 3199	Extension of Time - To construct an extension to the existing dwelling and outbuildings in a Design and Development Overlay Schedule 1 (DDO1) and Significant Landscape Overlay Schedule 3 (SLO3)	20/01/2025
308/2024/P/B	Yamala	114 Gould Street, Frankston 3199	Section 72 - To construct two (2) two-storey dwellings and alterations to the existing three-storey dwelling (three (3) dwellings).	23/01/2025
821/2022/P/C	Yamala	29 Gweno Avenue, Frankston 3199	Section 72 - To construct buildings and works to an existing dwelling in a Design and Development Overlay Schedule 6 (DDO6)	28/01/2025
810/2023/P/A	Yamala	521-523 Nepean Highway, FRANKSTON 3199	Section 72 - To use and construct a Service Station and to display signage in a General Residential Zone (GRZ), to construct buildings and works in Design and Development Overlay Schedule 6 (DDO6) and Erosion Management Overlay Schedule 3 (EMO3) and to alter access to road in a Transport Zone 2	28/01/2025
Yamala Ward = 5				
Total = 26				

Progress Report – Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
1038/2023/P	Ballam	140 Skye Road, Frankston 3199	To construct five (5) double storey dwellings on a lot in a General Residential Zone (R1Z) and to construct buildings and works in a Special Building Overlay (SBO)	Permit Approved	14/01/2025
1190/2024/P	Ballam	28 Kurong Avenue, Frankston 3199	To construct one (1) double storey dwelling in a Special Building Overlay (SBO)	Permit Approved	15/01/2025
Ballam Ward = 2					
1176/2024/P	Centenary Park	64 Edward Street, Langwarrin 3910	To subdivide the land into five (5) lots in a General Residential Zone (R1Z)	Permit Approved	9/01/2025
843/2024/P	Centenary Park	41 Kelvin Grove, Langwarrin 3910	To construct an outbuilding (carport) in a Rural Conservation Zone Schedule 1 (RCZ1)	Permit Approved	10/01/2025
Centenary Park Ward = 2					
494/2024/P	Derinya	22 Rosedale Grove, Frankston South 3199	To construct an outbuilding in a Design and Development Overlay Schedule 1 (DDO1), and construct buildings and works within a Tree Protection Zone (TPZ) of a substantial tree in a Significant Landscape Overlay – Schedule 3 (SLO3)	Permit Approved	9/01/2025
1248/2024/P	Derinya	28 Rufous Road, FRANKSTON SOUTH 3199	To construct one (1) single storey dwelling	No Permit Required	14/01/2025
54/2024/P	Derinya	7 Melva Court, FRANKSTON 3199	To construct a three-storey building with basement containing eleven (11) dwellings and eight (8) community care accommodation units and to use part of the land for community care accommodation in a General Residential Zone (GRZ).	Permit Approved	16/01/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
54/2024/P	Derinya	9 Melva Court, FRANKSTON 3199	To construct a three-storey building with basement containing eleven (11) dwellings and eight (8) community care accommodation units and to use part of the land for community care accommodation in a General Residential Zone (GRZ).	Permit Approved	16/01/2025
858/2024/P	Derinya	40 Lardner Road, Frankston 3199	To construct two (2) double storey dwellings in a General Residential Zone (R1Z), Special Building Overlay (SBO), Specific Controls Overlay (SCO) and Design and Development Overlay Schedule 11 (DDO11)	Permit Approved	20/01/2025
1234/2024/P	Derinya	45 Stotts Lane, Frankston South 3199	To construct an outbuilding in a Design and Development Overlay Schedule 1 (DDO1)	Permit Approved	22/01/2025
17/2025/P	Derinya	3 Bartlett Street, Frankston South 3199	To construct an outbuilding in a Design and Development Overlay Schedule 3 (DDO3)	Permit Approved	22/01/2025
1110/2024/P	Derinya	7 Goldthorp Court, Frankston South 3199	To construct an outbuilding in a Design and Development Overlay Schedule 1 (DDO1)	Permit Approved	23/01/2025
927/2024/P	Derinya	1 Barriedale Grove, Frankston South 3199	To construct buildings and works for a dependant persons unit in a Bushfire Management Overlay (BMO), to construct buildings and works in the tree protection zone of a substantial tree in a Significant Landscape Overlay Schedule 3 (SLO3) and to construct or carry out buildings or works in a Design and Development Overlay Schedule 1 (DDO1)	Permit Approved	29/01/2025
Derinya Ward = 9					

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<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
299/2023/P	Elisabeth Murdoch	400 Robisons Road, LANGWARRIN SOUTH 3911	To subdivide the land into seven (7) lots in a Low Density Residential Zone (LDRZ), Bushfire Management Overlay (BMO) and Design and Development Overlay Schedule 4 (DDO4). To undertake earthworks to fill in two dams in a Design and Development Overlay Schedule 4 (DDO4). To remove substantial trees and native vegetation in a Significant Landscape Overlay Schedule 1 (SLO1). To remove Native Vegetation under Clause 52.17 of the Frankston Planning Scheme	Permit Approved	3/01/2025
775/2024/P	Elisabeth Murdoch	130 Centre Road, LANGWARRIN 3910	To subdivide the land into two (2) lots in a Low Density Residential Zone (LDRZ) and Design and Development Overlay Schedule 4 (DDO4)	Permit Approved	6/01/2025
895/2024/P	Elisabeth Murdoch	6/285 North Road, LANGWARRIN 3910	To remove two (2) native trees in an Environmental Significance Overlay Schedule 1 (ESO1) and Significant Landscape Overlay Schedule 1 (SLO1)	Permit Approved	9/01/2025
360/2024/P	Elisabeth Murdoch	270 North Road, Langwarrin 3910	To carry out works to an existing dwelling (driveway) in a Land Subject to Inundation Overlay (LSIO) to remove substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1) and to remove Native Vegetation under Clause 52.17 of the Frankston Planning Scheme.	Permit Approved	10/01/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
360/2024/P	Elisabeth Murdoch	272 North Road, Langwarrin 3910	To carry out works to an existing dwelling (driveway) in a Land Subject to Inundation Overlay (LSIO) to remove substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1) and to remove Native Vegetation under Clause 52.17 of the Frankston Planning Scheme.	Permit Approved	10/01/2025
1125/2024/P	Elisabeth Murdoch	715 Robinsons Road, LANGWARRIN 3910	To construct an outbuilding in a Rural Conservation Zone Schedule 1 (RCZ1) and Bushfire Management Overlay (BMO)	Application Lapsed	20/01/2025
1178/2024/P	Elisabeth Murdoch	102 Highfield Drive, Langwarrin South 3911	To remove substantial trees and undertake works for the construction of a driveway in a Significant Landscape Overlay Schedule 1 (SLO1)	Permit Approved	28/01/2025
25/2025/P	Elisabeth Murdoch	95 West Road, LANGWARRIN SOUTH 3911	To construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4)	Permit Approved	29/01/2025
Elisabeth Murdoch Ward = 8					
1187/2024/P	Kananook	159 Nepean Highway, SEAFORD 3198	To subdivide the land into ten (10) lots in a General Residential Zone (GRZ)	Permit Approved	10/01/2025
784/2024/P	Kananook	7 Seaford Road, Seaford 3198	To construct two (2) double storey dwellings on a lot in a General Residential Zone (R1Z) and to alter access to road in a Transport Zone	Application Withdrawn	13/01/2025
14/2024/P	Kananook	1 Jolly Street, Frankston 3199	Rooming House	Certificate of Compliance Approved	15/01/2025
434/2024/P	Kananook	2 Duncan Avenue, Seaford 3198	To construct two (2) double storey dwellings on a lot in a General Residential Zone (GRZ) and Special Building Overlay (SBO)	Permit Approved	17/01/2025
1027/2024/P	Kananook	12A Kananook Avenue, SEAFORD 3198	Construction of one (1) single storey dwelling and a fence in a Special Building Overlay (SBO)	Permit Approved	28/01/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
928/2024/P	Kananook	3 Gray Street, Seaford 3198	To use the land for manufacturing sales and the sale or consumption of liquor in association with a Section 1 Use (Industry (Distillery)) and reduce the car parking required under Clause 52.06-5 of the Frankston Planning Scheme.	Permit Approved	29/01/2025
Kananook Ward = 6					
899/2024/P	Lyrebird	28 Leah Grove, Carrum Downs 3201	To construct ten (10) stores (self-storage facility) in an Industrial 1 Zone (IN1Z)	Permit Approved	13/01/2025
294/2024/P	Lyrebird	74 Broderick Road, Carrum Downs 3201	To construct seven (7) double storey dwellings within a General Residential Zone (GRZ)	Application Refused	15/01/2025
1105/2024/P	Lyrebird	2/13B Elite Way, CARRUM DOWNS 3201	To use the land for a Place of Worship in an Industrial 1 Zone (IN1Z)	Application Lapsed	20/01/2025
Lyrebird Ward = 3					
892/2024/P	Pines	211-279 Skye Road, Frankston 3199	To construct a Telecommunications Facility in a Special Building Overlay (SBO), Environmental Significance Overlay Schedule 1 (ESO1) and Bushfire Management Overlay (BMO)	Application Lapsed	9/01/2025
1122/2024/P	Pines	300 Frankston-Dandenong Road, SEAFORD 3198	To subdivide the land into twelve (12) lots in an Industrial 1 Zone (IN1Z)	Permit Approved	10/01/2025
850/2024/P	Pines	31 Radiata Street, Frankston North 3200	To construct two (2) double storey dwellings on a lot in a General Residential Zone (R1Z)	Permit Approved	17/01/2025
Pines Ward = 3					
1033/2024/P	Wilton	550 Hall Road, SKYE 3977	To erect and display two (2) double sided internally illuminated business identification signs	Permit Approved	3/01/2025
Wilton Ward = 1					

Progress Report – Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
722/2024/P	Yamala	4 Dingle Avenue, Frankston 3199	To construct a residential building (Community Care Accommodation) in a Special Building Overlay (SBO)	Permit Approved	7/01/2025
1045/2024/P	Yamala	Shop 1-2/506 Nepean Highway, FRANKSTON 3199	To use the land to sell and consume liquor (Restaurant and Cafe License) within a Comprehensive Development Zone (CDZ)	Application Lapsed	8/01/2025
910/2024/P	Yamala	38E Violet Street, Frankston South 3199	To construct buildings and works (lift) to an existing dwelling within the Design and Development Overlay Schedule 9 (DDO9); to construct a building or carry out works within the Tree Protection Zone of a Significant Tree within an Environmental Significant Overlay Schedule 4 (ESO4).	Permit Approved	16/01/2025
35/2025/P	Yamala	11 Bangalay Avenue, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay Schedule 3 (SLO3)	Permit Approved	28/01/2025
27/2025/P	Yamala	29 Ithaca Road, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay Schedule 4 (SLO4)	Permit Approved	30/01/2025
Yamala Ward = 5					
Total = 39					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
361/2018/P/B	Centenary Park	81 Cranbourne-Frankston Road, LANGWARRIN 3910	Extension of Time - The expansion of the use and development of an existing medical centre (new two storey building) and associated works.	Extension of Time Approved	13/01/2025
Centenary Park Ward = 1					
360/2022/P/D	Derinya	11 Brooklyn Avenue, Frankston 3199	Extension of Time - To construct four (4) dwellings (three (3) double storey and one (1) single storey) on a lot in a General Residential Zone (GRZ).	Extension of Time Approved	7/01/2025
59/2022/P/C	Derinya	65 Frankston-Flinders Road, Frankston 3199	Extension of Time - To construct four (4) double storey dwellings on a lot in a General Residential Zone (GRZ) and to create access to a road in a Transport Zone 2.	Extension of Time Approved	13/01/2025
11/2022/P/C	Derinya	235 Humphries Road, Frankston South 3199	Section 72 - To construct one (1) single storey dwelling and associated outbuildings in a Design and Development Overlay Schedule 1 (DDO1) and to carry out works within the Tree Protection Zone of Substantial Trees in the Significant Landscape Overlay 3 (SLO3).	Permit Approved	23/01/2025
303/2023/P/B	Derinya	84 Sycamore Road, Frankston South 3199	Secondary Consent - To construct buildings and works to an existing dwelling in a Design Development Overlay Schedule 9 (DDO9) and in the tree protection zone of a substantial tree in a Significant Landscape Overlay Schedule 4 (SLO4)	Application Withdrawn	29/01/2025
328/2014/P/D	Derinya	56 Heatherhill Road, Frankston 3199	Extension of Time - To construct three (3) double storey dwellings and three (3) lot subdivision	Extension of Time Approved	30/01/2025
Derinya Ward = 5					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
296/2024/P/B	Elisabeth Murdoch	5 Faith Court, LANGWARRIN 3910	Section 72 - To remove two (2) substantial trees in a Significant Landscape Overlay (SLO1), to remove vegetation in an Environmental Significance Overlay Schedule 1 (ESO1) and to remove native vegetation	Permit Approved	3/01/2025
296/2024/P/B	Elisabeth Murdoch	Com Prop 5-6 Faith Court, LANGWARRIN 3910	Section 72 - To remove two (2) substantial trees in a Significant Landscape Overlay (SLO1), to remove vegetation in an Environmental Significance Overlay Schedule 1 (ESO1) and to remove native vegetation	Permit Approved	3/01/2025
319/2018/P/F	Elisabeth Murdoch	69 Warrandyte Road, Langwarrin 3910	Extension of Time - To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings)	Extension of Time Approved	24/01/2025
438/2024/P/A	Elisabeth Murdoch	27 Jamieson Court, LANGWARRIN 3910	Section 72 - To construct one (1) single storey dwelling and an outbuilding within a Bushfire Management Overlay (BMO) Design and Development Overlay Schedule 4 (DDO4), removal of a substantial tree within a Significant Landscape Overlay Schedule 1 (SLO1) and removal of native vegetation (52.17)	Permit Approved	29/01/2025
Elisabeth Murdoch Ward = 4					
153/2020/P/VS	Kananook	37 Mahoney Crescent, Seaford 3198	Extension of time - To construct extensions to the existing dwelling in a Special Building Overlay (SBO)	Extension of Time Approved	8/01/2025
267/2021/P/C	Kananook	54 Orwil Street, Frankston 3199	Section 72 - To construct two (2) single storey dwellings on a lot in a General Residential Zone (GRZ)	Permit Approved	13/01/2025
167/2022/P/VS	Kananook	1 Robinsons Road, Seaford 3198	Secondary Consent - To construct one (1) double storey building in an Special Building Overlay (SBO)	Secondary Consent Approved	14/01/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
396/2021/P/H	Kananook	176-178 Nepean Highway, SEAFORD 3198	Section 72 - Use and Development of Land for the Purpose of a Service Station and Convenience Restaurant, Display of Advertising Signage and Alteration of Access to a Road in a Transport Zone 2 To amend the permit by: - Amending Condition 26 to increase the hours of operation for the convenience restaurant to 6am-11pm (currently 10am-11pm)	Permit Approved	20/01/2025
491/2022/P/A	Kananook	81 McMahons Road, FRANKSTON 3199	Extension of Time - To subdivide the land into two (2) lots in a General Residential Zone (GRZ)	Extension of Time Approved	21/01/2025
349/2019/P/D	Kananook	12-14 Anderson Street, FRANKSTON 3199	Extension of time - To construct six (6) double storey dwellings on a lot in a General Residential Zone (GRZ)	Extension of Time Approved	22/01/2025
Kananook Ward - 6					
166/2015/P/B	Lyrebird	2/14 Access Way, CARRUM DOWNS 3201	Section 72 - To construct two (2) warehouses and associated offices.	Permit Approved	7/01/2025
470/2019/P/C	Lyrebird	24C Hall Road, Carrum Downs 3201	Extension of Time - To construct a three (3) storey apartment building containing twenty (20) dwellings in a General Residential Zone (GRZ) and to alter access to a road in a Road Zone Category 1.	Extension of Time Approved	13/01/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
231/2020/P/H	Lyrebird	216 Hall Road, Carrum Downs 3201	Section 72 - To use the land for a Service Station, Car Wash and Convenience Restaurant; to construct buildings and works associated with a Section 2 Use in a General Residential Zone (GRZ), to construct buildings and works in a Special Building Overlay (SBO), removal of native vegetation, to erect and display business identification signage, including internally illuminated signage and a pole sign, to create access/alter to a Road Zone Category 1	Application Lapsed	15/01/2025
231/2020/P/K	Lyrebird	216 Hall Road, Carrum Downs 3201	Section 72 - To use the land for a Service Station, Car Wash and Convenience Restaurant; to construct buildings and works associated with a Section 2 Use in a General Residential Zone (GRZ), to construct buildings and works in a Special Building Overlay (SBO), removal of native vegetation, to erect and display business identification signage, including internally illuminated signage and a pole sign, to create access/alter to a Road Zone Category 1	Permit Approved	29/01/2025
Lyrebird Ward = 4					
56/2021/P/D	Pines	1 Hannah Street, Seaford 3198	Section 72 - To construct two (2) double storey dwellings on a lot in a General Residential Zone (GRZ) and to construct a building and construct and carry out works in a Special Building Overlay (SBO)	Permit Approved	3/01/2025
548/2017/P/D	Pines	4 Longleaf Street, Frankston North 3200	Extension of Time - To construct three (3) double storey dwellings	Extension of Time Approved	17/01/2025
Pines Ward = 2					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
402/2024/P/A	Wilton	Com Prop 2 Sandarra Boulevard, SANDHURST 3977	Section 72 - To undertake tree maintenance works (tree pruning and tree removal) in a Significant Landscape Overlay Schedule 2 (SLO2)	Permit Approved	15/01/2025
408/2007/P/A	Wilton	595 Ballarto Road, Skye 3977	Secondary Consent - Farmshed for Machinery/ tools/ gardening equipment.	Secondary Consent Approved	28/01/2025
Wilton Ward = 2					
446/2022/P/I	Yamala	383-389 Nepean Highway, FRANKSTON 3199	Secondary Consent - Use and development of the land for a five to six (5-6) storey office building in a Mixed Use Zone, Design and Development Overlay (Schedule 5) and Special Building Overlay, reduction to car parking requirements of Clause 52.06 of the Frankston Planning Scheme, construction and display of two business identification signs and one floodlit identification sign and alteration to access to a road in a Transport Zone 2	Assessment	23/01/2025
110/2019/P/G	Yamala	81 Fleetwood Crescent, Frankston South 3199	Section 72 - To construct buildings and works for a domestic swimming pool and extension to an existing dwelling in a Design and Development Overlay Schedule 8 and Erosion Management Overlay Schedule 2 and to construct and carry out works in the Tree Protection Zone of substantial trees and to remove substantial trees in a Significant Landscape Overlay Schedule 4. To amend the permit to incorporate an extension to the rear of the dwelling, additional vegetation removal and an amended pool	Permit Approved	29/01/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
162/2020/P/VS	Yamala	24 Marcus Road, Frankston South 3199	Extension of Time - To construct an extension to the existing dwelling and outbuildings in a Design and Development Overlay Schedule 1 (DDO1) and Significant Landscape Overlay Schedule 3 (SLO3)	Extension of Time Approved	30/01/2025
Yamala Ward = 3					
Total Ward = 27					

Progress Report – Subdivision Application Received				
For The Application Date: 1/01/2025 To 31/01/2025				
Application No	Ward	Property Address	Application Description	Date
147/2024/S	Centenary Park	McClelland Link 523M McClelland Drive, LANGWARRIN 3910	Certification of a Plan under the Subdivision Act	31/01/2025
8/2025/S	Centenary Park	285 Cranbourne-Frankston Road, Langwarrin 3910	To subdivide the land into six (6) lots in a General Residential Zone (R1Z), To subdivide land adjacent to a road in a Transport Zone 2 (TZ2) and to create or alter access to a road in a Transport Zone 2 (TZ2).	31/01/2025
2/2025/S	Derinya	69 Coogee Avenue, Frankston 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	16/01/2025
142/2024/S	Kananook	43 Orwil Street, Frankston 3199	To subdivide the land into five (5) lots in a General Residential Zone (R1Z)	3/01/2025
149/2024/S	Kananook	156 Nepean Highway, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone Schedule 3 (GRZ3)	14/01/2025
1/2025/S	Pines	168 Frankston-Dandenong Road, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	20/01/2025
3/2025/S	Pines	8 Radiata Street, Frankston North 3200	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	21/01/2025
5/2025/S	Pines	14 Fellowes Street, Seaford 3198	To subdivide the land into four (4) lots in a General Residential Zone (R1Z)	22/01/2025
6/2025/S	Yamala	10 Frome Avenue, Frankston 3199	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	24/01/2025
7/2025/S	Yamala	1 Piper Crescent, FRANKSTON SOUTH 3199	To subdivide land into two (2) lots in a General Residential Zone (R1Z)	28/01/2025
Total = 10				

Progress Report – Subdivision Decisions					
For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
25/2021/S	Ballam	1 Gladwyn Avenue, FRANKSTON 3199	Three (3) lot subdivision	Application Withdrawn	30/01/2025
85/2024/S	Ballam	15 Wynden Drive, Frankston 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Application Withdrawn	30/01/2025
92/2024/S	Centenary Park	103 Burgess Drive, LANGWARRIN 3910	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Certification & Statement of Compliance	9/01/2025
97/2024/S	Centenary Park	412 McClelland Drive, LANGWARRIN 3910	To subdivide land into three (3) lots in a General Residential Zone (R1Z) and Bushfire Management Overlay (BMO)	Certification	14/01/2025
9/2018/S	Centenary Park	12 Northgateway, LANGWARRIN 3910	Two (2) lot subdivision	Application Withdrawn	30/01/2025
91/2024/S	Elisabeth Murdoch	4 Elana Court, LANGWARRIN 3910	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Statement of Compliance	7/01/2025
87/2020/S	Elisabeth Murdoch	10 Victoria Road, LANGWARRIN SOUTH 3911	Two (2) Lot Subdivision (Realignment of boundaries)	Application Withdrawn	30/01/2025
80/2024/S	Kananook	3 Cricklewood Avenue, Frankston 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Certification & Statement of Compliance	23/01/2025
98/2024/S	Kananook	11 McRae Street, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Statement of Compliance	30/01/2025
96/2020/S	Lyrebird	12 Goshawk Court, CARRUM DOWNS 3201	Two (2) lot subdivision	Certification	14/01/2025
129/2020/S	Lyrebird	17 Fantail Court, Carrum Downs 3201	Two (2) lot subdivision	Application Withdrawn	30/01/2025
24/2023/S	Pines	300 Frankston-Dandenong Road, SEAFORD 3198	To subdivide the land into thirteen (13) lots in an Industrial 1 Zone (1NZ1) SPEAR - S209562T	Re Certification	23/01/2025

Progress Report – Subdivision Decisions					
For The Application Date: From 1/01/2025 To 31/01/2025					
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
130/2020/S	Pines	407 Frankston-Dandenong Road, FRANKSTON NORTH 3200	Two (2) lot subdivision	Application Withdrawn	29/01/2025
86/2021/S	Pines	43 Molesworth Street, Seaford 3198	Three (3) lot subdivision	Certification	30/01/2025
101/2023/S	Wilton	6 Wilton Way, CARRUM DOWNS 3201	Subdivision of the land into eleven (11) lots.	Certification	15/01/2025
50/2024/S	Wilton	250C Wedge Road, SKYE 3977	Certification of eleven (11) lots - Wedge Road Stage 5	Application Withdrawn	29/01/2025
51/2024/S	Wilton	250C Wedge Road, SKYE 3977	Certification of nineteen (19) lots - Wedge Road Stage 6	Application Withdrawn	29/01/2025
111/2023/S	Yamala	2 Bell Street, FRANKSTON 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Certification & Statement of Compliance	9/01/2025
Total = 18					

Town Planning Applications – Direction To Advertise Issued January 2025				
Application No	Ward	Property Address	Application Description	Application Date
982/2024/P	Ballam	4 Arabil Street, Frankston 3199	To construct one (1) double storey dwelling to the rear of an existing dwelling and to subdivide the land into two (2) lots in a General Residential Zone (R1Z)	7/10/2024
519/1998/P/A	Centenary Park	428 McClelland Drive, Langwarrin 52 McClelland Drive, Langwarrin 5/30 Myrtle Street, Langwarrin	Section 72 - 21 Dwellings in accordance with the endorsed plans	1/12/2024
927/2024/P	Derinya	1 Barriedale Grove, Frankston South 3199	To construct buildings and works for a dependant persons unit in a Bushfire Management Overlay (BMO), to construct buildings and works in the tree protection zone of a substantial tree in a Significant Landscape Overlay Schedule 3 (SLO3) and to construct or carry out buildings or works in a Design and Development Overlay Schedule 1 (DDO1)	19/09/2024
1013/2024/P	Derinya	3 Albion Road, FRANKSTON SOUTH 3199	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 7 (DDO7)	15/10/2024
1145/2024/P	Derinya	58 Baileyana Street, Frankston South 3199	To construct buildings and works to an existing dwelling in a Design and Development Overlay Schedule 9 (DDO9)	28/11/2024
862/2024/P	Elisabeth Murdoch	520 Robinsons Road, LANGWARRIN SOUTH 3911	To construct an outbuilding on land within a Design and Development Overlay Schedule 4 (DDO4), Bushfire Management Overlay Schedule 1 (BMO1) and Significant Landscape Overlay Schedule 1 (SLO1)	28/08/2024
1178/2024/P	Elisabeth Murdoch	102 Highfield Drive, Langwarrin South 3911	To remove substantial trees and undertake works for the construction of a driveway in a Significant Landscape Overlay Schedule 1 (SLO1)	3/12/2024
881/2024/P	Kananook	102 Nepean Highway, Seaford 3198	To construct three (3) garages within common property to existing dwellings 1, 2 and 3 in a General Residential Zone (GRZ)	14/05/2024

Town Planning Applications – Direction To Advertise Issued January 2025				
Application No	Ward	Property Address	Application Description	Application Date
928/2024/P	Kananook	3 Gray Street, Seaford 3198	To use the land for manufacturing sales and the sale or consumption of liquor in association with a Section 1 Use (Industry (Distillery)) and reduce the car parking required under Clause 52.06-5 of the Frankston Planning Scheme.	19/09/2024
1041/2024/P	Kananook	219 Nepean Highway, SEAFORD 3198	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 6 (DDO6) and to alter access to a road in a Transport Zone 2	21/10/2024
1147/2024/P	Kananook	6 Carder Avenue, SEAFORD 3198	To construct four (4) double storey dwellings on a lot in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	25/11/2024
555/2018/P/D	Lyrebird	Barry Waterfall Leased Land 186M Rossiter Road, CARRUM DOWNS Melbourne Water Solar Farm 820M Thompson Road, CARRUM DOWNS Sign 1/1M Rossiter Road, CARRUM DOWNS 3201	Section 72 - Use and development of the land for a renewable energy facility (solar) Amendment: - Amend Condition 4 - Native vegetation removal to facilitate the development of the wetland - Include additional land in the application	2/04/2024
400/2024/P	Lyrebird	15 Cassowary Close, Carrum Downs 3201	To construct one (1) double storey dwelling to the side of the existing dwelling and to subdivide the land into two (2) lots in a General Residential Zone (GRZ)	3/06/2024
1215/2024/P	Lyrebird	19 Leah Grove, Carrum Downs 3201	To use the land for a Materials Recycling (E-Waste) Facility within an Industrial 1 Zone (IN1Z)	13/12/2024
686/2024/P	Pines	1/5A Apsley Place, SEAFORD 3198	To use the land (warehouse 3) for a Medical Centre in an Industrial 1 Zone (IN1Z) and reduce the number of car parking spaces required under Clause 52.06-5 of the Frankston Planning Scheme.	25/07/2024

Town Planning Applications – Direction To Advertise Issued January 2025				
Application No	Ward	Property Address	Application Description	Application Date
733/2024/P	Pines	1 Lorna Street, Seaford 3198	To construct three (3) double storey dwellings in a General Residential Zone (R1Z)	8/08/2024
174/2024/P	Wilton	123 Hall Road, CARRUM DOWNS 3201	To construct a three (3) storey commercial building in a Commercial 1 Zone, To remove carriageway easements (E-2, E-3, E-9, E-17, E-18, E21 and E-22) and create three new carriageway easements (E-38, E-39 and E-40).	14/01/2025
1024/2023/P	Yamala	1 High Street, Frankston 3199	To construct building and works to an existing building (place of worship) in a General Residential Zone (GRZ1), Special Building Overlay (SBO) and Heritage Overlay (HO47)	20/12/2023
978/2024/P	Yamala	34 Willis Street, FRANKSTON 3199	To use of the site for a medical centre (psychology clinic), construction of buildings and works and to display business identification signage (Clause 52.05-8) in a General Residential Zone (R1Z).	4/10/2024
1030/2024/P	Yamala	9 Palm Court, Frankston 3199	To construct building and works to an existing dwelling and construct a front fence on a lot less than 300 square metres in a General Residential Zone (GRZ)	17/10/2024
1015/2024/P	Yamala	94 Overport Road, Frankston South 3199	To construct buildings and works in a Design and Development Overlay Schedule 1 (DDO1) and to construct buildings and works in the tree protection zone of substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3)	29/10/2024
786/2023/P/C	Yamala	14 The Ridge, Frankston South 3199	Section 72 - To construct a building or construct or carry out works to an existing dwelling within the Tree Protection Zone of substantial trees in the Significant Landscape Overlay Schedule 6 (SLO6) and to remove a substantial tree in the Significant Landscape Overlay Schedule 6 (SLO6). - To construct or carry out works in a Design and Development Overlay Schedule 6 (DDO6).	30/10/2024

Town Planning Applications – Direction To Advertise Issued January 2025				
Application No	Ward	Property Address	Application Description	Application Date
1117/2024/P	Yamala	19 Humphries Road, Frankston South 3199	To remove seven (7) trees in Significant Landscape Overlay Schedule 4 (SLO4)	17/11/2024
110/2019/P/G	Yamala	81 Fleetwood Crescent, Frankston South 3199	Section 72 - To construct buildings and works for a domestic swimming pool and extension to an existing dwelling in a Design and Development Overlay Schedule 8 and Erosion Management Overlay Schedule 2 and to construct and carry out works in the Tree Protection Zone of substantial trees and to remove substantial trees in a Significant Landscape Overlay Schedule 4. To amend the permit to incorporate an extension to the rear of the dwelling, additional vegetation removal and an amended pool	2/12/2024

Legend

10 or more dwellings:	Yellow
3 or more lot subdivisions:	Blue
3 or more storey development:	Green
Applications in the CAA:	Pink

Progress Report – Current VCAT Appeals January 2025									
<u>Appeal Number</u>	<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Lodged at VCAT</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P823/2024	351/2016/P/D	665 Dandenong-Hastings Road, Skye	Section 72 - To construct buildings and works to the existing Dogs Victoria facility.	28/07/2024	NOD	Objector	17/04/2025		
P832/2024	1023/2023/P	57 Brighton Street, Frankston South	To construct two (2) double storey dwellings in a Design Development Overlay Schedule 9 (DDO9) and a General Residential Zone, to construct buildings and works within the Tree Protection Zone of substantial trees and removal of significant trees within a Significant Landscape Overlay Schedule 4 (SLO4).	30/07/2024	NOD	Objector	22/04/2025		
P909/2024	824/2023/P	46 Clifton Grove, Carrum Downs	To construct two (2) dwellings to the rear of the existing dwelling (three (3) dwellings on a lot) in a General Residential Zone (R1Z)	27/08/2024	Permit	Owner	1/05/2025		
P1058/2024	161/2024/P	27 Bangalay Avenue, Frankston South	To construct building and works to an existing dwelling (extension and habitable outbuilding) in a Design Development Overlay Schedule 1 (DDO1), To construct buildings and works in a Significant Landscape Overlay Schedule 3 (SLO3).	4/10/2024	Refusal	Owner	9/04/2025		
P1080/2024	368/2024/P	6 Wettenhall Road, Frankston	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	30/09/2024	NOD	Objector	27/05/2025		
P1214/2024	9/2024/COMP	1025 Dandenong-Hastings Road, Skye	Use of the Site as a 'Contractors Depot'	27/10/2024	Refusal	Owner	26-27/5/2025		

Progress Report – Current VCAT Appeals January 2025									
<u>Appeal Number</u>	<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Lodged at VCAT</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P1331/2024	721/2024/P	11 Stradbroke Avenue, Frankston South	To construct a front fence in a Significant Landscape Overlay Schedule 4 (SLO4)	5/12/2024	Approval	Applicant/ Owner	27/02/2025		
P1364/2024	188/2024/P	418 McClelland Drive, Langwarrin	To construct three (3) double storey dwellings in a General Residential Zone (R1Z).	11/12/2024	NOD	Objector	2/07/2025		
P1347/2024	101/2024/P/D	16/684-700 Frankston-Dandenong Road, Carrum Downs	Section 72 - To use and develop the land for an indoor recreation facility, to sell and consume liquor (on-premises license) and to erect and display internally illuminated business identification signage in an Industrial 1 Zone (IN1Z).	4/12/2024	Refusal	Applicant	20/06/2025		
P1389/2024	685/2024/P	8 Gulls Way, Frankston South	To construct a ground and first floor extension to an existing dwelling in a Design and Development Overlay Schedule 2 (DDO2) and to construct a building or construct or carry out works inside the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).	16/12/2024	NOD	Objector	3/07/2025		
P1445/2024	290/1995/P/C	199 Austin Road, Seaford 3198	Section 72 - Second Dwelling.	30/12/2024	NOD	Objector	10/07/2025		

Progress Report – VCAT Determination – Policy Implications January 2025			
<u>Appeal No</u>	<u>Application No</u>	<u>Address</u>	<u>VCAT Determination – Policy Implications</u>

Progress Report – Ministerial Applications – Delegated Officer Comments January 2025			
<u>Reference Number</u>	<u>Council Reference</u>	<u>Address</u>	<u>Summary of Officer Comments on Ministerial Application</u>

Progress Report - Ministerial Applications – Determinations January 2025					
<u>Reference Number</u>	<u>Council Reference</u>	<u>Address</u>	<u>Council comments (support or opposed) and key considerations</u>	<u>Public Notice (Y/N)</u>	<u>Minister Decision (permit granted or refused)</u>

Progress Report – Planning Applications Received For The Application Date: From 1/02/2025 To 28/02/2025				
Application No	Ward	Property Address	Application Description	Date
1/2025/P	Kananook	4 Petrie Street, Frankston 3199	Community Care Accommodation	14/02/2025
Kananook Ward = 1				
104/2025/P	Ballam	6 Kurong Avenue, Frankston 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) on land within a General Residential Zone (R1Z)	26/02/2025
Ballam Ward = 1				
88/2025/P	Centenary Park	1 Maria Drive, LANGWARRIN 3910	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) in a General Residential Zone (R1Z)	19/02/2025
105/2025/P	Centenary Park	2/45 Long Street, Langwarrin 3910	To construct a habitable outbuilding on a lot less than 300sqm in a General Residential Zone (R1Z)	25/02/2025
113/2025/P	Centenary Park	2/23 Myrtle Street, LANGWARRIN 3910	To construct a carport to an existing dwelling in a General Residential Zone (R1Z)	28/02/2025
Centenary Park Ward = 3				
3/2025/P	Derinya	3 Rufous Road, FRANKSTON SOUTH 3199	Satisfaction Matters	3/02/2025
73/2025/P	Derinya	51 Sycamore Road, Frankston South 3199	To remove two (2) trees within a Significant Landscape Overlay Schedule 4 (SLO4)	11/02/2025
75/2025/P	Derinya	16 Robinia Street, Frankston 3199	To construct three (3) double storey dwellings on a lot within a General Residential Zone (R1Z)	12/02/2025
Derinya Ward = 3				
68/2025/P	Elisabeth Murdoch	43 Richard Drive, LANGWARRIN 3910	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	10/02/2025
84/2025/P	Elisabeth Murdoch	24 Nirvana Close, Langwarrin South 3911	To construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4) and Bushfire Management Overlay Schedule 1 (BMO1)	17/02/2025
Elisabeth Murdoch Ward = 2				

Progress Report – Planning Applications Received				
For The Application Date: From 1/02/2025 To 28/02/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
63/2025/P	Kananook	49 Railway Parade, Seaford 3198	Buildings and works to an existing place of worship in a General Residential Zone (R1Z)	12/02/2025
101/2025/P	Kananook	28 Seaford Road, Seaford 3198	To construct a small second dwelling in a Special Building Overlay (SBO)	24/02/2025
111/2025/P	Kananook	32 Beach Grove, Seaford 3198	To construct one (1) double storey dwelling in a Land Subject to Inundation Overlay (LSIO)	27/02/2025
114/2025/P	Kananook	12 Mereweather Avenue, Frankston 3199	To construct two (2) triple storey buildings containing six (6) dwellings on land within a Residential Growth Zone (RGZ1) and to construct buildings and works in a Design and Development Overlay Schedule 12 (DDO12) and Special Building Overlay (SBO)	28/02/2025
Kananook Ward = 4				
96/2025/P	Lyrebird	26 Damosh Avenue, Carrum Downs 3201	To use the land for motor vehicle sales within an Industrial 1 Zone (IN1Z)	21/02/2025
94/2025/P	Lyrebird	7 Moorhen Crescent, Carrum Downs 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) on land within a General Residential Zone (R1Z)	27/02/2025
Lyrebird Ward = 2				
59/2025/P	Pines	8 Belvedere Road, Seaford 3198	To subdivide land into two (2) lots in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	4/02/2025
81/2025/P	Pines	12 Elliott Street, SEAFORD 3198	To construct two (2) double storey dwellings to the rear of an existing dwelling (three (3) dwellings on a lot) in a General Residential Zone (R1Z) and construction of front fence exceeding 1.5 metres within Special Building Overlay (SBO)	14/02/2025
86/2025/P	Pines	447 Frankston-Dandenong Road, Frankston North 3200	Alteration to a road in a Transport Zone 2 (TRZ2)	20/02/2025
107/2025/P	Pines	8 Tilia Court, Frankston North 3200	To construct building and works to an existing dwelling in a Bushfire Management Overlay (BMO1)	26/02/2025
108/2025/P	Pines	8 Lorna Street, Seaford 3198	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	26/02/2025

Progress Report – Planning Applications Received For The Application Date: From 1/02/2025 To 28/02/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
Pines Ward = 5				
97/2025/P	Wilton	9-10/1 Cadles Road, CARRUM DOWNS 3201	To use the land to sell and consume liquor (restaurant and cafe licence)	23/02/2025
100/2025/P	Wilton	935 Dandenong-Hastings Road, SKYE 3977	To construct a single storey dwelling in a Rural Conservation Zone Schedule 2 (RCZ2)	24/02/2025
Wilton Ward = 2				
55/2025/P	Yamala	8 Norman Avenue, Frankston South 3199	To construct two (2) double storey dwellings and to subdivide the land into two (2) lots within a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9) and to remove vegetation within a Significant Landscape Overlay Schedule 4 (SLO4)	3/02/2025
85/2025/P	Yamala	5 Gowrie Avenue, Frankston South 3199	Two (2) lot subdivision within a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9)	17/02/2025
92/2025/P	Yamala	42 Dandenong Road West, FRANKSTON 3199	To display business identification signage, pole sign, and promotional signage within a Business 4 Zone (B4Z)	20/02/2025
98/2025/P	Yamala	13 Sussex Road, Frankston South 3199	To construct buildings and works in a Design and Development Overlay (DDO1), in the tree protection zone of substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3), and the removal of a substantial tree in a Significant Landscape Overlay Schedule 3 (SLO3).	24/02/2025
103/2025/P	Yamala	10 Melville Avenue, Frankston 3199	Pruning of vegetation on land within an Environmental Significant Overlay 4 (ESO4)	25/02/2025
Yamala Ward = 5				
Total = 28				

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/02/2025 To 28/02/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
1018/2002/P/A	Centenary Park	1/4 Alder Street, Langwarrin 3910	Secondary Consent - Two Single Storey Units	17/02/2025
102/2019/P/F	Centenary Park	33 Quarry Road, Langwarrin 3910	Secondary Consent - To construct two (2) single storey dwellings on a lot	24/02/2025
Centenary Park = 2				
981/2023/P/B	Derinya	28 Mountain Avenue, Frankston South 3199	Section 72 - To construct buildings and works to an existing dwelling in a Design and Development Overlay Schedule 1 (DDO1) a) to add a door to the south east elevation of the outbuilding.	5/02/2025
27/2022/P/C	Derinya	10 Holmes Street, FRANKSTON 3199	Extension of Time - To construct two (2) double storey dwellings in a General Residential Zone (GRZ).	18/02/2025
Derinya Ward = 2				
647/2021/P/D	Elisabeth Murdoch	11 Seaquesta Court, Frankston 3199	Section 72 - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) on a lot and to subdivide the land into two (2) lots in a General Residential Zone (GRZ)	4/02/2025
481/2023/P/C	Elisabeth Murdoch	1-3/144 Cranbourne-Frankston Road, LANGWARRIN 3910 1-2/2 John Street, LANGWARRIN	Section 72 - To construct one (1) single dwelling per lot (total five (5) dwellings) and remove two (2) trees in a Heritage Overlay (HO34)	14/02/2025
Elisabeth Murdoch = 2				
262/2016/P/O	Kananook	5-7 Bragge Street, Frankston 3199	Extension of Time - The construction of a four (4) storey building, plus basement carparking containing thirty three (33) apartments.	14/02/2025
363/2023/P/F	Kananook	17 Bainbridge Avenue, SEAFORD 3198	Secondary Consent - To construct four (4) double storey dwellings on a lot in a General Residential Zone (GRZ) and to construct buildings and works in a Special Building Overlay (SBO)	17/02/2025
471/2019/P/D	Kananook	3 Anderson Street, Frankston 3199	Extension of Time - To construct three (3) double storey dwellings on a lot in a General Residential Zone (GRZ)	20/02/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/02/2025 To 28/02/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
537/2016/P/D	Kananook	132 Nepean Highway, SEAFORD 3198	Secondary Consent - To use the land for sale and consumption of liquor (Restaurant and Cafe Licence) - Construct buildings and works in a Commercial 1 Zone and Bushfire Management Overlay - Reduce the number of car parking spaces required under Clause 52.06-5 - Waive the requirements of Clauses 52.07 (Loading and unloading of vehicles) and 52.34 (Bicycle Facilities)	27/02/2025
Kananook Ward = 4				
803/2022/P/B	Lyrebird	1 Network Drive, Carrum Downs 3201	Section 72 - To construct buildings and works for two (2) warehouse and a reduction in car parking requirements in an Industrial 1 Zone (IN1Z)	3/02/2025
759/2022/P/B	Lyrebird	3 Lieber Grove, Carrum Downs 3201	Extension of Time - To construct buildings and works for a warehouse in an Industrial 1 Zone (IN1Z) and to reduce the number of car spaces required under Clause 52.06 of the Frankston Planning Scheme	3/02/2025
111361/1985/P/D	Lyrebird	1325 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To have buildings and works erected thereon in accordance with the endorsed plan (3 sheets) attached to the Notice of Determination to grant a permit dated 24 June 1985 and to be used for the purpose of a 12 unit motel and associated car parking.	5/02/2025
531/2022/P/A	Lyrebird	1325 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To construct building and works in association with a Section 2 Use (Caravan Park) in a General Residential Zone (GRZ)	5/02/2025
552/2022/P/A	Lyrebird	1165 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To construct buildings and works in association with a Section 2 Use (Caravan Park) in a General Residential Zone (GRZ)	5/02/2025
133/2022/P/VS	Lyrebird	1165 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To construct buildings and works (one (1) cabin) in association with a Section 2 Use (Caravan Park) in a General Residential Zone (GRZ)	5/02/2025
873/2022/P/B	Lyrebird	1325 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To construct buildings and works (twenty-nine (29) cabins) in association with a Section 2 Use (Caravan Park) in a General Residential Zone (GRZ)	18/02/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/02/2025 To 28/02/2025				
Application No	Ward	Property Address	Application Description	Date
Lyrebird Ward = 7				
357/2020/P/C	Pines	19 Excelsior Drive, Frankston North 3200	Extension of Time - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	4/02/2025
306/2006/P/M	Pines	23 Forest Drive, Frankston North 3200	Secondary Consent - Development and use of the site for a 180 bed aged care facility within a single storey building, removal of native vegetation, and associated works	5/02/2025
850/2022/P/D	Pines	19 Cascade Street, Frankston 3199	Extension of Time - To construct three (3) double storey dwellings on a lot in a General Residential Zone (GRZ).	15/02/2025
129/2023/P/B	Pines	194 Seaford Road, Seaford 3198	Extension of Time - To construct four (4) double storey dwellings on a lot in a General Residential Zone (GRZ), to construct buildings and works in a Special Building Overlay (SBO) and to alter access to a road in a Transport Zone 2	21/02/2025
Pines Ward = 4				
889/2002/P/A	Wilton	7/2 Coventry Drive, Sandhurst 3977	Secondary Consent - Development of twenty-two dwellings	12/02/2025
Wilton Ward = 1				
330/2020/P/D	Yamala	24 Willis Street, Frankston 3199	Extension of Time - To construct two (2) double storey dwellings on a lot in a General Residential Zone (GRZ) and to construct a building and construct and carry out works in a Special Building Overlay (SBO)	2/02/2025
593/2022/P/A	Yamala	27 Overport Road, Frankston South 3199	Extension of Time - To subdivide the land into three (3) lots in a General Residential Zone (GRZ)	4/02/2025
240/2021/P/F	Yamala	15 The Ridge, Frankston South 3199	Extension of Time - To construct two (2) dwellings and to subdivide the land into two (2) lots in a General Residential Zone (GRZ) and Design and Development Overlay Schedule 6 (DDO6) and to remove vegetation and undertake buildings and works within the Tree Protection Zone of a Significant Tree in a Significant Landscape Overlay Schedule 6 (SLO6)	5/02/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/02/2025 To 28/02/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
21/2017/P/F	Yamala	22 Bayview Road, Frankston 3199	Extension of time - Construction of Two (2) double storey dwelling	6/02/2025
110/2019/P/H	Yamala	81 Fleetwood Crescent, Frankston South 3199	Extension of Time - To construct buildings and works for a domestic swimming pool and extension to an existing dwelling in a Design and Development Overlay Schedule 8 and Erosion Management Overlay Schedule 2 and to construct and carry out works in the Tree Protection Zone of substantial trees and to remove substantial trees in a Significant Landscape Overlay Schedule 4.	12/02/2025
569/2022/P/B	Yamala	48 Bayview Road, Frankston 3199	Extension of Time - To construct two (2) double storey dwellings on a lot in a General Residential Zone (GRZ)	13/02/2025
229/2023/P/C	Yamala	48 Gould Street, Frankston 3199	Secondary Consent - To construct buildings and works to an existing dwelling exceeding 7 metres in height in a Design and Development Overlay Schedule 6 (DDO6)	17/02/2025
773/2022/P/A	Yamala	2 Burns Street, Frankston 3199 35-41 Hastings Road, Frankston	Section 72 - Use of land for an office in a Mixed Use Zone (MUZ). Construct buildings and works for a five storey mixed use building comprised of office (section 2 use) and dwellings in a Mixed Use Zone (MUZ). Construct buildings and works in a Design and Development Overlay Schedules 10 and 13 (DDO10 and DDO13) and a Specific Controls Overlay Schedule 3 (SCO3). To create or alter access to a road in a Transport Zone 2 (TZ2).	21/02/2025
349/2020/P/F	Yamala	2 Victoria Parade, Frankston 3199	Section 72 - To use and develop the land for two (2) rooming houses and a two (2) lot subdivision in a General Residential Zone (GRZ); to construct and building and construct and carry out works in a Design and Development Overlay Schedule 10 (DDO10); and to construct and carry out works in a Specific Controls Overlay Schedule 3 (SCO3)	26/02/2025
Yamala Ward = 9				
Total = 31				

Progress Report – Planning Application Decisions For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
1235/2024/P	Ballam	10 Frawley Street, Frankston 3199	To subdivide the land into four (4) lots in a General Residential Zone (R1Z)	Permit Approved	12/02/2025
982/2024/P	Ballam	4 Arabil Street, Frankston 3199	To construct one (1) double storey dwelling to the rear of an existing dwelling and to subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Permit Approved	21/02/2025
Ballam Ward = 2					
34/2025/P	Centenary Park	12/80 Potts Road, Langwarrin 3910	To construct an extension to an existing dwelling (verandah) in a General Residential Zone (GRZ).	Permit Approved	14/02/2025
907/2024/P	Centenary Park	82 Edward Street, Langwarrin 3910	To construct eight (8) double storey dwellings within a General Residential Zone (GRZ)	Permit Approved	17/02/2025
819/2024/P	Centenary Park	400 Cranbourne-Frankston Road, LANGWARRIN 3910	To construct a dental/medical clinic in a General Residential Zone (R1Z)	Application Lapsed	19/02/2025
Centenary Park Ward = 3					
49/2025/P	Derinya	Baxter Park 294N Frankston-Flinders Road, FRANKSTON SOUTH 3199	Works within the tree protection zone (TPZ) of a substantial tree in a Significant Landscape Overlay Schedule 1 (SLO1)	Application Withdrawn	6/02/2025
1013/2024/P	Derinya	3 Albion Road, FRANKSTON SOUTH 3199	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 7 (DDO7)	Permit Approved	14/02/2025
1056/2024/P	Derinya	91 Overport Road, Frankston South 3199	To erect and display business identification signage	Permit Approved	24/02/2025
935/2024/P	Derinya	5 Brooklyn Avenue, Frankston 3199	To construct a single storey rooming house within a General Residential Zone (R1Z)	No Permit Required	25/02/2025
Derinya Ward = 4					
1028/2024/P	Elisabeth Murdoch	10A Milne Court, LANGWARRIN 3910	To construct one (1) single storey dwelling in a General Residential Zone (R1Z)	No Permit Required	18/02/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
1220/2024/P	Elisabeth Murdoch	50 Gardeners Road, LANGWARRIN SOUTH 3911	To construct buildings and works in the tree protection zone of substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1)	Permit Approved	20/02/2025
1062/2024/P	Elisabeth Murdoch	30 Red Wattlebird Crescent, Langwarrin 3910	To construct an outbuilding (garage) within a Bushfire Management Overlay (BMO) and Tree Protection Zone of a substantial tree in a Significant Landscape Overlay Schedule 1 (SLO1)	Permit Approved	26/02/2025
Elisabeth Murdoch Ward = 3					
18/2025/P	Kananook	21 Northcote Street, Seaford 3198	To construct an outbuilding in a Land Subject to Inundation Overlay (LSIO)	Permit Approved	12/02/2025
1250/2024/P	Kananook	156 Nepean Highway, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone Schedule 3 (GRZ3)	Permit Approved	12/02/2025
1195/2024/P	Kananook	43 Orwil Street, Frankston 3199	To subdivide the land into five (5) lots in a General Residential Zone (R1Z)	Permit Approved	12/02/2025
1232/2024/P	Kananook	7 Attunga Crescent, Seaford 3198	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	Permit Approved	13/02/2025
1014/2024/P	Kananook	13 Mitchell Street, Seaford 3198	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	Application Lapsed	14/02/2025
1011/2023/P	Kananook	18 Petrie Street, FRANKSTON 3199	To construct four dwellings (three (3) double storey dwellings and one single storey dwelling) on a lot in a General Residential Zone (GRZ)	Permit Approved	18/02/2025
1128/2024/P	Kananook	32 Beach Grove, Seaford 3198	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) within a General Residential Zone Schedule 3 (GRZ3) and Land Subject to Inundation Overlay (LSIO)	Application Withdrawn	25/02/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
Kanonook Ward = 7					
33/2025/P	Pines	8 Radiata Street, Frankston North 3200	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Permit Approved	3/02/2025
703/2024/P	Pines	80 Hartnett Drive, Seaford 3198	Use of the land for Industry (Glass Finishing and Distribution) in an Industrial 1 Zone (IN1Z)	Permit Approved	7/02/2025
892/2023/P	Pines	9 Curie Court, Seaford 3198	Use of land as a transfer station and reduction in the car parking requirements at Clause 52.06 in an Industrial 1 Zone (IN1Z)	Permit Approved	13/02/2025
37/2025/P	Pines	14 Fellowes Street, Seaford 3198	To subdivide the land into four (4) lots in a General Residential Zone (R1Z)	Permit Approved	17/02/2025
59/2025/P	Pines	8 Belvedere Road, Seaford 3198	To subdivide land into two (2) lots in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	Permit Approved	18/02/2025
15/2025/P	Pines	168 Frankston-Dandenong Road, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z), Special Building Overlay (SBO) and land adjacent to road in a Transport Zone 2	Permit Approved	19/02/2025
Pines Ward = 6					
491/2024/P	Yamala	14 Balmoral Street, FRANKSTON 3199	To use the land for the sale of liquor (packaged liquor licence).	Application Refused	3/02/2025
1163/2024/P	Yamala	20 Burnett Crescent, Frankston South 3199	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	Permit Approved	5/02/2025
1117/2024/P	Yamala	19 Humphries Road, Frankston South 3199	To remove seven (7) trees in Significant Landscape Overlay Schedule 4 (SLO4)	Permit Approved	6/02/2025
44/2025/P	Yamala	1 Piper Crescent, FRANKSTON SOUTH 3199	To subdivide land into two (2) lots in a General Residential Zone (R1Z)	Permit Approved	6/02/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
32/2025/P	Yamala	1 Ian Court, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay Schedule 6 (SLO6)	Permit Approved	7/02/2025
489/2024/P	Yamala	8 Menzies Close, Frankston South 3199	To construct buildings and works to an existing dwelling and a Swimming Pool in a Design and Development 8 (DDO8), Erosion Management Overlay 2 (EMO2) and works within the Tree protection zone of a substantial tree in an Significant Landscape Overlay No. 4 (SLO4).	Application Lapsed	10/02/2025
595/2024/P	Yamala	89 Young Street, FRANKSTON 3199	To display business identification signs	Permit Approved	12/02/2025
1011/2024/P	Yamala	9 Thames Street, Frankston South 3199	To construct building and works to an existing dwelling in a Design and Development Overlay Schedule 9 (DDO9) and to construct buildings and works within tree protection zone of a substantial tree in a Significant Landscape Overlay Schedule 4 (SLO4).	Permit Approved	17/02/2025
1015/2024/P	Yamala	94 Overport Road, Frankston South 3199	To construct buildings and works in a Design and Development Overlay Schedule 1 (DDO1) and Significant Landscape Overlay Schedule 3 (SLO3)	Permit Approved	18/02/2025
16/2025/P	Yamala	106 Overport Road, Frankston South 3199	To remove two (2) substantial trees within a Significant Landscape Overlay Schedule 3 (SLO3)	Permit Approved	18/02/2025
42/2025/P	Yamala	10 Frome Avenue, Frankston 3199	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	Permit Approved	18/02/2025
22/2025/P	Yamala	36A Fleetwood Crescent, FRANKSTON SOUTH 3199	To construct an extension to an existing dwelling (verandah) in a Design and Development Overlay Schedule 9 (DDO9) and to construct a front fence in a Significant Landscape Overlay Schedule 4 (SLO4)	Permit Approved	20/02/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
1103/2024/P	Yamala	Frankston Arts Centre 35 Davey Street, FRANKSTON 3199	To alter access to a road in a Transport Zone Schedule 2 (TRZ2) and to display an electronic promotion sign in a Commercial 1 Zone (B2Z)	Permit Approved	21/02/2025
85/2025/P	Yamala	5 Gowrie Avenue, Frankston South 3199	Two (2) lot subdivision within a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9)	Permit Approved	21/02/2025
38/2025/P	Yamala	16 Yamala Drive, Frankston South 3199	To remove one (1) tree in a Significant Landscape Overlay Schedule 3 (SLO3)	Permit Approved	24/02/2025
92/2025/P	Yamala	42 Dandenong Road West, FRANKSTON 3199	To display business identification signage, pole sign, and promotional signage within a Business 4 Zone (B4Z)	Permit Approved	25/02/2025
103/2025/P	Yamala	10 Melville Avenue, Frankston 3199	Pruning of vegetation on land within an Environmental Significant Overlay 4 (ESO4)	No Permit Required	27/02/2025
Yamala Ward = 17					
Total = 42					

