



FRANKSTON CITY
COUNCIL

Ordinary Meeting

A G E N D A

1 May 2017



COUNCIL CHAMBERS

Dennis Hovenden Chief Executive Officer	Cr Brian Cunial Mayor	Tim Frederico Director Corporate Development
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Council Core
Business Support
Coordinator

Cr. McCormack

Cr. Mayer

Cr. Aitken

Cr. Hampton

Cr Bolam

Cr. O'Reilly

Cr. O'Connor

Cr. Toms

EMT

EMT

MEDIA

MEDIA

Guest Speaker

Gallery



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 CEO 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 Frankston City Council 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.

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

Governance Local Law No. 1 – Meeting Procedure

34. Chair's Duty

Any motion which is determined by the Chair to be:

- (1) defamatory of or embarrassing to any Councillor, member of Council staff or other person;*
- (2) abusive or objectionable in language or nature;*
- (3) a direct negative of the question before the Chair;*
- (4) vague or unclear in intention;*
- (5) outside the powers of Council; or*
- (6) irrelevant to the item of business on the agenda and has not been admitted as Urgent Business, or purports to be an amendment but is not,*

must not be accepted by the Chair.

88. Chair May Remove

- (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, or cause the removal of any object or material that is deemed by the Chair as being objectionable or disrespectful.*
- (2) *Any person removed from the meeting under sub-clause 0 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 Penalty for an offence under this clause is 2 penalty units which is \$200

The Formal (Ordinary) Meeting Agenda

The Council meeting agenda is available for public inspection immediately after it is prepared, which is normally on the Thursday afternoon five 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. Before the start of the meeting, an Officer will ask those in the Public Gallery whether they wish a matter to be considered early in the meeting.

• **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 may also be submitted online using the Question Time web form. "Questions on notice" are to be submitted and received by Council before 12 noon on the Friday before the relevant Ordinary Meeting.

"Questions without notice" may be submitted in the designated Question Time box in the public gallery on the evening of the meeting, just prior to its commencement. Forms are available in the Council Chamber.

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 CEO 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 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.

- **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**

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 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 CEO 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 CEO 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, and audio recordings of Council meetings are made available to members of the public upon request. If a submitter does not wish to be recorded, they must advise the Chair at the commencement of their public submission.

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.

Agenda Themes

The Council Agenda is divided into three (3) themes which depict the Council Plan's Strategic Objectives, as follows:

1. Planned City for Future Growth.
2. Liveable City.
3. Sustainable City.

MAYOR



NOTICE PAPER

ALL COUNCILLORS

NOTICE is hereby given that an Ordinary Meeting of the Council will be held at the Civic Centre, Davey Street, Frankston, on 1 May 2017 at 7pm.

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.

OPENING WITH PRAYER

Almighty God, we ask for your blessing upon this Council. Direct and prosper its deliberations to the advancement of your glory and the true welfare of the people of Frankston City. Amen.

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

We respectfully acknowledge that we are situated on the traditional land of the Boonerwung and Bunurong in this special place now known by its European name, Frankston. We recognise the contribution of all Aboriginal and Torres Strait Islander people to our community in the past, present and into the future.

BUSINESS

1. PRESENTATION TO COMMUNITY GROUPS

Nil

2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting No. OM299 held on 3 April 2017.

Special Meeting No. SP201 held on 12 April 2017.

3. APOLOGIES

Nil

4. DISCLOSURES OF INTEREST AND DECLARATIONS OF CONFLICT OF INTEREST

5. PUBLIC QUESTION TIME

Nil

6. HEARING OF SUBMISSIONS

Nil

7. ITEMS BROUGHT FORWARD

8. PRESENTATIONS / AWARDS

Nil

9. PRESENTATION OF PETITIONS AND JOINT LETTERS

Nil

10. DELEGATES' REPORTS

Nil

11. CONSIDERATION OF TOWN PLANNING REPORTS

- | | | |
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Dennis Hovenden
CHIEF EXECUTIVE OFFICER

Executive Summary**11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	1. Planned City for Future Growth
Strategy:	1.3 Review the Municipal Strategic Statements, also known as the Local Planning Scheme to accommodate future population growth
Priority Action	1.3.1 Develop an urban design policy to guide assessment of proposed developments and deliver quality design outcomes

Purpose

The purpose of this report is to seek a revised Council position of support prior to the VCAT hearing for the above application based on the amended plans submitted at VCAT

Recommendation (Director Community Development)

That Council agrees to officers seeking a revised position prior to the VCAT hearing based on the amended plans for the proposed development at 56 High Street Frankston

Key Points / Issues

- At the 19 September 2016 Council Meeting, Council refused the current application for development at 56 High Street, Frankston on a number of grounds including non-compliance with car parking, neighbourhood character, the objectives of the Design and Development Overlay Schedule 6, traffic impacts and visual bulk.
- A review has been lodged with VCAT against Council's decision to refuse to issue a permit for Planning Application 44/2016/P to construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking at 56 High Street, Frankston.
- Amended plans were submitted to VCAT and Council on 16 March 2017 seeking to address the grounds contained in the Notice of Refusal following feedback from Councillors and officers.
- The amended plans have been amended to reduce the height of the development to Spring Lane from three to two storeys (and a reduction in number of bedrooms as a result), adding an additional car space at the front of the site (removing the requirement for a car parking reduction), improve the presentation of Unit 1 to High Street and several other more minor changes.
- The amended plans are now considered to adequately address the concerns raised in the Notice of Refusal and therefore should be supported.
- It is considered that Council should revise its position and support the application prior to the VCAT hearing scheduled for 24 May 2017 at 10:00am.

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

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Executive Summary****Financial Impact**

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian Councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

The applicant paid the appropriate planning permit application fees for the original proposal. No fees are paid to Council for the consideration of amended plans as part of the VCAT process. Council has engaged a Consultant to represent Council at VCAT at a cost.

Consultation1. External Referrals

Nil.

2. Internal Referrals

Nil.

3. Other relevant parties / stakeholders

Nil.

Notification of Proposal

In accordance with VCAT practice note requirements, a copy of the substituted amending plans must be circulated not less than 30 days before the date of the merits hearing to all parties to the review and is the responsibility of the applicant.

Analysis (Environmental / Economic / Social Implications)

Environment, economic and social implications were considered previously as part of the original assessment of the planning application.

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.

Legal

Council previously complied with Section 52, 58, 60, 61 and 62 of the *Planning and Environment Act 1987* in processing the original planning permit application.

Policy Impacts

Council has previously assessed the planning permit application in accordance with the following State and Local Planning Policy provisions, zones, particular and general provisions of the Frankston Planning Scheme.

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Executive Summary**Officer's Declaration of Interests

Under Section 80C of the *Local Government Act 1989*, 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 risk implications.

Conclusion

Overall, it is considered that the amended plans satisfactorily address concerns previously raised by Council in the Notice of Refusal. Accordingly it is recommended that Council review its position and support the application prior to the VCAT hearing.

ATTACHMENTS

- Attachment A: Locality Map (original application objectors/supporters shown)
- Attachment B: Locality Map Aerial
- Attachment C: Neighbourhood Character Precinct Frankston 3
- Attachment D: Site Context Plan
- Attachment E: Amended Development Plans
- Attachment F: Amended Elevations

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston

Officers' Assessment

Summary

Existing Use	Reception centre
Site Area	1,582 square metres
Proposal (amended)	To construct eight (8) double storey dwellings and one (1) building for common use
Site Cover	44.2%
Permeability	42.7%
Zoning	General Residential Zone
Overlays	Design and Development Overlay Schedule 6 Design and Development Overlay Schedule 11
Neighbourhood Character Precinct	Frankston 3
Reason for Reporting to Council	Seek a revised Council position of support of the application based on the amended plans prior to the VCAT hearing

Background

At the 19 September 2016 Council meeting, Council determined to issue a Refusal to Grant a Planning Permit for 44/0216/P to construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking on the following grounds:

1. The proposal does not comply with the car parking requirements of Clause 52.06 of the Frankston Planning Scheme.
2. The proposal does not comply with the objectives and decision guidelines of the Design and Development Overlay (Schedule 6) due to the overall height and scale of the development.
3. The proposal is not considered to satisfy Clause 22.08: Neighbourhood Character and is inconsistent with the existing neighbourhood character of the area.
4. The proposal does not comply with the setback requirements of ResCode in relation to the setback from Spring Lane.
5. The traffic impacts on Spring Lane.
6. It is an overdevelopment on the site creating visual bulk which is not consistent with neighbourhood character.

Amended plans were submitted to VCAT and received by Council on 16 March 2017 seeking to address the grounds contained in the Notice of Refusal.

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Officers' Assessment**

The amended plans reduce the height of the development to Spring Lane from three to two storeys (and a reduction in number of bedrooms as a result), add an additional car space at the front of the site (removing the requirement for a car parking reduction) and improve the presentation of Unit 1 to High Street in addition to several other more minor changes aimed at addressing the grounds of refusal.

Council has the ability to review its position on this application based on the amended plans substituted at VCAT prior to the hearing to support the application.

Subject Site

The subject site is regular in shape and located on the southern side of High Street in Frankston.

The site has front and rear boundaries with a width of 27.43 metres and side boundaries of 57.68 metres with an overall area of 1,582 square metres. The site has an incline of approximately 5.5 metres from the High Street frontage to the rear of the site.

The site currently contains the existing double storey dwelling previously used as a reception centre and a swimming pool. A circular driveway provides vehicle access onto High Street. There is also one (1) access onto Spring Lane.

The most significant vegetation on the site is a large Red-Flowering Gum located in the north-east corner of the site which is proposed to be retained. Two (2) other trees are located on the site to the rear which are proposed to be removed.

Locality

The surrounding area is characterised by a mix of single and double storey developments with some examples of multi-dwelling developments in the immediate vicinity of the subject site. There is some variation in front fence treatments however the predominating fencing style is either low fences or no front fences.

To the north of the site is Beauty Park with the Frankston Metropolitan Activity Centre and Frankston Railway Station located approximately 800 metres to the north. The south, east and west sides of the site are bordered by residential properties.

Site History

Other than the current application for review at VCAT there have been no previous Planning Permit applications on the subject site.

Amended Plans

The amended plans propose the following changes (summarised):

1. Removal of third storey for the dwellings fronting Spring Lane, a reduction in the number of bedrooms required and therefore a reduction in the number of car spaces required.
2. An additional visitor space provided on site accessed from High Street.
3. Revised external elevations to better address High Street and Spring Lane including a direct entry to Dwelling 1 from High Street and increased entry courtyard.
4. Increased access width along east boundary (adjacent to Dwelling 5) and provision of bollard lights along pedestrian pathways adjacent to Dwellings 5 and 8.

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston

Officers' Assessment

5. Relocation of bin storage towards High Street frontage and enclosure of resident bike parking (adjacent to Common House).
6. Modified stair configuration and W/C of dwellings 5-8.
7. Provision of external windows into Unit 5 and 8.
8. Increase in first floor level for dwellings 5, 6, 7 and 8 to facilitate access to daylight and bedroom reconfigurations.
9. Internal reconfiguration of Common house (first floor level) and amendment of the roof form to better suit the topography of the site.

Discussion on amended plans and grounds of refusal

The proposal does not provide adequate parking under Clause 52.06 of the Frankston Planning Scheme.

The amended plans comply with the car parking required under Clause 52.06 of the Frankston Planning Scheme. The removal of the second floor of the dwellings fronting Spring Lane removes the need to provide two (2) car spaces to Dwellings 5-8. Therefore under the amended proposal parking is required as follows:

Clause 52.06-5 rate for dwelling	Proposed No. of Dwellings	Car spaces required by Clause 52.06-5	Proposed Car Parking
1 car parking space to each one or two bedroom dwelling, plus	8	8	Eight (8) car spaces are proposed in four (4) double garages
1 visitor parking space to every 5 dwellings for developments or 5 or more dwellings	8	1	One (1) visitor space at the front of the site accessed from High Street
Total Required		9	9 spaces as noted above

Therefore the proposed parking is deemed to be satisfactory as the required parking under Clause 52.06 of the Frankston Planning Scheme has been provided.

The proposal does not comply with the Design and Development Overlay (Schedule 6) due to the overall height and scale of the development.

It is considered that the revised proposal meets the objectives of the Design and Development Overlay Schedule 6 due to the reduction in height of Dwellings 5-8 which face Spring Lane. The maximum height of the development is reduced from 9.135 metres to 7.6 metres to Spring Lane. It is noted that the proposal only triggers the requirement for a Planning Permit and assessment under the overlay for works over 7.0 metres in height, therefore a variation of only 0.6 metres is sought.

The proposal creates visual bulk and is not consistent with the existing and preferred Neighbourhood Character

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Officers' Assessment**

Additional design detail has been added to the amended plans to manage the visual bulk of the development and ensure greater consistency with the preferred Neighbourhood Character. This includes colours being added to the development to identify the dwellings and the corresponding parking spaces, alterations to allow for better presentation of Dwelling 1 to High Street, additional windows added for passive surveillance and light, and improved pedestrian access to Spring Lane including additional lighting for safety. The common house has also been provided with a slanted skillion roof which falls towards the western boundary of the site in-line with the topography of the site.

It is also noted that there are other examples of three (3) and two (2) storey development within the immediate vicinity of the subject site. This includes three (3) storey developments fronting Spring Lane and two (2) storey developments fronting High Street. Examples of this include:

- 49-51 Nolan Street – 3 storey development - garages to Spring Lane
- 47A Nolan Street – 3 storey development – garages to Spring Lane
- 39-41 Nolan Street - 3 storey development – garages to Spring Lane
- 35-37 Nolan Street - 3 storey development – garages to Spring Lane
- 58 High Street – 2 storey development - access from High Street
- 1 Kars Street – 2 storey development – access from High Street

It is therefore considered that the proposed heights of the development is consistent with the existing scale of development within the area.

The proposal does not comply with the setback requirements of ResCode in relation to the setback from Spring Lane.

The amended proposal shows a setback to Spring Lane of 1.9 metres. This is compliant for the first storey. Under ResCode, the second storey of the building (above 6.9 metres in height) should be set back two metres however a setback of 1.7 metres is proposed. Therefore a setback variation of 0.3 metres is sought. The rear setback is considered acceptable as Spring Lane is not the frontage to the site nor does the rear boundary abut a residential property.

Upon inspection of the site, a number of other properties within Spring Lane also have garages directly abutting the lane as well as similarly modest setbacks. It is considered that the variation to the setback to Spring Lane (0.3) metres is minor and acceptable for these reasons.

The traffic impacts on Spring Lane.

As has been noted above, although there is no change to the number of car spaces (eight (8)) accessed from Spring Lane under the amended plans, the reduction in the number of bedrooms from three (3) to two (2) for dwellings 5-8 will reduce the likely number of persons accommodated in the complex. Accordingly, this will reduce the likely number of traffic movements associated with the development. Council's Traffic Engineering Department has assessed the original proposal and offered no objection to the access arrangements proposed.

The addition of a visitor space at the front of the site will also improve the development which as noted above now provides the required number of car spaces under Clause 52.06 of the Frankston Planning Scheme.

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Officers' Assessment**Other changes

The permit applicant has made other changes to the development as a result of the grounds of refusal and the draft conditions originally put to Council. These changes not previously discussed are:

- An additional access provided to garages in the form of doors on the east/west elevations
- The relocation of bin storage towards High Street frontage
- Enclosure of resident bike parking
- A modified stair configuration and W/C of dwellings 5-8
- Provision of external windows to dwelling 5 and 8 to improve passive surveillance
- Increase the first floor level for dwellings 5, 6, 7 and 8 to facilitate access to daylight and bedroom reconfigurations.
- Internal reconfiguration of Common house at the first floor to remove any bedrooms

The conditions provided below reflect these changes in addition to the other changes to the amended plans.

Conclusion

Overall it is considered that the amended proposal satisfies the requirements of State and Local Planning Policies of the Frankston Planning Scheme.

The modifications shown on the amended plans address the grounds of refusal with regard to car parking, visual bulk, non-compliance with ResCode, the Design and Development Overlay Schedule 6 and the existing and preferred Neighbourhood Character for the area.

It is recommended that Council amend its position and support the amended development prior to the VCAT hearing as per the conditions below.

Recommendation (Director Community Development)

That Council's position is amended to support the application based on the revised plans submitted to VCAT prior to the hearing and the conditions below.

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 and three copies must be provided. The plans must be substantially in accordance with the plans submitted with the application but modified to show:
 - (a) The deletion of the proposed WSUD watercourse.
 - (b) Lighting to the pathways and communal areas in accordance with Condition 17.
 - (c) A Landscape Plan in accordance with Condition 3.
 - (d) A Site Management Plan in accordance with Condition 6.

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Officers' Assessment**

- (e) The Tree Number, Tree Protection Zone and Structural Root Zone of all trees on and adjacent the subject site as contained within the arborist report prepared by Melbourne Arborist Reports dated 27 October 2015.
- (f) A Tree Protection Management Plan in accordance with Condition 5.

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 commencement of buildings and works, a landscape plan prepared by a suitably qualified person 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 drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a) survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - b) buildings and trees (including botanical names) on neighbouring properties within 3.0 metres of the boundary.
 - c) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at maturity and quantities of each plant.
 - d) The location of each species to be planted.
 - e) A planting theme of a minimum 40% indigenous, 40% exotic and 20% native species within each planting group.
 - f) A range of plant types from ground covers to large shrubs and trees;
 - g) Adequate planting densities (e.g.: plants with a mature width of 1.0 metre, planted at 1.0 metre intervals).
 - h) The delineation of garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development.
 - i) Canopy trees (minimum 2.0 metres tall when planted) in the following areas:
 - i. Two (2) to the front of Dwellings 1-2.
 - ii. Three (3) within the development.

Completion of Landscaping

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 the commencement of the use or at such later date as is approved by the Responsible Authority.

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Officers' Assessment****Tree Protection Management Plan**

5. A Tree Protection Management Plan prepared in accordance with Frankston City Council's 'Arboricultural Report Writing Guide' must be submitted to and approved by the Responsible Authority prior to the commencement of the approved development and works (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings) and when approved will be endorsed and form part of this permit. The plan must contain as a minimum but not limited to the following information:
- (a) Tree Protection Fencing specifications and locations.
 - (b) Removal of existing structures from within the Tree Protection Zone
 - (c) Ground protection requirements
 - (d) Methods for installation of services to minimise the impact on the retained trees e.g.; sewerage, storm water, telecommunications, electricity etc.
 - (e) Supervision as required
 - (f) Alternative construction techniques
 - (g) Remedial works as required

Site Management Plan

6. A Site Management Plan must be submitted to and approved by the Responsible Authority prior to the development commencing and include the following:
- (a) A plan clearly identifying the shared areas within the development.
 - (b) Details on how the shared areas will be managed.
 - (c) Details on the proposed use and management of the Common House.

Section 173 Agreement

7. Prior to occupation of the development the Owner of the site must enter into an agreement under Section 173 of the Planning and Environment Act with the Responsible Authority and/or (name of authority) to provide for the following:
- (a) The Site Management Plan endorsed under Condition 6 of Planning Permit No. 44/2016/P is to be included as part of the Agreement and is to run with the land.
 - (b) The Common House is not to be used as an additional dwelling.
 - (c) If the land is to be subdivided all communal facilities must be contained within common property.

The Owner must pay all reasonable costs for the preparation, execution and registration of the Section 173 Agreement.

The Section 173 Agreement must be registered in accordance with the provisions of Section 181 of the Planning and Environment Act 1987.

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Officers' Assessment****Drainage**

8. Provision of a Stormwater Detention System with a volume capable of retarding the 10 year ARI flow from the development site back to a 5 year ARI pre-development value to the satisfaction of the Responsible Authority.
9. Prior to commencement of development construction detailed design plans and drainage computations of the internal stormwater drainage system including the method of connection to the existing Council drainage infrastructure are to be submitted and approved to the satisfaction of the Responsible Authority.
10. Water Sensitive Urban Design principles (WSUD) are to be incorporated into the drainage design, which may include but not be limited to the following components or a combination thereof:
 - On-site stormwater detention and rainwater tanks.
 - Soil percolation
 - Stormwater harvesting and Re-use of stormwater for garden watering, toilet flushing, etc
 - On-site 'bio-treatment' to reduce dissolved contaminants and suspended solids.
11. The vehicle crossing shall be constructed to Frankston City Council's standards and specifications to the satisfaction of the Responsible Authority.
12. Prior to the occupation of the dwellings hereby permitted by this permit commencing, areas set aside for parking vehicles, 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; and
 - (d) Drained and maintained to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

13. Where the development involves work on or access to Council controlled land including roads, reserves and right of way, the owner, operator and their agents under this permit must at all times take adequate precautions to maintain works to the highest public safety standards, to the satisfaction of the Responsible Authority.

Precautions must include, appropriate signage to AS 1743 Road Works Signing Code of Practice, the provision of adequate barricading of works, including trenches of Service Authorities and any other road openings, sufficient to ensure public safety.

All relevant permits must be obtained from Council for works within the existing road reserves, in addition to the planning permit.

Urban Design

14. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.

11.1 VCAT Review - Council Position - 44/2016/P - To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking - 56 High Street Frankston**Officers' Assessment**

15. Mailboxes shall be provided to the proposed dwelling/s to the satisfaction of the Responsible Authority and Australia Post.
16. All plumbing work, sewer pipes etc. (except for spouting and stormwater pipes) associated with the new dwelling shall be concealed from general view.
17. Outdoor lighting must be provided, designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on neighbouring land.

Satisfactorily Completed

18. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Permit Expiry

19. This permit will expire if one of the following circumstances applies:

- The development is not started within two years of the date of this permit.
- The development is not completed within four years of the issued date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes

- A. Any request for an extension of time, or variation/amendment of this permit must be lodged with the relevant fee.
- B. Prior to the commencement of construction the operator of this planning permit must obtain a non-refundable Asset Protection Permit from Frankston City Council's Infrastructure Department.
- C. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made. Pursuant to Section 69 of the Planning and Environment Act 1987 the Responsible Authority may extend the periods referred to if a request is made in writing within the following prescribed timeframes:
 - a. Before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started;
 - b. Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

If a request is made out of time, the Responsible Authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

Town Planning Application 44/2016/P**56 High Street Frankston**★ **Subject Site**■ **Objectors (4 not shown)**● **Supporters (29 not shown)****Disclaimer**

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Projection: GDA94 / MGA zone 55

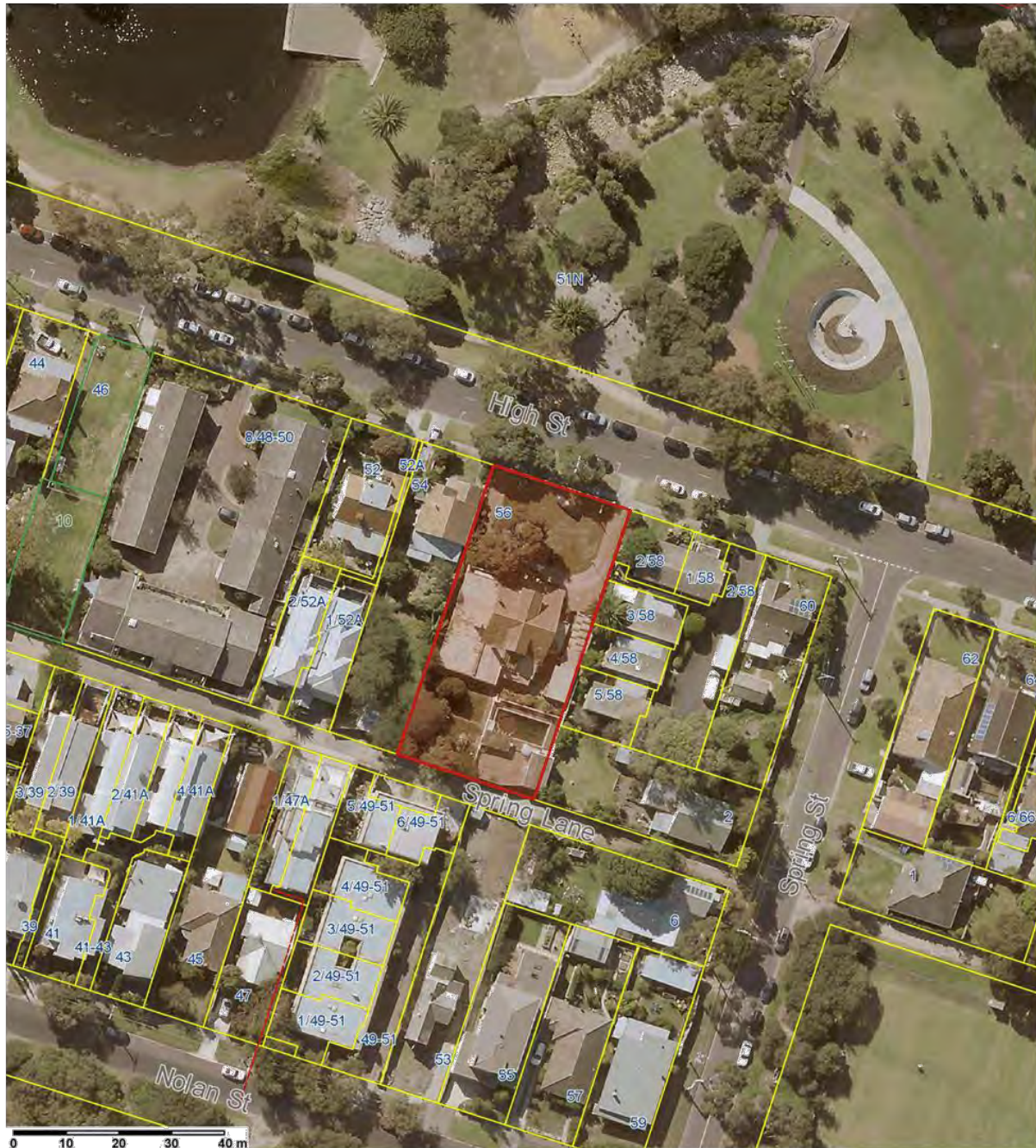
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Time Printed: 8:58 AM

Issued by: Tara Lambert



**Locality Map - Town Planning application 44/2016/P
56 High Street Frankston – Melways ref 102 D4****Disclaimer**

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FRANKSTON 3

Character Statement

Neighbourhood Character Precinct Brochure



DESCRIPTION

An area of varied dwelling eras and styles, representing continuity of development from Victorian times to the present. While the area has streetscapes of mixed dwelling size and style, presence of street trees and width of nature strip, the common and unifying characteristic is the spaciousness created by low level garden planting, the generous space around dwellings and visibility of front gardens from the street.

Key Existing Characteristics

- Variety of architectural styles with much Inter-War - 70's styles, predominantly single storey
- Mixed building materials
- Front setbacks are 6-7 or 9-15 metres with 3-4 metre side setbacks, with some garages/carports built to the boundary
- Fences are mixed with some pockets of low fencing
- Gardens are established native and exotic species
- Sealed roads with kerbs and generally footpaths on both sides of the street
- Street trees vary in size and planting pattern, many large and regularly planted

COMMUNITY VALUES

The following aspects of the area are valued by the community:

- Established trees
- The garden qualities of the area
- Low fences in keeping with the character of the area
- Good quality dwellings which are sympathetic to the area's character including elements such as building articulation and setbacks

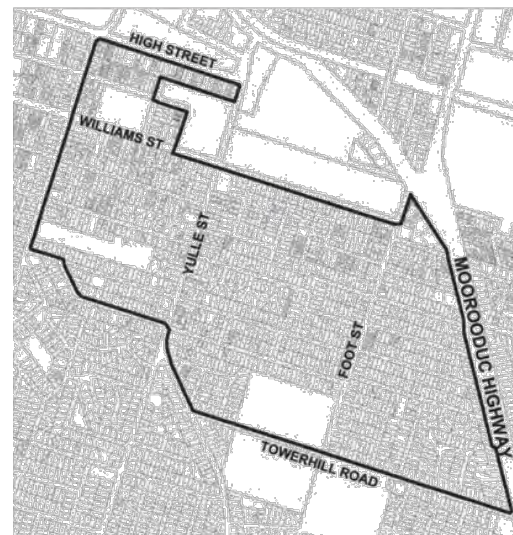
PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

The spaciousness of the dwelling settings is to be maintained, and the cohesiveness of streetscapes is to be strengthened by:

- Ensuring buildings respect neighbouring front setbacks and are setback from at least one side boundary
- Ensuring new buildings respect the predominantly single storey nature of the area
- Encouraging low or open style front fences
- Consistent street tree planting

Issues / Threats

- Boundary to boundary development
- High, solid front fences





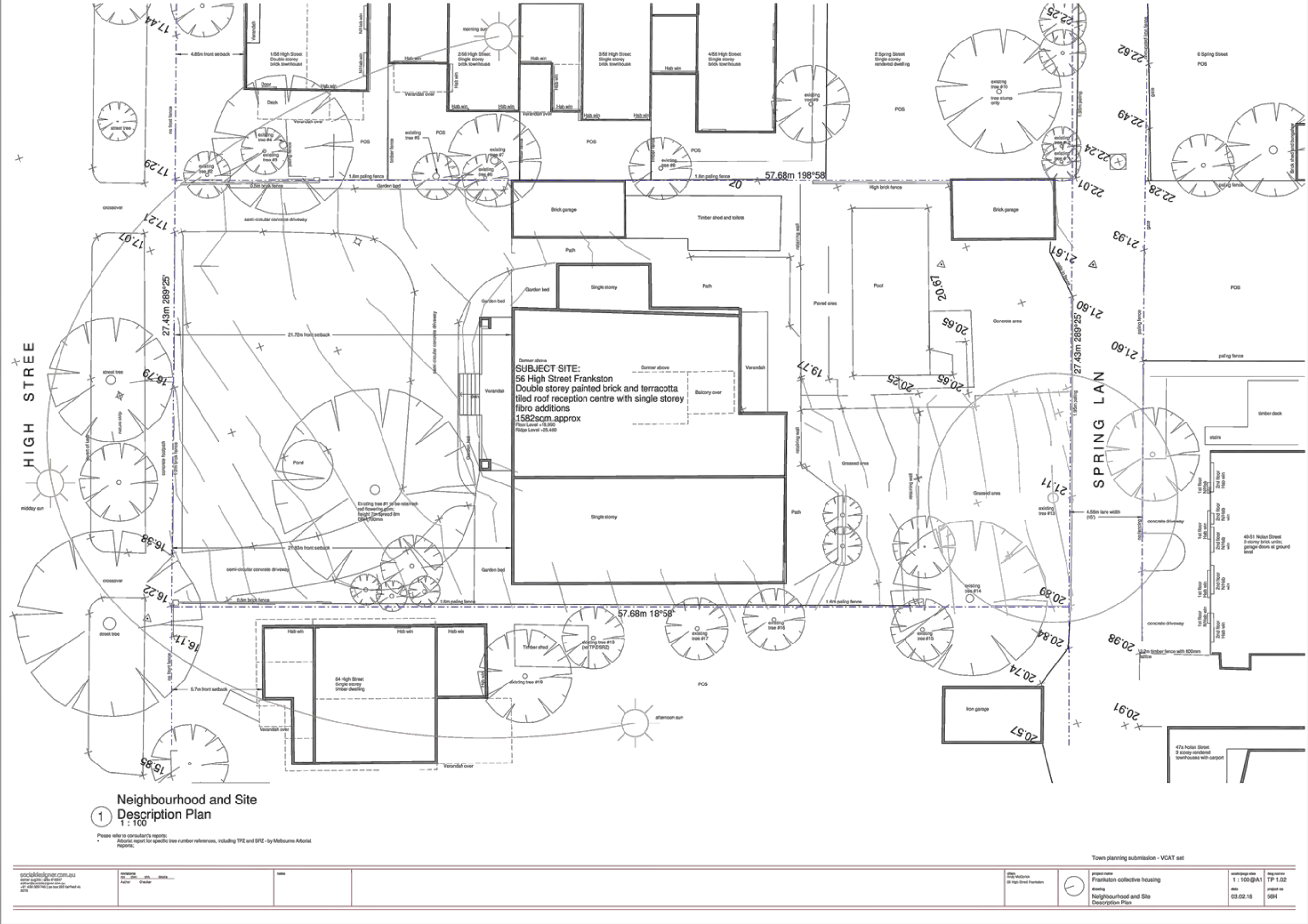
FRANKSTON 3

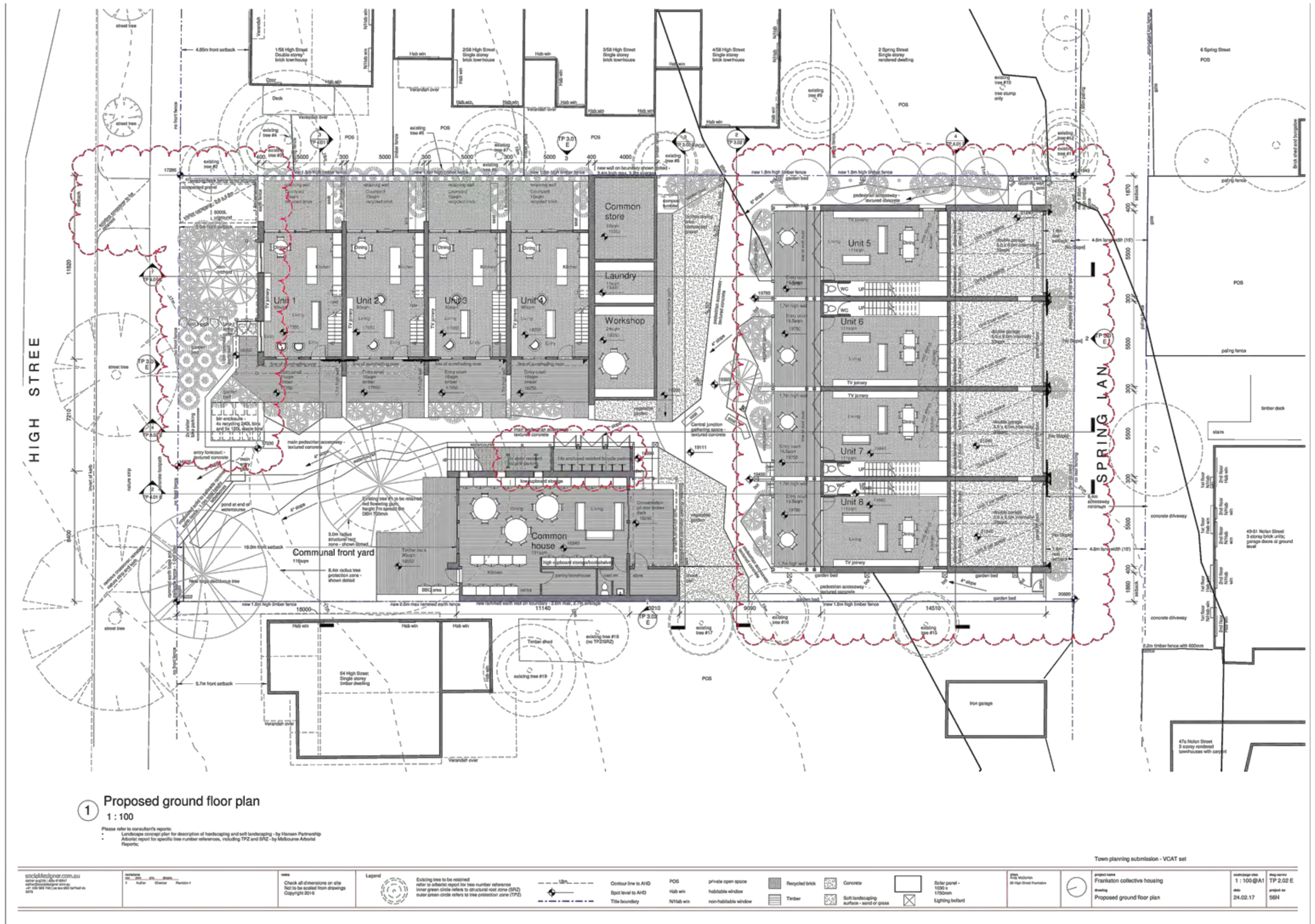
Design Guidelines

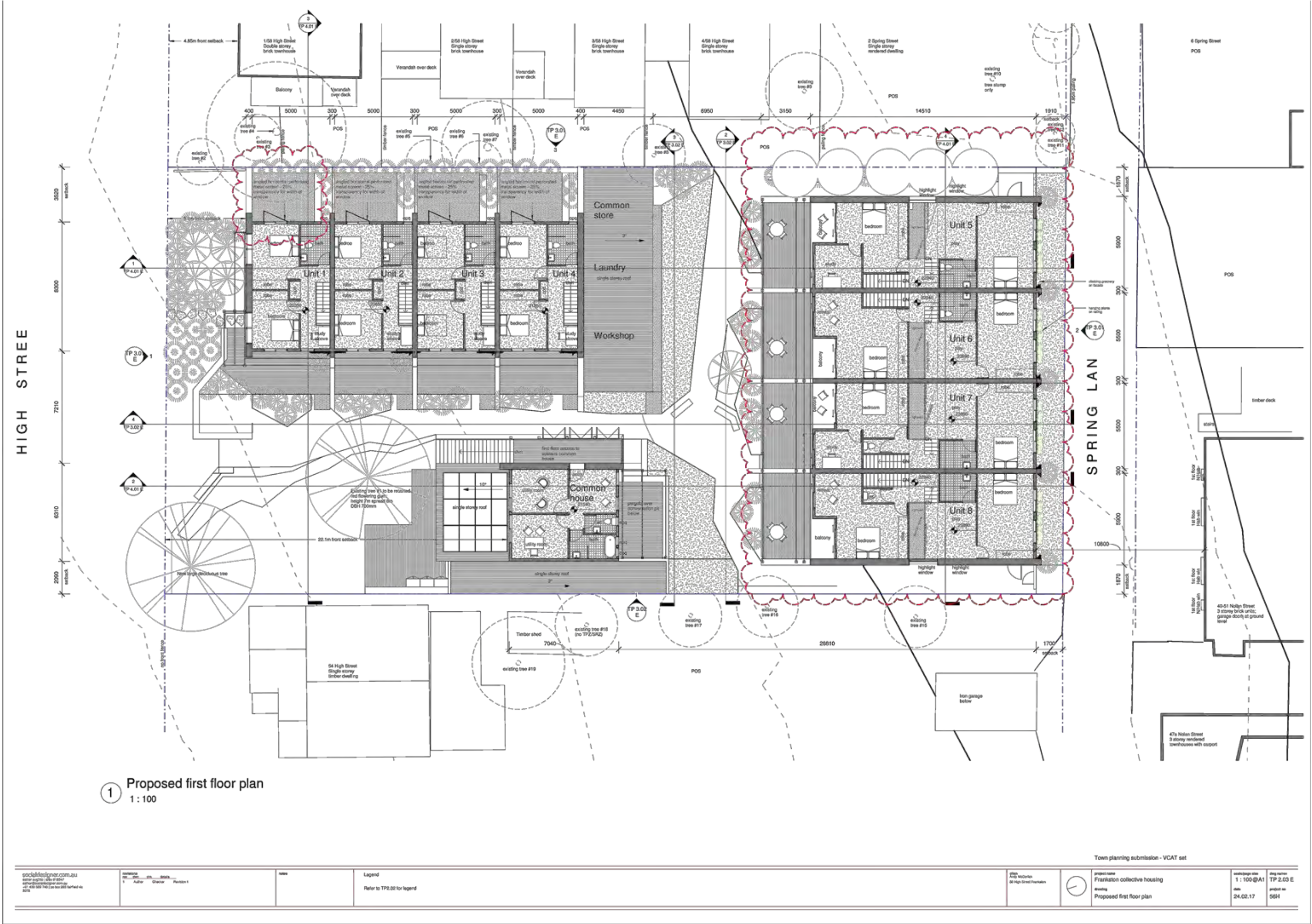
Neighbourhood Character Precinct Brochure