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<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
717/2022/P/B	Centenary Park	29 Edward Street, Langwarrin 3910	Extension of Time - To subdivide the land into two (2) lots in a General Residential Zone (GRZ).	Extension of Time Approved	10/02/2025
682/2022/P/A	Centenary Park	71 Potts Road, Langwarrin 3910	Extension of Time - To subdivide the land into three (3) lots in a General Residential Zone (GRZ).	Extension of Time Approved	13/02/2025
690/2022/P/B	Centenary Park	66 Anthony Street, Langwarrin 3910	Extension of Time - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) on a lot within a General Residential Zone (GRZ) and to construct buildings and works in a Bushfire Management Overlay (BMO)	Extension of Time Approved	13/02/2025
1018/2002/P/A	Centenary Park	1/4 Alder Street, Langwarrin 3910	Secondary Consent - Two Single Storey Units	Secondary Consent Approved	26/02/2025
Centenary Park Ward = 4					
981/2023/P/B	Derinya	28 Mountain Avenue, Frankston South 3199	Section 72 - To construct buildings and works to an existing dwelling in a Design and Development Overlay Schedule 1 (DDO1) a) to add a door to the south east elevation of the outbuilding.	Permit Approved	19/02/2025
27/2022/P/C	Derinya	10 Holmes Street, FRANKSTON 3199	Extension of Time - To construct two (2) double storey dwellings in a General Residential Zone (GRZ).	Extension of Time Approved	19/02/2025
Derinya Ward = 2					
319/2018/P/E	Elisabeth Murdoch	69 Warrandyte Road, Langwarrin 3910	Section 72 - To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings)	Permit Approved	7/02/2025
156/2022/P/B	Elisabeth Murdoch	91 Warrandyte Road, Langwarrin 3910	Extension of Time - To construct three (3) double storey dwellings in a General Residential Zone (GRZ)	Extension of Time Approved	13/02/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
917/2024/P/A	Elisabeth Murdoch	1405 Dandenong-Hastings Road, LANGWARRIN 3910	Section 72 - To construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4); to remove substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1); and to remove native trees in an Environmental Significance Overlay Schedule 1 (ESO1) and under Clause 52.17 of the Frankston Planning Scheme.	Permit Approved	18/02/2025
Elisabeth Murdoch Ward = 3					
592/2003/P/A	Kananook	3/23 Austin Road, Seaford 3198	Secondary Consent – Four (4) Unit Development	Secondary Consent Approved	19/02/2025
262/2016/P/O	Kananook	5-7 Bragge Street, Frankston 3199	Extension of Time – The construction of a four (4) storey building, plus basement carparking containing thirty three (33) apartments.	Extension of Time Approved	20/02/2025
471/2019/P/D	Kananook	3 Anderson Street, Frankston 3199	Extension of Time – To construct three (3) double storey dwellings on a lot in a General Residential Zone (GRZ)	Extension of Time Approved	21/02/2025
363/2023/P/F	Kananook	17 Bainbridge Avenue, SEAFORD 3198	Secondary Consent – To construct four (4) double storey dwellings on a lot in a General Residential Zone (GRZ) and to construct buildings and works in a Special Building Overlay (SBO)	Secondary Consent Approved	27/02/2025
Kananook Ward = 4					
759/2022/P/B	Lyrebird	3 Lieber Grove, Carrum Downs 3201	Extension of Time - To construct buildings and works for a warehouse in an Industrial 1 Zone (IN1Z) and to reduce the number of car spaces required under Clause 52.06 of the Frankston Planning Scheme	Extension of Time Approved	10/02/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
873/2022/P/B	Lyrebird	1325 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To construct buildings and works (twenty-nine (29) cabins) in association with a Section 2 Use (Caravan Park) in a General Residential Zone (GRZ)	Extension of Time Approved	19/02/2025
111361/1985/P /D	Lyrebird	1325 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To have buildings and works erected thereon in accordance with the endorsed plan (3 sheets) attached to the Notice of Determination to grant a permit dated 24 June 1985 and to be used for the purpose of a 12 unit motel and associated car parking.	Extension of Time Approved	27/02/2025
531/2022/P/A	Lyrebird	1325 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To construct building and works in association with a Section 2 Use (Caravan Park) in a General Residential Zone (GRZ)	Extension of Time Approved	27/02/2025
552/2022/P/A	Lyrebird	1165 Frankston-Dandenong Road, CARRUM DOWNS 3201	Extension of Time - To construct buildings and works in association with a Section 2 Use (Caravan Park) in a General Residential Zone (GRZ)	Extension of Time Approved	27/02/2025
Lyrebird Ward = 5					
357/2020/P/C	Pines	19 Excelsior Drive, Frankston North 3200	Extension of Time – To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	Extension of Time Approved	14/02/2025
850/2022/P/D	Pines	19 Cascade Street, Frankston 3199	Extension of Time – To construct three (3) double storey dwellings on a lot in a General Residential Zone (GRZ).	Extension of Time Approved	19/02/2025

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<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
129/2023/P/B	Pines	194 Seaford Road, Seaford 3198	Extension of Time – To construct four (4) double storey dwellings on a lot in a General Residential Zone (GRZ), to construct buildings and works in a Special Building Overlay (SBO) and to alter access to a road in a Transport Zone 2	Extension of Time Approved	24/02/2025
Pines Ward = 3					
351/2016/P/D	Wilton	665 Dandenong-Hastings Road, Skye 3977	Section 72 - To construct buildings and works to the existing Dogs Victoria facility.	Permit Approved	18/02/2025
889/2002/P/A	Wilton	7/2 Coventry Drive, Sandhurst 3977	Secondary Consent - Development of twenty-two dwellings	Secondary Consent Approved	24/02/2025
Wilton Ward = 2					
21/2020/P/C	Yamala	12 Balmoral Walk, FRANKSTON 3199	Extension of time - To construct a building and construct and carry out works in a Commercial 1 Zone (C1Z) and Special Building Overlay (SBO) for an eight (8) storey mixed use building and to reduce the number of car parking spaces required under the Parking Overlay Schedule 1 (PO1) and Clause 52.06-5 and provide some of the car parking spaces on another site.	Extension of Time Approved	7/02/2025

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<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
786/2023/P/C	Yamala	14 The Ridge, Frankston South 3199	Section 72 - To construct a building or construct or carry out works to an existing dwelling within the Tree Protection Zone of substantial trees in the Significant Landscape Overlay Schedule 6 (SLO6) and to remove a substantial tree in the Significant Landscape Overlay Schedule 6 (SLO6). - To construct or carry out works in a Design and Development Overlay Schedule 6 (DDO6).	Permit Approved	14/02/2025
821/2022/P/C	Yamala	29 Gweno Avenue, Frankston 3199	Section 72 - To construct buildings and works to an existing dwelling in a Design and Development Overlay Schedule 6 (DDO6)	Permit Approved	18/02/2025
593/2022/P/A	Yamala	27 Overport Road, Frankston South 3199	Extension of Time - To subdivide the land into three (3) lots in a General Residential Zone (GRZ)	Extension of Time Approved	18/02/2025
569/2022/P/B	Yamala	48 Bayview Road, Frankston 3199	Extension of Time - To construct two (2) double storey dwellings on a lot in a General Residential Zone (GRZ)	Extension of Time Approved	18/02/2025
254/2015/P/D	Yamala	22 Sheridan Avenue, Frankston 3199	Section 72 - Use and development of the land for 23 dwellings in a 4 storey apartment style building in the Commercial 1 Zone, Design and Development Overlay Schedule 6 and Special Building Overlay in accordance with the endorsed plans	Permit Approved	19/02/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
110/2019/P/H	Yamala	81 Fleetwood Crescent, Frankston South 3199	Extension of Time - To construct buildings and works for a domestic swimming pool and extension to an existing dwelling in a Design and Development Overlay Schedule 8 and Erosion Management Overlay Schedule 2 and to construct and carry out works in the Tree Protection Zone of substantial trees and to remove substantial trees in a Significant Landscape Overlay Schedule 4.	Extension of Time Approved	19/02/2025
229/2023/P/C	Yamala	48 Gould Street, Frankston 3199	Secondary Consent - To construct buildings and works to an existing dwelling exceeding 7 metres in height in a Design and Development Overlay Schedule 6 (DDO6)	Secondary Consent Approved	21/02/2025
21/2017/P/F	Yamala	22 Bayview Road, Frankston 3199	Extension of time - Construction of Two (2) double storey dwelling	Extension of Time Approved	25/02/2025
584/2012/P/A	Yamala	2-4 Davey Street, FRANKSTON 3199	Section 72 - Use of the land as a restaurant/tavern, to sell or consume liquor (General Licence), restoration and alteration of the building and carry out new works, to erect and display illuminated business identification signage and reduction of the carparking requirements.	Permit Approved	27/02/2025
Yamala Ward = 10					
Total = 33					

Progress Report – Subdivision Application Received				
For The Application Date: 1/02/2025 To 28/02/2025				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
12/2025/S	Centenary Park	410 Ballarto Road, SKYE 3977	Section 35 Acquisition (Lot 2 PS 929648Q)	18/02/2025
4/2025/S	Elisabeth Murdoch	130 Centre Road, LANGWARRIN 3910	To subdivide the land into two (2) lots in a Low Density Residential Zone (LDRZ) and Design and Development Overlay Schedule 4 (DDO4)	3/02/2025
10/2025/S	Elisabeth Murdoch	43 Richard Drive, LANGWARRIN 3910	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	10/02/2025
9/2025/S	Pines	8 Belvedere Road, Seaford 3198	To subdivide land into two (2) lots in a General Residential Zone (R1Z)	4/02/2025
14/2025/S	Pines	8 Lorna Street, Seaford 3198	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	26/02/2025
11/2025/S	Yamala	5 Gowrie Avenue, Frankston South 3199	Two (2) lot subdivision within a General Residential Zone (R1Z)	17/02/2025
Total = 6				

Progress Report – Subdivision Decisions					
For The Application Date: From 1/02/2025 To 28/02/2025					
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
34/2023/S	Elisabeth Murdoch	25 Nirvana Close, LANGWARRIN SOUTH 3911	Seven (7) lot subdivision.	Certification	4/02/2025
99/2018/S	Kananook	5 Nabilla Avenue, SEAFORD 3198	Two (2) lot subdivision	Application Withdrawn	4/02/2025
114/2024/S	Kananook	24 Scott Street, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Statement of Compliance	4/02/2025
115/2023/S	Pines	8 Henry Crescent, SEAFORD 3198	To subdivide the land into two (2) lots in a General Residential Zone 1 (R1Z)	Certification	12/02/2025
53/2023/S	Pines	13 Windoo Street, FRANKSTON NORTH 3200	To subdivide the land into three (3) lots in a General Residential Zone (GRZ)	Statement of Compliance	24/02/2025
Total = 5					

Town Planning Applications – Direction To Advertise Issued February 2025				
Application No	Ward	Property Address	Application Description	Application Date
467/2008/P/C	Ballam	144 Cranbourne Road, FRANKSTON 3199	Section 72 - Alterations and additions to existing veterinary clinic practice include conversion of existing building at 198 Beach Street into animal hospital respite care for 28 small animals To amend the permit to: - Delete Condition 4 on the planning permit - 'The premises shall not be used by more than three (3) veterinary practitioners at any one time'	20/01/2025
609/2024/P	Centenary Park	309 Cranbourne-Frankston Road, Langwarrin 3910	To use the land for the sale and consumption of liquor (change of Liquor Licence category to a General Licence) To construct buildings and works in a Commercial 1 Zone (B1Z)	9/07/2024
1042/2024/P	Centenary Park	490 Cranbourne-Frankston Road, LANGWARRIN 3910	To construct one (1) double storey dwelling and outbuilding within a Rural Conservation Zone Schedule 1 (RCZ1) and creation of access to a road in a Transport 2 Zone	21/10/2024
1054/2024/P	Derinya	7 Rufous Road, FRANKSTON SOUTH 3199	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 7 (DDO7)	25/10/2024
109/2013/P/D	Derinya	7 Magnolia Court, FRANKSTON 3199	Section 72 - To construct twenty eight (28) double storey dwellings and alteration of access to a Road Zone Category 1 To amend the application by considering amended plans showing a balcony and retrospective swimming pool to Dwelling 7.	11/12/2024
1062/2024/P	Elisabeth Murdoch	30 Red Wattlebird Crescent, Langwarrin 3910	To construct an outbuilding (garage) within a Bushfire Management Overlay (BMO) and Tree Protection Zone of a substantial tree in a Significant Landscape Overlay Schedule 1 (SLO1)	29/10/2024
965/2024/P	Kananook	25 Chevron Court, Seaford 3198	To construct two (2) double storey dwellings within a General Residential Zone (R1Z)	2/10/2024

Town Planning Applications – Direction To Advertise Issued February 2025				
Application No	Ward	Property Address	Application Description	Application Date
1024/2024/P	Kananook	18 McCulloch Avenue, Seaford 3198	To construct four (4) double storey dwellings in a General Residential Zone (GRZ) and Special Building Overlay (SBO)	16/10/2024
1162/2024/P	Kananook	33 Weatherston Road, Seaford 3198	To construct two (2) single storey dwellings on a lot in a General Residential Zone (R1Z)	28/11/2024
925/2024/P	Lyrebird	39 Paddington Avenue, Carrum Downs 3201	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings) in General Residential Zone (GRZ)	23/09/2024
1016/2024/P	Pines	56 East Road, Seaford 3198	To construct four (4) dwellings and subdivide the land into four (4) lots in a General Residential Zone (R1Z)	15/10/2024
559/2023/P/B	Wilton	Nth Golf Course/Clubhouse/Health Club 680 Thompsons Road, SA	<p>Section 72 - To use part of the land for a food & drink premises, sale & consumption of liquor (General Liquor Licence) and waiver of car parking in a Comprehensive Development Zone (CDZ).</p> <p>The amendment application seeks permission for the following:</p> <ul style="list-style-type: none"> - To increase the hours associated with the food and drink premises and general liquor licence to 7am to 9pm Monday to Sunday. The hours associated with the liquor licence are proposed to remain at 9am. <p>The existing approved hours associated with the food and drink premises and general liquor licence are:</p> <ul style="list-style-type: none"> - Monday to Thursday: 9am – 7pm. - Friday and Saturday: 9am- 8pm. - Sunday, Good Friday and Anzac Day: 9am to 7pm. 	22/11/2024
477/2024/P	Yamala	34 Dell Road, Frankston 3199	To construct two (2) double storey dwellings and subdivide the land into two (2) lots in a General Residential Zone (GRZ)	27/05/2024

Town Planning Applications – Direction To Advertise Issued February 2025				
Application No	Ward	Property Address	Application Description	Application Date
1135/2024/P	Yamala	15 Bayview Road, Frankston 3199	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z)	21/11/2024
1183/2024/P	Yamala	28 Gowrie Avenue, Frankston South 3199	To construct buildings and works (extension and garage) to an existing dwelling in a Design and Development Overlay Schedule 9 (DDO9)	4/12/2024
1213/2024/P	Yamala	1 Amberley Crescent, Frankston South 3199	To construct an extension to an existing dwelling (outbuilding/garage) and removal of substantial trees in a Significant Landscape Overlay Schedule 4 (SLO4)	13/12/2024
1229/2024/P	Yamala	11 Orchard Grove, Frankston South 3199	To construct an extension to an existing dwelling in a Design and Development Overlay Schedule 9 (DDO9) and to construct buildings and works within the Tree Protection Zone of a substantial tree within a Significant Landscape Overlay Schedule 4 (SLO4)	18/12/2024
14/2025/P	Yamala	Shop 1-2/506 Nepean Highway, FRANKSTON 3199	To use the land to sell and consume liquor (Restaurant and Cafe License)	10/01/2025

Legend

10 or more dwellings:	Yellow
3 or more lot subdivisions:	Blue
3 or more storey development:	Green
Applications in the CAA:	Pink

Progress Report – Current VCAT Appeals February 2025									
<u>Appeal Number</u>	<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Lodged at VCAT</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P823/2024	351/2016/P/D	665 Dandenong-Hastings Road, Skye	Section 72 - To construct buildings and works to the existing Dogs Victoria facility.	28/07/2024	NOD	Objector	17/04/2025	<u>Varied</u>	<u>17/02/2025</u>
P1080/2024	368/2024/P	6 Wettenhall Road, Frankston	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	30/09/2024	NOD	Objector	27/05/2025	<u>Varied</u>	<u>28/02/2025</u>
P832/2024	1023/2023/P	57 Brighton Street, Frankston South	To construct two (2) double storey dwellings in a Design Development Overlay Schedule 9 (DDO9) and a General Residential Zone, to construct buildings and works within the Tree Protection Zone of substantial trees and removal of significant trees within a Significant Landscape Overlay Schedule 4 (SLO4).	30/07/2024	NOD	Objector	22/04/2025	-	-
P1058/2024	161/2024/P	27 Bangalay Avenue, Frankston South	To construct building and works to an existing dwelling (extension and habitable outbuilding) in a Design Development Overlay Schedule 1 (DDO1), To construct buildings and works in a Significant Landscape Overlay Schedule 3 (SLO3).	4/10/2024	Refusal	Owner	9/04/2025	-	-
P1214/2024	9/2024/COMP	1025 Dandenong-Hastings Road, Skye	Use of the Site as a 'Contractors Depot'	27/10/2024	Refusal	Owner	26-27/5/2025	-	-
P1331/2024	721/2024/P	11 Stradbroke Avenue, Frankston South	To construct a front fence in a Significant Landscape Overlay Schedule 4 (SLO4)	5/12/2024	Approval	Applicant/ Owner	27/02/2025	-	-

Progress Report – Current VCAT Appeals February 2025									
<u>Appeal Number</u>	<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Lodged at VCAT</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P1364/2024	188/2024/P	418 McClelland Drive, Langwarrin	To construct three (3) double storey dwellings in a General Residential Zone (R1Z).	11/12/2024	NOD	Objector	2/07/2025	-	-
P1347/2024	101/2024/P/D	16/684-700 Frankston-Dandenong Road, Carrum Downs	Section 72 - To use and develop the land for an indoor recreation facility, to sell and consume liquor (on-premises license) and to erect and display internally illuminated business identification signage in an Industrial 1 Zone (IN1Z).	4/12/2024	Refusal	Applicant	20/06/2025	-	-
P1389/2024	685/2024/P	8 Gulls Way, Frankston South	To construct a ground and first floor extension to an existing dwelling in a Design and Development Overlay Schedule 2 (DDO2) and to construct a building or construct or carry out works inside the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).	16/12/2024	NOD	Objector	3/07/2025	-	-
P1445/2024	290/1995/P/C	199 Austin Road, Seaford	Section 72 - Second Dwelling.	30/12/2024	NOD	Objector	10/07/2025	-	-
AWAITING INITIATING ORDER	1/2025/SM	153 Hall Road, Carrum Downs	Satisfaction Matters	12/02/2025	Failure to Determine	Owner		-	-

Progress Report – VCAT Determination – Policy Implications February 2025			
<u>Appeal No</u>	<u>Application No</u>	<u>Address</u>	<u>VCAT Determination – Policy Implications</u>
P823/2024	351/2016/P/D	665 Dandenong-Hastings Road, Skye	<p>The applicant sought permission for the placement of additional fill on an existing mound that had been created to enable a dog training area. Some contaminated material had been placed as part of the initial works, and the owner was directed to cover this material by the Environment Protection Authority. Notice of the application was provided and objections from neighbours received, with concerns about drainage and movement of contamination. A Notice of Decision to Grant a Permit was issued, and review of this was sought by an objecting party.</p> <p>Prior to the hearing, the parties engaged in discussions to resolve the objecting parties concerns, and ultimately an agreement was reached before the VCAT at a Compulsory Conference. Accordingly, the VCAT directed the issuance of a permit with varied conditions.</p>
P1080/2024	368/2024/P	6 Wettenhall Road, Frankston	<p>The applicant sought permission to construct a second dwelling to the rear of an existing dwelling. Notice of the application was given and five objections were received, raising a variety of matters from character objections to amenity impact concerns. The application was assessed to be in accordance with the relevant planning objectives and requirements, and a Notice of Decision to Grant a Permit was issued. Objecting parties sought review of the decision at the VCAT.</p> <p>Prior to the hearing the parties attended a Compulsory Conference at the VCAT, at which the parties agreed that a permit should issue, subject to minor changes to the proposed development in form of a reduction in overall building height and the application of obscure glazing to a proposed window.</p>

Progress Report – Ministerial Applications – Delegated Officer Comments February 2025			
<u>Reference Number</u>	<u>Council Reference</u>	<u>Address</u>	<u>Summary of Officer Comments on Ministerial Application</u>

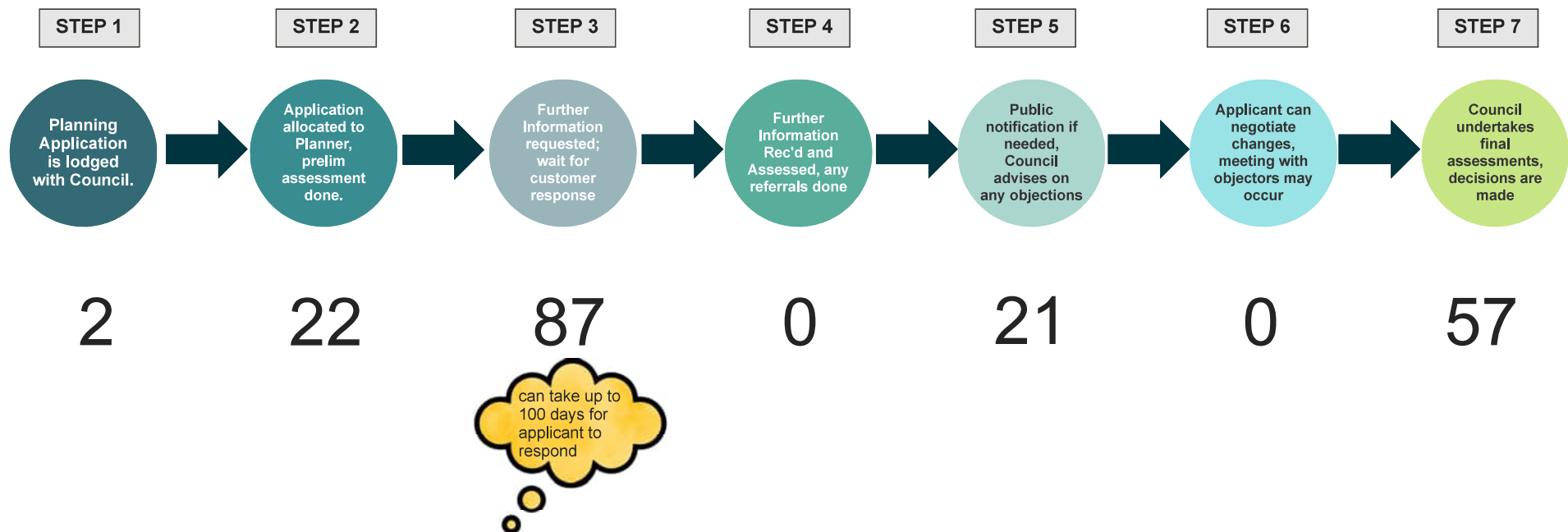
Progress Report - Ministerial Applications – Determinations January 2025					
<u>Reference Number</u>	<u>Council Reference</u>	<u>Address</u>	<u>Council comments (support or opposed) and key considerations</u>	<u>Public Notice (Y/N)</u>	<u>Minister Decision (permit granted or refused)</u>



Planning Applications Process; Mthly report

Latest Applic.Date: 05-Mar-25

This is the status of each of the **194** Planning Applications that are waiting for a council decision.....



Executive Summary**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) - Consideration of submissions received and request the appointment of a Planning Panel**

Enquiries: (Tammy Beauchamp: Communities)

Council Plan

Level 1:	4. Well Planned and Liveable City
Level 2:	4.1 Integrate land use planning and revitalise and protect the identity and character of the City

Purpose

To consider the eight (8) written submissions received to Planning Scheme Amendment C156fran (the Environmental Amendment) and to consider requesting that the Minister for Planning appoint an independent Planning Panel to consider all written submissions received in relation to the Amendment.

Recommendation (Director Communities)

That Council:

1. Notes that Planning Scheme Amendment C156fran was publicly exhibited between the 18 July 2024 and 19 August 2024 for a period of four (4) weeks;
2. Notes that a total of eight (8) submissions (including three (3) late submissions) were received to Planning Scheme Amendment C156fran;
3. In accordance with Section 22(1) of the *Planning and Environment Act 1987*, Council considers all the submissions received and in accordance with Section 23 of the *Planning and Environment Act 1987*, refers all the submissions received to the Planning Panel to be appointed by the Minister for Planning;
4. Endorses the officers' response to the issues raised by the submissions and the recommended changes to Planning Scheme Amendment C156fran (as outlined in Attachment A) for the purposes of Council's advocacy position before the Planning Panel;
5. Requests that the Minister for Planning appoint a Planning Panel under Part 8 of the *Planning and Environment Act 1987* to hear and consider all submissions made to Planning Scheme Amendment C156fran;
6. Authorises the Director Communities to make minor and/or necessary changes to Planning Scheme Amendment C156fran documentation prior to the Planning Panel hearing (that do not change the intent of the Amendment) for the purpose of Council's advocacy position before the Panel; and
7. Writes to all submitters to inform them of Council's decision.

Key Points / Issues

- Council have adopted the *Urban Forest Action Plan 2020-2040 (Urban Forest Action Plan)*, the *Integrated Water Action Plan 2016-2026 (Integrated Water Action Plan)*, the *Biodiversity Action Plan 2021-2036 (Biodiversity Action Plan)*, and the *Climate Change Strategy 2023-2030 (Climate Change Strategy)* which

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
Planning Panel****Executive Summary**

include actions to implement the policy into the Frankston Planning Scheme (the Scheme).

- The implementation of the action plans and the strategy ensures that these documents are given full effect by becoming policy in the Scheme.
- At the 11 September 2023 Council Meeting Council resolved to:
 1. *Request authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C156fran;*
 2. *Upon receipt of authorisation from the Minister for Planning, Council exhibits Planning Scheme Amendment C156fran for a period of one (1) month in accordance with Section 19(1A) of the Planning and Environment Act 1987;*
 3. *Authorises the Director Communities to make changes to Planning Scheme Amendment C156fran to meet any conditions of authorisation from the Department of Transport and Planning (DTP), as well as make minor editorial changes, prior to submitting the Amendment to the Minister for Planning for exhibition. The Director Communities is to inform Councillors of such changes; and*
 4. *Notes that a report on any written submissions received as part of the public exhibition period will be presented to Council.*
- Planning Scheme Amendment C156fran (the Amendment) was exhibited for a period of one (1) month from 18 July 2024 until the 20 August 2024.
- The formal exhibition process included a public noticed in the Victorian Government Gazette and the Frankston Times, as well as being published on Council's website, and on the Department of Transport and Planning's Current Amendments page.
- A total of eight (8) submissions were received including three (3) late submissions. Four (4) submissions supported the Amendment, three (3) submissions supported with changes and one (1) submission objected to the amendment and requested changes.
- Of the four (4) submissions that requested changes three (3) of these have been resolved with the submitters supporting the recommended changes, with one (1) submission unable to be resolved.
- It is recommended that the Council officer's response to the issues raised by the submission and the recommended changes to the Amendment provided within Attachment A (and summarised in the Issues and Discussion section of this report) form the basis for Council's advocacy position at the future independent Planning Panel hearing, should Council resolved to request the appointment of a Panel.

Financial Impact

There are financial costs associated with the Planning Panel process, however, these costs can be accommodated for within the existing budget.

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
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A number of internal departments and officers from the Department of Transport and Planning (DTP) have been consulted at various stages of the project.

The *Biodiversity Action Plan*, *Urban Forest Action Plan* and *Integrated Water Action Plan* were each consulted on during their development and further details are provided in the Background section of this report.

2. Other Stakeholders

The formal exhibition process consisted of a public notice in the Frankston Times and the Victorian Government Gazette. The Amendment documentation was also available on Council's website, and on the Department of Transport and Plannings Current Amendments page.

A total of eight (8) submissions were received, with five (5) submissions received during the exhibition period and three (3) late submissions. Four (4) submissions supported, three (3) submissions supported with changes and one (1) submission objected to the Amendment and requested changes.

A copy of the summary of submissions and the officer response can be found at Attachment A.

Analysis (Environmental / Economic / Social Implications)

Amendment C156fran will generate positive environmental, social and economic effects by providing increased canopy tree coverage and biodiversity across the municipality.

Improving the management of water will provide for cleaner and less polluted waterways, reducing the risk from flooding and reducing demand for mains drinking water. Action on climate change will help to protect the community from worsening environment, social and economic impacts.

The introduction of the *Biodiversity Action Plan*, *Urban Forest Action Plan* and *Integrated Water Action Plan* into the Frankston Planning Scheme, will have a positive effect on the health of the ecological system, resulting in biodiversity improvements, a reduction of the Urban Heat Island Effect, localised flooding and improve water security.

Updating Council's policy on climate change by introducing the *Climate Change Strategy 2023-2030* will help to enhance the City's resilience to the impacts of climate change resulting in a positive overall benefit.

Legal / Policy / Council Plan Impact**Charter of Human Rights and Responsibilities**

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
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Planning Scheme Amendment C156fran has been prepared and placed on public exhibition in accordance with the *Planning and Environment Act 1987* (the Act).

Policy Impacts

Municipal Councils (as the planning authority) have a number of duties and powers which are listed at Section 12 of the Act.

The proposed amendment has regard to and is consistent with Section 12 of the Act and addresses the DTP publication *Strategic Assessment Guidelines for Planning Scheme Amendments*.

Gender Impact Assessments

No gender impact assessment was required. This initiative has no impact on our community or the public.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

These documents are the most up-to-date policy position of Council and are required to be included in the Frankston Planning Scheme to ensure consideration when planning permit applications are made. Failure to implement these into the Scheme will result in the actions outlined in the relevant plans/strategies not being met.

Planning Scheme Amendment C156fran documentation has been prepared in accordance with both the Act.

Conclusion

Planning Scheme Amendment C156fran has been prepared to implement the *Urban Forest Action Plan 2020-2040*, *Biodiversity Action Plan 2021-2036*, *Integrated Water Action Plan 2016-2026* and the *Climate Change Strategy 2023-2030* into the Frankston Planning Scheme.

The Amendment was placed on formal exhibition from the 18 July 2024 until the 20 August 2024.

A total of eight (8) written submissions were received and it is recommended that Council consider these and request that the Minister for Planning establish an Independent Planning Panel to consider all submissions received.

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
Planning Panel****Executive Summary**

ATTACHMENTS

- Attachment A: [↓](#) Summary of Submissions and Officer Response to Planning Scheme Amendment C156fran
- Attachment B: [⇒](#) Planning Scheme Amendment C156fran Exhibition Documents
(*Under Separate Cover*)
- Attachment C: [⇒](#) Redacted submissions to Planning Scheme Amendment C156fran
(*Under Separate Cover*)

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
Planning Panel
Officers' Assessment**

Background

Council have adopted the *Urban Forest Action Plan 2020-2040* (UFAP 2020-2040), *Biodiversity Action Plan 2021-2036* (BAP 2021-2036), *Integrated Water Action Plan 2016-2026* (IWAP 2016-2026) and the *Climate Change Strategy 2023-2030* (CCS 2023-2030) which include actions to implement these into the Scheme.

- **Urban Forest Action Plan 2020-2040**

This was adopted by Council at the 29 June 2020 Council Meeting with the following resolution:

'That Council adopts the Urban Forest Action Plan, noting Officers will advise the submitters of its decision accordingly'.

It was publicly exhibited for a period of five (5) weeks and received twenty-four (24) written submissions.

The Action Plan includes short, long term and ongoing actions to ensure that Council meets the targets set for increasing tree canopy throughout the municipality to a total canopy cover of 20% by the year 2040. The delivery of these actions will transition the urban forest into a highly valued, well-resourced, thriving asset that realises its great potential to contribute to the municipality. Increasing canopy cover in areas of low cover will be pivotal for reducing identified urban heat islands, especially in the face of a changing and hotter climate.

The relevant action requiring the inclusion of this document into the Frankston Planning Scheme is:

Action S17: include the Urban Forest Action Plan as a reference document to the MSS.

This work will be included as policy in the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF).

- **Biodiversity Action Plan 2021-2036**

This was adopted by Council at the 15 November 2021 Council Meeting with the following resolution:

'That Council adopts the Biodiversity Action Plan 2021-2036'

It was publicly exhibited for a period of six (6) weeks and received 43 written submissions. The document includes short, medium and ongoing actions to ensure that Council meets targets for increasing community connection with nature, improving habitat connectivity (more wildlife corridors), protecting flora and fauna (including threatened species), ensuring biodiversity is both resilient to climate change and contributes to mitigating the impacts of climate change.

The relevant action requiring the inclusion of this document into the Frankston Planning Scheme is:

Action S15: Include the Biodiversity Action Plan as a Background Document in the Frankston Planning Scheme including in the relevant Environmental Significance Overlay and Significant Landscape Overlay Schedules.

This work will be included as policy in the MPS and the PPF of the Frankston Planning Scheme (A future planning scheme amendment will be undertaken when

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
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further research has been undertaken with regard to the Environmental Significance Overlay (ESO) and the Significant Landscape Overlay (SLO)) and through the implementation of the Housing Strategy into the Frankston Planning scheme via changes to zone schedules and neighbourhood character policy.

- **Integrated Water Action Plan 2016-2026 (IWAP 2016-2026)**

This was adopted by Council at the 27 June 2016 Council Meeting with the following resolution:

'That Council adopts Council's 10-year Integrated Water Action Plan with all recommended changes, and with Year 1 actions of the plan to come into effect from 1 July 2016'.

It was publicly exhibited for a period of three (3) weeks and received seven (7) submissions.

Integrated water management is a new approach to managing water which brings together all parts of the water cycle as a way to reduce reliance on mains water, increase alternative water supplies, better manage storm water and wastewater, and to improve water quality reaching our waterways and bays. By considering the whole water cycle, Council can take advantage of links between these different elements and develop solutions that have multiple benefits. This would not be possible if we managed each system in isolation.

The relevant action requiring the inclusion of this document into the Frankston Planning Scheme is:

Action P-Pol-1: Implement Council's Municipal Strategic Statement (MSS) and update over time to support integrated water management within the municipality.

- **Climate Change Strategy 2023-2030 (CCS 2023-2030)**

This was adopted by Council at the 3 April 2023 Council Meeting with the following resolution:

'That Council resolves to adopt the Climate Change Strategy 2023-2030'

It was publicly exhibited for a period of eleven (11) weeks and received eighteen (18) written submissions. It consists of 57 actions that address key issues and opportunities identified during the development of the Strategy. The actions are grouped into six (6) 'themes' where the most significant gains can be made to mitigate greenhouse gas emissions for both the Council and the municipality as a whole, and assist the natural environment, our community and our economy to adapt to climate change impacts. The themes are:

1. Show leadership and embed climate change in Council's processes and operations.
2. Invest in and support the uptake of active and zero emissions transport.
3. Accelerate the transition to renewable energy and zero carbon buildings and assets.
4. Protect and adapt our natural environment and open space.
5. Build the community's capacity for climate action and resilience to the impacts of climate change.

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
Planning Panel****Officers' Assessment**

6. Advance the transition towards zero waste and a circular city.

The relevant action requiring the inclusion of this document into the Frankston Planning Scheme is:

Action L5: Update Council policies, strategies, plans and processes to ensure that they effectively address climate change risks while aligning their objectives to maximise the benefits of climate change mitigation and adaptation for Council and community.

- **Planning Scheme Amendment C156fran**

At its meeting on the 11 September 2023, Council resolved to request authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C156fran for a period of one (1) month.

On the 26 June 2024, the Minister for Planning's delegate authorised Council to prepare and exhibit Planning Scheme Amendment C156fran (with conditions). The conditions included updating the Explanatory Report and Instruction Sheet, review the proposed Municipal Planning Strategy and Planning Policy Framework and update Clause 72.08. The amendment proposes to make the following changes to the Frankston Planning Scheme:

1. In Purpose and Vision – replace Clause 02.03-2 with a new Clause 02.03-2 in the form of the attached document.
2. In Purpose and Vision – replace Clause 02.02-3 with a new Clause 02.03-3 in the form of the attached document.
3. In Purpose and Vision – replace Clause 02.03-5 with a new Clause 02.03-5 in the form of the attached document,
4. In Purpose and Vision – replace Clause 02.03-8 with a new Clause 02.03-8 in the form of the attached document,
5. In Purpose and Vision – replace Clause 02.03-9 with a new Clause 02.03-9 in the form of the attached document.
6. In Planning Policy Framework - replace Clause 12.01-1L with a new Clause 12.01-1L in the form of the attached document.
7. In Planning Policy Framework – replace Clause 12.05-2L with a new Clause 12.05-2L-01 in the form of the attached document.
8. In Planning Policy Framework – insert a new Clause 12.05-2L-02 in the form of the attached document.
9. In Planning Policy Framework – replace Clause 15.01-1L-02 with new Clause 15.01-1L-02 in the form of the attached document.

11.3 Planning Scheme Amendment C156fran (Environmental Amendment) - Consideration of submissions received and request the appointment of a Planning Panel

Officers' Assessment

10. In Planning Policy Framework – insert a new Clause 19.03-3L in the form of the attached document.

11. In Operational Provisions –Clause 72.08, replace Schedule with a new Schedule in the form of the attached document.

A copy of the exhibition documents can be found at Attachment B.

Issues and Discussion

The three (3) submissions that supported the amendment with changes were resolved through the following changes to the amendment:

1. Inclusion of the words '*coastal dependent*' at Clause 02.03-2 Environmental and landscape values.
2. Amend Clause 02.03-2 Environmental risk and amenity to include the words '*due to climate change impacts*'.
3. Amend Clause 02.03-3 Environmental risk and amenity to state '*Protect the community from the economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges*'.
4. New objective at Clause 19.03-3L, '*To improve the quality of water and management of storm water runoff through a water sensitive urban design approach*'.
5. New strategy to Clause 19.03-3L, '*Encourage the use of climate resilient water sources including recycled water for non-potable purposes*'.
6. Amend the Explanatory Report to address Clause 13.02-1S Bushfire planning.

Submission #1 was made on 15 August 2024 and following the conclusion of the exhibition period, a meeting with the submitter was held on 11 November 2024 to discuss the submission and try to resolve their concerns. The concerns were unable to be resolved and the submitter provided a supplementary submission (Submission 1a) on the 22 January 2025 reiterating their existing and raising new concerns.

Submission 1 and 1A remains unresolved and raises the following:

Submission No. 1 and 1a (unresolved)		
	Concerns	Officer Response
1	Net loss of canopy trees.	<i>Frankston City Urban Forest Strategy</i> addresses the loss of canopy tree coverage.
2	Concerns about marine and coastal environment impacts from climate change.	Council is currently undertaking the first four (4) stages (of 7 stages) of <i>Victoria's Resilient Coast – adapting for 2100+ Framework</i> .
3	The <i>Port Phillip Bay Coastal Hazard Assessment</i> and the <i>Frankston Coastal</i>	The <i>Port Phillip Bay Coastal Hazard Assessment</i> will be implemented by the

11.3 Planning Scheme Amendment C156fran (Environmental Amendment) - Consideration of submissions received and request the appointment of a Planning Panel

Officers' Assessment

	<i>Marine Management Plan</i> have not updated the sea level rise projections and climate change impacts in the Frankston Planning Scheme.	Victorian Government and the <i>Frankston Coastal and Marine Management Plan</i> is currently before the Minister for Environment for consideration.
4	Lack of science-based information in the Municipal Planning Statement.	The best available science-based information is continually updated by the Victorian Government, Melbourne Water and CSIRO.
5	Deletion of text in Clause 02.03-3 Environmental risk and amenity, <i>'Research conducted by CSIRO illustrates that Frankston City Council is significantly exposed to climate extremes and natural hazards such as storm surges and coastal inundation, floods bushfires and extreme temperatures... As a result of climate change these hazards are projected to increase in frequency and severity.'</i>	Climate change impacts are a global issue; therefore, Frankston specific statements are not appropriate.
6	The <i>Port Phillip Bay Coastal Hazard Assessment</i> findings on sea level rise not included in the policy changes.	Change to sea level rise of 0.8 metres by 2100 has been set by the Victorian Government in the Frankston Planning Scheme and cannot be changed by Council, only the Victorian Government can amend this.
7	The <i>Frankston Coastal and Marine Management Plan</i> projections on sea level rise have not been included in this amendment.	See Response to point #3 and #6.
8	Recommend replacing text at Clause 02.03-3 Environmental risk and amenity	The <i>Port Phillip Bay Coastal Hazard Assessment</i> and the <i>Frankston Coastal and Marine Management Plan</i> have not been included in this amendment as the Victorian Government will implement the <i>Port Phillip Bay Coastal Hazard Assessment</i> through its own planning scheme amendment. The <i>Frankston Coastal and Marine Management Plan</i> is currently before the Minister for Environment for consideration.
9	Deletion of text at Clause 02.03-3 Environmental risk and amenity, <i>'Apply the precautionary principle when planning for the City to help avoid serious or irreversible climate change effects.'</i>	Reinstatement of the deleted text is not supported as the deleted strategic direction has little weight when considering planning permit applications.
10	Deletion of text at Clause 02.03-3 Environmental risk and amenity <i>'Protect the community from the economic, social and environmental risks associated with flooding and increased flooding in the future'</i> .	Recommend amending the strategic direction as follows: <i>'Protect the community from the economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges.'</i>

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
Planning Panel**

Officers' Assessment

11	Propose new strategic direction at Clause 02.03-3 Environmental risk and amenity, ' <i>Careful planning for risks associated with sea level rise, including inundation and flooding and an increased frequency of storm surges and extreme weather events, is pivotal to the protection of the community from economic, social and environmental risks</i> '	See response to point #10.
12	Details the purpose of Planning Scheme Amendment C156fran.	Response noted.
13	Concerned about the process of undertaking Planning Scheme Amendment C156fran and language in the Council Report seeking authorisation for from the 11 September 2024 Council Meeting.	The manner in which Councillors are informed of and briefed on decisions that are required to be made at a Council Meeting is operation.
14	Concern around Community Engagement of Planning Scheme Amendment C156fran.	Each document proposed to be implemented into the Frankston Planning Scheme by Planning Scheme Amendment C156fran were consulted on with the community as part of their development, prior to their adoption.
15	Concerned about the proposed policy changes and associated to the background documents.	The proposed changes to the Frankston Planning Scheme were developed through a Project Working Group and consulted on with the Department of Transport and Planning prior to Council Officers seeking authorisation.
16	Concern about the inclusion of the <i>Integrated Water Action Plan 2016-2026</i> into the Frankston Planning Scheme as the majority of actions would now be completed.	At the 27 June 2016 Council Meeting, Council resolved: ' <i>That Council adopts Council's 10-year Integrated Water Action Plan with all recommended changes, and with Year 1 actions of the plan to come into effect from 1 July 2016</i> '.
17	Concern the four (4) background documents are not referenced in the Municipal Planning Strategy.	The Department of Transport and Planning does not allow for documents to be referenced in the Municipal Planning Strategy. All documents are referenced at Clause 72.08 (Background Documents).
18	Concern the four (4) background documents do not align with relevant legislation, polices and plans including <i>Environment Protection and Biodiversity Conservation Act 1999; Environment Protection Act 2017; Marine and Coastal Act 2018, amended 2021; Marine and Coastal Policy 2020; Draft Frankston Coastal and Marine Management Plan.</i>	The proposed changes in Planning Scheme Amendment C156fran are based on the four (4) background documents. These documents have been prepared in accordance with the relevant legislation.

11.3 Planning Scheme Amendment C156fran (Environmental Amendment) - Consideration of submissions received and request the appointment of a Planning Panel

Officers' Assessment

It is recommended that the Council officers' response to the issues raised by the submissions and recommended changes to the Amendment provided within Attachment A form the basis of Council's position at the future independent Planning Panel hearing.

- **Planning Panel**



Figure 01: Steps in the Planning Scheme Amendment Process

At this stage of the Amendment process (**Stage 03 in Figure 01**), Council (under the relevant statutory provisions) must resolve to either:

- Refer all of the submissions made in relation to the Amendment to an independent Planning Panel (appointed by the Minister for Planning) to review the submissions, hear those submitters wishing to speak and prepare a report with recommendations in relation to the amendment (Stage 04 in Figure 01); or
- Abandon the Amendment.

Should Council decide to refer the submissions to an independent Planning Panel, the following are indicative Planning Panel dates:

- **Directions Hearing: Week commencing 28 April 2025.**
- **Planning Panel Hearing: Week commencing 26 May 2025.**

The length of the hearing will be determined by the number of submitters who request to be heard and the dates will be confirmed at the Directions Hearing.

Once the Panel Hearing has concluded, Clause 4(5) of *Ministerial Direction 15 Planning Victoria* specifies that the Panel must provide its report to the planning authority (Council) under section 25 of the Act in either 20, 30 or 40 business days after the last date of the Panel Hearing, depending on whether the Panel is constituted by 1, 2 or 3 panel members.

The number of panel members will not be known until the Panel is appointed by the Minister. If it is a three (3) member Panel, the report will be due 40 business days (or 8 weeks) after the conclusion of the Panel.

**11.3 Planning Scheme Amendment C156fran (Environmental Amendment) -
Consideration of submissions received and request the appointment of a
Planning Panel**

Officers' Assessment

Options Available including Financial Implications

There are financial costs associated with proposed Planning Scheme Amendment C156fran however, these costs can be accommodated within the existing budget.

Environmental Amendment - Planning Scheme Amendment C156fran
Officer summary and response to submissions

Submission Number	Group/Organisation	Submission Summary	Response
1. & 1a.	Frankston Beach Association	<p>OBJECTION</p> <ol style="list-style-type: none"> Concerned about net loss of canopy trees across the LGA. Concerned about the marine and coastal environment from climate change impacts. Port Phillip Bay Coastal Hazard Assessment (PPBCHA) 2022 and Frankston Coastal and Marine Management Plan (CMMP) 2023-2030 provide updated projections on climate change impacts. Concerned about lack of science-based information in the MPS. Clause 02.03-3 Environmental risk and amenity proposes deletion of the below text which is not supported. <i>‘Research conducted by CSIRO illustrates that Frankston City Council is significantly exposed to climate extremes and natural hazards such as storm surges and coastal inundation, floods bushfires and extreme temperatures... As a result of climate change these hazards are projected to increase in frequency and severity.’</i> PPBCHA finding on sea level rise (between 0.8m to 1.5m in 2100) not included in policy changes. Additional concern was raised in the Supplementary submission. The CCMP recognises revised sea level projections which has not been addressed by this amendment. Recommends replacement text at Clause 02.03-3 Environmental risk and amenity, <i>‘The CSIRO projects a regional sea level rise between 0.8m and 1.4 metres by the year 2100.’</i> 	<ol style="list-style-type: none"> The <i>Frankston City Urban Forest Action Plan – 2020 – 2040</i> (the Urban Forest AP) identifies that the municipality has a 17 per cent canopy tree coverage which is reduced by approximately 1 per cent every four (4) years. To address this, the Urban Forest AP identifies locations for street tree planting and suburbs with the least amount of tree coverage as priority areas for planting. Council is currently undertaking the first four (4) stages (seven (7) stages) of <i>Victoria’s Resilient Coast – adapting for 2100+ Framework</i> that will determine regional and site-specific coastal hazards with respect to long term climate adaptation planning. This project is building on the outputs of the <i>Port Phillip Bay Coastal Hazard Assessment (PPBCHA) 2022</i> and the <i>Victoria Coastal Cliff Assessment (VCCA) 2023</i>. The PPBCHA and the <i>Frankston Coastal and Marine Management Plan (CMMP) 2023</i> have not been included in this amendment as the Victorian Government will implement the PPBCHA. The CMMP is currently before the Minister for Environment for consideration and if approved, it will be implemented into the Frankston Planning Scheme and form a policy guideline under Clause 12.01-2S Marine and Coastal Environment. The best available science-based information is continually updated by the Victorian Government, Melbourne Water and CSIRO. If specific information was included in the planning scheme, given the rate at which data changes, it would need to be regularly updated which is a costly and lengthy process.

		<p><i>Sea level rise impacts in Frankston City will be most severe during storm surges and storm wave events that coincide with high tides. Under the present sea levels, the area under inundation under a 1% AEP storm tide and baseline sea level rise of 1.4 metres will undergo a two to three-fold increase in Frankston City.</i></p> <p>9. Clause 02.03-3 Environmental risk and amenity deletion of the following text, <i>'Apply the precautionary principle when planning for the City to help avoid serious or irreversible climate change effects.'</i> Additional concern was raised in the Supplementary submission.</p> <p>10. Clause 02.03-3 Environmental risk and amenity deletion of the following: <i>'Protect the community from the economic, social and environmental risks associated with flooding and increased flooding in the future.'</i></p> <p>11. Proposes new strategic direction at Clause 02.03-3 Environmental risk and amenity with the following. <i>'Careful planning for risks associated with sea level rise, including inundation and flooding and an increased frequency of storm surges and extreme weather events, is pivotal to the protection of the community from economic, social and environmental risks'</i></p> <p>12. Details the purpose of Planning Scheme Amendment C156fran.</p> <p>13. Concerned about the process of undertaking Planning Scheme Amendment C156fran and language in the Council Report seeking authorisation for from the 11 September 2024 Council Meeting.</p> <p>14. Concern around Community Engagement of Planning Scheme Amendment C156fran.</p> <p>15. Concerned about the proposed policy changes and associated to the background documents.</p>	<p>5. Climate change impacts are a global issue; therefore, Frankston specific statements are not appropriate. Clause 13.01 Climate change impacts addresses climate change, and outlines strategies to minimise impacts. Given this, during the assessment of the amendment, the Department of Transport and Planning (DTP) requested that this information be removed.</p> <p>6. Change to sea level rise of 0.8 metres by 2100 has been set by the Victorian Government at Clause 13.01-2S (Coastal inundation and erosion) in the Frankston Planning Scheme and cannot be changed by Council and can only be changed Victorian Government. Planning Scheme Amendment C69moyn has no bearing on altering Clause 13.01-2S (Coastal inundation and erosion)</p> <p>7. See Response to point #3.</p> <p>8. The PPBCHA and the CMMP have not been included in this amendment as the Victorian Government will implement the PPBCHA through its own planning scheme amendment. The CMMP is currently before the Minister for Environment for consideration and if approved, it will be implemented into the Frankston Planning Scheme and form a policy guideline under Clause 12.02-1S Marine and Coastal Environment, an amendment that will be undertaken by the Victorian Government. The suggested text changes cannot be supported. Sea level rise is addressed by state level policy at Clause 13.01-2S.</p> <p>9. Reinstatement of Clause 02.03-3 Environmental risk and amenity <i>'Apply the precautionary principle when planning for the City to help avoid serious or irreversible climate change effects.'</i> Is support as it provides an overarching policy for mitigating the impacts of climate change, this is further supported by</p>
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		<p>16. Concern about the inclusion of the <i>Integrated Water Action Plan 2016-2026</i> into the Frankston Planning Scheme as the majority of actions would now be completed.</p> <p>17. Concern the four (4) background documents are not referenced in the Municipal Planning Strategy.</p> <p>18. Concern the four (4) background documents do not align with relevant legislation, policies and plans including; <i>Environment Protection and Biodiversity Conservation Act (EPBC)1999</i>; <i>Environment Protection Act 2017</i>; <i>Marine and Coastal Act 2018, amended 2021</i>; <i>Marine and Coastal Policy 2020</i>; <i>Draft Frankston Coastal and Marine Management Plan (CMMP) 2022</i>.</p>	<p>proposed additional policy which provides issue specific directions.</p> <p>10. Recommend amending the strategic direction as follows: 'Protect the community from the economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges.'</p> <p>11. See response to point #10.</p> <p>12. Noted.</p> <p>13. The decisions in relation to whether an item requires a briefing of Council versus a memorandum takes into a number of matters and is determined by the key decision-makers, Councillors and the Executive team.</p> <p>14. Each document proposed to be implemented into the Frankston Planning Scheme by Planning Scheme Amendment C156fran were consulted on with the community as part of their development, prior to their adoption. . The <i>Urban Forest Action Plan 2020-2040</i> was publicly exhibited for five (5) weeks, the <i>Biodiversity Action Plan 2021-2036</i> was publicly exhibited for six (6) weeks, the <i>Integrated Water Action Plan 2016-2026</i> was publicly exhibited for three (3) weeks and the <i>Climate Change Strategy 2023-2030</i> was publicly exhibited for eleven (11) weeks. Planning Scheme Amendment C156fran was publicly exhibited for four (4) weeks. A notice was placed in the State Government Gazette and the Frankston Times.</p> <p>15. The proposed changes to the Frankston Planning Scheme were developed through a Project Working Group and consulted on with the Department of Transport and Planning prior to Council Officers seeking authorisation.</p> <p>16. At the 27 June 2016 Council Meeting, Council resolved: '<i>That Council adopts Council's 10-year Integrated Water Action Plan with all</i></p>
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			<p><i>recommended changes, and with Year 1 actions of the plan to come into effect from 1 July 2016'.</i></p> <p>17. The Department of Transport and Planning does not allow for documents to be referenced in the Municipal Planning Strategy. All documents are referenced at Clause 72.08 (Background Documents).</p> <p>18. The proposed changes in Planning Scheme Amendment C156fran are based on the four (4) background documents. These documents have been prepared in accordance with the relevant legislation.</p> <p>Recommended Position</p> <ul style="list-style-type: none"> Some changes to Amendment C156fran. <p>Amend strategic direction at Clause 02.03-3 Environmental risk and amenity, to:</p> <p><i>'Protect the community from the economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges.'</i></p> <p><i>'Apply the precautionary principle when planning for the City to help avoid serious or irreversible climate change effects'</i></p>
2.	Greater Dandenong City Council	<p>SUPPORT</p> <p>1. Supports the amendment in its entirety.</p>	<p>1. Noted.</p> <p>Recommended Position</p> <ul style="list-style-type: none"> No change to Amendment C156fran.
3. & 3a.	Resident	<p>SUPPORT WITH CHANGES</p> <p>1. Inclusion of the words 'coastal dependent' with reference to 'recreational and tourist use of the coastline and foreshore' as per the Victorian Governments Marine and Coastal Policy 2020 and</p>	<p>1. Amend context at Clause 02.03-2 Environmental and landscape values to include '<i>coastal dependent recreation and tourism activities</i>'.</p> <p>2. Centenary Park is not considered to be part of the existing biodiversity corridor as it is not identified in</p>

		<p>Frankston City Councils <i>Coastal and Marine Management Plan 2024</i>.</p> <p>2. List 'Centenary Park' where sites of environmental significance are listed i.e. 12.01.1L and 02.03-2.</p>	<p>the <i>Frankston City Council Biodiversity Action Plan 2021-2036</i>.</p> <p>Centenary Park is currently being reviewed for inclusion in the Environmental Significance Overlay (ESO) which will be subject to a future planning scheme amendment.</p> <p>Recommended Position</p> <ul style="list-style-type: none"> Some changes to Amendment C156fran. <p>Amend context at Clause 02.03-2 Environmental and landscape values to include '<i>coastal dependent recreation and tourism activities</i>'.</p>
4.	Department of Energy, Environment and Climate Action (DEECA)	<p>SUPPORT</p> <p>1. Supports the amendment in its entirety.</p>	<p>1. Noted.</p> <p>Recommended Position</p> <ul style="list-style-type: none"> No change to Amendment C156fran.
5.	South-East Water	<p>SUPPORT</p> <p>1. Supports the amendment in its entirety.</p>	<p>1. Noted.</p> <p>Recommended Position</p> <ul style="list-style-type: none"> No change to Amendment C156fran.
6. & 6a.	Melbourne Water	<p>SUPPORT WITH CHANGES</p> <p>1. Supports improvement to the protection of biodiversity and canopy tree coverage, integrated water management and climate change impacts.</p> <p>2. Kananook Creek is a high priority waterway and provides important environmental and landscape values as well as playing an important role in floodplain management.</p>	<p>1. Noted</p> <p>2. Noted</p> <p>3. Noted</p> <p>4. The context surrounding development near Kananook Creek is strengthened by removing the word 'major'. Recommend the inclusion of the following text at the end of the sentence '<i>due to climate change impacts</i>'.</p> <p>5. Amend proposed Clause 02.03-3 Environmental risk and amenity to '<i>Protect the community from the</i></p>

		<p>3. Kananook Creek is subject to land use challenges and is increasingly vulnerable to the effects of climate change including sea level rise.</p> <p>4. Encourage Council to expand on why development along Kananook Creek requires 'careful planning' with reference to flooding.</p> <p>5. Amend Clause 02.03-3 'protect the community from the economic, social and environmental risks associated with climate change' to avoid ambiguity and provide clarification on which risks Council seeks to protect the community from.</p> <p>6. Encourage Council to refer to the <i>Integrated Water Management Action Plan (2016-2026)</i> to make clear the relevance of Clause 19.03-3L.</p> <p>7. Consider the following specific strategic directions:</p> <ul style="list-style-type: none"> ▪ The protection of significant local assets like the Eastern Treatment Plant ▪ Providing greater water security by increasing Councils uptake of alternative water sources ▪ Improving the community capacity to engage in integrated management activities and initiatives ▪ Ensuring the protection and enhancement of high quality open spaces of community health and recreation during extended periods of rainfall. 	<p><i>economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges.'</i></p> <p>6. Recommend the introduction of a new objective at Clause 19.03-3L '<i>To improve the quality of water and management of storm water runoff through a water sensitive urban design approach.'</i></p> <p>7. Recommend the introduction of a new strategy to Clause 19.03-3L '<i>Encourage the use of climate resilient water sources including recycled water for non-potable purposes.'</i></p> <p>Recommended Position</p> <ul style="list-style-type: none"> • Some changes to Amendment C156fran. <p>Amend context at Clause 02.03-3 Environmental risk and amenity to include '<i>due to climate change impacts</i>' at the last paragraph.</p> <p>Amend strategic direction at Clause 02.03-3 Environmental risk and amenity. '<i>Protect the community from the economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges.</i></p> <p>New objective at Clause 19.03-3L '<i>To improve the quality of water and management of storm water runoff through a water sensitive urban design approach.'</i></p> <p>New strategy to Clause 19.03-3L '<i>Encourage the use of climate resilient water sources including recycled water for non-potable purposes.'</i></p>
7.	Transport for Victoria	<p>SUPPORT</p> <p>1. No comments.</p>	<p>1. Noted.</p> <p>Recommended Position</p>

			<ul style="list-style-type: none"> No change to Amendment C156fran.
8. & 8a.	CFA	<p>SUPPORT WITH CHANGES</p> <ol style="list-style-type: none"> Notes that the amendment should provide an assessment against Bushfire policy at Clause 13.02-1S of the Frankston Planning Scheme. Encourage Council to undertake further work to identify any conflicts or gaps in bushfire policy. 	<ol style="list-style-type: none"> Noted. Amend the Explanatory Report to address Clause 13.02-1S (Bushfire planning). <p>Recommended Position</p> <ul style="list-style-type: none"> No change to Amendment C156fran. Alterations to the Explanatory Report to address Clause 13.02-1S (Bushfire planning).

Executive Summary**11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran**

Enquiries: (Tammy Beauchamp: Communities)

Council Plan

Level 1:	4. Well Planned and Liveable City
Level 2:	4.1 Integrate land use planning and revitalise and protect the identity and character of the City

Purpose

To consider the Planning Panel Report for Planning Scheme Amendment C161fran which seeks to implement the *Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025)* into the Frankston Planning Scheme, to adopt the Amendment with changes, and submit the Amendment to the Minister for Planning for approval.

Recommendation (Director Communities)

That Council:

1. Receives and considers the Panel Report for Planning Scheme Amendment C161fran pursuant to Section 27 of the *Planning and Environment Act 1987*;
2. Adopts Planning Scheme Amendment C161fran pursuant to Section 29 of the *Planning and Environment Act 1987* with changes as set out in Attachments B and C to item 11.3 in the City Planning Report of the Council Meeting Report of 24 March 2024.
3. Authorises Council officers to submit the adopted Planning Scheme Amendment C161fran to the Minister for Planning for approval pursuant to Section 31 of the *Planning and Environment Act 1987*;
4. Authorises the Director Communities to revise the adopted Planning Scheme Amendment C161fran if changes are sought from the Department of Transport and Planning;
5. Adopts the *Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025)*; and
6. Notes that Council officers will notify all submitters of the decision.

Key Points / Issues

- At the 9 September 2024 Council Meeting, Council considered all submissions received during and after the exhibition of Planning Scheme Amendment C161fran (the Amendment) and resolved to request that the Minister for Planning appoint an independent Planning Panel to consider the all the submissions received.
- A one (1) person Panel was appointed by the Minister for Planning and the Panel Hearing was held on Thursday 12 December 2024 for one (1) day.

11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran**Executive Summary**

- On 13 January 2025, Council Received the *Frankston Planning Scheme Amendment C161fran – Panel Report January 2025* (the Panel Report) (see **Attachment A**).
- The Panel Report concluded that the Amendment is strategically justified and recommends that Frankston Planning Scheme Amendment C161fran be adopted as exhibited, subject to four (4) recommendations.
- On 28 January 2024 Council made the Panel Report public, by publishing it to its website and e-mailing a copy to all parties to the Panel Hearing and all submitters to the Amendment.
- Pursuant to Section 27 of the *Planning and Environment Act 1987* (the Act), Council must consider the Panel Report prior to deciding on the Amendment and after considering the Panel Report, Council may:
 - a) Adopt the Amendment as exhibited; or
 - b) Adopt the Amendment with changes; or
 - c) Abandon the Amendment.

This report recommends that Council adopts the Amendment with the changes recommended by the Panel.

Financial Impact

There are financial costs, however, these costs can be accommodated within the existing budget.

Consultation**1. External Stakeholders**

Extensive community consultation has been undertaken at three (3) key stages of the development of the *Frankston Metropolitan Activity Centre Structure Plan –Tract, September 2024* (the FMAC Structure Plan), concluding with the fourth stage, the Panel Hearing. Action # 1 of the FMAC Structure Plan requires a *Planning Scheme Amendment to implement a Development Contributions Plan (DCP) into the Frankston Planning Scheme* and has an immediate time frame.

- **Exhibition of Planning Scheme Amendment C161fran**

The formal public exhibition process included direct letters to over 3,100 surrounding owners and occupiers and public notices in both the Frankston Times and the Government Gazette. The amendment documentation was also available on Council's website, and on the Department of Transport and Planning's (DTP) Current Amendments page.

A total of 10 written submissions were received, with nine (9) submissions received during the exhibition period and one (1) late submission. Five (5) submissions objected to, and five (5) provided support for the Amendment.

A number of internal departments and officers from the DTP have been consulted at various stages of the project.

2. Other Stakeholders

11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran**Executive Summary**

Internal stakeholder consultation has been through an internal Project Advisory Group (PAG) and a Project Working Group (PWG) comprised of Directors, Managers and senior officers across Council.

Analysis (Environmental / Economic / Social Implications)

The *Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025)* (the FMAC DCP) will provide a new funding mechanism in the Frankston Planning Scheme to contribute to the delivery of infrastructure in the FMAC, in addition to the existing Clause 53.01 Public Open Space Contributions (8%) and the Parking Overlay Schedule 1 cash-in-lieu contribution.

Together, these mechanisms will contribute towards the investment in infrastructure that is required to facilitate the substantial growth anticipated for the FMAC and encourage positive economic, social and environmental outcomes for the community, residents, businesses and visitors to the City Centre.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

The Amendment has been prepared and placed on public exhibition in accordance with the Act.

The FMAC DCP has been prepared in accordance with the *Ministerial Direction on the preparation and content of Development Contributions Plans* (the Ministerial Direction).

There are statutory reporting requirements for a DCP which is outlined in the Ministerial Direction and the Act.

Policy Impacts

Plan Melbourne 2017-2050 (Plan Melbourne) is the metropolitan planning strategy and identifies areas expected to accommodate significant growth and change, which includes the FMAC. The forecast population increase, and the change anticipated for the FMAC has subsequent impacts on local infrastructure needs and demand.

The FMAC DCP has been prepared in accordance with State Government Ministerial Direction on the preparation, content and reporting requirements of Development Contributions Plans. Once the FMAC DCP is operational, the ongoing reporting requirements for Councils will need to be met.

Gender Impact Assessments

No gender impact assessment was required. This initiative has no impact on our community or the public.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran**Executive Summary****Risk Mitigation**

The preparation of the FMAC Structure Plan was required under State policy to grow and accommodate a significant amount of new housing, and it, and its associated planning scheme amendment was considered by an independent Planning Panel in July 2024.

As part of the development of the Structure Plan work, in August 2022, DTP (then Department of Environment, Land, Water and Planning - DELWP) provided written correspondence in relation to Council needing to resolve infrastructure funding.

It was indicated in this correspondence that deferring funding or proceeding with the Structure Plan without a resolved approach may (inter alia) delay the progression of Planning Scheme Amendment C160fran (to implement the FMAC Structure Plan) which has resulted in the preparation of the FMAC DCP.

The FMAC DCP and Planning Scheme Amendment C161fran documentation have been prepared in accordance with the Act and the Ministerial Direction.

- **Developer Contribution Plan (DCP)**

If the FMAC DCP is implemented into the Frankston Planning Scheme, but the projected level of growth does not occur as anticipated and minimal contributions are collected, Council is obligated to deliver the projects, unless a planning scheme amendment is undertaken to amend the FMAC DCP. Equally, if development exceeds projections, a larger contribution will be collected and the FMAC DCP may need to be amended to ensure the spending of all of the funds that have been collected.

If Council does not proceed with the FMAC DCP, it will not be able to collect contributions from developments that will assist in facilitating the delivery of the two (2) streetscape projects in the DCP and this could delay delivery as Council will be required to fund 100% of the project costs and this decision may jeopardise the progression of Planning Scheme Amendment C160fran.

- **Public Acquisition Overlay (PAO)**

The application of a PAO triggers opportunities for a landowner to claim compensation from Council, which may occur prior to Council being ready to acquire the land.

If Council does not apply a PAO on the land and refuses a planning permit application for the development of land, as the land is required for a public purpose (such as a pedestrian link), then the landowner may claim compensation from Council.

On balance, it is considered to provide certainty (to Council and the landowner) to apply the PAO.

Conclusion

Planning Scheme Amendment C161fran has been prepared to implement the FMAC DCP into the Frankston Planning Scheme and to apply the PAO to two (2) properties, PAO10 to 76 Young Street, Frankston and PAO11 to 19 Keys Street, Frankston to facilitate future pedestrian links identified in the FMAC Structure Plan. The Panel considers the Amendment is well founded, strategically justified and should be adopted as exhibited, with only four (4) recommendations.

11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran**Executive Summary**

It is recommended that Council adopt the Amendment as per the Panel's recommendation, with the proposed changes and submit the Amendment to the Minister of Planning for approval.

ATTACHMENTS

- Attachment A: [↓](#) Frankston Planning Scheme Amendment C161fran – Panel Report, January 2025.
- Attachment B: [⇒](#) Frankston Planning Scheme Amendment C161fran documents for Adoption (*Under Separate Cover*)

11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran**Officers' Assessment****Background**

Since 2022, Council has been working on developing a DCP for the FMAC as per the requirement of DTP and Action #1 in the FMAC Structure Plan.

- **Planning Scheme Amendment C161fran**

Planning Scheme Amendment C161fran proposes to implement the *Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025)* into the Frankston Planning Scheme, to impose a development infrastructure levy for the Playne Street upgrade and the Kananook Creek Boulevard upgrade.

The amendment also proposes to apply the Public Acquisition Overlay to 19 Keys Street and 76 Young Street, to facilitate future pedestrian links identified within the *Frankston Metropolitan Activity Centre Structure Plan (Tract, September 2024)*.

The amendment proposes the following changes to the Frankston Planning Scheme:

- Apply Public Acquisition Overlay (PAO10) to 76 Young Street and amend Planning Scheme Map No. 4PAO to enable a pedestrian link from Stibel Place to Young Street;
- Apply Public Acquisition Overlay (PAO11) to 19 Keys Street and amend Planning Scheme Map No. 4PAO to enable a pedestrian link from Keys Street to Nepean Highway;
- Amend the Schedule to Clause 45.01 to introduce PAO10 and PAO11, designate Council as the acquiring authority, and specify acquisition for pedestrian links;
- Insert a new Clause 45.06 (Development Contributions Plan Overlay) with Schedule 1;
- Amend the Schedule to Clause 72.03 to include new Planning Scheme Map 4DCPO1;
- Amend the Schedule to Clause 72.04 to include the *Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025)* as an incorporated document; and
- Amend the Schedule to Clause 74.01 to include the Development Contributions Plan Overlay.

Issues and Discussion

- **Independent Planning Panel process**

On 13 January 2025, Council received the Panel Report. Below is a summary of the Panel and the recommendations of the report.

a) The Panel's approach

Key issues raised in submissions were:

- Strategic justification of the DCP.
- Exemptions from DCP levies.

11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran

Officers' Assessment

- Nexus between a particular site and projects proposed to be part funded through the DCP.
- Projections for future growth and the currency of data used in the DCP.
- The equivalence ratios used in the DCP for retail and commercial floorspace.
- The impact on the viability of some development in the FMAC.

The Panel assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, as well as the evidence and other material presented to it during the Hearing. It reviewed all material and had to be selective in referring to the more relevant or determinative material in the Panel Report. All submissions and materials were considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Panel Report.

The Panel Report deals with the issues under the following headings:

- Strategic issues.
- DCP issues.
- Public Acquisition Overlay.

Council provided a Day 1 version of the DCP, tabled as Document 6 to the Panel, which contained a number of editorial changes which did not change the meaning or intent of the DCP, and these have been accepted by the Panel. The Panel did not consider it necessary to make a specific recommendation with respect to these editorial changes.

b) Panel Report Findings

The Panel found that the Amendment is strategically justified and is an appropriate use of a DCP, provides an appropriate nexus between the proposed projects and the FMAC Structure Plan, and the use of single 'non-residential' category to replace the retail and commercial categories in calculating equivalence ratios is appropriate.

The Panel agreed with Council, that the DCP is not intended to apply to the construction of public infrastructure, and that public infrastructure constructed on VicTrack land should be exempt from DCP levies and it is not appropriate to exclude VicTrack land from the DCP or the DCPO, as levies should be paid where that land is developed for residential or other retail, commercial or industrial use.

It also found that the two (2) properties that the PAO is proposed to be applied are required to provide pedestrian linkages, which have been identified and strategically justified in the FMAC Structure Plan and the application of the PAO is appropriate.

c) Panel Report Recommendations

The Panel recommended that Planning Scheme Amendment C161fran be adopted as exhibited, subject to the following:

Panel recommendation	Officer response
1. Amend the Development Contributions Plan as follows:	Agree.

11.4 Adoption of the Frankston Metropolitan Activity Centre Development Contributions Plan (HillPDA, March 2025) and consideration of the Planning Panel Report for Planning Scheme Amendment C161fran

Officers' Assessment

<p>a) Replace Tables 1 and 2 and the related text in sections 3.4 and 3.5 with the relevant tables and insert in the Day 1 version of the Development Contributions Plan, tabled as Document 6.</p>	
<p>2. Amend the Development Contributions Plan as follows:</p> <p>a) Add the following text to the list of exemptions at 6.5:</p> <p><i>Transport infrastructure constructed on or behalf of VicTrack or the Head, Transport for Victoria.</i></p>	<p>Agree.</p>
<p>3. Amend Development Contributions Plan Overlay Schedule 1 as follows:</p> <p>a) Add the following text to the list of exemptions in Clause 4.0 as shown in the Day 1 version at Document 5 and in Appendix D:</p> <p><i>Transport infrastructure constructed by or on behalf of VicTrack or the Head, Transport for Victoria.</i></p>	<p>Agree.</p>
<p>4. Amend Development Contributions Plan Overlay Schedule 1 as follows:</p> <p>a) Incorporate definitions and explanation of terms used, as set out on page 16 and Appendix A of the Day 1 version tabled as Document 6.</p> <p>b) Replace Figure 1 with Figure 1 in the Day 1 version tabled as Document 6.</p>	<p>Agree.</p>

**Planning
Panels
Victoria**

**Frankston Planning Scheme Amendment C161fran
Frankston Metropolitan Activity Centre Development
Contributions Plan**

Panel Report

Planning and Environment Act 1987

13 January 2025



How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Frankston Planning Scheme Amendment C161fran

Frankston Metropolitan Activity Centre Development Contributions Plan

13 January 2025



Rodger Eade, Chair

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Glossary and abbreviations

Council	Frankston City Council
DCP	Frankston Metropolitan Activity Centre Development Contributions Plan
DCP Guidelines	Development Contributions Guidelines version 5.9, 16 June 2003 (amended March 2007)
FMAC	Frankston Metropolitan Activity Centre
FMACSP	Frankston Metropolitan Activity Centre Structure Plan
PAO	Public Acquisition Overlay
PE Act	<i>Planning and Environment Act 1987</i>
Plan Melbourne	<i>Plan Melbourne 2017-2050</i>
Planning Scheme	Frankston Planning Scheme
PPN	Planning Practice Note

Overview

Amendment summary

The Amendment	Frankston Planning Scheme Amendment C161fran
Common name	Frankston Metropolitan Activity Centre Development Contributions Plan
Brief description	To implement a Development Contributions Plan for the Frankston Metropolitan Activity Centre and to apply a Public Acquisition Overlay to 76 Young Street and 19 Keys Street, Frankston.
Subject land	All land in the Frankston Metropolitan Activity Centre
The Proponent	Frankston City Council
Planning Authority	Frankston City Council
Authorisation	28 March 2024, with a condition, subsequently met
Exhibition	9 May to 5 July 2024
Submissions	Number of Submissions: 10, as shown in Appendix A Opposed: 5

Panel process

The Panel	Rodger Eade
Directions Hearing	By video conference, Friday 15 November 2024
Panel Hearing	Planning Panels Victoria, 1 Spring Street Melbourne and by video conference, 12 December 2024
Site inspections	No site inspection was required
Parties to the Hearing	Frankston City Council represented by Briana Eastaugh of Maddocks, calling expert evidence on development contributions from Alex Hrelja of PDA Peter Anscombe
Citation	Frankston Planning Scheme PSA C161fran [2025] PPV
Date of this report	13 January 2025

Executive summary

Frankston Planning Scheme Amendment C161fran (the Amendment) applies to all land within the Frankston Metropolitan Activity Centre (FMAC). It seeks to implement the *Frankston Metropolitan Activity Centre Development Contributions Plan* (HillPDA, October 2023) (DCP) into the Frankston Planning Scheme. It also proposes to apply the Public Acquisition Overlay (PAO) to two properties to reserve land for future pedestrian links as identified in the *Frankston Metropolitan Activity Centre Structure Plan* (Tract, 2023) (FMACSP).

Key issues raised in submissions included:

- strategic justification of the DCP
- exemptions from DCP levies
- nexus between a particular site and projects proposed to be part funded through the DCP
- projections for future growth and the currency of data used in the DCP
- the equivalence ratios used for retail and commercial floorspace in the DCP
- the impact on the viability of some development in the FMAC.

The strategic underpinnings of the DCP are found in both State and local policy and strategies, in particular the FMACSP which was implemented through Amendment C160fran. This latter Amendment is approved by Frankston City Council (Council) but at the time of writing is awaiting Ministerial approval.

The two projects proposed to be part funded through the DCP (upgrades to Playne Street and Kananook Creek Boulevard) are amongst a number of actions identified in the FMACSP. Council has prudently chosen projects which have an activity centre wide impact and are within Council's resources to deliver (supported by the levies to be collected under the DCP).

The two properties to which the PAO is proposed to be applied are required to provide pedestrian linkage which have been identified and strategically justified in the FMACSP. Council provided a detailed explanation of the strategic importance of these linkages.

The Panel concludes that the Amendment is strategically justified and is an appropriate use of a DCP to part fund needed infrastructure. The Panel considers that the DCP has been appropriately prepared using relevant data and that an appropriate level of nexus between the proposed projects and the FMAC has been demonstrated. The proposal to use the single 'non residential' category to replace the retail and commercial categories in calculating equivalence ratios is considered by the Panel to be appropriate.

The Panel further concludes that the proposed addition to the list of exemptions in both the DCP and the DCPO to exclude transport infrastructure from DCP levies is appropriate. No evidence was provided that the DCP would lead to inequities, or would impact development viability at unacceptable levels. Nor does the Panel consider that there is any impediment to the Amendment proceeding in parallel with other related processes. Other minor changes including editorial changes proposed by Council are considered appropriate.

The proposed application of the PAO to properties at 76 Young Street and 19 Keys Street, Frankston is strategically justified and appropriate.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Frankston Planning Scheme Amendment C161fran be adopted as exhibited subject to the following:

- 1. Replace the Development Contributions Plan with the Day 1 version tabled as Document 6.**
- 2. Replace Development Contributions Plan Overlay Schedule 1 with the version at Appendix D.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to implement the DCP into the Frankston Planning Scheme (the Planning Scheme). It also proposes to apply the PAO to two properties to reserve land for future pedestrian links identified in the FMACSP.

Specifically, the Amendment proposes to:

- insert a new Clause 45.06 (Development Contributions Plan Overlay) with a new Schedule 1 to introduce a development contribution levy for residential, retail and commercial development within the FMAC, with exemptions
- amend the Schedule to Clause 72.04 (Incorporated Documents) to include the DCP as an incorporated document in the Planning Scheme
- apply the PAO to:
 - 76 Young Street, Frankston to facilitate a new pedestrian link connecting Stiebel Place to Young Street
 - 19 Keys Street, Frankston to facilitate a new pedestrian link connecting Keys Street to Nepean Highway
- make associated administrative and mapping changes.

1.2 The subject land

The Amendment applies to all land in the FMAC shown in Figure 1.

1.3 Background

The DCP indicates that the number of new dwellings in the FMAC is projected to grow by 104 per cent from approximately 2,629 in 2023 to 2,740 in 2043. Retail and commercial developments within the FMAC are predicted to increase by 21 per cent and 59 per cent respectively. The predicted population growth, increase in dwelling stock and retail and commercial developments will continue to increase the demand for improved access, and put pressure on existing infrastructure for upgrades, expansion or replacement to meet the growing demand.

The DCP imposes a development infrastructure levy to part fund two projects, the Playne Street upgrade and the Kananook Creek Boulevard upgrade.

The application of the PAO is required to ensure that pedestrian links identified as necessary in the FMACSP can be implemented.

Figure 1 The subject land



Source: Amendment C161fran, Exhibited Explanatory Report

1.4 Related matters

There are two related ongoing matters which could impact the Amendment:

- Amendment C160fran implementing the FMACSP, which was approved by Council in September 2024 and is currently awaiting approval by the Minister
- implementation of the Victorian Housing Statement as it relates to the FMAC, which is examining potential increased residential densities in the catchment area around the FMAC.

The recommendations made in this Report are independent of those related processes. The Panel notes that if any of its recommendations are in conflict with outcomes of those related matters, that conflict will be addressed by the Minister. The Panel does not consider there is any impediment to this Amendment proceeding in parallel with Amendment C160fran, and rejects the contention of Submitter 8 that it would be presumptuous to proceed with this Amendment before Amendment C160fran is finalised.

The implementation of the Victorian Housing Statement as it relates to the FMAC has caused some confusion in the community, particularly with respect to its potential impact on development of the FMAC and infrastructure that might be needed. This is not surprising considering the complexity of the matters and the overlapping nature of the two processes.

1.5 The Panel's approach

Key issues raised in submissions were:

- strategic justification of the DCP
- exemptions from DCP levies
- nexus between a particular site and projects proposed to be part funded through the DCP
- projections for future growth and the currency of data used in the DCP
- the equivalence ratios used in the DCP for retail and commercial floorspace
- the impact on the viability of some development in the FMAC.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, as well as the evidence and other material presented to it during the Hearing. It has reviewed all material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- DCP issues
- Public Acquisition Overlay.

Council provided a Day 1 version of the DCP, tabled as Document 6. It contains a number of editorial changes which do not change the meaning or intent of the DCP and are accepted by the Panel. The Panel does not consider it necessary to make a specific recommendation with respect to these editorial changes.

1.6 Limitations

Submitters raised a number of issues which are not directly related to the Amendment. Submitter 8, who was heard by the Panel, raised a number of issues which are not addressed as they do not relate to the Amendment.

2 Strategic issues

2.1 Planning context

This chapter identifies the planning context relevant to the Amendment. Appendix C highlights key imperatives of relevant provisions and policies.

Table 1 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the <i>Planning and Environment Act 1987</i> (PE Act)
Municipal Planning Strategy	- Clause 02.03-1 (Settlement) - Clause 02.03-9 (Infrastructure)
Planning Policy Framework	- Clause 11.03 1L-02 (Frankston Metropolitan Activity Centre) - Clause 19.03 1S (Development and infrastructure contributions plan)
Other planning strategies and policies	- Plan Melbourne Policies 1.2.1, 3.3.1, Direction 4 Policy 4.3.1 and Policy 5.2.1 - Frankston Metropolitan Activity Centre Structure Plan - Draft Frankston Activity Centre Plan - DCP Guidelines version 5.9, 16 June 2003 (amended March 2007)
Planning scheme amendments	- Frankston Planning Scheme Amendment C160fran
Ministerial directions	- Ministerial Direction 9 (Metropolitan Strategy) - Ministerial Direction 11 (Strategic Assessment of Amendments) - Ministerial Direction on the Preparation and Content and Reporting Requirements for Development Contribution Plans - Ministerial Direction on the Form and Content of Planning Schemes
Planning practice notes	- Planning Practice Note 46: Strategic Assessment Guidelines, September 2022 (PPN46)

2.2 Strategic justification

(i) Submissions

Council submitted that the Amendment implements actions from the FMACSP and is strategically justified and soundly based in the State and local policy and strategies referenced above. Further, Council submitted that the Amendment is consistent with PPN46 which states that a planning scheme amendment should be based on strategic work and reports.

Council submitted that the preparation of a DCP has support in State policy and that the preparation of the DCP conforms to relevant Ministerial Directions and the DCP Guidelines.

Submitter 6 submitted that there is no justification for introducing a DCP now, nor was there adequate justification provided for the projects selected which it submitted would provide little benefit to the submitter.

Council submitted that the application of the PAO to two properties in the FMAC is justified by the need identified in the FMACSP for new pedestrian links. Council explained that while other pedestrian links identified in the FMACSP could be implemented using other mechanisms, the PAO is required for the two identified links to provide for an appropriate pedestrian flow throughout the FMAC. Council noted that the FMACSP identified over 40 actions. In reviewing these actions Council identified 14 projects which it considered met DCP Guidelines for eligibility for DCP funding.

The DCP partially funds two projects from amongst 14 arising from the FMACSP which Council considered could be eligible for DCP funding. Council submitted that the choice of the two projects was based on the following relevant factors:

- confidence in meeting development timeframes
- confidence in anticipated project costs
- whether Council would be responsible for delivering the projects
- whether the projects are on Council owned assets
- whether the projects would be used by a large number of developments within the FMAC.

In its Part B submission, Council gave a detailed explanation of the two projects included in the DCP and its justification for including them as DCP projects.

(ii) Discussion

The Panel is satisfied that the Amendment is strategically justified. DCPs are now a well established mechanism whereby development partly funds infrastructure it gives rise to the need for. Through the FMACSP, Council has established a strong policy and strategic base for the DCP, and for the two pedestrian links to be delivered through the application of the PAO. The FMACSP, while not yet referenced in the Planning Scheme, is a seriously entertained planning proposed and as such provides strong strategic support for the selected projects.

The DCP will provide certainty for Council, developers and the broader community about how and to what extent new residential, retail and commercial will be levied to ensure the necessary infrastructure is delivered in a timely manner. The DCP will further reduce the uncertainty and resource intensity associated with the current case-by-case voluntary agreements for contributions between Council and proponents.

Council has selected just two projects, albeit important ones, to include in the DCP. Council is to be commended for its approach in not over extending its resources and its capacity to deliver, and not including further projects which it would not realistically be able to deliver given that only a proportion of the project costs are to be recovered through the DCP.

The Panel notes that as part of the implementation of the *Victorian Housing Statement* the State government has indicated its intention to introduce a new and simplified mechanism to fund infrastructure and it is possible that this mechanism may be able to be used in the future, to assist in funding further projects identified in the FMACSP.

(iii) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified

- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 DCP issues

The issues raised by submitters objecting to the DCP are addressed here.

3.1 Nexus

(i) The issue

The issue is:

- whether there is an appropriate nexus between a particular site and the projects proposed to be part funded through the DCP.

(ii) Evidence and submissions

Submitter 6 submitted:

The Guidelines state that it must be demonstrated that there is a nexus between the proposed infrastructure and the sites to be charged. All that is required to be demonstrated is that the new development is likely to use the infrastructure to be provided. We submit that the DCP has not adequately demonstrated the nexus between the projects and the land.

Further, it submitted that different development types will benefit differentially from the two projects proposed to be funded.

Of the two projects to be funded, Council submitted:

They seek to deliver on Structure Plan-wide objectives relating to pedestrian movement and connectivity throughout the FMAC. In Council's view, the whole of the FMACSP area will benefit from the projects identified in the DCP

Council's submission was supported by the evidence of Mr Hrelja. He stated:

It is acknowledged in DCP practice that a DCP area / catchment is not perfect. The area does however need to be reasonable based on the available strategic planning information.

It is expected some developments will use a project more or less than others in the DCP area. However, in order for the DCP system to work, a suburb size or planning precinct size area is considered reasonable for DCP purposes

Further he stated that it was appropriate in this instance to use the whole of the FMAC as a single catchment and charge area. He cited a number of other activity centre DCPs where this was the case.

(iii) Discussion

The nexus between projects and a single site is often challenged in cases such as this. The Panel is not troubled by this and observes that in the context of a DCP, nexus is to be considered on a broader scale. The Panel does not consider it necessary for a direct nexus between a particular project and site to be demonstrated for a DCP to meet the principle of nexus.

In this instance the projects being funded under the DCP will improve the overall streetscape of the FMAC and together with proposed pedestrian linkages will improve pedestrian flow. This will benefit all users of the FMAC, including visitors to the premises owned by Submitter 6, and indeed may contribute to increased patronage if the attractiveness of the FMAC to users is improved.

The Panel accepts Submitter 6's argument that different users would use the projects differentially. However, in the Panel's view it is likely that residents, shoppers, office workers and

tenants will likely use and benefit from the proposed projects. No evidence to the contrary was produced. For nexus to exist it is not necessary for every site to benefit similarly from a particular project.

(iv) Conclusion

The Panel concludes:

- There is sufficient nexus between the infrastructure to be part funded through the DCP and development within the FMAC, including the site owned by Submitter 6.

3.2 Growth projections and currency of data

(i) The issues

The issues are:

- whether the use of different growth projections in the FMACSP and the DCP is appropriate
- whether the appropriate and latest data available has been used to inform the DCP.

(ii) Evidence and submissions

Submitter 6 submitted:

...the projections for growth in each land use which supports the DCP differ from those within the 2023 Structure Plan. The forecast residential and commercial growth is larger than that anticipated in the Structure Plan, while the growth in retail floorspace is smaller. Given the infrastructure to be funded under the DCP has been identified in the context of the Structure Plan's projections, it is appropriate for the DCP to adopt the same forecasts.

Council responded that the data sets in the FMACSP and the DCP served two different purposes and therefore the projections could not be readily aligned. It submitted that the FMACSP was focussed on projecting the future development capacity of the FMAC with a view to planning infrastructure and transport network.

Mr Hrelja noted that the DCP necessarily had to be based on projections of likely growth within the proposed 20-year life of the DCP. Mr Hrelja explained that the data used in preparing the DCP was based on publicly available dwelling projections and projections of non-residential development based on recent trends. In his opinion the data used in preparing the DCP was appropriate.

Submitter 8 questioned whether the appropriate latest data has been used in the DCP and whether the DCP costings were reliable. Council responded that the data used was the latest available and that the costing at the time of delivery of the projects could not be reliably projected in advance. The proposed four yearly review of the DCP would enable costings to be updated if that was needed.

(iii) Discussion

Different but related data sets will inevitably be used to inform strategic planning, and the Panel accepts that this of itself is not an issue. However, the Panel acknowledges that this can sometimes cause confusion for both professional and lay readers of a DCP if the use of different data sets in seemingly related documents such as the FMACSP and the DCP are not adequately explained. The Panel is of the view that in a case such as this, where the DCP is dependent for its strategic justification on the earlier FMACSP, the usability of both documents would be improved by a brief section in the DCP explaining the use of different data sets.

The Panel is satisfied that appropriate data sets have been used.

That said, no evidence was produced that any particular data set relied on in the preparation of the DCP was substantially flawed or had been superseded at the time of Council's adoption of the DCP.

The Panel accepts Council's position with respect to the difficulty of projecting costings which often need to be projected a decade or more in advance of likely works. Further the Panel accepts Mr Hrelja's point that projects may often be developed at any point within the life of a DCP, which makes projecting actual costs a difficult exercise. The Panel further notes that the DCP provides for four yearly reviews which allow costing updates if necessary.

(iv) Conclusion

The Panel concludes:

- The data used in the preparation of the DCP is appropriate to underpin the projections of likely future development that will part fund the included projects.

3.3 Equivalence ratios

(i) The issue

The issue is:

- whether using the same equivalence ratios for commercial and for retail land use is appropriate.

(ii) Background

DCPs reduce all new development to a common demand unit and that becomes the basis of the calculation of the levy to be imposed. The common demand unit used is one dwelling. Equivalence ratios are then used to equate new non-residential floorspace to one dwelling. The exhibited DCP used 75 square metres of additional retail floorspace as equivalent to one extra dwelling and the same figure was used for additional commercial floor space.

(iii) Evidence and submissions

Submitter 6 submitted that it is unusual to use the same equivalence ratio for both retail and commercial land uses. To support its submission, it quoted the recently approved Whitehorse DCP which uses 75 square metres for retail floorspace and 50 square metres for commercial as equivalent to one dwelling.

In his evidence Mr Hrelja stated that it was not unusual for the same equivalence ratio to be used for retail and commercial land uses, citing Ringwood North and Croydon South as examples of 'greyfields' DCPs (DCPs in already developed urban areas) where the same equivalence ratio had been used. He further stated that this approach is appropriate for a relatively small and non-complex DCP such as is proposed in the Amendment and that differential ratios may be justified in more complex schemes.

Relying on the evidence of Mr Hrelja, Council agreed. However, it considered that given the same equivalence ratio was used, it was appropriate to combine retail and commercial uses into one 'non-residential' land use category. This has no impact on the DCP levy proposed.

(iv) Discussion

The Panel notes that the examples cited by Mr Hrelja to support his contention that a single equivalence ratio could be used was for DCPs that applied to areas that are substantially residential. While these were relatively small DCPs, they do not apply to the types of development that are comparable to that anticipated in the FMAC, which is envisioned as a substantial mixed use precinct.

That said, the Panel accepts that this is a relatively small and straight forward DCP and that different equivalence ratios for retail and commercial floorspace are not required in this case. Further, Submitter 6 provided no evidence to support its contention that different equivalence ratios should be used or indeed what the alternative equivalence ratios should be.

The Panel concludes that in these circumstances it is appropriate to use the same equivalence ratio for both retail and commercial floor space. Further it agrees that combining these into a single 'non-residential' category for DCP purposes is appropriate.

The Panel notes that the equivalence ratios proposed vary significantly from those set out in the DCP Guidelines. The Panel does not consider this to be inappropriate, noting that these guidelines are well over a decade old. The equivalence ratios used do not differ significantly from those used and accepted in other recent DCPs.

The Day1 version of Amendment documents (See tabled document 6) combines the 'retail' and 'commercial categories into a single 'non-residential' category for equivalence ratio purposes

(v) Conclusions and recommendation

The Panel concludes:

- In this instance it is appropriate for the DCP to use the same equivalence ratio for both retail and commercial floorspace.
- It is appropriate to combine retail and commercial land uses into a single 'non-residential' category.

The Panel recommends:

- 1. Amend the Development Contributions Plan as follows:**
 - a) Replace Tables 1 and 2 and the related text in sections 3.4 and 3.5 with the relevant tables and text in the Day 1 version of the Development Contributions Plan, tabled as Document 6.**

3.4 DCP exemptions

(i) The issue

The issue is:

- whether land owned by or on behalf of the Head, Transport for Victoria and VicTrack should be exempt from levies imposed under the DCP.

(ii) Evidence and submissions

VicTrack submitted that land owned by it should be excluded from the DCP, or that development and works by both VicTrack and by the Head, Transport for Victoria should be included in the list of exemptions at section 6.5 of the DCP.

Council submitted that the DCP is not intended to apply to the construction of public infrastructure and that the list of exemptions should be revised accordingly. These changes were made in the Day 1 version of Amendment documents (Tabled document 6). Council further submitted that if VicTrack land is developed for residential or non-residential purposes other than public infrastructure it is appropriate that the DCP levies apply.

Mr Hrelja supported Council's proposal to amend the list of exemptions.

(iii) Discussion

The Panel agrees with the Council position. Public infrastructure constructed on VicTrack land should be exempt from DCP levies as other public infrastructure is. However, any government owned land that is used for non public purposes such as residential or other commercial purposes should have the relevant DCP levies applied.

(iv) Conclusions and recommendation

The Panel concludes:

- Transport infrastructure constructed by or on behalf of VicTrack or the Head, Transport for Victoria should be exempt from levies.
- However, it is not appropriate to exclude VicTrack land from the DCP or the DCPO, as levies should be paid where that land is developed for residential or other retail, commercial or industrial use.

The Panel recommends:

2. Amend the Development Contributions Plan as follows:

a) Add the following text to the list of exemptions at section 6.5:

Transport infrastructure constructed by or on behalf of VicTrack or the Head, Transport for Victoria.

3. Amend Development Contributions Plan Overlay Schedule 1 as follows:

a) Add the following text to the list of exemptions in Clause 4.0 as shown in the Day 1 version at Document 5 and in Appendix D:

Transport infrastructure constructed by or on behalf of VicTrack or the Head, Transport for Victoria.

3.5 Development viability

(i) The issue

The issue is:

- whether the viability of development in the FMAC is likely to be impacted to the extent that the implementation of DCP is not appropriate.

(ii) Submissions

In its written submission, Submitter 6 stated that the application of the DCP to its site would negatively impact development viability for the following reason:

- the rezoning sites (sic) under C160fran may attract Windfall Gains Tax, with a potential increase in annual land tax liabilities, imposing a potential financial and administrative

burden. Applying a DCP to the site will create a further financial burden, for dubious benefit.

As evidence of this it cited the case of approval of an eight-storey office building in the FMAC before the pandemic which has not proceeded because of changed market conditions.

Submitter 8 in his oral presentation to the Panel pointed out that while there have been a lot of plans for development in the FMAC, little had happened so far, suggesting that the market is not ready for much of the development proposed.

Council acknowledged that there would be an additional financial burden on development as a result of the DCP, but it did not agree the DCP will have an unacceptable impact on development viability. It submitted that the two projects chosen to be implemented through the DCP had been strategically chosen to support renewal in the FMAC.

(iii) Discussion

The Panel acknowledges that there is a range of levies and charges that are currently imposed on development. For some development at the margins, the extra levies charged under the DCP may render the development non-viable. However there has been no evidence or submission to the Panel that convinces it that the imposition of DCP levies in FMAC will be such that there will be a broad undesirable impact on development viability.

The Panel accepts Council's position that the projects to be funded through DCP levies can be regarded as infrastructure investments that should act as an attractor to development within the FMAC. As such it accepts that making the FMAC more attractive to a broad range of users could potentially lead to an increase in project viability as and when demand for the residential and commercial property increases.

(iv) Conclusion

The Panel concludes:

- No evidence was presented that the Amendment will lead to unacceptable impacts on the viability of development in the FMAC in the broad sense.

3.6 Other issues

(i) The issues

In his written and oral submissions, Submitter 8 raised further issues as follows:

- whether the proposed levies are inequitable because some properties have already paid development contributions
- whether the Amendment is inconsistent with Council's Long Term Infrastructure Plan
- whether there are open ended gaps that will need to be funded by ratepayers
- whether the use of terminology in the DCP and in the proposed exemptions is inappropriate

(ii) Evidence and submissions

The issues raised by Submitter 8 are summarised above. The submitter attended the Hearing and expanded briefly on most of the issues listed above. In addition, he raised a number of issues related to the growth of the FMAC but not directly relevant to the Amendment. These included that the Amendment is not appropriate because there was little evidence of the likelihood of

significant future development in the centre, based on lack of recent development. He indicated that in his view it was not appropriate to view the FMAC in the same context as other metropolitan activity centres.

With respect to some development having already paid contributions, Council submitted that no other DCP exists in the area and assumed that the submitter may have been referring to other types of levies such as open space levies or levies made pursuant to parking provisions.

With respect to the consistency of the Amendment with Council's Long Term Infrastructure Plan, Council acknowledged that the projects to be funded as part of the Amendment are not currently included in the plan but that the plan would be updated once the Amendment is approved. Council further submitted that page 12 of the plan specifically foreshadows updating in light of the Amendment.

With respect to open ended gaps to be filled in by ratepayers, Council submitted that any funding shortfalls under the DCP will be funded through other Council revenue streams. It submitted that this is normal as DCPs typically only collect a proportion of project costs, with councils normally covering the proportion associated with benefits accruing to existing users.

With respect to DCP terminology Council proposed introducing definitions into the DCP to ensure that terminology is clear to users. These are included in the Day 1 version of Amendment documents (See Document 6).

In his expert evidence, Mr Hrelja responded to the issue of a mapping error which he said had been raised by VicTrack. He indicated that Council had made a minor change to the boundary of the FMAC to respond to the submission and this is reflected in the Day1 version of the Amendment documents.

(iii) Discussion

The Panel acknowledges the submission made by Submitter 8. The range of levies that may be applied in certain development settings is complex and often not well understood by non-professionals. Similarly, it is often assumed by lay readers that DCPs should cover all costs including costs associated with benefits flowing to existing users. The Panel does not consider that there are any inequities associated with the proposed DCP levies.

The Panel notes that Council has responded appropriately to the need to tighten some terminology and introduce some definitions to remove any possible ambiguities in the DCP. This will improve the usability of the DCP.

Further the Panel accepts that Council's long term infrastructure plan does not currently list the two pedestrian link projects proposed but that the plan makes specific reference to its updating in light of the Amendment.

The Panel accepts that some project funding will be provided by Council and that this is normal. It does not accept that there is evidence of any other funding gaps.

The issue of the mapping error which Mr Hrelja said had been raised by VicTrack, was not raised in its submission provided to the Panel. The Panel assumes this must have been raised in related correspondence, not provided. Council explained the issue at the Hearing and the minor FMAC boundary change made to resolve the issue. The Panel accepts this. The panel further notes that the boundaries of the FMAC should be the same in both the FMACSP and the DCP.

(iv) Conclusions and recommendations

The Panel concludes:

- No evidence was provided that the Amendment results in inequities arising from levies already paid by development.
- There is no impediment to the Amendment proceeding as a result of the proposed projects not currently being in the Long Term Infrastructure Plan.
- The usability and interpretation of Development Contributions Plan will be improved by adding definitions of some terminology.
- The minor change made to the boundary of the Frankston Metropolitan Activity Centre is appropriate.

The Panel recommends:

- 4. Amend the Development Contributions Plan as follows:**
 - a) Incorporate definitions and explanations of terms used, as set out on page 16 and Appendix A of the Day 1 version tabled as Document 6.
 - b) Replace Figure 1 with Figure 1 in the Day 1 version tabled as Document 6.

4 Public Acquisition Overlay

4.1 The issue

The issue is:

- whether it is appropriate to apply the PAO to the following properties to facilitate the development of pedestrian linkages within the FMAC:
 - 76 Young Street Frankston
 - 19 Keys Street Frankston.

4.2 Background

A future pedestrian link in Precinct 1 of the FMAC located at 76 Young Street Frankston is identified in Figure 20 of the FMACSP. A further future pedestrian link located at 19 Keys Street is identified in Figure 36.

To create the pedestrian links the properties will need to be acquired by Council. In order to do this the land must first be reserved for that potential use by the application of the PAO over the land.

4.3 Submissions

Council submitted that the need for the proposed pedestrian links has been appropriately identified and strategically justified in the FMACSP.

Both Submitters 5 and 9 indicated that they would be financially disadvantaged by the application of the PAO to their properties.

Submitter 9 (whose mother is the owner of 76 Young Street) submitted that they had been advised that the property is unsellable because it had been listed for acquisition by Council. Submitter 9 requested that Council purchase the property now.

Submitter 5 is the owner of the property at 19 Keys Street. The property is divided into two tenancies one of which is currently vacant, and Submitter 5 submitted that prospective tenants have been deterred by the possibility of the application of the PAO over the land. Submitter 5 indicated that this was creating significant financial hardship for him as he is dependent on the income from the properties for his livelihood.

Whilst not requesting to be heard by the Panel, Submitter 5 attended the Hearing and was afforded the opportunity to explain his position to the Panel.

In its response to Submitters 5 and 9, Council reiterated its position that the pedestrian links that will be partly located on the properties has been strategically justified through the FMACSP. Council briefly outlined the process that would need to be followed by Council in acquiring the properties, focussing on the compensation provisions that would apply in the case where the application of the PAO resulted in financial loss by the landholders.

Council outlined the provisions of section 98 of the PE Act whereby compensation may be payable if Council refuses a permit for use or development of the land because it is being or maybe acquired for a public purpose. Further if an owner wishes to sell land over which a PAO exists, the Council

needs to be notified in writing 60 days before a proposed sale of the land to allow Council the opportunity to negotiate the purchase of the land.

Council submitted that it acknowledged that these processes, whilst serious from the point of view of the landowner, are necessarily separate from the current proposal to apply the PAO through the Amendment.

Council further submitted that other pedestrian links identified in the FMACSP could be implemented through other mechanisms including conditions on permits.

4.4 Discussion

The Panel supports the application of the PAO to each of the properties. The application of the PAO has been appropriately strategically justified through the FMACSP, and the PAO is the appropriate tool to use to reserve the land for public purposes.

The Panel accepts that Council proposes to implement other pedestrian links identified in the FMACSP using other mechanisms. It has not sought to examine each of these as it considers that this is not directly relevant to its consideration of the Amendment.

The Panel understands the difficult situation that the application of a PAO can place some landowners in. However, it agrees with Council that this is not an issue that is directly related to its consideration of this Amendment. The process of acquisition and financial compensation are dealt with in the *Land Acquisition and Compensation Act 1986* and the PE Act. The application of the PAO is required to trigger these processes and effectively unlock the potential for statutory compensation to be paid to the affected landowners when losses accrue either on the sale of a property or the refusal of a planning permit. The landowners should continue to monitor the progress of the Amendment, and continue consultation with relevant Council officers.

4.5 Conclusion

The Panel concludes:

- The proposed application of the PAO to properties at 76 Young Street and 19 Keys Street, Frankston is strategically justified and appropriate.

Appendix A Submitters to the Amendment

No	Submitter
1	Country Fire Authority
2	Colin Baker
3	VicTrack
4	Department of Energy, Environment and Climate Action
5	Gerard Nymer
6	Vicinity Centres
7	Melbourne Water
8	Peter Anscombe
9	Tom Davis
10	Department of Transport and Planning

Appendix B Document list

No.	Date	Description	Provided by
1	19 Nov 2024	Panel Directions and Hearing Timetable (version 1)	Planning Panels Victoria (PPV)
2	29 Nov 2024	Submitter location map	Frankston City Council (Council)
3	5 Dec 2024	Council Part A submission	Council
4	5 Dec 2024	Expert evidence of Mr Hrelja	Council
5	5 Dec 2024	Day 1 version of Schedule 1 to Clause 45.06, DCPO	Council
6	5 Dec 2024	Day 1 version of Frankston Metropolitan Activity Centre Development Contributions Plan (Tracked and clean)	Council
7	11 Dec 2024	Council Part B submission	Council
8	11 Dec 2024	Draft Frankston Activity Centre Plan, August 2024	Council
9	11 Dec 2024	Amendment C160fran Panel Report	Council
10	11 Dec. 2024	Council Plan 2021-2025	Council
11	11Dec 2024	Council Long Term Infrastructure Plan	Council
12	11 Dec 2024	Frankston Metropolitan Activity Centre Structure Plan 2024	Council

Appendix C Planning context

C:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will assist in implementing State policy objectives set out in section 4 of the PE Act by:

- providing a structured, fair and equitable method to collect contributions for the provision of essential social and physical infrastructure
- providing certainty as to required development contributions
- aiding the provision of necessary social and physical infrastructure throughout the municipality.

Clause 2 (Municipal Planning Strategy)

The Amendment supports Clause 02.03-9 of the Municipal Planning Strategy by:

- assisting with the equitable collection and distribution of development contributions throughout the FMAC
- providing for a financial contribution to road and public realm infrastructure required to service the residential, retail and commercial populations

Strategic directions at Clause 02.03-1 include:

- encourage and facilitate the continued role and development of the FMAC as the major community, employment and commercial focal point for the municipality and region
- incorporate high quality urban design outcomes including engaging public spaces and greening of the FMAC
- transform Nepean Highway into a public boulevard providing an attractive and inspiring address for Frankston
- strengthen and consolidate health and education uses in the FMAC within identified precincts and improve links to these uses from adjacent areas.

Clause 02.03-9 (Infrastructure) recognises that Council manages land, property and infrastructure assets on behalf of the community. These assets directly support the services that Council delivers to the community and includes roads, drainage, shared paths, active and passive open space reserves and community facilities.

Clause 11 (Settlement)

The Amendment supports Clause 11 .03-1L-02 (Frankston Metropolitan Activity Centre) which includes objectives to:

- encourage the provision of focal points and pedestrian circulation through the FMAC
- extend and link the network of pedestrian malls within the FMAC
- improve pedestrian and off-road cycling linkages throughout the FMAC and connect to key sites including Monash University, Chisholm Institute, Frankston Hospital, Frankston Beach, Kananook Creek and foreshore and the George Pentland Botanical Gardens.

Clause 19 (Infrastructure)

Clause 19.03-1S – Development and infrastructure contributions plan

This clause includes the objective:

- to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

It contains strategies to:

- prepare development contributions plans and infrastructure contributions plans under the PE Act to manage contributions towards infrastructure
- collect development contributions on the basis of approved development and infrastructure contributions plans
- require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

The Amendment will require the collection of development contributions on the basis of approved development and the DCP, replacing the current ad hoc approach of negotiations on a permit-by-permit basis.