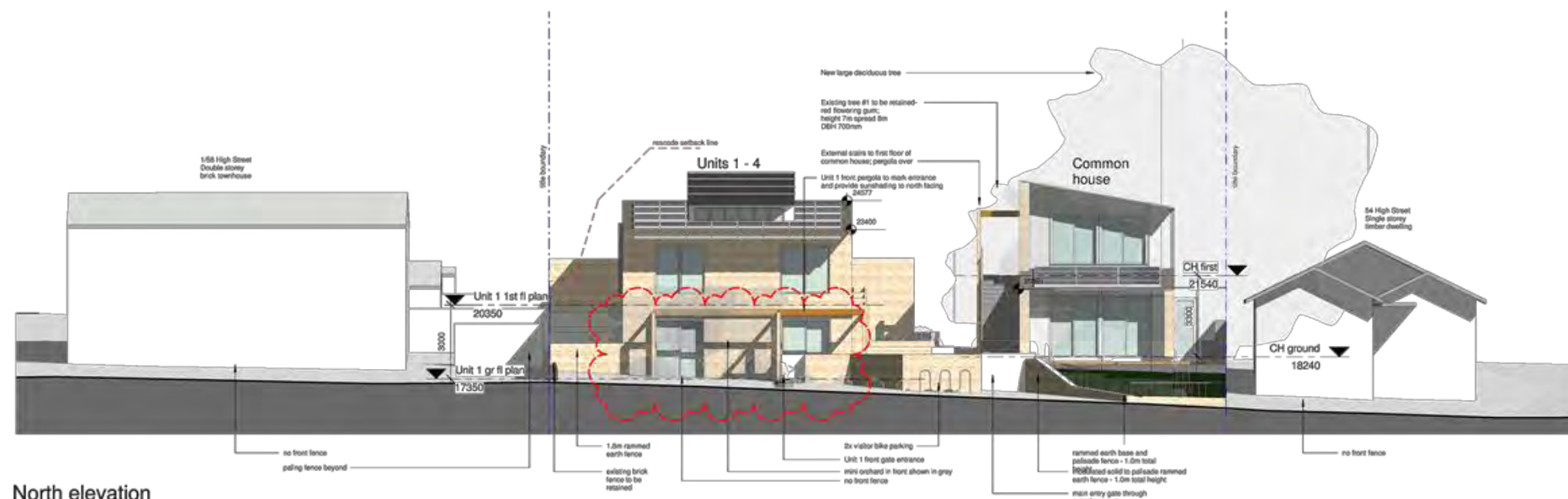
Character Element	Objective	Design Response	Avoid
Vegetation	To encourage strengthening of the garden settings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species.	Lack of landscaping and vegetation.
Siting	To reflect the rhythm of existing dwelling spacing.	Buildings should be sited to create the appearance of space by providing setbacks on at least one side boundary and to reflect the existing spacing of buildings in the street.	Boundary to boundary development.
Height & building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Recess 2 storey elements from the front facade. Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. In some areas, buildings must not exceed 9 metres. (Refer to planning scheme for details.)
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fences, other than along heavily trafficked roads.	High or solid front fencing.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Other Design Responses that meet the Objective may be considered. Refer to the Frankston Planning Scheme for other requirements.

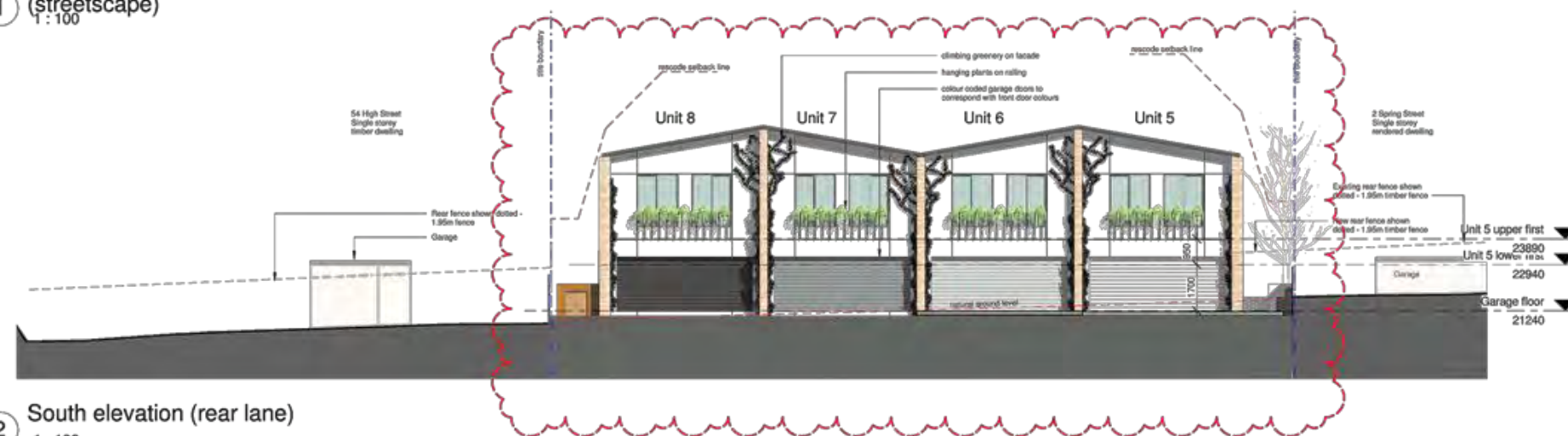




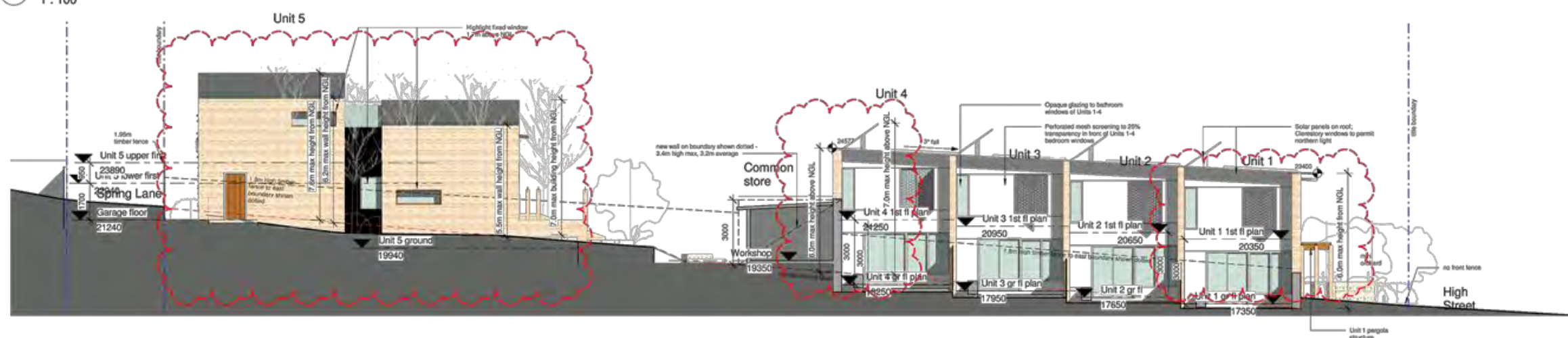




1 (street
1:100



② South
1 : 100



③ East E
1 : 100

Executive Summary**11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	1. Planned City for Future Growth
Strategy:	1.3 Review the Municipal Strategic Statements, also known as the Local Planning Scheme to accommodate future population growth
Priority Action	1.3.3 Work with State Government and local communities to accommodate more adaptable, affordable and accessible housing that meets individual needs over time (and ageing in place)

Purpose

This report considers the merits of the planning application to construct one (1) single storey dwelling to the rear of the existing dwelling at 94 Heatherhill Road, Frankston.

Recommendation (Director Community Development)

That a Planning Permit be issued, subject to the conditions contained in the officers assessment.

Key Points / Issues

- It is proposed to construct one (1) single storey dwelling to the rear of the existing dwelling.
- The proposed new dwelling features an overall height of 4.6 metres with site coverage of 49% and site permeability of 32%.
- The proposal is consistent with State and Local Planning Policy housing objectives for urban consolidation as it provides for medium density development within an existing residential suburb.
- The proposal is generally consistent with the preferred future character of the area, subject to permit conditions being applied. There are opportunities for the overall design to increase landscaping and provide an improved setting for the proposed development.
- No objections were received in response to notification of the proposal.
- This application is being reported to Council as it does not conform to the Council's Multi-Dwelling Visitor Car Parking Guideline.

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

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian Councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Executive Summary**

The planning permit application fee paid to Council is \$707.00. The average cost to process a planning application is \$1,760.00 leaving a shortfall of \$1053.00.

Consultation**1. External Referrals**

The application was not required to be referred to any external authorities.

2. Internal Referrals

The application was referred internally to the Traffic Engineer, Drainage Engineer, and Environment Officer.

Notification of Proposal

Notification of the planning application was given pursuant to the requirements of Section 52 of the *Planning and Environment Act 1987*.

Notification was given in the form of:

- Mail to adjoining owners and occupiers; and
- One (1) sign erected on the site frontage

No objections were received as a result of the public notification.

Analysis (Environmental / Economic / Social Implications)

The proposed development will have a minimal impact on the environment. The subject site is sparsely vegetated and there are reasonable opportunities provided for meaningful replanting of new landscaping.

The proposed development will create short-term employment opportunities and longer term economic benefits by the increase in the resident population which will assist in stimulating the economy.

The proposed development will provide for further diversity in housing within close proximity to existing social and commercial facilities, resulting in net community benefit for Frankston.

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 Section 52, 58, 60, 61 and 62 of the *Planning and Environment Act 1987* in processing the planning permit application.

Policy Impacts

Council has assessed the planning permit application in accordance with the relevant State and Local Planning Policy provisions, zones, particular and general provisions of the Frankston Planning Scheme.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Executive Summary**Officer's Declaration of Interests

Under Section 80C of the *Local Government Act 1989*, 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 risk implications.

Conclusion

The proposal is considered to be consistent with State and Local Planning Policy and will provide for appropriate medium density housing in an existing residential area. The design of the development is considered to be satisfactory subject to conditions to resolve minor matters and apply standard conditions for multi-residential development.

ATTACHMENTS

Attachment A: Locality Map

Attachment B: Aerial Map

Attachment C: Development plans

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment****Summary**

Existing Use	Residential
Site Area	751 square metres
Proposal	One (1) single storey dwelling to the rear of the existing dwelling
Site Cover	49%
Permeability	32%
Zoning	General Residential Zone
Overlays	Nil
Neighbourhood Character Precinct	Frankston Precinct 2
Reason for Reporting to Council	Multi Dwelling Visitor Parking Guidelines

Background***Subject Site***

The subject site is a regular shaped allotment located on the south side of Heatherhill Road in Frankston.

The site has front and rear boundaries of 16.1 metres and 16.72 metres respectively, side boundaries of 45.69 metres and an overall area of 751 square metres. The site has a slope of approximately one metre from the front to the rear boundary.

The site has a 1.83 metre wide drainage easement that runs along the east boundary with a slight offset of between 0.86 to 1.14 metres.

The subject site currently contains an existing single storey dwelling with a front setback of 9.14 metres from Heatherhill Road. The site features an existing single vehicle crossover on the north boundary.

Some ornamental vegetation is present on the site within the front setback with Heatherhill Road.

Locality

The surrounding neighbourhood is characterised by a mixture of single and double storey dwellings of various building styles. Front fence treatments vary with provision of low open style fencing, no fencing, and vegetated hedges or shrubs along the front boundary.

Site History

There are no previous planning permit applications for the site.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston

Officers' Assessment

Proposal

The proposal is summarised as:

Dwelling	Storeys	No. of Bedrooms	Secluded Private Open Space	Car Parking
One	Single	Three	66 square metres	Single carport and tandem car space
Two	Single	Three	50.5 square metres	Double garage

The existing dwelling comprises of an open plan kitchen/living room, three bedrooms, two bathrooms, laundry and amenities. A single carport is proposed to be constructed to the side of the dwelling.

Private open space is located to the east side setback and accessed from the family living room. The proposed dwelling features an open-plan kitchen/living area, three bedrooms, laundry, double garage and amenities. The private open space area is located to the east side setback and is accessed via the living room. The proposed dwelling will have an overall building height of 4.6 metres. The proposed development will feature a shared driveway with access to Heatherhill Road. The existing vehicle crossing will be retained and used as access to both dwellings.

The existing vegetation on the subject site is proposed to be removed to facilitate the development.

The proposed dwelling will be face brickwork in Austral 'Beechwood' with a tiled roof in Bristle 'Mallee'.

State and Local Planning Policy Frameworks

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

- Clause 11 - Settlement
- Clause 16 - Housing

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

- Clause 21.04 - Settlement
- Clause 21.07 – Housing
- Clause 22.08 – Neighbourhood Character Policy

Planning Scheme Controls

A Planning Permit is required pursuant to:

- Clause 32.08-4 – General Residential Zone of the Frankston Planning Scheme for the construction of two or more dwellings on the lot;

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment****Notification of Proposal**

Notification of the planning application was given pursuant to the requirements of Section 52 of the *Planning and Environment Act 1987*.

Notification was given in the form of:

- Mail to adjoining owners and occupiers; and
- One (1) sign erected on the site frontage

No objections were received as a result of the public notification.

Internal Referrals

The application has been referred to several Council departments and the following comments were made.

Traffic Engineer

Council's Traffic Engineer has provided the following comments: (summarised)

- Provision of car parking is satisfactory. Although cars for the front dwelling are unable to exit in a forward direction, vehicles from the rear dwelling will be able to exit in a forward direction, therefore it is acceptable.
- It is noted that supports for the carport are located directly along the path of travel of vehicle from the rear dwelling. There is no buffer between the supports and the access way. This is deemed unsafe and therefore requires changes to the design.
- It is recommended that the front porch of the front dwelling be modified so that carport supports are not protruding into the access way in the path of travel.
- It is also noted the landscape strip within the first 9m from the front boundary of the property is 'pushing' traffic from the rear dwelling to drive toward the car space and the car port of the front dwelling. Although the access way is 3m wide between the landscape strip and the car space, it is natural for a driver to steer away from the landscape, especially when the landscape is not maintained and become overgrown. It is recommended that the width of the landscape strip closer to the front boundary be reduced or removed.
- No objection subject to inclusion of conditions to address the above issues.

Drainage Engineer

Council's Drainage Engineer has provided the following comments: (summarised)

- Existing storm water legal point of discharge is to kerb and channel. Refer to Traffic Engineer regarding conflicting visitor parking access to proposed dwelling
- No objection subject to inclusion of standard conditions.

Environment Officer

Council's Environment Officer has provided the following comments: (summarised)

- There are a number of small trees on the subject site which are not considered significant and can be removed.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment**

- There is a large tree (*Acer negundo*) in the rear yard of 96-98 Heatherhill that will not be affected by proposed works with no tree protection measures required. Several other smaller trees in neighbouring properties will not be affected and no tree protection measures are required for these trees.
- No objection subject to inclusion of standard landscaping condition.

Discussion***State and Local Planning Policy***

Council's Neighbourhood Character Policy (Clause 22.08) seeks to ensure that development is responsive to the key characteristics that make up the preferred character of each precinct. The site is located within the Frankston Precinct 2 Neighbourhood Character Precinct.

The preferred character statement for the precinct is: 'The well treed garden settings and the horizontality of the dwellings will be maintained'

The objectives and design response to Frankston Precinct 2 are addressed below:

- To maintain and strengthen the garden settings.

The proposal does not retain any of the existing trees but there are adequate opportunities for meaningful landscaping and planting of canopy trees subject to the requirement for a landscape plan to be endorsed with the permit.

- To reflect the rhythm of existing dwelling spacing.

The existing and proposed dwellings are setback from the side and rear boundaries and reflective of dwelling spacing within the broader area other than the master bedroom of the proposed dwelling which is located on the boundary for 6.71 metres. The boundary wall is satisfactory under the Standard and opposite an existing shed which provides reasonable limitation of any amenity impact. The separation between the dwellings is minimal and presents a continuous built form. Permit conditions can be placed to achieve a minimum separation of 1 metre between the eaves of each dwelling and to provide an appropriate break in the built form.

- To ensure that buildings and extensions do not dominate the streetscape.

Both dwellings utilise low pitched roof form and provide for appropriately articulated facades. Dwellings are single storey and adequately setback from the streetscape.

- To maintain the openness of the streetscape.

The proposal does not include any front fencing and maintains a satisfactory open streetscape interface.

Clause 52.06 – Car parking

The following table sets out the number of car parking spaces required by Clause 52.06-5 and the proposed car parking.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston

Officers' Assessment

Clause 52.06-5 rate for dwelling	Proposed No. of Dwellings	Car spaces required by Clause 52.06-5	Proposed Parking	Car
2 car parking spaces to each three or more bedroom dwelling, plus	Two (2)	Four (4)	Double garage and single carport with tandem car space	
1 visitor parking space to every 5 dwellings for developments of 5 or more dwellings	Two (2)	Zero (0)	No visitor car parking	

The proposal complies with the requirements of Clause 52.06-5.

Clause 52.06-8 sets out Design Standards for car parking relating to access ways, car parking spaces, gradients, mechanical parking, urban design, safety and landscaping.

It is considered the proposal complies with the Design Standards at Clause 52.06-8 subject to permit conditions. Permit conditions will seek to provide for a corner splay, modify the shared access way to improve functionality with the tandem car spaces of Dwelling 1, relocated the carport and provide for transparent roofing to protect amenity of the dwelling, and provide for turning areas to exit the site in a forward direction.

Clause 55 (ResCode)

In accordance with the requirements of the General Residential Zone, the application has been assessed against the objectives and standards of Clause 55 as follows:

Neighbourhood Character and Infrastructure

The proposal meets the objectives of Council's Neighbourhood Character Policy (Clause 22.08) subject to permit conditions as previously discussed.

The development of land for a second dwelling is considered with provisions of the State Planning Policy Framework to provide for integrated housing to meet community need, dwelling diversity, and housing affordability.

The proposed development is located within an established residential area and is considered to have appropriate access to utilities and infrastructure.

The proposal is appropriately orientated and will integrate with the existing streetscape subject to permit conditions to achieve stronger vegetation screening in the front setback.

Site Layout and Building Massing

The existing dwelling retains the satisfactory setback from the street boundary of 9.145 metres. The proposal dwelling has a maximum building height of 4.635 metres which is below the 9 metre limit. The site coverage of 49.6% and permeability of 32.67% is satisfactory with regards to the relevant standard and objectives.

The existing and proposed dwellings are appropriately orientated to achieve energy efficiency as practicable. The private open space of both dwellings is provided for reasonable northerly access within the east side setback. The proposed dwelling should not unreasonably impact the energy efficiency of existing dwellings.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment**

The entrances of the dwellings are appropriate with regards to safety and are not unreasonably obscured. Adequate opportunities for passive surveillance are provided for the shared access way. Provision of light bollards within outdoor areas will form a condition of the permit.

The proposed development seeks to remove all vegetation from the subject site to provide areas for the shared access way and second dwelling. The easement on the east boundary slightly restricts canopy tree planting location within the private open space of both dwellings. The Drainage Engineer has confirmed that no pipes located within the easement and that canopy tree planting between the fence and easement is satisfactory.

The development provides moderate opportunities for landscaping within the front setback, private open space, and some areas of the common access way. The open sided pergola within the private open space of Dwelling 2 restricts areas available for landscaping.

Permit conditions will require additional landscaping east of the carport of Dwelling 1 to reduce the extent of hard surfacing and improve the urban design. Additional landscaping will also be required outside the south facing window of Bedroom 2 (Dwelling 1).

The existing vehicle crossing of 3 metres is unchanged and satisfactory.

Parking facilities are convenient for resident access and reasonably secured. The existing dwelling does not feature any habitable room windows facing the shared access way except the window of Master Bedroom (Dwelling 2) which is setback 1.4 metres. This 0.1 metre variation of the 1.5 metre requirement is considered satisfactory given the small scale of the non-compliance. Remaining windows to Dwelling 2 are setback between 0.8 and 1.4 metres from the access way and are satisfactory as the access way is not shared to the rear of the property and the associated noise of vehicle activity is adequately limited to reduce amenity impact on occupants of the dwelling.

Amenity Impacts

The existing and proposed side and rear setbacks comply with requirement of the Scheme and are satisfactory with regards to neighbourhood character and the design objectives.

The proposal provides for a 6.71 metre length of wall on boundary which meets minimum requirements and is permitted to be located next an adjoining shed and vegetation which will help to reduce amenity impact.

Existing windows have adequate daylight and are provided a light court with a minimum area of 3 square metres and 1 metre clear to the sky except for Bedroom 1 and Bedroom 3 (Dwelling 1). Bedroom 1 is setback 1.2 metres from the carport and features a 0.45 metre eave which cannot achieve the requirement for 1 metre clear access to the sky. As the carport will be relocated southwards to improve functioning of the turning area, permit conditions will require provision of a clear roof to reduce amenity impact on the bedroom. Bedroom 3 is setback from Dwelling 2 by 0.995 metres, provided a 0.45 metre eave, and does not have 1 metre clear access to the sky. Permit conditions will be applied to provide daylight access as per the Standard B19 to Bedroom 3.

The south façade of Dwelling 2 is setback by 1 metre from the rear boundary and does not limit northern solar access to land south of the site. The wall heights of the rear of Dwelling 2 are below 3.6 metres and a 1 metre setback is the minimum required.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment**

The proposed development will result in partial overshadowing of adjoining land at 9 am and 3 pm. The extent of overshadowing is minor and located to areas not specifically reserved as secluded private open space (i.e. sheds, garden beds along fences). The development does not unreasonably impact adjoining land and provides for at least 40 square metres that will receive at least a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

Overlooking is satisfactory subject to permit conditions to provide freestanding screening to limit views from the master bedroom and living room of the proposed new dwelling. The freestanding trellis will limit views from habitable room windows and private open space to 1.7 metres above finished floor level.

Internal views are satisfactory and will not overlook the respective private open space areas.

The proposal is considered to provide reasonable response to noise and is of a typical residential scale. The dwelling is designed appropriately to respond to noise sources on adjoining land.

On-Site Amenity and Facilities

The existing and proposed dwelling provide for reasonable access to persons with limited mobility. Adequate room is provided for fixing points to accommodate mobility fixtures.

The existing and proposed dwelling entries are adequate and provide for a sense of personal address, identity and transitional space.

Daylight to new habitable room windows is adequate and provided for by light courts with a minimum of 3 square metres and 1 metre clear to the sky.

Private open space is reasonable and provides for recreation and service needs for residents. The existing dwelling will feature two parcels of secluded private open space (31.1 square metres with 4.5 metre minimum dimension and 34.8 square metres with 3.6 metre minimum dimension) and a total area of private open space of 75.23 square metres. The space is below the standard requirement for 40 square metres in a single parcel but is considered satisfactory due to the high overall area of space provided and the connectivity between the two spaces.

The private open space of the proposed dwelling will feature a 50.54 square metre parcel of secluded private open space. The open space features a side setback of 2.9 metres at the north edge and 3.1 metres at the south edge which is not consistent with the requirement for a minimum 3 metre dimension. Permit conditions will require full compliance and provide a 3 metre side setback to the double garage. The space will feature a deck and verandah which is considered to provide for recreation and service needs.

Solar access to the secluded private open space (SPOS) satisfies the standard and objective of the relevant planning requirement. The secluded private open space is located with a north facing direction within the east setback.

Storage of 6 cubic metres has been provided to both dwellings in accessible and secured location.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment****Detailed Design**

The design is considered to be reasonably articulated in terms of windows, doors, and roof form. The extent of internal fencing between the existing and proposed dwelling is unclear with two fences provided with a separation of 0.545 metres and this will be addressed with permit conditions.

The proposal provides for no front fence.

The proposed common land area is considered to provide for adequate access, site facilities, and landscaping that are consistent with effective management.

The site services are adequate. Mailboxes are provided along the front boundary within the fence. Bin stores and clothes lines are located within the private open space and are appropriate.

Council's Multi-Dwelling Visitor Car Parking Guideline

The proposed development does not comply with the Council Multi-Dwelling Visitor Parking Guideline.

Under the Guideline, the development of the land for two dwellings requires provision of one visitor car space. The subject site is located on Heatherhill Road which features continuous dividing lines that prevent on-street parking as the road is a main thoroughfare connecting to Frankston-Flinders Road and Robinsons Road. Due to the inability to provide on-street car parking here, one visitor car space is required on the site.

There are limited opportunities on the site to provide an additional car space without impacting upon the provision of landscaping. Neighbourhood character considerations for retention of landscaping areas and providing more open space on-site are preferable outcomes in this case.

On balance, it would be onerous to require an on-site visitor space to be provided for only one additional dwelling.

Planning Scheme Amendment

Amendment VC110 was approved 27 March 2017 and introduced new requirements regarding provision of 'garden area'. The transitional provisions under the Zone state the following:

- The minimum garden area requirement of Clause 32.08-4 and the maximum building height and number of storeys requirements of Clause 32.08-9 introduced by Amendment VC110 do not apply to:
 - A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110

The planning permit application was lodged prior to approval date of the amendment and is not required to meet garden area requirements under the transitional provisions found at Clause 32.08-14.

Aboriginal Cultural Heritage Sensitivity

The site is located within an area of Aboriginal Cultural Heritage Significance but is not classified as a 'high impact activity' under the *Aboriginal Heritage Regulations 2007* and therefore an approved Cultural Heritage Management Plan is not required.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment****Conclusion**

The proposal is considered to be consistent with State and Local Planning Policy and will provide for appropriate medium density housing in an existing residential area. The design and siting of the proposed development is considered to be compatible with the surrounding area. The proposal will not have a detrimental impact on surrounding properties as discussed throughout this report. On balance and subject to the inclusion of conditions, the proposal is considered reasonable and warrants support.

Recommendation (Director Community Development)

That Council resolves to issue a Planning Permit in respect to Planning Permit Application number 118/2016/P to construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) at 94 Heatherhill Road, Frankston, subject to the following conditions:

Amended Plans

1. Before the use and/or 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 and three copies must be provided. The plans must be substantially in accordance with the plans submitted with the application but modified to show:
 - (a) Carport modified to relocate supporting posts away from the path of travel of vehicles exiting Dwelling 2.
 - (b) Turning circles to enable vehicles to exit the site in a forward direction.
 - (c) At least 3 metre east side setback to the double garage (Dwelling 2).
 - (d) Carport (Dwelling 1) moved southwards and provided transparent roofing.
 - (e) Dwellings 1 and 2 to be separated by at least one (1) metre eave to eave and Bedroom 3 (Dwelling 1) to comply with Clause 55.04-3.1
 - (f) Extent of internal fencing and a single fence provided between Dwellings 1 and 2.
 - (g) Freestanding trellis in accordance with Condition 5.
 - (h) Corner splay in accordance with Clause 52.06-8 and Design Standard 1.
 - (i) A landscape plan in accordance with Condition 3.
 - (j) Outdoor lighting in accordance with Condition 13.

No Alterations

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

Landscaping

3. Before the commencement of buildings and works, a landscape plan prepared by a suitably qualified person 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 drawn to scale with dimensions and three copies must be provided. The plan must show:

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment**

- (a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
- (b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
- (c) details of surface finishes of pathways and driveways, retaining walls and areas of cut and fill;
- (d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at maturity and quantities of each plant;
- (e) A planting theme of a minimum 20% indigenous, 40% native and 40% exotic within each plant group;
- (f) landscaping to a minimum height of 1.5 metres to be incorporated along the west boundary of the common driveway;
- (g) landscaping to a minimum height of 1.5 metres to be incorporated along the front boundary to provide vegetated screening;
- (h) landscaping south of Bedroom 2 (Dwelling 1) and west of the living area (Dwelling 1);
- (i) landscape bed within the first nine (9) metres of the property frontage and adjacent west boundary reduced in width;
- (j) canopy trees to a minimum mature height of five metres (minimum two metres tall when planted) in the following areas;
 - (i) One (1) within the front setback
 - (ii) One (1) within the private open space of both dwellings

Trees are not to be sited over easements.

All species selected must be to the satisfaction of the Responsible Authority.

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.

Freestanding Trellis

- 5. Prior to the occupation of the development, a freestanding trellis (maximum 25% openings) must be erected above the existing fence on the east, west, and south boundary (as relevant) of the site to an overall height of 1.7 metres above finished floor level, to restrict overlooking from habitable room windows of Dwelling 2 and the private open space of Dwellings 1 and 2, into the adjoining residential property to the satisfaction of the Responsible Authority. The trellis must be framed and thereafter maintained to the satisfaction of the Responsible Authority.

Drainage

- 6. Provision of a Stormwater Detention System with a volume capable of retarding the 10 year ARI flow from the development site back to a 5 year ARI pre-development value to the satisfaction of the Responsible Authority.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment**

7. Prior to commencement of development construction detailed design plans and drainage computations of the internal stormwater drainage system including the method of connection to the existing Council drainage infrastructure are to be submitted and approved to the satisfaction of the Responsible Authority.
8. Water Sensitive Urban Design principles (WSUD) are to be incorporated into the drainage design, which may include but not be limited to the following components or a combination thereof:
 - On-site stormwater detention and rainwater tanks.
 - Soil percolation
 - Stormwater harvesting and Re-use of stormwater for garden watering, toilet flushing, etc
 - On-site 'bio-treatment' to reduce dissolved contaminants and suspended solids.
9. Vehicle crossing shall be constructed to Frankston City Council's standards and specifications to the satisfaction of the Responsible Authority.

Urban Design

10. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
11. Mailboxes shall be provided to the proposed dwelling/s to the satisfaction of the Responsible Authority and Australia Post.
12. All plumbing work, sewer pipes etc. (except for spouting and stormwater pipes) associated with the new dwelling shall be concealed from general view.
13. Outdoor lighting must be provided, designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on neighbouring land.

Completion of Buildings and Works

14. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Permit Expiry

15. This permit will expire if:
 - (a) The development has not started within two (2) years of the date of this permit.
 - (b) The development is not completed within four (4) years of the date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes

- A. Any request for an extension of time, or variation/amendment of this permit must be lodged with the relevant fee.