C:2 Other relevant planning strategies and policies

i) Plan Melbourne

Plan Melbourne 2017-2050 (Plan Melbourne) sets out strategic directions to guide Melbourne’s development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It guides the delivery of housing, jobs, transport, town centres, open space and key infrastructure. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. Relevant Outcomes, Directions and Policies are summarised in Table 2.

Table 2 Relevant sections of Plan Melbourne

Outcome	Directions	Policies
Productive city	1.2 Access to jobs	1.2.1 Network of activity centres
Integrated transport	3.3 Local travel options	3.3.1 Pedestrian friendly neighbourhoods
Quality design and amenity	4.3 Design excellence	4.3.1 Promote design excellence
Vibrant, healthy neighbourhoods	5.2 Safe and healthy neighbourhoods	5.2.1 Enable walking and cycling

ii) Frankston Metropolitan Activity Centre Structure Plan

The FMACSP provides guidance for the development of land within the FMAC. It is proposed to be implemented through Amendment C160fran. It divides the activity centre into six precincts and across those it identifies 42 actions which are intended to be implemented over a 20 year time frame. These actions include the two projects proposed to be funded through the DCP. In

addition, actions included the creation of pedestrian links which will be facilitated by the PAO to be applied by the Amendment.

iii) Draft Frankston Activity Centre Plan

The draft Frankston Activity Centre Plan is a plan prepared as part of the implementation of the Victorian Housing Statement.

Council submitted the plan recognises that:

- The population of the Frankston Activity Centre and surrounding catchment is expected to increase with additional housing required to accommodate the growing population. The need for additional dwellings is anticipated to be between 4,000 and 6,300 dwellings by 2051.
- As more people call Frankston home, it is important that the local schools, services and infrastructure have the funding they need to grow. During consultation the community has been clear that vibrant places with green parks and local community facilities are important to support housing growth.

C:3 Planning scheme provisions

The Amendment makes proper use of the Victoria Planning Provisions by:

- applying the DCPO to all land within the FMAC and introducing a DCP to equitably collect funding for development infrastructure throughout the FMAC
- applying the PAO to facilitate the delivery of pedestrian links.

C:4 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments) and PPN46. That discussion is not repeated here.

Ministerial Direction on the Preparation and Content and Reporting Requirements for Development Contribution Plans

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes Version 1.5, April 2022 (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the VPP in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Appendix D Panel preferred version of Development Contributions Plan Overlay Schedule 1

[Track added](#)

~~Track deleted~~

This tracks changes to the exhibited version and incorporates changes proposed in the Day 1 version.

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Proposed C161fran

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO1.

FRANKSTON METROPOLITAN ACTIVITY CENTRE DEVELOPMENT CONTRIBUTIONS PLAN

1.0

---/---
Proposed C161fran

Area covered by this development contributions plan

The area covered by the Frankston *Metropolitan Activity Centre Development Contributions Plan* (~~April~~ September 2024) includes all land shown as DCPO1 on the planning scheme map.

2.0

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Proposed C161fran

Summary of costs

Facility Type	Total cost \$	Time of provision	Estimated Cost Recovery	Proportion of Cost Attributed to New Development %
Streetscape Projects	\$32,090,000	2023-2043	\$12,006,232	37%
TOTAL	\$32,090,000		\$12,006,232	37%

Note: This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the Frankston Metropolitan Activity Centre Development Contributions Plan for details.

Frankston City Council commits to delivering the DCP projects by 30 June 2043, but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.

Frankston City Council is Collecting Agency for this DCP and all its projects.

Frankston City Council is Development Agency for this DCP and all its projects.

Should Council not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be either:

- *Used for the provision of other infrastructure as approved by the Minister responsible for the Planning and Environment Act [1987](#), or*
- *Refunded to owners of land subject to these DCP charges.*

3.0

---/---
Proposed C161fran

Summary of contributions

Development Type	Levies payable by the development (\$)			
	Unit	Development Infrastructure Levy	Community Infrastructure Levy	All infrastructure
Residential	Per Dwelling	\$2,659	\$0	\$2,659
Non-residential Retail	Per Square Metre (SQM) of Gross floorspace	\$35	\$0	\$35
Commercial	Per Square Metre (SQM) of Gross floorspace	\$35	\$0	\$35

Note: Square metres of floorspace (SQM) refers to gross floorspace.

The above listed contribution amounts are current as at 31 December 2023. They will be adjusted annually on 1 of July each year to cover inflation, by applying the Producer Price Index for Non-Residential Building Construction in Victoria. The Index is published by the Australian Bureau of Statistics. A list showing the current contribution amounts will be held at Council's Planning Department.

For land uses not included within the Planning Scheme definition of the above uses, the development contribution that applies to ~~Commercial~~ 'Non-Residential' will be used unless the Collecting Agency agrees to vary that rate based on a submission by a permit applicant that can, to the satisfaction of the Collecting Agency, justify the application of an alternative rate.

Payment of development contributions is to be made in cash.

The Collecting Agency may, at its discretion, accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Each net additional demand unit shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling or building or an extension to an existing non-residential building.

Payment of the Development Infrastructure Levy can be made at subdivision stage, planning permit stage or building permit stage.

- Where the planning permit provides for the subdivision of the land the Development Infrastructure Levy must be paid not more than 21 days prior to the issues of a statement of compliance for the approved subdivision or any stage of that subdivision, or
- Where the planning permit does not provide for the subdivision of the land the Development Infrastructure Levy must be paid not more than 21 days prior to the issue of a building permit under the Building Act, 1993, or
- Where no planning permit is required, the Development Infrastructure Levy must be paid prior to issue of a building permit under the Building Act, 1993.

No Community Infrastructure Levy applies to this DCP.

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act, 1987 to pay the levy at an alternative date.

4.0

~~11.4~~
Proposed C161fran

Land or development excluded from development contributions plan

The following land or development is exempt from the requirement to pay development contributions under the *Frankston Metropolitan Activity Centre Development Contributions Plan* (~~April~~ [September 2024](#)):

- Land developed for a non-government school, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* ~~of 11 October 2016~~ [amended 15 January 2024](#).
- Land developed for housing by or for the Department of Health and Human Services, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* ~~of 11 October 2016~~ [amended 15 January 2024](#).
- A small second dwelling, [as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans amended 15 January 2024](#).
- Social housing delivered by or for registered agencies as defined under the Housing Act 1983.
- Renovations or alterations to an existing building.
- Dwelling units that are replaced within a development are exempt. This exemption does not apply to net additional dwelling units created by the development.
- Reinstatement of a dwelling which has been unintentionally damaged or destroyed.
- An extension to an existing building (other than a dwelling) that increases the floorspace of the building by 100 sqm or less.
- Servicing infrastructure constructed by a utility authority.
- The construction of a building or carrying out of works or a subdivision that does not generate a net increase in demand units.

- Buildings and facilities developed by the Frankston City Council for Council or community use.
- [Transport infrastructure constructed by or on behalf of VicTrack or the Head, Transport for Victoria.](#)
- Land which is subject to an agreement under section 173 of the Planning and Environment Act 1987 that makes provision for the payment of infrastructure contributions either in cash or the provision of works services or facilities and which expressly excludes the levying of any further development contributions under an approved development contributions plan.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

Executive Summary**12.1 Governance Matters Report for 24 March 2025**

Enquiries: (Brianna Alcock: Corporate and Commercial Services)

Council Plan

Level 1:

6. Progressive and Engaged City

Level 2:

6.5 Support transparent and evidenced based decision making through sharing council data and clear reporting on our measures of success to the community

Purpose

To seek endorsement from Council on the recent Governance matters including status of resolutions.

Recommendation (Director Corporate and Commercial Services)

That Council:

Council Resolution Status Update

1. Receives the Council Resolution Status update, including:
 - i. Notice of Motion Cost Summary and Notice of Motion Report for 24 March 2025;
 - ii. Notes there are two (2) Notice of Motion action reported as complete by officers:
 - 2025/NOM01 - Amendment to the Councillor Call-In Protocol
 - 2025/NOM02 - Vale Carmel Russell
 - iii. Notes there is one (1) report delayed in the presentation to Council:
 - Response to 2025/NOM05 - Managing Olivers Hill Landslip, delayed to 12 May 2025;
 - iv. Notes since the Council Meeting, held on 17 February 2025, nineteen (19) resolution actions have been completed;

Councillor Briefings Record

2. Receives the record of Councillor Briefing meetings held since the date of last Council Meeting held on 17 February 2025, as listed in the body of the report;

External and Internal Committee Update

3. Endorses the Terms of Reference for the below Committees:
 - Foreshore Advisory Committee

Response to Petition

4. Notes, at its Meeting on 24 February 2025, a petition was received from Maya Pavlovski, containing 15 valid signatures, relating to the removal of seats located at the top of Station St Mall, Frankston. The petition reads:

“We the undersigned are concerned citizens who urge our leaders to act now and remove the seats in the station st mall”
5. Notes, having been assessed as a valid petition and, in accordance with Council’s Governance Rules, Rule 58.12, the petition was operational in nature, and therefore, was referred to the Chief Executive Officer for consideration;

Instruments of Delegations update

6. In the exercise of the power conferred by s 11(1)(b) of the *Local Government Act 2020* (the Act), Frankston City Council Resolves that:
 - a. There be delegated to the person holding the position, or acting in or

12.1 Governance Matters Report for 24 March 2025**Executive Summary**

- performing the duties, of Chief Executive Officer the powers, duties and functions set out in the attached S5 Instrument of Delegation to the Chief Executive Officer, subject to the conditions and limitations specified in that Instrument;
- b. The instrument comes into force immediately the common seal of Council is affixed to the instrument;
 - c. On the coming into force of the instrument, all previous delegations to the Chief Executive Officer are revoked;
 - d. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt;
7. In the exercise of the powers conferred by the legislation referred to in the attached instrument of delegation, Frankston City Council Resolves that:
- a. There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached S6 Instrument of Delegation to members of Council staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument;
 - b. The instrument comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor;
 - c. On the coming into force of the instrument, all previous delegations to members of Council staff (other than the Chief Executive Officer) are revoked;
 - d. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt;

Formal naming of Kananook Car Park

8. Acknowledges the recent construction of the car park for commuters adjacent to Kananook Railway Station which is due to open soon;
9. Notes, due to the car park's proximity and association with Kananook Railway Station, Geographic Names Victoria has provided in-principle support for the name Kananook Car Park to be formally named and registered without requiring community engagement;
10. Resolves the formal naming of the car park to be called "Kananook Car Park" and approves its submission to Geographic Names Victoria to be formally named and registered;

National General Assembly

11. Notes the National General Assembly (NGA) conference will be held in Canberra from 24 June until 27 June 2025
12. Endorses the below Motions to be submitted to NGA:
 - i. Blockchain and crypto currency in Local Government
 - ii. Compensation for citizenship ceremonies;
 - iii. Introduction of the Federal Government's Online Safety Amendment (Social Media Minimum Age) Bill 2024; and
 - iv. Relocation of Federal Government jobs and agencies through decentralisation
13. Notes Cr Sue Baker and Cr Nathan Butler were endorsed, at its 2 December 2024 Council Meeting, as Council's representatives to attend the NGA Conference;

12.1 Governance Matters Report for 24 March 2025**Executive Summary**

14. Endorses Mayor Kris Bolam to replace Cr Nathan Butler as a Councillor Delegate to attend the NGA Conference in Canberra with Cr Baker, with an estimated travel and attendance cost of \$2,400 per delegate, to be funded from the existing budget;

Audit and Risk Committee

15. Receives the Audit and Risk Committee Chairperson's half-yearly report for 2024; and
16. Resolves Attachment I (Audit & Risk Committee - Chairperson half-yearly report 2024) to remain confidential indefinitely on the grounds that it includes confidential meeting information, being the records of meetings closed to the public under section 66(2)(a) *Local Government Act 2020*, s.3(1)(h).

Key Points / Issues

- In accordance with the Local Government Act 2020, Council's Governance Rules, Policies and Council resolutions, the agenda for each Council Meeting is required to list certain governance and/or administrative matters in addition to other specified items.
- Keeping in mind best practice, good governance principles and transparent reporting it was deemed appropriate to consolidate governance and/or administrative type reports into one standing report to provide a single reporting mechanism for a range of statutory compliance and/or governance matters. This will ensure sharing council data and clear reporting for the community.
- The Governance matters report may include, but is not limited to, the Council resolution Status, Instruments of Appointment & Authorisation, Instruments of Delegations, Audit and Risk Committee matters, Advisory committee matters, and other governance related matters.

Governance Matters reported for this meeting

The matters covered under the Governance Report for this meeting are:

- Council Resolution Status Update
- Council Briefings Record
- External and Internal Committee Update
- Instruments of Delegation update: S5 and S6
- Official naming of Kananook Car Park
- National General Assembly

Council Resolution Status Update

- At its meeting on 19 December 2016, Council resolved that:

“That the Chief Executive Officer is directed to provide regular updates to Council on the progress or status of Council’s resolutions resulting from Notices of Motion raised by Councillors. In order to facilitate this, a brief progress report (detailing the status of each outstanding resolution) is required to be presented to Council

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at each of its Ordinary Meetings in future commencing with Ordinary Meeting 296 (scheduled for the 30 January 2017)."

- Additionally, at its meeting on 22 July 2019, Council resolved that:
 - "4. a) Includes in the attached monthly report (Notice of Motion Cost Summary), the number of Urgent business items per councillor*
 - b) Includes the updates of the status of Urgent Business items in the attached monthly report (Notice of Motion Report)"*
- In line with the above resolutions, the following reports are attached for 24 March 2025:
 - Notice of Motion Cost Summary (**Attachment A**)
 - Notice of Motion Report (**Attachment B**)
- There are two Notice of Motion actions that are reported as complete by officers:
 - 2025/NOM01 - Amendment to the Councillor Call-In Protocol
 - 2025/NOM02 - Vale Carmel Russell
- Since the Council Meeting 2025/CM02 on 17 February 2025, the following 19 resolution actions have been reported as 'complete'. A detailed report has been provided at **Attachment C**:
 - Endorsement of proposed amendments to Governance Rules
 - Response to 2023/NOM6 - Accountability Transparency Reform (ATR) III - Independent Internal Reviews
 - Adoption of Election Period Policy
 - Governance Matters Report for 22 July 2024
 - 2024/NOM17 - Saving our Local Trees
 - 2024/NOM18 - Paid Car Parking at Bayside Shopping Centre
 - Consolidated Performance Report - including Peninsula Leisure - Q1 - July to September 2024
 - Councillor Delegates to External Organisations and Internal Committees for 2025
 - Chief Executive Officer's quarterly report - July to September 2024
 - Governance Matters Report for 29 January 2025
 - Adoption of the Councillor Candidature Policy
 - Governance Matters Report for 17 February 2025
 - Governance Matters Report for 17 February 2025
 - Hot Topics - February 2025
 - Hot Topics - February 2025
 - Consolidated Performance Report - including Peninsula Leisure - Q2 - October to December 2024
 - 2024-25 Mid-Year Forecast Review

12.1 Governance Matters Report for 24 March 2025

Executive Summary

- Extension of Contract CN10025 - Operation of Frankston Regional Recycling & Recovery Centre (FRRRC)
- Hearing of Submitters - Submissions for consideration in Budget 2025-2026

Councillor Briefings Record

- At its meeting on 11 September 2023, Council resolved that:
 - “4. Resolves to provide with effect from the October Council Meeting, the record of Councillor Briefings containing the following details through the Governance Matters Report:
 - List of the topics discussed at councillors briefings held since the date of last council meeting;
 - Records of the Councillors attendance at that briefing; and
 - Conflict of Interest disclosures, if any.”
- The briefings listed below have occurred since the 17 February 2025 Council Meeting:

Briefing Date and Topics	Councillors in Attendance	Disclosures of Interest
19 February 2025 <ul style="list-style-type: none"> • Leadership Workshop (mandatory induction training) 	Mayor, Cr Kris Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Nathan Butler Cr Emily Green Cr Brad Hill Cr Micheal O'Reilly Cr Cherie Wanat	Nil
26 February 2025 <ul style="list-style-type: none"> • Combating Disinformation (mandatory induction training) • Diversity & Inclusion (mandatory induction training) • Child Safety (mandatory induction training) 	Mayor, Cr Kris Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Nathan Butler Cr Emily Green Cr Brad Hill Cr Micheal O'Reilly Cr Cherie Wanat	Nil
3 March 2025 <ul style="list-style-type: none"> • Land Use Planning (mandatory induction training) • Introduction to Risk Management (mandatory induction training) 	Mayor, Cr Kris Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Nathan Butler Cr Brad Hill Cr Micheal O'Reilly Cr Cherie Wanat	Nil
12 March 2025 <ul style="list-style-type: none"> • Frankston Stadium presentation 	Mayor, Cr Kris Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Nathan Butler	Nil

12.1 Governance Matters Report for 24 March 2025

Executive Summary

	Cr Emily Green Cr Brad Hill Cr Micheal O'Reilly Cr Cherie Wanat	
17 March 2025 <ul style="list-style-type: none"> • Council and Wellbeing Plan Workshop update and Community Satisfaction Survey preparation • McClelland Gallery Update • Agenda Review 	Mayor, Cr Kris Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Emily Green Cr Brad Hill Cr Micheal O'Reilly Cr Cherie Wanat	
19 March 2025 <ul style="list-style-type: none"> • Capital Waorks / LTIP 	Mayor, Cr Kris Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Nathan Butler Cr Emily Green Cr Brad Hill Cr Cherie Wanat	

External and Internal Committee Update

- At its meeting on 2 December 2024, it was resolved that Council:
 7. *Notes the Terms of Reference for the Internal Committees, as listed in Item 2, will be presented to Council for endorsement in 2025, following their review at the respective committee*
- The Terms of Reference for the below internal committees are presented to Council for endorsement:
 - Foreshore Advisory Committee (**Attachment D**)

Response to Petition

- At its Meeting on 24 February 2025, Council received a petition Maya Pavlovski, containing 15 valid signatures, relating to the removal of seats located at the top of Station St Mall, Frankston.
- The petition reads:

“We the undersigned are concerned citizens who urge our leaders to act now and remove the seats in the station st mall”
- In accordance with Council’s Governance Rules, Rule 58.12, as the petition relates to an operational matter, it was referred to the Chief Executive Officer for consideration.

Instruments of Delegation Updates**S5 Instrument of Delegation from Council to the CEO**

- The S5 Instrument of Delegation from Council to the CEO (Instrument) has been prepared and lists the matters that cannot be delegated by the CEO, pursuant to section 11(2) of the *Local Government Act 2020* (the Act). These matters are listed as Conditions and Limitations in the Schedule to the Instrument, attached as Attachment (A).

12.1 Governance Matters Report for 24 March 2025**Executive Summary**

- There have been no legislative changes to the Act impacting the Instrument, nor are there any changes to the Instrument, since it was last updated on 21 November 2022.
- Under section 11(7) of the Act, Council is required to review all its Instruments of Delegation which have been made under this section and are still in force, within the period of 12 months after a general election.
- The S5 Instrument of Delegation from Council to the CEO is provided as **Attachment E**.

S6 Instrument of Delegation from Council to Members of Staff

- Council has the power, under the *Local Government Act 2020*, to delegate to a member of its staff any power, duty or function of a Council under this Act or any other Act.
- Local government cannot operate efficiently if Council does not delegate the majority of its powers, duties and functions to Council staff.
- This update takes into account legislative updates received from Maddocks in January 2025.
- A summary of the legislative change is outlined below:
 - Inserted section 12(2)(b) of the Road Management Act 2004 to provide for Council to provide consent to the Head, Transport for Victoria to discontinue a road or part of a road;
 - Removed the limitation for the powers in sections 19FA(1) and 19FA(3)(a)-(c) of the Food Act 1984 being delegated “only in relation to temporary food premises or mobile food premises”; and
 - Amended a typographical error in s 12(1) of the Residential Tenancies (Caravan Parks and Moveable Dwellings Registration and Standards) Regulations 2024.
- The S6 Instrument of Delegation from Council to members of Council staff is provided as **Attachment F**

Official naming of Kananook Car Park

- The new multi-level car park, located on Council-owned land at 39 Wells Road Seaford adjacent to the Kananook Railway Station and Frankston Stadium, is in its final stages of construction and upon opening will significantly improve access to public transport access in the region and seeks to be officially recognised through a through Geographic Names Victoria (GNV) as the ‘**Kananook Car Park**’.
- The \$22 million initiative, funded by the Australian Government and Frankston City Council, will deliver more than 300 new commuter car spaces for the Frankston City and Mornington Peninsula communities, ensuring better access to public transport and easing congestion in the area.
- Located within proximity of Kananook Train Station, major arterial roads, pedestrian and cycling facilities, residential housing, a commercial precinct and catering to nearby recreation users, the Kananook Car Park will provide:
 - Safe, undercover parking across two levels plus spacious rooftop parking
 - Dedicated bicycle parking within a safe and welcoming lobby area
 - Clear and safe pedestrian and vehicle access points
 - Smart parking displays

12.1 Governance Matters Report for 24 March 2025**Executive Summary**

- Upgrades to the intersection and surrounding road infrastructure for enhanced safety and traffic flow
- Pathway connection improvements including landscaping
- Minimal environmental and neighbourhood impacts
- The car park project also supports the upcoming redevelopment of the Frankston Stadium, with recreation patrons able to use the car park facility outside of peak commute times. The car park is expected to open for use in March 2025.
- Due to the proximity and association with Kananook Railway Station, the name “Kananook Car Park” has been provided in-principle support by Geographic Names Victoria (GNV) for Kananook Car Park to be formally named and registered without requiring community engagement.

National General Assembly

- The NGA is convened by Australian Local Government Association (ALGA) as a service to the National Local Government Community. Resolutions of the Assembly help to inform ALGA and State/Territory Local Government Associations when developing National priorities and policies on behalf of Local Government.
- The NGA conference will be held in Canberra from 24 June until 27 June 2025 and the theme for this year’s NGA is ‘National Priorities Need Local Solutions’.
- To be eligible for inclusion in the NGA Business Papers, and be debated on the floor of the NGA, motions must meet the criteria outlined in the National General Assembly 2025 Discussion Paper (**Attachment G**).
- Motions should be submitted electronically and received by the ALGA no later than 31 March 2025.
- Requests for motions were sought from Councillors. The following Motions have been submitted for Council’s endorsement and are provided in **Attachment H**:
 - Blockchain and crypto currency in Local Government
 - Compensation for citizenship ceremonies;
 - Introduction of the Federal Government’s Online Safety Amendment (Social Media Minimum Age) Bill 2024; and
 - Relocation of Federal Government jobs and agencies through decentralisation.
- At its Meeting on 2 December 2024, Cr Sue Baker and Cr Nathan Butler were endorsed as Council representatives to attend the NGA 2025. Cr Nathan Butler is no longer able to attend the conference, as such the Mayor has submitted his nomination as his replacement to represent Council, alongside Cr Baker.
- It is recommended that Council endorse the proposed Motions and travel expenditure, estimated at \$2,400 per delegate.

Audit and Risk Committee – Chairperson’s half-yearly report to Council for 2023-2024

This report prepared by the Audit & Risk Committee Chairperson, Ms Lisa Tripodi notes the activities during 2024 (**Attachment I**). One of the requirements of the Audit and Risk Committee Charter adopted at its Council Meeting on 10 August 2020 with a revised version on 20 February 2023, is to have a written report of the Committee’s activities.

Key highlights are:

12.1 Governance Matters Report for 24 March 2025**Executive Summary**

- The Committee met on the following dates:
 - 3 May 2024 – regular meeting
 - 12 July 2024 - regular meeting
 - 12 September 2024 – financials only
- The Committee reviewed the Quarterly Financial Reports, Council Plan and Budget – Quarter 3 and 4 including Peninsula Leisure Pty Ltd.
- During the period, the Committee noted the reports on Risk Framework and Appetite Statement, Operational Risk and one strategic risk in focus..
- The Committee received quarterly reports from the Chief Executive Officer on all matters of fraud, corruption and ethics.
- The following internal audit reports were presented to the Committee:
 - Review of Financial Controls (incl data analytics and AP/AR & Payroll) (May 2024)
 - Review of the Implementation of Key Council Strategies (May 2024)
 - Review of Occupational Health & Safety (July 2024)
 - Review of CCTV Surveillance (July 2024)
 - Follow-up Review of Agreed Actions (September 2024)
- At the 12 September 2024 meeting, an overview of the final audit was provided including draft closing report, draft management letter and draft representation letter was presented to the Committee from Crowe Australasia.
- Other reports provided by Council covered:
 - Policy Register status and effectiveness review
 - CEO Quarterly confidential matters reports
 - Status on the implementation of Information, Communications and Technology Projects
 - An Out of Sessions update on:
 - Response of allegations of corruption
 - Frankston Basketball and Gymnastics Stadium redevelopment
 - Coroners Report – Motorcycle Park

The Committee is satisfied that it has fully discharged its responsibilities as set out in the Charter. The Committee believes that Council has a strong control environment that continues to mature and has prudent financial management practices in place.

Financial Impact

There are financial costs associated with the travel and attendance to the National General Assembly in Canberra. However, these costs can be accommodated within existing budgets and will be assigned to the expenses budget of the attending Councillor. The expenditure is estimated at \$2,400 per Councillor is as follows:

- Registration: \$979 per registration;
- Accommodation: approximately \$230-360 per night per room;
- Flights: approximately \$560 per Councillor.

12.1 Governance Matters Report for 24 March 2025**Executive Summary****Consultation****1. External Stakeholders**

Maddocks lawyers provide a model document for the S5 and S6 Instrument of Delegation to various councils as guidance and this has been adhered to in this Instrument of Delegation update

2. Other Stakeholders

Councillors were consulted with respect to nominating motions for submission to the NGA. Council Officers reviewed and provided advice on the final motions.

Analysis (Environmental / Economic / Social Implications)

There are no environmental or social implications associated with this report.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

The *Local Government Act 2020*, as well as other legislation, makes provision for the appointment of delegates to act on behalf of Council and a requirement to review all delegations within twelve months of a general Council election.

Policy Impacts

Nil.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Gender Impact Assessments

No gender impact assessment was required. This initiative has no impact on our community or the public.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

Failure to update the Instruments of Delegation on a regular basis, to accommodate required changes to legislation, organisational structure and position title changes, may result in operational inefficiency and lead to decisions becoming invalid. This may also result in financial or reputational consequences.

Conclusion

The purpose of this report is to brief, update and seek Council's endorsement on various governance matters listed above.

It is recommended that Council endorses the governance matters raised in this report.

12.1 Governance Matters Report for 24 March 2025**Executive Summary****ATTACHMENTS**

- Attachment A: Notice of Motion Cost Summary
- Attachment B: Notice of Motion Report
- Attachment C: Completed Actions Report
- Attachment D: Terms of Reference - Foreshore Advisory Committee
- Attachment E: S5 Instrument of Delegation Council to CEO
- Attachment F: S6 Instrument of Delegation Council to Members of Staff (*Under Separate Cover*)
- Attachment G: NGA 2025 Discussion Paper
- Attachment H: NGA 2025 Motions for Submission
- Attachment I: Audit and Risk Committee - Chairperson's half yearly report to Council for 2024 - **CONFIDENTIAL**

Notice of Motion Report - 2025 - CM5 - for the 24 March Council Meeting (A5464139).XLSX

**Notice of Motions Estimated Costs
By Councillor
2024 - 2028 Term**

Councillor	Number	Primary Cost	Ongoing Cost	Outcome Cost	Urgent Business
Cr David Asker	0	\$0	\$0	\$0	1
Cr Sue Baker	1	\$0	\$0	\$0	0
Cr Kris Bolam	0	\$0	\$0	\$0	0
Cr Nathan Butler	1	\$0	\$0	\$0	0
Cr Steffie Conroy	2	\$0	\$0	\$0	0
Cr Emily Green	0	\$0	\$0	\$0	0
Cr Brad Hill	0	\$0	\$0	\$0	0
Cr Michael O'Reilly	0	\$0	\$0	\$0	0
Cr Cherie Wanat	0	\$0	\$0	\$0	0
TOTAL	4	\$ -	\$ -	\$ -	1

NOTE: There may be occasions when the Ongoing Cost is ALSO reported under Outcome costs: this is on the occasions when the ongoing cost has a KNOWN FINITE total. This is to note for budgeting purposes (for eg: \$121,000 total over 11 years = \$11,000 budgeted per year). Notes/comments are provided in the report when this occurs

Item 12.1 Attachment B: Notice of Motion Report

Notice of Motion Report - 2025 - CM5 - for the 24 March Council Meeting (A5464139).XLSX

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
20/01/2025	14.1	2025/NOM01 - Amendment to the Councillor Call-in Protocol Cr Conroy	Council Decision Moved: Councillor Wanat Seconded: Councillor Hill That Council seeks to amend the Councillor call-in protocol and associated form pertaining to planning permit applications due to the change to single Councillor Wards, to reflect the following: a) That Councillors must fill in a mandatory call-in form that includes the rationale for the call-in and written agreement (including by electronic means) must be received from four Councillors before a Councillor call-in is effectual; and b) The call-in form must be attached to the Council agenda item of the planning permit application called in. Carried Unanimously	Sam Clements	07 Mar 2025 - The Councillor call-in form and protocol has been updated to reflect this resolution of Council. This action is recommended for closure.	
29/01/2025	14.1	2025/NOM02 - Vale Carmel Russell Cr Baker	Council Decision Moved: Councillor Baker Seconded: Councillor Wanat That Council: 1. Notes the sad passing of Carmel Russell on 22 December 2024; 2. Notes the significant public safety advocacy work that Carmel and her husband, Brian, have tirelessly performed on behalf of their own family, and in support of fellow victims of crime both locally and throughout Victoria; 3. Given the impact of their advocacy efforts and the fantastic work they have done in conjunction with Frankston City Council to honour the loving memory of their late daughter Natalie, Council is to formally award Carmel and Brian – concurrently – a letter-under-seal; and 4. Present the letter-under-seal to either Brian or a delegated family representative at the 17 February 2025 Council Meeting. Carried Unanimously	Tim Bearup	12 March 2025 - 1. Noted 2. Noted 3. Actioned. The Letter has been prepared. 4. Actioned. The Letter was given to family representatives at the February Council meeting This action is recommended for closure.	
29-Jan-25	14.2	2025/NOM04 - Family / Domestic Violence in the Frankston LGA Cr Conroy	Council Decision Moved: Councillor Conroy Seconded: Councillor Wanat That Council: 1. Notes that the Frankston City Council LGA has the highest reported rates of family (and/or domestic) violence in the South East region of Victoria with approximately five family violence cases earmarked each day; 2. Notes that: a. Since 2019, Council has dedicated a line-item in its annual budgets to alleviate the ongoing impact of family violence on the Frankston municipality; b. In the past four years alone, Council spent over \$320,000 in this endeavour in support of, and in partnership, with other agencies, to prevent family / domestic violence in alignment with the Victorian Government which has its own ministries for Women and (the) Prevention of Family Violence, the Australian Government has the Family Violence Act 2012 and the 'The National Plan to End Violence against Women and Children 2022–2032); 3. Writes to the State Member for Frankston, Mr Paul Edbrooke MP and the Minister for (the) Prevention of Family Violence and Employment, The Hon. Vicki Ward. The subject of this correspondence is to formally make the concerns of this resolution clear and to seek state intervention in the Frankston municipality; 4. Writes to the Federal Member for Dunkley, Ms Jodie Belyea MP and the Assistant Minister for (the) Prevention of Family Violence and Employment, The Hon. Justine Elliot. The subject of this correspondence is to formally make the concerns of this resolution clear and to seek federal intervention in areas of Dunkley with pronounced cases of family violence; 5. In the above correspondence, Council is to highlight that it was unsuccessful in its recent grant application to the State Government, for \$212,500 over 3 years under the Free From Violence Local Government Grant Program 2024-2027. Had Council being successful in the application, these funds would have been used to enable deeper engagement with communities of concern and for future program delivery; 6. Council notes that one of its primary advocacy pillars for the upcoming federal election relates to the federal government providing ongoing funding assistance to community relief organisations, such as Community Support Frankston. Many of these relief organisations are often at the 'coalface' insofar as family and domestic violence situations throughout the Frankston LGA: a. Council, in the above correspondence, is to use this opportunity to reinforce its desirability for enhanced funding as per this advocacy priority; b. Council, in the spirit of fairness and bipartisanship given the imminent federal election, is to also provide a copy of this correspondence (in S.) to all declared candidates for Dunkley; 7. In acknowledging Frankston's continued excessively high figures for family/domestic violence, and the urgent need for tangible action on this front, a report is to be provided at the June 2025 Council Meeting on: a. The outcome of the advocacy efforts and formal correspondence / sought meetings as previously stipulated in this resolution. b. The report is to consider what budget additions, if any, are to occur to enhance the scope and effectiveness of Council's present rate of family violence funding for the 2025/2026 Annual Budget; and c. Council acknowledges that family violence is a serious issue in our community and is exploring the actions, steps, and tools that could be used to address the situation effectively. Carried Unanimously	Tim Bearup	12 Feb 2025 1. Noted, 2. Noted, 3. In progress. A letter to the State Member for Frankston, Mr Paul Edbrooke MP and the Minister for (the) Prevention of Family Violence and Employment, The Hon. Vicki Ward is in development. , 4. In progress. A letter to the Federal Member for Dunkley, Ms Jodie Belyea MP and the Assistant Minister for (the) Prevention of Family Violence and Employment, The Hon. Justine Elliot is in development. , 5. Noted. , 6. Noted., 7. In progress. A report will proceed to Council in June 2025.	
29/01/2025	14.3	2025/NOM05 - Managing Olivers Hill Landslip Cr Butler	Council Decision Moved: Councillor Butler Seconded: Councillor Hill That Council: 1. Notes the recent well-published landslip occurrence in McCrae within the Mornington Peninsula Shire; 2. Notes the recent instances of land slippage at Olivers Hill, including the coastal cliffs up from the Oliver's Hill boat ramp and on private allotments; 3. Notes Olivers Hill area consists largely of private allotments but also includes Council roads, Nepean Highway which is VicRoads, and coastal foreshore which is Crown land, and that the retaining walls along Nepean Highway are VicRoads responsibility where within the road reserve or are structures within private allotments; 4. Notes the Erosion Management Overlay (EMO) in the Frankston Planning Scheme and Frankston Coastal and Marine Management Plan Council has in place for Olivers Hill to: a) continue to regulate buildings and works within the EMO to protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development; b) provide strategic direction in the management of marine and coastal Crown land to align Council's strategies with State legislation and policy; 5. Notes that Council is currently undertaking a Frankston City Coastal Resilience 2100 project by undertaking Stages 1-4 of the "Victoria's Resilient Coast – Adapting to 2100+ (2023)" framework to develop and progress strategic coastal hazard risk management and climate change adaptation, which is partially funded by the Victorian Government; 6. Notes Council has a Foreshore Advisory Committee that guides the Council in decision making on coastal management, assists with the delivery of the Coastal and Marine Management Plan and in the review of strategic planning and management policies guiding the management of Frankston's coastal and marine environment; 7. Notes that the State Government Department of Energy, Environment and Climate Action have undertaken a Port Phillip Bay Coastal Hazard Assessment and are undertaking a Victorian Coastal Cliff Assessment Project which includes- a) geomorphic assessment and mapping of coastal cliff types; b) a quantitative analysis of recession rates at a regional scale; c) a qualitative analysis of physical processes and mechanisms affecting coastal cliff stability, and d) advice on managing risk from coastal cliff instability; 8. Calls for a briefing and/or a report to Council by March 2025 that outlines these matters in further detail and explores any further opportunities for improvement emerging from the McCrae incident; and 9. In developing the above-mentioned Council report, Council writes to the above mentioned authorities and request a briefing or report from those agencies of their responsibilities and accountabilities at Olivers Hill, in light of the McCrae incident. Carried Unanimously	Tammy Beauchamp	24 Feb 2025 1. to 7 Noted 8. Council date may be delayed dependant on response to meeting request. 9. Letters to DEECA and DTP have been prepared.	
17/02/2025	14.1	2025/NOM6 - Beach and Sand Movement causing blockages around boat ramps at Kananook Creek	Council Decision Moved: Councillor Hill Seconded: Councillor Butler That Council 1. Notes the popularity of boating in Frankston; 2. Notes the frequent and ongoing beach sand movement causing restrictions around the entrance to Kananook Creek and the boat ramp, making the facility unusable at times as a result; 3. Notes that Council has been undertaking continual dredging at the mouth at the entrance to Kananook Creek for many years; 4. Notes that it has been liaising with all relevant state government authorities, including Better Boating Victoria, Melbourne Water, Department of Energy, Environment and Climate Action (DEECA), Parks Victoria and other stakeholders to find different ways to approach the issue, determine how the matter could be addressed, and how this may be funded; and 5. Receives a report providing a summary of the issues, constraints, advocacy submissions and any findings from the previous Council reports regarding keeping this boat facility functional and available on an ongoing basis. This report is to be presented to Council no later than September 2025. Carried Unanimously	Atla, Shekar		

Division:

CLOSED / COMPLETED

Date From:

Date To:

Printed: Wednesday, 12 March 2025 1:11:51 PM

Action Sheets Report

MEETING DATE	ITEM NUMBER	Title	MOTION	RESPONSIBLE DIVISION & OFFICER	COMMENTS	DATE COMPLETED
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1. Complete. Council noted the Council can amend its Governance Rules at any time., 2. Complete. Council noted the Election Period Policy needs updating., 3. Complete. Council noted the opportunity to strengthen and improve the Governance Rules., 4. Complete. Council endorsed for public consultation to commence in February 2024., 5. Complete. Council noted the outcomes will be presented to Council at a future Meeting., 6. In progress. Council noted the foreshadowed legislative changes. The Local Government Amendment Bill has been tabled in Parliament. A report will be presented to Council pending the outcome of the Bill., 7. In progress. A briefing on amendments to the Councillor Training and Development Policy (and/or Councillor Induction Policy) has been delayed, pending the outcome of the Local Government Amendment Bill.

27 Jun 2024 6:19pm Alcock, Brianna

1. Complete. Council noted the Council can amend its Governance Rules at any time., 2. Complete. Council noted the Election Period Policy needs updating., 3. Complete. Council noted the opportunity to strengthen and improve the Governance Rules., 4. Complete. Council endorsed for public consultation to commence in February 2024., 5. Complete. Council noted the outcomes will be presented to Council at a future Meeting., 6. In progress. Council noted the foreshadowed legislative changes. The Local Government Amendment Bill has received Royal Assent., 7. In progress. A Briefing has been scheduled for 29 July 2024 on amendments to the Councillor Training and Development Policy (and/or Councillor Induction Policy).

31 Jul 2024 10:49am Alcock, Brianna

1. Complete. Council noted the Council can amend its Governance Rules at any time., 2. Complete. Council noted the Election Period Policy needs updating., 3. Complete. Council noted the opportunity to strengthen and improve the Governance Rules., 4. Complete. Council endorsed for public consultation to commence in February 2024., 5. Complete. Council noted the outcomes will be presented to Council at a future Meeting., 6. In progress. Council noted the foreshadowed legislative changes. The Local Government Amendment Act 2024 (LGA 2024) received Royal Assent on 25 June 2024., 7. In progress. A Briefing was held on 29 July 2024 regarding amendments to the LGA 2024 which indicate mandatory induction training. An update is awaited on the Local Government (Governance and Integrity) Regulations 2024 which will contain the induction training requirements. This will inform what changes are required for the Councillor Training and Development Policy (and/or Councillor Induction Policy).

26 Aug 2024 11:48am Alcock, Brianna

1. Complete. Council noted the Council can amend its Governance Rules at any time., 2. Complete. Council noted the Election Period Policy needs updating., 3. Complete. Council noted the opportunity to strengthen and improve the Governance Rules., 4. Complete. Council endorsed for public consultation to commence in February 2024., 5. Complete. Council noted the outcomes will be presented to Council at a future Meeting., 6. In progress. The Local Government Amendment Act 2024 (LGA 2024) received Royal Assent on 25 June 2024. The Regulations are currently under development. A Briefing was held on 29 July 2024 to explain the new amendments., 7. In progress. A Briefing was held on 29 July 2024 regarding amendments to the LGA 2024 which indicate mandatory induction training. The Local Government (Governance and Integrity) Regulations 2024 are currently under development and engagement. This will inform what changes are required for the Councillor Training and Development Policy (and/or Councillor Induction Policy).

24 Sep 2024 4:58pm Alcock, Brianna

1. Complete. Council noted the Council can amend its Governance Rules at any time., 2. Complete. Council noted the Election Period Policy needs updating., 3. Complete. Council noted the opportunity to strengthen and improve the Governance Rules., 4. Complete. Council endorsed for public consultation to commence in February 2024., 5. Complete. Council noted the outcomes will be presented to Council at a future Meeting., 6. In progress. The Local Government Amendment Act 2024 (LGA 2024) received Royal Assent on 25 June 2024. The Regulations are currently under development at a state government level. A Briefing was held on 29 July 2024 to explain the new amendments., 7. In progress. A Briefing was held on 29 July 2024 regarding amendments to the LGA 2024 which indicate mandatory induction training. The Local Government (Governance and Integrity) Regulations 2024 are currently under development. This will inform what changes are required for the Councillor Training and Development Policy (and/or Councillor Induction Policy).

03 Oct 2024 12:34pm Jaensch, Kim

Division:
CLOSED / COMPLETED

Date From:
Date To:
Printed: Wednesday, 12 March 2025 1:11:51 PM

Action Sheets Report

MEETING DATE	ITEM NUMBER	Title	MOTION	RESPONSIBLE DIVISION & OFFICER	COMMENTS	DATE COMPLETED
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DIRECTOR NOTE: , 6. In progress. The Local Government Amendment Act 2024 (LGA 2024) received Royal Assent on 25 June 2024. The Regulations are currently under development at a state government level. A Briefing was held on 29 July 2024 to explain the new amendments., 7. In progress. A Briefing was held on 29 July 2024 regarding amendments to the LGA 2024 which indicate mandatory induction training. The Local Government (Governance and Integrity) Regulations 2024 are currently under development. This will inform what changes are required for the Councillor Training and Development Policy (and/or Councillor Induction Policy).

29 Oct 2024 1:53pm Alcock, Brianna

6. In progress. The Local Government Amendment Act 2024 (LGA 2024) received Royal Assent on 25 June 2024. A Briefing was held on 29 July 2024 with external lawyers to explain the Amendments. The Local Government Amendment Regulations were made on 22 October 2024 and a Bulletin was released by Local Government Victoria (LGV) on 25 October. The Regulations came into effect on 26 October 2024. The Model Councillor Code of Conduct and Guidance Materials are now being developed and will be made available by LGV soon., 7. In progress. A Briefing was held on 29 July 2024 regarding amendments to the LGA 2024 which indicate mandatory induction training. The Local Government (Governance and Integrity) Regulations 2024 ere made on 22 October 2024 and a Bulletin was released by Local Government Victoria (LGV) on 25 October. The Regulations came into effect on 26 October 2024. The Model Councillor Code of Conduct and Guidance Materials are now being developed and will be made available by LGV soon to inform training and any changes required to council's policies, including the Councillor Training and Development Policy and Councillor Induction Policy.

31 Oct 2024 2:26pm Jaensch, Kim

DIRECTOR NOTE:., 6. In progress. The Local Government Amendment Act 2024 (LGA 2024) received Royal Assent on 25 June 2024. A Briefing was held on 29 July 2024 with external lawyers to explain the Amendments. The Local Government Amendment Regulations were made on 22 October 2024 and a Bulletin was released by Local Government Victoria (LGV) on 25 October. The Regulations came into effect on 26 October 2024. The Model Councillor Code of Conduct and Guidance Materials are now being developed and will be made available by LGV soon., 7. In progress. A Briefing was held on 29 July 2024 regarding amendments to the LGA 2024 which indicate mandatory induction training. The Local Government (Governance and Integrity) Regulations 2024 ere made on 22 October 2024 and a Bulletin was released by Local Government Victoria (LGV) on 25 October. The Regulations came into effect on 26 October 2024. The Model Councillor Code of Conduct and Guidance Materials are now being developed and will be made available by LGV soon to inform training and any changes required to council's policies, including the Councillor Training and Development Policy and Councillor Induction Policy.

03 Jan 2025 3:24pm Alcock, Brianna

6. In progress. The Local Government Amendment Act 2024 (LGA 2024) received Royal Assent on 25 June 2024. A Briefing was held on 29 July 2024 with external lawyers to explain the Amendments. The Local Government Amendment Regulations were made on 22 October 2024 and a Bulletin was released by Local Government Victoria (LGV) on 25 October. The Regulations came into effect on 26 October 2024 with a Model Councillor Code of Conduct and Guidance Materials being released by Local Government Victoria. The Model Code is on Council's website and applies to all councils. The Guidance Materials were referenced for Council's Induction Program to ensure the mandatory training requirements are met in accordance with the Regulations., On 31 December 2024 LGV released a Bulletin notifying all councils that it has commenced addressing recommendations from IBAC's Operation Sandon report to develop and introduce Model Governance Rules (by December 2025) and a Model Public Transparency Policy (July 2025). Thus the amended Chapter 3 of the Governance Rules will not be released for community engagement pending the release of the Model Governance Rules., 7. In progress. A Briefing was held on 29 July 2024 regarding amendments to the LGA 2024 which indicate mandatory induction training. The Local Government (Governance and Integrity) Regulations 2024 were made on 22 October 2024 and a Bulletin was released by Local Government Victoria (LGV) on 25 October. The Regulations came into effect on 26 October 2024. As a result of the changes the Council Expense Policy is required to be reviewed by July 2025 and must incorporate all mandatory Councillor Induction and annual Professional Development training requirements. This will require the Councillor Induction Policy and Councillor Training and Development Policy to be revoked. A briefing will be held with Council with the changes to the Council Expense Policy before it is presented to Council for adoption.

<p>Division: CLOSED / COMPLETED</p> <p>Action Sheets Report</p>	<p>Date From: Date To: Printed: Wednesday, 12 March 2025 1:11:51 PM</p>
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					<p>06 Feb 2025 5:35pm Alcock, Brianna</p> <p>6. Complete. Updates on the reforms to the Local Government Act 2020 and Local Government (Governance and Integrity) Regulations 2024 were provided to Council when it was released and after it came into effect (during Election Period) the changes have been included in the Councillor Induction Program to train and educate the new Council on the requirements. Thus a report is no longer required to be presented to council. This will be noted in the next Governance Matters report in March 2025., 7. Complete. The reforms to the Local Government Act have resulted in there not being a need to present to Council these changes and will require the Councillor Induction Policy and Councillor Training and Development Policy to be revoked. A briefing will be held with Council with the changes to the Council Expense Policy before it is presented to Council for adoption. This will be noted in the next Governance Matters report in March 2025., This action is requested for closure by the Director CCS.</p> <p>07 Mar 2025 10:09am Roberts, Vera - Completion</p> <p>Completed by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:09:24 AM - Director CCS agreed to close this action.</p> <p>07 Mar 2025 10:09am Roberts, Vera - Notification</p> <p>Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:09:32 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts</p> <p>07 Mar 2025 10:09am Roberts, Vera - Authorisation</p> <p>Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:09:38 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Brianna Alcock</p>	
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11/12/2023	13.3	Response to 2023/NOM6 - Accountability Transparency Reform (ATR) III - Independent Internal Reviews	<p>Council Decision</p> <p>Moved: Councillor Harvey Baker</p> <p>Seconded: Councillor</p> <p>That Council:</p> <ol style="list-style-type: none"> Notes section 107(2) of the Local Government Act 2020 requires a review process that is independent of the person who took the action, made the decision and provided the service; Notes the process for independent internal reviews is outlined on Council's website and referenced in Council's Complaint Handling Policy; Notes the diagram on Council's website, outlining the independent internal review process, will be updated to reflect how it operates in the context of the Complaints Handling Policy and that complaints received, per annum, will be prepared for the Transparency Hub; and Notes the important role that the Audit and Risk Committee provide for independent oversight and review of key matters relating to risk and governance. <p style="text-align: right;"><u>Carried Unanimously</u></p>	Corporate and Commercial Services Alcock, Brianna	<p>06 Feb 2024 11:17am Roberts, Vera - Reallocation</p> <p>Action reassigned to Alcock, Brianna by Roberts, Vera</p> <p>06 Feb 2024 5:34pm Alcock, Brianna</p> <p>1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. Council noted the diagram on Council's website will be updated to reflect how it operates in the context of the Complaints Handling Policy., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.</p> <p>28 Feb 2024 4:22pm Alcock, Brianna</p> <p>1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. The diagram on Council's website will be finalised to reflect how it operates in the Complaints Handling Policy., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.</p> <p>08 Apr 2024 6:34pm Alcock, Brianna</p> <p>1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. A diagram is being finalised for Council's website to reflect how it operates in the Complaints Handling Policy., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.</p> <p>01 May 2024 10:57am Alcock, Brianna</p> <p>1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. A diagram is being finalised for Council's website to reflect how it operates in the Complaints Handling Policy, and is currently in consultation with the Customer service team., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.</p> <p>17 May 2024 5:46pm Alcock, Brianna</p>	7/03/2025
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Division:

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Date From:

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Printed: Wednesday, 12 March 2025 1:11:51 PM

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1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. A diagram is being finalised for Council's website to reflect how it operates in the Complaints Handling Policy. Currently in consultation with the Customer service team., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.

07 Jun 2024 7:47pm Alcock, Brianna

1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. A complex complaints diagram will be finalised by end of June 2024 for Council's website to reflect how it operates under the Complaints Handling Policy., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.

27 Jun 2024 6:22pm Alcock, Brianna

1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. A complex complaints diagram is still being finalised for Council's website to reflect how it operates under the Complaints Handling Policy., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.

31 Jul 2024 10:41am Alcock, Brianna

1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. A complex complaints diagram will be finalised for Council's website to reflect how it operates under the Complaints Handling Policy. Of note, IBAC have released a video which explains the role of external oversight bodies and how to report complaints, which was considered for Council's website., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.

26 Aug 2024 11:46am Alcock, Brianna

1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. A complex complaints diagram is being finalised for Council's website to reflect how it operates under the Complaints Handling Policy. IBAC have released a video which explains the role of external oversight bodies and how to report complaints, which was considered for Council's website., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.

24 Sep 2024 4:56pm Alcock, Brianna

1. Complete. Council noted the review process required under the LGA provisions., 2. Complete. Council noted Council's current process for independent internal reviews., 3. In progress. A complaints diagram has been developed for Council's website and was referenced ahead of the Council Meeting on 9 September to address a complex matter. The CEO has requested further updates before releasing it on Council's website., 4. Complete. Council noted the role of the Audit and Risk Committee provides independent oversight.

03 Oct 2024 12:37pm Jaensch, Kim

DIRECTOR NOTE:, 3. In progress. A complaints diagram has been developed for Council's website and was referenced ahead of the Council Meeting on 9 September to address a complex matter. The CEO has requested further updates before releasing it on Council's website. , This work is underway and will be finalised for the new Council Term

29 Oct 2024 3:45pm Alcock, Brianna

3. In progress. A complaints diagram was developed for Council's website and referenced with Councillors ahead of the Council Meeting on 9 September to address a complex matter. The CEO requested further updates to the diagram before releasing it on Council's website. , This work is underway and will be finalised for the new Council Term.

31 Oct 2024 2:29pm Jaensch, Kim

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MEETING DATE	ITEM NUMBER	Title	MOTION	RESPONSIBLE DIVISION & OFFICER	COMMENTS	DATE COMPLETED	
					<p>DIRECTOR NOTE: 3. In progress. A complaints diagram was developed for Council's website and referenced with Councillors ahead of the Council Meeting on 9 September to address a complex matter. The CEO requested further updates to the diagram before releasing it on Council's website. , This work is underway and will be finalised for the new Council Term.</p> <p>17 Jan 2025 11:42am Alcock, Brianna</p> <p>3. In progress. A complaints diagram was developed for Council's website and referenced with Councillors ahead of the Council Meeting on 9 September to address a complex matter. The CEO requested further updates to the diagram before releasing it on Council's website. Further updates were made and checked by an external lawyer to ensure it is accurate and helpfully summarises complaint types and the pathways to responsible authorities.The final diagram has been provided for uploading on a refreshed Make a Complaint page on Council's website by end of January 2025.</p> <p>06 Feb 2025 5:31pm Alcock, Brianna</p> <p>3. Complete.The complaints diagram has been published on the new make a complaint page on Council's website which went live before the end of January 2025. , This action is requested for closure by the Director CCS.</p> <p>07 Mar 2025 10:08am Roberts, Vera - Completion</p> <p>Completed by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:08:15 AM - Director CCS agreed to close this action.</p> <p>07 Mar 2025 10:08am Roberts, Vera - Notification</p> <p>Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:08:27 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts</p> <p>07 Mar 2025 10:08am Roberts, Vera - Authorisation</p> <p>Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:08:34 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Brianna Alcock</p>		
13/05/2024	12.6	Adoption of Election Period Policy	<p><u>Council Decision</u></p> <p>Moved: Councillor Harvey Baker Seconded: Councillor Baker</p> <p>That Council:</p> <ol style="list-style-type: none"> Notes the need to adopt an updated Election Period Policy prior to this year's general elections; Notes the Local Government Amendment (Governance and Integrity) Bill 2024, which was introduced to Parliament on 30 April 2024, includes an amendment to the date for the close of the roll for the approaching 2024 elections which is expected to result in the election period commencing on 17 September 2024 and concluding on 26 October 2024; Notes that the proposed amended Election Period Policy was publicly exhibited for a period of 4 weeks and one submission was received; Resolves to develop a separate policy to provide clarity on the obligations and expectations that apply when a Councillor nominates as a candidate in a State or Federal election or by-election; and Resolves to adopt the amended Election Period Policy. <p><u>Carried Unanimously</u></p>	Corporate and Commercial Services	Alcock, Brianna	<p>21 May 2024 5:13pm Alcock, Brianna</p> <p>1. Complete. Council noted the need to adopt an updated Election Period Policy., 2. Complete. Council noted the Local Government Amendment (Governance and Integrity) Bill implications., 3. Complete. Council noted the Election Period Policy was publicly exhibited for a period of 4 weeks., 4. Not started. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. Development of the policy is yet to commence., 5. Complete. Council resolved to adopt the amended Election Period Policy.</p> <p>07 Jun 2024 8:09pm Alcock, Brianna</p> <p>1. Complete. Council noted the need to adopt an updated Election Period Policy., 2. Complete. Council noted the Local Government Amendment (Governance and Integrity) Bill implications., 3. Complete. Council noted the Election Period Policy was publicly exhibited for a period of 4 weeks., 4. Not started. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. Development of the policy is yet to commence., 5. Complete. Council resolved to adopt the amended Election Period Policy.</p> <p>27 Jun 2024 6:08pm Alcock, Brianna</p> <p>1. Complete. Council noted the need to adopt an updated Election Period Policy., 2. Complete. Council noted the Local Government Amendment (Governance and Integrity) Bill implications., 3. Complete. Council noted the Election Period Policy was publicly exhibited for a period of 4 weeks., 4. Not started. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. Development of the policy is yet to commence., 5. Complete. Council resolved to adopt the amended Election Period Policy.</p> <p>31 Jul 2024 11:05am Alcock, Brianna</p>	7/03/2025

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					<p>1. Complete. Council noted the need to adopt an updated Election Period Policy., 2. Complete. Council noted the Local Government Amendment (Governance and Integrity) Bill implications., 3. Complete. Council noted the Election Period Policy was publicly exhibited for a period of 4 weeks., 4. Not started. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. Development of the policy is yet to commence., 5. Complete. Council resolved to adopt the amended Election Period Policy.</p> <p>26 Aug 2024 11:51am Alcock, Brianna</p> <p>1. Complete. Council noted the need to adopt an updated Election Period Policy., 2. Complete. Council noted the Local Government Amendment (Governance and Integrity) Bill implications., 3. Complete. Council noted the Election Period Policy was publicly exhibited for a period of 4 weeks., 4. Not started. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. Development of the policy is yet to commence., 5. Complete. Council resolved to adopt the amended Election Period Policy.</p> <p>24 Sep 2024 5:03pm Alcock, Brianna</p> <p>1. Complete. Council noted the need to adopt an updated Election Period Policy., 2. Complete. Council noted the Local Government Amendment (Governance and Integrity) Bill implications., 3. Complete. Council noted the Election Period Policy was publicly exhibited for a period of 4 weeks., 4. Not started. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. Development of the policy is due to commence in quarter 2 for the new Council., 5. Complete. Council resolved to adopt the amended Election Period Policy.</p> <p>03 Oct 2024 12:39pm Jaensch, Kim</p> <p>DIRECTOR NOTE:, 4. Not started. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. Development of the policy is due to commence in Quarter 2 for the new Council.</p> <p>29 Oct 2024 3:32pm Alcock, Brianna</p> <p>4. In progress. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. A policy has been developed and consultation with internal stakeholders is underway. Following this the draft policy will be provided to external lawyers for review and advice.</p> <p>31 Oct 2024 2:30pm Jaensch, Kim</p> <p>DIRECTOR NOTE:, 4. In progress. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. A policy has been developed and consultation with internal stakeholders is underway. Following this the draft policy will be provided to external lawyers for review and advice.</p> <p>03 Jan 2025 3:37pm Alcock, Brianna</p> <p>4. In progress. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. A policy has been developed, consultation with internal stakeholders is complete and Council's lawyers have reviewed it. The draft Councillors as candidates in State or Federal elections is ready to present to Council for endorsement at its meeting on 29 January 2025.</p> <p>28 Feb 2025 12:05pm Alcock, Brianna</p> <p>4. Complete. Council resolved for a separate policy for Councillors as candidates in a State or Federal election or by-election. A policy was developed and adopted by Council at its meeting on 29 January 2025., This action is requested for closure by the Director CCS.</p> <p>07 Mar 2025 10:10am Roberts, Vera - Completion</p> <p>Completed by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:10:47 AM - Director CCS agreed to close this action.</p> <p>07 Mar 2025 10:10am Roberts, Vera - Notification</p> <p>Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:10:55 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts</p> <p>07 Mar 2025 10:11am Roberts, Vera - Authorisation</p>	
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MEETING DATE	ITEM NUMBER	Title	MOTION	RESPONSIBLE DIVISION & OFFICER		COMMENTS	DATE COMPLETED
Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (second authoriser) on 07 March 2025 at 10:11:00 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Brianna Alcock							
22/07/2024	12.1	Governance Matters Report for 22 July 2024	17. a) Notes, at its 3 June 2024 Meeting, the 2024-2028 Budget was adopted, where it resolved that Council: 6. Commits the following priority projects, recognising this may require future discretionary projects be deferred or cancelled as a part of developing the 2025/26 Budget and next Long Term Infrastructure Program, to ensure asset renewal targets are not compromised and Council's financial position is not adversely impacted: <ul style="list-style-type: none"> □ \$25,000 capped contribution as a grant for a score board/equipment or infrastructure for the Carrum Downs Junior Football Club in 2025/2026 as a commitment to rebuilding the club and developing it into a strong local junior football club in the region. d) Notes the current financial constraints of the 2024/25 capital works program and beyond. Any capital works projects to be reprioritised during 2024/25, may only be achieved by deferring or compromising scope from offset non-renewal projects within the 2024/25 capital works program to ensure asset renewal targets are not compromised and Council's financial position is not adversely impacted; e) Endorses the following amendment to the 2024-2028 Budget to reflect that Carrum Downs Junior Football Club is seeking installation of the scoreboard in the 2024/205 Financial Year: <ul style="list-style-type: none"> ii. Commits to the 2024/25 Mid-Year Budget Review, a \$25,000 contribution to the Carrum Downs Junior Football Club for the installation of a score board as a commitment to rebuilding the club into a strong local junior football club in the region. The scoreboard will remain under the care and management of the Carrum Downs Junior Football Club, with the one-off capped grant to be funded in 2024/25 by reallocating \$25,000 from the Jubilee Park Landscaping, Lighting and Ancillary Park Infrastructure project (non-renewal) in the 2024/25 Capital Works Program. 	Corporate and Commercial Services	Reidy, Caroline	26 Aug 2024 11:23am Reidy, Caroline The 024/25 Mid-Year Budget Review, will reflect a \$25,000 contribution to the Carrum Downs Junior Football Club for the installation of a score board.The mid year budget review will be actioned in Jan 2025. 03 Oct 2024 12:46pm Jaensch, Kim DIRECTOR NOTE:, On Hold - The 2024/25 Mid-Year Budget Review process will reflect a \$25,000 contribution to the Carrum Downs Junior Football Club for the installation of a score board.The mid year budget review will be actioned in January 2025. 31 Oct 2024 2:13pm Jaensch, Kim DIRECTOR NOTE:, On Hold - The 2024/25 Mid-Year Budget Review process will reflect a \$25,000 contribution to the Carrum Downs Junior Football Club for the installation of a score board.The mid year budget review will be actioned in January 2025. 06 Mar 2025 9:49am Reidy, Caroline The 2024/25 Mid-Year Budget Review process will reflect a \$25,000 contribution to the Carrum Downs Junior Football Club for the installation of a score board.The mid year budget review will be actioned in January 2025., This was reflected in the bulk adjustments in August 2024., complete 07 Mar 2025 10:24am Roberts, Vera - Completion Completed by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:24:35 AM - Director CCS agreed to close this action. 07 Mar 2025 10:24am Roberts, Vera - Notification Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:24:43 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts 07 Mar 2025 10:24am Roberts, Vera - Authorisation Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:24:47 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Caroline Reidy	7/03/2025
9/09/2024	14.1	2024/NOM17 - Saving our Local Trees	Council Decision Moved: Councillor Aitken Bolam Seconded: Councillor Bolam That Council: <ol style="list-style-type: none"> 1. Acknowledges the concern of the local community, that mature trees are at McClelland College School site in Frankston are in danger of removed as part of a planned development, by the Victorian State Government, to construct a new early years and child care centre at this site. This new building will be owned, developed and operated by the Victorian State Government and will provide low cost, long day care; 2. Notes that the development is exempt from local provisions including the Planning Scheme and Local Laws, as it is being undertaken by the State Government's Department of Education; 3. Notes that the part of the McClelland College school site that faces Belar Avenue contains many large, landmark trees which are visible on the skyline. These trees are home to the Tawny Frog Mouth Bird, which prefers open woodland for its habitat. Local residents advise that these birds roost at the site, as do other birds, insects and wildlife who use the trees as habitat. The trees are an important part of the local ecosystem 	Customer Innovation and Arts	McQueen, Fiona	17 Sep 2024 3:42pm McQueen, Fiona 1 - 6: Letter prepared and sent to Victorian State Government on 16/9/2024 noting mature trees and traffic issues at McClelland College site of new child care centre. Recommend Closed. 17 Sep 2024 3:49pm Moro, Jacqueline 1-6. Complete. Letter prepared and sent 17 September 2024 to the Minister of Education, Ben Carroll MP and Victorian School Building Authority to express concern at the potential removal of trees in developing the site and encourages the VSBA to retain as many trees on site as possible as part of developing the site with a new Early Years and Child Care Centre. Director recommends closure of this completed action. 07 Mar 2025 12:45pm Craig, Tenille - Completion Completed by Craig, Tenille on behalf of McQueen, Fiona (action officer) on 07 March 2025 at 12:45:10 PM - At its 2 December 2024 Meeting, Council resolved to close this action.	7/03/2025

<p>Division: CLOSED / COMPLETED</p> <p>Action Sheets Report</p>	<p>Date From: Date To: Printed: Wednesday, 12 March 2025 1:11:51 PM</p>
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			<p>as they provide high places for birds and other wildlife to roost, ensuring protection from predation;</p> <p>4. Notes that the trees provide shade and contribute to alleviating the heat bank effect;</p> <p>5. Acknowledges that the local community sees the importance of these trees in greening the local environment, particular because of their size; and</p> <p>6. Writes to the Minister of Education, Ben Carroll MP and Victorian School Building Authority to express concern at the potential removal of trees in developing the site and encourages the VSBA to retain as many trees on site as possible as part of developing the site with a new Early Years and Child Care Centre.</p>			
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9/09/2024	14.2	2024/NOM18 - Paid Car Parking at Bayside Shopping Centre	<p>Council Decision Moved: Councillor Aitken Bolam Seconded: Councillor Bolam</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Notes that as part of the Victorian Government's Housing Statement, the State Government is working to deliver 60,000 new homes close to services, jobs, and public transport in an initial 10 activity centres across Melbourne. It's part of Victoria's plan to deliver more homes for more Victorians, in the places people want to live; 2. Notes that the State Government's draft Activity Centre Plan for Frankston, which is currently under public engagement by the Victorian Planning Authority: <ol style="list-style-type: none"> a. Envisages a destination for shopping, dining, arts and bayside lifestyle, seeking Frankston become an even greater place to live; and b. Is expected to guide how Frankston will change over the next few decades, between now and 2051; 3. Notes that the Frankston City Council's current parking plan, which provides for free two-hour parking at four key Frankston locations (Young Street, Cranbourne Road, Playne Street and Mechanics Hall) within the city centre, has been in place since the COVID-19 pandemic, and remains to incentivise shoppers to come spend in Frankston to support its continued economic growth; 4. Encourages Vicinity Centres to now review its car parking philosophy at the Bayside Shopping Centre, to be more consistent with other key centres connected by rail, such as at contemporary shopping centres owned by Vicinity Centres at the Glen, or those owned by Westfield at Southland, where the first 3 hours parking are free.; and 5. Writes to and engages with Vicinity Centres to discuss this opportunity, and seek its commitment, as a part of its corporate social responsibilities to further revitalising the Frankston Activity Centre. 	Customer Innovation and Arts McQueen, Fiona	<p>17 Sep 2024 3:44pm McQueen, Fiona 1 - 5 - Letter sent to Vicinity Bayside Shopping Centre noting the need for a review of parking fees. Sent 16/9/2024. Recommend closed.</p> <p>17 Sep 2024 3:51pm Moro, Jacqueline Complete. Letter prepared and sent 17 September. Director recommends closure of this completed action.</p> <p>07 Mar 2025 12:29pm Craig, Tenille - Completion Completed by Craig, Tenille on behalf of McQueen, Fiona (action officer) on 07 March 2025 at 12:29:10 PM - At its 2 December 2024 Meeting, Council resolved to close this action.</p> <p>07 Mar 2025 12:29pm Craig, Tenille - Notification Babbar, Shweta (first authoriser) notified by Craig, Tenille on behalf of McQueen, Fiona (action officer) on 07 March 2025 at 12:29:23 PM, Sent to Shweta Babbar and Jacqueline Moro for authorisation, Notified by Tenille Craig</p> <p>07 Mar 2025 12:32pm Craig, Tenille - Authorisation Authorised by Craig, Tenille (delegate) on behalf of Babbar, Shweta (first authoriser) on 07 March 2025 at 12:32:47 PM, Authorised by Tenille Craig on behalf of Shweta Babbar, Notification sent to Shweta Babbar, Jacqueline Moro and Fiona McQueen</p>	7/03/2025
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2/12/2024	12.3	Consolidated Performance Report - including Peninsula Leisure - Q1 - July to September 2024	<p>Council Decision Moved: Councillor Green Asker Seconded: Councillor Asker</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Receives the Consolidated Quarter One July to September 2024 Performance Report; 2. Receives the Peninsula Leisure Quarter One July to September 2024 Performance Report; and 	Corporate and Commercial Services Reidy, Caroline	<p>06 Feb 2025 12:54pm Reidy, Caroline 1. Receives the Consolidated Quarter One July to September 2024 Performance Report; 2. Receives the Peninsula Leisure Quarter One July to September 2024 Performance Report; and, 3. Resolves that Attachment B remains confidential, Noted and complete.</p> <p>07 Mar 2025 10:26am Roberts, Vera - Completion Completed by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:26:20 AM - Director CCS agreed to close this action.</p>	7/03/2025
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			4. Notes the meeting times and dates for Committees, where a Councillor or Councillors are Councillor delegates, be arranged having regard to the availability of all participants including Councillor(s); 5. Notes the minutes/activities of various internal and external committees are provided to Councillors via Councillor Portal or report to Council; 6. Notes the highlights of the activities of any of the external and internal committees, if not otherwise reported to Councillors, would be provided from time to time in the Governance Matters report; 7. Notes the Terms of Reference for the Internal Committees, as listed in Item 2, will be presented to Council for endorsement in 2025, following their review at the respective committee; 8. Notes the following Committees have been discontinued and have been incorporated into other committees: <ul style="list-style-type: none"> i. Kananook Creek Governance Group (incorporated into the Foreshore Advisory Committee) ii. Destinations Development Working Group (incorporated into the Arts and Destination Committee); and 			Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:25:25 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts 07 Mar 2025 10:25am Roberts, Vera - Authorisation Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:25:30 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Brianna Alcock	
2/12/2024	12.2	Chief Executive Officer's quarterly report - July to September 2024	10. Resolves Attachment B, <i>Confidential Chief Executive Officer's report for July to September 2024</i> , be retained as confidential indefinitely, on the grounds that it contains information that is confidential pursuant to the Local Government Act 2020, section 3(1) (a), (d), (e), (f), (g), (h) (i) and (j) and would, if released, reduce Council's ability to properly perform its functions; and 11. Resolves Attachment C, <i>Frankston City Council – Councillor Conduct Matters Table as at October 2024</i> , be retained confidential until the date of this Council meeting on the grounds that it contains information that is confidential pursuant to the <i>Local Government Act 2020, section (j)</i> and would be released with the minutes of this meeting and placed on Council's Transparency Hub to meet the requirements of the resolution passed on 2 October 2023 from part 4.b)ix. of the <i>2023/NOM6 - Accountability Transparency Reform (ATR) III</i> . <p style="text-align: center;"><u>Carried Unanimously</u></p>	Corporate and Commercial Services	Alcock, Brianna	03 Jan 2025 3:58pm Alcock, Brianna 10. Complete. Council resolved Attachment B, Confidential Chief Executive Officer's report for July to September 2024, be retained as confidential indefinitely., 11. Complete. Council resolved Attachment C, Frankston City Council – Councillor Conduct Matters Table as at October 2024, be retained confidential until the date of the Council meeting held on 2 December 2024.,, This action is requested for closure by the Director CSS. 07 Mar 2025 10:25am Roberts, Vera - Completion Completed by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:25:50 AM - Director CCS agreed to close this action. 07 Mar 2025 10:25am Roberts, Vera - Notification Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:25:57 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts 07 Mar 2025 10:26am Roberts, Vera - Authorisation Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:26:04 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Brianna Alcock	7/03/2025
29/01/2025	12.1	Governance Matters Report for 29 January 2025	<u>Audit and Risk Committee Minutes</u> 31. Receives the minutes of the Audit and Risk Committee meeting held on 12 September 2024; and 32. Resolves Attachment K (Confirmed Audit and Risk Committee Minutes - 12 September 2024) to remain confidential indefinitely on the grounds that it includes confidential meeting information, being the records of meetings closed to the public under section 66(2)(a) (Local Government Act 2020, s.3(1)(h)).	Corporate and Commercial Services	Reidy, Caroline	06 Feb 2025 12:55pm Reidy, Caroline Receives the minutes of the Audit and Risk Committee meeting held on 12 September 2024; and, 32. Notes the attachment remains confidential., complete 07 Mar 2025 10:27am Roberts, Vera - Completion Completed by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:27:23 AM - Director CCS agreed to close this action. 07 Mar 2025 10:27am Roberts, Vera - Notification Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:27:29 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts 07 Mar 2025 10:27am Roberts, Vera - Authorisation	7/03/2025

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			<p><u>Ward Meeting Protocol</u></p> <p>12. Notes the Ward Meetings Protocol has been reviewed following the introduction of single ward Councillor structure for Frankston City Council and reforms to the Local Government Act 2020 in October 2024;</p> <p>13. Notes the review takes into consideration the requirements under the Model Councillor Code of Conduct in relation to performing the role of Councillor and reducing risks to health and safety;</p> <p>14. Notes the updated Meet your Ward Councillor Protocol has been endorsed by the CEO and must be adhered to under the Model Councillor Code of Conduct;</p> <p style="text-align: right;"><u>Carried</u></p>			<p>Ward Meeting Protocol, 12. Complete. Council noted the Ward Meetings Protocol., 13. Complete. Council noted the review requirements., 14. Complete. Council noted the Meet your Ward Councillor Protocol was endorsed by the CEO., This action is requested for closure by the DCCS.</p> <p>07 Mar 2025 10:30am Roberts, Vera - Completion</p> <p>Completed by Roberts, Vera on behalf of Alcock, Brianna (action officer) on 07 March 2025 at 10:30:58 AM - Director CCS agreed to close this action.</p>	
17/02/2025	12.2	Hot Topics - February 2025	<p><u>Activation of upstairs restaurant - Frankston Yacht facility</u></p> <p>2. Notes the update of the activation of the upstairs restaurant - Frankston Yacht facility in the confidential attachment;</p>	Corporate and Commercial Services	Watts, Danielle	<p>04 Mar 2025 4:20pm Watts, Danielle</p> <p>Activation of upstairs restaurant - Frankston Yacht facility, Resolution Point 2.- Complete - for noting only., Request this action be closed.</p> <p>07 Mar 2025 10:31am Roberts, Vera - Completion</p> <p>Completed by Roberts, Vera on behalf of Watts, Danielle (action officer) on 07 March 2025 at 10:31:16 AM - Director CCS agreed to close this action.</p> <p>07 Mar 2025 10:31am Roberts, Vera - Notification</p> <p>Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Watts, Danielle (action officer) on 07 March 2025 at 10:31:22 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts</p> <p>07 Mar 2025 10:31am Roberts, Vera - Authorisation</p> <p>Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:31:27 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Danielle Watts</p>	7/03/2025
17/02/2025	12.2	Hot Topics - February 2025	<p>13. Resolves Attachment A (Frankston Yacht Club - January 2025) be retained confidential indefinitely, on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the <i>Local Government Act 2020 s3(1)(g)</i> and would, if released, reduce Council's ability to properly perform its functions; and</p>	Corporate and Commercial Services	Watts, Danielle	<p>04 Mar 2025 4:21pm Watts, Danielle</p> <p>Activation of upstairs restaurant - Frankston Yacht facility, Resolution Point 2.- Complete - for noting only, Request this action can be closed.</p> <p>07 Mar 2025 10:31am Roberts, Vera - Completion</p> <p>Completed by Roberts, Vera on behalf of Watts, Danielle (action officer) on 07 March 2025 at 10:31:34 AM - Director CCS agreed to close this action.</p> <p>07 Mar 2025 10:31am Roberts, Vera - Notification</p> <p>Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Watts, Danielle (action officer) on 07 March 2025 at 10:31:43 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts</p> <p>07 Mar 2025 10:31am Roberts, Vera - Authorisation</p> <p>Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:31:49 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Danielle Watts</p>	7/03/2025
17/02/2025	12.3	Consolidated Performance Report - including Peninsula Leisure - Q2 - October to December 2024	<p><u>Council Decision</u></p> <p>Moved: Councillor Hill Green</p> <p>Seconded: Councillor</p> <p>That Council:</p> <p>1. Receives the Consolidated Quarter Two October to December 2024 Performance Report;</p> <p>2. Receives the Peninsula Leisure Quarter Two October to December 2024 Performance Report; and</p> <p>3. Resolves that Attachment B - Peninsula Leisure Quarter Two October to December 2024 Performance Report - remains confidential indefinitely as it</p>	Corporate and Commercial Services	Reidy, Caroline	<p>06 Mar 2025 9:43am Reidy, Caroline</p> <p>Noted and complete</p> <p>07 Mar 2025 10:28am Roberts, Vera - Completion</p> <p>Completed by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:28:33 AM - Director CCS agreed to close this action.</p> <p>07 Mar 2025 10:28am Roberts, Vera - Notification</p> <p>Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:28:41 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts</p>	7/03/2025

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			contains private commercial information (<i>Local Government Act 2020, s(3)(g)</i>). These grounds apply because the information is provided by a business, commercial or financial undertaking and, if released, would impact the relationship between Council and Peninsula Leisure Pty Ltd.		07 Mar 2025 10:28am Roberts, Vera - Authorisation Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (second authoriser) on 07 March 2025 at 10:28:45 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Caroline Reidy	
			<u>Carried Unanimously</u>			
17/02/2025	12.7	2024-25 Mid-Year Forecast Review	Council Decision Moved: Councillor Hill Green Seconded: Councillor That Council: 1. Endorses the Consolidated Mid-Year Forecast 2024-25 operating position; 2. Endorses the Consolidated Mid-Year Forecast 2024-25 capital position of \$63,039,857; 3. Acknowledges the financial challenges that the organisation continues to face and to ensure that the budget remains balanced for year-end has had to make difficult trade-off decisions with minimal impact to service delivery to our community. The impacts of cost shifting, rate capping and inflation continue to be experienced and are anticipated to impact on Council's long term financial sustainability; and 4. Notes the key dates for the 2025-26 Budget process.	Corporate and Commercial Services Reidy, Caroline	06 Mar 2025 9:41am Reidy, Caroline The mid year forecast has been completed. 07 Mar 2025 10:28am Roberts, Vera - Completion Completed by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:28:06 AM - Director CCS agreed to close this action. 07 Mar 2025 10:28am Roberts, Vera - Notification Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:28:12 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts 07 Mar 2025 10:28am Roberts, Vera - Authorisation Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:28:16 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Caroline Reidy	7/03/2025
			<u>Carried Unanimously</u>			
17/02/2025	12.12	Extension of Contract CN10025 - Operation of Frankston Regional Recycling & Recovery Centre (FRRRC)	Council Decision Moved: Councillor Hill Green Seconded: Councillor That Council: 1. Awards extension of contract CN10025 to Knox Transfer Station Recycling (KTSR), for an approximate value as per attached Attachment A , exclusive for a nine-month term until 31 March 2026; and 2. Resolves Attachment A to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the Local Government Act 2020 s3(1)(g).	Corporate and Commercial Services Howden, Bruce	24 Feb 2025 2:32pm Howden, Bruce Extension Letter signed by CEO and sent to service Provider (KTS). Request to close action. 07 Mar 2025 10:29am Roberts, Vera - Completion Completed by Roberts, Vera on behalf of Howden, Bruce (action officer) on 07 March 2025 at 10:29:20 AM - Director CCS agreed to close this action. 07 Mar 2025 10:29am Roberts, Vera - Notification Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Howden, Bruce (action officer) on 07 March 2025 at 10:29:27 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts 07 Mar 2025 10:29am Roberts, Vera - Authorisation Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:29:32 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Bruce Howden	7/03/2025
			<u>Carried Unanimously</u>			
24/02/2025	12.1	Hearing of Submitters - Submissions for consideration in Budget 2025-2026	Council Decision Moved: Councillor Baker Seconded: Councillor Butler That Council: 1. Hears and considers the public submissions relating to the proposed Council Budget 2025-26; 2. Notes engagement on the Budget 2025-26 was informed by extensive community engagement as part of the review of the Community Vision and the creation of the Council and Wellbeing Plan, with feedback collected from 1,361 people via pop ups, face to face workshops and stakeholder meetings;	Corporate and Commercial Services Reidy, Caroline	06 Mar 2025 9:42am Reidy, Caroline 1. Complete;, 2. Noted and complete, 3. Noted and complete, 4. Noted and complete, 5. Notes a report to formally adopt the Budget 2025-26 will be presented to Council at its meeting on 23 June 2025. 07 Mar 2025 10:32am Roberts, Vera - Completion Completed by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:32:02 AM - Director CCS agreed to close this action. 07 Mar 2025 10:32am Roberts, Vera - Notification	7/03/2025

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			3. Notes for the first time the community engagement for the Budget 2025-26 was carried out early in the year during January and February 2025 and built on data collected in 2024, with more than 350 community groups contacted for feedback and an online survey on Engage Frankston; 4. Notes that 19 people have registered to speak at this meeting in support of their submission; and 5. Notes a report to formally adopt the Budget 2025-26 will be presented to Council at its meeting on 23 June 2025.		Jaensch, Kim (first authoriser) notified by Roberts, Vera on behalf of Reidy, Caroline (action officer) on 07 March 2025 at 10:32:09 AM, Sent to Kim Jaensch for authorisation, Notified by Vera Roberts 07 Mar 2025 10:32am Roberts, Vera - Authorisation Authorised by Roberts, Vera (delegate) on behalf of Jaensch, Kim (first authoriser) on 07 March 2025 at 10:32:16 AM, Authorised by Vera Roberts on behalf of Kim Jaensch, Notification sent to Kim Jaensch and Caroline Reidy		
<u>Carried Unanimously</u>							



Foreshore Advisory Committee

Terms of Reference (A5454647)

1. Purpose

Frankston City's foreshore is renowned as the most pristine and accessible stretch of foreshore on Port Phillip Bay. The purpose of the Foreshore Advisory Committee (Committee) is to involve the members, who are diverse representatives of Frankston City's community, in the implementation of the Coastal and Marine Management Plan and consideration of use, development or works that affect the municipality's marine and coastal environment. The Committee is an opportunity for these representatives to communicate their aspirations and concerns for our coastal and marine environment.

2. Objectives

The objectives of the Foreshore Advisory Committee are:

- a) to assist the delivery of the Coastal and Marine Management Plan;
- b) to assist in the delivery of long term action plans (such as the Biodiversity Action Plan, Climate Change Strategy), that address the aspirations and needs of the community and protection of the natural marine and coastal environment;;
- c) to inform decisions about access to and use of the foreshore and the Kananook Creek reserves by the Frankston community;
- d) to assist in the review of strategic planning and management policies guiding the management of Frankston's coastal and marine environment;
- e) to make recommendations in the development and implementation of service initiatives and capital works projects for the foreshore reserves;
- f) to assist in the improvements of effective controls and regulations dealing with the foreshore and Kananook Creek reserves;
- g) to identify methods of encouraging community interest and knowledge of Frankston's coastal and marine environment;
- h) to identify innovative funding mechanisms aiming to engage community in protection and enhancement of the marine and coastal environment.

Members of the Committee will not have decision making powers but will have the opportunity through the Committee process to present their views and opinions for consideration.

3. Membership

3.2. Composition

The Committee will comprise the following members:

- a) Two (2) Councillors appointed as the Councillor delegates to the Committee by resolution of Council (annually in November or December).
- b) Ten (10) to twelve (12) individuals representing the community ('community appointments'), who have experience and knowledge of the foreshore in the Frankston municipality.
- c) Primary Officer: Coastal Policy and Planning Officer (ex officio);
- d) Secondary Officer: Coordinator Engineering Strategy (ex officio)
- e) Invited representatives from:
 - Bunurong Land Council Aboriginal Corporation
 - Department of Environment, Energy and Climate Action
 - Parks Victoria
 - Melbourne Water

Ex-officio members and invited representatives shall not have voting rights and are not to move or second motions before the chair.

Other Council officers, stakeholders and/or government department representatives can be invited to attend, as required by the business being considered, or at the discretion of the Chief Executive Officer however, invited members shall not have voting rights and are not to move or second motions before the chair. Two (2) Council Officers will also be represented as administration support.

Meetings shall be chaired by a Councillor representative (Committee Chair).

3.3. Period of Tenure

- a) Unless otherwise resolved by Council, Councillor appointments are for one (1) year.
- b) Community appointments are for a period of three (3) years.
- c) Committee members may not serve more than three (3) consecutive terms on the Committee unless insufficient nominations are received.
- d) If insufficient nominations are received, Committee members whose term has expired will be eligible to nominate for a further term.
- e) A member shall be deemed to have resigned if that member fails to attend two consecutive meetings of the Committee without an approved leave of absence. The Committee Chair may grant leave of absence for an extended period.
- f) Resignations shall be submitted in writing to the Council through the Chair or the Primary Officer.
- g) Additional guests may be co-opted by the Committee to provide special expertise on specific issues.

3.4. Selection Criteria

- a) Community representatives should be a resident of Frankston City and have specific experience or skills in one or more of the following areas:
 - i. Coastal planning and environmental stewardship



- ii. Sustainability, climate change and adaptation
 - iii. Tourism, business and recreation
 - iv. Asset management
 - v. Cultural values
- b) Organisational representatives should meet at least one of the following eligibility criteria:
- i. Represent a level of state or federal government concerned with coastal and marine management issues.
 - ii. Represent an organisation operating in Frankston City involved within the coastal and marine environment.

3.5. Appointment Process

- a) Community appointments to the Committee will not be appointed to represent the views of any special groups or associations but to represent their own community interests.
- b) Community appointments will be made by:
 - i. Calling for expressions of interest through an advertisement on Council's website and social media channels.
 - ii. Assessment of nominations against the Selection Criteria.
- c) Any reappointments will be made using the process set out in the **Appointment Process** of this Terms of Reference Document.
- d) The selection panel will consist of representatives from Council's Environmental Policy and Planning and other teams as needed.
- e) Before appointment, prospective members will need to undergo probity checks, including a Police Check and a Working with Children Check. If there are significant issues that arise, it may affect their eligibility and selection for the Committee.

3.6. Appointment of Chairperson

- a) A Councillor delegate to the Committee will perform the role of the Chair at Committee meetings.
- b) The Chair will be appointed by the Committee for a period of 12 months, after which time a new Chair will be appointed.
- c) If the Chair is absent, or if the Chair wishes to address the Committee with a presentation, the Committee will appoint an acting Chair.

3.7. Responsibilities

- a) **Chair:** The Chair will be responsible for the conduct of Committee meetings, ensuring fair and equitable opportunities for views and opinions to be shared and discussed in a respectful manner within these guidelines and as outlined in the Foreshore Advisory Committee Code of Conduct.
- b) **Committee Members:**



- i. Are required to maintain an appropriate standard of confidentiality. Notes, records and other documents of the meeting remain the property of Council. Disclosures of confidential information by a Committee member will be treated as a breach of the Foreshore Advisory Committee Code of Conduct, in accordance with the process set out therein.
 - ii. Have a responsibility to declare any conflict or potential conflict between their private or professional interests and their duties as members of the Advisory Committee. The meeting shall then determine if/how the member may participate in deliberations.
 - iii. Are to ensure they observe and follow the principles, outlined in the Foreshore Advisory Committee Code of Conduct.
- c) **Council Officer:** The council primary officer/secondary officer will:
- i. Not have voting rights or decision rights as part of the Committee and will not count towards a achieving a quorum at a committee meeting.
 - ii. Provide the Terms of Reference document to all new Committee members.
 - iii. Facilitate a review of the Terms of Reference document in accordance with Section 8 - Review of the Terms of Reference.
 - iv. Provide information on matters including, but not limited to good governance, conflict of interest and confidentiality.
 - v. Oversee the recruitment of Committee members through managing the nomination process.
 - vi. Compile and distribute meeting agendas, minutes, and action items.

4. Meetings

4.2. General

- a) Meetings of this Committee are not open to the public.
- b) Committees have no delegated authority to make decisions on behalf of Council, therefore any vote is on a position or recommendation to be made to Council if appropriate.
- c) The Committee shall aim to operate on a consensus model in forming a position or recommendation. In the event of a vote occurring and that vote being tied, the Chair shall, in addition to a deliberate vote, have a second or casting vote.
- d) Special guests / subject matter experts may be invited to the meeting at the combined discretion of the Chair, including Co-chairs and Council Officers.
- e) Conflicts of Interest must be declared and recorded at the commencement of the meeting. A member who has a conflict of interest must leave the meeting when the item is discussed.
- f) A quorum will consist of at least 60% of the Committee members.
- g) The Committee may establish working groups or sub-committees for a specified purpose relevant to the foreshore environment. Relevant key stakeholders will be consulted with when establishing such a working group. Non-members may be co-opted to a working group or sub-committee. A member of the Committee shall chair



such working groups and sub-committees. The Committee shall develop a statement of the role, responsibility and task to be achieved by the group and the reporting procedures to be followed.

4.3. Frequency

- a) Meetings will be held at least every two months and will total no more than 11 meetings annually. A schedule of meetings will be developed and agreed by the Committee annually. All meetings will have an agenda.
- b) Meeting times will be accommodated as per the availability of the Committee members and will ensure at least one third of the members can be present.
- c) Under special circumstances, a meeting may be cancelled or rescheduled.
- d) Additional meetings may be convened at the discretion of the Chair or at the written request of any member of the Committee.
- e) Meetings will be held either in person at the Frankston Civic Centre or virtually, depending on circumstances and availability. Alternate locations may be arranged, only as resolved by the Committee.
- f) It is expected that each member of the Committee will attend a minimum of four (4) meetings per year

4.4. Agenda and Minutes

- a) Agenda will be approved by the Chair and circulated three (3) days prior to the meeting and Minutes circulated within 30 days following the meeting.
- b) Conflicts of interest will be recorded in the minutes at the commencement of the meeting.
- c) All consensus of position or recommendations will be recorded in the minutes of the meeting and presented to Council for endorsement at the next available Council Meeting.
- d) Council Officer is to provide quarterly updates to Governance.enquiries@frankston.vic.gov.au, which will be included in a report to Council. Updates to include a summary of the key issues/topics discussed in each meeting.
- e) Minutes of the Committee meetings will be held in Council's records management system and circulated to Councillors via the Councillor Portal.

5. Confidentiality

Members shall be at liberty to discuss with appropriate organisations or individuals the general issues and principles related to the business of the Committee prior to the meeting. Members are expected to exercise discretion to ensure that disclosure of information does not prejudice the deliberation of the Committee or Council.

Members are required to maintain confidential information in accordance with Section 3(1) of the Local Government Act 2020. Notes, records, and other documents of the meeting remain the property of Council. Disclosures of confidential information by a committee member will be treated as a breach of the Committee, in accordance with the process set out therein.



Members must not make any public comment or statement that would lead anyone to believe that they are representing Council or expressing its views or policies. This includes comments or statements made to the media.

6. Conflict of Interest

Where a member of the Committee has a general conflict of interest or material conflict of interest in relation to a matter before the Committee at which they:

- Are present, the member must disclose the conflict of interest by explaining the nature of the conflict of interest to those present at the meeting immediately before the matter is considered; or
- Intend to be present, must disclose that conflict of interest by providing written notice to the chair before the meeting commences:
 - a) Advising of the conflict.
 - b) Explaining the nature of the conflict of interest.
 - c) Detailing, if the nature of the conflict of interest involves a member of the committee's relationship with a gift from another person.
 - i. Name of the other person.
 - ii. Nature of the relationship with that other person or the date
 - iii. Receipt, value and type of gift received from the other person.
 - iv. Nature of that other person's interest in the matter.
- The disclosure must be recorded in the meeting minutes. All written disclosures must be provided in accordance with Council's [Conflict of Interest Policy](#);
- The Member must leave the Committee meeting immediately after giving the explanation or making the announcement and not return to the meeting until after the matter has been disposed of; and
- General exemptions exist where a conflict of interest does not arise and this is referenced in the [Conflict of Interest Policy](#). If it is established by the Chair that the person making a conflict of interest disclosure does not have a conflict or has an 'interest in common' then Chair may determine the person may remain in the meeting for that matter.

7. Definitions

Councillor means a person who holds the office as a member of a Council, as described in the *Local Government Act 2020*.

Council means Frankston City Council.

Quorum means a minimum number of Committee members required at a meeting for the Committee to be considered representative and to be able to undertake Committee business.

Conflict of interest is a situation in which a person or organization has two or more competing interests. When a conflict of interest occurs, the person or team can't perform



their duties appropriately because it could mean betraying their interests to one of the parties within the situation.

8. Review of the Terms of Reference

The Terms of Reference will be reviewed by the Committee and endorsed by Council every four years, within the first 12 months of a General Council Election, unless agreed by the Committee to do so at an earlier date.

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made by the Committee. Examples include a change to the name of a Council department and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

Version	Effective from	Approved by	Change Type
V 1.0	January 2022	Council	Created
V 2.0	February 2025	Council	Updated





Frankston City Council

Instrument of Delegation (S5)

To

The Chief Executive Officer



Instrument of Delegation

In exercise of the power conferred by s 11(1) of the *Local Government Act 2020* (the Act) and all other powers enabling it, the Frankston City Council (Council) delegates to the member of Council staff holding, acting in or performing the position of Chief Executive Officer, the powers, duties and functions set out in the Schedule to this Instrument of Delegation,

AND declares that

1. this Instrument of Delegation is authorised by a Resolution of Council passed on 24 March 2025;
2. the delegation
 - 2.1. comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
 - 2.2. revokes the delegation issued by the Council on 21 November 2022;
 - 2.3. is subject to any conditions and limitations set out in the Schedule;
 - 2.4. must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
 - 2.5. remains in force until Council resolves to vary or revoke it.

THE COMMON SEAL of)
 FRANKSTON CITY COUNCIL was)
 affixed on)

in the presence of:

.....

Cr Kris Bolam, Mayor

.....

Mr Phil Cantillon, Chief Executive Officer



SCHEDULE

The power to:

1. determine any issue;
 2. take any action; or
 3. do any act or thing
- arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

Conditions and Limitations

The delegate must not determine the issue, take the action or do the act or thing

1. if the issue, action, act or thing is an issue, action, act or thing which involves
 - 1.1 entering into a contract or making an expenditure exceeding the value of \$1,000,000, exclusive of all taxes, except in the case of renewal of public liability, products liability, work cover premiums, professional indemnity, building and contents insurance policies, as well as tender negotiations on supply of electricity for street lighting or other energy supply contracts and subsequent approval of contracts. The Value of a contract shall be the total contract spend by Council, estimated over the full possible life of the contract, assuming (where relevant) all possible extension options are exercised. In the case of a software (or other on-going) contract without specified latest end dates, it will be assumed that the contract will have a life of seven years;
 - 1.2 the use of the common seal;
 - 1.3 appointing an Acting Chief Executive Officer for a period exceeding 28 days;
 - 1.4 electing a Mayor or Deputy Mayor;
 - 1.5 granting of a reasonable request for leave under section 35 of the Act;
 - 1.6 making any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;
 - 1.7 approving or amending the Council Plan;
 - 1.8 adopting or amending any policy that Council is required to adopt under the Act;
 - 1.9 adopting or amending the Governance Rules;
 - 1.10 appointing the chair or the members to a delegated committee;
 - 1.11 making, amending or revoking a local law;
 - 1.12 approving the Budget or Revised Budget;
 - 1.13 approving the borrowing of money;
 - 1.14 subject to section 181H(1)(b) of the *Local Government Act 1989*, declaring general rates, municipal charges, service rates and charges and specified rates and charges;
 - 1.15 appointment of Councillor or community delegates or representatives to external organisations;
 - 1.16 major policy or strategic matters, which will have an impact on the operation of Council;
 - 1.17 the purchase of any land or disposal of any land; and
 - 1.18 approving expenditure of greater than \$20,000 on any one advertising campaign.



2. if the issue, action, act or thing is an issue, action, act or thing which is required by law to be done by Council resolution;
3. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;
4. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
 - 4.1 policy; or
 - 4.2 strategyadopted by Council;
5. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of s 11(2)(a)-(n) (inclusive) of the Act or otherwise; or
6. if the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.
7. The conditions and limitations in paragraphs 1.8, 1.15 and 1.16 do not apply in the event of there being a state of emergency declared under the *Public Health and Wellbeing Act 2008* or state of disaster declared under the *Emergency Management Act 1986*.
8. In the event of there being a state of emergency declared under the *Public Health and Wellbeing Act 2008* or state of disaster declared under the *Emergency Management Act 1986*, the delegate may award a contract exceeding the value of \$1,000,000 but not exceeding the value of \$2,000,000, exclusive of all taxes, except in the case of renewal of public liability, products liability, work cover premiums, professional indemnity, building and contents insurance policies, as well as tender negotiations on supply of electricity for street lighting or other energy supply contracts and subsequent approval of contracts. The Value of a contract shall be the total contract spend by Council, estimated over the full possible life of the contract, assuming (where relevant) all possible extension options are exercised. In the case of a software (or other on-going) contract without specified latest end dates, it will be assumed that the contract will have a life of seven years.

*National Priorities
Need Local Solutions*

24 - 27 June 2025 | National
Convention Centre Canberra

**National
General
Assembly
Discussion Paper**



ALGA
Australian Local
Government Association

KEY DATES

18 December 2024 | Opening of Call for Motions

31 March 2025 | Acceptance of Motions closes

24 June 2025 | Regional Cooperation & Development Forum

25 - 27 June 2025 | National General Assembly

TO SUBMIT YOUR MOTION

VISIT: [ALGA.COM.AU](https://alga.com.au)

The Australian Local Government Association (ALGA) is pleased to convene the 31st National General Assembly of Local Government (NGA), to be held in Canberra from 24-27 June 2025.

As convener of the NGA, the ALGA Board cordially invites all councils to send representatives to this important national event.

The NGA is the premier national gathering of local governments, and provides councils with the opportunity to come together, share ideas, debate motions, and most importantly unite and further build on the relationship between local government and the Australian Government.

This discussion paper contains essential information for Australian councils considering submitting motions for debate at the 2025 National General Assembly of Local Government (NGA).

It is recommended that all councils and delegates intending to attend the 2025 NGA familiarise themselves with the guidelines for motions contained in this paper on page 6.

BACKGROUND TO ALGA AND THE NGA

ALGA was established 1947. In structure, ALGA is a federation of member state and territory associations. Its mission is to achieve outcomes for local government through advocacy with impact, and maximise the economic, environmental and social wellbeing of councils and our communities.

Since 1994, the NGA has built the profile of local government on the national stage, showcased the value of councils, and most importantly demonstrated – particularly to the Australian Government – the strength and value of working with local government to help deliver on national priorities.

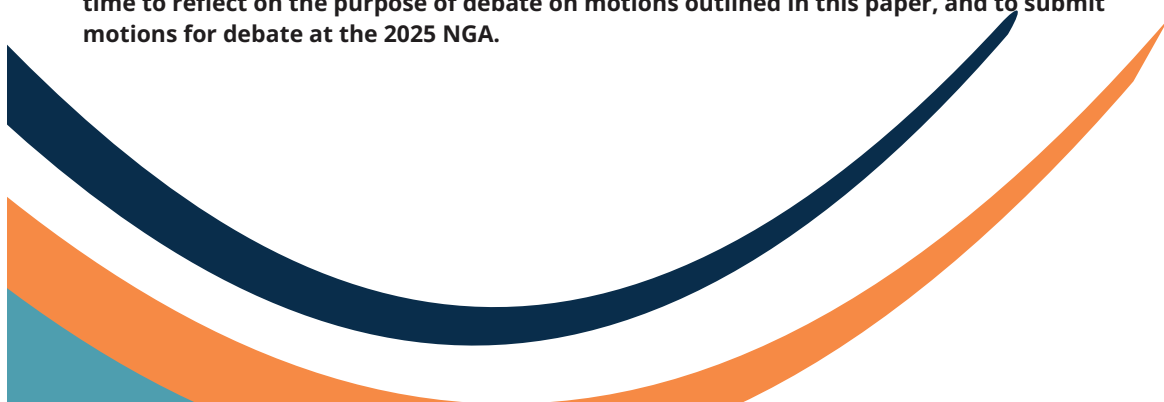
Debate on motions was introduced to the NGA as a vehicle for councils from across the nation to canvas ideas. Outcomes of debate on motions (NGA Resolutions) could be used by participating councils to inform their own policies and priorities, as well as their advocacy when dealing with federal politicians.

At the same time, they help ALGA and its member state and territory associations gain valuable insight into council priorities, emerging national issues, and the level of need and support for new policy and program initiatives.

Given the structure of ALGA, its Constitution, and level of resources, the NGA does not bind the ALGA Board. However, the Board carefully considers NGA resolutions as it determines ALGA's policies, priorities and strategies to advance local governments within the national agenda.

This is your NGA and ALGA is pleased to act as the convener. ALGA's policies and priorities will continue to be determined by the ALGA Board in the interests of all councils.

The ALGA Board thanks all councils for attending the NGA and those that will take the time to reflect on the purpose of debate on motions outlined in this paper, and to submit motions for debate at the 2025 NGA.



SUBMITTING MOTIONS

The theme of the 2025 NGA is – *National Priorities Need Local Solutions*

In June 2025, Australia will either have a re-elected Labor Government, or a new Coalition or minority government.

The 31st National General Assembly of Local Government will focus on opportunities for councils to work with the next Federal Government to deliver local solutions that will help them deliver on their vision for the nation.

As the closest government to communities, councils understand local challenges and opportunities. They are a willing partner in government, and sustainably funded can provide place-based solutions to a range of national priorities including affordable housing, energy transition, road safety, increasing productivity, and improved health and wellbeing.

This discussion paper is a call for councils to submit motions for debate at the 2025 NGA to be held in Canberra from 24-27 June 2025.

Motions for this year's NGA should consider:

- Any new practical programs or policy changes that can strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and/or
- New program ideas that that would help the local government sector to deliver place-based solutions to national priorities.

Motions should be concise, practical and implementable and meet the guidelines for motions set out in the paper.

You are encouraged to read all the sections of the paper but are not expected to respond to every issue or question. Your council's motion/s must address one or more of the issues identified in the discussion paper.



Motions must be lodged electronically using the online form available on the NGA website at: www.alga.asn.au and received no later than 11:59pm AEST on Monday 31 March 2025.

All notices of motions will be reviewed by the ALGA Board's NGA Sub-committee prior to publishing the NGA Business Paper to ensure that they meet these guidelines. This sub-committee reserves the right to select, edit or amend notices of motions to facilitate the efficient and effective management of debate on motions at the NGA. For example, the sub-committee may recommend an overarching strategic motion to encompass several motions on the same topic.

All NGA resolutions will be published on www.nationalgeneralassembly.com.au.

As the host of the NGA, ALGA will communicate resolutions to the relevant Australian Government Minister and publish Ministerial responses as they are received on this website.

Please note that if your council does submit a motion, there is an expectation that a council representative will be present at the NGA to move and speak to that motion if required.

We look forward to hearing from you and seeing you at the 2025 NGA.

CRITERIA FOR MOTIONS

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. Be relevant to the work of local government nationally.
2. Not be focused on a specific jurisdiction, location or region – unless the project or issue has national implications.
3. Be consistent with the themes of the NGA.
4. Complement or build on the policy objectives of ALGA and your state or territory local government association.
5. Be submitted by a council which is a financial member of their state or territory local government association.
6. Propose a clear action and outcome ie call on the Australian Government to act on something.
7. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.
8. Address issues that will directly improve the capacity of local government to deliver services and infrastructure for the benefit of all Australian communities.
9. Not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
10. Be supported by sufficient evidence and demonstrate the relevance and significance of the matter to local government nationally.

Motions must commence with the following wording:

This National General Assembly calls on the Australian Government to

...

Please note: that resolutions of the NGA do not automatically become ALGA's national policy positions.

The ALGA Board carefully considers NGA resolutions as it determines ALGA's policies, priorities and strategies to advance local governments within the national agenda, but the resolutions are not binding.



OTHER THINGS TO CONSIDER

It is important to complete the background section of the submission form. Submitters of motions should not assume that NGA delegates will have background knowledge of the proposal. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion. Please note, motions should NOT be prescriptive in directing how the matter should be pursued.

Try to keep motions practical, focussed and capable of implementation to ensure that relevant Australian Government Ministers provide considered, thoughtful and timely responses.

Try to avoid motions that are complex, contain multi-dot points and require complex cross-portfolio implementation.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-committee, in consultation with state and territory local government associations, to determine their eligibility for inclusion in the NGA Business Papers.

When reviewing motions, the Sub-committee considers the criteria, clarity of the motion and the importance and relevance of the issue to local government.

If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer. With the agreement of the submitting council, these motions may be edited before inclusion in the NGA Business Papers.

To ensure an efficient and effective debate, where there are numerous motions on a similar issue, the NGA Sub-committee will group these motions together under an overarching strategic motion. The strategic motions will have either been drafted by ALGA or will be based on a motion submitted by a council which best summarises the subject matter.

Debate will occur in accordance with the rules for debate published in the Business Papers and will focus on the strategic motions. Associated sub-motions will be debated by exception only or in accordance with the debating rules.

Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association and will not be included in the NGA Business Papers.

All motions require:

- a contact officer;
- a clear national objective;
- a summary of the key arguments in support of the motion; and
- endorsement of your council

Motions should be lodged electronically using the online form available at www.alga.com.au.

Motions should be received no later than 11:59pm AEST on Monday 31 March 2025.



SETTING THE SCENE

The theme for the 2025 NGA – **National Priorities Need Local Solutions** – highlights the unique role Australia's 537 councils can play delivering local, placed-based solutions that meet the needs of their communities, while addressing broader national priorities.

The 2025 NGA provides you - the elected representatives of Australia's local councils and communities - with the opportunity to engage with the Federal Government and key Ministers.

Further, it is your opportunity to advocate for new or expanded programs and key policy initiatives that could strengthen local governments and its capacity to deliver services and infrastructure to local communities across the nation.

This year's call for motion focusses on twelve priority areas:

- Intergovernmental relations;
- Financial sustainability;
- Roads and infrastructure;
- Emergency management;
- Housing and homelessness;
- Jobs and skills;
- Community services;
- Closing the Gap and Aboriginal and Torres Strait Islander Reconciliation;
- Data, digital technology and cyber security;
- Climate change and renewable energy;
- Environment;
- Circular economy



1. INTERGOVERNMENTAL RELATIONS



For almost 30 years, local government was represented by ALGA on the Council of Australian Governments (COAG), providing local input into national decision making. However, when COAG was replaced by National Cabinet in March 2020, local government was not included.

National Cabinet is a forum for the Prime Minister, Premiers and Chief Ministers to meet and work collaboratively; and is a key mechanism in Australia's intergovernmental architecture. A representative of local government, the President of ALGA, is invited to meet with National Cabinet once each year, as well as one meeting of the Council on Federal Financial Relations comprising the Commonwealth Treasurer as Chair and all state and territory treasurers.

While National Cabinet was established to support a coordinated national response to the COVID-19 pandemic, the lack of local representation to this body has unfortunately impacted on decision making.

The Government's review into the COVID-19 response – published in October 2024 – found that Australia's 537 councils were critical for the implementation of National Cabinet decisions during the pandemic.

The inquiry also recommended National Cabinet would benefit from having more structured engagement and active consultation with local government to ensure future decision-making is informed at a local level.

In addition to attending one meeting per year of National Cabinet and CFFR, ALGA also represents local government on a range of Ministerial Councils and Forums, including the Infrastructure and Transport Ministers Meeting, National Emergency Management Ministers Meeting, Local Government Ministers Forum, Joint Council on Closing the Gap, Planning Ministers Meeting, Environment Ministers Meeting, Cultural Ministers Meeting, Energy and Climate Change Ministers Meeting, Road Safety Ministers Meeting, and Building Ministers Meeting.

Given the important role councils play delivering local solutions to national priorities, how can intergovernmental arrangements be further improved in Australia?

Are there new initiatives and programs that could be adopted to improve the level of cooperation and collaboration between the Australian Government and local government?

2. FINANCIAL SUSTAINABILITY

Sustainably funded, councils can play a key role delivering local solutions to national priorities. However, across the country many councils are facing significant financial challenges and are struggling to fund the delivery of core community services.

Every year councils are being asked to do more with less as a result of cost shifting, inadequate state and federal funding and, in some jurisdictions, rate pegging.

In 2024/25 councils will receive \$3.27 billion in federal Financial Assistance Grants. This is approximately 0.5% of Commonwealth taxation revenue, which is half the amount it was in 1996. The Australian Parliament is currently undertaking an Inquiry into local government sustainability, to which ALGA, State and Territory associations and many councils provided submissions

ALGA's submission to this inquiry highlighted that:

- If local government were provided annually with an additional \$350 million for the maintenance and delivery of quality open space, Australia's gross domestic product (GDP) would increase by \$858.9 million each year.
- If local government were able to effectively increase its capacity to perform regulatory services in planning and building, there would be an annual saving of \$859 million for development proponents and would generate an additional \$1.67 billion in GDP each year.
- Increased block transfers of Commonwealth funds to local governments can deliver greater efficiency and administrative cost savings of \$236 million and would generate increase GDP by \$330.8 million each year
- Reducing local government staff turnover can save \$425 million in avoided costs and lead to a \$619.9 million increase in GDP each year.
- Investing an additional \$1 billion each year into the maintenance of local government roads would increase GDP by \$354.6 million annually.

ALGA also stressed that the inquiry should not recommend any actions that will improve the financial sustainability of some councils to the detriment of others.

What are the opportunities to address financial sustainability across councils, and support their capacity to deliver local solutions to national priorities?

Are there improvements to be made to existing federal funding programs and arrangements that would support improved local government financial sustainability?