11.2 Town Planning Application 118/2016/P - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) - 94 Heatherhill Road, Frankston**Officers' Assessment**

- B. Prior to the commencement of construction the operator of this planning permit must obtain a non-refundable Asset Protection Permit from Frankston City Council's Infrastructure Department.
- C. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made. Pursuant to Section 69 of the Planning and Environment Act 1987 the Responsible Authority may extend the periods referred to if a request is made in writing within the following prescribed timeframes:
- a. Before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started;
 - b. Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

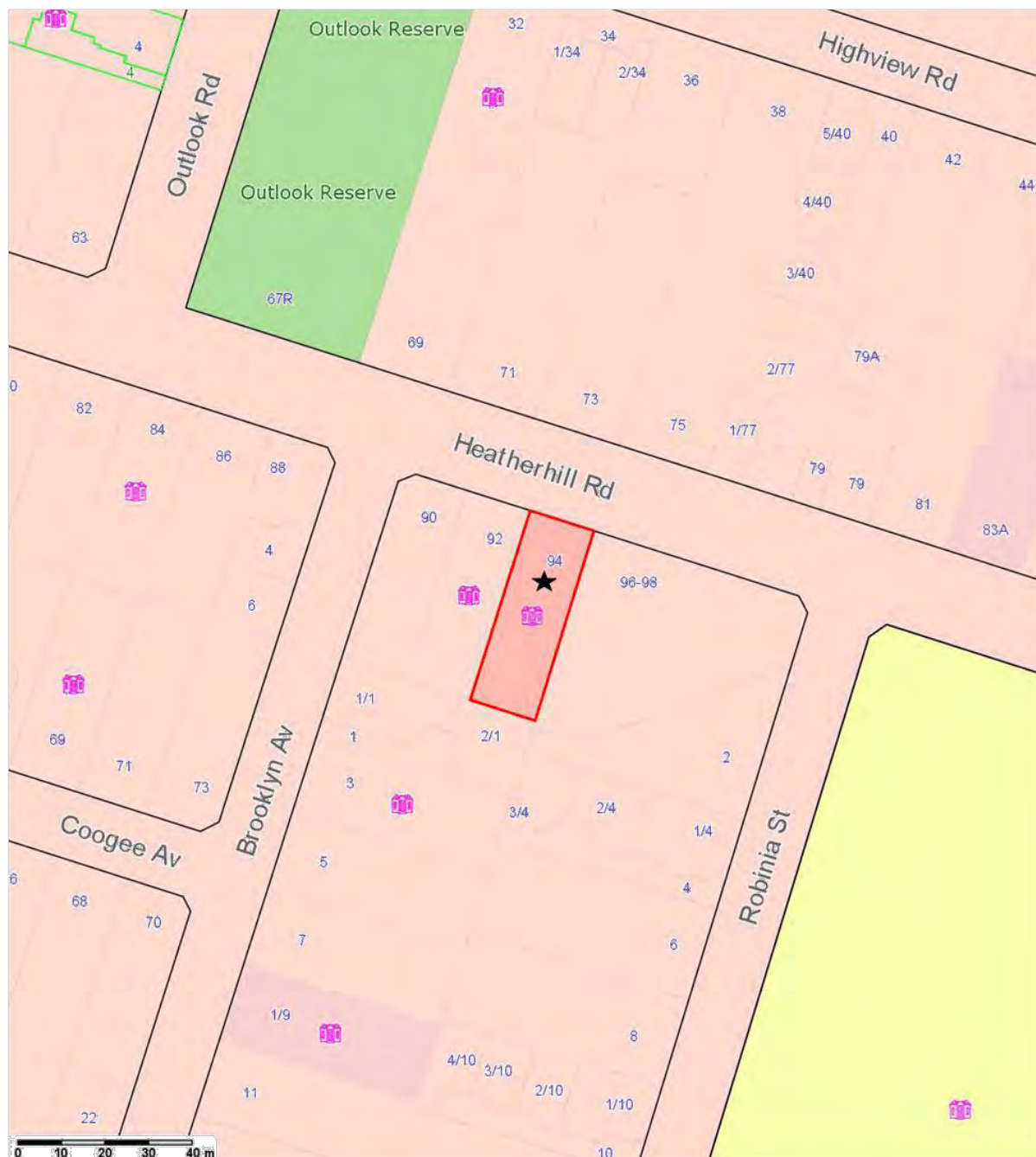
If a request is made out of time, the Responsible Authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

- D. Street Numbering

Local Government is the Authority responsible for property addressing. There is a requirement under Local Law No. 7 2.12 for the owner or occupier of each property to clearly display the street numbering allocated by Council.

Proposed Street Numbering can be provided by contacting Frankston City Council Rates department - Phone 9784 1853.

It is the applicant's responsibility to ensure all owners are notified of the allocated street numbering.

Town Planning application 118/2016/P – 94 Heatherhill Road Frankston**★ Subject Site - no Objectors****Disclaimer**

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Projection: GDA94 / MGA zone 55

Scale: 1:1202

Date Printed: 10/04/2017

Time Printed: 9:12 AM

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Town Planning application 118/2016/P – 94 Heatherhill Road Frankston**Disclaimer**

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Projection: GDA94 / MGA zone 55

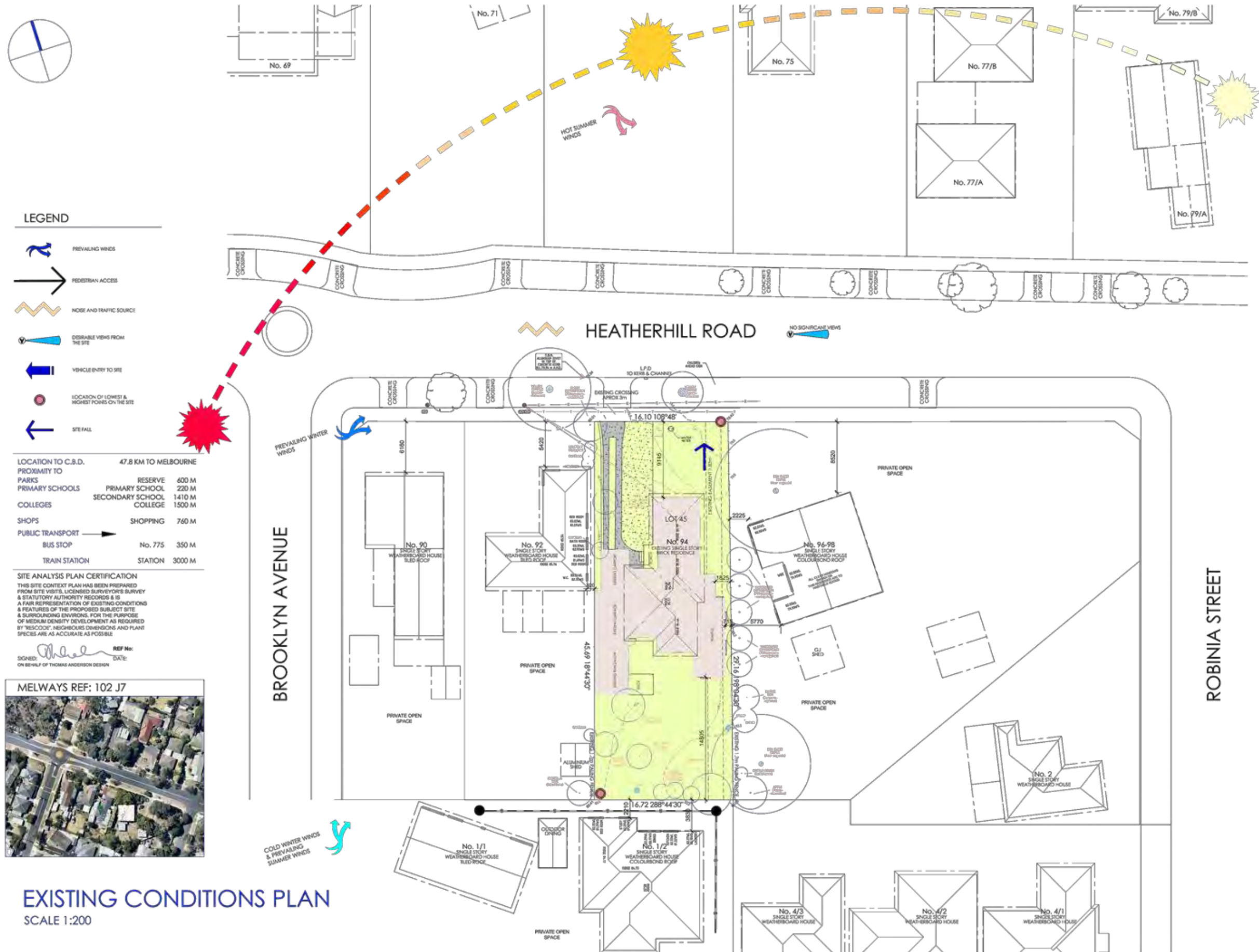
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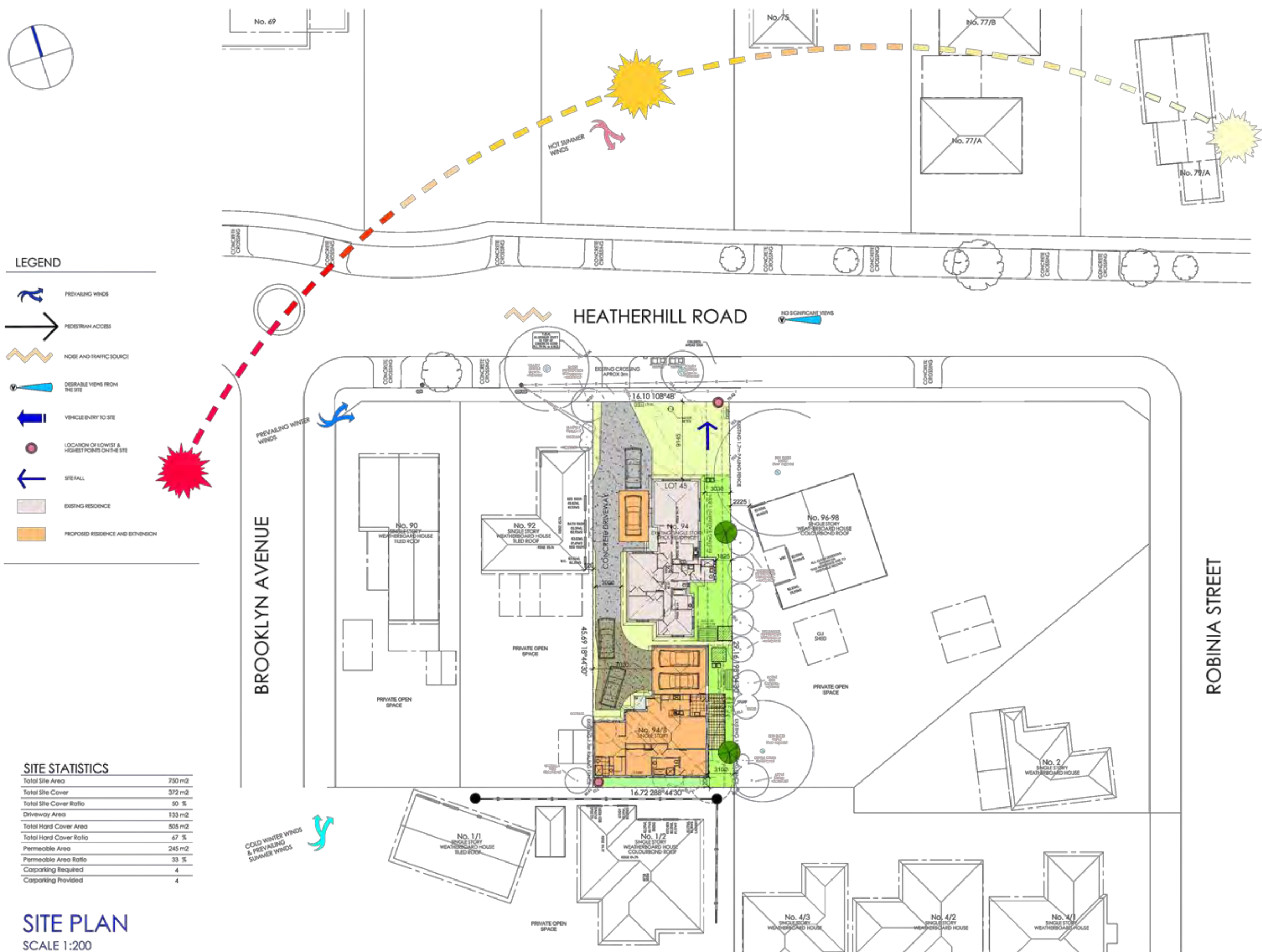
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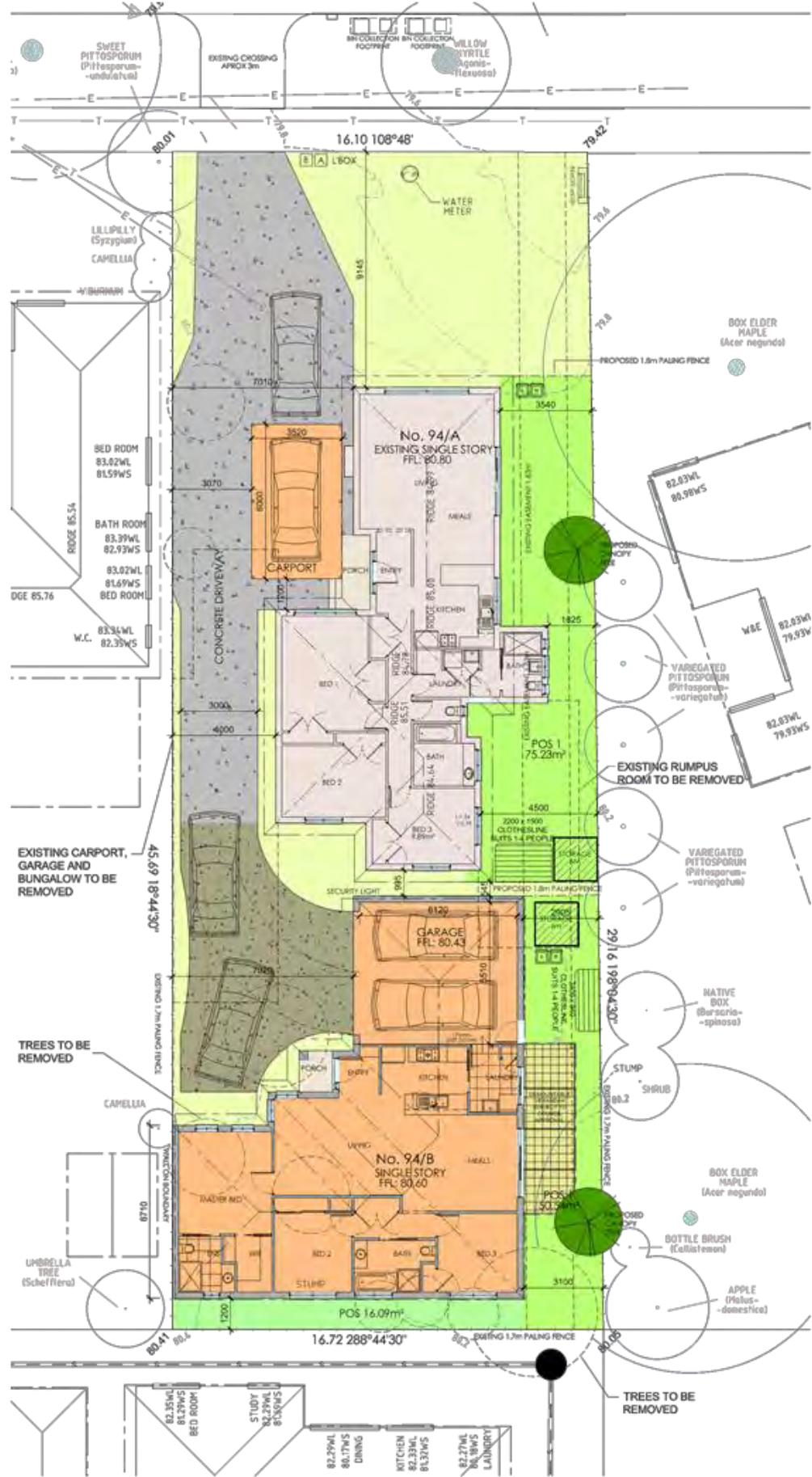




LEGEND

- SPOI - DIMENSION OVER 3.0M
- POS - DIMENSION UNDER 3.0M/ POS
- COMMON PROPERTY
- SEALED REINFORCED CONCRETE DRIVEWAY
- PERMEABLE PAVING ON SAND BASE
- PERMEABLE TIMBER DECKING
- PERMEABLE DRIVEWAY
- 1.8M HIGH TIMBER FENCING
- EXTENT OF 600MM HIGH LATTICE EXTENSION
- FINISHED FLOOR LEVEL
- FINISHED SURFACE LEVEL (CUT - FILL LEVEL)
- CLOTHES LINE
- SECURITY LIGHT: "SINKOR LIGHT"
- BOLLARD LIGHT
- TAP
- LETTER BOX
- OPTIONAL WATER TANK LOCATION
- REMOTE METER
- RUBBISH AND BICYCLE BIN LOCATION
- RETAINING WALLS
- RETAINING WALL AS PER PLAN
- TREATED PINE SLEEPER WITH AUG. DRAIN - OR REFER ENG. DESIGN
- COLLAPSIBLE COLORBOND SHED IN MATCHED TONES ON 100MM CONC. SLAB
- S.P.O.S.
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED LOCATION OF CANOPY TREE

FLOOR PLAN
SCALE 1:100



EXISTING

RESIDENCE 1- 3 BED (Single Story)	
Ground Floor Area	129.3 m ²
Car Port	21.0 m ²
Porch	3.8 m ²
TOTAL	154.1 m ²
Private Open Space	75.2 m ²

PROPOSED

RESIDENCE 2- 3 BED (Single Story)	
Ground Floor Area	177.8 m ²
Garage	38.0 m ²
Porch	2.1 m ²
TOTAL	217.9 m ²
Private Open Space	66.6 m ²

SITE AREA: 750.9m²

94 Heatherhill Road
Frankston



Proposed Residential Development
Renee Papas

3
ISSUE B
15-0785
Feb 16
GL

SUSTAINABLE DESIGN STATEMENT
GREEN SPECIFICATION

ENERGY

- * ENERGY RATING OF BUILDING ENVELOPE ACHIEVES A MINIMUM 6 STARS INCLUDING:
 - R3.5 BULK INSULATION TO CEILING
 - R1.5 BATTS TO WALLS PLUS D.S. ISOLATION
 - ALUMINUM IMPROVED WINDOW FRAMES
 - WEATHER STRIPS TO ALL EXTERNAL DOORS
 - GAPS & CRACKS SEALED WITH IMPERMEABLE BARRIER (LAP & TAP ISOLATION AT ALL JOINTS, OPENINGS AND PENETRATIONS)
- * HOT WATER SYSTEM TO HAVE ENERGY EFFICIENCY OF LEAST 4 STAR
- * ALL HEATING AND COOLING UNITS ARE CERTIFIED UNDER MEPS, AND ALL DUCTWORK WILL COMPLY WITH THE BCA GUIDELINES FOR SERVICES
- * FLUORESCENT LOW ENERGY DOWN LIGHTS AND / OR BATTEN HOLDERS WITH LOW ENERGY GLOBES

WATER

- * WATER-EFFICIENCY RATING OF TAPS TO BE 4 STARS WELS
- * WATER-EFFICIENCY RATING OF CISTERNS TO BE 4 STARS WELS
- * WATER-EFFICIENCY OF SHOWER HEADS TO BE 3 STARS WELS

STORMWATER

- * MINIMUM 2000L RAINWATER TANK TO BE INSTALLED IN SUCH A WAY TO RECEIVE A MINIMUM 50M² OF ROOF AREA. TANKS TO BE PROVIDED WITH AN AUTOMATIC OR MANUAL INTERCHANGE DEVICE TO PROVIDE A CONTINUAL SUPPLY OF WATER FOR SANITARY FLUSHING OR UPGRADED AS PER ENGINEER'S DRAINAGE DESIGN.

MATERIALS

- * THE SELECTION OF NEW MATERIALS TO BE ENVIRONMENTALLY FRIENDLY
- * REUSABILITY AND RECYCLABILITY OF MATERIALS WHERE PRACTICAL

TRANSPORT

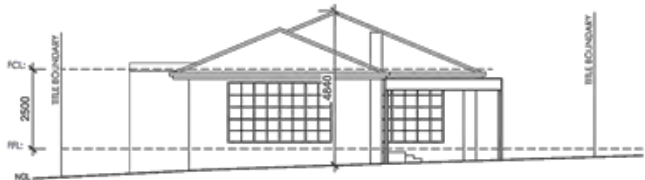
- * ALLOCATED BICYCLE PARKING SPACES IN ACCORDANCE WITH EXTERNAL SECURE PARKING (ASB3.3) OR INTERNAL SPACE ALLOCATED IN GARAGES / SHEDS.

WASTE

- * ALLOCATED SPACE FOR WASTE MANAGEMENT NOMINATED (E.G. GENERAL WASTE, RECYCLING, GREEN WASTE AND COMPOSTING BINS)

LANDSCAPING

- * THE PLANTING PALETTE SELECTED SHOULD CONSIST OF PROVEN DROUGHT TOLERANT, NATIVE AND / OR LOCALLY INDIGENOUS PLANT SPECIES. THESE SPECIES ARE SUITABLE FOR USE IN THE LOCAL CLIMATE AND SOIL CONDITIONS AND DO NOT REQUIRE EXCESSIVE WATERING TO ENSURE SURVIVAL.
- * ALL TIMBER PRODUCTS TO BE TREATED PINE, RECYCLED OR PLANTATION GROWN JARRAH, RED GUM OR NATIVE (WHITE) CYPRRESS PINE (CALLITRIS COLUMNARIAS) SHOULD NOT BE USED UNLESS DEMONSTRATED THEY ARE A RECYCLED PRODUCT.



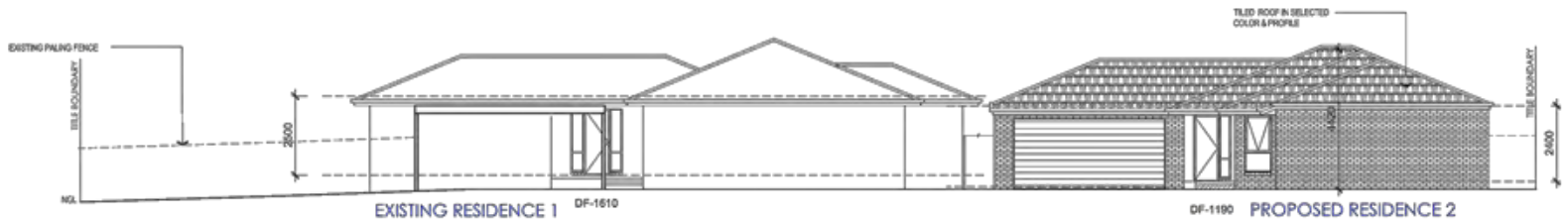
NORTH ELEVATION
EXISTING RESIDENCE 1
SCALE 1:100



SOUTH ELEVATION
EXISTING RESIDENCE 1
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



HEATHERHILL ROAD ELEVATION

SUBJECT SITE
HEATHERHILL ROAD

94 Heatherhill Road
Frankston



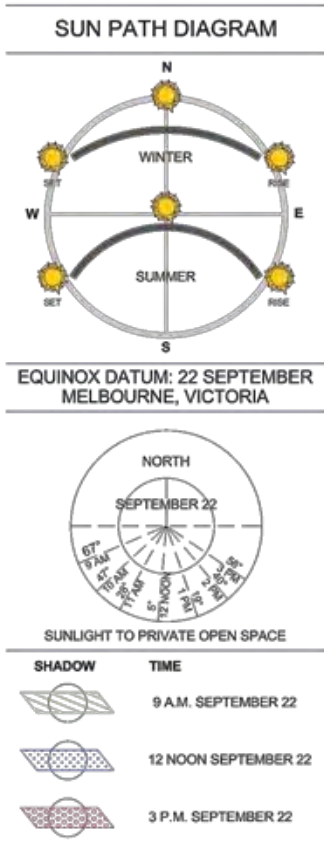
Proposed Residential Development
Renee Papas

4

ISSUE B
15-0785
Feb 16
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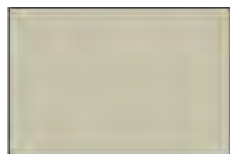


SHADOW DIAGRAMS
SCALE 1:200

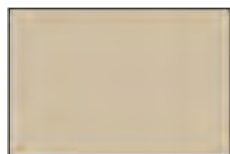




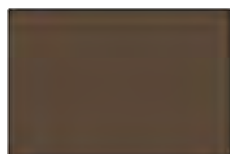
BRICK
Austral "Beechwood"



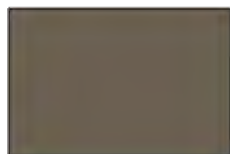
RENDER
Colourbond "Evening Haze"



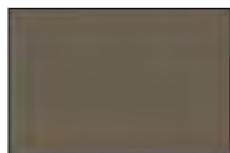
WINDOWS
A&L "Merino" Aluminum p/coated



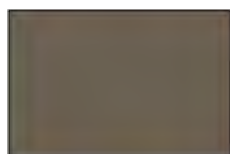
ROOF
Bristile "Mallee"



FASCIA
Colorbond "Jasper"



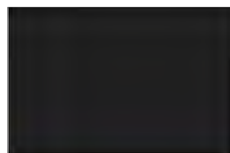
GUTTER/DOWNSPIPES
Colorbond "Jasper"



GARAGE DOOR
Colorbond "Jasper"

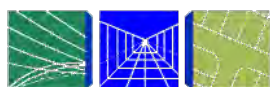


DRIVEWAY
"Charcoal" All weather seal-coated concrete



PERMEABLE DRIVEWAY
Waterpave "Fine 3mm"

colour schedule



THOMAS ANDERSON DESIGN

**A. LOT 45 NO. 94 HEATHERHILL ROAD,
FRANKSTON
C. RENEE PAPAS**

15-0785

(C) Copyright - Thomas Anderson Design

Executive Summary**11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	1. Planned City for Future Growth
Strategy:	1.1 Work with other tiers of Government, industry and business to create more jobs and job skills in Frankston
Priority Action	1.1.1 Attract and promote more industry, small business and large employers into Frankston City to grow more jobs

Purpose

This report considers the merits of the planning application to amend Planning Permit 494/2014/P under Section 72 of the *Planning and Environment Act 1987*.

Recommendation (Director Community Development)

That an Amended Planning Permit be issued, subject to the conditions contained in the officers assessment.

Key Points / Issues

- The proposed amendment was reported to Council on 30 January 2017 where Council determined to defer decision of the application in order to hold a meeting between Councillors, Council Officers and the applicant to discuss the application.
- All Councillors were invited to a meeting with the applicant which was held 7 March 2017. The meeting was attended by the Permit Applicant, Deputy Mayor and two Statutory Planning Officers. However, the Councillors that had moved and seconded the deferral motion were unable to attend.
- The concerns of Councillors relating to car parking were discussed and an agreement was reached to provide an additional photographic car parking survey of Frankston-Dandenong Road and Concord Crescent relating to hours outside of the currently provided car parking survey.
- The agreed survey has been provided to Council and is considered in the discussion of the officer's assessment.
- Planning Permit 494/2014/P was originally approved at the Council Meeting on 23 March 2015 'To use and develop the site for a micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the carparking requirements'.
- The proposal seeks to increase the number of patrons permitted on site in association with the tasting room and cafe from 60 to 140 patrons.
- It also proposed to extend the hours for selling and consumption of alcohol on Thursday, Friday and Saturday till 12:00 am, and Sunday till 9:00 pm.
- The existing hours for selling and consumption of alcohol are:
 - Thursday and Friday – 12:00 pm to 10:30 pm
 - Saturday and Sunday – 12:00 pm to 6:00 pm

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Executive Summary**

- Increase the licensed area to provide for inclusion of approximately 30 square metres to the existing mezzanine which is only partially provided as a licensed area.
- Increase the reduction to the existing car parking requirement by an additional thirty-two (32) car spaces to an overall reduction of forty-two (42) car spaces.
- The subject site provides twenty-one (21) existing car spaces.
- Notice of the proposed amendment was given to the adjoining property owners and occupiers and no objections were received.
- While the application to amend the permit is generally reasonable, the increase to the number of patrons from 60 to 140 is not supported due to the impact on the availability of car parking within the immediate area. Council's traffic engineers have recommended that the increase to the number of patrons should be limited to 110 which forms part of the officer's recommendation.
- This matter is required to be reported to Council as it is an application associated with liquor.

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

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian Councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

The permit application fee paid to Council is \$779. The average cost to process a planning application is \$1,729 which is a shortfall of \$950.

Consultation**1. External Referrals**

The application was not required to be referred to any external authorities.

2. Internal Referrals

The application was referred internally to the Council Traffic Engineering Department and Social and Community Planning Department who have offered no objection to the proposal.

Notification of Proposal

Notification of the planning application was given pursuant to the requirements of Section 52 of the *Planning and Environment Act 1987*.

Notification was given in the form of:

- Mail to adjoining owners and occupiers; and
- One (1) sign erected on the site frontage with Frankston-Dandenong Road.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Executive Summary**

No objections were received as a result of the public notification.

Analysis (Environmental / Economic / Social Implications)

The proposal will have no impact on the environment.

The application will have positive economic benefits through facilitating the expansion of the existing microbrewery business.

The proposal should have negligible social impacts or cumulative impact subject to conditions of an amended planning permit.

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.

Legal

The proposal requires an amendment of existing Planning Permit 494/2014/P pursuant to Section 72 of the *Planning and Environment Act 1987*. A planning permit was initially required under Clause 33.01 (Industrial 1 Zone) for use and development associated with a Section 2 Use, Clauses 52.06 for reduction of car parking requirements, and Clause 52.27 (Licensed Premises) of the Frankston Planning Scheme.

Policy Impacts

The relevant State and Local Planning Policies are:

- Clause 21.04 – Settlement
- Clause 21.08 – Economic Development

Officer's Declaration of Interests

Under Section 80C of the *Local Government Act 1989*, 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 particular risks associated with this application.

Conclusion

It is considered that the proposal to amend the existing planning permit and endorsed plans to facilitate the expansion of the Dainton Family Brewery is satisfactory subject to minor changes to give adequate consideration of the surrounding amenity.

**11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road,
Carrum Downs - To use and develop the site for a Micro-brewery; sale and
consumption of liquor; cafe (food and drink premises) and a variation to the car
parking requirements****Executive Summary**

ATTACHMENTS

- Attachment A: Locality map
- Attachment B: Aerial
- Attachment C: Existing red line plan
- Attachment D: Proposed red line plan
- Attachment E: Car parking assessment and traffic survey
- Attachment F: Additional car parking survey
- Attachment G: Operating hours of surrounding business

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements

Officers' Assessment

Summary

Existing Use	Industrial (Micro-brewery) and café (food and drink premises)
Site Area	1,991.2 square metres
Proposal	Increase number of patrons from 60 to 140. Increase hours of operation. Increase licensed area by approximately 35 square metres. Increase the reduction to car parking requirements.
Site Cover	N/A
Permeability	N/A
Zoning	Industrial 1 Zone
Overlays	Nil
Neighbourhood Character Precinct	N/A
Reason for Reporting to Council	Application associated with Liquor

Background

Subject Site

The subject site is regular in shape and is located on the north-west side of Frankston-Dandenong Road in Frankston.

The site is accessed via a sealed service lane running parallel to Frankston-Dandenong Road, which is a major arterial road. The service road contains formalised kerb and channel along with a sealed footpath.

The site currently contains an existing warehouse with an internal mezzanine that is used for Industry and the Food and Drink premises (Café) component of the Dainton Brewery. A strip of landscaping is located across the property frontage with the remainder of the site used for parking and the warehouse.

Locality

The surrounding development to the north-west side of Frankston-Dandenong Road contains a range of industrial and restricted retail uses, while the south-east side of Frankston-Dandenong Road consists of residential development at varying densities.

Details of any restrictive covenants

Covenant M407562G was registered on Title on the 6 August 1986. It restricts:-

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

- The building materials to be used on the site;
- The erection of free standing signage without the written approval of Ballanbuan Pty Ltd;
- The type of signage (except business identification signage) to be erected on the site;
- The use of the site within 12 metres of the Frankston-Dandenong Road boundary;
- The location and type of fencing to be erected on the site;
- Machinery being in view from Frankston-Dandenong Road;
- Any buildings being erected on the site within the first 10 years of the Covenant without the written approval of Ballanbuan Pty Ltd; and
- Any buildings within 12 metres of the Frankston-Dandenong Road boundary.

It is considered the proposal does not breach Covenant M407562G as the amendment does not propose any building and works to the site.

The Certificate of Title submitted with the application also indicates that the site is not burdened by any Section 173 Agreements.

Site History

Previous planning permit applications for the site include:

- Planning Permit 762/2010/P was approved on 30 June 2011 for the use of the land for motor vehicle sales and to display business identification signage.
- Planning Permit 494/2014/P was approved at the Council meeting held 23 March 2015 for 'to use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the carparking requirements'. The endorsed plans were amended under secondary consent to increase the building setback from the rear (west) setback to 2.5 metres in lieu of 2 metres on 31 August 2015.

Proposal

The proposal is summarised as:

- Amend Condition 5 to extend hours for selling and consumption of alcohol
 - Thursday, Friday and Saturday 12:00 noon to 12:00 midnight
 - Sunday 12:00 noon to 9:00 pm.
- Amend Condition 6 to increase the number of permitted patrons from 60 to 140.
- Amend the endorsed plans to increase the licensed area applicable to the existing mezzanine.
- Reduce the car parking requirement associated with the increased number of patrons (0.4 car spaces to each patron) by thirty-two (32) car spaces.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment****State and Local Planning Policy Frameworks**

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

- Clause 11 – Settlement
- Clause 17 – Economic Development

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

- Clause 21.04 – Settlement
- Clause 21.08 – Economic Development

Planning Scheme Controls

A Planning Permit is required pursuant to:

- Clause 33.01 (Industrial 1 Zone) of the Frankston Planning Scheme, for the proposed Section 2 uses:
 - Industry as the use is listed in Clause 52.10;
 - Manufacturing Sales;
 - Food and Drink Premises (Retail Premises); and
 - Building and works associated with a Section 2 use.
- Clause 52.06 (Car Parking) of the Frankston Planning Scheme to reduce the car parking requirements associated with the café (food and drink premises) component.
- Clause 52.27 (Licenced Premises) of the Frankston Planning Scheme to use land to sell or consume liquor as a new licence is required under the Liquor Control Reform Act 1998.

Notification of Proposal

The proposal was advertised under Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land.
- Displaying one (1) notice on the subject site boundary with Frankston-Dandenong Road.

No objections were received in response to notification of the proposal.

Internal Referrals

A summary of internal referral comments regarding the proposal are provided below.

- **Social and Community Planning**

Social and Community Planning have no concerns that this planning application will result in any detrimental social or economic impacts to the community.

It is noted that the premises is located in a non-residential area. While there is an aged care facility located within 2km of the premises, they are separated by a major road.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

It is also noted that the premises is a small boutique brewery and is not considered to be of high risk for alcohol-related harms.