3. ROADS AND INFRASTRUCTURE

Local governments are responsible for around 75% of Australia's road network by length, and play an important role supporting productivity and improving road safety.

However, many councils are not resourced to effectively maintain their local roads, and independent research from the Grattan Institute in 2023 identified a \$1 billion annual local government road maintenance funding gap.

In November 2023 the Government announced that Roads to Funding would be progressively increased from \$500 million to \$1 billion per year over the forward estimates, effectively halving the current funding gap.

In addition to local roads, councils build and maintain community facilities and infrastructure worth more than \$100 billion nationally.

In 2020 the Australian Government introduced a new Local Roads and Community Infrastructure Program, which saw \$3.25 billion provided to all councils for local projects on a formula basis. ALGA's 2024 National State of the Assets highlighted the success of this federal funding program, reporting a \$1 billion improvement in the condition of local government facilities since the 2021 report.

Are there new programs or initiatives that the Australian Government could adopt to improve the long-term sustainability of local government roads and community infrastructure?

Are there programs or initiatives that the Australian Government could provide to improve the sector's capacity to manage local government infrastructure and to integrate these plans into long-term financial plans?

Are there opportunities for the Australian Government to support councils to invest in local infrastructure that will help address national priorities?



4. EMERGENCY MANAGEMENT

Australia is experiencing weather events of greater intensity and frequency – which leads to increased impacts on communities and council resources. Over the past two years, more than 60 per cent of local government areas have been declared natural disaster areas, many of them multiple times.

In 2022 ALGA successfully advocated for a new \$200 million per year Disaster Ready Fund, and to date two rounds of funding have been provided through this program. This program has been legislated to run for five years.

Both rounds of the Disaster Ready Fund have been significantly oversubscribed, and ALGA is advocating for a significant increase in federal funding to improve the emergency management capability and capacity of local government.

The Royal Commission on National Natural Disaster Arrangements made two important recommendations for local government – calling for State and Territory Governments to take responsibility for the capacity and capability of local government for the functions which are delegated to them (recommendation 11.1), and recommending States and Territory Governments review arrangements for resource sharing between local governments (recommendation 11.2).

Released in November 2024, the Colvin Review (Independent Review of Commonwealth Disaster Funding) and Glasser Review (Independent Review of National Natural Disaster Governance Arrangements) both support a strategic shift towards disaster risk reduction and resilience. The Colvin Review also supports a major capacity uplift for local government and an enhanced national training and exercise regime which tests and builds local government capacity.

Councils are encouraged to draw on their practical experience of the improvements that could be made to managing emergencies.

Please note that many aspects of emergency management are state or territory responsibilities, and your motions should focus on how the Australian Government could assist.

What new programs, or improvements to existing programs, could the Australian Government develop to partner with local government to improve the current natural disaster management systems to further assist in recovery and build resilience?

How can the Government best support Australian councils to prepare for, respond to and recover from natural disasters?

5. HOUSING AND HOMELESSNESS

Australia is currently facing a housing crisis which is resulting in more people experiencing housing insecurity and homelessness, while also preventing required worker movement across the country.

Councils are not responsible for building housing. Many councils do, however, play a key role in facilitating housing supply by appropriately zoning land and approving development. Others are going above and beyond to address the housing crisis, albeit without adequate resourcing.

One of the biggest issues is a lack of funding for infrastructure such as roads, water and power connections that are necessary for new housing developments.

The National Housing Accord – which ALGA is a signatory to on behalf of local government - sets an ambitious target of 1.2 million new, well-located homes over the next five years.

Research commissioned by ALGA, and delivered by Equity Economics, showed that there is currently a \$5.7 billion funding shortfall for the enabling infrastructure required to bridge the gap between current constructions and Australia's housing targets.

Another significant issue is local government's lack of input into setting housing policy at both a state, territory and federal level. While ALGA represents councils on a wide range of ministerial councils, it is not currently a member of the Housing and Homelessness Ministerial Council or National Cabinet.

A key focus for councils is ensuring that any new housing developments are not just supported by enabling infrastructure, but also the local facilities and services that are vital for healthy, productive and resilient communities.

What new programs and policies could the Australian Government develop to partner with local government to support the provision of more affordable housing?

How can the Australian Government work with councils to address the causes and impacts of homelessness?



6. JOBS AND SKILLS

Local government is a major employer in Australia providing employment, career advancement and training opportunities for more than 200,000 Australians, across an estimated 400 occupations.

However, councils – like many employers across the nation – are experiencing skill shortages that hinder their ability to meet community needs.

The 2022 Local Government Workforce Skills and Capability Survey show nine out of every ten Australian councils are facing jobs and skills shortages.

65% of respondent local governments said that project delivery had been impacted or delayed by vacancies, skills shortages, skills gaps or training needs.

The top five most cited skill shortages that local governments experienced were engineers (as noted by 46% of 2022 survey respondents), urban and town planners (40%), building surveyors (36%), environmental health inspectors (30%) and human resources professionals (29%).

Drivers of skill shortages include difficulty attracting young people to local government jobs, lack of available training courses, wage competition, and lack of resources to upskill the current workforce such as access to training facilities for rural/remote councils, workplace supervisors, subject matter experts, and contextualised training resources.

National priorities, such as increasing housing supply, cannot be achieved without support from local government and the right people to do the work.

Are there programs or initiatives that the Australian Government could implement that would enhance local government's capacity to attract and retain appropriately skilled staff now and into the future?

Are there programs or changes to existing programs that would increase local government's ability to employ apprentices and trainees?

Are there other initiatives that the Australian Government could provide to improve the sector's ability to plan and develop skills fit for the future?

7. COMMUNITY SERVICES

Councils provide a wide range of services based on local characteristics, needs, priorities, and the resources of their community.

Some of these services are provided to address market failure, and many of them are provided by councils on behalf of other levels of government.

It is important to note that nationally local government is more than 83% self-sufficient ie funded at the local level either through rates, fees and charges, sale of goods and services, or interest. The Australian Bureau of Statistics data shows that total local government annual expenditure in 2022-23 was \$48 billion.

Only 17% comes from grants and subsidies from other levels of government. Unfortunately, many of these grants and subsidies are tied, or competitive funding programs, or require matching funding which restricts the ability to address local priorities in the way the council and community might need.

Local government community services are broadly defined, and may include but are not limited to:

- environmental health including food safety;
- childcare, early childhood education, municipal health;
- aged care, senior citizens;
- services to people living with disability;
- programs to address disadvantage, to reduce poverty and homelessness;
- sporting and recreational programs;
- arts and cultural activities, programs and festivals;
- tourism and economic development activities;
- library services

Noting the funding arrangements for the provision of local government community services are there programs and initiatives that the Australian Government could implement to improve the delivery of these services?

Are there reforms or improvements in national community services program that would help local governments support the Australian Government to deliver on its national objectives?



8. CLOSING THE GAP AND ABORIGINAL AND TORRES STRAIT ISLANDER RECONCILIATION

In 2021, ALGA co-signed a landmark national agreement to close the gap between Indigenous and non-Indigenous Australians. At the heart of the National Agreement on Closing the Gap Partnership are four agreed priority reform targets and 19 socio-economic targets in areas including education, employment, health and wellbeing, justice, safety, housing, land and waters, and Aboriginal and Torres Strait Islander languages.

Local governments are uniquely placed to support partnerships to address long term service gaps and support their delivery. Councils are elected by their communities and have the longitudinal scope to develop a community's economic, skills, and infrastructure needs.

Local governments already play a significant role in helping their communities and the Closing the Gap outcomes. However, councils need appropriate resourcing, be it through place-based initiatives, or broader programs, to better facilitate and meet program objectives in their communities.

Are there programs or initiatives that the Australian Government could adopt to assist local government to advance reconciliation and close the gap?

Are there practical programs or initiatives that local government and the Australian Government could introduce to maintain, build and strengthen partnerships between Aboriginal and Torres Strait Islanders and governments?

9. DATA, DIGITAL TECHNOLOGY AND CYBER SECURITY

Provision of information technology to all Australians is vital to innovation, economic growth, and social equity. However, it is potentially even more important to regional Australia where the tyranny of distance increases the inequity of services available – including education, health, economic and social. Innovative technology is becoming more broadly available and could boost productivity and economic growth.

Councils around Australia continue to embrace new technologies to improve their service delivery standards and broaden consultation and engagement with their local communities. However, implementation can be hindered without access to basic technological infrastructure and the necessary IT skills and resources.

In recent times, cyber-attacks on major corporations and other businesses have resulted in significant data breaches. It is a timely reminder as digital information, services and products become an increasing feature of modern business operation including in local government.

Like all risks, local government must manage the risk of cyber-attacks and address cyber security.

While this is primarily a responsibility of the sector itself, governments at all levels must work together to ensure that the public have confidence in government information management systems and its security.

Drawing upon your council's experience, and your knowledge of other councils within your state or territory, are there programs and initiatives that the Australian Government could implement to help local government develop its digital technology services and infrastructure?

Are there actions the Australian Government could take to improve cyber security within the local government sector?



10. CLIMATE CHANGE AND RENEWABLE ENERGY

Climate change is resulting in more frequent and severe disasters, coastal erosion, and rising heat, which are all impacting on the liveability of Australian communities.

Local governments play a role in emissions reduction through reducing their corporate emissions and supporting broader national processes of decarbonisation through community engagement, and provision of services and infrastructure.

The 2024 Local Government Climate Review found that 89% of councils have set or planned ambitious corporate emissions reduction targets.

Councils also play a critical role supporting their communities through change, helping them to adapt and build their resilience. The latest Local Government Climate Review found that two-thirds have done a climate risk assessment and 72% are implementing initiatives.

Barriers to adaptation include internal resourcing (70%), funding (67%), complexity and not knowing how to respond (53%), and limited technical expertise and capacity (48%).

Councils need support to adequately assess climate risk and vulnerabilities and adequately address them in plans, policies investment decisions and engagement with communities. Unfortunately, funding and support from other levels of government has failed to keep pace, placing an inequitable burden on the sector.

The rapid increase in renewable energy projects in regions across Australia is resulting in uneven and inconsistent community benefits being offered and delivered to communities. It is also placing significant pressure on local governments to plan, negotiate and secure an enduring constructive legacy associated with renewable energy projects.

Local governments are the only local democratic institution in a position to convene local interests and broker long term social and economic benefits from renewables projects, and should be recongised and supported for their role in maintaining social license for renewables projects.

Noting the Australian Government's approach to reducing emissions, are there partnerships, programs, and initiatives that local government and the Australian Government can form to achieve Australia's 2050 net zero emissions target?

What are the opportunities to support councils to increase community resilience to the impacts of climate change?

What support do councils need to ensure that renewable energy projects deliver lasting benefits to the communities that house them?

11. ENVIRONMENT

The Australian Government's Nature Positive Plan states "Almost half of Australia's gross domestic product (GDP) has a moderate to very high direct dependence on nature. The rate at which we are eroding the environment poses tangible risks to Australia's economic, financial and social stability."

Australia's 537 local governments undertake broad and diverse work to support environmental outcomes.

However, councils do not receive adequate support for this work, which includes managing pests, weeds, and biosecurity threats, contributing to water security and management, managing parklands and reserves, and community education.

In recent years the National General Assembly has considered a range of environmental issues, and passed resolutions on biodiversity, biosecurity, conservation, climate change and water security.

How could the Australian Government partner with local government to strengthen Australia's environmental services and infrastructure?

What new programs could the Australian Government partner with local government in to progress local regional and national objectives?



12. CIRCULAR ECONOMY

Australia's volume of waste continues to increase compared with population growth and GDP, even with rates of recycling improving over the past decades.

The 2022 National Waste Report showed that waste generation has increased by 20% over the last 15 years (8.3% from municipal waste). Since 2006-07, recycling and recovery of Australia's core waste has increased by 57% (+22% in municipal) however Australia continues to have one of the lowest rates of recycling among OECD countries.

Local governments are under pressure to respond to community demand for addressing pollution, while at-capacity landfills and emerging problematic materials pose serious operational challenges.

Collecting, treating, and disposing of waste costs local governments an estimated \$3.5 billion annually.

ALGA believes the onus for waste reduction should be borne by industry, not local governments. Mandatory product stewardship approaches, including payments to local governments for their resource recovery services, would ensure the principle of producer responsibility is operationalised and the cost and risk burden on local governments is rebalanced.

How could the Australian Government further strengthen product stewardship arrangements to support local governments in their endeavours to increase recycling and reduce the volume of waste?

How could the Australian Government partner with local government to advance the circular economy?





CONCLUSION

Thank you for taking the time to read this discussion paper and your support for the 2025 National General Assembly of Local Government.

A final reminder:

- Motions should be lodged electronically at www.alga.com.au and received no later than 11.59pm on Monday 31 March 2025.
- Motions must meet the criteria published in this paper.
- Motions should commence with the following wording: 'This National General Assembly calls on the Australian Government to...'
- Motions should not be prescriptive in directing how the matter should be pursued.
- Motions should be practical, focussed and relatively simple.
- It is important to complete the background section on the form.
- Motions must not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
- When your council submits a motion there is an expectation that a council representative will be present at the 2025 National General Assembly to move and speak to that motion if required.
- Resolutions of the National General Assembly do not automatically become ALGA's national policy positions. The resolutions are used by the ALGA Board to inform policies, priorities and strategies to advance local governments within the national agenda.

We look forward to hearing from you and seeing you at the 2025 National General Assembly in Canberra.





National General Assembly – Draft Motions

24-27 June 2025

NGA Theme: National Priorities need Local Solutions

Motions for this year's NGA should consider:

- Any new practical programs or policy changes that can strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and/or
- New program ideas that that would help the local government sector to deliver place-based solutions to national priorities.

Motion Title: Blockchain and cryptocurrency

Relevant Director: Director Corporate and Commercial Services

Category (select):

- Financial sustainability;

Proposed Motion (max 500 words)

This National General Assembly calls on the Australian Government to:

- to provide more clarity and direction on the use of blockchain as an efficiency tool for local government. This is to include ethical and grant-acquittal suitability insofar local governments utilising blockchain technologies.
- provide more clarity and direction on the overall crypto market in Australia.

National Objective – why is this a national issue and why should this be debated at the NGA (max 200 words)

The adoption of blockchain and cryptocurrencies can potentially enhance operational efficiencies within local governments while ensuring ethical and transparent practices. Clear guidelines from the Australian Government will foster a better understanding and implementation of these technologies, thereby supporting innovation and improving public services.

By looking at international precedents, such as New York City's initiatives, we can better assess the viability and implications of these approaches in the Australian context.

National General Assembly – Draft Motions

24-27 June 2025

Background / Summary of Key Arguments (max 500 words)

Blockchain and cryptocurrency are important issues for Australia to introduce in local government as it can significantly affect Australia's economy. It offers opportunities for new business models, financial services, and technological innovation, which can create jobs and stimulate growth.

As cryptocurrencies gain popularity, there is a pressing need for a regulatory framework to protect consumers and investors, prevent fraud, and ensure market stability. Debating this topic can help shape effective policies.

Blockchain presents various legal and ethical challenges, including questions about ownership, intellectual property, and smart contracts. These issues need exploration to ensure ethical standards are maintained. Engaging in a debate about these issues helps stakeholders identify opportunities, mitigate risks, and create a balanced approach to embracing blockchain and cryptocurrency in Australia.

Local governments could leverage blockchain and cryptocurrency technologies to enhance operational efficiency, transparency, governance, and stakeholder engagement. Examples are:

- securely record land ownership and transactions, reducing fraud and improving transparency.
- can improve the transparency and accountability of grant distribution to ensure funds are used appropriately. Smart contracts can automate fund release upon meeting specified criteria.
- track the procurement of goods and services, ensuring compliance with regulations, preventing fraud, and improving supplier accountability.
- enable more transparent and verifiable engagement processes where residents can provide feedback on local projects or vote on community initiatives, ensuring their voices are heard.
- all actions are recorded and traceable, making it easier to hold government officials accountable for their decisions and actions.

Each of these enhancements can contribute to a more efficient, transparent, and inclusive local government framework in Australia.

National General Assembly – Draft Motions

24-27 June 2025

NGA Theme: National Priorities need Local Solutions

Motions for this year's NGA should consider:

- Any new practical programs or policy changes that can strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and/or
- New program ideas that that would help the local government sector to deliver place-based solutions to national priorities.

Motion Title: Compensation for Local Governments administering citizenship ceremonies on behalf of the Federal Government

Relevant Director: Director Corporate and Commercial Services

Category (select):

- Financial sustainability;

Proposed Motion (max 500 words)

This National General Assembly calls on the Australian Government to properly reimburse local governments for citizenship ceremonies noting costs such as marketing, venue hire, special guest speakers, materials, gifts, certificates, certificate frames, catering, staff (often at overtime rates), security, photographers.

While it is an honour to hold these events, given it is essentially a Federal function that has been cost shifted onto local government, meaningful compensation should be provided to participating local governments

National Objective – why is this a national issue and why should this be debated at the NGA (max 200 words)

The source of funding for citizenship ceremonies is currently from Local Governments and it could be debated that it should come from income taxpayer dollars.

Background / Summary of Key Arguments (max 500 words)

This is a motion regarding the financial responsibilities associated with the conduct of citizenship ceremonies across our nation.

As you are aware, citizenship ceremonies are a vital component of the citizenship process in Australia, providing new citizens an opportunity to formally embrace their citizenship and contribute to our nation's multicultural fabric. However, the responsibility for conducting

National General Assembly – Draft Motions

24-27 June 2025

these ceremonies lies with local governments, resulting in an increasing financial burden to ratepayers.

To date, local councils have been incurring significant costs related to these ceremonies. Despite the importance of these events, the funding for such activities aligns more closely with the functions of the Federal Government.

Frankston City Council has recognised the importance of citizenship ceremonies and ensured that they are a meaningful and joyous occasion for our new residents. Over the past two years, keeping the number of the application lists to a minimum has resulted in rising costs to facilitate these events. Costs such as catering, venue hire, salaries (often at overtime rates), materials, gifts, security and photographers has resulted in a cost shift of over \$40,000 per annum. Frankston prides itself on a wait time for a ceremony after an application of 97% within 3 months of being registered.

We propose that the Australian Government take responsibility for these costs, ensuring that local councils are not unduly strained by expenses that are essentially federal in nature. This shift would provide clarity and support for local governments while maintaining the dignity and importance of the citizenship process.

We respectfully urge the Australian Government to consider this motion and take the necessary actions to reimburse local councils for the costs associated with hosting citizenship ceremonies. This would reflect a more equitable approach to the distribution of responsibilities and resources in our shared commitment to Australian citizenship.

National General Assembly – Draft Motions

24-27 June 2025

NGA Theme: National Priorities need Local Solutions

Motions for this year's NGA should consider:

- Any new practical programs or policy changes that can strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and/or
- New program ideas that that would help the local government sector to deliver place-based solutions to national priorities.

Motion Title: Introduction of the Federal Government's Online Safety Amendment (Social Media Minimum Age) Bill 2024

Relevant Director: Shweta Babbar

Category (select):

- Data, digital technology and cyber security

Proposed Motion (max 500 words)

The National General Assembly calls on the Australian Government to ensure that social media providers implement the necessary requirements to comply with the Online Safety Amendment (Social Media Minimum Age) Bill 2024, within the designated 12-month timeframe.

Frankston Council would like to see Federal Government fund organisations, such as SmackTalk, to deliver key educational initiatives, including the provision of free awareness sessions to schools, businesses, and community groups, addressing the risks of social media.

National Objective – why is this a national issue and why should this be debated at the NGA (max 200 words)

Social media use among young Australians is of significant concern, particularly regarding its effects on mental health, cyberbullying, and online exploitation.

In 2023, more than 3,200 Australians died by suicide, including 801 in Victoria. This is more than the 299 people who died in road accidents in the state that year.

The Online Safety Amendment (Social Media Minimum Age) Bill 2024, means young people under 16 won't be able to sign up for social media. The responsibility to enforce this falls on the platforms

National General Assembly – Draft Motions

24-27 June 2025

This issue is an important as a topic for public debate to assess the effectiveness of current age restrictions, explore the best enforcement strategies, and determine how to better support young people in safely navigating the online space.

Background / Summary of Key Arguments (max 500 words)

Frankston City Council's 2025 Citizen of the Year, Wayne Holdsworth, played a critical role in advocating for the Federal Government Online Safety Amendment (Social Media Minimum Age) Bill 2024. Through his advocacy, he was instrumental in influencing the decision to introduce this Bill, recognising the urgent need to address the negative impacts of social media on young users.

It is essential the Federal Government ensures social media providers implement the necessary requirements to comply with the Online Safety Amendment (Social Media Minimum Age) Bill 2024, within the designated 12-month timeframe.

Additionally, Mr Holdsworth is the founder of **SmackTalk**, a mental health awareness initiative established in memory of his son, Mac, who took his own life at the age of 17. In this role, Mr. Holdsworth builds awareness about the risks associated with social media access and its impact on mental health.

Frankston Council would like to see the Federal Government fund organisations, such as **SmackTalk** to deliver key educational initiatives, including the provision of free awareness sessions to schools, businesses, and community groups, addressing the risks of social media.

National General Assembly – Draft Motions

24-27 June 2025

NGA Theme: National Priorities need Local Solutions

Motions for this year's NGA should consider:

- Any new practical programs or policy changes that can strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and/or
- New program ideas that that would help the local government sector to deliver place-based solutions to national priorities.

Motion Title: Relocation of Federal Government jobs and agencies through decentralisation

Relevant Director: Shweta Babbar

Category (select):

- Intergovernmental relations;

Proposed Motion (max 500 words)

The National General Assembly calls on the Australian Government to work with States and Territories, in consultation with Local Government, to prioritise the decentralisation of government jobs and agencies beyond major cities.

National Objective – why is this a national issue and why should this be debated at the NGA (max 200 words)

Relocating government departments or establishing co-locations will provide access to public sector employment for those outside major cities, reducing barriers to education and job opportunities. This will help retain and grow diverse, skilled workforces within local communities.

Economic analysis supports this approach. A Greater South East Melbourne report, *Unlocking the Potential: Promoting Investment in Greater South East Melbourne*, found that modest decentralisation by government could deliver \$27 billion in net benefits over 30 years, including:

- \$22.44 billion in productivity gains
- \$3.94 billion in transport cost savings
- \$1.015 billion in place and amenity benefits

Decentralisation also strengthens 20-minute neighbourhoods, allowing people to live and work locally, enhancing community liveability, and driving economic growth across the country.

National General Assembly – Draft Motions

24-27 June 2025

Background / Summary of Key Arguments (max 500 words)

With more than seven million Australians living outside major cities, there is a growing demand for employment opportunities closer to home.

Decentralisation of government jobs and services supports would support this by strengthening communities, fostering stronger family connections, and enhancing social cohesion while also improving health outcomes.

Reduced commute times contribute to work-life balance and there is a link to increased economic activity, business growth, and private sector investment in key suburban and regional areas.

Government strategies already recognise the need for this shift. In Victoria, the State Government's focus on key activity centres aims to accommodate a 72% increase in housing across outer Melbourne LGAs, making it essential to expand employment opportunities alongside population growth.

The proven benefits of decentralisation are clear—Frankston City's experience with the relocation of 600 South East Water employees in 2015 resulted in an \$850 million annual economic boost, with many employees now living locally or commuting shorter distances, reducing congestion and improving quality of life.

Additionally, further decentralisation could alleviate growing transport pressures, particularly for skilled professionals from the Mornington Peninsula and South East Melbourne who currently endure long commutes to the CBD.

Executive Summary

12.2 Frankston City Road Safety Strategy 2025-2030

Enquiries: (Shekar Atla: Infrastructure and Operations)

Council Plan

Level 1:	4. Well Planned and Liveable City
Level 2:	4.2 Improve connectivity and movement and provide transport choices to the community, including walking trails and bike paths

Purpose

To seek Council endorsement for adoption of the Frankston City Road Safety Strategy 2025-2030.

Recommendation (Director Infrastructure and Operations)

That Council:

1. Notes the consultation with the community and internal and external stakeholders throughout this project since May 2024.
2. Notes common themes raised during community consultation were: intersection safety, pedestrian safety, cyclist safety, speed, maintenance, accessway safety, parking, and traffic operations.
3. Adopts the Frankston City Road Safety Strategy 2025-2030 including the recommended Action Plan as detailed in the strategy;
4. Notes that the recommended actions in the strategy are proposed to be funded through a number of funding avenues including Council's Long Term Infrastructure Plan, operational budgets, and through advocacy to various funding streams including Federal and State funding programs; and
5. Notes further ongoing consultation with traders, residents and property owners directly abutting any proposed infrastructure will occur during the design and implementation stages of the relevant projects identified in the Action Plan.

Key Points / Issues

- The previous Road Safety Strategy for Frankston City was developed in 2016 however was not adopted by the Council at the time.
- The development of the Frankston City Road Safety Strategy 2025-2030 has been guided by both Federal (National Road Safety Strategy 2021-2030) and State (Victorian Road Safety Strategy 2021-2030) road safety strategies, and aligns with Frankston City's other guiding documents.
- This strategy was developed based on principles of Vision Zero and the Safe System: Safe Roads, Safe Speeds, Safe Road Users, Safer Vehicles and Post-crash Care. The overarching aim and vision of the strategy is to "to halving road deaths and serious injuries by 2030 and eventually eliminate the risk of fatalities and lifelong injuries by 2040". Adopting Vision Zero for road safety was an action out of Frankston City's Integrated Transport Strategy 2022-2042: Connecting Communities.
- Community engagement on the draft strategy was undertaken from 7 August to 7 September 2024.

12.2 Frankston City Road Safety Strategy 2025-2030**Executive Summary**

- The strategy outlines Council's commitment to enhance road safety and achieving state targets. Focus will be on high-risk areas within the road network, particularly those with historical trauma or unsafe designs. Safety considerations will also be integrated into new transport projects, aligning with Safe System principles. The strategy's Action Plan is guided by four key action themes:
 - Leadership and Best Practice – We are committed to Vision Zero and the Safe System Approach, leading by example in promoting road safety.
 - The Safe System – Strengthening each element of the Safe System to enhance road safety.
 - Active Transport – Reducing risks for pedestrians and cyclists.
 - Working Together – Collaborating with Road Safety Partners and local communities to achieve our vision.
- The long-term goal of the 'Targets and Action Plan' in Section 10 of the strategy is to eliminate the risk of fatalities and lifelong injuries on Frankston City's roads. They also include pertinent actions from two existing Frankston City strategies: the Integrated Transport Strategy and the Safer Communities Strategy.
- No significant changes have been made to the strategy or the Action Plan as a result of the community engagement, and the finalised Frankston City Road Safety Strategy 2025-2030 is now being presented to Council for adoption.

Financial Impact

There are financial costs to implementing the items in the Action Plan, and they are proposed to be funded and implemented through a number of funding avenues. Some of the low and medium cost actions are to be included in Operational budgets and Council's Long Term Infrastructure Plan (LTIP). Action items for various key actions from the Safe system theme are to be funded through applying or various funding program such as Transport Accident Commission (TAC's) Local Government Grant Program, State Government's Safe Local Roads and Streets Program.

Some of the other actions such as implementation of traffic calming treatments in residential streets, and investigation of areas of concerns will be funded through the capital works allocation in upcoming financial years and minor traffic works budget. Other actions including implementation of LATM (Local Area Traffic Management) studies have designated funding allocated within the Long-Term Infrastructure Plan (LTIP).

The financial impact of the most of other actions across themes is minimal, with each action requiring a budget of less than \$50,000. These low-cost initiatives, spanning from year 1 to year 5, and ongoing, focus on improving road safety through policy enhancements, advocating to external authorities such as DTP, TAC, traffic investigations, community consultation and staff training and skill improvement. Other specific activities such as updating the council's fleet safety policy, improving awareness of car safety, and engaging with authorities on autonomous vehicles are all expected to incur very low costs.

The indicative costs associated with each action range from very low (less than \$50,000), to medium (\$250,000 to \$1 million). The timeline of majority of actions will be on-going while the cost to implement all the actions from Action Plan is estimated to range \$1.7million to \$3.2million.

12.2 Frankston City Road Safety Strategy 2025-2030**Executive Summary**

Furthermore, with infrastructure upgrades proposed on declared roads under the management and responsibility of DTP, there is opportunity to advocate for safety improvements when new state government projects are initiated, through authorities like DTP, Major Road Projects Victoria (MRPV) and Level Crossing Removals Program (LXRP).

Consultation**1. External Stakeholders**

The draft Road Safety Strategy was developed through the analysis and incorporation of the most recently finalised consultation data from strategies, including the Safer Communities Strategy, Bike Riding Strategy, and Council Plan. This was following advice by our engagement team as community was sought for feedback for various strategies and plans at the time of development draft strategy. The road safety components from other strategies consultation data was utilised in preparing the draft document.

Community engagement for draft road safety strategy was undertaken from 7 August to 7 September 2024 to identify key road safety concerns, locations of concerns and prioritisation of LATM studies. This community engagement component included an online questionnaire and mapping tool through the Engage Frankston platform. The common themes raised during community consultation were: intersection safety, pedestrian safety, cyclist safety, speed, maintenance, accessway safety, parking, and traffic operations.

External stakeholders were also consulted throughout the project. The draft and final versions Road Safety Strategy were presented for feedback and input from key external authorities, including the Department of Transport and Planning (DTP), Victoria Police, Ambulance Victoria, and the Transport Accident Commission (TAC).

Following on from this engagement and feedback from external authorities, the results informed the development of the final road safety strategy.

2. Other Stakeholders

Internal stakeholders were consulted at various stages of the development of both draft and final versions of road safety strategy.

A workshop was held at council premises where internal stakeholders from various departments including Engineering Services, Safer Communities and City futures attended. The workshop provided opportunity for various internal stakeholders to provide feedback on current road safety issues and recommendations. The draft and final versions of the study was also circulated amongst internal departments seeking feedback and input.

Analysis (Environmental / Economic / Social Implications)

Implementing the proposed Action Plan aims to decrease the fatalities, vehicle and pedestrians crash rates enhancing the safety of the local road network within municipality.

Aligning with state and national vision to eliminate the risk of fatalities and lifelong injuries by 2040, the strategy's long term vision will contribute to a more resilient, healthy and socially cohesive community. Socially, the strategy aims to enhance community well-being by fostering safer road environments, reducing trauma and fatalities, and improving the quality of life for residents.

12.2 Frankston City Road Safety Strategy 2025-2030**Executive Summary**

Focus on safe roads and speeds may encourage the adoption of sustainable transport solutions, such as active transport options (walking and cycling), which can reduce traffic congestion and lower carbon emissions.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

All matters relevant to the Charter of Human Rights and Responsibilities have been considered in the preparation of this report and are consistent with the standards set by the Charter.

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

Not applicable.

Policy Impacts

Council is obligated under the Road Management Act 2004 to manage Council's road network in a manner that ensures its efficiency and safety of road users.

The Frankston City Road Safety Strategy 2025-2030 aligns with, and is informed by various Council strategies and plans, including:

- Frankston Council Plan 2021-2025,
- Frankston City Health and Wellbeing Plan 2021-2025,
- Integrated Transport Strategy 2022-2042: Connecting Communities,
- Frankston City Bike Riding Strategy 2024-2039, and
- Safer Communities Strategy 2023.

Gender Impact Assessments

A Gender Impact Assessment (GIA) was conducted with the participation of several internal stakeholders. The GIA working group analysed crash and fatality statistics through a gendered lens and recommended various initiatives aimed at minimizing the impact of crashes and fatalities on different genders.

A dedicated section on the Gender Impact Assessment, along with the recommendations derived from it, has been incorporated into the final Road Safety Strategy.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

The risk of crashes within the Frankston LGA is lowered through the implementation of the Action Plan, thus making the roads a safer environment for all users.

Extensive consultation has been carried out with the community and other internal and external stakeholders to mitigate the risk of objection to the Road Safety Strategy.

12.2 Frankston City Road Safety Strategy 2025-2030**Executive Summary****Conclusion**

It is recommended that Council adopts the Frankston City Road Safety Strategy 2025-2030 and approve the implementation of the Action Plan as per the identified priority list of projects.

ATTACHMENTS

Attachment A:[↓](#) Frankston Road Safety Strategy 2025-2030 Final Report



Frankston City Council

Road Safety Strategy and Action Plan 2025-2030

Acknowledgement of Country

Frankston City Council acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

Council pays respect to Elders past and present and recognises their importance in maintaining knowledge, traditions and culture in our community.

Council also respectfully acknowledges the Bunurong Land Council as the Registered Aboriginal Party responsible for managing the Aboriginal cultural heritage of the land and waters where Frankston City Council is situated.



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ABBREVIATIONS

- CBD – Central Business District
- DTP – Department of Transport and Planning
- TAC – Transport Accident Commission
- LATM – Local Area Traffic Management



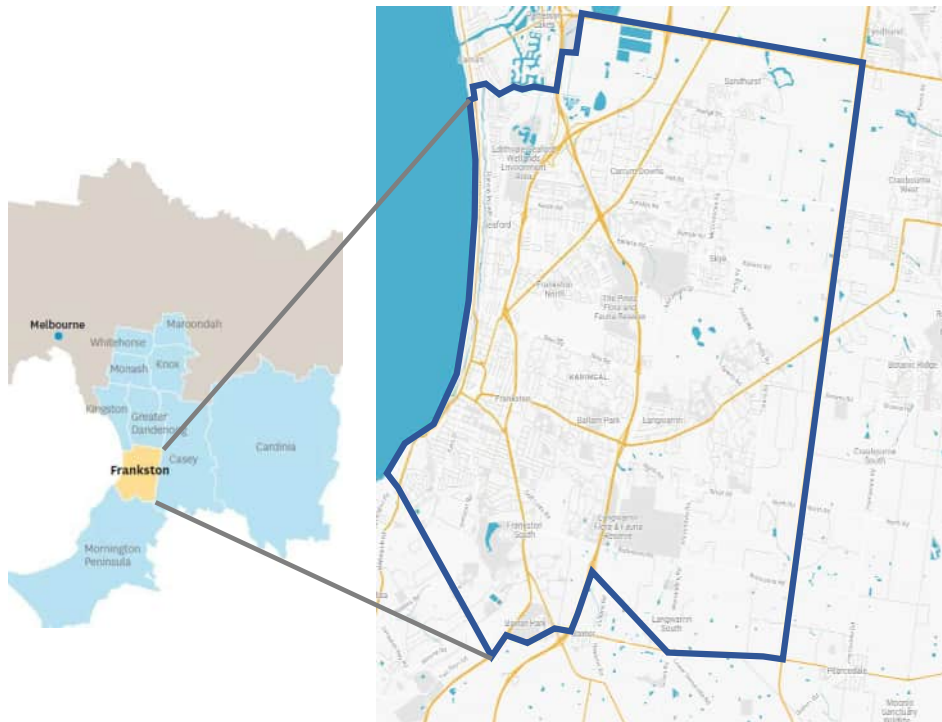
1. About Our Municipality

Frankston City is located on the eastern shores of Port Phillip Bay approximately 45 kilometres south of Melbourne CBD, within metropolitan Melbourne.

The municipality covers an area of about 131 square kilometres from Seaford Wetlands in the north, to Frankston South in the south and Western Port Highway in the east. The western boundary of the city is made up of 11 kilometres of coastline.

142,147 people live in Frankston and by 2041 the population is expected to grow to approximately 163,000.

Frankston's pristine foreshore poses a major tourist attraction, as well as its award-winning beaches and natural bushland, vibrant lifestyle and growing business, arts, education and health facilities. It's freeways also provide a thoroughfare to the Mornington Peninsula.



Frankston's road network comprises of:

- 715 km of road;
- 687 km of these are in an Urban speed zone; and
- 28 km of these are in a Rural speed zone.

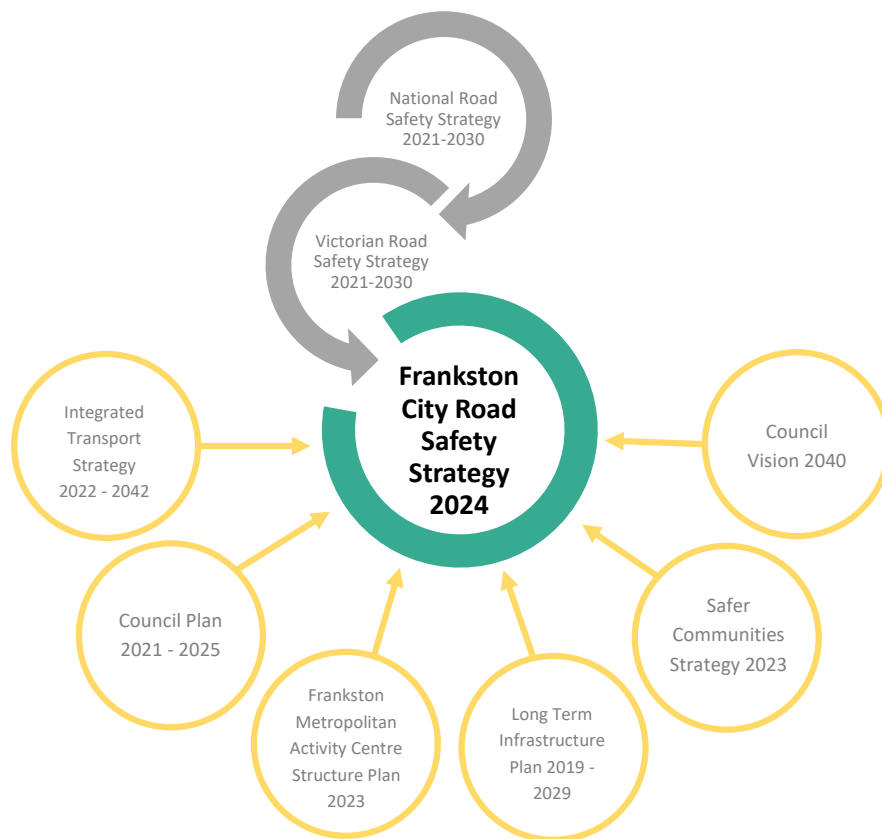
Frankston hosts several urban arterials. These roads are managed by the Department of Transport and Planning.

- Frankston Freeway
- Mornington Peninsula Freeway
- Moorooduc Highway
- Nepean Highway
- Peninsula Link
- Frankston-Dandenong Road
- Dandenong-Hastings Road



2. Federal, State and Council context

This strategy is guided by both Federal and State road safety strategies and aligns with our other guiding documents.



Between 2018 and 2022, 16 lives were lost in road crashes and a further 625 people suffered serious injuries within Frankston, many of which have led to permanent disability. The trauma does not stop with just the people involved in these crashes, but has a ripple effect on to the families, friends and communities. The physical, emotional, and social costs are often life changing and long lasting.



We are committed to halving road deaths and serious injuries by 2030 and eventually eliminate the risk of fatalities and lifelong injuries by 2040. To help us make this target a reality, we have embedded the principles of Vision Zero and the Safe System into this road safety strategy and action plan.



3. What is happening on our roads?

Road trauma in recent years

To see the road safety issues on our roads we carried out an extensive analysis of road safety data for the most recent ten years in which a full set of data was available (2013 to 2022). The analysis was carried out for fatal and serious injury crashes.

Over the ten years from 2013 to 2022 there have been 32 fatalities and 1145 serious injuries. There has been a slight downward trend in fatalities and serious injuries. While there were no fatalities recorded in 2022, it is important to note that fatal crash is subject to variability from year to year. Data for 2020, 2021, and 2022 could have been impacted by the COVID-19 lockdowns.

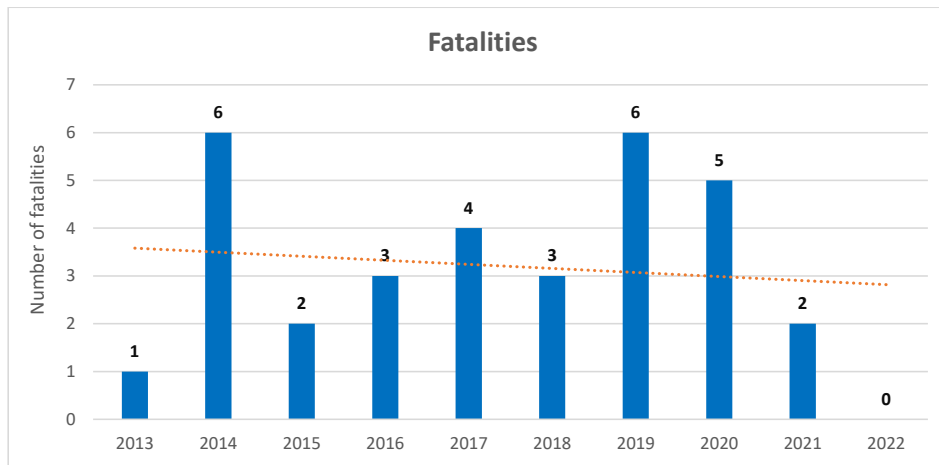


Figure 1: Fatalities in Frankston



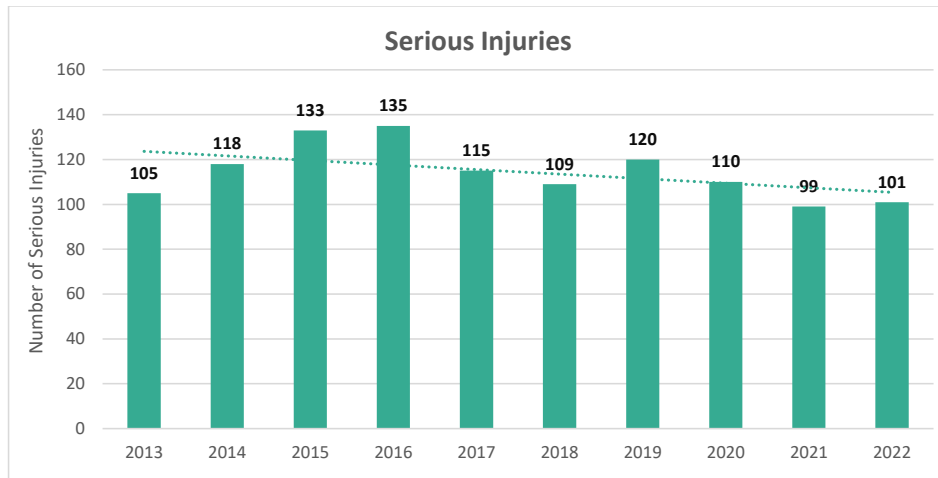


Figure 2: Serious injuries in Frankston

We are making progress towards reducing fatalities and serious injuries, but each year maintaining progress becomes more challenging. This situation is typical for most municipalities across the state.

Comparison with Neighbouring Municipalities and Victoria

Frankston is in the middle of the range for both fatalities and serious injuries per year per 100,000 population when compared to Greater Dandenong, Casey, and Victoria.



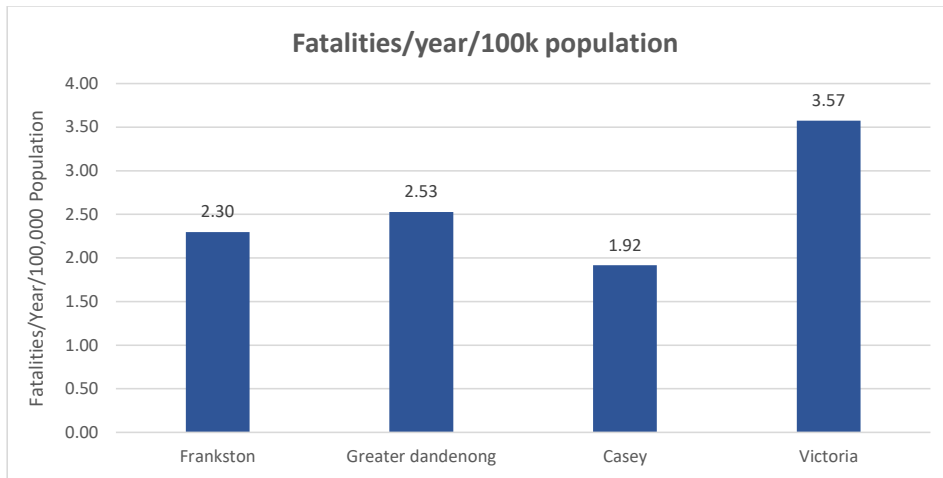


Figure 3: Comparison of fatalities/year/100,000 population¹ for Frankston and neighbouring municipalities

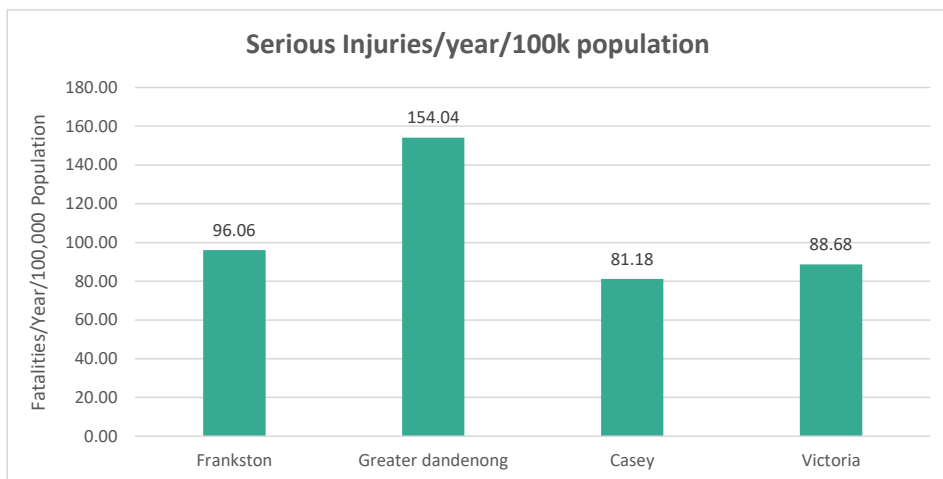


Figure 4: Comparison of serious injuries/year/100,000 population² for Frankston and neighbouring municipalities

Where the crashes are happening

The figure below shows Frankston's fatal and serious injury crash hotspots.

¹ Population data taken from 2021 Census

² Population data taken from 2021 Census



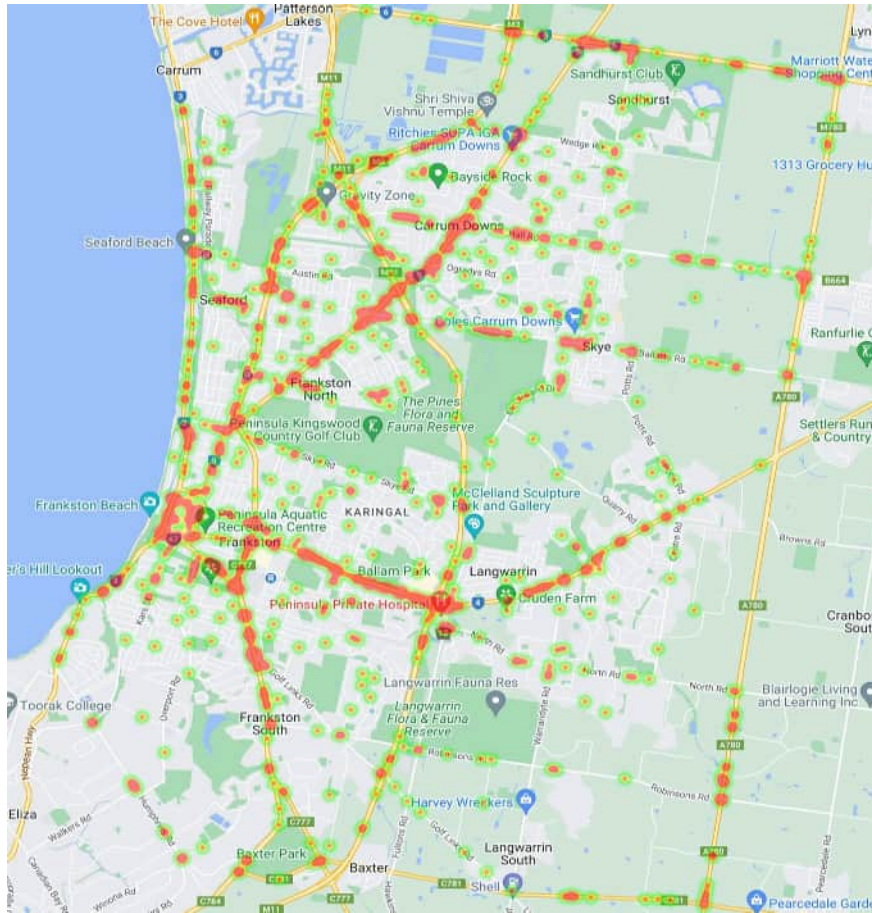


Figure 5: Heat map showing fatal and serious crashes from 2013-2022

Locations where multiple fatal and serious injury crashes have occurred are on the arterial roads and around the Frankston City Centre.

Around 65% of fatal and serious crashes occurred on roads managed by the State. 34% of fatal and serious crashes occurred on roads managed by Council (Figure 6).



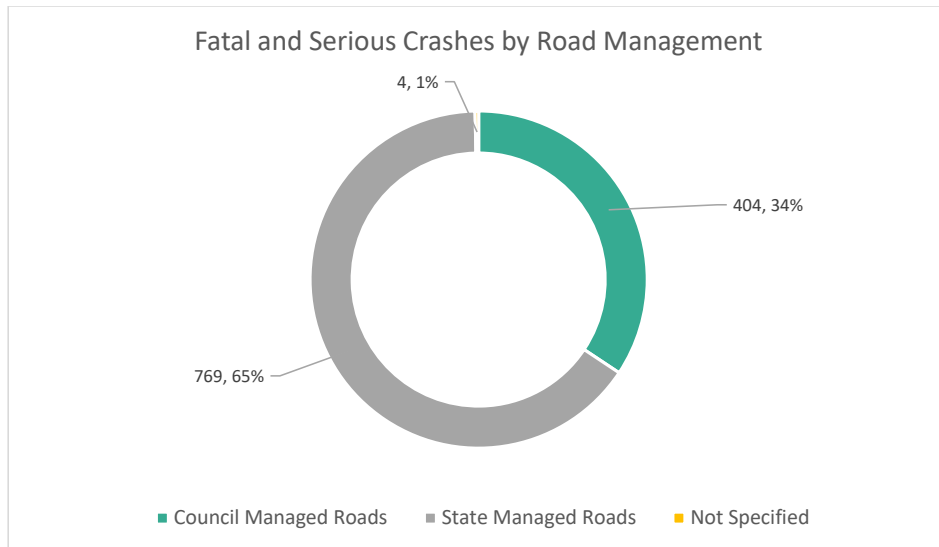


Figure 6: Fatal and Serious crashes by Road Management (2013-2022)

On Local roads, most fatal and serious crashes occur on roads with 50 km/h and 60 km/h speed limits. On Arterial roads, most fatal and serious crashes occur on roads with 60 km/h and 80 km/h speed limits.



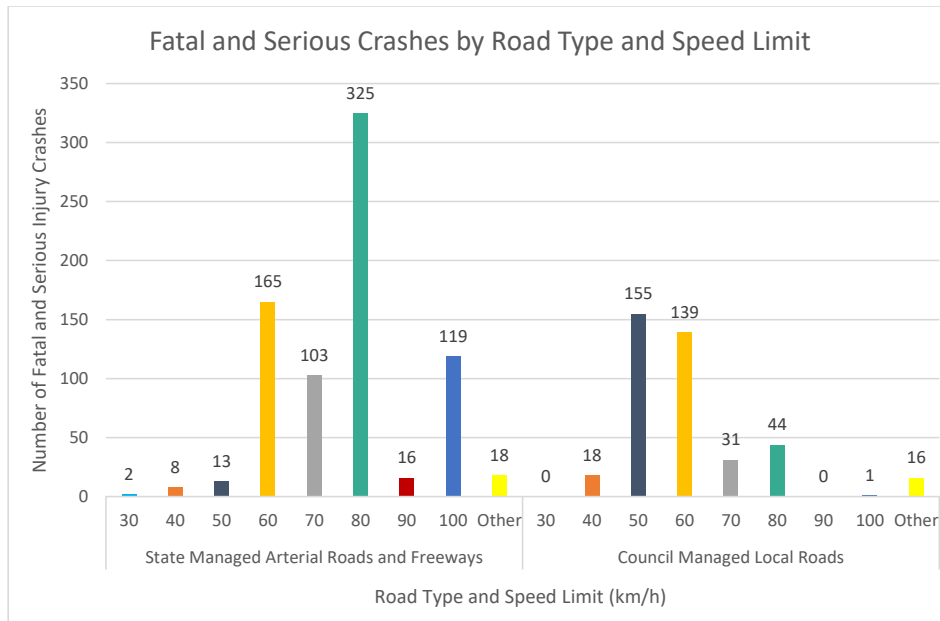


Figure 7: Fatal and Serious Injury crashes by Road Type and Speed Limit (2013-2022)

About 49% of all fatal and serious crashes took place at intersections. This includes 326 T-intersection crashes, 203 cross intersection crashes, and 45 multiple intersection crashes.



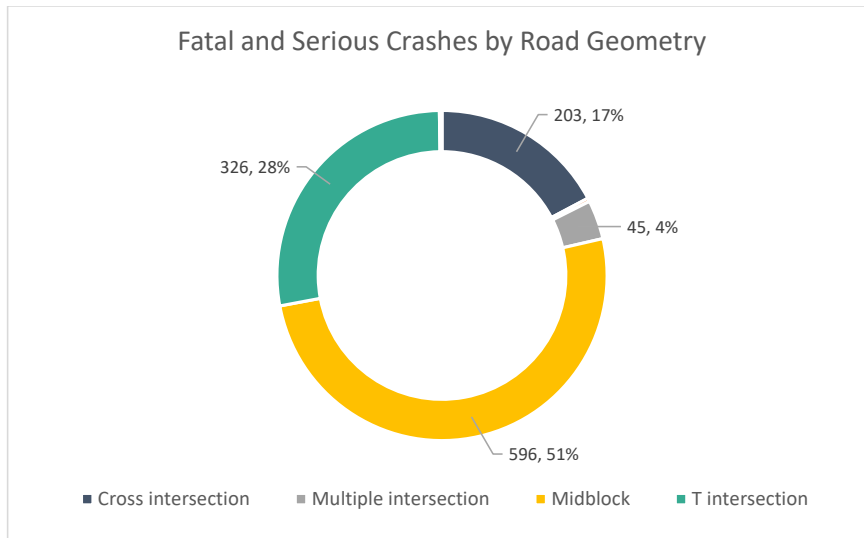


Figure 8: Fatal and Serious Crashes by Road Geometry (2013-2022)



How are the crashes happening

The most prominent fatal and serious vehicle crash types (from 2013-2022) on both the Council managed roads and the State managed roads are shown below.