- **Economic Development**

Based on the employment of 4 full-time brewers and 5 staff in food and beverage services, the ongoing economic benefits will be:

- Employment: Up to 15 jobs will be created
- Gross Revenue (Output - \$M): Up to \$4.11 m will be generated per annum
- Wages and Salaries: Up to \$800,000 in wages and salaries will be generated per annum
- Value Added: Up to \$1.72 m of value will be added by industries in Frankston City per annum

Australia has a comparative advantage in food and beverage manufacturing and the state government is now more than ever encouraging and incentivising food and beverage production, identifying it as a growth and export opportunity. As it stands food (and beverage) production and processing contributes 10.5% of Victoria's Gross State Product (GSP), comprising 21% of Victoria's manufacturing industry.

The proposed amendment will provide a much needed boost for a unique business in Frankston's Industrial Precinct in Carrum Downs, which ought to be encouraged. The brewery has received early success and has encouraged other businesses to consider Frankston as their new home.

The food component of the brewery is a welcome addition in Carrum Downs, providing a new food offering to a major employment hub.

The proposed amendment is supported by the Economic Development Team of Council.

- **Traffic Engineer**

The application is to increase the number of patrons from 60 to 140 and extend trading hours to 12am (Thursday - Sat), and 9pm (Sunday) with no additional parking provision.

The site has 21 parking spaces (noted incorrectly as 19 by the Traffic Impact Assessment Report submitted along with the application).

The additional 80 patrons require a provision of 32 additional parking spaces as per Clause 52.06's relevant rate for the use of 'tavern or restaurant'.

The Traffic Impact Assessment Report includes a parking occupancy survey, however some of the surveyed area is not considered suitable as it is not within walking distance.

From the parking areas that are surveyed, there is competition for on-street parking by a number of other businesses including Nitro Gym and the bingo parlour. Therefore it is not reasonable to assume that all 32 additional required parking spaces can be accommodated.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

Considering the above, and to properly manage the demand for on-street parking, it is acceptable to assume that 20 of the available off-site parking spaces can be used by patrons of the micro-brewery, therefore at the rate of 0.4 parking spaces per patron (Clause 52.06), this equates to 50 additional patrons. It is recommended that the number of patrons is limited to 110 patrons.

Discussion***State and Local Planning Policy***

It is considered that the proposed amendment meets the objectives of the relevant State and Local Planning Policies as it will complement and support the economic growth of the micro-brewery, including some employment opportunities. The proposal should not reduce the public amenity of the area nor will it result in an environment that would cause safety concerns or hazards to the local community.

Parking Provision

The proposed amendment seeks to increase the number of patrons from 60 to 140 patrons. In accordance with Clause 52.06 – Car Parking, the assessment of the proposed amendment must only consider the car parking requirement associated with the additional 80 patrons.

Under the Planning Scheme, the applicable car parking rate is that of a tavern which requires 0.4 car spaces to each patron permitted. Accordingly, the proposed amendment is required to provide 32 car spaces.

The subject site does not have capacity to provide additional car parking and the applicant is seeking a reduction of the car parking requirement by 32 car spaces.

The applicant has submitted a car parking assessment and traffic survey prepared by the Traffix Group which supports the requested reduction to the car parking requirement. The report considers an assessment for 145 patrons but the applicants' submission states the applicant seeks to increase the number of patrons to 140. Consideration of 140 patrons (an increase of 80 patrons) will form the basis of the assessment.

The applicant has also provided an additional car parking survey in response to decision of Council meeting held on 30 January 2017. The survey provides further information surrounding availability of car parking on a Saturday between 7:00 pm and 11:00 pm. The survey has been conducted at eight (8) points within the area surrounding the site. It is considered that the survey provides clear demonstration of availability of car parking spaces on a Saturday within the industrial area at these times. It is further considered that it is reasonable person to expect that the same vacancy of car parking applies at similar hours on a Sunday as few businesses in the area are operating and those that do conclude at 5:00 pm or earlier, except for the Nitro Gym and Carrum Gardens Bingo Centre.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

The application has been referred to the Council Traffic Engineer who confirmed potential competition for on-street parking from some nearby non-industrial land uses operating in the area which includes: Nitro Gym (250 metres from the site) and Carrum Gardens Bingo (25 metres from the site). The Gym and Bingo premises provide on-site car parking of 30 car spaces and 45 car spaces respectively. The Bingo Centre also has access to additional overflow car parking to the north-west of the site which provides room for at another 70-80 car spaces. It is considered that as these sites provide on-site parking there is reduced demand for street parking along Frankston-Dandenong Road. Due to distance from the site, the Nitro Gym is not considered to create any excessive demand for street parking which could reduce availability of spaces for use by the Dainton Brewery.

The service road parallel to Frankston-Dandenong Road is the preferred location for street parking due to its proximity to the Dainton Brewery premises. The service road provides sufficient capacity to meet the parking demand generated by the proposed amendment subject to minor changes to reduce patron numbers. Concord Crescent has also been surveyed and provides parking availability which is a secondary preferred location due to the distance from the subject site.

Based on the submitted parking survey, there is an average vacancy of approximately 32 car spaces along Frankston-Dandenong Road during the weekday evening period with more spaces available as the evening progresses. The weekend midday period provides an average vacancy of 16 car spaces within the survey area. Concord Crescent provides an average vacancy of 30 car spaces during the weekday evening period with greater availability after 8:00 pm. At the midday weekend period there is an average vacancy of 28 car spaces within Concord Crescent.

These survey results are supported by the second car parking survey provided by the applicant that clearly demonstrates parking availability on Frankston-Dandenong Road and Concord Crescent during the Saturday evening period.

On balance, the proposed amendment to the patron numbers and associated car parking reduction should be supported to facilitate the economic development potential of this business operation subject to permit conditions to reduce the amenity impacts on adjoining land from the number of patrons.

The submitted survey information demonstrates car parking vacancies within the surrounding industrial estate. To ensure that one particular site does not derive the full benefit of the on-street parking, it is considered reasonable to reduce the number of patrons to reduce the intensity of parking demand generated by the Dainton Brewery. The survey demonstrates average availability of around 28-30 car spaces over the survey period. A reduction of patron numbers to 110 patrons will limit the parking reduction to 20 car spaces instead of 32 car spaces. The proposed reduction will provide for retaining some of the existing vacancy for other uses or any future uses seeking to establish in the area. This requirement is considered to provide for reasonable sharing of street parking and limitation of amenity impacts associated with the reduction of the car parking requirement.

Clause 52.27 Licence Premises

The applicant proposes to increase the licensed area for the serving of alcohol applicable to the existing mezzanine.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

The existing red line plan provides for a partial serving area of the mezzanine with an area of approximately 60 square metres. The red line plan does not include the full extent of the existing mezzanine.

The additional area proposed for inclusion is approximately 30 square metres. Its inclusion will have no impact as it is considered to utilise the existing space above laboratory and steam boiler. The amendment allows for the full area of the mezzanine overlooking the brewery operations floor can be used by patrons.

Number of Patrons

The applicant seeks to increase the number of patrons permitted from 60 to 140 patrons.

The proposed increase is considered to intensify the permitted use beyond the capacity of the subject site and surrounds to suitably limit the amenity impact.

The additional patrons will require 32 car spaces and a full reduction to the car parking requirements is requested as previously discussed.

The number of patrons will likely increase pedestrian and traffic activity at later closing times and result in additional amenity impact to the surrounds.

The proposed amendment is supported subject to reducing the number of permitted patrons to 110 persons to limit the potential amenity impacts.

Hours of Operation

Existing hours of operation of the tasting room and café (manufacturing sales and food and drink premises) are:

Monday to Wednesday	Closed
Thursday to Friday	12:00 noon – 10:30 pm
Saturday and Sunday	12:00 noon – 6:00 pm

The proposed amendment to Condition 5 would provide the following hours of operation:

Monday to Wednesday	Closed
Thursday to Saturday	12:00 noon – 12:00 pm
Sunday	12:00 noon – 9:00 pm

The proposed amendment is considered satisfactory subject to changes reducing the operating hours on Thursday.

The requested change to existing hours is not considered appropriate for Thursday as the existing hours will already benefit from an increase in patron numbers. Extending trading hours on Thursday is considered to increase the amenity impact on the surrounding land during a weeknight.

The requested extension to 12:00 am on Friday and Saturday is considered satisfactory to provide for increased business activity for these days. Amenity impacts should be reasonable and manageable through existing permit conditions.

The requested extension till 9:00 pm on Sunday is considered satisfactory.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

Surrounding land uses operating beyond standard business hours include Nitro Gym (538 Frankston-Dandenong Road) which operates 24 hours a day 7 days a week, and Carrum Gardens Bingo Centre (554 Frankston-Dandenong Road) which operates in the evening generally from 7 pm. The proposed extended business hours are not considered to result in unreasonable impact on the surrounds which are generally industry/warehouse uses.

On balance, the above changes are considered appropriate to limit potential amenity impact associated with late operating hours in conjunction with serving of liquor.

Amenity

The amenity impact from the proposed amendment will be suitably reduced through restricting the hours of operation and patron numbers.

Cumulative Impact

An assessment of cumulative impact is required as the applicant proposed serving of liquor after 11:00 pm on Thursday, Friday, and Saturday. Practice Note 61 ('Licensed premises: assessing cumulative impact') provides guidance for assessing applications with respect to Clause 52.27 of the Frankston Planning Scheme.

The existing site is not located within a cluster of licensed premises as there are no licensed premises within 500 metres of the subject site.

The impact of the proposed amendment should be limited due to the existing location within an Industrial area. Frankston-Dandenong Road provides suitable separation between the established sensitive uses within the residential area east of the site. The surrounding area has access to public transport (Bus route 901) and sufficient on-street parking to enable transport and dispersal from the subject site.

There are no similar premises open after 11:00 pm within close proximity of the site and intensity of activity is considered low. There existing amenity is that of an Industrial area which is generally quiet during non-business hours except for non-industrial land uses like the current café component of the microbrewery.

On balance, it is considered the proposal will have minimal cumulative impact on the surrounding area subject to restricting the hours of operation to limit the time operating past 11:00 pm.

Liquor Accord

Council supports the responsible serving of alcohol in a consistent manner throughout the municipality. The existing planning permit has a note encouraging the permit holder to become a member of the Frankston Liquor Industry Accord.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment****Recommendation (Director Community Development)**

That Council resolves to issue an Amended Planning Permit in respect to Planning Permit Application number 494/2014/P/C for 'To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements' at 560 Frankston-Dandenong Road, Carrum Downs, subject to the following conditions:

Plans

1. Before the use and 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 and three copies must be provided. The plans must be substantially in accordance with the plans submitted with the application (or some other specified plan) but modified to show:
 - a) The disabled car space located in a more convenient location for easier access to the café.

No Alterations

2. The use and development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Once the development has commenced it must be continued and completed to the satisfaction of the Responsible Authority.
4. The licensed area as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Liquor Licence Requirements

5. The selling or consumption of alcohol; tasting room and café (Manufacturing sales and food and drink premises) must only take place at the premises during the following hours:

Thursday	12 noon – 10:30 pm
Friday and Saturday	12 noon – 12:00 am
Sunday	12 noon – 9 pm
6. Not more than 110 patrons may be present on the premises at any one time in association with the tasting room and café (Manufacturing sales and food and drink premises).
7. The Brewery (industry) hereby permitted may operate only between the hours of:

Monday to Wednesday	8am - 6pm
Thursday, Friday and Saturday	8am - 4pm (no deliveries after 12 noon)
8. Car parking spaces 1 – 5 and 6 – 14 must be kept clear for truck turning areas of deliveries during the hours of the Brewery (industry) (refer to Condition 7).

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

9. The licensee/permit holder shall not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the premises to which the licence/permit relates during or immediately after trading hours authorised by the licence/permit.
10. Liquor must not be consumed in the licensed area by members of the public outside the opening hours of the café.
11. Sales of packaged liquor to members of the public for consumption on or off the licensed premises must not take place on the land outside the opening hours of the café.

Amenity

12. The licensee/permit holder shall not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the premises to which the licence/permit relates during or immediately after trading hours authorised by the licence/permit.
13. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bays and must not disrupt the circulation and parking of vehicles on the land.
14. The amenity of the area must not be detrimentally affected by the development and/or use through the:-
 - a) Parking of vehicles and loading / unloading of vehicles;
 - b) Transport of materials, goods or commodities to or from the land;
 - c) Appearance of any building, works or materials;
 - d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;\
 - e) Presence of vermin; or
 - f) In any other way.to the satisfaction of the Responsible Authority.

Environment Protection Authority (EPA)

15. The proponent must apply for and be issued with a works approval from the Environment Protection Authority with respect to the use and development of the site for a micro-brewery prior to any works beginning.

There must be no discharge of wastewater or contaminated stormwater to the stormwater drainage system or surface waters. Suitable drains, interceptor pits, water treatment facilities, pumps and sumps must be installed to ensure that any wastewater or contaminated stormwater generated at the premises is:

 - Connected to reticulated sewer, in accordance with the Trade Waste Agreement; or
 - Collected by an EPA permitted contractor, as appropriate.
16. A secondary containment system shall be provided for liquids and chemicals which if split are likely to cause pollution or pose an environmental hazard, in accordance with the Building Guidelines (EPA Publication No. 347, 1992).

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

17. Noise emissions from the premises must meet the objectives of State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) N-1.
18. Odours offensive to the senses of human beings must not be discharged beyond the boundaries of the premises.
19. All putrescible waste (including spent grains/yeast etc) must be sorted in sealed and lidded bins and removed from the premises as frequently as required to prevent the discharge of offensive odours.
20. There must be no visible discharge of dust beyond the boundary of the premises. All waste discharges to the external atmosphere must be:
 - Discharged from a stack outlet at least 3 metres above the roofline of any building or
 - Obstruction within a 15 metre radius;
 - Discharged with an efflux velocity of at least 10 metres per second; and
 - Not be obstructed at the stack outlet by a weather cap, cowl or other obstruction.

Drainage

21. Prior to commencement of development construction detailed design plans and drainage computations of the internal stormwater drainage system including the method of connection to the existing Council drainage infrastructure are to be submitted and approved to the satisfaction of the Responsible Authority.
22. Vehicle crossing shall be constructed to Frankston City Council's standards and specifications to the satisfaction of the Responsible Authority.
23. Concrete kerbs and barriers shall be provided to the satisfaction of the responsible authority to prevent direct vehicle access to an adjoining road other than by a vehicle crossing.
24. Where the development involves work on or access to Council controlled land including roads, reserves and right of way, the owner, operator and their agents under this permit must at all times take adequate precautions to maintain works to the highest public safety standards, to the satisfaction of the Responsible Authority.

Precautions must include, appropriate signage to AS 1743 Road Works Signing Code of Practice, the provision of adequate barricading of works, including trenches of Service Authorities and any other road openings, sufficient to ensure public safety.

All relevant permits must be obtained from Council for works within the existing road reserves, in addition to the planning permit.

Car Parking and Access

25. Before the occupation of any development hereby permitted commences areas set aside for parking vehicles, loading bays, access lanes and paths as shown on the endorsed plans must be :-
 - a) Constructed to the satisfaction of the Responsible Authority.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

- 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.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

Satisfactorily Completed

26. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Permit Expiry

27. This permit will expire if one of the following circumstances applies:
- The development is not started within two years of the date of this permit.
 - The development is not completed within four years of the issued date of this permit.
 - The use is not commenced within two (2) years of the date of this permit.
 - The use ceases for a continuous period of two (2) or more years.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes

- A. Any request for an extension of time, or variation/amendment of this permit must be lodged with the relevant fee.
- B. Prior to the commencement of construction the operator of this planning permit must obtain a non-refundable Asset Protection Permit from Frankston City Council's Infrastructure Department.
- C. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made. Pursuant to Section 69 of the Planning and Environment Act 1987 the Responsible Authority may extend the periods referred to if a request is made in writing within the following prescribed timeframes:
 - a) Before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started;
 - b) Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements**Officers' Assessment**

If a request is made out of time, the Responsible Authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

- D. The owner/applicant of the subject site should join and comply with the Frankston Liquor Industry Accord, which requires the member to serve liquor in a responsible manner.

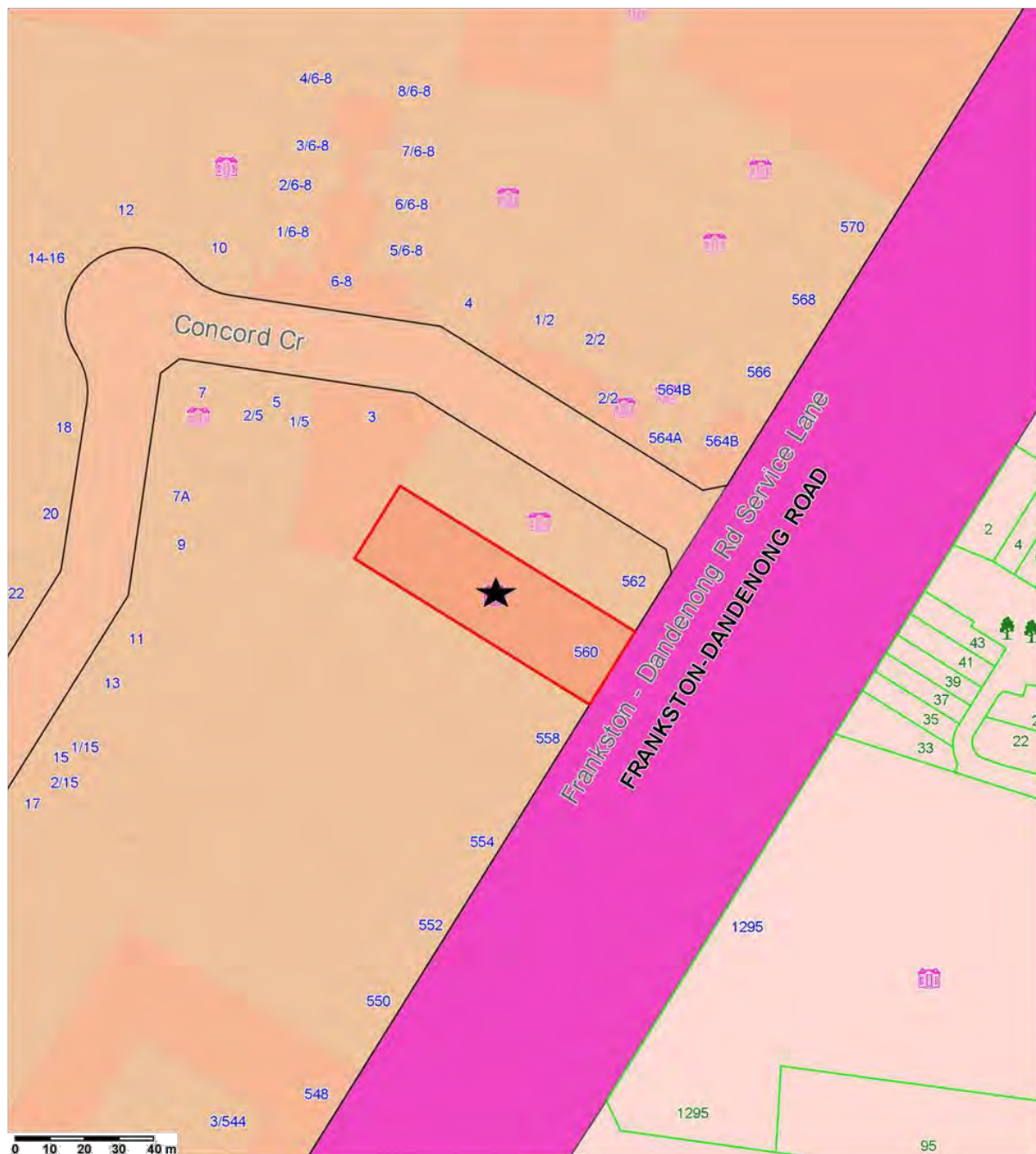
Asset Protection Permit

- E. Water Sensitive Urban Design principles (WSUD) are to be incorporated into the drainage design, which may include but not be limited to the following components or a combination thereof:

- On-site stormwater detention and rainwater tanks.
- Soil percolation
- Stormwater harvesting and Re-use of stormwater for garden watering, toilet flushing, etc

On-site 'bio-treatment' to reduce dissolved contaminants and suspended solids.

Locality Map - Town Planning Application 494/2014/P/C
560 Frankston-Dandenong Road Carrum Downs
 ★ Subject Site No Objectors

**Disclaimer**

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Projection: GDA94 / MGA zone 55

Scale: 1:1512

Date Printed: 30/12/2016

Time Printed: 11:39 AM

Issued by: Tara Lambert



**Aerial Locality Map – Town Planning Application 494/2014/P/C
560 Frankston-Dandenong Road Carrum Downs**



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Projection: GDA94 / MGA zone 55

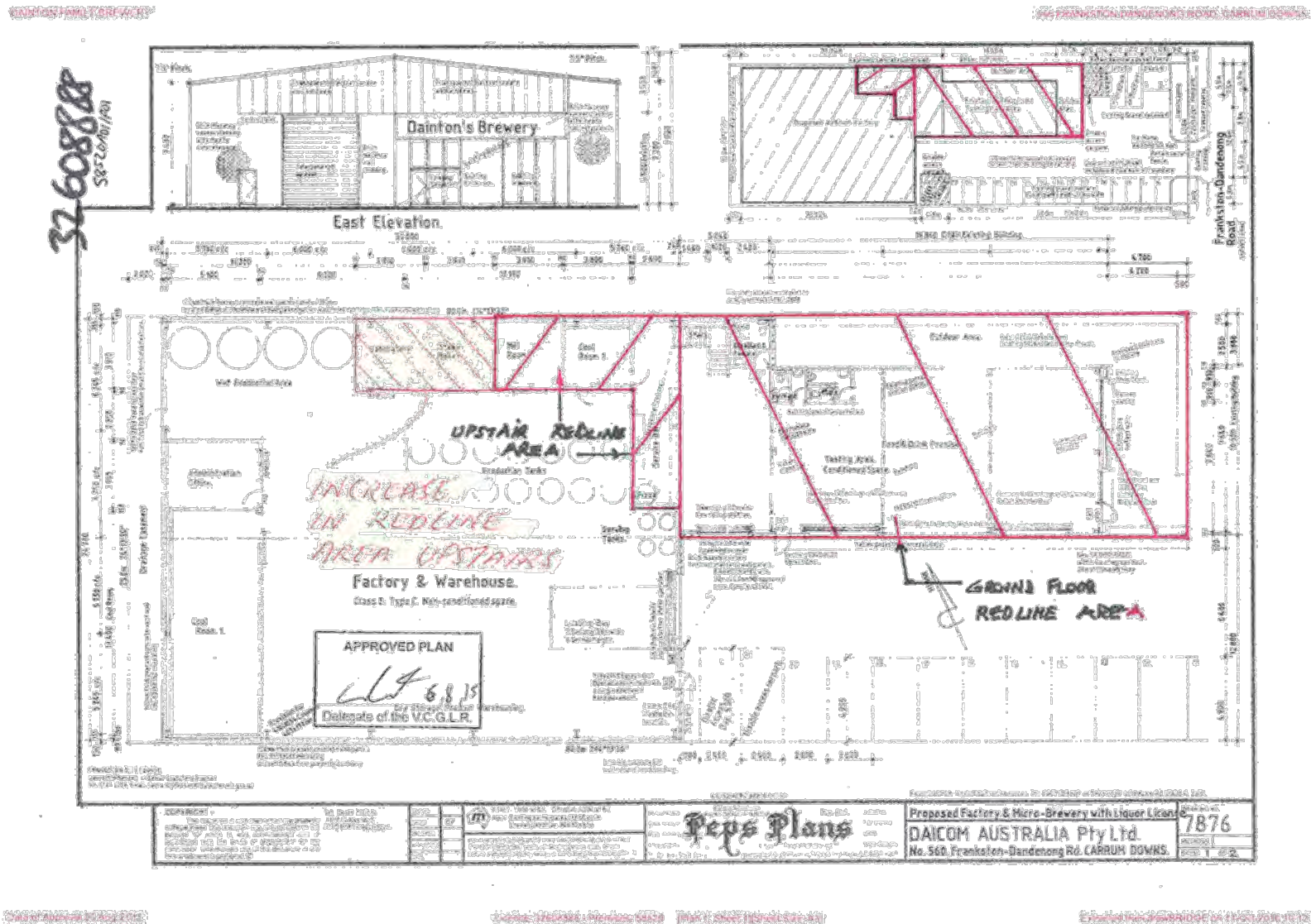
Scale: 1:1512

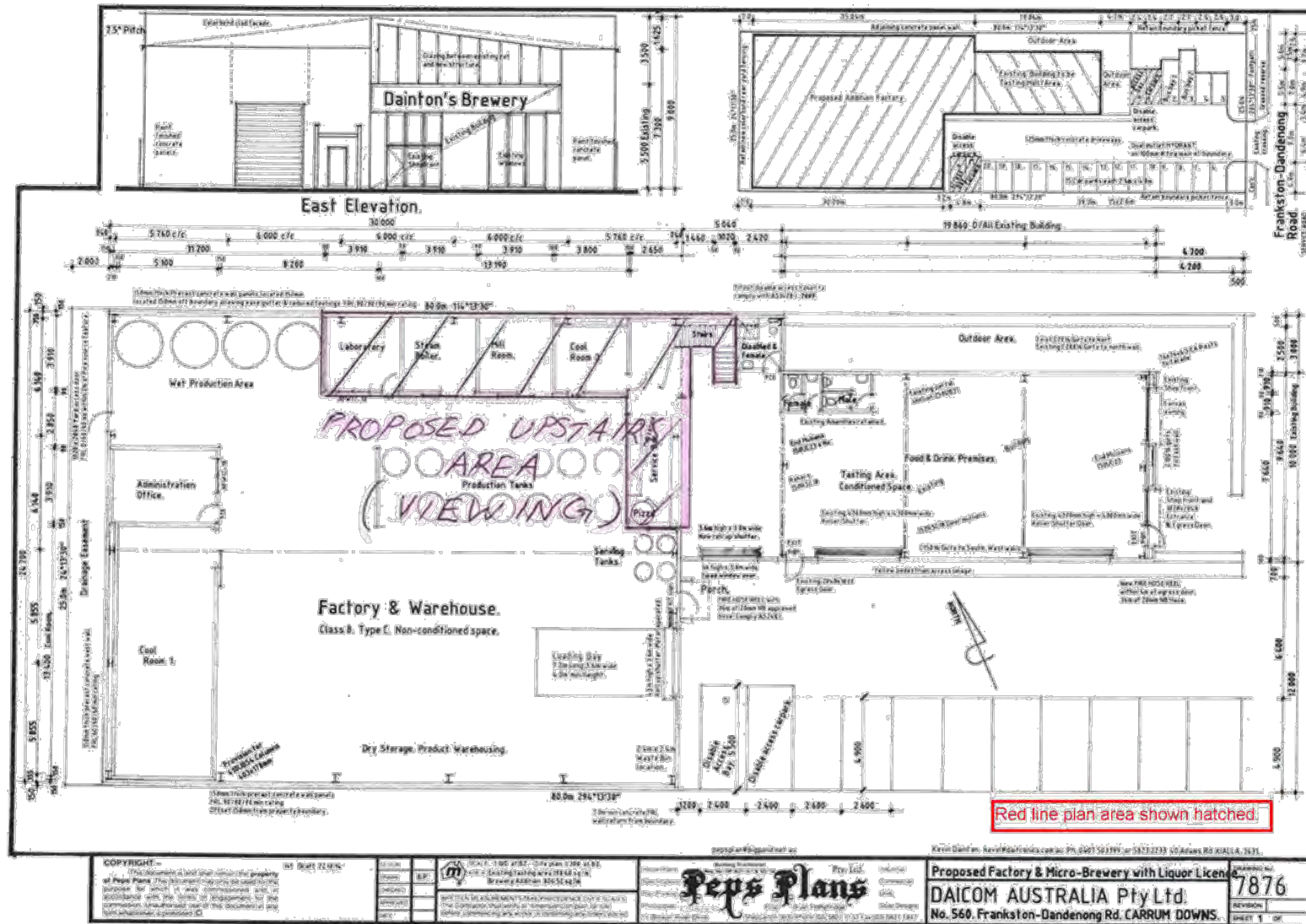
Date Printed: 30/12/2016

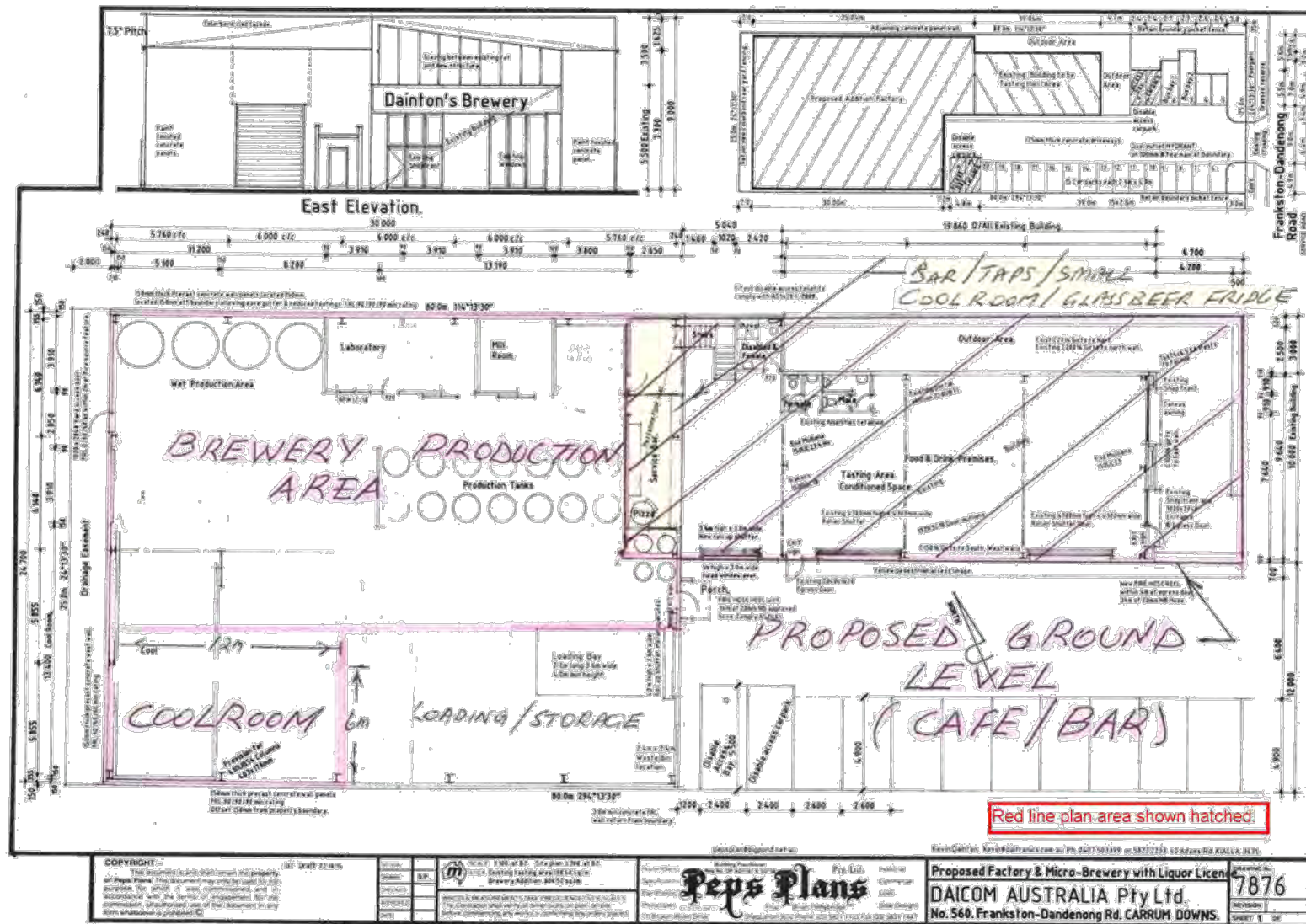
Time Printed: 11:44 AM

Issued by: Tara Lambert









*Traffic Engineers and Transport Planners*

Our Reference: G21410L-02A

DRAFT**Traffix Group Pty Ltd**

ABN 32 100 481 570

26 September 2016

AddressSuite A, 471 Bunde Road
Glen Iris Victoria 3143**Dainton Family Brewery**
560 Frankston-Dandenong Road
CARRUM DOWNS VIC 3201**Contact**Telephone 03 9822 2666
Facsimile 03 9822 7444
adv@traffixgroup.com.au
www.traffixgroup.com.au

Attention: Kevin Dainton

Dear Kevin,

**560 Frankston Dandenong Road, Carrum Downs - Proposed Extended Hours
and Increase in Patron Numbers
Car Parking Assessment****Introduction**

Further to your instructions, please find following our review of the proposed extended operating hours and increase in patron numbers at the Dainton Family Brewery at 560 Frankston-Dandenong Road, Carrum Downs.

This report provides a car parking assessment addressing the appropriateness of the proposed extended operating hours and increased patron numbers.

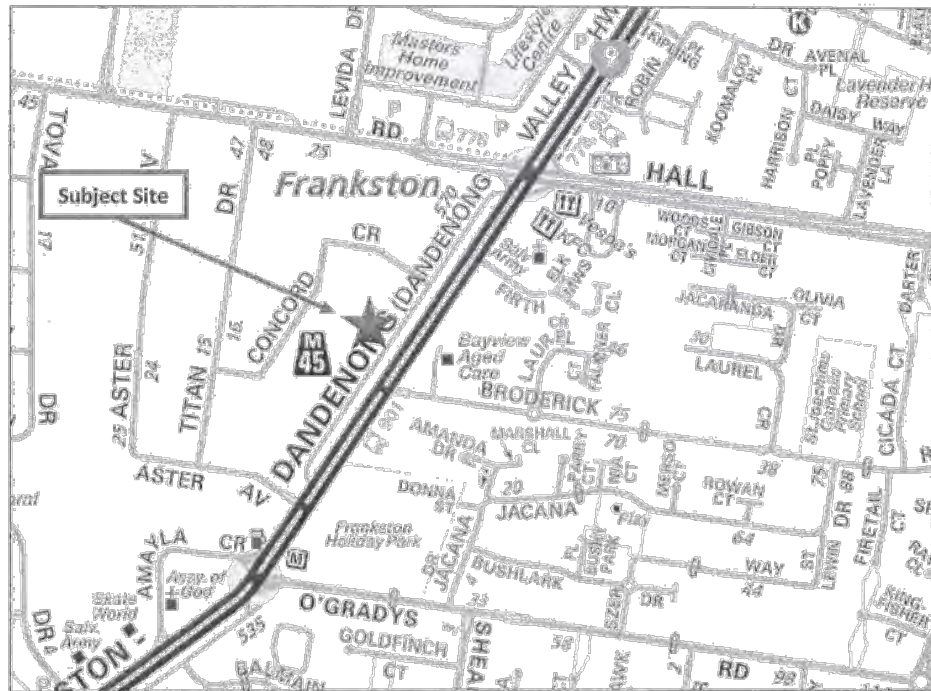
Existing Conditions**Subject Site**

The subject site is located on the west side of Frankston-Dandenong Road, approximately 250m south of Lathams Road in Carrum Downs, as shown in the locality plan in Figure 1.

Car Parking Assessment

560 Frankston-Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers

**Figure 1: Locality Plan**

The subject site is rectangular in shape and approximately 1,950m² in size with a frontage of approximately 25m to a service road off Frankston-Dandenong Road. Vehicle access to the site is provided via an approximately 6.2m wide crossover to the service road. The site is currently occupied by the Dainton Family Brewery which includes an associated café that can accommodate up to 60 patrons and 19 on-site car parking spaces. The operating hours of the development are shown in Table 1.

Table 1: Current Operating Hours

Component	Operating Hours
Brewery	Monday to Wednesday 8:00am to 6:00pm
	Thursday to Saturday 8:00am to 4:00pm
Cafe	Monday to Wednesday Closed
	Thursday and Friday 12:00 noon to 10:30pm
	Saturday 12:00 noon to 6pm
	Sunday 12:00 noon to 6pm

Car Parking Assessment

560 Frankston Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers



An aerial view of the site is provided in Figure 2.



Figure 2: Aerial View of the Site

A photograph of the site frontage to Frankston-Dandenong Road is shown in Photograph 1.



Photograph 1: Site Frontage

Car Parking Assessment
560 Frankston-Dandenong Road, Carrum Downs:
Proposed Extended Hours and Increase in Patron Numbers



The site is situated within an Industrial Zone (IN1Z) as shown in Figure 3.

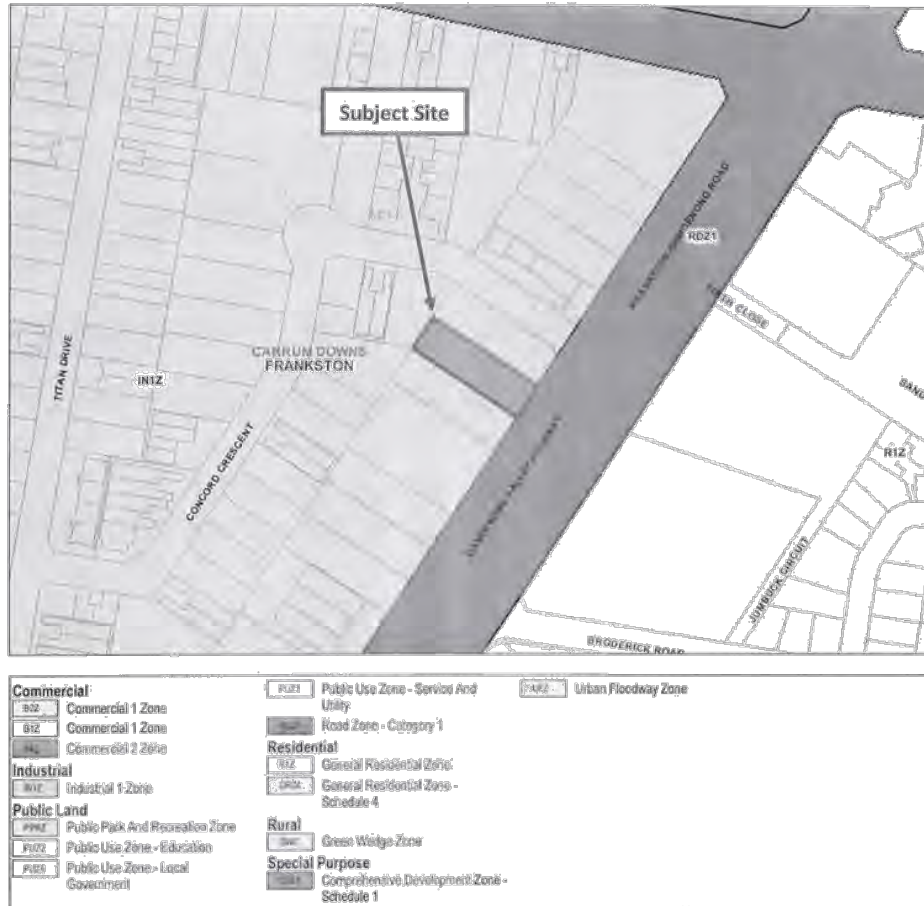


Figure 3: Land Use Zoning Map

The surrounding land uses are predominantly industrial in nature, with a General Residential Zone (R1Z) to the east of Frankston-Dandenong Road.

Car Parking Assessment

560 Frankston Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers

**Road Network**

Frankston-Dandenong Road is a VicRoads declared highway and zoned Road Zone - Category 1 (RDZ1) under the Planning Scheme and extends in a north-east direction. In the vicinity of the site, Frankston-Dandenong Road is constructed with a divided carriageway providing two traffic lanes in each direction within an approximately 65m wide road reserve.

The service road from which the site takes access off extends for approximately 550m along the western side of Frankston-Dandenong Road between Aster Avenue and Lathams Road/Hall Road. The service road is constructed with a 7.8m wide carriageway and provides for kerbside parallel parking on both sides of the road and a single traffic lane.

The service road is shown in Photographs 2 and 3.



**Photograph 2: Service Road - View North
Adjacent to Subject Site**



**Photograph 3: Service Road - View South
Adjacent to Subject Site**

Concord Crescent is a local street which extends for approximately 490m between Frankston-Dandenong Road and Titan Drive. Concord Crescent is constructed with an approximately 10.8m wide carriageway providing a single traffic lane in each direction as well as kerbside parallel parking on both sides of the street.

Concord Crescent is shown in Photographs 4 and 5.



**Photograph 4: Concord Crescent - View East
towards Service Road**



**Photograph 5: Concord Crescent - View West
from Service Road**

Car Parking Assessment

560 Frankston-Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers

**Public Transport**

SmartBUS Route 901 operates along Frankston-Dandenong Road, with a bus stop located approximately 150m walking distance from the site and provides a service between Frankston and Melbourne Airport, as shown in Figure 4.

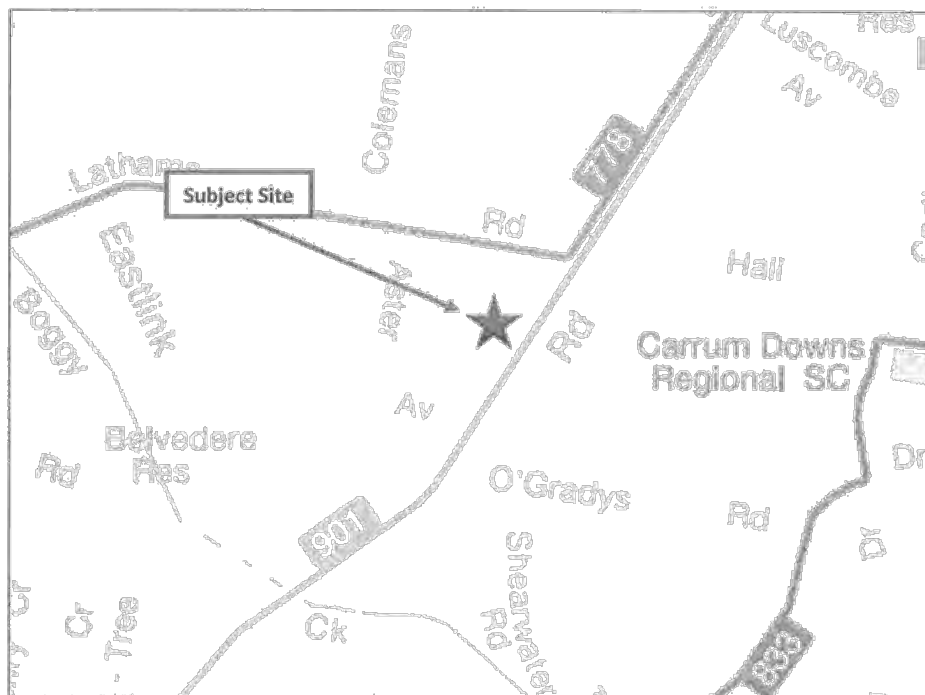


Figure 4: Public Transport Map

SmartBUS Route 901 provides a service every 15 minutes and links users to several public transport hubs including Frankston Station and Dandenong Station. Access to these other public transport hubs means that the site is accessible from a number of areas.

Proposal

It is proposed to increase the number of patrons permitted in the café from 60 to 145 and to amend the operating hours of the café as set out in Table 2.

Car Parking Assessment

560 Frankston Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers

**Table 2: Proposed Cafe Operating Hours**

Current Operating Hours		Proposed Operating Hours	
Monday to Wednesday	Closed	Monday to Wednesday	Closed
Thursday and Friday	12:00 noon to 10:30pm	Thursday and Friday	12:00 noon to 12:00 midnight
Saturday	12:00 noon to 6:00pm	Saturday	12:00 noon to 12:00 midnight
Sunday	12:00 noon to 6:00pm	Sunday	12:00 noon to 9:00pm

No changes to the operation of the brewery component of the development or car parking and access arrangements are proposed.

Car Parking Assessment**Statutory Car Parking Requirement**

Clause 52.06 of the Planning Scheme sets out the car parking requirements for new developments.

The purpose of Clause 52.06 is:

- To ensure that the car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that the car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-5 also states that:

Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.

Accordingly, the statutory car parking requirement for the proposed changes to the development are based on the increase in patron numbers from 60 to 145.

The statutory parking requirement for the proposed changes to the café's patronage are set out in Table 3.

Car Parking Assessment:

560 Frankston-Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers

**Table 3: Statutory Parking Requirement for the Development**

Land Use	Rate	Car Parking Measure	Parking Requirement
Tavern	0.4 spaces to each patron permitted	Increase of 85 patrons	34 spaces

Table 3 indicates that there is a statutory car parking requirement of 34 spaces for the proposed increase in patron numbers. There is no proposed increase to the on-site parking provision. Accordingly, the proposal falls 34 spaces short of the statutory car parking requirement.

Clause 52.06-3 of the Planning Scheme allows a permit to be granted to vary the statutory car parking requirements. Clause 52.06-6 of the Planning Scheme states:

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed new use.

Clause 52.06-6 of the Planning Scheme also states:

Before granting a permit to reduce the number of spaces below the likely parking demand assessed by the Car Parking Demand Assessment, the responsible authority must consider a number of factors, including the following as appropriate:

- The Car Parking Demand Assessment.
- The availability of alternative car parking in the locality of the land, including
 - On street parking in non-residential zones

Car Parking Demand Assessment

We are satisfied that the statutory car parking requirements reflect the likely car parking demand to be generated by the development under the proposed operating conditions.

Therefore, the proposed increase in patron numbers will result in an off-site car parking demand of 34 spaces during the changed opening hours of the café that are being applied for.

Allowing Fewer Car Spaces**Availability of Car Parking**

Traffic Group has undertaken on-street car parking surveys within walking distance of the subject site.

The parking occupancy surveys were undertaken at the following times:

- Friday 2 September, 2016 at 5:00pm, 6:00pm, 7:00pm, 8:00pm and 9:00pm; and
- Saturday 3 September, 2016 at 12:00 noon, 1:00pm and 2:00pm.

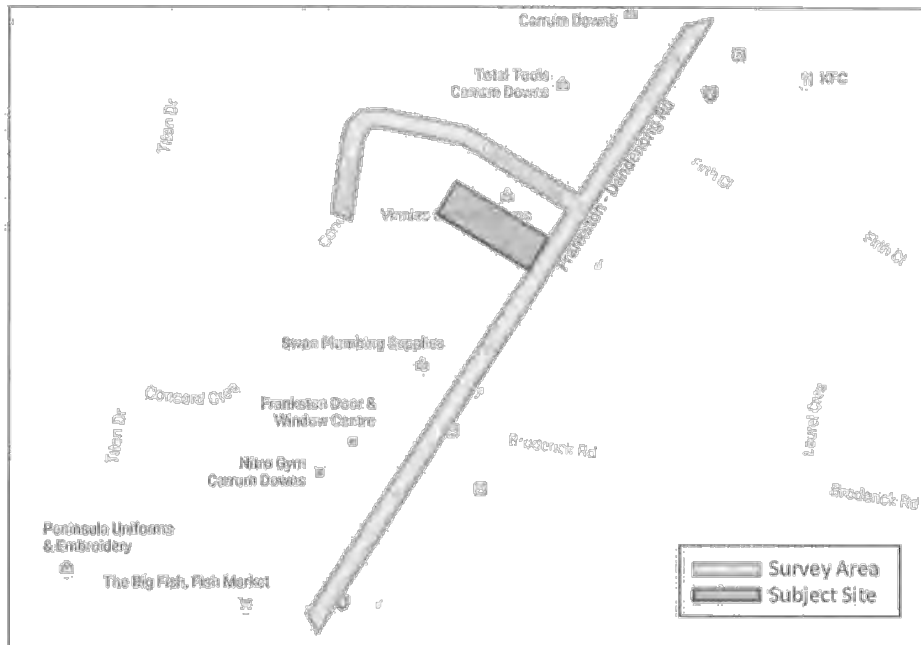
Details of the surveys, including parking restrictions and occupancies, are attached at Appendix A.

The survey area is shown in Figure 5.

Car Parking Assessment

560 Frankston Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers

**Figure 5: Car Parking Survey Area**

In summary, the parking surveys found the following:

Friday 2 September, 2016

- At 5:00pm:
 - There were 82 suitable car spaces available within the survey area.
 - 28 spaces were occupied (34% occupancy), leaving a total of 54 vacant spaces within the survey area.
 - Of the 54 vacant on-street spaces, 29 spaces were available along the Frankston-Dandenong Road service road and 25 spaces along Concord Crescent.
- At 6:00pm:
 - There were 98 suitable car spaces available within the survey area.
 - 27 spaces were occupied (28% occupancy), leaving a total of 71 vacant spaces within the survey area.
 - Of the 71 vacant on-street spaces, 41 spaces were available along the Frankston-Dandenong Road service road and 30 spaces along Concord Crescent.

Car Parking Assessment

560 Frankston Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers



- At 7:00pm:
 - There were 98 suitable car spaces available within the survey area.
 - 40 spaces were occupied (41% occupancy), leaving a total of 58 vacant spaces within the survey area.
 - Of the 58 vacant on-street spaces, 29 spaces were available along the Frankston-Dandenong Road service road and 29 spaces along Concord Crescent.
- At 8:00pm:
 - There 98 suitable car spaces available within the survey area.
 - 34 spaces were occupied (35% occupancy), leaving a total of 64 vacant spaces within the survey area.
 - Of the 64 vacant on-street spaces, 29 spaces were available along the Frankston-Dandenong Road service road and 35 spaces along Concord Crescent.
- At 9:00pm:
 - There were 98 suitable car spaces available within the survey area.
 - 28 spaces were occupied (29% occupancy), leaving a total of 70 vacant spaces within the survey area.
 - Of the 70 vacant on-street spaces, 35 spaces were available along the Frankston-Dandenong Road service road and 35 spaces along Concord Crescent.

Saturday 3 September, 2016

- At 12:00 noon:
 - There were 82 suitable car spaces available within the survey area.
 - 37 spaces were occupied (45% occupancy), leaving a total of 45 vacant spaces within the survey area.
 - Of the 45 vacant on-street spaces, 19 spaces were available along the Frankston-Dandenong Road service road and 26 spaces along Concord Crescent.
- At 1:00pm:
 - There were 82 suitable car spaces available within the survey area.
 - 39 spaces were occupied (48% occupancy), leaving a total of 43 vacant spaces within the survey area.
 - Of the 43 vacant on-street spaces, 14 spaces were available along the Frankston-Dandenong Road service road and 29 spaces along Concord Crescent.
- At 2:00pm:
 - There were 82 suitable car spaces available within the survey area.
 - 36 spaces were occupied (44% occupancy), leaving a total of 46 vacant spaces within the survey area.
 - Of the 46 vacant on-street spaces, 16 spaces were available along the Frankston-Dandenong Road service road and 30 spaces along Concord Crescent.

Car Parking Assessment

560 Frankston Dandenong Road, Carrum Downs:

Proposed Extended Hours and Increase in Patron Numbers

We are therefore satisfied that there is sufficient on-street car parking availability to offset the shortfall in car parking provided on site, as a result of the increased patron numbers during the changed opening hours of the café that are being applied for.

Conclusions

Having undertaken a detailed car parking assessment of the proposed extended operating hours and increase in patron numbers at 560 Frankston-Dandenong Road, Carrum Downs, it is concluded that:

1. The assessed statutory parking requirement for the proposed increase in patron numbers under Clause 52.06-5 is 34 car spaces. As no increase in the provision of car spaces is proposed on site, the development requires a car parking reduction of 34 car spaces under Clause 52.06-6.
2. The on-street car parking supply in the vicinity of the subject site can accommodate the anticipated off-site car parking demand of 34 spaces.
3. There are no traffic engineering reasons why a planning permit should not be issued for the proposed increase in patron numbers and extended operating hours.

Yours faithfully,

TRAFFIX GROUP PTY LTD

A handwritten signature in black ink, appearing to read 'Don Robertson'.

DON ROBERTSON

Senior Consultant

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements

Attachment E: Car parking assessment and traffic survey

560 Frankston-Dandenong Road, Carrum Downs

GRP21410

Parking Surveys

Supervised By: Marcus Koon

Surveyed By:

Survey Dates: 31 August - 2 September 2016



Location	Restriction	Capacity: Min-Max	Wednesday, 31 August, 2016	Friday, 2 September, 2016						Saturday, 3 September, 2016		
			10am	1pm	4pm	7pm	8pm	9pm	12 noon	4pm	6pm	
ON-STREET CARPARKING												
Service Road												
East Side												
South End of Service Road - SE Outback Complex	No Stopping	-	0	0	0	0	0	0	0	0	0	0
SE Outback Complex - Concord Crescent	No Stopping 6pm - 8pm	18	0	0	0	4	7	6	0	0	0	0
	No Stopping	-	0	0	0	0	0	0	0	0	0	0
Concord Crescent - North End of Service Road	No Stopping	-	0	0	0	0	0	0	0	0	0	0
West Side												
South End of Service Road - SE Frankston Door & Window Centre	No Stopping	-	0	0	0	0	0	0	0	0	0	0
	Unrestricted	10	4	5	0	8	7	4	7	6	7	6
SE Frankston Door & Window Centre - SE Outback Complex	Unrestricted	0	0	0	4	0	0	0	0	0	0	0
	Unrestricted	7	4	1	1	1	1	1	0	0	0	0
SE Outback Complex - Concord Crescent	No Stopping	-	0	0	0	0	0	0	1	1	1	1
	Unrestricted	10	5	2	5	0	0	0	0	4	3	3
	No Stopping	-	0	0	0	0	0	0	0	0	0	0
Concord Crescent - North End of Service Road	No Stopping	-	0	0	0	0	0	0	0	0	0	0
	Unrestricted	11	4	2	4	4	0	4	0	0	0	0
	No Stopping	-	0	0	0	0	0	0	0	0	0	0
Service Road	Capacity	42 - 56	42	42	56	56	56	56	42	42	42	42
	Total Number of Cars Parked		23	13	17	29	20	23	23	28	26	26
	Total Number of Vacant Spaces		19	29	41	27	36	33	19	14	16	16
	Percentage Occupancy		59%	31%	29%	50%	36%	40%	55%	67%	62%	62%

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements

Attachment E: Car parking assessment and traffic survey

560 Frankston-Dandenong Road, Carrum Downs

GRP21410

Parking Surveys

Supervised By: Marcus Koon
Surveyed By:

(Survey Dates & Times: See table)



Location	Restriction	Capacity Min - Max	Wednesday, 31 August, 2016	Friday, 2 September, 2016					Saturday, 3 September, 2016		
			10am	5pm	6pm	7pm	8pm	9pm	12 noon	1pm	2pm
CONCORD CRESCENT											
South/East Side											
Service Road - 90° Bend in Road	No Stopping	-	0	0	0	0	0	0	0	0	0
	Unrestricted	15	7	6	3	4	2	3	8	6	6
	No Stopping	-	0	0	0	0	0	0	0	0	0
90° Bend in Road - East 13	No Stopping	-	0	1	0	0	0	0	0	0	0
	Unrestricted	9	8	0	1	0	0	0	0	0	0
North/West Side											
No Averaging Systems Available - 90° Bend in Road	Unrestricted	8	8	5	6	6	3	2	2	2	2
	No Stopping	-	0	0	0	0	0	0	0	0	0
	No Stopping	-	0	0	0	0	0	0	0	0	0
90° Bend in Road - Service Road	Unrestricted	7	3	4	1	1	0	0	4	3	2
	No Stopping	-	0	0	0	0	0	0	0	0	0
	Capacity	40 - 40	40	40	40	40	40	40	40	40	40
CONCORD CRESCENT			26	15	10	11	5	5	14	11	10
			12	25	30	29	35	35	26	29	30
			70%	38%	25%	28%	13%	13%	35%	28%	25%
SUMMARY - ON-STREET CARPARKING											
Car Parking Supply		62 - 98	62	62	68	68	68	68	62	62	62
Total Number of Cars Parked			51	28	27	40	34	28	37	33	36
Total Number of Vacant Spaces			31	54	71	58	64	70	45	43	46
Percentage Occupancy			82%	34%	23%	41%	35%	29%	45%	43%	44%

10/10 - Southern Suburban Property Boundary
10/10 - Southern Suburban Property Boundary
10/10 - Southern Suburban Property Boundary
10/10 - Southern Suburban Property Boundary

Prepared by Traffic Group Pty Ltd

Page 8 of 8

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements

Attachment E: Car parking assessment and traffic survey

560 Frankston-Dandenong Road, Carrum Downs

GRP21410

Parking Surveys

Supervised By: Muzak Khan

Surveyed By:

Survey Dates & Times: See below



Location	Restriction	Capacity Min - Max	Wednesday, 31 August, 2016	Friday, 2 September, 2016					Saturday, 3 September, 2016		
			10am	5pm	5pm	7pm	8pm	9pm	12 noon	1pm	2pm
OFF-STREET CARPARKING											
On Site											
On Site	Customs Only	19 - 19	2	10	14	14	14	12	5	0	0
	Capacity	19 - 19	19	19	19	19	19	19	19	19	19
	Total Number of Cars Parked		2	10	14	14	14	12	5	0	0
	Total Number of Vacant Spaces		17	9	5	5	5	7	14	19	11
Percentage Occupancy			11%	53%	74%	74%	74%	63%	26%	0%	0%
SUMMARY - OFF-STREET CARPARKING											
Car Parking Supply		19 - 19	19	19	19	19	19	19	19	19	19
Total Number of Cars Parked			2	10	14	14	14	12	5	0	0
Total Number of Vacant Spaces			17	9	5	5	5	7	14	19	11
Percentage Occupancy			11%	53%	74%	74%	74%	63%	26%	0%	0%
Note: Public parking includes spaces that are available to the general public and excludes the spaces of areas, loading zones and the parking areas during the relevant time period.											
LEGEND:											
Not available to the general public			Public Parking								
			No Stopping								
			Other No Parking								

North - map orientation
 (N) - North
 (S) - South
 (E) - East
 (W) - West

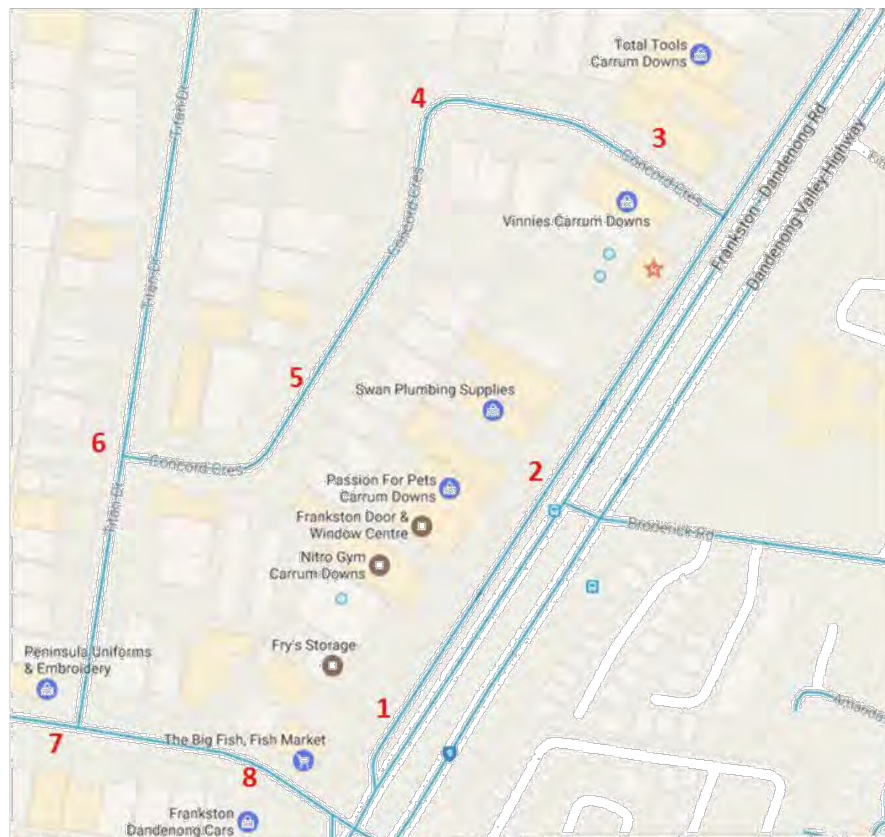
Prepared by: Traffic Group Pty Ltd

Page 3 of 3



CAR PARK REPORT

Saturday 11th March 2017

LOCATIONS OF PHOTOS TAKEN SHOWING AVAILABLE CAR PARKS

Location 1:

TIME 18:58	
20:15	

Location 2:

TIME 19:01	
20:18	
21:02	

Location 3:

19:02	
20:21	
21:04	




Location 4:

19:07	
20:25	
21:05	

Location 5:

19:08	
20:27	
21:06	

Location 6:

19:12	
20:28	
21:08	

Location 7:

19:14	
20:31	
21:10	

Location 8:

19:15	
20:31	
21:11	

15/03/2017

H. E. Technical Services - Google Maps

Google Maps H. E. Technical Services



H. E. Technical Services

Medical Supply Store

6-8 Concord Cres, Carrum Downs VIC 3201

het.com.au

(03) 9775 0557

Wednesday 9am-5pm

Thursday 9am-5pm

Friday 9am-5pm

Saturday Closed

Sunday Closed

Monday 9am-5pm

Tuesday 9am-5pm

11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements

Attachment G: Operating hours of surrounding business

15/03/2017

Showtime Attractions - Google Maps

Google Maps Showtime Attractions



Showtime Attractions

2.0 ★★ • 1 review

Event Planner

570 Frankston-Dandenong Rd., Carrum Downs VIC 3201

showtimeattractions.com.au

(03) 9770 8000

Wednesday 8am-6pm

Thursday 8am-6pm

Friday 8am-6pm

Saturday Closed

Sunday Closed

Monday 8am-6pm

Tuesday 8am-6pm

st vinnies carrum - Google Search

st vinnies carrum

All Maps Images News Shopping More Settings Tools

About 564 results (0.67 seconds)

Did you mean: **st vinnies carrum**

Vinnies Carrum Downs - St Vincent de Paul Society - Good Works
<https://www.vinnies.org.au/shops/view/358>
 Carrum Downs is one of our biggest stores and has over 600 large-format - with a wide range of fashion, furniture, books, hardware, kids and homecare.

OpShop.org - Vinnies Carrum Downs
<https://www.opshop.org/data/vinnies-centre-carrum-downs>
 Carrum Downs, the op shopers dream. It's a warehouse size store with a huge range of fashion, furniture and homecare. Update Listing Request Removal

Vinnies Victoria | Facebook
<https://www.facebook.com/Places/Box-Hill-Victoria-Charity-Organization>
 Check out Vinnies at Emerald, Chesham, Hoppers Crossing, Carrum Downs, Dandenong, Coburg and Glenroy! No automatic likes! Like, Comment, Like/Comment.

City of Kingston Ordinary Council Meeting Minutes 27 July 2009 1-3
<https://www.kingston.vic.gov.au/files/assets/public/ordinarycouncil/270709.pdf>
 Jul 27, 2009 - EOI Patterson Lakes Carrum Vinnies Community - a micro-funding shop (RSC Centre, St Vinnies, Support, City of Kingston, Dandenong, Australia...

Security set to curb illegal dumping at op shops across the state
www.heraldson.com.au/loader/inner-spun110_3story.html?9:1226617531047
 Apr 11, 2013 - To the organization I witnessed a site of vinnies & other op shops... because of Carrum Downs & they were very grateful but because of...

Carrum Downs Squatters: 11/30/08 - 12/7/08
carrumdownssquatters.blogspot.com/2008/11/30_archive.html
 Dec 3, 2008 - So they say it was the best of times in Carrum Downs 1980s for fast moving... Shops shutting for good - fresh from St Vinnies.

Greater Dandenong Weekly by The Weekly Review - issue
<https://scob.com/the-weekly-review/issue/greater-dandenong-weekly/030912>

<https://www.google.com.au/webhp?source=chrome-instant&ion=1&espr=2&ie=UTF-8&q=st+vinnies+carrum>

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Google reviews

1111111111 Carrum Downs, Victoria - 56 m

Address: 562 Frankston - Dandenong Rd, Carrum Downs VIC 3201

Hours: Wednesday 9am-5pm
 Thursday 9am-5pm
 Friday 9am-5pm
 Saturday 9am-5pm
 Sunday 10am-4pm
 Monday 9am-5pm
 Tuesday 9am-5pm

Phone: (03) 9770 8669

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11.3 Amendment to Planning Permit 494/2014/P - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery; sale and consumption of liquor; cafe (food and drink premises) and a variation to the car parking requirements

Attachment G: Operating hours of surrounding business

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Aaron LaCombre - Area Manager Harcourts Carrum Downs
aaronlacombre.harcourts.com.au/
 Aaron LaCombre - Area Manager Harcourts Carrum Downs Helping You Buy, Sell & Invest in Real Estate

Aaron LaCombre - Harcourts - Carrum Downs - realestate.com.au
<https://www.realestate.com.au/agent/aaron-lacombre-732923>
 Profile of Aaron LaCombre from Harcourts - Carrum Downs. View Aaron's real estate for sale, rental, and sold properties.

Aaron Taylor - Taylored WareZ
www.tayloredwarez.com.au/contact-us/
 Aaron Taylor, Proprietor, Technician, Address: *** BY APPOINTMENT ONLY *** Please Call or text before you visit *** 2 Victory Way Carrum Downs, Vic 3204.

Aaron, Male 40yrs - Looking in Carrum | Flatmates.com.au
<https://flatmates.com.au/F1751852>
 Quiet, easygoing, love training & keeping fit gym, basketball, up early, etc. etc. etc. Work some weekends. Outdoor sports, also enjoy quiet nights in.

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<https://www.google.com.au/webhp?sourceid=chrome-instant&ion=1&esp=28&ie=UTF-8?q=aaron+carrum&>

Aarons Outdoor Living

5 Google reviews

Shed builder in Carrum Downs, Victoria - 95m

Address: 560 Frankston - Dandenong Rd, Carrum Downs VIC 3204

Phone: (03) 9708 2816

Hours: Wednesday 9am-5pm
 Thursday 9am-5pm
 Friday 9am-5pm
 Saturday 9am-5pm
 Sunday 10am-5pm
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Reviews

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"We purchased a swing set and our 4 year old daughter cannot wait to use it!"

"The sales staff were friendly and happily answered all the questions we had."

"Just need our house to finish being built then we can make the tough decision."

Attachment G: Operating hours of surrounding business

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15/03/2017

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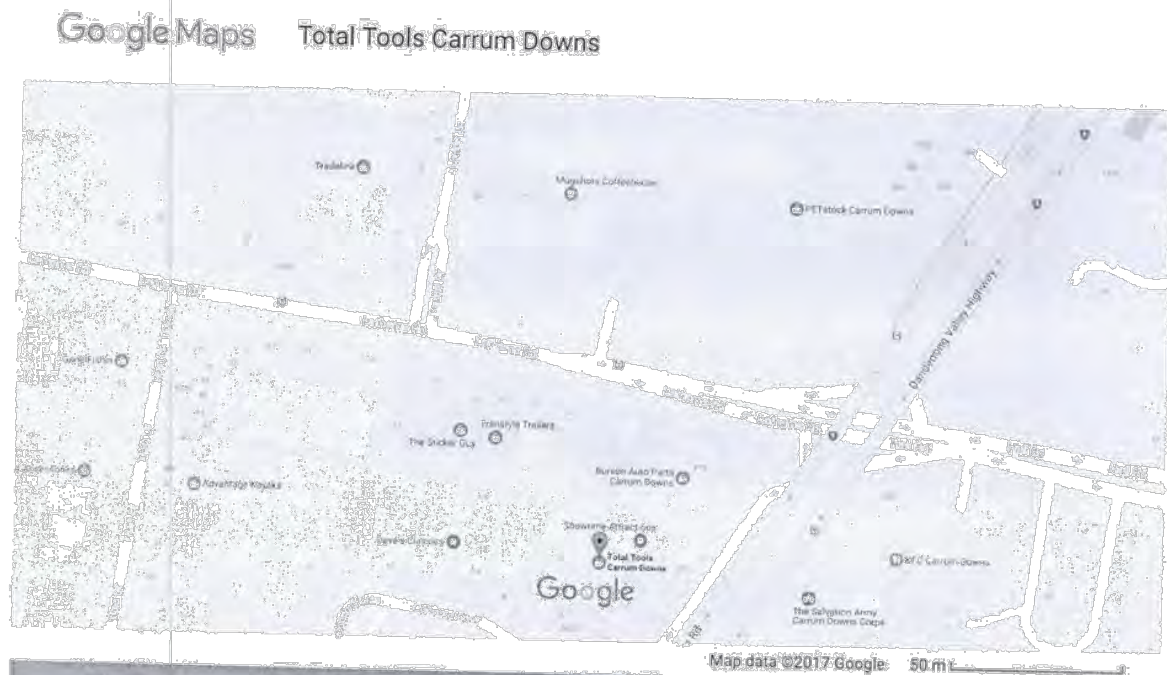
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1/2

Attachment G: Operating hours of surrounding business

15/03/2017

Total Tools Carrum Downs - Google Maps



Total Tools Carrum Downs

2.0 ★ ★ • 3 reviews

Tool Store

568 Frankston - Dandenong Rd, Carrum Downs VIC 3201

totaltools.com.au

 (03) 9773 7300

Wednesday 7:30am-5:30pm

Thursday 7:30am-5:30pm

Friday 7:30am-5:30pm

Saturday 8am-4pm

Sunday 10am-3pm

Monday 7:30am-5:30pm

Tuesday 7:30am-5:30pm

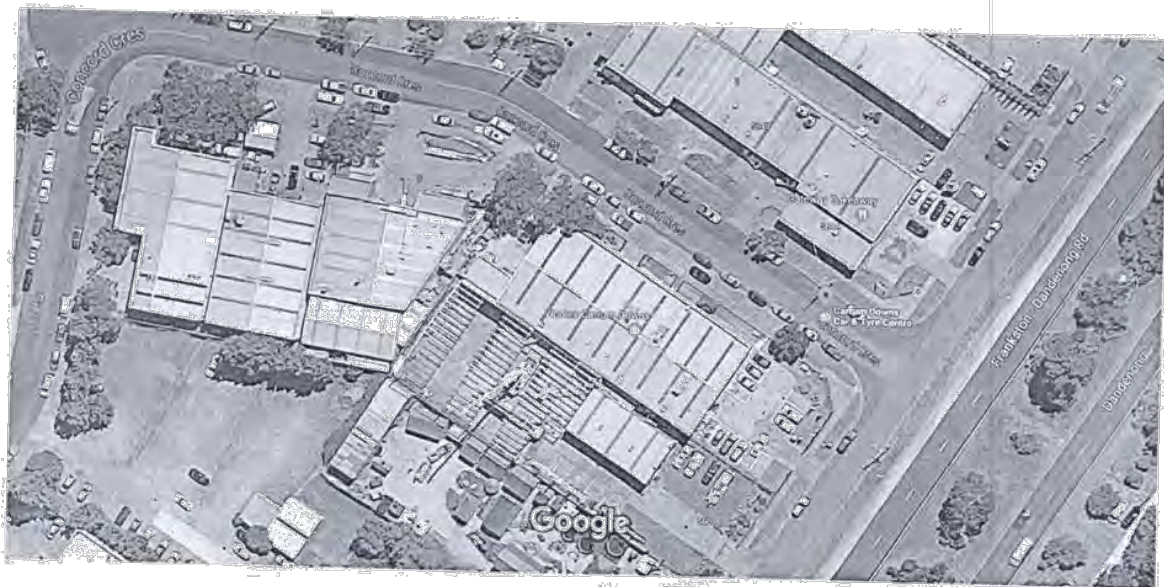
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15/03/2017

Carrum Downs Car & Tyre Centre - Google Maps

Google Maps Carrum Downs Car & Tyre Centre



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10m



Carrum Downs Car & Tyre Centre

5.0 ★★★★★ 2 reviews

Tire Shop

2/2 Concord Cres, Carrum Downs VIC 3201

carrumdownscarcentre.com.au

(03) 9775 0041

Wednesday 9am-5pm

Thursday 9am-5pm

Friday 9am-5pm

Saturday Closed

Sunday Closed

Monday 9am-5pm

Tuesday 9am-5pm

15/03/2017

Google Maps

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Attachment G: Operating hours of surrounding business

15/03/2017

Dave's Classics - Google Maps

Google Maps Dave's Classics

**Dave's Classics**

Car Repair and Maintenance

2/6-8 Concord Cres, Carrum Downs VIC 3201

davesclassics.com.au

0404 255 771

Wednesday 9am-5pm

Thursday 9am-5pm

Friday 9am-5pm

Saturday Closed

Sunday Closed

Monday 9am-5pm

Tuesday 9am-5pm

Executive Summary**11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	1. Planned City for Future Growth
Strategy:	1.3 Review the Municipal Strategic Statements, also known as the Local Planning Scheme to accommodate future population growth
Priority Action	1.3.3 Work with State Government and local communities to accommodate more adaptable, affordable and accessible housing that meets individual needs over time (and ageing in place)

Purpose

To inform Council on the findings and recommendations of the Panel Report for Frankston Planning Scheme Amendment C123.