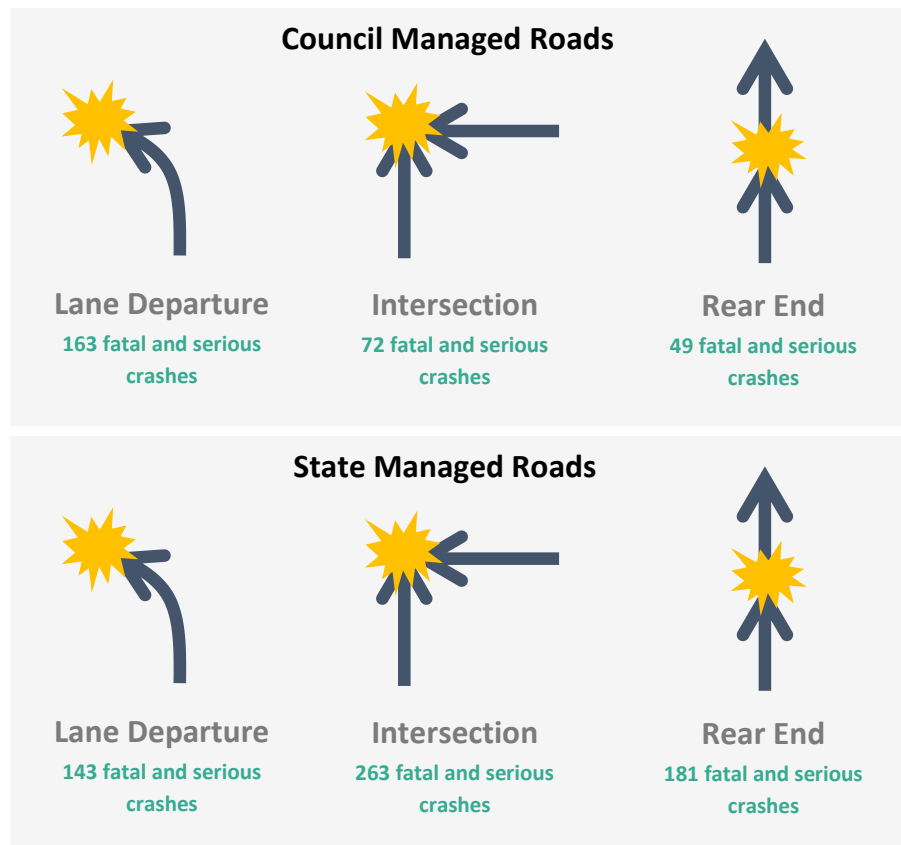


Figure 9: Prominent Fatal and Serious Vehicle Crash Types (2013-2022)

Who is involved in the crashes

The majority of people that are killed or suffer a serious injury are in vehicles. Other road users experiencing trauma are pedestrians, motorcyclists (including pillion passengers), and cyclists which make up 27% of people killed and seriously injured. When looking at fatalities only, pedestrians make up 28% of road users that are killed. Pedestrians are extremely vulnerable as they do not have anything to protect them in a crash.



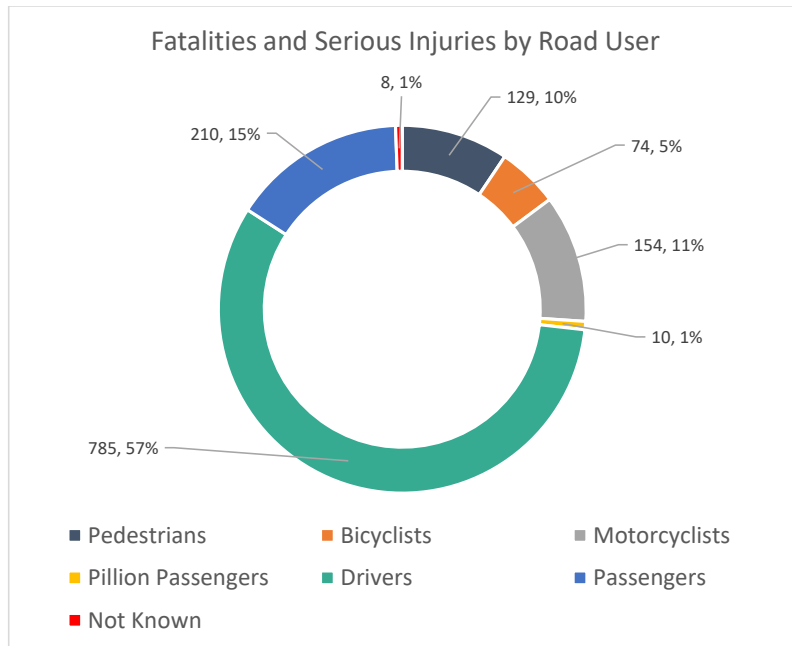


Figure 10: Fatalities and serious injuries by road user type (2013-2022)

There were slightly more females that were killed or seriously injured compared to males.



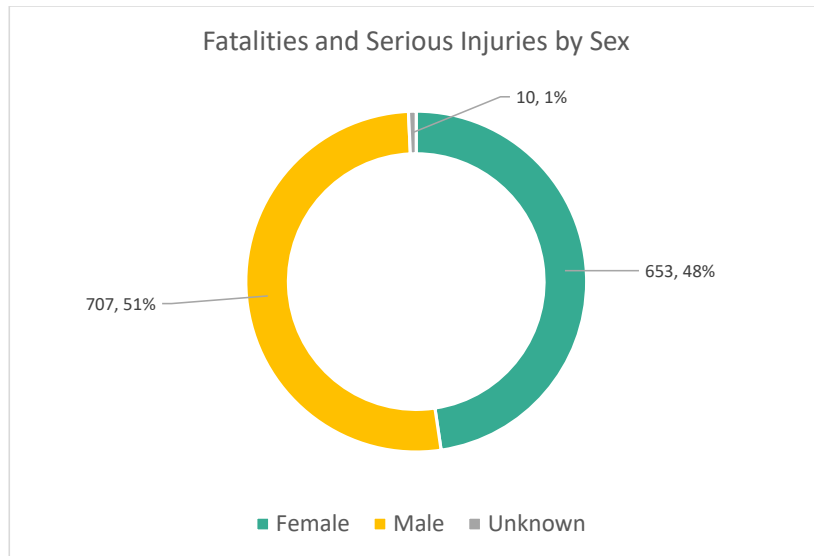


Figure 11: Fatalities and Serious Injuries by Sex (2013-2022)

Young road users (those aged 18-25) and elderly road users (70+) make up approximately 30% of fatal and serious injuries.



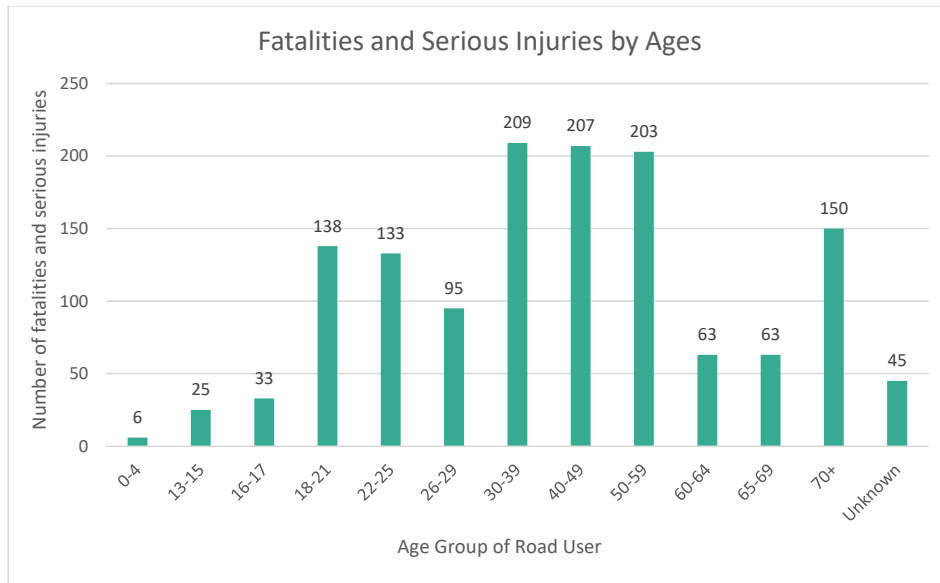


Figure 12: Fatalities and Serious Injuries by Age Group (2013-2022)

When looking at those that only drive vehicles, young and elderly drivers make up 33% of fatal and serious injuries.



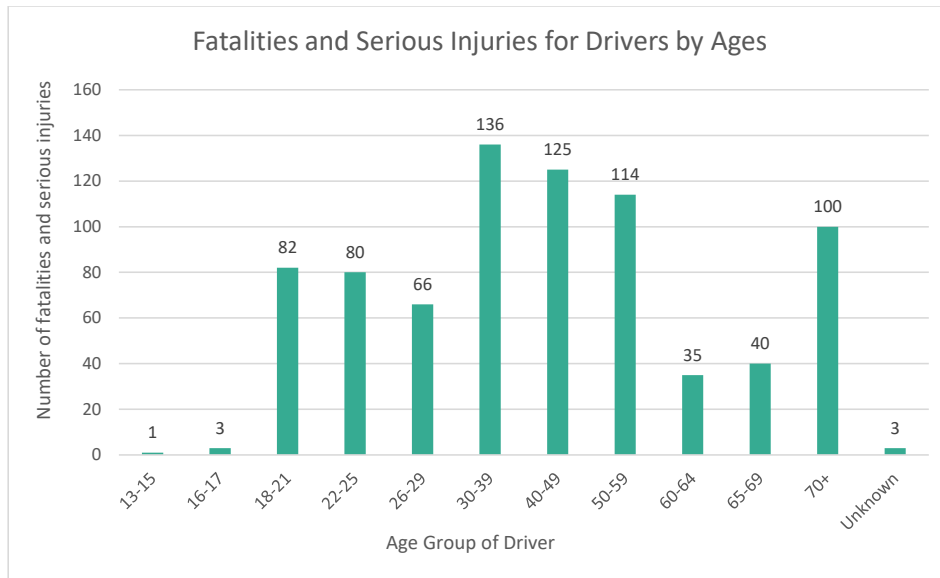


Figure 13: Fatalities and Serious Injuries for Drivers by Age Group (2013-2022)

Over the years the number of young drivers killed and seriously injured in crashes has decreased, while trauma rates for elderly drivers have stayed constant.



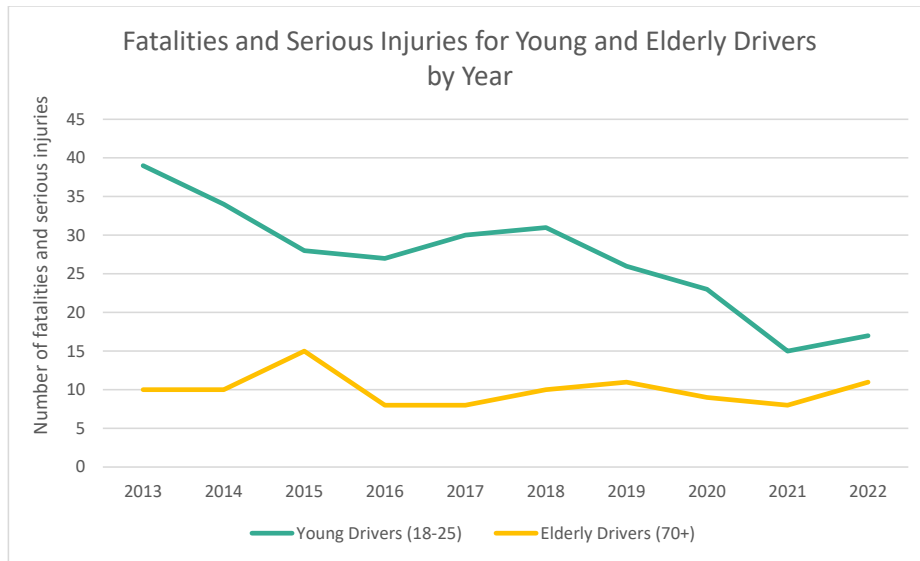


Figure 14: Fatalities and Serious Injuries for Young and Elderly Drivers from 2013-2022



4. What you told us

As part of developing this road safety strategy, community consultation was undertaken to identify road safety concerns and possible solutions.

4.1 Draft Road Safety and Action Plan Consultation

Between 7th August 2024 and 7th September 2024 Council received 334 responses to the online survey and mapping tool which the community used to identify locations of road safety concern. The responses will help Council identify areas of perceived risk to proactively introduce measures before death and serious injuries occur.



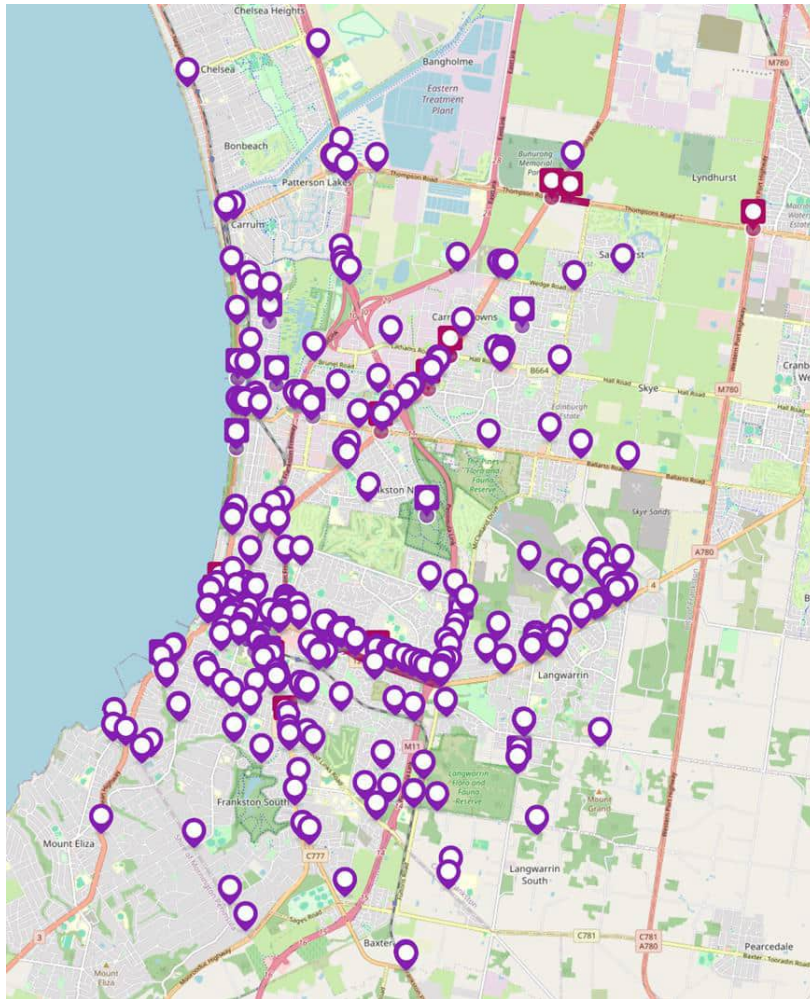


Figure 15: Locations Identified in Mapping Tool

A summary of the common themes raised in the responses is illustrated in Figure 16 and described below.



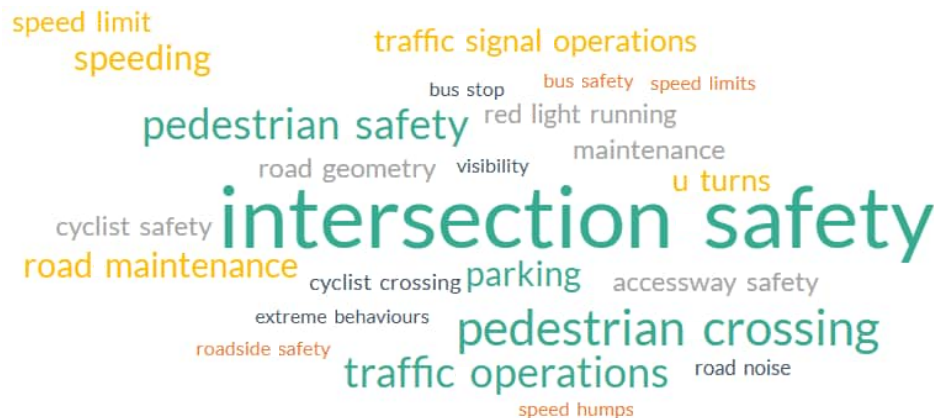


Figure 16: Themes Raised by Community During Consultation

Intersection Safety

Comments pointed to unsafe intersections, especially those with insufficient control measures. Many suggested the installation of traffic lights or roundabouts to improve safety and reduce congestion. For intersections operated by traffic signals, there were several reports of vehicles running red lights, especially during peak traffic hours. More enforcement or red-light camera installations were suggested. Comments also suggest improvements to the signal timings, especially during peak hours as delays and poorly synchronised signals frustrate drivers and cause congestion. Better coordination of signals could improve traffic flow.

Pedestrian Safety

Comments pointed out the lack of pedestrian crossings, poor visibility at crossings, and unsafe walking paths.

Cyclist Safety

Concerns for cyclists included abrupt ends to cycle trails, unsafe crossings, and poor road-sharing conditions. Frequent near misses highlight the need for designated cycle lanes and safer crossing points. Improved cycling infrastructure was a common suggestion.



Speed

Comments proposed changes to speed limits in various areas to enhance safety. While most suggested reducing limits in high-risk zones, a few argued for higher limits where current restrictions seem overly cautious. There were also concerns raised about frequent speeding, particularly in residential areas and near schools. Stricter enforcement and traffic calming measures were suggested.

Maintenance

Responses identified locations of overgrown vegetation, damaged infrastructure, poor road conditions, including potholes and uneven surfaces. The comments expressed that these issues lead to visibility issues, cause discomfort, and lead to potential vehicle damage.

Accessway Safety

Comments highlighted poor visibility and unsafe turning conditions at various accessways/driveways. Drivers struggle to see oncoming traffic, especially at busy intersections or when turning onto major roads.

Parking

Comments highlighted challenges with limited parking and unsafe parking practices, such as double parking. Narrow streets become more dangerous with parked cars reducing visibility.

Traffic Operations

Comments identified inefficiencies in traffic flow, such as poorly managed merging points and excessive congestion. There were also reports of unsafe U-turns at various locations, leading to frequent near misses.



4.2 Other Consultation

Council also reviewed and analysed the feedback provided in other strategies that related to road safety in Frankston. A summary of these is shown below.

Safe Community Policy and Strategy 2022-2032 Engagement

Stage 1: 28 February – 3 April 2022

192 total responses reviewed

Key Data

- 35% of respondents saw road safety amongst their top 5 safety concerns.
- 23% of respondents said people driving slowly and obeying the road rules will help them feel safe.
- 25% of respondents saw road safety upgrades amongst the top 5 actions Council could take to make Frankston City safer.

What are your main safety concerns for your local area over the next 10 years relating to safety in public places?

- 19% of respondents selected hoon driving.
- 17% of respondents selected pedestrian safety.

What are your main safety concerns for your local area over the next 10 years relating to harm reduction?

- 43% of respondents selected road safety for pedestrians.
- 40% of respondents selected road safety for drivers.
- 35% of respondents selected road safety for cyclists.

What are your main safety concerns for Frankston's City Centre over the next 10 years?

- 33% of respondents selected pedestrian safety.
- 27% of respondents selected accessibility for people with disability.

Community Vision/Council Plan Engagement

March – 31 May 2024

770 total responses reviewed

Key Data

- 31% of respondents would like the Council to either focus more on or the same on planning connections between walking, riding and driving.
- 30% of respondents would like the Council to either focus more on or the same on providing a safe, connected and accessible transport network.
- 27% of respondents would like the Council to either focus more on or the same on taking care of Council managed roads.



Key Concerns from these Strategies

- Use of dirt bikes/monkey bikes/electric bikes in pedestrian areas.
- Increased developments in school zones resulting in increased traffic flow and risk to school children.
- Overgrown vegetation obstructing visibility to road signs and forming an obstruction in pedestrian areas.
- Improvements to lighting on roads and paths.
- Safe shared footpaths and connecting bike paths.
- Walking along areas where there is no footpath.
- Speeding and hooning issues.
- Safety around school areas.
- Safe crossing facilities outside schools and across arterial roads.
- Road and path maintenance.



5. How we will move towards zero trauma – Vision Zero and The Safe System

'Implementation of a Safe Systems approach will ensure our road network is designed to ensure everyone can travel safely across Frankston. Fatalities and lifelong injuries are no longer acceptable on our streets. We are committed to Vision Zero'

– Frankston Integrated Transport Strategy 2022 –2042 Connecting Communities

Vision Zero is the internationally recognised ethical principle that no one should die or be seriously injured on our roads. People should not be paying a toll with their lives to use our transport network.

"Life and health can never be exchanged for other benefits within the society"

– Claes Tingwall, Vision Zero founder

The Safe System approach builds upon Vision Zero and places responsibility on those designing and operating the transport system to ensure that the system is safe. The transport system must be designed for human beings who make mistakes and whose bodies are not able to withstand high forces in the event of a crash.

First developed in Sweden in the 1990s, the concept has helped Sweden achieve a reduction of fatal and serious injuries by 40% over 10 years. This has been recognised in Australia and many other countries as best practice, and Frankston City Council is committed to using the Safe System in all of our road safety projects and practices.





Figure 17: The Safe System

5.1 Principles of the Safe System

1. People are vulnerable

Our body can only withstand a certain amount of force before harm occurs. Therefore, speeds that generate forces greater than what the human body can tolerate will lead to death and serious injuries. The approximate tolerances for the human body under different crash conditions are:

- Head on crash – 70 km/h
- Side impact crash with another vehicle – 50 km/h
- Side impact crash with a tree – 30 km/h
- Pedestrian/cyclist crash – 30 km/h

2. People make mistakes

Humans will make mistakes. Simple mistakes need not (and should not) result in death or serious injury. The Safe System recognises the unavoidable nature of human error, and rather than placing the blame on the road user, it recognises the need for those involved in road design, road maintenance, and road use to share responsibility for the large variety of factors that contribute to a crash.



A 2022 Analysis of Transport Accident Commission Data found that judgement errors, as opposed to intentional risk taking, played a role in around 70 per cent of Victorian Road deaths since 2017.³

3. Shared responsibility

Everyone has a part to play in creating a safe transport system. Businesses, organisations, communities, individuals, and Frankston City Council all have a role to play in moving towards zero trauma on our roads.

5.2 Elements of the Safe System

A Safe System involves all the elements that make up a safe transport system working together.

1. Safe roads

Our roads should be designed and maintained to prevent crashes or limit the severity of crashes if they do occur. Our roads should be forgiving of errors by road users and provide the safest possible outcome in adverse circumstances.

2. Safe speeds

Our speed limits should be appropriate for the road geometry and land use, and road users should travel at speeds that are safe for the conditions. Speed plays a role in every crash. For our fragile bodies, even a small difference in speed can mean the difference between life and death.

3. Safe road users

All those using the transport system have a responsibility to use the transport system safely. Road users must abide by the road rules and drive to the conditions. Education, enforcement and driver training are important to help people use the road safely.

4. Safer vehicles

Our vehicles should be fit to use on the road and should be designed to reduce human error and better protect us in a crash. Better safety features are continually being introduced to vehicles.

The Used Car Safety Ratings measure the real-world safety performance of vehicles. Research conducted by Monash University Accident Research Centre has shown that Serious road trauma resulting from the worst rated car is more than ten times that of the best rated car in the same crash with the same driver.⁴

³ Transport Accident Commission (2022) *Simple errors driving up road toll*, www.tac.vic.gov.au

⁴ Monash University (2023) *Used Car Safety Ratings 2023*, www.monash.edu



5. Post Crash Care

When a serious crash occurs, emergency services are required to attend the scene. The length of time between when the crash occurs and when emergency treatment is received is a critical factor in the severity of a crash. It is essential that emergency response times and accessibility for emergency vehicles are considered in our road safety planning.

All elements of the safe system must be strengthened.


We must strengthen all elements of the road system – roads, speeds, road users, vehicles, and post-crash care. Therefore, if one element fails the other elements will keep people safe. Rather than only investing in driver training we must also invest in road infrastructure, having safe and appropriate speed limits, enforcement, and encouraging the use of safe vehicles.



5.3 How Vision Zero aligns with the Council Vision 2040

 <p>Theme 1 Healthy families and communities</p>	<p>Vision Zero's goal of eliminating all deaths and serious injuries on the road contributes to the overall health and well-being of families and communities in Frankston. It also makes it safe for active modes of travel, such as walking and cycling, and reduces other air pollutants which harm health.</p>
 <p>Theme 2 Vibrant and inclusive communities</p>	<p>Vision Zero planning recognizes that roads are not only for the movement of vehicles but are also places where people gather and encourages roads to be designed accordingly. It acknowledges that certain communities, such as those in lower socio-economic areas, may face higher road safety risks and aims to address these disparities.</p>
 <p>Theme 3 Natural environment and climate action</p>	<p>While Vision Zero's main focus is on road safety, its principles align with environmental and climate goals. Encouraging active transport modes like walking and cycling reduces carbon emissions from vehicles.</p>





Theme 4
Connected places and spaces

Vision Zero aims to create safe and connected transportation networks for all road users, regardless of their mode of transportation. This includes improving pedestrian safety, creating safe cycling infrastructure, and ensuring safe and efficient vehicle travel.



6. Our Role

We take on several roles as a Council as we manage and operate our transport system. We will drive road safety improvements within each of these roles.

- As a **Road Authority**, we have a primary responsibility for the safety of the roads we own and manage, including a duty of care towards road users.
- As a **Planning Authority**, we have a duty to consider the implications of decisions regarding land use and developments and ensure that road safety is not compromised.
- As an **Employer and Fleet Operator**, we have a duty to ensure the safe operation of our staff and vehicles (applying these principles and practices to our contractors) and to provide leadership to other organisations and the broader community in improving standards.
- Lobbying higher levels of government for funding transport infrastructure and services which will benefit the community and for changes to legislation which may have a particular impact on our community.
- Engaging and empowering our community in relation to road safety issues, in encouraging safe road user behaviour, and in coordinating local resources for better road safety outcomes.

We also acknowledge that road safety is a shared responsibility, and we will work with our road safety partners, community, and stakeholders to achieve shared objectives. Our road safety partners include other levels of government who have an important role to play in funding and providing infrastructure and services including arterial roads, public transport and major projects. The split of responsibilities between different levels of government are shown below.


FRANKSTON CITY COUNCIL	VICTORIAN GOVERNMENT	AUSTRALIAN GOVERNMENT
<ul style="list-style-type: none"> • Building and maintaining local roads • Building and maintaining local bike and pedestrian networks • Parking management 	<ul style="list-style-type: none"> • Building and managing freeways and arterial roads • Building and maintaining public transport networks • Provision of train and bus services • Strategic bike networks • Registration and licensing • Victorian road safety legislation and policy • Enforcement • Education and awareness 	<ul style="list-style-type: none"> • Funding for national highway network • Major transport projects • Program funding for local government transport projects • National road safety legislation and policy





7. What works in Addressing Road Trauma

There are decades of research demonstrating what is effective in addressing some of the most common problems on our roads. We need to prioritise our investments to reflect what we know works in mitigating the risks of crashes. The following approaches and initiatives have influenced our strategy and Action Plan.

7.1 Safer Roads and Speeds

Crash Type	10 year Fatal and Serious Crashes in Frankston	Infrastructure Treatments
Lane Departure	<p>163 on Council managed roads.</p> <p>143 on State managed roads.</p>	<ul style="list-style-type: none"> Safety barriers Audio Tactile Line Marking Sealed shoulder Delineation (signs and lines) Skid resistance improvements Speed management Hazard removal <div style="text-align: center; margin-top: 10px;">  </div>




Crash Type	10 year Fatal and Serious Crashes in Frankston	Infrastructure Treatments	
			
Intersection	<p>72 on Council managed roads.</p> <p>263 on State managed roads.</p>	<ul style="list-style-type: none"> • Roundabouts • Raised Intersections 	<ul style="list-style-type: none"> • Separate turning phases • Speed management 




Crash Type	10 year Fatal and Serious Crashes in Frankston	Infrastructure Treatments	
			
<p>Rear End</p>	<p>49 on Council managed roads.</p> <p>181 on State managed roads.</p>	<ul style="list-style-type: none"> • Turning Lanes • Skid resistant (anti-skid) surfacing 	<ul style="list-style-type: none"> • Sealed shoulder 



Crash Type	10 year Fatal and Serious Crashes in Frankston	Infrastructure Treatments	
			
<p>Pedestrian</p>	<p>58 on Council managed roads.</p> <p>70 on State managed roads.</p>	<ul style="list-style-type: none"> • Wombat crossings • Refuge island crossings 	<ul style="list-style-type: none"> • Signalised crossings • Safe and appropriate speed limits in high pedestrian areas



Crash Type	10 year Fatal and Serious Crashes in Frankston	Infrastructure Treatments
		



Crash Type	10 year Fatal and Serious Crashes in Frankston	Infrastructure Treatments	
Cyclist	<p>32 on Council managed roads.</p> <p>42 on State managed roads.</p>	<ul style="list-style-type: none"> • Separated cycle lanes • Protected intersections 	<ul style="list-style-type: none"> • Raised cycle crossings • Safe and appropriate speed limits 



Crash Type	10 year Fatal and Serious Crashes in Frankston	Infrastructure Treatments
Motorcyclist	<p>78 on Council managed roads.</p> <p>85 on State managed roads.</p>	<ul style="list-style-type: none"> • Delineation and signage • Skid resistance improvements • Safe and appropriate speed limits • Motorcycle friendly barriers 

7.2 Safer Road Users

- ✓ Road safety programs that are evidence based.
- ✓ Promoting a safer driving culture in local communities.
- ✓ Engaging the youth, their parents, and other partners who can deliver road safety messages to young drivers.
- ✓ Involving schools in road safety education and programs.
- ✓ Ensuring that educators on road safety are properly trained.
- ✓ Ensuring that programs are interactive, age appropriate and engaging.
- ✓ Delivering programs, especially for teenagers, that help people develop good judgement, resilience, coping strategies and refusal skills enabling them to act in a responsible and safe manner.
- ✓ Using resources available from DTP, the TAC and other road safety agencies.
- ✓ Ensuring that adequate driving experience (120 hours or more) with a supervising driver is achieved for learner drivers.



- ✓ Targeted campaigns addressing road safety issues and identifying actions for road user groups.
- ✓ Enforcement at locations with high risk of crashes.
- ✓ Providing information to the community about relevant road safety laws, the level of enforcement and legal consequences.
- ✓ Aligning enforcement activities with education and media campaigns.
- ✓ Having a visible enforcement presence.

7.3 Safer Vehicles

- ✓ The promotion of Five Star ANCAP safety rated vehicles.
- ✓ Advanced Driver Assistance Systems such as Intelligent Speed Assistance, Autonomous Emergency Braking, Lane Keep Assist and Driver Distraction technologies.
- ✓ Company policies that adopt the safest vehicles and safe driving practices.
- ✓ Safer vehicle training programs (e-Learning Modules developed by DTP).

8. What Does Not Work

Knowing what does not work is just as important as knowing what does work in order to ensure that the time, resources and money spent investing in an approach do not result in declining safety outcomes. Based on statistics from previous implementation, here are some things that we know are not effective in reducing road trauma:

- ✗ A culture of blame instead of looking at what can be done to improve the system as a whole
- ✗ Training that involves off-road driver training and especially any driving skill-based programs such as 'advanced driver training'. This has been shown to increase risk taking behaviour by drivers.⁵
- ✗ Stand-alone one day or one-off events, forums and expos run in isolation.
- ✗ Fear appeals such as trauma ward visits, or testimonials from crash victims or offenders
- ✗ Relying on driver simulators.
- ✗ Unnecessarily restricting the movement of pedestrians or cyclists.
- ✗ Adjustments in speed limits which are not evidence based.
- ✗ Undertaking road safety work in isolation - without support from relevant State Government authorities such as TAC, and DTP.

⁵ RACV (2007) *The Effectiveness of Driver Training as a Road Safety Measure*. Monograph.
VicRoads (2014) *Youth Road Safety – Effective Practice*, www.vicroads.vic.gov.au



9. Our Strategic Approach and Action Plan

9.1 Strategic Approach - Action Themes

We are committed to improving road safety and the ambitious state target of eliminating the risk of death and serious injury on our roads. The actions developed in this strategy will help guide our investment. We will focus on tackling the high-risk areas within our road network; those areas that have historic road trauma and those areas which we know will lead to trauma due to their design. We will also apply a safety lens to new transport projects, ensuring they align with Safe System principles. We have chosen these four Action Themes to guide our response:

- **Leadership and Best Practice** – We are fully dedicated to Vision Zero and the Safe System Approach, and we aspire to lead by example in promoting road safety.
- **The Safe System** – We will strengthen each of the elements in the Safe System.
- **Active Transport** – We will reduce the risks for pedestrians and cyclists using the transport network.
- **Working Together** – We will work with our Road Safety Partners and the local community to achieve our vision.

Using these themes, we have identified a prioritised set of actions to deliver road safety improvements as described in the Action Plan.

9.2 Gender Impacts

Gender plays a significant role in how people experience road safety issues, with specific challenges faced by women, men, and gender-diverse individuals. For example, women are more likely to be injured or killed as passengers, particularly in accidents where the driver is male, while men are more often the drivers involved in fatal crashes. Additionally, certain demographics, including older women, young males, and individuals with disabilities, experience heightened vulnerability in road accidents due to their unique physical, social, and economic circumstances. By integrating a gender-sensitive perspective into this road safety strategy and action plan, we can develop targeted initiatives that effectively mitigate risks for all road users.



9.3 Local Area Traffic Management Studies

We have adopted a strategic approach to improve the safety of our local transport network. Since the mid-2000s, we have been conducting Local Area Traffic Management (LATM) studies.

Each street is assigned to a LATM precinct and is evaluated according to several factors including 85th percentile speed (the speed below which 85% of vehicles travel), crash history, abutting land use, and traffic volumes.

The LATM studies aim to:

- Discourage through-traffic from using the local area.
- Improve the safety of local streets for all road users (including cyclists and pedestrians) by reducing traffic speeds.
- Reduce the likelihood and severity of crashes within the precinct.
- Address the traffic concerns of the community whilst maintaining good levels of accessibility for local residents, local businesses and emergency services.
- Maximise the benefits to the community of available funding, by giving priority to locations with severe crash histories and the greatest level of community concern.

The current status of the LATM studies is shown in Figure 18 below.



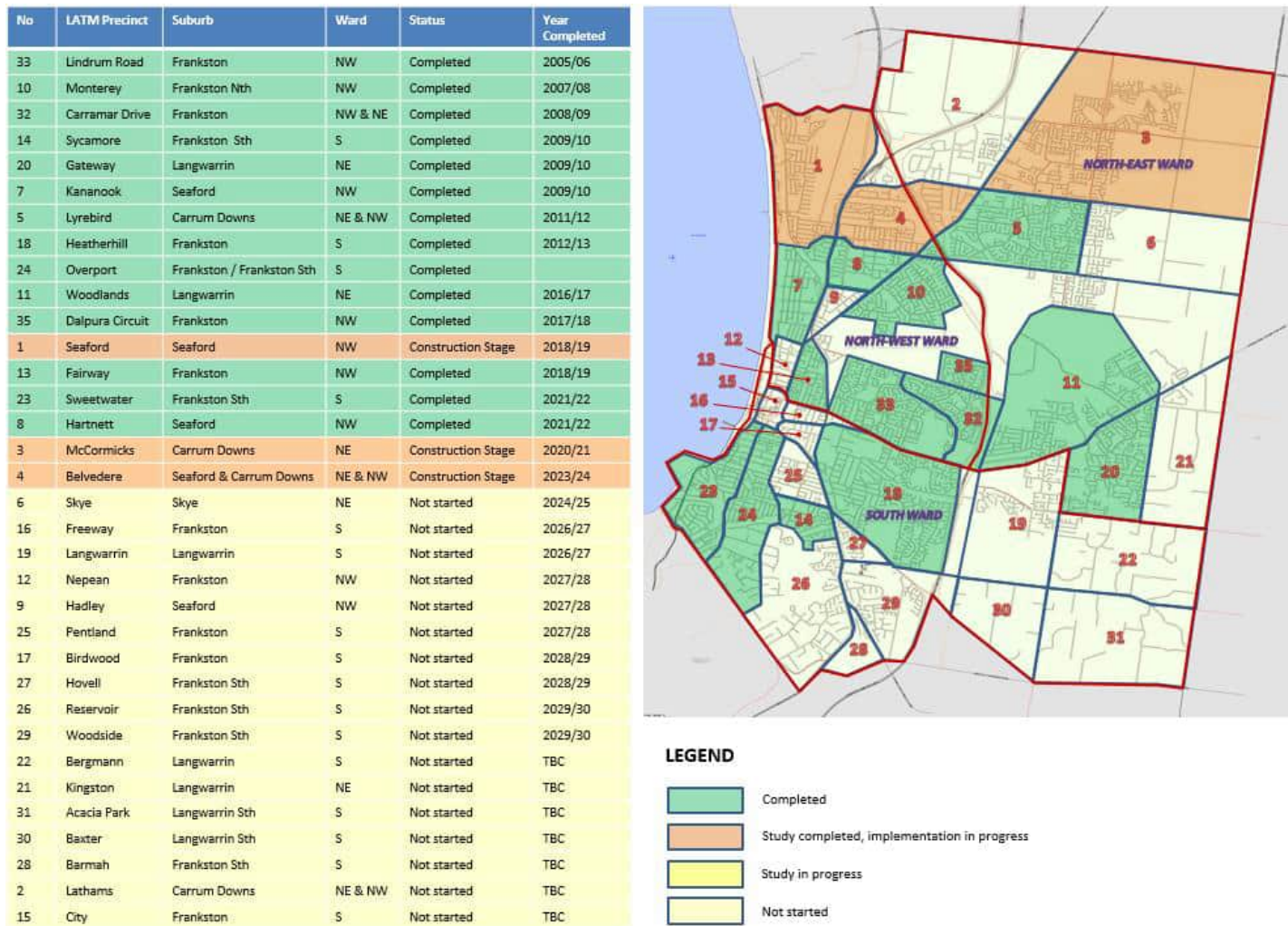


Figure 18: LATM Studies Status

10. Targets and Action Plan

Council's long-term goal is to eliminate the risk of fatalities and lifelong injuries on its roads. Setting targets and developing an action plan creates a standard to monitor progress. We have assigned priority and timeframes to individual actions to ensure transparency and accountability.

10.1 Leadership and Best Practice

We will apply road safety best practice and make decisions based on sound evidence. We will continuously build our road safety capability and lead by example.

- We are committed to State Government's Victorian Road Safety Strategy 2021-2030, including the target of halving road deaths by 2030.
- We embrace the Safe System as the model for road safety.
- Our management, policies and practices proactively support Safe System principles.
- Our decisions are informed by technical data, knowledge, experience, consulting with road safety experts, and engaging with our community.
- We take a holistic approach and recognise that safer travel requires more considered planning and development of the built environment, and a more considerate approach to the natural environment.
- Our staff have the appropriate health and safety plans in place when working on the road; and applying these principles and practices to our contractors.

ID	Action	Targets / Measures	Budget	Priority / Timeframe
LBP1	Relevant Frankston City staff to attend Safe System training. This includes attendance at the <i>Making Roads Motorcycle Friendly</i> training course, funded by DTP.	Safe System training attended by relevant staff.	Very low: Less than \$50,000	High Annual
LBP2	Regularly discuss and share road trauma reduction targets and progress at the Executive level.	Crash data statistics compiled and shared at the Executive level.	Very low: Less than \$50,000	High Annual
LBP3	Promote targeted Professional Development Programs with Continuing Professional Development requirements. Ensuring relevant Frankston City staff are across the latest standards, guidelines and research within the transport realm.	Professional Development Programs with a focus on technical skills embedded into Frankston City.	Very low: Less than \$50,000	High Annual

10.2 The Safe System

We will apply the globally recognised Safe System approach, which addresses the four main elements of road safety: Safe Roads and Paths, Safe Speeds, Safe People and Safe Vehicles.

Safer Roads and Paths

ID	Action	Targets / Measures	Budget	Priority / Timeframe
R1	Regularly review crash data to identify key issues and trends. Liaise with DTP for all crashes occurring on the arterial network.	Annual review of crash data (including crash attributes/modes/gender e.g. number of motorcyclist crashes, number of vulnerable road user crashes, location, speed zones, crashes by sex etc.).	Very low: Less than \$50,000	High Annual
R2	Develop a list of funding sources and register to online mailing lists for the TAC Grants Program, DTP Community Road Safety Grants, and Federal Government Grants.	Establish a funding applications program and make annual applications as appropriate.	Very low: Less than \$50,000	High Year 1
R3	Identify Federal Black Spots – a Road Safety Audit may be used as supporting documentation where there is no existing crash history. Assess what treatment is required for each Federal Black Spot. Submit application for funding to improve safety.	Annual review of crash data and crash risks. Submit Federal Black Spot project as appropriate.	Very low: Less than \$50,000	High Annual
R4	Investigate areas of concern as noted by our community including gender specific road safety concerns.	Minimum of 6 and up to 12 site investigations per annum.	Very low: Less than \$50,000	High Ongoing
R5	Continue the implementation of traffic calming treatments in residential streets.	Develop and deliver a traffic calming priority list.	Medium: \$250,000 - \$1 million	Medium Year 3
R6	Investigate corridors / areas that have a 'High' risk category as part of the Infrastructure Risk Rating risk framework.	Develop an investigation and implementation process for priority sites listed as part of DTP's Infrastructure Risk Rating report.	Medium: \$250,000 - \$1 million	Medium Year 3
Pertinent Actions from the Frankston Integrated Transport Strategy 2022 – 2024:				
✓ Deliver the Nepean Highway boulevard upgrade.				



- ✓ Strengthen the role the Frankston ring road, in order to reduce through traffic within the FMAC, via enhanced traffic signal priority and wayfinding, and traffic calming measures within central Frankston.
- ✓ Deliver a Local Area Transport Management Plan to manage local transport issues across the LGA.

Pertinent Actions from the Safer Communities Strategy 2023

- ✓ Undertake Local Area Traffic Management Studies to identify and improve traffic and transport safety issues within local areas.

Safer Vehicles

ID	Action	Targets / Measures	Budget	Priority / Timeframe
V1	Liaise with other councils and State Government with regards to the issue of monkey bikes on shared paths.	Develop a policy on mitigating the risks associated with monkey bikes on shared paths.	Very low: Less than \$50,000	Medium Year 3
V2	Develop marketing material to share with stakeholders and the community about car safety rating programs (e.g. ANCAP, Used Car Safety Ratings).	Disseminate marketing material relating to car safety rating programs.	Very low: Less than \$50,000	Medium Year 3
V3	Update council's Fleet Safety Policy to ensure that all vehicles have 5-star ANCAP safety ratings with additional Advanced Driving Assistance System / crash avoidance technologies like Autonomous Emergency Braking (AEB), Lane Keep Assist (LKA), Intelligent Speed Assist (ISA)	Update council fleet policy.	Very low: Less than \$50,000	High Year 1
V4	Recommend that sub-contractors operating or maintaining on behalf of the council use vehicles with a 5-star ANCAP safety rating.	Update procurement policy.	Very low: Less than \$50,000	Low Year 5
V5	Continue to engage with state and national authorities regarding the requirements of autonomous vehicles.	Continued engagement with partners regarding autonomous vehicles.	Very low: Less than \$50,000	Low Ongoing



V6	Council staff to complete DTP's e-Learning modules on vehicle safety to increase their awareness of safety ratings and effectiveness of technologies.	Staff completion of e-Learning modules	Very low: Less than \$50,000	Low Ongoing
Pertinent Actions from the Frankston Integrated Transport Strategy 2022 – 2024:				
✓ Investigate emerging transport policy opportunities				

Safer Road Users

ID	Action	Targets / Measures	Budget	Priority / Timeframe
RU1	Encourage high schools to organise class visits to Melbourne Museum's Road to Zero exhibit.	Establish a council wide engagement program.	Very low: Less than \$50,000	Medium Year 3
RU2	Continue to liaise with Victoria Police to enforce speed at high-risk areas (e.g. school crossings).	Annual review of the number of 'near miss' or 'drive through' incidents at school crossing sites.	Very low: Less than \$50,000	High Ongoing
RU3	Develop marketing material for the community about the risks of drunk / drug driving. Liaise with DTP / TAC for existing campaigns that may be useful.	Disseminate marketing material relating to the risks of drunk / drug driving.	Very low: Less than \$50,000	Medium Year 3
RU4	Promote the Motorcyclist Awareness Month each year led by the Motorcycle Community Engagement Panel, in collaboration with the TAC, Victoria Police and DTP.	Disseminate marketing material provided by the TAC.	Very low: Less than \$50,000	Medium Annually
RU5	Continue to undertake Gender Impact Assessments on transport projects, policies and guidelines.	Monitor the number of Gender Impact Assessments completed.	Very low: Less than \$50,000	High Ongoing
Pertinent Actions from the Frankston Integrated Transport Strategy 2022 – 2024:				
<ul style="list-style-type: none"> ✓ Support businesses that encourage workers to ride to work in Frankston. ✓ Review freight access in industrial areas. ✓ Provide educational resources to help the community in their transition to electric vehicles and e-bikes. 				
Pertinent Actions from the Safer Communities Strategy 2023				



ID	Action	Targets / Measures	Budget	Priority / Timeframe
✓	Deliver the TAC L2P Learner Driver Mentor Program and other programs for learner drivers and help them build experience and confidence on the road to become safer drivers.			

Safer Speeds

ID	Action	Targets / Measures	Budget	Priority / Timeframe
S1	Undertake traffic speed monitoring surveys in areas of poor speed compliance as identified by the Police or community.	Conduct speed surveys.	Very low: Less than \$50,000	Medium Annual
S2	Building on the action from Frankston's Integrated Transport Plan, <i>'Develop a road hierarchy in collaborating with Department of Transport and Planning based on the Movement and Place Framework'</i> provide information to Council staff and stakeholders on the relationship between speed, safety, and liveability, and advocate the Movement and Place framework.	Establish a Movement and Place policy.	Very low: Less than \$50,000	High Year 1
S3	Continue to advocate and recommend reduced speeds – particularly in areas where vulnerable road users are concentrated.	Monitor the number of speed limit reductions being recommended, approved and implemented.	Very low: Less than \$50,000	Medium Ongoing
S4	Evaluate the effectiveness of speed reduction projects.	Commission an evaluation into location(s) where a speed reduction has been implemented (for instance 30 km/h CBD or 40 km/h in areas of high-pedestrian activity).	Very low: Less than \$50,000	Medium Year 3
Pertinent Actions from the Frankston Integrated Transport Strategy 2022 – 2024:				
✓	Implement the Safer Speeds Plan for Frankston (in tandem with the Local Area Traffic Management (LATM) Strategy).			
Pertinent Actions from the Safer Communities Strategy 2023				
✓	Advocate to the state government for stronger legislation to address hoon driving behaviour.			



10.3 Active Transport

Active transport, such as walking and cycling, is important for the health of people and the environment.

We aim to remove barriers to active transport and reduce risks for vulnerable road users.

ID	Action	Targets / Measures	Budget	Priority / Timeframe
AT1	Establish a prioritised program of Safe Access Audits (starting with transport hubs and schools) to improve pedestrian and cycle access to key areas.	Minimum of 2 Safe Access Audits per annum.	Very low: Less than \$50,000	Low Year 5
AT2	Encourage schools to deliver Bike-Ed programs and/or open street trials. Engage with schools to promote road safety good practice.	Establish a council wide engagement program.	Very low: Less than \$50,000	Medium Year 3
Pertinent Actions from the Frankston Integrated Transport Strategy 2022 – 2024:				
<ul style="list-style-type: none"> ✓ Advocate to the State Government for the implementation of all Strategic Cycling Corridors. ✓ Improve access to the existing shared path network from residential areas, through the Paths Development Plan and future Frankston Bicycle Strategy. ✓ Implement safe routes to school for every school in Frankston. ✓ Convert all school crossings to zebra crossings. ✓ Work with schools in Frankston to prepare an Active Travel Plan for the school. ✓ Develop holistic accessibility plans, prioritising pedestrian and cyclist safety and accessibility, for each Neighbourhood to improve access to Local Shopping Strips. ✓ Work with private shopping centres to improve active transport access from the street. 				
Pertinent Actions from the Safer Communities Strategy 2023				
<ul style="list-style-type: none"> ✓ Develop and commence implementation of a Bicycle Strategy to create a safer, more attractive network of streets and paths in which to safely cycle and guide the expansion of the walking and cycling shared network to allow people the opportunity to walk and cycle safely. ✓ Promote shared paths and safe pedestrian, cycling and alternative transport routes across the municipality via a range of Council publications and communication channels. 				



10.4 Working Together

Creating a safe road network is everyone's responsibility. Businesses, organisations, communities, individuals, and Frankston City Council all have a role to play. Throughout the consultation process of this Strategy, we have heard safety concerns relating to specific areas of the transport network. We will review these as part of our LATM Studies.

We will proactively build strong relationships with a range of groups and individuals in order to get the best road safety outcomes.

ID	Action	Targets / Measures	Budget	Priority / Timeframe
WT1	Support state-wide campaigns about sharing the road and shared path space.	Engaging with state partners and disseminating relevant safety campaigns.	Very low: Less than \$50,000	Low Year 5
WT2	Develop marketing material for the community about the safety concerns of larger vehicles (increased weight, higher centre of gravity, blind spots etc.).	Disseminate marketing material relating to safety concerns of larger vehicles.	Very low: Less than \$50,000	Medium Year 3
WT3	Develop 'Speed Fact Sheets' to use when engaging with the community and/or stakeholders. Illustrate the evidence behind lower speeds and improved crash outcomes.	Disseminate marketing material relating to the pivotal role speed plays in crash survivability.	Very low: Less than \$50,000	High Year 1
WT4	Develop targeted educational content that addresses gender-specific road safety needs, such as men's higher-risk driving behaviours and the caregiving challenges women face when men are injured or killed. Ensure gender considerations are integrated into all other marketing materials.	Disseminate marketing material targeting different genders.	Very low: Less than \$50,000	Medium Year 3

Pertinent Actions from the Safer Communities Strategy 2023

- ✓ Advocate to and partner with the state government to deliver high quality and safe transport infrastructure for road, cycling and pedestrian connections to public and open spaces.
- ✓ Partner with Victoria Police, the TAC and community health organisations to share resources and deliver road safety education and awareness raising campaigns to improve safety for school crossings and road users.





Executive Summary

12.3 Sherlock and Hay Development Project

Enquiries: (Danielle Watts: Corporate and Commercial Services)

Council Plan

Level 1:	5. Thriving Economy
Level 2:	5.1 Activate vacant commercial spaces and underutilised Council assets

Purpose

To inform Council on the evaluation of Stage 1A of the Sherlock and Hay Development Project and provide details of the Expression of Interest (EOI) process and the methods undertaken by the Evaluation Panel in selecting shortlisted developers.

Recommendation (Director Corporate and Commercial Services)

That Council:

1. Endorses the recommendation to proceed to the next procurement stage of the Sherlock and Hay Development Project, which will invite proposals from shortlisted developers as detailed within the Evaluation Report; and
2. Resolves Attachments B to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g)*.

Key Points / Issues

- Council is the freehold owner of the property at 79R-83R Young Street, known as the Sherlock & Hay site. This land is shown on the plan in **Attachment A**, and is made up in the following certificates of title:
 - Volume 8671, Folio 433
 - Volume 5417, Folio 271
 - Volume 5554, Folio 687
 - Volume 8112, Folio 231
 - Volume 8163, Folio 268
 - Volume 8202, Folio 538
 - Volume 6064, Folio 666
 - Volume 5828, Folio 504
- The land is approximately 5,454m² and is currently utilised as an at-grade carpark, with spaces allocated for approximately 154 vehicles.
- The Frankston Metropolitan Activity Centre (FMAC) Structure Plan – September 2024 has identified the site as a key land use anchor for Precinct 2 - Transport Interchange, Community and Education Precinct, which seeks to provide a new public open space on the site as part of its redevelopment and could be utilised as a mixed-use hub providing civic, retail, hospitality, community and

12.3 Sherlock and Hay Development Project**Executive Summary**

institutional uses at ground level, with residential, office, accommodation, or other uses on upper levels.

- In February 2023, Councillors were briefed on a potential 'Civic Precinct Project' which contemplated the sale of the Sherlock and Hay site in return for a development which met the objectives of the draft FMAC Structure Plan.
- In April 2024, Councillors were briefed on the due diligence work that had been undertaken on the site, and further progress on the project which was re-titled 'Sherlock & Hay Development' project. The project objectives were outlined as:
 - Mixed use development incorporating offices, residential, commercial, arts & culture, educational and/or hotel & dining
 - Focal anchor point to create green and people-focused connection between Frankston Station and Arts, Entertainment & Government Services precinct
 - Contribute to environmental, social and economic sustainability by capitalising on the site's location.
 - Vibrant public space characterised by activity, responsiveness, high-quality amenities, connectivity, engagement, and sustainability.
 - High quality architectural outcomes providing connections with public space that prioritise environmental sustainability and suitability for the land.

Council supported the commencement of a multi-staged procurement process, that would seek a partnership with a developer that has:

- Strong vision for the site that aligns with Council's key objectives for the precinct (FMAC Structure Plan) and built form guidelines.
- A track record of delivering quality commercial places activated by strong operator and anchor tenant partners.
- A proven track record of delivering value for money.
- Appropriate financial capability to minimise the financial risk to Council.
- An experienced and qualified team.

Officers committed to presenting a report to Council prior to the commencement of each procurement stage.

- Invitations for Expressions of Interest were publicly advertised in The Age and Council's website on 4 May 2024. The opportunity was also highlighted at the Future Frankston Forum hosted by Property Council of Australia on 30 August 2024. Submissions closed at 3pm on Wednesday 18 September 2024.
- The submissions were evaluated against the following criteria:
 - experience in delivering projects of a similar size and scope to the Project;
 - the financial capacity to deliver the Project;
 - a high quality internal project team; and
 - a good corporate track record.