Recommendation (Director Community Development)

That Council notes the Panel Report and authorises officers to request the Minister for Planning to adopt Frankston Planning Scheme Amendment C123 as exhibited, subject to the following changes:

1. Amend the Precinct Map in Clause 5.1-1 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to designate the western and southern boundaries of Precinct 1B as 'sensitive interface' areas.
2. Amend the Precinct objectives in Clause 5.1-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that development along the western and southern boundaries of Sub-precinct 1B responds to the sensitive interfaces with Kananook Creek and the surrounding foreshore and established residential areas.
3. Amend the Precinct guidelines in Clause 5.1-4 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include guidelines (to be developed by Frankston City Council) that guide development in the sensitive interface areas of Precinct 1B.
4. Amend the Precinct objectives in Clause 5.2-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that use and development is responsive to current and planned railway operations, having regard to the primacy of the transport of the railway land.
5. Include the following application requirement in Clause 6.0 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B:

VicTrack land – potential contamination

An application for a sensitive use (residential use, child care centre, pre-school centre or primary school), or the construction or carrying out of buildings and works in association with a sensitive use, on land owned or formerly owned by VicTrack must be accompanied by an Environmental Site Assessment detailing the likelihood on contamination on the land, to the satisfaction of the responsible authority.

11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report**Executive Summary**

6. Make other policy neutral drafting changes shown in Appendix B to this Report (Panel Report) to improve the operation of Schedule 1 to the Activity Centre Zone.

Key Points / Issues

- Frankston Planning Scheme Amendment C123 is Stage 1 of the implementation of the Frankston Metropolitan Activity Centre Structure Plan (FMAC Structure Plan). The Amendment seeks to apply Schedule 1 to the Activity Centre Zone (ACZ1) to the city centre area generally bounded by Ebdale and Beach Streets to the north, Kananook Creek to the west, Fletcher Road and Baxter Street to the east and Davey Street and Plowman Place to the south. The Amendment also seeks to remove the superseded Comprehensive Development Zone Schedule 2 (CDZ2) from the Frankston foreshore, and replace it with the Public Park and Recreation Zone (PPRZ).
- At its Ordinary Meeting of 29 August 2016, Council authorised officers to formally request an independent Planning Panel be convened to consider the submissions to Frankston Planning Scheme Amendment C123.
- The Amendment C123 Planning Panel was held at the Frankston Civic Centre on 10 November 2016 and considered the six objecting submissions to the Amendment.
- The key issues raised in submissions to Amendment C123 are summarised as follows:
 - Building heights within Precinct 1B of the ACZ1 (which interfaces with the foreshore, Kananook Creek and established residential areas in Long Island).
 - The appropriate zoning for the land in and around Frankston Station that is owned by VicTrack and used for railway purposes.
 - Proposed preferred height limits (Kananook Boulevard and Plowman Place) and street setbacks (Wells and Beach Streets).
 - Whether the FMAC Structure Plan gives sufficient priority to the beach and foreshore.
 - Impacts of development in the Activity Centre on surrounding areas.
 - The extent of Precinct 2 (Station Precinct), potential land contamination in Precinct 2 and railway interface issues.
 - Lack of economic analysis justifying proposed built form controls.
 - Completing the activation of Kananook Creek and pedestrian links between the city centre and creek.
 - Effective implementation of the Structure Plan and restoring respect for proper planning process and community consultation and public debate.
- The Panel has considered all submissions and material presented to it during and after the Hearing, and concludes that the Amendment be adopted subject to Panel Report recommendations. Council's Planning and Environment Department agrees with the Panel Report recommendations.

11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report**Executive Summary**

- This report was presented at the January 30, 2017 Council Meeting but was deferred to allow Councillors more time to consider the background to the proposed new controls. Officers presented a background information report on the FMAC Structure Plan and Amendment C123 at the April 18 Councillor Briefing.
- It is recommended that Council authorises officers to request the Minister for Planning to adopt Amendment C123 subject to six minor changes as proposed by the Panel.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

Council will be required to fund the cost of adopting the Amendment, which is provided for in the 2016/17 Strategic Planning budget.

Consultation

Frankston Planning Scheme Amendment C123 was subject to an exhibition period of five weeks, which resulted in six objecting submissions and three submissions which offered no objection and no comment (nine submissions in total).

The Frankston Planning Scheme Amendment C123 Panel Hearing was held at the Frankston Civic Centre on 10 November 2016. All submitters to the Amendment were advised of the Panel Hearing.

Analysis (Environmental / Economic / Social Implications)*Environmental*

Frankston Planning Scheme Amendment C123 will allow a greater number of people access to sustainable, with more dwellings and employment within walking distance of Frankston Station.

Economic

The Amendment will assist in promoting economic growth by stimulating private and public investment in Frankston and therefore providing a range of direct and indirect employment opportunities.

Social

The Amendment will facilitate greater access to housing and employment within close proximity to each other and create a vibrant and diverse centre with employment, recreation, living and community services.

11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report**Executive Summary****Legal / Policy / Council Plan Impact**Charter 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.

Legal

When undertaking a Planning Scheme Amendment Council is required to follow the *Planning and Environment Act 1987* and *Ministerial Direction No. 15* which outlines the timeframes and steps in the Planning Scheme Amendment process.

Policy Impacts

Subject to the adoption of Frankston Planning Scheme Amendment C123, various drafting changes and map amendments will be added to the Frankston Planning Scheme.

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 application of the ACZ1 over the Frankston City Centre will result in the streamlining of planning applications within the city centre. The ACZ1 is a tailored planning control that seeks to minimise the requirement for use permits, and sends a signal to both developers and the community that Frankston City Council has developed the planning assessment tools to facilitate the vision of the FMAC Structure Plan. The ACZ1 will also ensure that Council officers can make informed and best practice environmental, social and economic planning decisions.

Conclusion

The six objecting submissions received to the exhibition of Frankston Planning Scheme Amendment C123 were considered by an independent Planning Panel at the Frankston Civic Centre on 10 November 2016. The issues raised and considered related mainly to built form controls adjacent to Kananook Creek and the foreshore and the appropriate zoning for the land in and around Frankston Station that is owned by VicTrack. The Panel was satisfied that the changes to the Frankston Planning Scheme proposed by Amendment C123 are justified subject to the following minor changes:

1. Amend the Precinct Map in Clause 5.1-1 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to designate the western and southern boundaries of Precinct 1B as 'sensitive interface' areas.
2. Amend the Precinct objectives in Clause 5.1-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that development along the western and southern boundaries of Sub-precinct 1B responds to the sensitive interfaces with Kananook Creek and the surrounding foreshore and established residential areas.

11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report**Executive Summary**

3. Amend the Precinct guidelines in Clause 5.1-4 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include guidelines (to be developed by Frankston City Council) that guide development in the sensitive interface areas of Precinct 1B).
4. Amend the Precinct objectives in Clause 5.2-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that use and development is responsive to current and planned railway operations, having regard to the primacy of the transport purpose of the railway land.
5. Include the following application requirement in Clause 6.0 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B:

VicTrack land – potential contamination

An application for a sensitive use (residential use, child care centre, pre-school centre or primary school), or the construction or carrying out of buildings and works in association with a sensitive use, on land owned or formally owned by VicTrack must be accompanied by an Environmental Site Assessment detailing the likelihood on contamination on the land, to the satisfaction of the responsible authority.
6. Make other policy neutral drafting changes shown in Appendix B to this Report (Panel Report) to improve the operation of Schedule 1 to the Activity Centre Zone.

ATTACHMENTS

Attachment A: Frankston Planning Scheme Amendment C123 - Panel Report

11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report
Officers' Assessment**Background**

The six objecting submissions received during the exhibition of Planning Scheme Amendment C123 were considered by an independent Planning Panel at the Frankston Civic Centre on 10 November 2016.

The Panel has considered the submissions and the Amendment and concludes that it is satisfactory subject to six minor changes. Responses to all recommendations are detailed below.

DiscussionRecommendation 1

Amend the Precinct Map in Clause 5.1.1 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to designate the western and southern boundaries of Precinct 1B as 'sensitive interface' areas.

Officer Response

This recommendation is a response to submissions in relation to built form controls (preferred building heights) as proposed for Precinct 1B in Schedule 1 to the Activity Centre Zone (ACZ1). The submissions considered that the preferred building heights were too high. The Panel was not persuaded that the preferred height limits for Precinct 1B are too high. The Panel Report states *'the preferred heights will not result in unacceptable overshadowing or blocking of views...height limits will not operate in isolation...development proposals will need to respond to the whole of the ACZ1 including requirements that...built form be responsive to site context...built form responds appropriately to sensitive residential, open space and creek interfaces'*.

The recommendation is supported. Map changes that seek to clarify and more clearly illustrate the sensitive interface between the city centre, Kananook Creek, the foreshore and adjacent residential areas, do not result in any alteration to the intent of the clause, and further endorse the objectives of the FMAC Structure Plan.

Recommendation 2

Amend the Precinct objectives in Clause 5.1-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that development along the western and southern boundaries of Sub-precinct 1B responds to the sensitive interfaces with Kananook Creek and the surrounding foreshore and established residential areas.

Officer Response

This recommendation is a minor drafting addition to the proposed ACZ1 and further endorses the objectives of the FMAC Structure Plan. The recommendation is supported and does not alter the intent of the Clause.

Recommendation 3

Amend the Precinct guidelines in Clause 5.1-4 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include guidelines (to be developed by Frankston City Council) that guide development in the sensitive interface areas of Precinct 1B.

11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report**Officers' Assessment**Officer Response

This recommendation seeks to address the concern that the Precinct 1 guidelines of the proposed ACZ1 do not provide sufficient safeguard to the sensitive interface that occurs between the west bank of Kananook Creek (city centre) and the adjacent residential properties and foreshore located on the east bank. To ensure this sensitive interface is addressed by new development proposals on the west bank of Kananook Creek, it is proposed to add the following guideline to the Precinct 1 guidelines:

In locations identified as 'Sensitive Interface Areas' on the Precinct 1 – City Centre Precinct Map, new development should avoid visually dominant building forms, respond appropriately to adjacent residential, foreshore and creek interfaces, consider the impact of new development including overshadowing, sun glare and nightlight on adjacent viewpoints, and ensure that development is respectful of the sharing of amenity with adjacent residential areas and the foreshore.

This recommendation is a minor drafting addition to the proposed ACZ1, is supported, and does not alter the intent of the Clause.

Recommendation 4

Amend the Precinct objectives in Clause 5.2-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that use and development is responsive to current and planned railway operations, having regard to the primacy of the transport purposes of the railway land.

Officer Response

Recommendation 4 seeks the addition of a precinct objective that specifically recognises the primacy of the transport purpose of the railway land, and the need for use and development in the Station Precinct to be responsive to railway operations. Whilst the ACZ1 already contains guidelines and requirements relating to the railway land and operations, Council agrees with the Panel recommendation as the guidelines are largely limited to built form responses, and do not necessarily address the broader issues of recognising and protecting the primacy of the transport purposes of the railway land, and current and future railway purposes.

This drafting change will not result in any alteration to the intent of the clause.

Recommendation 5

Include the following application requirement in Clause 6.0 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B:

VicTrack land – potential contamination

An application for a sensitive use (residential use, child care centre, pre-school centre or primary school), or the construction or carrying out of buildings and works in association with a sensitive use, on land owned or formally owned by VicTrack must be accompanied by an Environmental Site Assessment detailing the likelihood of contamination on the land, to the satisfaction of the responsible authority.

11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report
Officers' AssessmentOfficer Response

At the Panel Hearing VicTrack raised for the first time during the Amendment C123 process the potential for possible land contamination on the VicTrack owned land in and around Frankston Station. VicTrack also made reference to the '*Phase 1 Environmental Site Assessment, Frankston Station Precinct Frankston, Victoria, January 2012*' (PESA) document. Potential land contamination and the PESA had not been raised in the VicTrack submission to the exhibition or preliminary discussions Council undertook with VicTrack prior to exhibition. This did not give Council an opportunity to give this issue proper discussion at the Panel. The Panel subsequently reviewed the PESA. The PESA indicates that past uses on the site have included potentially contaminating uses including dry cleaning and a briquette depot. It also identified an above ground diesel fuel tank and bunded diesel refuelling area. The PESA concluded that there is potential for contamination to exist in soil and groundwater.

In light of the findings and recommendations of the PESA, the Panel has considered it would be appropriate for any future application to redevelop the VicTrack land for a sensitive use to demonstrate to the responsible authority's satisfaction that the land is suitable for that use. Hence the recommendation that an application for a sensitive use be required to provide an Environmental Site Assessment (which may be guided by the findings of the PESA).

This drafting change will not result in any alteration to the intent of the clause.

Recommendation 6

Make other policy neutral drafting changes shown in Appendix B to this Report (Panel Report) to improve the operation of Schedule 1 to the Activity Centre Zone.

Officer Response

This recommendation is a minor 'fix-up' to the exhibited ACZ1. The fix-up includes the re-wording of sentences and table reformatting for greater clarity and further referencing of the Frankston Metropolitan Activity Centre Structure Plan.

This drafting change will not result in any alteration to the intent of the schedule.

Conclusion

The six objecting submissions received to the exhibition of Frankston Planning Scheme amendment C123 were considered by an independent Planning Panel at the Frankston Civic Centre on 10 November 2016. The issues raised related mainly to the appropriate zoning of the VicTrack owned land in and around Frankston Station and built form controls for future development along the west bank of the Kananook Creek within Precinct 1B of the exhibited ACZ1. The Panel was satisfied that the changes proposed to the Frankston Planning Scheme by Amendment C123 are justified subject to six minor changes.

Recommendation

It is therefore recommended:

1. That Council notes the Panel Report.
2. That Council authorises officers to request the Minister for Planning adopt the Amendment subject to the following changes:
 - I. Amend the Precinct Map in Clause 5.1-1 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to designate the western and southern boundaries of Precinct 1B as 'sensitive interface' areas.

11.4 Frankston Planning Scheme Amendment C123 - Report on findings and recommendations of Panel Report**Officers' Assessment**

- II. Amend the Precinct objectives in Clause 5.1-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that development along the western and southern boundaries of Sub-precinct 1B responds to the sensitive interfaces with Kananook Creek and the surrounding foreshore and established residential areas.

- III. Amend the Precinct guidelines in Clause 5.1-4 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include guidelines (to be developed by Frankston City Council) that guide development in the sensitive interface areas of Precinct 1B.

- IV. Amend the Precinct objectives in Clause 5.2-2 of Schedule 1 to the Activity centre Zone, as shown in Appendix B, to include the following:

To ensure that use and development is responsive to current and planned railway operations, having regard to the primacy of the transport purpose of the railway land.

- V. Include the following application requirement in Clause 6.0 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B:

VicTrack land – potential contamination

An application for a sensitive use (residential use, child care centre, pre-school centre or primary school), or the construction or carrying out of buildings and works in association with a sensitive use, on land owned or formally owned by VicTrack must be accompanied by an Environmental Site Assessment detailing the likelihood of contamination on the land, to the satisfaction of the responsible authority.

- VI. Make other policy neutral drafting changes shown in Appendix B to this Report (Panel Report) to improve the operation of Schedule 1 to the Activity Centre Zone.

Planning and Environment Act 1987

Panel Report

Frankston Planning Scheme Amendment C123

Frankston Metropolitan Activity Centre

7 December 2016

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Frankston Planning Scheme Amendment C123

Frankston Metropolitan Activity Centre

7 December 2016



Sarah Carlisle, Chair

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List of Abbreviations

ACZ	Activity Centre Zone
C1Z	Commercial 1 Zone
CDZ	Comprehensive Development Zone
DEDJTR	Department of Economic Development, Jobs, Transport and Resources
DELWP	Department of Environment, Land, Water and Planning
DTPLI	Department of Transport, Planning and Local Infrastructure (former)
EAO	Environmental Audit Overlay
LPPF	Local Planning Policy Framework
MSS	Municipal Strategic Statement
PESA	Phase 1 environmental site assessment
PPN02	Planning Practice Note 2: Public Land Zones
PPN56	Planning Practice Note 56: Activity Centre Zone
PPN60	Planning Practice Note 60: Height and Setback Controls for Activity Centres
PPRZ	Public Park and Recreation Zone
PTV	Public Transport Victoria (now Transport for Victoria)
SPPF	State Planning Policy Framework

Overview

Amendment Summary

The Amendment	Frankston Planning Scheme Amendment C123
Common name	Frankston Metropolitan Activity Centre
Brief description	To implement the <i>Frankston Metropolitan Activity Centre Structure Plan 2015</i> (the Structure Plan) by: <ul style="list-style-type: none"> • rezoning the Frankston City Centre (Area 1) to the Activity Centre Zone Schedule 1 (ACZ1) • rezoning the Frankston Foreshore Area (Area 2) to the Public Park and Recreation Zone (PPRZ).
Subject site	Precincts 1 (City Centre Precinct), 2 (Frankston Station Precinct), 3 (Arts, Entertainment & Government Services Precinct) and 11 (Beachfront) within the Structure Plan.
The Proponent and Planning Authority	Frankston City Council
Authorisation	19 June 2015
Exhibition	30 June – 5 August 2016
Submissions	Number of Submissions: nine Opposed: six <ul style="list-style-type: none"> • VicTrack • Public Transport Victoria • Department of Environment, Land, Water and Planning • South East Water • Country Fire Authority • Frankston Beach Association Inc • Long Island Residents Group Inc • No 1 Plowman Place, Frankston • 144 Gould Street, Frankston

Panel Process

The Panel	Sarah Carlisle, Chair
Directions Hearing	Frankston, 14 October 2016
Panel Hearing	Frankston, 10 November 2016
Site Inspections	Unaccompanied, 10 November 2016

Appearances

- Frankston City Council, represented by James Smith, Senior Strategic Planner, and Kate Jewell, Strategic Planning Coordinator
- Public Transport Victoria, represented by Rosaria Pacheco and Michael Burton, both of the Department of Economic Development, Jobs, Transport and Resources' Transport Division
- VicTrack, represented by Sotirios Katakouzinis
- Frankston Beach Association Inc, represented by Joan Cavanagh
- Eve Welch, represented by Jenny Alexander
- Long Island Residents Group, represented by Robert Thurley

Date of this Report 7 December 2016

Executive Summary

(i) Summary

Frankston Planning Scheme Amendment C123 (the Amendment) seeks to:

- implement the *Frankston Metropolitan Activity Centre Structure Plan 2015* (the Structure Plan) insofar as it relates to the City Centre area (Precincts 1, 2 and 3 in the Structure Plan) by rezoning the City Centre area to the Activity Centre Zone Schedule 1
- rezone the foreshore area (Precinct 11 in the Structure Plan) to Public Park and Recreation Zone, now that development of that area in accordance with the *Kananook Creek Comprehensive Development Plan May 1999* and *Kananook Foreshore Development Structure Plan June 1998* is complete.

The two key issues raised in submissions concerned:

- building heights in Precinct 1B (which interfaces with the foreshore, Kananook Creek and established residential areas in Long Island)
- the appropriate zoning for the land in and around Frankston Station that is owned by VicTrack and used for railway purposes.

Other issues raised in submissions related to:

- the preferred height limit along Plowman Place
- street setbacks along Wells and Beach Streets
- whether the Structure Plan gives sufficient priority to the beach and foreshore
- impacts of development in the Activity Centre on surrounding areas
- the lack of economic analysis justifying the proposed built form controls
- potential contamination of the VicTrack land
- railway interface issues
- requirements for activated street frontages and landscaping within setbacks in the Station Precinct
- the extent of the Station Precinct
- completing the activation of the Kananook Creek Precinct
- creating a more vibrant and safer community heart as a desired destination
- the lack of an up to date parking strategy informing the Structure Plan
- pedestrian links between the City Centre area and Kananook Boulevard
- effective implementation of the Structure Plan and restoring respect for proper planning process and community consultation and public debate.

The Panel has considered all submissions and material presented to it during and after the Hearing, and concludes that the Amendment is supported and implements, the relevant sections of the State and Local Planning Policy Framework, and is largely consistent with relevant Ministerial Directions and Practice Notes. The Amendment is strategically justified and should proceed with some changes to address:

- railway interface issues
- the potential contamination of the VicTrack land

- the sensitive interface between Precinct 1B and the foreshore, Kananook Creek and established residential areas in Long Island
- stronger linkages between the Activity Centre Zone Schedule and the Structure Plan.

The Panel's preferred version of the Schedule to the Activity Centre Zone is set out in Appendix B, and includes other policy neutral drafting changes to improve the clarity and readability of the Schedule.

(ii) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Frankston Planning Scheme Amendment C123 be adopted as exhibited subject to the following changes:

1. Amend the Precinct Map in Clause 5.1-1 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to designate the western and southern boundaries of Precinct 1B as 'sensitive interface' areas.
2. Amend the Precinct objectives in Clause 5.1-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that development along the western and southern boundaries of Sub-precinct 1B responds to the sensitive interfaces with Kananook Creek and the surrounding foreshore and established residential areas.

3. Amend the Precinct guidelines in Clause 5.1-4 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include guidelines (to be developed by Frankston City Council) that guide development in the sensitive interface areas of Precinct 1B.
4. Amend the Precinct objectives in Clause 5.2-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that use and development is responsive to current and planned railway operations, having regard to the primacy of the transport purpose of the railway land.

5. Include the following application requirement in Clause 6.0 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B:

VicTrack land – potential contamination

An application for a sensitive use (residential use, child care centre, pre-school centre or primary school), or the construction or carrying out of buildings and works in association with a sensitive use, on land owned or formerly owned by VicTrack must be accompanied by an Environmental Site Assessment detailing the likelihood of contamination on the land, to the satisfaction of the responsible authority.

6. Make the other policy neutral drafting changes shown in Appendix B to this Report to improve the operation of Schedule 1 to the Activity Centre Zone.

1 Introduction

1.1 The Amendment

(i) The purpose of the Amendment

The Amendment proposes to implement the *Frankston Metropolitan Activity Centre Structure Plan 2015* (the Structure Plan) insofar as it relates to the Frankston City Centre area (Area 1, and Precincts 1, 2 and 3 in the Structure Plan). It also proposes to rezone Area 2 (the Frankston foreshore area, and Precinct 11 in the Structure Plan) for public use now that development of that area in accordance with the *Kananook Creek Comprehensive Development Plan May 1999* and *Kananook Foreshore Development Structure Plan June 1998* is complete. Areas 1 and 2 are shown on Figures 1 and 2.

The Amendment proposes to:

- rezone Area 1 to Activity Centre Zone Schedule 1 (ACZ1)
- rezone Area 2 to the Public Park and Recreation Zone (PPRZ).

Specifically, the Amendment:

- rezones land in Precinct 1 from the current Commercial 1 Zone (C1Z) and Comprehensive Development Zone Schedule 2 (CDZ2) to the ACZ1
- rezones land in Precinct 2 from the current C1Z and Public Use Zone Schedule 4 (PUZ4) to the ACZ1
- rezones land in Precinct 3 (North) from the C1Z to the ACZ1
- rezones land in Precinct 3 (South) from the C1Z and Public Use Zone Schedule 5 (PUZ5) to the ACZ1
- rezones Area 2 from CDZ2 to PPRZ
- amends the Schedule to Clause 36.02 (the PPRZ) to include Area 2 as a Category 3 Advertising Sign area
- amends the Schedule to Clause 81.01 (incorporated documents) to delete the *Kananook Creek Comprehensive Development Plan, May 1999* from the schedule
- deletes Schedule 2 to the CDZ from the planning scheme.

At the Directions Hearing, Frankston City Council (Council) advised there was an error in the exhibited map relating to the property at 510N Nepean Highway Frankston at the western end of Plowman Street, which is crown land. The proposed zone should be PPRZ, rather than the exhibited ACZ1. A copy of the revised map, with the land in question identified by a red arrow, is included in Appendix A.

The Structure Plan includes 10 other precincts, which will be the subject of a future amendment.

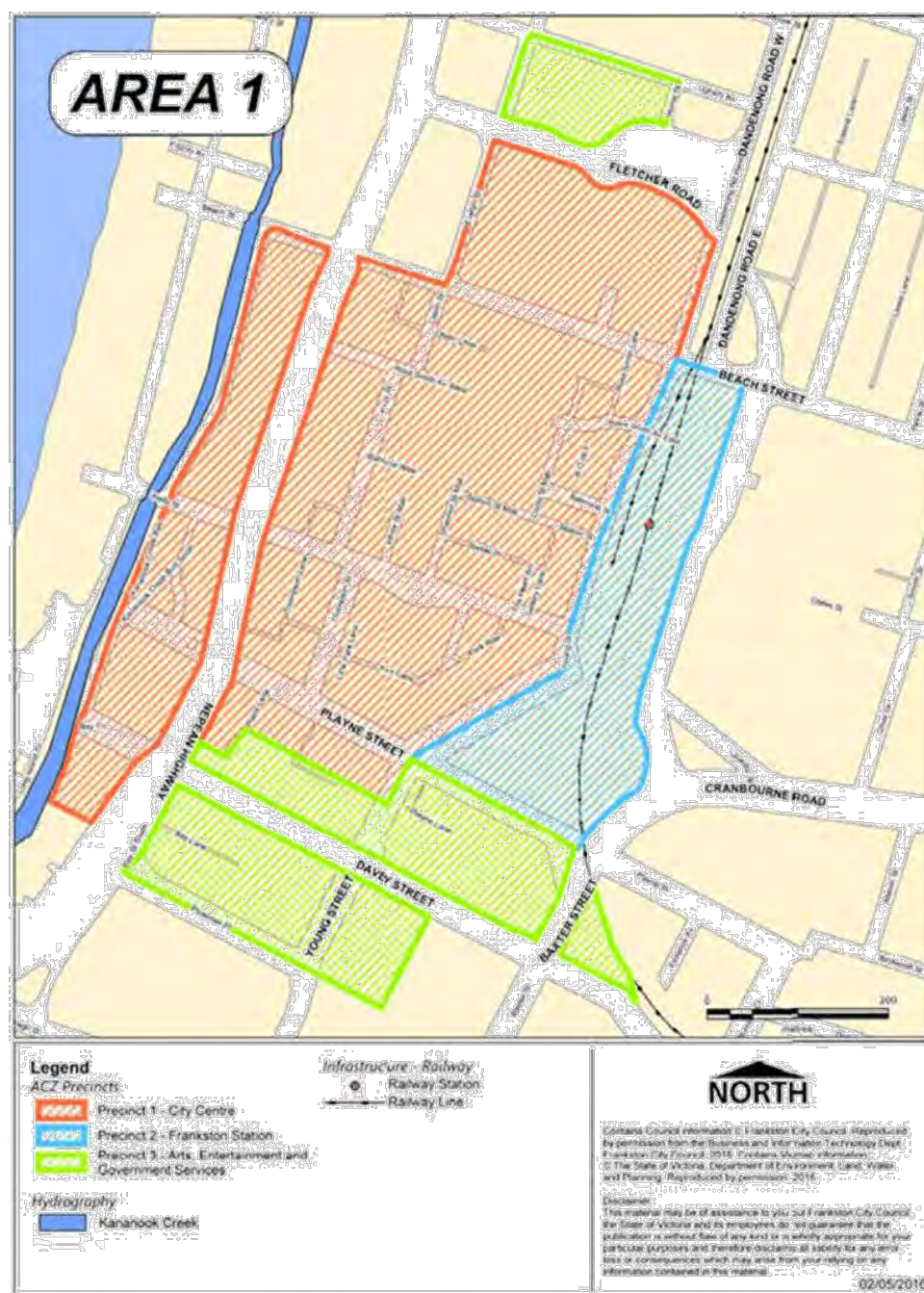


Figure 1 Area 1 affected by the Amendment
Source: Council's Part B submission



Figure 2 Area 2 affected by the Amendment
Source: Council's Part B submission

(ii) Description of the Amendment**Area 1 (the City Centre)**

The ACZ1 provides direction on built form outcomes and the preferred location of different land uses in the City Centre area. It includes:

- a Framework Plan
- land use and development objectives and built form guidelines
- a use table that:
 - specifies section 1 uses (which do not require a permit), section 2 uses (which require a permit) and section 3 uses (which are prohibited)
 - directs preferred land uses to the relevant precincts in accordance with the Structure Plan
- a permit trigger for buildings and works, with certain minor exemptions
- application requirements and decision guidelines
- carve-outs from the general exemption from notice and review rights contained in the ACZ head clause.

For each Precinct within the City Centre area, the ACZ1 specifies:

- a precinct map, which provides more fine grained detail on use and development within the Precinct
- specific precinct objectives, requirements (including built form requirements) and guidelines.

The ACZ1 includes the Structure Plan as a reference document.

Area 2 (the foreshore area)

Council explained that Area 2 is being rezoned from CDZ2 to PPRZ because development in accordance with the CDZ2 and accompanying *Kananook Creek Comprehensive Development Plan May 1999* and *Kananook Foreshore Development Structure Plan June 1998* is now complete. This development includes the Frankston Yacht Club, Frankston Lifesaving Club, Sofia's Restaurant, Visitors Centre, car parking areas, boardwalks, footpaths and landscaping redevelopments. Council considers that the PPRZ is the most appropriate zone for the foreshore, and would accord with the zoning of foreshore areas around Port Phillip Bay that provide similar facilities, such as Mornington, Mordialloc, Half Moon Bay, Sandringham and St Kilda.

1.2 Panel process

Council received authorisation to prepare the Amendment on 19 June 2015, subject to the condition that prior to exhibiting the Amendment, Council contacts Public Transport Victoria (PTV) and VicTrack to confirm in writing that they support rezoning land in and around the Frankston Station precinct from PUZ4 to ACZ1. PTV and VicTrack provided written responses on 24 March 2016 and 14 June 2016 respectively, indicating that while they were not entirely comfortable with the Station Precinct being rezoned from PUZ4 to ACZ1, they were happy for the Amendment to go on exhibition, and raise their concerns through the submission process.

The Amendment was exhibited from 27 June to 5 August 2016. 9 submissions were received, 6 of which opposed the Amendment¹. Council resolved to refer the submissions to a Panel on 29 August 2016.

The Panel considered all written submissions made in response to the exhibition of the Amendment, as well as further submissions, evidence and other material presented to it during the Hearing, and observations from its site visit.

This report deals with the issues under the following headings:

- Planning context
- The Station Precinct
- Built form
- Other issues
- Drafting matters.

1.3 Summary of issues raised in submissions

The key issues raised in the submissions of the various parties are briefly summarised below. Council made no post-exhibition changes to the Amendment, and all of the issues raised in submissions remain outstanding.

(i) Planning Authority

The key issues for Council were:

- providing for, and appropriately managing, the significant growth and change in the Activity Centre, reflecting its status as a Metropolitan Activity Centre in Plan Melbourne
- providing for an appropriate zoning for the foreshore area now that development of the area in accordance with the *Kananook Creek Comprehensive Development Plan May 1999* and *Kananook Foreshore Development Structure Plan June 1998* is complete.

(ii) Relevant agencies

The key issues for PTV and VicTrack were:

- the application of the ACZ1 over VicTrack owned land
- the Amendment does not address potential contamination of the VicTrack land
- railway interface issues
- requirements for activated street frontages and landscaping within setbacks
- the extent of the Station Precinct.

(iii) Individual submitters or groups of submitters

The key issues for submitters were:

- the preferred height limit (32 metres) in Precinct 1B
- the preferred height limit (26 metres) along Plowman Place

¹ DELWP, South East Water and the Country Fire Authority made submissions indicating that they did not object to the Amendment.

- there should be minimum 3 metre street setbacks for Wells and Beach Streets
- the Structure Plan does not give sufficient priority to the beach and foreshore
- the lack of economic analysis justifying the proposed built form controls
- completing the activation of the Kananook Creek Precinct should remain a priority
- impacts of development in the Activity Centre on surrounding areas
- creating a more vibrant and safer community heart as a desired destination
- the lack of an up to date parking strategy informing the Structure Plan
- pedestrian links between the City Centre area and Kananook Boulevard
- effective implementation of the Structure Plan and restoring respect for proper planning process and community consultation and public debate.

1.4 Limitations

Submissions raised some matters which are beyond the scope of the Amendment:

- the Structure Plan is not consistent with the shared community vision
- community concerns expressed during the consultation phases on the Structure Plan have not been taken into account
- concerns in relation to Council's decision-making processes
- concerns in relation to specific development applications (450 Nepean Highway)
- concerns in relation to the process that led to the approval of the South East Water building on Kananook Creek Boulevard
- parking restrictions should be imposed in certain parts of the City Centre area.

The Panel does not comment on these matters, as they are beyond the scope of the Amendment.

2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report. That response is not repeated here.

The Panel has reviewed the policy context of the Amendment, and has made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

2.1 The Structure Plan

The Structure Plan sets out a 20 year vision and plan for the renewal and revitalisation of the Frankston City Centre. It provides land use and built form guidance that, in Council's submission, ensures high quality development outcomes and demonstrates how growth can be accommodated.

According to Council's Part A submission, the key steps in the development of the Structure Plan were:

Table 1 Key steps in the development of the Structure Plan

Date	Step
2011	Initial public engagement program commenced.
November 2011	The <i>Frankston Activities Area Community and Stakeholder Engagement Feedback Report</i> was finalised, which identified attributes and themes which form the starting point for the development of the Structure Plan.
May 2013	The Draft Frankston Activities Area Structure Plan was finalised, based on the November 2011 Feedback report and the <i>Frankston Building Heights and Setbacks Study 2013</i> .
June 2013	The draft Structure Plan was presented to Council and released for further public consultation.
July to October 2013	A consultation program developed by the then Department of Transport, Planning and Local Infrastructure (DTPLI) and Council took place, resulting in: <ul style="list-style-type: none"> • nineteen written submissions • nine feedback forms • 130 online surveys.
December 2013	The draft Structure Plan was presented to Council but was not adopted (the reasons for not adopting the Structure Plan were not explained).
January 2015	The then Metropolitan Planning Authority (now the Victorian Planning Authority) assisted Council to finalise the Structure Plan.
25 May 2015	Council adopted the Structure Plan and authorised officers to lodge a request with the Minister for Planning to prepare a planning scheme amendment to implement the Structure Plan.

The Structure Plan was informed by the following background studies (which are listed in the Appendix to the Structure Plan):

- *Renewing Frankston's City Centre - Community and Stakeholder Engagement Feedback Report, 2011* (Capire Consulting)
- *Frankston Building Heights and Setbacks Study, 2013*
- *Frankston Activities Area Economic and Market Feasibility Study, 2011* (Charter Keck Cramer)
- *Frankston TAFE to Bay Structure Plan, 2005*
- *Frankston Neighbourhood Character Study, 2002*
- *Frankston Draft Streetscape Strategy, 2012*
- *Ebdale Precinct - Context and Guidelines, 2010*
- *Frankston Central Activities District Car Parking Study, 2010*
- Frankston Planning Scheme
- Plan Melbourne
- Melbourne @ 5 Million
- *Victorian Transport Plan, 2008*
- *Frankston Bicycle Strategy, 2010*
- *Nepean Highway Boulevard Framework Plan, 2013* (DTPLI).

2.2 Policy framework

(i) Plan Melbourne

Plan Melbourne identifies Frankston as an existing Metropolitan Activity Centre. Metropolitan Activity Centres are “*places of investment and employment*” that are to be the focus of new housing redevelopment opportunities, and public and private investment that facilitates new commercial development and jobs growth. The strategic direction for Metropolitan Activity Centres is:

To maximise access to goods and services in a limited number of major centres with good public transport networks. These centres will play a major service delivery role, including government, health, justice and education services, retail and commercial, and provide a diverse range of jobs, activities and housing for a subregional catchment.

Plan Melbourne advocates transit-oriented development as a key way to achieve employment and population growth and economic, social and environmental benefits from co-locating employment, population and public transport. Initiative 1.6.1 states:

Land around railway stations and train corridors can provide valuable development opportunities, due to the access to public transport. Over the coming decades, we will be building a number of new railway stations as we develop the network and we will ensure these are integrated with land development. Existing stations and corridors will also be assessed for their development potential.

Plan Melbourne identifies Frankston Station as an urban renewal opportunity for the Southern Subregion, and Initiative 1.6.1 states:

Individual proposals would be subject to business case approval. The aim is to incorporate new commercial and housing activities at locations that include:

- *Frankston station as part of the development of the Frankston Metropolitan Activity Centre.*

(ii) State Planning Policy Framework

Council submitted that the Amendment is supported by the following clauses in the SPPF:

- **Clause 11 (Settlement):** The proposed Amendment meets the objective of encouraging the concentration of major developments into activity centres which provide a variety of land uses which are highly accessible and making more efficient use of existing infrastructure, especially public transport provision. It also provides for greater housing and employment opportunities in a centre with excellent access to services and public transport.
- **Clause 12 (Environment and Landscape Values):** By facilitating development that will house increased population growth within a designated Metropolitan Activity Centre, capitalises on opportunities for a larger residential population to live within a relatively small footprint.
- **Clause 15 (Built Environment and Heritage):** The amendment will encourage a safe and functional urban environment that is supported by well-designed buildings and appropriate land uses that contribute to a sense of place and cultural identity.
- **Clause 16 (Housing):** By encouraging an increase in housing density and diversity, which will develop supply and choice within the Frankston Metropolitan Activity Centre.
- **Clause 17 (Economic Development):** The proposed amendment will encourage investment in a range of land uses, including residential, retail, entertainment, office and other commercial services that respond to need within the local area and region and contribute to a thriving economy.
- **Clause 18 (Transport):** By promoting land use and development that is integrated with existing public transport, and coordinated with improvements to public transport. Clause 18 also encourages higher densities and mixed use developments near railway stations and transport interchanges, which is directly supported by the amendment through the inclusion of the Frankston Station Precinct within the proposed Activity Centre Zone.
- **Clause 19 (Infrastructure):** The proposed amendment supports the development of arts, recreation and cultural facilities within the Frankston Metropolitan Activity Centre in locations accessible by public transport.

(iii) Local Planning Policy Framework

Council submitted that the Amendment supports the following local planning objectives:

- **Clause 21.02 (Key Issues):** This clause identifies the need to actively plan for growth and the need to provide a diversity of housing choice, including higher density housing in established areas. The proposed amendment plans for growth within the Frankston Metropolitan Activity Centre and seeks a diversity of housing through the application of the Activity Centre Zone in the city centre.

- **Clause 21.03-3 (Strategic Framework Plan):** This clause seeks to reinforce the dominance of the Frankston Metropolitan Activity Centre and provide for increased housing densities around the centre. The clause also seeks to support opportunities to increase public and non-motorised transport usage. The amendment proposes the rezoning of the city centre to the ACZ which encourages increased residential densities and to improve public and non-motorised transport modes within and to the city centre.
- **Clause 21.04 (Settlement):** This clause seeks to accommodate population growth and housing demand in areas best suited to provide a quality living environment, while ensuring that the city centre develops as a vibrant area with a positive image, thriving economy and large resident population.
- **Clause 21.07 (Housing):** This clause identifies issues including accommodating the future projected population of the municipality while protecting and enhancing the amenity of residential areas. The clause seeks to realise the potential of the city centre to provide for significant additional higher density residential development.
- **Clause 21.08 (Economic Development):** The proposed application of the ACZ within the city centre accords with the objectives of this clause which includes facilitating a wide range of compatible activities within the city centre and to encourage consistent, high quality urban design and streetscapes.
- **Clause 21.10 (Built Environment and Heritage):** This clause seeks a high level of architectural, urban and sustainable design in new development that projects a positive image of the City. Through the application of the ACZ, the amendment seeks the creation of a well-designed urban environment.

(iv) Other planning strategies or policies used in formulating the Amendment

Council submitted that the Amendment complies with the relevant requirements of the *Transport Integration Act 2010*, as the Amendment seeks to maximise access to the transport system by encouraging a range of land uses and increased densities within walking distance of the Station Precinct.

VicTrack submitted that the proposed rezoning of the VicTrack land from PUZ4 to ACZ1 is inconsistent with the principles and objectives in the *Transport Integration Act 2010*, in that it signals land available for development that is (and remains) required for transport purposes.

2.3 Planning scheme provisions

The ACZ includes the key purposes:

- To encourage a mixture of uses and the intensive development of the activity centre:
 - As a focus for business, shopping, working, housing, leisure, transport and community facilities.
 - To support sustainable urban outcomes that maximise the use of infrastructure and public transport.
- To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.

- To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.
- To facilitate use and development of land in accordance with the Development Framework for the activity centre.

The PPRZ includes the key purposes:

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

The PUZ includes the key purposes:

- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

2.4 Ministerial Directions and Practice Notes

(i) Ministerial Directions

Ministerial Direction No 1 (Potentially Contaminated Land)

Ministerial Direction No 1 requires a planning authority to satisfy itself that the environmental conditions of potentially contaminated land are (or will be) suitable for any sensitive uses proposed to be allowed by a planning scheme amendment. The Direction defines potentially contaminated land as land known to have been used for (among other things) industry or the storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of the land).

Other Ministerial Directions

Council submitted that the Amendment meets the relevant requirements of the following Ministerial Directions:

- Ministerial Direction No 9 (Metropolitan Strategy), by facilitating investment and supporting opportunities for growth and development within a designated Metropolitan Activity Centre
- the strategic considerations set out in Ministerial Direction No 11 (Strategic Assessment of Amendments)
- the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*.

(ii) Planning Practice Notes

Planning Practice Note 56: Activity Centre Zone

PPN56 provides guidance on the function and application of the ACZ. It states that the ACZ has been developed specifically for application at Metropolitan Activity Centres (among other locations). It requires Councils to have an adopted structure plan (or other significant strategic work) for the centre where the ACZ will be applied, and encourages the application of precincts across an activity centre based on predominant preferred land use for the precinct.

The practice note addresses whether it is appropriate to apply the ACZ on public land in activity centres:

There will be instances where the boundary for an activity centre will include land which is not appropriate to be rezoned to the ACZ. This may include public use zones or recreation zones. ... in most instances, the public use or recreation zones should be retained.

The practice note states that the default position is that third party notice and review rights do not apply in the ACZ, because the structure plan on which the ACZ is based will have gone through a consultation process.

The practice note states that the schedule to the ACZ should not be used to amend the car parking requirements that are specified in Clause 52.06 of the planning scheme, and that the proper way to amend the standard parking requirements is through the application of a Parking Overlay.

Planning Practice Note 60: Height and setback controls for activity centres (June 2015)

PPN60 provides guidance on height and setback controls for activity centres. Height and setback controls must be soundly based on strategic research that includes a comprehensive built form analysis that evaluates built form objectives, land use outcomes and economic growth consistent with State policy.

PPN60 makes it clear that height and setback controls should be discretionary, combined with clear design objectives that guide the discretion. Mandatory controls should only be applied in exceptional circumstances, and even then only when absolutely necessary to achieve objectives or outcomes identified in the comprehensive built form analysis, and where discretionary controls could demonstrably result in an unacceptable built form outcome. PPN60 states that exceptional circumstances might include:

- sensitive coastal environments where exceeding an identified height limit will unreasonably detract from the significance of the coastal environment
- significant landscape precincts such as natural waterways, regional parks and areas where dense tree canopies are the dominant feature.

Planning Practice Note 2: Public Land Zones

PPN02 states that a public use zone will be appropriate where the surrounding zoning is inappropriate, or where there is a special reason to separately identify the public land for planning purposes – for example, if a public land manager needs greater flexibility, protection or exemption than that provided by the surrounding zone provisions because of the special nature of the public land or asset and its control (in a land use or management sense) under another Act. PPN02 notes that public land zones are not intended to identify the legal status of the land, or indicate the existing land use, and that land should not be automatically included in a public land zone simply because it is public land.

2.5 Conclusion

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Frameworks. The Amendment facilitates growth consistent with the Activity Centre's role as a Metropolitan Activity Centre, and

encourages transit-oriented development, in line with the objectives and initiatives outlined in Plan Melbourne.

The Panel considers that the Amendment is consistent with the objectives and principles in the *Transport Integration Act 2010*, as the ACZ1 recognises the importance of the transport functions within the Activity Centre (including railway and bus transport services), and does not compromise current or future transport operations.

The Amendment is consistent with the relevant Practice Notes. In particular, the Panel considers that the Amendment is consistent with the requirements of:

- PPN58 and PPN02 relating to the zoning that should apply to public land, for the reasons set out in Chapter 3.4
- PPN60 relating to mandatory versus discretionary height controls, for the reasons set out in Chapter 4.7.

The Amendment is consistent with the relevant Ministerial Directions, although the Panel recommends that an additional application requirement be added to the ACZ1 addressing the issues raised in Ministerial Direction No 1 Potentially Contaminated Land.

The Amendment should proceed, subject to the Panel's recommendations and drafting changes.

3 The Station Precinct

3.1 The issues

The issues are:

- the application of the ACZ1 over VicTrack owned land
- the Amendment does not address potential contamination of the VicTrack land
- railway interface issues
- requirements for activated street frontages and landscaping within setbacks
- the extent of the Station Precinct.

3.2 Background

The Station Precinct includes land owned by VicTrack, some Council owned land and some privately owned land. The land occupied by tracks and the station is zoned Public Use Zone Schedule 4 (PUZ4), and the balance of the Precinct is zoned Commercial 1 Zone (C1Z). This includes the carpark on the western side of the station, which is located on VicTrack land. The Precinct Map for Precinct 2 (the Station Precinct) is extracted in Figure 3.

According to PTV/DEDJTR, the Station Precinct includes:

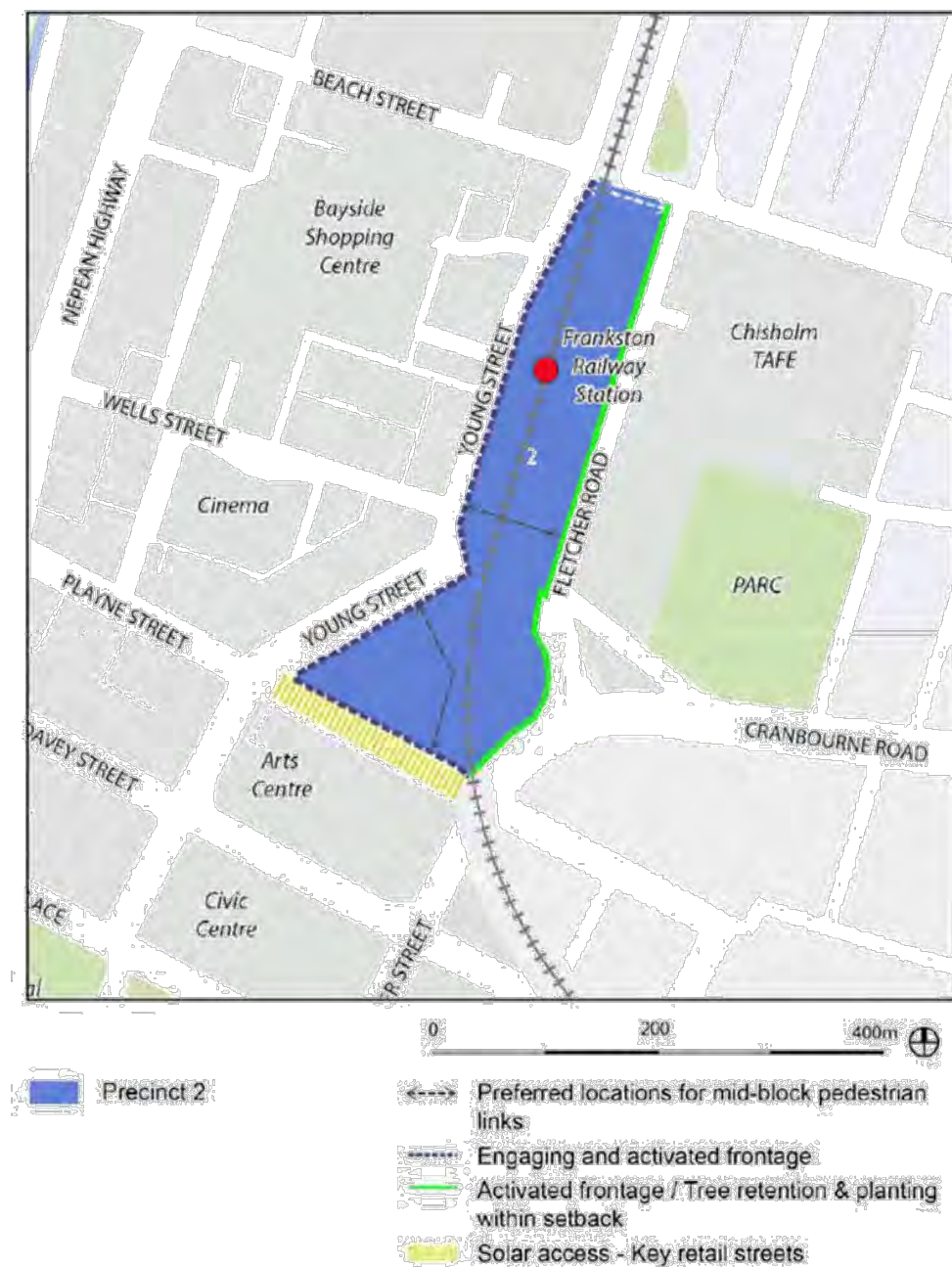
- a bus interchange on Young Street
- a rail station with electric passenger rail services operating from Melbourne to Frankston
- diesel passenger rail service from Frankston to Stony Point
- diesel freight rail lines
- train stabling
- refuelling of diesel trains
- engine maintenance of diesel services
- commuter car parking.

Council contested the assertion that maintenance, refuelling and stabling activities take place in the Station Precinct. It submitted that maintenance is undertaken at Newport, overnight stabling occurs in the city and refuelling activities are undertaken further up the line towards Stony Point.

There are long term plans to electrify the line from Frankston to Baxter², and PTV/DEDJTR submitted that the maintenance facility in the Station Precinct will be re-located to Baxter at that time. At present, these plans are unfunded, and there is no commitment regarding when the electrification project will proceed.

The Victorian Government is investing \$63 million in the Frankston Station Precinct Redevelopment Project, which is being delivered by a government appointed taskforce. The taskforce has delivered the Frankston Station Master Plan (a copy of which is contained in Document 1B), and a report containing recommendations which include a recommendation to facilitate development of Council and State Government owned land to potentially accommodate higher intensity uses to support the objectives of the Structure Plan.

² These plans are outlined in PTV's *Network Development Plan - Metropolitan Rail December 2012*.



3.3 Submissions

(i) Retention (and extension) of the Public Use Zone

PTV/DEDJTR and VicTrack do not support the Amendment as exhibited. They submitted that rezoning any part of the VicTrack land is premature while the primary purpose and function of the land remains for transport purposes. They submitted that rezoning should not occur until the design (or at least the footprint) of the future Frankston Station redevelopment has been resolved and electrification to Baxter occurs, at which point surplus land can be identified for redevelopment and/or disposal.

VicTrack went further, submitting that the ACZ1 constitutes “mixed messaging”, and that Council was not at liberty to apply a zone which would “deprive the land of its intended purpose”. It submitted:

Rail corridor planning is not adequately integrated into many planning schemes, and removal of the PUZ4 either inadvertently or intentionally can result in significant consequences for transport provision. VicTrack therefore requires that any departure from the PUZ4 should demonstrate that the primacy of the transport purpose is retained without the need for planning approvals, and ancillary railway station uses such as convenience, food and drink and service shops do not require a planning permit.

PTV/DEDJTR and VicTrack acknowledged that the ACZ has been applied in other railway station precincts, such as Footscray and Geelong, but submitted that a different approach should be taken in Frankston because Frankston (unlike Footscray) accommodates maintenance, refuelling and stabling facilities. PTV cited Epping Central as an example of where the PUZ4 had been retained over stabling and track land, while the station and surrounding area was rezoned ACZ.

PTV/DEDJTR and VicTrack submitted that the current application of the C1Z to substantial portions of the VicTrack land was an anomaly or a mapping error, and that the PUZ4 should be extended to cover all of the VicTrack land.

Council submitted that the ACZ1 should be applied over the VicTrack land so as to provide consistent, streamlined and simplified planning controls over the City Centre area. It submitted that this was consistent with the directions and initiatives of Plan Melbourne (summarised in Chapter 2.2), and that a best practice approach to integrated transport and development opportunities in and around Frankston Station requires a uniform zoning. It submitted that the ACZ1 would better facilitate the Frankston Station redevelopment project.

Council submitted that the ACZ1 would not interfere with current railway operations or the planned Baxter electrification project, as the ACZ1 has been drafted to ensure that no planning permits are required for any public transport use (including railway and bus uses), or buildings and works for transport purposes (providing the use is carried out by, or on behalf of, the public land manager). Council submitted that the preferred building heights and setbacks under the ACZ1 controls should be applied to the Station Precinct now, before any redevelopment footprints for the Frankston Station redevelopment project are resolved,

to ensure that future redevelopment is consistent with the preferred building envelopes identified in the Structure Plan.

(ii) Environment Audit Overlay

VicTrack submitted that the Amendment does not adequately consider the potentially contaminated status of the VicTrack land, as it does not propose to apply an Environmental Audit Overlay (EAO) to the land. It submitted that a Phase 1 environmental site assessment (PESA) carried out on the land in 2012 (a copy of which was provided to the Panel after the Hearing) identified a number of potential sources of contamination on the VicTrack land.

This was a new issue raised by VicTrack at the Hearing. Council therefore had limited opportunity to respond to this issue. It submitted in verbal closing submissions that in the absence of solid evidence of contamination, it was *"a long bow to draw"* to suggest that an EAO should be applied.

(iii) Impacts of railway operations on surrounding land

VicTrack submitted that surrounding development that will be facilitated by the ACZ1 would be impacted by, and would have impacts on, railway operations, and that this had not been considered. It raised issues such as noise and vibration attenuation, interference with train drivers' sight lines and visibility (for example through sun glare), allowance for sag or sway movement of overhead railway powerlines and balconies abutting railway land. It submitted that *"privately owned land in Precinct 2 should be required to respond to the rail environment and context. There should at least be objectives which address these issues"*.

Council responded that the ACZ1 adequately dealt with railway interface issues, and pointed to the several references to the railway land contained in the ACZ1 controls.

(iv) Activated frontage and tree retention/planting requirements

PTV/DEDJTR objected to the Precinct Map for Precinct 2 in the ACZ1, which indicates requirements for 'engaging and activated frontages' along Young Street, and 'activated frontage/tree retention and planting within setback' along Fletcher Road.

Council submitted that the requirements do not affect any buildings and works for transport purposes. It is only relevant to future buildings and works for non-transport purposes.

(v) The extent of Precinct 2

VicTrack submitted that it would be preferable if Precinct 2 (the Station Precinct) were limited to the VicTrack land, as the balance land in Precinct 2 *"has a limited relationship with the transport purpose of the VicTrack land"*.

(vi) Drafting issues

PTV/DEDJTR indicated at the Hearing that it was satisfied that the controls as exhibited adequately provided for existing and future railway operations.

The Panel invited VicTrack to provide drafting comments on the ACZ1 following the Hearing. Comments were provided on 2 December 2016. The main changes requested by VicTrack were:

- an additional land use and development objective in Clause 2.0 to ensure that residential development does not adversely impact on current and future railway operations
- an additional precinct objective in Clause 5.2-2 to encourage development to be responsive to current and future railway operations
- additional application requirements in Clause 6.0 that:
 - any applications on VicTrack land or airspace by any person other than the public land manager be made with the public land manager's consent
 - any applications on rail land be accompanied by a report which verifies that the proposed use is appropriate to the level of environmental assessment
- additional decision guidelines in Clause 8.0 that require the responsible authority to consider:
 - noise and vibration measures to provide a high level of residential amenity and protect current and future rail operations
 - whether the development is appropriately located and designed having regard to rail interface issues and impacts on the railway land
 - the views of VicTrack and PTV.

3.4 Discussion

The Panel agrees with Council that the future redevelopment of the Station Precinct (including any redevelopment of any parts of the VicTrack land) is more likely to be better integrated, functionally and physically, with the broader redevelopment of the Activity Centre as a whole if the ACZ1 is applied now to the entire Station Precinct.

The Panel disagrees with PTV/DEDJTR and VicTrack's submissions that the application of the ACZ1 would signal that transport is no longer the primary purpose of the VicTrack land, or that the land is available for disposal and/or redevelopment. The ACZ1 clearly recognises that the railway land will continue to be used for railway purposes for the foreseeable future.

The Panel was not persuaded that the presence of stabling, maintenance or refuelling facilities justifies the retention of the PUZ4. All of these uses can proceed without a permit under the ACZ1, as can any future land use or buildings and works for transport purposes (including the Baxter electrification project).

The Panel considers that the application of the ACZ1 is consistent with the general principles outlined in PPN02, including that a public use zone should only be applied if the surrounding zone is inappropriate. The application of the ACZ1 represents orderly planning in that it will not compromise current or future transport operations, and will ensure that any future redevelopment of the station area for non-transport purposes will be consistent with the land use and built form outcomes sought by the Structure Plan.

The Panel concludes that the PUZ4 should not be retained over the VicTrack land. It goes without saying that the Panel also concludes that the PUZ4 should not be extended to cover all of the land currently owned by VicTrack.

It would have been helpful if VicTrack had raised the contamination issue in its initial discussions with Council regarding the Amendment (or even in its submission to Council

about the Amendment), rather than it being raised for the first time at the Hearing. Council did not have an opportunity to give the issue proper consideration. The Panel encourages VicTrack to address these issues more proactively should they arise in future amendments.

The Panel has reviewed the PESA for the VicTrack land carried out in 2012³. The PESA was conducted to investigate potential contamination on the site that might impact on the Frankston Station Redevelopment Project. The PESA indicates that past uses on the site have included industry and other potentially contaminating uses (including a dry cleaning store and factory, and a briquette depot). It also identified an above ground diesel fuel tank and bunded diesel refuelling area.

The PESA concluded that there is the potential for contamination to exist in soil and groundwater. It went on:

Frankston City Council may also require a statutory environmental audit as part of any planning application in accordance with the State Environmental Protection Policy and/or Ministerial Direction No. 1 Potentially Contaminated Land. If the future development is subject to a condition that does require a statutory audit, significant costs and extended time frames may be realised ...

The contamination status of the soil and groundwater could only be verified through the completion of an intrusive site assessment. To further characterise the conditions of the site and further assess the feasibility of the proposed redevelopment, it is recommended that the following works are initially undertaken to evaluate the site:

- *A targeted soil assessment in the vicinity of the potential contamination sources identified; and*
- *A groundwater assessment to investigate the contaminant concentrations on site from both on-site and off-site potential contamination sources.*

In light of the findings and recommendations of the PESA, the Panel considers it would be appropriate for any future application to redevelop the VicTrack land for a sensitive use to demonstrate to the responsible authority's satisfaction that the land is suitable for that use.

The Panel does not consider that the findings and recommendations of the PESA warrant the application of an EAO. An EAO would require either a certificate or statement of environmental audit to be obtained, which involves a relatively high level of environmental investigation and (as noted by the PESA) could have significant time and cost implications. The Panel considers that the preferable approach is to require an Environmental Site Assessment to the satisfaction of the responsible authority (which may be guided by the findings of the PESA).

The Panel is satisfied that subject to the specific drafting changes discussed below, the ACZ1 adequately deals with the impacts of railway operations on surrounding land, and the potential impacts of future development proposals on railway operations. The ACZ1

³ *Phase 1 Environmental Site Assessment Frankston Station Precinct Frankston, Victoria* (January 2012) prepared by Prensa.

contains a number of requirements relating to the interface between the railway and surrounding land, including:

- a precinct guideline for the Station Precinct that new development respond to the rail environment and its context as a transport corridor
- a requirement that built form consider the impacts of new development on railway land, and have regard to the primacy of this land for transport purposes
- an application requirement for all buildings and works applications to be accompanied by information on how the development addresses any interface issues with railway land (including but not limited to railway infrastructure, drainage, vibration, overlooking, sun glare, noise and sight lines).

The requirements relating to activated street frontages and tree planting within setbacks only apply to new development. They will not impact on current railway operations.

The Panel was not persuaded that Precinct 2 should be limited to the VicTrack land. The purpose of identifying precincts in the Structure Plan and the ACZ1 is to ensure integrated planning and development of these areas on a precinct basis. Precincts are not intended to identify the use of the land.

The Panel agrees with VicTrack that an additional precinct objective should be included in Clause 5.2-2 which specifically recognises the primacy of the transport purpose of the railway land, and the need for use and development in the Station Precinct to be responsive to railway operations. While the ACZ1 already contains guidelines and requirements relating to the railway land and operations, they are largely limited to built form responses, and do not necessarily address the broader issues of recognising and protecting the primacy of the transport purposes of the railway land, and current and future railway operations. The Panel has included an additional precinct objective in its preferred version of the ACZ1 in Appendix B, which is worded slightly differently to VicTrack's version.

The Panel does not consider that the additional land use and development objective requested by VicTrack in Clause 2.0 of the ACZ1 is required. The issues are adequately addressed by the additional precinct objective in Clause 5.2-2.

The Panel does not consider that the ACZ1 should require applications on VicTrack land or airspace to be accompanied by the public land manager's consent. The Panel considers that section 48 of the Act adequately deals with this issue.

VicTrack requested a change to the ACZ1 that would require the responsible authority to consider the views of VicTrack and PTV in relation to permit applications. Railway interface issues are important, and the Panel considers that input from VicTrack and/or PTV could be valuable in relation to applications that could impact on the railway land (and vice versa). However the Panel does not favour the approach suggested by VicTrack. In the absence of a notice requirement, there is no statutory process by which VicTrack/PTV are able to provide their views. The Panel considers that before adopting the Amendment, Council should explore this issue further with VicTrack.

The Panel does not consider that VicTrack's request for additional decision guidelines in Clause 8.0 are justified. The Panel considers that railway interface issues (including noise and vibration issues specifically, and building design more generally) are adequately dealt

with by the existing guidelines and requirements in the ACZ1, and the new precinct objective recommended by the Panel.

3.5 Conclusions

The Panel concludes:

- It is appropriate to apply the ACZ1 to the Station Precinct notwithstanding that some of the land within this precinct is currently used for transport purposes (and will continue to be used for transport purposes for the foreseeable future).
- There should be no adjustments to the precinct boundaries for the Station Precinct.
- Activated street frontage and tree planting requirements only apply to new development, and will not impact on current rail operations.
- Prior to the Amendment being adopted:
 - A precinct objective should be added to Clause 5.2-2 of the ACZ1 which specifically recognises the primacy of the transport purpose of the railway land, and the need for use and development in the Station Precinct to be responsive to railway operations.
 - An application requirement should be added to Clause 6.0 of the ACZ1 that applications to redevelop the VicTrack land for a sensitive use be accompanied by an Environmental Site Assessment detailing the likelihood of contamination on the land.
 - Council should further explore with VicTrack how best to ensure that the views of VicTrack and/or PTV are sought and taken into account in relation to applications that could impact on the railway land (and vice versa).

3.6 Recommendations

The Panel makes the following recommendations:

Amend the Precinct objectives in Clause 5.2-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that use and development is responsive to current and planned railway operations, having regard to the primacy of the transport purpose of the railway land.

Include the following application requirement in Clause 6.0 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B:

VicTrack land – potential contamination

An application for a sensitive use (residential use, child care centre, pre-school centre or primary school), or the construction or carrying out of buildings and works in association with a sensitive use, on land owned or formerly owned by VicTrack must be accompanied by an Environmental Site Assessment detailing the likelihood of contamination on the land, to the satisfaction of the responsible authority.

4 Built form

4.1 The issues

The issues are:

- the preferred height limits in Precinct 1B are too high
- the preferred height limits in Plowman Place are too low
- there should be minimum 3 metre setbacks along Wells and Beach Streets
- impacts of development in the Activity Centre on surrounding areas
- the lack of economic analysis justifying the proposed built form controls
- height limits should be mandatory, not discretionary.

4.2 Background

The proposed height limits for each Precinct in the Activity Centre are shown in Figure 4 from the Structure Plan, which is extracted as Figure 4. The height limits of concern raised in submissions are:

- Precinct 1B – 32 metres with a 12 metre podium on some frontages (setback of 5 metres above the podium).
- Plowman Place – 26 metres with a 12 metre podium (setback of 5 metres above the podium).

The concerns about heights in Precinct 1B relate predominantly to the section of Precinct 1B between the Nepean Highway and the foreshore. Plowman Place is located in Precinct 3C, in the southern portion of Precinct 3. The Precinct Maps for Precinct 1B and Plowman Place are extracted as Figures 5 and 6.

Council advised that the preferred heights and setbacks in the Structure Plan are derived from the *Frankston Central Activities Area Building Heights and Setbacks Study 2013* (the 2013 Study). Council advised that both the Structure Plan and the 2013 Study were the subject of community consultation.