Details of the evaluation process, and the Evaluation Panel's recommendations are included in **Attachment B**.

- The next procurement stage will seek more detailed information from proponents particularly around proposed concepts for the site and indicative financial offering.

12.3 Sherlock and Hay Development Project**Executive Summary****Financial Impact**

There are financial costs with proceeding to the next round of procurement, however these costs can be accommodated within existing budgets. Costs include legal, external probity advisory and specialist consultant fees.

Consultation**1. External Stakeholders**

Extensive community consultation has been undertaken at three (3) key stages of the development of the FMAC Structure Plan, and exhibition of Planning Scheme Amendment C160fran (in accordance with the *Planning and Environment Act 1987* (the Act), concluding with the fourth stage, the Panel Hearing (July 2024).

2. Other Stakeholders

Consultation has commenced with relevant internal stakeholders, including Strategic Communications, City Futures, Traffic and Libraries, to ensure that the project brief considers the objectives of the FMAC, and other identified community needs.

Analysis (Environmental / Economic / Social Implications)Environmental

This project seeks to achieve high quality architectural outcomes that prioritise environmental sustainability.

Economic

The proposed next procurement stage will seek information regarding the economic impacts of the development, including employment and business generation.

Social

The proposed next procurement stage will seek information from proponents in regard to housing diversity and community benefits.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

Council has engaged Alcaston Partners to provide legal advice throughout this project.

Policy Impacts

This procurement process does not conflict with any Council policies.

Probity

All Council procurement processes are conducted in a fair, honest, open manner with the highest levels of integrity and in the public interest. All respondents are treated fairly in an open and transparent manner.

Council must engage an external probity advisor when the value of goods or services exceeds \$5 million (GST inclusive). An external probity advisor was appointed for this procurement activity and will be retained for the next state of the procurement.

12.3 Sherlock and Hay Development Project**Executive Summary****Gender Impact Assessments**

No gender impact assessment was required at this stage of the Project. This initiative has no immediate impact on our community or the public.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

There is minimal risk to Council in proceeding to the next procurement stage for this project. Officers have developed a Project Risk Register and will identify, mitigate and monitor any risks as they arise.

Conclusion

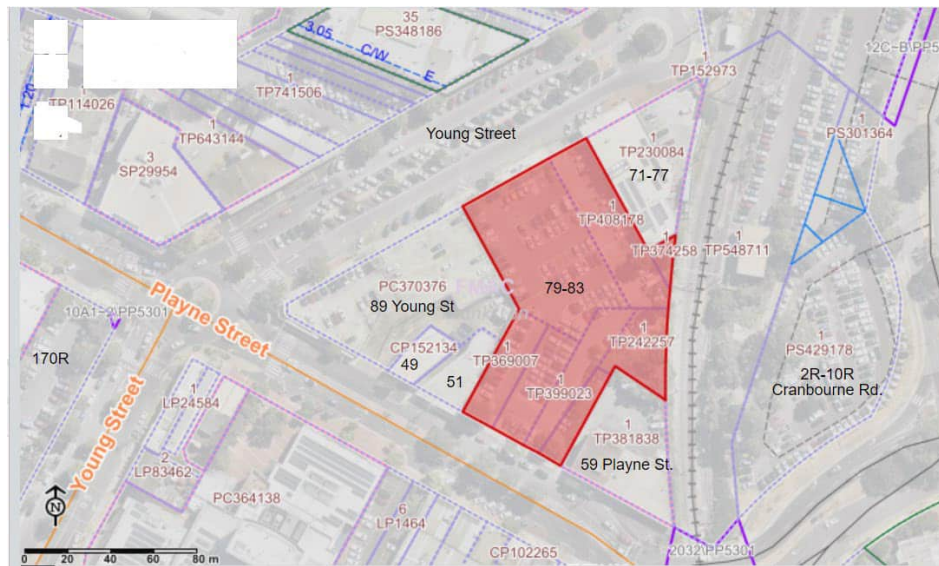
It is recommended that Council endorses the recommendation to proceed to the next stage of the procurement process.

ATTACHMENTS

Attachment A:[↓](#) Sherlock & Hay Site Plan

Attachment B: Sherlock and Hay Evaluation Report Signed - **CONFIDENTIAL**

SITE CONTEXT PLAN



Note: Area is approximate.

Executive Summary

12.4 Young Street Action Plan Update

Enquiries: (Fiona McQueen: Customer Innovation and Arts)

Council Plan

Level 1:	5. Thriving Economy
Level 2:	5.5 Leverage the emerging connection between Frankston City's café and dining culture through the revitalisation of public spaces

Purpose

To present updates on the initiatives that are being developed and implemented as part of the Young Street Action Plan.

Recommendation (Director Customer Innovation and Arts)

That Council:

1. Notes the Young Street Action Plan was introduced to the community in August 2024;
2. Acknowledges and celebrates key highlights delivered this quarter including;
 - In partnership with Metro Trains and South East Community Links, the pilot program 'Community Connectors' which commenced in November 2024 and was formally launched at the Frankston Railway Station on 13 February 2025. The launch was very well attended and initial feedback very positive;
 - Victoria Police and Council working on a Memorandum of Understanding (MOU) to begin a live CCTV feed to mobile devices. This helps local police monitor the area in real time and respond to any issues making it easier for them to more effectively work in the municipality;
 - The positive engagement from Victoria Police to officers, regarding a proposal for Council to donate two bicycles to the police, to be used locally, as part of assisting Victoria Police to increase their presence in the Frankston CBD;
 - In December 2024, Council officers supported Victoria Police with Operation Omni – a high visible police presence in the Young Street area aimed at preventing incidents of assault in the community;
 - A new mural was painted at 126-128 Young Street as part of the Street Art Festival held from 17 – 23 March;
 - Economic Development has launched a new fee waiver program for businesses in Young Street. The first application was received in February 2025;
3. Notes the Action Plan was informed by community feedback, received over a number of years through various forms of community engagement, consistently highlights the need to improve the look, feel and function of the Young Street precinct in Frankston's city centre; and
4. Continues to receive quarterly report updates on the progress and outcomes of the Young Street Action Plan, with revisions considered as opportunities and needs arise.

12.4 Young Street Action Plan Update**Executive Summary****Key Points / Issues**

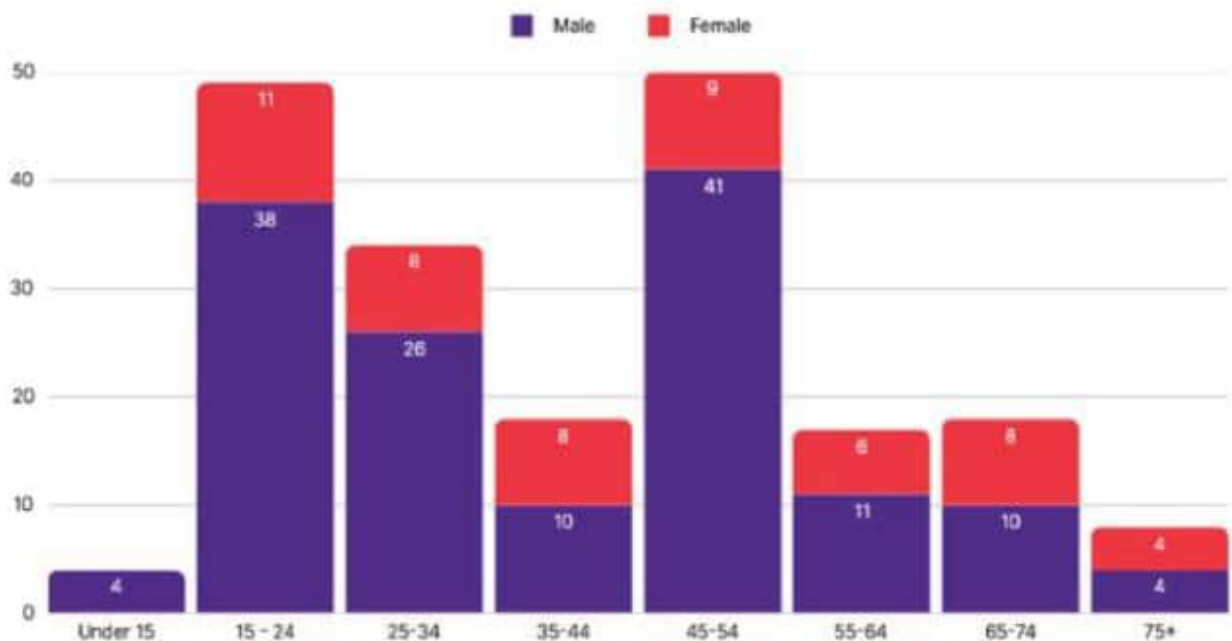
- At the Council Meeting 12 August 2024 Council the following was adopted:
That Council:
 1. *Notes community feedback, received over a number of years through various forms of community engagement, consistently highlights the need to improve the look, feel and function of the Young Street precinct in Frankston's city centre;*
 2. *Notes key concerns and opportunities raised through community consultation, particularly through the 2024 Community Vision Update, includes:*
 - I. *Avoiding the area due to perceived lack of safety, seeking more security/police presence to prevent and move along unwanted behaviours;*
 - II. *Car parking or vehicle access to and through the city centre;*
 - III. *General presentation of the area, particularly cleanliness and vacant shopfronts;*
 - IV. *The desire to decentralise, but retain, important community and social support services from the city centre to be alongside other allied health services;*
 - V. *Need for increased public spaces particularly for place making and activation of the area;*
 - VI. *The need for more greenery, wider footpaths and improved connections and movement through and into other areas of the city centre;*
 - VII. *Opportunity for development to improve building quality, activate vacant shopfronts and higher density use of land;*
 - VIII. *Improvements needed to the public transit interchange between trains, buses and taxis;*
 4. *Adopts the Young Street Action Plan and recognises the importance of Council leading this direct response to ongoing community feedback. The plan focusses on six key pillars:*
 - I. *Working with businesses;*
 - II. *Safety in the community;*
 - III. *Street presentation;*
 - IV. *Development and activation;*
 - V. *City connectivity and space; and*
 - VI. *Community health and wellbeing;*
- In recent years, there has been increasing momentum and strong interest from the community, businesses, and key local stakeholders to transform the appearance, atmosphere, and function of Young Street. Community feedback has clearly expressed a desire for a vibrant, safe, and thriving streetscape.
- The community continues to be concerned about the need for increased safety, reduction of crime and enhanced retail, dining and leisure experiences are of highest priority through all forms of feedback.
- The Young Street Action Plan was created to build on the ongoing local momentum for change. It outlines key actions to tackle immediate visible issues in the city centre's transit precinct, such as vacant shops, poorly presented businesses, safety concerns, and a limited variety of retailers.

12.4 Young Street Action Plan Update

Executive Summary

- A major initiative for the quarter was the formal launch of the Community Connectors program at the Frankston Railway Station on 13 February 2025 (following its commencement in November 2024). This is a partnership with Council, Metro Trains and South East Community Links.
 - In the first three weeks of the program (as at 28 February) the key highlighters were:
 - i. 198 engagements with 227 people
 - ii. 22 engagements resulted in harm prevention
 - iii. 50 engagements required referrals with 118 referrals to services in Frankston, top destinations included Launch Housing – rough sleepers program, Community Support Frankston Beach Street for emergency relief and Mentis Frankston for mental health and wellbeing.
 - Early learnings include:
 - i. 26 per cent of clients are youth
 - ii. Elderly people disconnected from service.

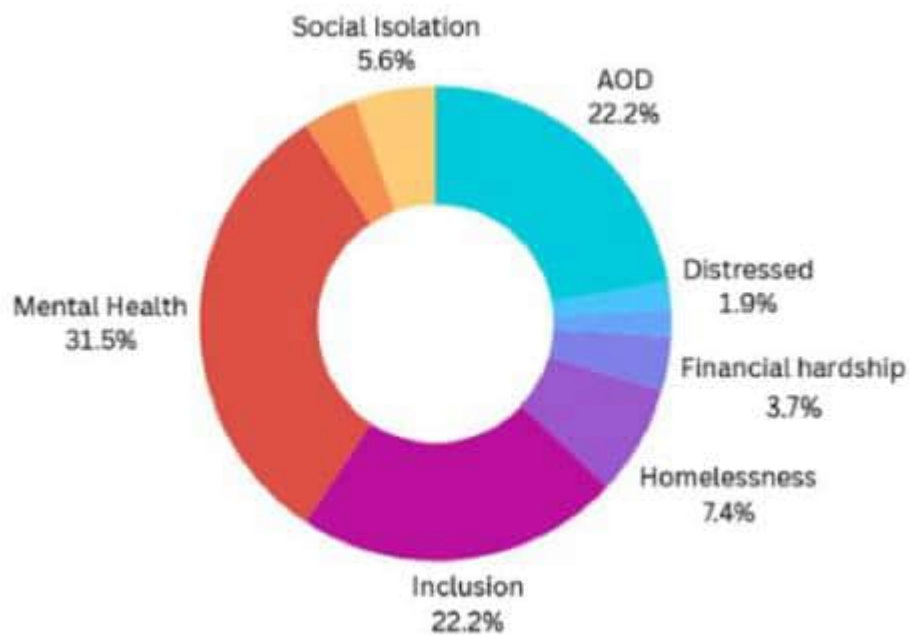
Demographics



12.4 Young Street Action Plan Update

Executive Summary

- Issues include mental health, housing, and alcohol dependence as highlighted below.



- Additional highlights from the quarter include:
 - Council and Victoria Police are collaborating on a Memorandum of Understanding (MOU) to implement a system that provides a live CCTV feed directly to mobile devices used by the local Police. This initiative aims to enhance real-time monitoring of key areas, improve situational awareness, and enable faster response times to incidents such as criminal activity, disturbances, or emergencies. By granting immediate access to live footage, the program seeks to enhance public safety, deter criminal behavior and support proactive policing.
 - In December 2024, Council officers collaborated with Victoria Police on Operation Omni, a proactive initiative focused on increasing police presence in the Young Street area. This high-visibility operation aimed to deter criminal activity, particularly incidents of assault, while promoting a safer environment for residents, businesses, and visitors.
 - Officers are working with Victoria Police regarding a proposal for Council to donate two bicycles to the local police, as part of assisting assisting Victoria Police to increase their presence in the Frankston CBD.
 - As part of the Street Art Festival a new mural was painted at 126-128 Young Street. The artwork titled Glory to the Historian by Trent Downie from Rye was selected through the local Expression of Interest callout for Frankston's Street Art Festival. The piece serves as an acknowledgment of both past and present Frankston historians who have dedicated themselves to researching and recording the city's history for future generations.

12.4 Young Street Action Plan Update**Executive Summary**

- Council has continued to promote Council permit fee waivers to potential and existing businesses to complete uplift or improvement works, offer outdoor dining and/or other footpath trading permits. The first fee waiver was provided in July 2025 for an A frame display.
- Frankston Christmas Festival extended to Young Street location including European Christmas Village and State Government partnership for music event on 30 November 2024;
- Work also continues on other initiatives, such as:
 - FMAC Urban Design Guidelines – Council is working towards draft guidelines by the end of June 2025.
 - Young Street Façade Improvement Program - an audit of Young Street frontages has been completed and recommendations have been developed for Council funded shop frontage improvements to eight run down commercial properties. Officers are now seeking both quotations and approval from Property owners and business operators to complete the works.
 - Advocacy - The Property Council of Australia (PCA) are advocating for reduced rates of land tax/stamp duty for Frankston MAC and other activity centres.
- Council is receiving quarterly updates on the progress of the initiatives in the Action Plan.

Financial Impact

Future funding needs identified for FY 25/26 have been referred to the annual 25/26 budget process.

Consultation**1. External Stakeholders**

Council has regular conversations about CBD revitalisation (including Young Street) with local State and Federal Members of Parliament and the Frankston Suburban Revitalisation Board, which features representatives from key local organisations such as Peninsula Health, Monash University, Chisholm Institute, South East Water, Vicinity Centres - Bayside, Peninsula Community Legal Centre, Frankston Business Collective and First Nations Health and Wellbeing Organisation.

When creating the Action Plan, Council has reviewed community feedback relating to Young Street received through various community engagements dating back to July 2021.

2. Other Stakeholders

Teams from across Council are involved in the Young Street Action Plan, including:

- Community Relations - for communications, marketing, engagement, government and stakeholder relations advice;
- City Futures - for public realm, strategic planning and economic development advice;
- Operations - regarding delivery of city presentation and cleanliness;
- Community Safety - regarding Local Laws implementation and patrolling;

12.4 Young Street Action Plan Update**Executive Summary**

- Contracts and Procurement - regarding Council-owned assets and developer attraction;
- Community Strengthening - for advice regarding engaging with community service providers;
- Development Services - for advice regarding town planning and land use.

Analysis (Environmental / Economic / Social Implications)

The Young Street Action Plan is aiming to:

- Improve the Young Street precinct and surrounding CBD area;
- Increase local employment opportunities;
- Enhance the visitor economy; and
- Increase community safety through reduction of antisocial behaviours.

Legal / Policy / Council Plan Impact

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

There are no legal or statutory obligations to consider.

Policy Impacts

The Action Plan is an extension of a number of other initiatives, including FMAC Structure Plan, the positioning work and other endorsed strategies, including the Integrated Transport Strategy and the Economic Development and Skilled Community Strategy.

Gender Impact Assessments

A gender impact assessment is required and is in progress.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

Negative communications and social issues damage the reputation of Frankston City as a time of growth and development. Council will mitigate the negative commentary around safety and presentation of Young Street in the delivery of the Action Plan initiatives by communicating the initiatives as opportunities and improvements.

Conclusion

Council remains committed to delivering key initiatives outlined in the Young Street Action Plan to enhance safety, connectivity, and vibrancy in the area. This second quarterly update highlights significant progress, including strengthened partnerships, expanded community programs, and public safety enhancements.

The successful launch of the 'Community Connectors' pilot program, the development of a Memorandum of Understanding (MOU) with Victoria Police for real-time CCTV monitoring, and the support of Operation Omni demonstrate a proactive approach to addressing community concerns.

12.4 Young Street Action Plan Update**Executive Summary**

Additionally, the continued expansion of the Street Art Festival further contributes to the area's cultural and visual appeal. Council will continue working closely with stakeholders to implement meaningful initiatives that foster a safer and more engaged community.

ATTACHMENTS

Attachment A:[↓](#) Young Street Action Plan Quarterly Report March 2025

Item 12.4 Attachment A: Young Street Action Plan Quarterly Report March 2025

Action 1: Working with businesses		
1.1	Build on the Young Street Vacant Commercial Property Program	In August to October 2024 there was a trial period with two vacant shops filled with quality, short-term tenants: Blaze & Foam - 138 Young Street, a craft and hobby store and Curated Archives - 6 Young Street, a fashion store selling vintage and second-hand clothing.
1.2	Council to fund improvements of business frontages along Young Street	Council officers completed an audit of Young Street retail frontages in October 2024 and recommendations have been developed for Council funded shop frontage improvements to eight run down commercial properties. Officers are now seeking both quotations and approval from Property owners and business operators to complete the works. There is currently \$80,000 from the Economic Development operational budget set aside for these works.
1.3	Introduction of new entertainment, activities and attractions for families.	A new mural was painted at 126-128 Young Street as part of the Street Art Festival held from 17 – 23 March. This now attracts guided tours to the area to visit the new art.
1.4	Council fee waivers for new businesses opening or enhancing their offer in Young Street.	Promotion of the fee waivers has commenced. \$125,000 from the Economic Development operational budget has been set aside for these fee waivers. The first application for an A Frame was received in February 2025.
1.5	Council will lead by example and establish a dedicated presence in Young Street	Council officers are continuing to investigate options for a Council presence in Young Street.
Action 2: Safety in the community		
2.1	Maintain the increased Rapid Response Patrols in the Young Street precinct.	Rapid Response Patrols have been maintained in the Young Street precinct with dedicated patrols conducted regularly. The focus of these patrols is to ensure compliance to Council's Community Local Law, particularly provisions relating to No Smoking/Vaping and Alcohol consumption in public places.
2.2	Exploring options to expand CCTV live feed to mobile devices for Victoria Police to access realtime and historical footage while in the field.	Council and Victoria Police are collaborating on a Memorandum of Understanding (MOU) to implement a system that provides a live CCTV feed directly to mobile devices used by the local Police. This initiative aims to enhance real-time monitoring of key areas, improve situational awareness, and enable faster response times to incidents such as criminal activity, disturbances, or emergencies. By granting immediate access to live footage, the program seeks to enhance public safety, deter criminal behavior and support proactive policing.
2.3	Continue to work alongside local Police on ongoing safety issues.	The Safer Communities team regularly works alongside local Police via the monthly Local Safety Committee, Frankston Liquor Licensing Meeting and communicating residents safety and crime concerns through to the Frankston Police Community Issues Register. Updates from discussions are regularly reported to Council. In December 2024, Council officers collaborated with Victoria Police on Operation Omni, a proactive initiative focused on increasing police presence in the Young Street area. This high-visibility operation aimed to deter criminal activity, particularly incidents of assault, while promoting a safer environment for residents, businesses, and visitors. Additionally, Council officers are working with Victoria Police regarding a proposal for Council to donate two bicycles to the local police, as part of assisting Victoria Police to increase their presence in the Frankston CBD.
Action 3: Street presentation		
3.1	Establishment of a new City Presentation team within Council responsible for: daily (inc weekends) footpath and street sweep sweeping, graffiti removal and litter collection and increased inspections across the precinct (including weekends).	The newly formed City Presentation team has been in place since early 2024. All initiatives associated with this action are now complete. Improved services entailing daily litter pick up, street sweeping, graffiti removal and weekend patrols and inspections are now in place. For graffiti, KPIs confirm the success of this action whereby response times have decreased and the removal quantity has doubled. Initiative enacted and officers will continue to monitor.
3.2	Facilities and plantings: designed to focus on low maintenance infrastructure where possible AND planting improvements in roundabouts and planter boxes.	A number of roundabouts and planted boxes were replanted during mid 2024 with a focus of colour and presentation. Further works are currently being planned to take place in the Young Street Playne Street roundabouts and key neighbouring locations.
Action 4: Development and activation		
4.1	Launch of a Development Activation Program to assist or support appropriate planning applications to: encourage consolidation of adjoining properties, facilitate, and where appropriate obtain, planning permits on strategically located but otherwise constrained land.	The Development Activation Program was launched August 2024.
4.2	Meet with property owners to understand plans and/or hurdles to accelerating development.	Officers have facilitated initial discussions with nine property owners in regards to jointly developing their land as part of the DAP. At this stage the increased costs of construction is problematic.
4.3	Complete FMAC Urban Design Guidelines to reinforce Council's commitment to supporting high quality and exemplary development.	Council officers have completed internal workshops completed to develop Guidelines scope and approach. The procurement phase to proceed in March and aiming for draft guidelines by end June 25.
ACTION 5: City connectivity and space		
5.1	Work with Department of Transport and Planning (DTP) to develop a Traffic Circulation Plan to encourage use of the Ring Road and reduce traffic congestion	Discussions with the Department of Transport and Planning (DTP) are ongoing to finalise the Brief for securing a suitable consultant to complete this work. It is expected that Consultant will be appointed early 2025. The scope of works have been confirmed with DTP with ongoing meetings as works progress.
5.2	Work with DTP to develop a Transport Plan for the Young Street transport hub that includes: Stage 1 - Review current bus interchange locations with DTP and other stakeholders, and undertake Concept Options Stage 2 - Traffic modelling works to test and confirm the effects of moving buses out of Fletcher Road or otherwise, whichever options are considered.	Scope of works has been confirmed with DTP with procurement process in progress to engage a traffic network modelling consultant, and a traffic engineering consultant to investigate concept options and feasibility. The scope of the works has been confirmed with DTP with engagement of the suitable consultant progressing to be executed shortly.
5.3	Enhancing Mobility and Safety Stage 1 - Creation of a Connected Network for Walking and Cycling Plan. Stage 2 - Work with DTP to develop options for safety and amenity on Beach Street at rail crossing and Frankston Station rail underpass.	Options for a connected walking and cycling network has been considered as part of FMAC Structure Plan and Frankston Bicycle riding strategy, These will be reviewed in line with bus interchange options to finalise this task. Discussions with DTP's rail team continue to progress to understand the status of planned project to improve the Beach street crossing including the Young street end.
5.4	Investigate alternative parking solutions beginning with an audit of all Council owned car parks, existing car parking time limits, costs.	Investigations expected to commence after the completion of on-going multi storey carparks at Frankston (open) and Kananook railways stations (awaiting opening).
Action 6: Community health and wellbeing		
6.1	Work with the community service providers to understand their needs/interest and explore viable and appealing alternatives where appropriate.	Council officers have liaised with community service providers and businesses in Young Street to gain a better understanding of their service, issues and opportunities. This has provided knowledge and resources to businesses on Young Street around support services available to the community including Community Support Frankston.
6.2	Work with stakeholders to identify community in the Young Street Precinct.	Through connection with services and businesses, information was gained around the community in Young Street including social issues and feelings of safety.
6.3	Identify stakeholders and partners to coordinate an effective approach to address the needs of vulnerable adult community members.	The formal launch of the Community Connectors program at the Frankston Railway Station took place on 13 February 2025 (following its commencement in November 2024). This is a partnership with Council, Metro Trains and South East Community Links.
ADVOCACY		
	Highlight the need for a bus service review within Frankston's city centre with a focus on Young, Playne and Beach Streets.	Discussions are ongoing between Council and the Department of Transport and Planning. This initiative also falls within conversations about a regional bus service review within the GSEM group of Councils.
	Work with Victoria Police to increase Police/Protective Services Officers presence in the Young Street Precinct.	Council officers are having ongoing discussions with Victoria Police - recent Operation Omni was as a result of local advocacy.
	Advocate for Land Tax/Stamp Duty deferrals (or similar) to accelerate development that increases housing in the city centre.	Longer term initiative. This initiative has been discussed through the Frankston Suburban Revitalisation Board for consideration.
	Build the profile of the benefits of a connected network of pocket parks and green city centre spaces.	Work will commence on this in mid 2025. Council will be informed of the activity in March 2025.
	Work with Monash University, Metro Trains and community service providers to develop initiatives to change the face of Young Street.	Metro Trains partnership - South East Community Link - soft launch to take place in late November, with a full community launch in February 2025.

Executive Summary

12.5 Award of Contract CN11441 - Pavement Marking Panel

Enquiries: (Brad Hurren: Infrastructure and Operations)

Council Plan

Level 1:	4. Well Planned and Liveable City
Level 2:	4.4 Innovate with smart technology and initiatives to increase the liveability of the city

Purpose

To obtain Council approval to award Contract CN11441 to CJJ Services; Image Linemarking Pty Ltd and Roadsigns (AUST) Pty Ltd for the provision of Pavement Marking Services throughout the municipality.

Recommendation (Director Infrastructure and Operations)

That Council:

1. Awards contract CN11441 – Pavement Marking Panel to
 - a. CJJ Services, ABN 87 456 404 209;
 - b. Image Linemarking Pty Ltd, ACN 082 074 708; and
 - c. Roadsigns (AUST) Pty Ltd, ACN 006 719 197for an estimated total contract value of \$1,293,682.00 GST exclusive for a term of up to six years being an initial two year term with the provision of a further two X 2 year extension options (2+2+2) noting that this is a Schedule of Rates Contract;
2. Authorises the Chief Executive Officer to execute and sign the contracts;
3. Authorises the Director Infrastructure and Operations to approve variations and extensions of the contract subject to satisfactory performance of the contractors; and
4. Resolves Attachments A and B to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g)*.

Key Points / Issues

Tender Process

The request for tender (RFT) was released to market via Council's website and advertised in The Age newspaper on 26 October 2024

The tender closed at 3pm, 27 November 2024, AEST.

9 submissions were received.

No late tenders were received.

Tender Evaluation

Evaluation criteria

12.5 Award of Contract CN11441 - Pavement Marking Panel**Executive Summary**

9 submissions progressed to evaluation and were assessed against the following evaluation criteria, as advertised in the RFT documents:

Evaluation Criteria	Weighting (%)
Financial cost to Council	30%
Industry Experience	20%
Staff Capability & Qualifications to meet technical requirements	20%
Performance on similar contracts	20%
Community Benefit (incl. local content)	10%

Evaluation was guided by the approved Evaluation Plan, which is filed in Council's document management records system, reference A5132811.

The evaluation of submissions is documented in the Evaluation Report, which is provided as Attachment A.

Negotiations

All tender negotiations are complete.

Post award of the contract

If award is approved by Council at this Ordinary Meeting, all respondents will be notified of the outcome and offered debriefs.

Details of the awarded contract will be published on the Council website.

Probity

All Council procurement processes are conducted in a fair, honest, open manner with the highest levels of integrity and in the public interest. All suppliers are treated fairly in an open and transparent manner.

Council must engage an external probity advisor when the value of goods or services exceeds \$5 million (GST inclusive)

An external probity advisor was not appointed.

Disclosures of Conflicts of Interest in Relation to Advice Provided in this Report

No person involved in the evaluation of tenders declared a direct or indirect interest requiring disclosure.

Contract Value

This is a schedule of rates contract with an estimated contract value of \$1,293,682.00 GST exclusive for the six-year term of the contract.

Term of the Contract

The initial contract term is two years. The contract will commence 5 May 2025 at the expiration of the existing contract. At the completion of the initial term, there is provision for a further two (2) X two (2) year extension options available based on satisfactory performance at Councils sole discretion.

12.5 Award of Contract CN11441 - Pavement Marking Panel**Executive Summary****Policy Considerations**

This procurement does not conflict with any Council policies.

Collaboration

Section 109(2) of the Local Government Act 2020 requires that any report to Council that recommends entering into a procurement agreement must include information in relation to any opportunities for collaboration with other Councils or public bodies.

Under this contract there were no opportunities to collaborate with other Councils or public bodies.

Financial Implications

Evaluation indicates an estimated contract price of \$1,293,682.00 GST exclusive.

Funding for the services delivered under this contract are from various Operations general ledger accounts. The recommended tenderers services are within existing budgets.

Legal/Statutory Implications

The tender process complies with Council's Procurement Policy 2021-2025.

Gender Impact Assessments

No gender impact assessment was required. This initiative has no impact on our community or the public.

Environmental/Sustainability Impacts

The tenderers have identified and listed environmentally responsible materials, processes and approaches.

Buy Local Impacts

The preferred tenderers have indicated support for local businesses when working in the municipality.

ATTACHMENTS

Attachment A: CN11441 - Pavement Marking Panel - Attachment A - Evaluation Report - **CONFIDENTIAL**

Attachment B: CN11441 - Pavement Marking Panel - Attachment B - CONSENSUS Evaluation - **CONFIDENTIAL**

Executive Summary**12.6 Award of Contract CN11442 - Minor Asphalt Patching Panel**

Enquiries: (Brad Hurren: Infrastructure and Operations)

Council Plan

Level 1:	4. Well Planned and Liveable City
Level 2:	4.4 Innovate with smart technology and initiatives to increase the liveability of the city

Purpose

To obtain Council approval to award Contract CN11442 to Design Asphalt Pty Ltd; Dynamic Asphalt & Civil Construction Pty Ltd; and Prestige Civil Group trading as Prestige Paving Pty Ltd for the provision of Minor Asphalt Patching services throughout the municipality.

Recommendation (Director Infrastructure and Operations)

That Council:

1. Awards contract CN11442 – Minor Asphalt Patching Panel to
 - a. Design Asphalt Pty Ltd, ACN 143 682 254;
 - b. Dynamic Asphalt & Civil Construction Pty Ltd, ACN 666 780 561; and
 - c. Prestige Civil Group trading as Prestige Paving Pty Ltd, ACN 140 970 912for an estimated contract value of \$4,446,168.00 GST exclusive for a term of up to eight (8) years being an initial two (2) year term with the provision for a further three (3) X two (2) year extension options (2+2+2+2) noting that this is a schedule of rates contract;
2. Authorises the Chief Executive Officer to execute and sign the contract;
3. Authorises the Director Infrastructure and Operations to approve variations and extensions of the contract subject to satisfactory performance of the contractors; and
4. Resolves Attachments A and B to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g)*.

Key Points / Issues

- Council is required to undertake pavement repairs to its road network under the Road Management Act of Victoria.
- This tender is for minor pavement repairs to both local roads (completed proactively as zone works) and the main road network. There is also an emergency component within this tender for unprecedented storm or accident damage.

12.6 Award of Contract CN11442 - Minor Asphalt Patching Panel**Executive Summary**

- The acceptance of this offer will satisfy expectations in allowing for the ongoing maintenance of Council assets.

Tender Process

The request for tender (RFT) was released to market and advertised in the Age newspaper on 26 October 2024.

The tender closed at 3pm, 27 November 2024, AEST.

12 submissions were received.

No late tenders were received.

Tender EvaluationEvaluation criteria

11 submissions progressed to evaluation and were assessed against the following evaluation criteria, as advertised in the RFT documents:

Evaluation Criteria	Weighting (%)
Financial Cost to Council	30%
Industry Experience	20%
Resources and Capability	20%
Performance on Similar Contracts	10%
Methodology and Emergency Response	10%
Community Benefit (incl Local Content)	10%

Evaluation was guided by the approved Evaluation Plan, which is filed in Council's document management records system, reference A5134391.

The evaluation of submissions is documented in the Evaluation Report, which is provided as Attachment A.

Negotiations

All tender negotiations are complete.

Post award of the contract

If award is approved by Council at this Ordinary Meeting, all respondents will be notified of the outcome and offered debriefs.

Details of the awarded contract will be published on the Council website.

Probity

All Council procurement processes are conducted in a fair, honest, open manner with the highest levels of integrity and in the public interest. All suppliers are treated fairly in an open and transparent manner.

Council must engage an external probity advisor when the value of goods or services exceeds \$5 million (GST inclusive).

An external probity advisor was not appointed.

12.6 Award of Contract CN11442 - Minor Asphalt Patching Panel**Executive Summary****Disclosures of Conflicts of Interest in Relation to Advice Provided in this Report**

No person involved in the evaluation of tenders declared a direct or indirect interest requiring disclosure.

Contract Value

This is a schedule of rates contract with an estimated contract value of \$4,446,168.00 GST exclusive for the eight-year term of the contract.

Term of the Contract

The initial contract term is two years. The contract will commence 5 May 2025 at the expiration of the existing contract. At the completion of the initial term, there is provision for a further three (3) X two (2) year extension options available based on satisfactory performance at Councils sole discretion.

Policy Considerations

This procurement does not conflict with any Council policies.

Collaboration

Section 109(2) of the Local Government Act 2020 requires that any report to Council that recommends entering into a procurement agreement must include information in relation to any opportunities for collaboration with other Councils or public bodies.

Under this contract there were no opportunities to collaborate with other Councils or public bodies.

Financial Implications

Evaluation indicates an estimated contract value of \$4,446,168.00 GST exclusive.

Funding for the services delivered under this contract are from various Operations general ledger accounts. The recommended tenderers services are within existing budgets

Legal/Statutory Implications

The tender process complies with Council's Procurement Policy 2021-2025.

Gender Impact Assessments

No gender impact assessment was required. This initiative has no impact on our community or the public.

Environmental/Sustainability Impacts

The tenderers have identified and listed environmentally responsible materials, processes and approaches.

Buy Local Impacts

The preferred tenderers have indicated support for local businesses when working in the municipality.

12.6 Award of Contract CN11442 - Minor Asphalt Patching Panel

Executive Summary

ATTACHMENTS

Attachment A: CN11442 - Minor Asphalt Patching Panel - Attachment A -
Evaluation Report - **CONFIDENTIAL**

Attachment B: CN11442 - Minor Asphalt Patching Panel - Attachment B -
CONSENSUS Evaluation - **CONFIDENTIAL**

Executive Summary**12.7 Award of Contract CN11481 - Frankston Basketball & Gymnastics Stadium Redevelopment**

*Enquiries: (Danielle Watts: Corporate and Commercial Services)
(Vishal Gupta: Infrastructure and Operations)*

Council Plan

Level 1:	4. Well Planned and Liveable City
Level 2:	4.3 Provide well designed, fit for purpose, multi-use open spaces and infrastructure for the community to connect, engage and participate

Purpose

To obtain Council approval to award Contract CN11481 to Ireland Brown Constructions Pty Ltd (ACN: 111 715 621) for the Frankston Basketball and Gymnastics Stadium Redevelopment.

Recommendation (Director Corporate and Commercial Services)

That Council:

1. Awards Contract CN11481 for Frankston Basketball and Gymnastics Stadium Redevelopment to Ireland Brown Constructions Pty Ltd (ACN: 111 715 621) for a total lump sum of \$49,733,298.53 excl. GST inclusive of select tender options;
2. Notes the ongoing annual maintenance costs for proposed Frankston Basketball and Gymnastics Stadium is estimated around \$180,000 excluding GST per annum, and as such will require necessary adjustment in 2027/28 operating budget for the Facilities Management;
3. Notes that officers have been engaged in ongoing lease negotiations with Frankston District Basketball Association and Bayside Gymnastics Club and are proposing that a Maintenance Contribution is included in the lease(s); this Contribution is proposed to incrementally increase over the first six years of the lease term until the tenants assume full responsibility for the maintenance costs.
4. Authorise Council officers to establish a cash reserve from any unexpended project funds to offset the maintenance costs incurred by Council associated with the redeveloped facility;
5. Authorises the Chief Executive Officer to sign the contract;
6. Delegates approval of contract variations within the contingency amount outlined in the confidential attachment to the Director Infrastructure and Operations; and
7. Resolves Attachment A to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g)*.

Key Points / Issues

- At its meeting on the 11 September 2023, Council endorsed the preferred concept design and budget for the Frankston Basketball & Gymnastics Stadium Redevelopment. The endorsed concept included a ten (10) court stadium (4 existing and 6 new courts), 1,000 m2 dedicated community level gymnastics hall

**12.7 Award of Contract CN11481 - Frankston Basketball & Gymnastics Stadium
Redevelopment
Executive Summary**

along with ancillary amenities, new entry, circulation, café, administration, storage, external car parking and landscaping.

- At its meeting on the 2 December 2024, Council endorsed the official naming of the Frankston Basketball & Gymnastics Stadium to be 'Frankston Stadium' which was presented and accepted by Geographic Names Victoria (GNV) with this being officially gazetted on 16 January 2025.
- Councillors and relevant stakeholders including local members of State and Federal governments, Frankston District Basketball Association (FDBA) and Bayside Gymnastics Club (BGC) were provided a briefing on the project by Council Officers and Architects on 12 March 2025.
- The total estimated project cost of the preferred concept design was \$60 million. Funding agreements of \$15 million each totalling \$30 million have been executed with both the State and Federal Governments with remaining \$30 million balance to be funded by Council.
- FDBA have relinquished their lease in anticipation of the redevelopment of the Stadium.

Background

Council plans to create state-of-the-art Basketball and Gymnastics facilities at the existing Frankston Basketball Stadium site located at 90 Bardia Avenue, Seaford 3198. Site improvements will cater for growing and diverse participation in basketball and gymnastics, across Frankston and surrounding region.

At its meeting on the 11 September 2023, Council endorsed a concept design and budget for the Frankston Basketball & Gymnastics Stadium Redevelopment.

The endorsed concept included a ten (10) court stadium (4 existing and 6 new courts), 1,000 square metres dedicated community level gymnastics hall along with ancillary amenities, new entry, circulation, café, administration, storage, external car parking and landscaping.

At its meeting on the 11 December 2023, Council appointed Williams Ross Architects as the Principal Design Consultant to develop the design suitable for seeking construction tenders later in 2024.

At its meeting on the 2 December 2024, Council endorsed the official naming of the proposed Frankston Basketball & Gymnastics Stadium to be named 'Frankston Stadium' which was presented and accepted by Geographic Names Victoria (GNV) with this being officially gazetted on 16 January 2025.

Detailed designs and specifications have since been prepared to enable tenders to be sought from Building Contractors, with tenders closing in December 2024.

Tender Process

Tenders were sought utilising the State Government Construction Supplier Register (CSR) list of prequalified contractors. The Construction Supplier Register is a Whole of Victorian Government pre-qualification scheme established and governed in accordance with the Ministerial Directions and Instructions for Public Construction Procurement.

Five (5) suitably qualified Principal Contractors were invited to provide a tender response with selection based on the following criteria:

12.7 Award of Contract CN11481 - Frankston Basketball & Gymnastics Stadium Redevelopment

Executive Summary

- Construction Supplier Register Prequalification.
- Examples of similar and recently delivered recreation projects.
- Design and Construct type project experience.
- Size/capacity (capacity to deliver projects in the order of \$40 million and greater).
- Mandatory Federal Government Work Health and Safety Accreditation Scheme.
- Confirmed interest in tendering for the project.

Invited Contractor	ACN
ADCO Construction Pty Ltd	001 044 391
Becon Constructions (Australia) Pty Ltd	092 361 165
Building Engineering Pty Ltd	103 839 514
Ireland Brown Constructions Pty Ltd	111 715 621
McCorkell Constructions Pty Ltd	094 764 584

Key dates

- Tender documents issued to invited Tenderers on 31 October 2024.
- Tenderer site visit: 19 November 2024 and 04 December 2024.
- Representatives from each invited tenderer attended the site visit on 19 November 2024, and the attendance register is available in the Council's corporate record management system.
- Upon request from Tenderers a further non-mandatory site visit was held on 04 December 2024. An attendance register for site visit on 04 December 2024 is available in the Council's corporate record management system.
- Scheduled tender close: 12 December 2024 at 3:00 pm.
- A number of extension requests were received from Tenderers during the tender open period. Consequently, the Tender Evaluation Panel elected to extend the tender open period by a further 6 days.
- Tender close date and time (after extension granted): 18 December 2024 at 3:00 pm.

Tenders received:

Five (5) tender submissions were received prior to tender close date and time.

No late tenders were received.

12.7 Award of Contract CN11481 - Frankston Basketball & Gymnastics Stadium Redevelopment

Executive Summary

Contractor/Tenderer
ADCO Construction Pty Ltd
Becon Constructions (Australia) Pty Ltd
Building Engineering Pty Ltd
Ireland Brown Constructions Pty Ltd
McCorkell Constructions Pty Ltd

Tender Evaluation

Mandatory criteria

All submissions were assessed against the following mandatory criteria, as detailed in the issued tender documents:

Mandatory Criteria	
Required Insurances	Pass/Fail
Licenses / Qualifications including required builders' registration	Pass/Fail
Child Safe Standards	Pass/Fail
Independently accredited Occupational Health & Safety, Environmental Management & Quality Assurance Systems	Pass/Fail
Federal Work Health & Safety Accreditation	Pass/Fail
Financial Check – Corporate Scorecard Standard Financial Assessment	Pass/Fail

All five submissions received were assessed against the passed initial checks against the mandatory criteria to enable their progression in the evaluation process.

Evaluation criteria

All five submissions progressed to evaluation and were assessed against the following evaluation criteria:

Criteria
Overall value for money to Council
Methodology and works program
Demonstrated experience on similar projects including experience in delivery of Design and Construct type contracts
Current commitments & resources

**12.7 Award of Contract CN11481 - Frankston Basketball & Gymnastics Stadium
Redevelopment****Executive Summary**

Community Benefit (includes Indigenous Participation, Local, Social, Economic and/or Environmental sustainability)

The Tender Evaluation Panel, evaluation criteria and corresponding weightings were endorsed through the Contract Evaluation Plan prior to the request for tender being released to the market. Signed Evaluation Plan reference available in the Council's corporate record management system.

The evaluation of submissions which includes the percentage weightings applied to the evaluation criteria is documented in the confidential Tender Evaluation Report, which is provided as Attachment A.

Negotiations

All tender negotiations with recommended Tenderer are nearing completion and are at a satisfactory position to enable a contract to be executed.

Post award of the contract

If award is approved by Council at this Ordinary Meeting, all respondents will be notified of the outcome and offered debriefs.

Details of the awarded contract will be published on the Council website.

Probity

All Council procurement processes are conducted in a fair, honest, open manner with the highest levels of integrity and in the public interest. All Suppliers are to be treated with a fair and equitable procurement process.

Council must engage an external Probity Advisor when the value of goods or services exceeds \$5 million (GST inclusive)

In accordance with Council's procurement requirements, Landell Probity Pty Ltd were engaged as external Probity Advisors to assist in ensuring a fair and equitable procurement process.

Disclosures of Conflicts of Interest in Relation to Advice Provided in this Report

No person involved in the evaluation of tenders declared a direct or indirect interest requiring disclosure and also no person involved in the preparation or approvals of this report declared a direct or indirect interest requiring disclosure.

Contract Value

This is a lump sum fixed price contract under a design and construct contract.

The total contract price inclusive of select tender options is \$49,733,298.53 GST exclusive.

Term of the Contract

The contract term will be in the order of 27 months from the date of commencement with a further 12-month defects liability period commencing from the date of practical completion.

Policy Considerations

This procurement does not conflict with any Council policies.

**12.7 Award of Contract CN11481 - Frankston Basketball & Gymnastics Stadium
Redevelopment
Executive Summary****Collaboration**

Section 109(2) of the Local Government Act 2020 requires that any report to Council that recommends entering into a procurement agreement must include information in relation to any opportunities for collaboration with other Councils or public bodies.

Under this contract there were no opportunities to collaborate with other Councils or public bodies.

Financial Implications

Evaluation indicates a total contract price inclusive of select tender options is \$49,733,298.53 GST exclusive.

There is a sufficient budget available to award this contract and further utilisation of total allocated budget is outlined in the confidential Attachment A – Tender Evaluation Report.

Upon completion of the development of new Frankston Stadium, the ongoing maintenance cost is estimated around \$180,000 excluding GST per annum. A proportion of the ongoing maintenance costs will be progressively recovered under the terms of the respective leases to be entered into by the Frankston District Basketball Association (FDBA) and Bayside Gymnastics Club (BGC). To offset the maintenance costs incurred by Council associated with the redeveloped facility it is planned to establish a cash reserve from any unexpended project funds.

Officers have been engaged in ongoing lease negotiations with Frankston District Basketball Association and Bayside Gymnastics Club and are proposing that a Maintenance Contribution is included in the lease(s); this Contribution is proposed to incrementally increase over the first six years of the lease term until the tenants assume full responsibility for the maintenance costs for the Stadium.

Legal/Statutory Implications

The tender process complies with Council's Procurement Policy 2021-2025.

A planning permit for this redevelopment was not required, however a Local Law permit for required tree removals has been obtained. Furthermore, a Planning Permit for the relocation of the Rotary Shed has been applied with a permit anticipated to be issued prior to the commencement of the site works. Other Statutory and Authority approvals will be applied for during the completion of the design detailing phase.

Gender Impact Assessments

A gender impact assessment has been completed and the recommendations have been and/or will be implemented through the design and operation of the Stadium.

Environmental/Sustainability Impacts

The design and construction of the Frankston Stadium aims to achieve a Five Star Green Star rating certified by the Green Building Council of Australia (GBCA). This will significantly contribute to achieving Council's climate action targets and also the effective sustainable operation of the Frankston Stadium.

Buy Local Impacts

The recommended Tenderer has provided a commitment to source where readily available a proportion of goods and services from the local Frankston economy.

12.7 Award of Contract CN11481 - Frankston Basketball & Gymnastics Stadium
Redevelopment

Executive Summary

ATTACHMENTS

Attachment A: CN11481 - Frankston Basketball Gymnastics Stadium - Tender
Evaluation Report. - **CONFIDENTIAL**

14.1 2025/NOM07 - Vale Dr Shunji Ohashi

On 7 March 2025 Councillor Sue Baker gave notice of her intention to move the following motion:

That Council:

1. Notes the long-standing Sister City relationship between Frankston and Susono (Japan), which began in 1981;
2. a) Notes, despite the competitive nature of the selection process, that 16 primary school students from Derinya Primary School have been invited to participate in the Cultural Program at the Australian Pavilion at World Expo 2025 in Osaka, Japan (October 10 – 11);
 - b) Writes to the Frankston Susono Friendship Association, the Susono Overseas Friendship Association and Derinya Primary School congratulating them on the selection outcome, and particular recognition of Ms Therese Sakamoto for her work in orchestrating this success. A copy of this letter is to also be provided to the Susono City Council;
3. In this same letter, commends both the Frankston Susono Friendship Association and the Susono Overseas Friendship Association, and their volunteer-members, for ongoing efforts in cultivating the enduring bond between the two cities;
4. Notes the recent death of former Susono mayor, Dr Shunji Ohashi;
5. Notes the Mayor recently provided eulogy remarks to be read out at Dr Ohashi's funeral;
6. a) In recognition of Dr Ohashi's persistent support for the Sister City relationship between Frankston and Susono, and his long tenure as the Mayor of Susono, Council is to formally provide a framed letter-under-seal (written in Japanese) to Dr. Ohashi's family; and
 - b) Provides a copy of the letter-under-seal to the Susono City Council, the Susono Overseas Friendship Association and the Frankston Susono Friendship Association (an English version).

COMMENTS BY Director Customer, Innovation and Arts

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	YES Comments: if applicable
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	YES Comments: if applicable
3. Is the NoM clear and well worded?	YES Comments: if applicable

14.1 2025/NOM07 - Vale Dr Shunji Ohashi

Question for Consideration	
4. Is the NoM capable of being implemented?	YES Comments: if applicable
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	NO Comments: if applicable
6. Is the NoM within the powers of a municipal Council?	YES Comments: if applicable
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	YES Comments: if applicable
8. Is the NoM consistent with all relevant legislation?	YES Comments: if applicable
9. Is the NoM consistent with existing Council or State policy or position?	YES Comments: if applicable
10. Is the NoM consistent with Council's adopted strategic plan?	YES Comments: if applicable
11. Can the NoM be implemented without diversion of existing resources?	YES Comments: if applicable
12. Can the NoM be implemented without diversion of allocated Council funds?	YES Comments: if applicable
13. Are funds available in the adopted budget to implement the NoM?	YES / NO Comments: Not required
14. What is the estimated cost of implementing the NoM?	YES / NO Year 1: \$0 Recurring: \$0 Comments: Not required

ATTACHMENTS

Nil

14.2 2025/NOM08 - Anti-Graffiti 'Bounty' Pilot Program

On 12 March 2025 Councillor Butler gave notice of his intention to move the following motion:

That Council:

1. Notes the continuing presence of illegal graffiti (including defacing) on Council assets and the cost to Council in removing such graffiti;
2. Acknowledges ongoing community concerns about illegal graffiti, which is often reported to Council and/or Council is made aware by other means such as through social media and SnapSendSolve;
3. Highlights an innovative approach that the City of Onkarparinga in South Australia and the Port Macquarie Hastings Council in New South Wales have undertaken to deter illegal graffiti on Council assets, which is to incentivise the community to provide information about such activities, so that the information can be used to contribute to a successful prosecution of the offender/s. These approaches tap into community sentiment and assist individuals to be active in their communities and networks in providing tangible information that can be used as part of evidence gathered in prosecution matters;
4. Considers developing and trialling an Anti-Graffiti Bounty Program for a period of 12 months, in an attempt to reduce and/or prevent illegal graffiti given the increasing cost of removal on ratepayers;
5. Refers the sum of \$5000 to the 2025/26 Annual Budget process, to be used as the 'bounty' as the foundation to this new trial program. This sum would represent that total 'bounty' pool available and not the amount that an individual would receive for provision of information that leads to a successful prosecution;
6. In the event that the sum referred to in Item 5 of this Resolution is included in Council's 2025/26 Adopted Budget, receives a report by the August 2025 Council Meeting outlining options for this trial program and how it could be implemented;
7. Notes that, in the event that the Bounty Sum is included in Council's adopted 2025/26 budget, requires the Trial Program to begin by September 2025; and
8. Receives a report on the outcome of this Trial Program at the end of the 12 month period.

COMMENTS BY Director Communities

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	YES Comments: Not applicable
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	YES Comments: The NoM seeks to trial a new approach to deterring graffiti within the municipality.

14.2 2025/NOM08 - Anti-Graffiti 'Bounty' Pilot Program

Question for Consideration	
3. Is the NoM clear and well worded?	YES Comments: Not applicable
4. Is the NoM capable of being implemented?	YES Comments: The NoM requires a report to be brought to Council by August 2025, outlining options for this trial program is money is allocated in the 25/26 Annual Budget.
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	YES Comments: Officers will meet with the Councillor as options are developed to discuss them, before bringing this matter back to a Council Meeting.
6. Is the NoM within the powers of a municipal Council?	YES Comments: Not Applicable.
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	YES Comments: The NoM relates to Council assets only.
8. Is the NoM consistent with all relevant legislation?	YES Comments: Not applicable
9. Is the NoM consistent with existing Council or State policy or position?	YES Comments: Not applicable
10. Is the NoM consistent with Council's adopted strategic plan?	YES Comments: The NoM seeks to deter graffiti.
11. Can the NoM be implemented without diversion of existing resources?	YES Comments: Development of options can be undertaken within officer time.
12. Can the NoM be implemented without diversion of allocated Council funds?	YES Comments: The NoM resolves to refer – not commit - \$5000 to the 25/26 Annual Budget consideration.
13. Are funds available in the adopted budget to implement the NoM?	NOT APPLICABLE Comments: The NoM seeks to refer consideration of additional funds to implement this trial to the 25/26 Annual Budget considerations.

14.2 2025/NOM08 - Anti-Graffiti 'Bounty' Pilot Program

Question for Consideration	
14. What is the estimated cost of implementing the NoM?	YES Year 1: \$5,000 (in 2025/26). With a report to be brought to Council on the effectiveness of this trial program after 12 months.

ATTACHMENTS

Nil

17. CONFIDENTIAL ITEMS

Section 3(1) of the *Local Government Act 2020* enables the Council to close the meeting to the public if the meeting is discussing any of the following:

- (a) Council business information that would prejudice the Council's position in commercial negotiations if prematurely released;
- (b) Security information that is likely to endanger the security of Council property or the safety of any person;
- (c) Land use planning information;
- (d) Law enforcement information;
- (e) Legal privileged information;
- (f) Personal information;
- (g) Private commercial information;
- (h) Internal arbitration information;
- (i) Councillor conduct panel information
- (j) Information prescribed by the regulations to be confidential information for the purposes of this definition;
- (k) Information that was confidential information for the purposes of section 77 of the *Local Government Act 2020*
- (l) A resolution to close the meeting to members of the public pursuant to section 66(2)(a).

Nil Reports

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Signed by the CEO