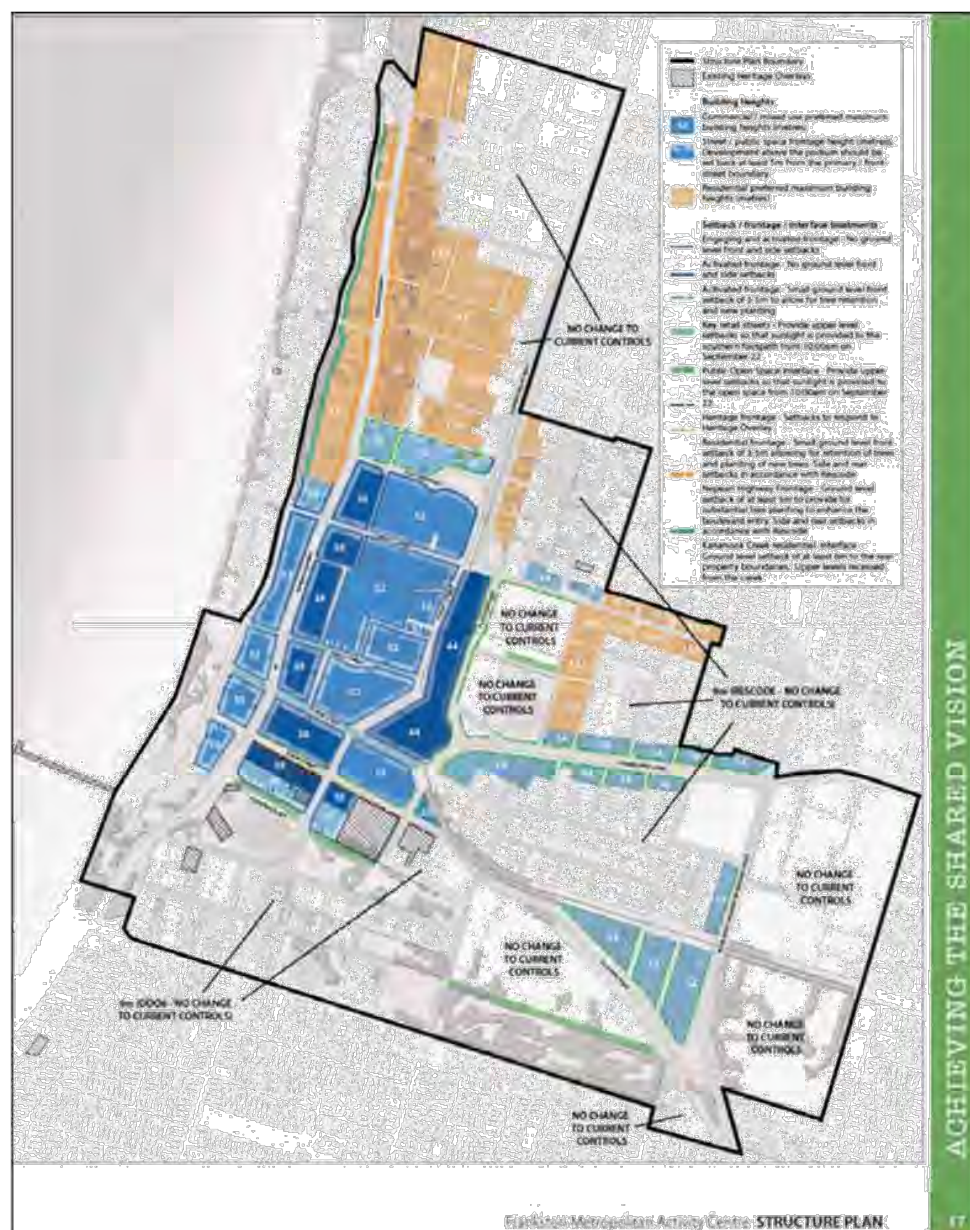


Figure 4 Building heights in the Activity Centre
Source: Structure Plan

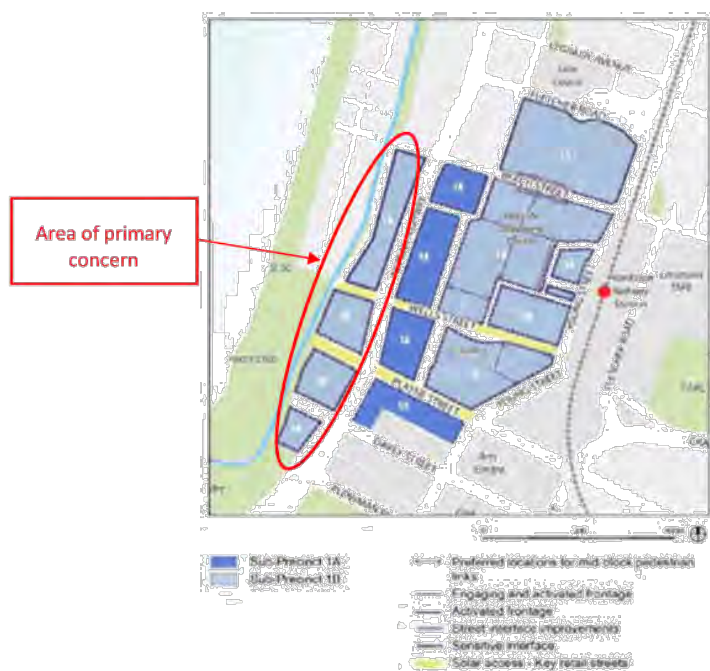
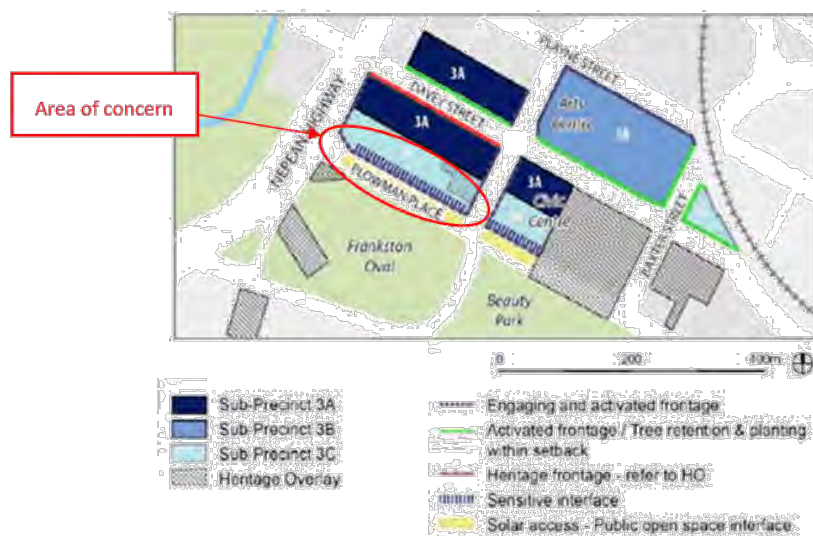


Figure 5 Precinct map for Precinct 1

Figure 6 Precinct map for southern portion of Precinct 3
Sources: Activity Centre Zone Schedule 1

4.3 Building heights in Precinct 1B

(i) Submissions

Long Island Residents Group submitted that 32 metres is too high for Precinct 1B. It submitted that height should be directed to other land (for example, areas behind the Station) that could accommodate growth without compromising the sensitive coastal environment and Kananook Creek. Long Island Residents Group was particularly concerned about the possibility of a “*high rise wall*” of tall buildings along the foreshore, submitting that for many years the community had expressed deep concern about high rise development along the foreshore. It submitted that the height controls reflected in the Structure Plan are not consistent with earlier strategic planning work, such as the *Frankston Tafe to Bay Structure Plan 2005*, which better reflect community expectations.

Frankston Beach Association Inc raised similar issues to the Long Island Residents Group. It submitted that “*medium sized developments*” would cater for the required growth, while better preserving the seaside ambience and sunshine in the streets. It submitted that the interim height controls introduced by Amendment C49 to the Frankston Planning Scheme⁴ would be more appropriate (C49 applied a limit of 20 metres at the foreshore, stepping up to 32 metres around the Station area).

Ms Welch (represented by Ms Alexander) objected to the proposed row of “*high rise*” development along the foreshore in Precinct 1B, and submitted that a 3 storey limit should apply to the parts of the Activity Centre fronting the foreshore, to maintain the “*village atmosphere*”.

Several community submitters expressed concerns that the Amendment would allow more buildings like the South East Waster building on Kananook Boulevard to be developed along the foreshore, which they felt would be a bad planning outcome.

Council submitted that Frankston is no longer a seaside village. As a Metropolitan Activity Centre, it is required to “*pull its weight*” in terms of growth. It submitted that the building heights encouraged throughout the Activity Centre will provide for new development to support population growth and future needs for a range of uses, consistent with State planning policy including Plan Melbourne. Council submitted that the preferred height limits are consistent with the 2013 Study, and implement the strategies and objectives of the Structure Plan (including promoting architectural excellence and high quality built environments that do not dominate the landscape or adversely impact on surrounding land uses).

(ii) Discussion and conclusions

The heights proposed for Precinct 1B north of Wells Street are consistent with the 2013 Study. South of Wells Street, lower heights have been adopted (the Structure Plan and the ACZ1 adopt a limit of 32 metres, whereas the 2013 Study recommended 38 metres). Council did not explain the reason why lower height limits were adopted in the southern section of Precinct 1B.

⁴ The interim height controls introduced by Amendment C49 expired in December 2012.

From the Panel's reading of the 2013 Study, it appears to be a well reasoned document which provides a comprehensive built form analysis as required by PPN60. The Study considered existing conditions, the height limits in place at the time (which were the interim controls applied by Amendment C49), and a range of key drivers for built form. These included:

- community feedback, including that taller buildings should be set back from the beach and be graduated to maintain views closer to the bay
- the potential impacts of development in Precinct 1B on the residences of Long Island
- the potential impacts of development on views looking back from the bay
- the potential impacts of development on parkland due to bulk and overshadowing
- some (albeit basic) analysis of the market and development potential, including that:
 - 3-4 storey 'shoptop' development was currently not feasible
 - larger developments are less feasible because of the lack of maturity in the apartment market
 - feasibility and construction costs for various building heights
- a consideration of the principles in PPN60 regarding whether height controls should be mandatory or discretionary.

The 2013 Study included 3 dimensional shadow analysis and viewshed diagrams which illustrate how the recommended heights and setbacks could impact on views and solar access to streets. It also provided a strategic justification/rationale for the recommended height and setback controls for each Precinct.

The Panel is not persuaded that the preferred height limits for Precinct 1B are too high. The strategic justification/rationale for the height limits in Precinct 1B provided in section 3.4 of the 2013 Study appears plausible, and the shadow diagrams and viewshed analysis in the 2013 Study demonstrates that the preferred heights will not result in unacceptable overshadowing or blocking of views. The height limits will not operate in isolation. Any development proposal will need to respond to the whole of the ACZ1, including requirements that:

- built form be responsive to site context
- developments maintain sunlight to footpaths on the opposite side of the street and adjacent public spaces
- dominant building forms adjacent to city centre streets and public spaces are avoided
- built form responds appropriately to sensitive residential, open space and creek interfaces
- permit applications are accompanied by a site analysis, urban context report and shadow assessment, and 3D massing models (for applications over 3 storeys)
- the responsible authority consider extent to which the development contributes positively to the amenity of the precinct, and is of an appropriate scale to accommodate the mix and intensity of uses envisaged for that precinct.

The Panel considers that generally speaking, these various requirements will operate in conjunction with the preferred height limits to ensure that development in Precinct 1B responds appropriately to its surrounds and any relevant site constraints.

Having said that, the Panel considers that there should be greater emphasis on the need for development along the western and southern boundaries of Precinct 1B to respond to the surrounding creek, foreshore and established residential areas. This issue is addressed in Chapter 4.6.

The Panel concludes:

- The height limits set out in the ACZ1 for Precinct 1B are appropriate.

4.4 Building heights in Plowman Place

(i) Submissions

Submitters at 1 Plowman Place raised concerns about the height limit proposed for Plowman Place. They submitted that the Davey Street height limit (38 metres) should also apply in Plowman Place (26 metres). They submitted that concerns about overshadowing Frankston Oval (located on the other side of Plowman Place) were not sufficient reason to limit heights to 26 metres, as the oval is only used for training at nights, and used every third weekend for games. Council submitted that the preferred height limits for Plowman Place have been selected to provide a stepping down of the built form from Davey Street, and to minimise overshadowing of Frankston Oval.

(ii) Discussion and conclusions

The Panel notes that the heights proposed for Plowman Place are consistent with the 2013 Study, and that the strategic rationale for the height limits in section 7.4 of the 2013 Study appears plausible. The Panel accepts Council's submission that the height limits are designed provide for an appropriate stepping down of built form from Davey Street, and to minimise overshadowing of the Frankston Oval.

The Panel concludes:

- The height limits set out in the ACZ1 for Plowman Place are appropriate.

4.5 Setbacks in Wells Street and Beach Street

(i) Submissions

The Frankston Beach Association submitted that Wells Street and Beach Street should have a 3 metre street setback, as is proposed for Davey Street. Council submitted that a 3 metre street setback for Wells and Beach Streets is inappropriate as they are retail strips where the built form is to the property boundary.

(ii) Discussion and conclusions

The Panel accepts Council's submission that a setback on Beach and Wells Streets would be inappropriate as these are key retail streets. The Panel also notes that the zero setbacks proposed for these streets are consistent with the 2013 Study.

The Panel concludes:

- The requirement for zero street setbacks for buildings in Wells and Beach Streets is appropriate.

4.6 Impacts of development on surrounding areas

(i) Submissions

Ms Welch submitted that development in the Activity Centre will compromise residents' privacy and create unacceptable impacts from night light, day shade and summer glare from west facing windows. She submitted that the Structure Plan represents a short sighted economic plan that will favour developers with short term investment goals, to the detriment of the beach, waterways and foreshore. Council did not directly respond to these submissions.

(ii) Discussion and conclusions

The Activity Centre is identified in Plan Melbourne as a Metropolitan Activity Centre. More intensive development in the Activity Centre is consistent with State policy. While this will undoubtedly result in substantial change in Frankston, and will have impacts on areas surrounding the Activity Centre, the Panel considers that generally speaking, the Structure Plan and the ACZ1 controls strike an appropriate balance between the need to facilitate and encourage growth in the Activity Centre, and the need to protect the amenity of surrounding areas.

Having said that, the Panel considers that the ACZ1 should give more emphasis to the need to treat the western and southern interfaces of Precinct 1B sensitively. These interfaces are with Kananook Creek, the foreshore area and established residential areas. These are relatively sensitive environments, and there is the potential for development in Precinct 1B to impact these areas more significantly than the areas to the north and east. The Panel considers that the Precinct Map for Precinct 1 (refer to Figure 5 above) should identify these interfaces as sensitive interfaces, and that the precinct objectives and guidelines should give greater emphasis to these sensitive interfaces.

The Panel concludes:

- the Precinct Map for Precinct 1 (refer to Figure 5 above) should identify the western and southern boundaries of Precinct 1B as 'sensitive interfaces'
- precinct objectives and guidelines should be added requiring development along these boundaries to respond appropriately to these sensitive interfaces.

4.7 Economic analysis

(i) Submissions

Ms Welch submitted that there is no credible economic analysis supporting the building heights recommended in the 2013 Study. Council did not respond to this submission.

(ii) Discussion and conclusions

Council did not present any economic analysis supporting the Structure Plan or the proposed built form controls. However the Panel notes that the 2013 Study does contain some (albeit basic) analysis of the market and development potential, as noted in Chapter 4.3 above. The Panel also notes that the Structure Plan is supported by a background report entitled *Frankston Activities Area Economic and Market Feasibility Study 2011* undertaken by Charter Keck Cramer.

Nothing was put to the Panel which demonstrates that the height limits in the Structure Plan or the ACZ1 will have the effect of restricting growth, or preventing the Activity Centre from fulfilling its role as a designated Metropolitan Activity Centre. Nor was anything put to the Panel demonstrating that the level of growth facilitated by the building heights would have adverse economic impacts on any other part of the municipality. The Panel acknowledges that the market may not be sufficiently mature to take up the full amount of growth and development provided for by the proposed building heights and setbacks. However the Panel does not consider that this is a reason not to support the Amendment.

The Panel concludes:

- There is no reason not to support the Amendment on the basis of a lack of economic analysis.

4.8 Mandatory versus discretionary height controls**(i) Submissions**

Submissions from Long Island Residents Group and Ms Welch raised concerns in relation to discretionary height limits, submitting that discretionary limits provide Council and the community with no control over building heights, and that the Precinct 1B's location adjacent to the foreshore and Kananook Creek constitutes exceptional circumstances justifying mandatory limits.

(ii) Discussion and conclusions

PPN60 makes it clear that strong strategic justification is required for mandatory controls, and that they should only be applied where absolutely necessary. As noted in Chapter 4.3, the preferred height limits in the ACZ1 operate in conjunction with many other requirements, including that built form be responsive to site context, and responds appropriately to sensitive residential, open space and creek interfaces. Any permit application that exceeds the preferred height limits is subject to third party notice and review rights, providing an additional level of scrutiny. The Panel is satisfied that preferred height limits, combined with the other requirements of the ACZ1, are adequate to ensure that built form in Precinct 1B responds appropriately to the foreshore and Kananook Creek without needing mandatory height limits.

The Panel concludes:

- The various controls in the ACZ1 are adequate to ensure that development in Precinct 1B responds to the foreshore and Kananook Creek, and that mandatory height limits are not required.

4.9 Recommendations

The Panel makes the following recommendations:

Prior to adopting the Amendment, Council make the following changes:

- a) Amend the Precinct Map in Clause 5.1-1 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to designate the western and southern boundaries of Precinct 1B as 'sensitive interface' areas.
- b) Amend the Precinct objectives in Clause 5.1-2 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include the following:

To ensure that development along the western and southern boundaries of Sub-precinct 1B responds to the sensitive interfaces with Kananook Creek and the surrounding foreshore and established residential areas.
- c) Amend the Precinct guidelines in Clause 5.1-4 of Schedule 1 to the Activity Centre Zone, as shown in Appendix B, to include guidelines (to be developed by Frankston City Council) that guide development in the sensitive interface areas of Precinct 1B.

5 Other issues

5.1 The issues

The issues are:

- completing the activation of the Kananook Creek Precinct should remain a priority
- pedestrian links between the City Centre area and Kananook Boulevard
- creating a vibrant and safe community heart as a desired destination
- the lack of an up to date parking strategy informing the Structure Plan
- effective implementation of the Structure Plan and restoring respect for proper planning process and community consultation and public debate.

5.2 Activation of the Kananook Creek Precinct

(i) Submissions

Long Island Residents Group submitted that the Kananook Creek Precinct was a “*top priority*” identified in the *Frankston TAFE to Bay Structure Plan 2005* that has “*quietly slipped out of sight into the ‘too hard basket’*”. The Group submitted that a vibrant and active public space along the creek “*was to be a dividend for the huge public investment on the Frankston Foreshore and at Kananook Creek*”, and asked what happened to the funds that had been committed to this project.

Council submitted that while this issue is considered beyond the scope of the Amendment, activation of the Kananook Creek Precinct will be facilitated by the Structure Plan objectives that will seek to instruct built form outcomes of the highest standard and activated frontage along Kananook Boulevard, and ensure linkages from the foreshore through Kananook Creek and into the city centre.

(ii) Discussion and conclusions

The Panel accepts Council’s submission, and finds that the objectives outlined by Council relating to the creek precinct are reflected in the ACZ1 controls. The Panel also recommends stronger links between the Structure Plan and the ACZ1 controls (refer to Chapter 6), which will require Council to consider the various objectives of the Structure Plan relating to the Creek when assessing permit applications. Other issues raised in relation to previous commitments to revitalise the creek and surrounds are beyond the scope of the Amendment, and the Panel makes no further comment.

The Panel concludes:

- No changes are required to the Amendment to address the activation of the Kananook Creek precinct.

5.3 Pedestrian links

(i) Submissions

Frankston Beach Association submitted that all development on the western side of Nepean highway should have pedestrian links to Kananook Boulevard. Council responded that the

Structure Plan includes objectives that require that new development provides pedestrian linkages between the city centre, Kananook Creek and Frankston Beach.

(ii) Discussion and conclusions

The Panel considers that the ACZ1 controls adequately deal with pedestrian linkages, in particular the requirements that built form within the Activity Centre:

- integrate with and contribute positively to the streetscape through the provision of active frontages that promote movement between the private and public realms
- provide access to pedestrians, regardless of their level of mobility
- respond appropriately to sensitive residential, open space and creek interfaces.

The Panel's recommendation for stronger links between the Structure Plan and the ACZ1 controls (refer to Chapter 6) will also require Council to consider the objectives in Section 4.9 of the Structure Plan relating to pedestrian linkages when assessing permit applications.

The Panel concludes:

- No specific changes are required to the Amendment to address pedestrian linkages.

5.4 Creating a vibrant and safe community heart

(i) Submissions

Long Island Residents Group submitted that more town parks and squares are required to attract residents to the City Centre area, thereby ensuring a safer and more vibrant community heart. Council responded that the creation of town parks and squares is being included within other strategic work currently being undertaken, including the Frankston Station Redevelopment Project.

(ii) Discussion and conclusions

The Panel considers that the ACZ1 controls adequately deal with public safety and amenity, in particular the requirements that:

- the responsible authority consider the extent to which development provides for the surveillance of public spaces and creates a safe environment, and encourages activity within public streets and spaces
- built form within the activity centre separate pedestrian entries from vehicle entries.

The Panel's recommendation for stronger links between the Structure Plan and the ACZ1 controls (refer to Chapter 6) will also require Council to consider the objectives in Section 4.10 of the Structure Plan relating to public safety when assessing permit applications.

The Panel concludes:

- No specific changes are required to the Amendment to address the issue of creating a safe and vibrant community heart.

5.5 Parking strategy

(i) Submissions

The Long Island Residents Group submitted that a car parking strategy should be a critical element of the Structure Plan, and that the parking data relied on in the preparation of the Structure Plan (the 2010 Frankston CAD Parking Study) is out of date.

Council responded that the ACZ1 does not seek to regulate car parking, although the Structure Plan includes objectives relating to managing vehicle movement, seeking a shift to more sustainable forms of transport, providing better access to car parking facilities and providing safe and convenient pedestrian access to car parks. It submitted that car parking requirements are assessed pursuant to Clause 52.06 of the Frankston Planning Scheme, and that Council will seek to apply the Parking Overlay to the Structure Plan area by a future amendment. The proposed Overlay and associated Frankston Metropolitan Activity Centre Parking Precinct Plan will provide the planning blueprint to implement future improvements in parking supply, together with actions to improve management of existing car parking, improvements for active transport and improvements to access to public transport.

(ii) Discussion and conclusions

The Panel accepts Council's submission that parking issues are appropriately dealt with via an integrated master plan approach to car parking that will be the subject of a future amendment that is already in the preparation stages. The Panel considers that this approach constitutes sound planning, and is consistent with the principles in PPN56 outlined in Chapter 2.4.

The Panel concludes:

- There is no reason not to support the Amendment on the basis of parking issues.

5.6 Community consultation and public debate

(i) Submissions

The Long Island Residents Group submitted that effective implementation of the Structure Plan, and restoring respect for proper planning process and community consultation and public debate, are critical. It also raised concerns about Council electoral cycles and community consultation in relation to previous developments. Council did not respond to these issues, submitting that are beyond the scope of this Amendment.

(ii) Discussion and conclusions

The general principle is that permit applications in the ACZ are exempt from third party notice and review rights, unless the schedule to the zone states otherwise. This is because the Structure Plan on which the ACZ controls are based will generally have already been through a process of community consultation.

The Long Island Residents Group and other community submitters are clearly not happy with the outcome of the Structure Plan, and are concerned that their views were not taken into

account in the Structure Plan consultation process. However that process is not before the Panel.

For the reasons set out elsewhere in this report, the Panel considers that the built form controls for the Central City area are appropriate. Any application that proposes to exceed the preferred height and setback limits is subject to third party notice and review rights, as are other applications that could have a particular impact on the community (such as applications that could impact on surrounding residential areas, or applications for certain uses). The Panel considers that this approach is appropriate, and consistent with PPN56. Broader issues relating to community consultation and public debate are beyond the scope of the Amendment.

The Panel concludes:

- No changes are required to the Amendment to address issues relating to community consultation and public debate.

6 Drafting matters

6.1 Discussion and conclusions

The Panel's preferred version of the ACZ1 is attached as Appendix B. This includes the Panel's recommendations in:

- Chapter 3.6, for:
 - an additional precinct objective relating to the railway land and railway operations
 - an additional application requirement relating to potential contamination of the VicTrack land
- Chapter 4.9, for greater emphasis on the sensitive interfaces along the western and southern boundaries of Precinct 1B.

Many of the issues raised by submitters and discussed in Chapter 5 of this report are addressed, at least in part, by the Vision and Objectives set out in the Structure Plan. Although the Structure Plan is a reference document in the ACZ1, there is no direct requirement for permit applications in the ACZ1 to address the Structure Plan, or for the responsible authority to consider the Structure Plan when assessing applications. The Panel considers that the drafting of the ACZ1 would be improved by including appropriate references to the Structure Plan in the decision guidelines in Clause 8.0 of the ACZ1. The Panel's preferred version of the ACZ1 provides for this.

The Panel has made various suggestions for policy neutral drafting improvements in its preferred version of the ACZ1, including correcting numbering errors and the like.

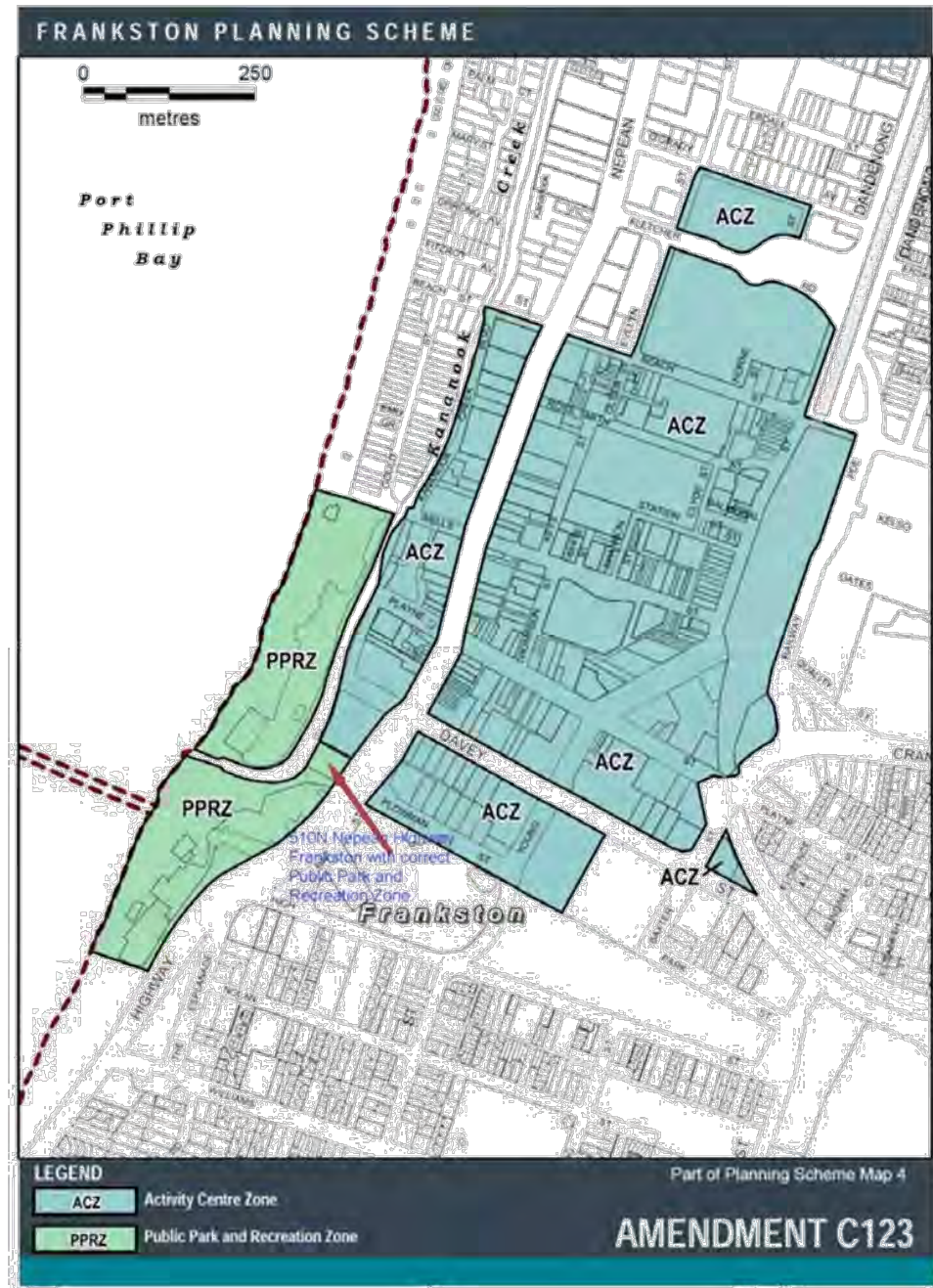
Finally, the Panel notes that the Structure Plan is not, at this stage, referenced in the Local Planning Policy Framework. The Panel recommends that the Municipal Strategic Statement and local policies (in particular Clause 22.02 Frankston Central Activities District Policy) be updated in the next general review of the planning scheme to refer to the new Structure Plan, and to remove references to any outdated Structure Plans that no longer apply.

6.2 Recommendations

The Panel makes the following recommendations:

Make the other policy neutral drafting changes shown in Appendix B to this Report to improve the operation of Schedule 1 to the Activity Centre Zone.

Appendix A Corrected mapping - 510N Nepean Highway Frankston



Appendix B Panel preferred version of Schedule 1 to the Activity Centre Zone

DD/MM/YYYY
Proposed C123

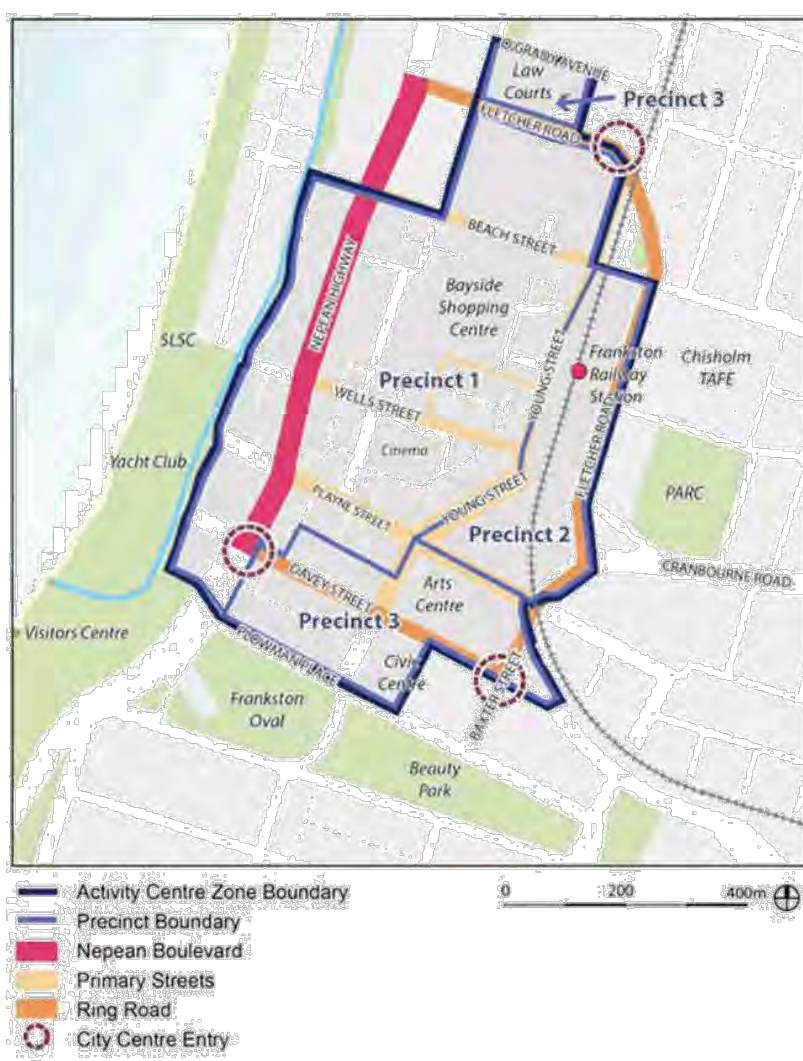
SCHEDULE 1 TO THE ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

FRANKSTON METROPOLITAN ACTIVITY CENTRE

1.0 Framework Plan

DD/MM/YYYY
Proposed C123



2.0 Land use and development objectivesDD/MM/YYYY
Proposed C123

To establish the Frankston Metropolitan Activity Centre (FMAC) as the major retail, hospitality and business centre in the region.

To establish the FMAC as a focus for new development and investment in the region.

To enhance and promote Frankston as a regionally significant centre for community services, arts and culture.

To encourage office and accommodation development.

To increase the residential population within the FMAC.

To encourage the consolidation of land to improve development viability and design outcomes.

To promote excellence in architectural quality and define an identity for the FMAC that contributes to vibrant and exciting streets.

To improve integration and connectivity between the Frankston Arts Centre, the library, the Railway Station and throughout the centre.

To create a cohesive public realm that enhances the pedestrian environment of streets and improves transportation access and infrastructure.

To minimise the impact of vehicle movement throughout the city centre and provide safer- streets for pedestrians and other users.

3.0 Table of usesDD/MM/YYYY
Proposed C123**Section 1 - Permit not required**

USE	CONDITION
▪ Accommodation (other than Camping and caravan park, Corrective institution, Dependent person's unit and Host farm)	Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house).
▪ Bus terminal	
▪ Child care centre	Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).
▪ Cinema	
▪ Cinema based entertainment facility	
▪ Education centre	
▪ Home occupation	
▪ Informal outdoor recreation	
▪ Minor utility installation	
▪ Office	Any frontage at ground floor level must not exceed 2 metres, unless the office is a bank, real estate agency, travel agent, or other office where the floor space adjoining the frontage is a customer service area accessible to the public.
▪ Place of assembly (other than Carnival, Circus, Nightclub and Place of worship)	
▪ Railway	

▪ Railway Station	
▪ Retail premises (other than Gambling premises, Hotel, Shop and Tavern)	Must be in Precincts 1 or 2.
▪ Shop (other than Adult sex bookshop and bottleshop)	Must be in Precincts 1 or 2.
▪ Tramway	
▪ Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 Permit required

USE	CONDITION
▪ Adult sex bookshop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land use for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school. Must be in Precinct 1.
▪ Bottle shop	Must be in Precinct 1.
▪ Gambling premises	
▪ Hotel	
▪ Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
▪ Nightclub	Must be in Precinct 1.
▪ Place of worship	The gross floor area of all buildings must not exceed 250 square metres.
▪ Service industry	Must be in Precinct 1 or 2.
▪ Tavern	
▪ Any other use not in Section 1 or 3	

Section 3 – Prohibited

USE
▪ Agriculture
▪ Brothel
▪ Camping and caravan park
▪ Corrective institution
▪ Drive in theatre
▪ Earth and energy resources industry
▪ Fuel depot
▪ Host farm
▪ Industry (other than service industry)
▪ Intensive animal husbandry
▪ Major sports and recreation facility
▪ Motor racing track

USE

- Primary produce sales
- Refuse disposal
- Saleyard
- Transport terminal (other than Railway Station or Bus Terminal)
- Warehouse (other than Commercial display area or Mail centre)

4.0 Centre-wide provisionsDD/MM/YYYY
Proposed C123**4.1 Use of land**DD/MM/YYYY
Proposed C123

A permit is not required to use land for the purposes and services of Local Government providing the use is carried out by, or on behalf of, the public land manager.

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

4.2 SubdivisionDD/MM/YYYY
Proposed C123

A permit is required to subdivide land.

4.3 Buildings and worksDD/MM/YYYY
Proposed C123

A permit is required for all buildings and works.

No permit is required to construct or carry out buildings and works -for the following:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant ~~public land manager~~road management authority.
- The construction or modification of a waste pipe, flue, vent, duct, exhaust fan, air conditioning plant or similar.
- Buildings and works for the purpose of Local Government or Transport providing the ~~buildings and works are use is~~ carried out by, or on behalf of, the public land manager.

4.4 Design and developmentDD/MM/YYYY
Proposed C123**Built Form**

Built form within the activity centre should:

- Be responsive to site context.
- Maintain sunlight to footpaths on the opposite side of the street and adjacent public spaces.
- Avoid visually dominant building forms adjacent to city centre streets and public spaces.
- Reflect the status of Frankston as a Metropolitan Activity Centre on key landmark sites.

- Provide a clear delineation between development in the city centre and development in surrounding areas.
- Integrate with and contribute positively to the streetscape through the provision of active frontages that promote movement between the private and public realms.
- Provide access to pedestrians, regardless of their level of mobility.
- Locate pedestrian entries to buildings on the pedestrian network and emphasise entries with prominent design features, signage or landscape treatments.
- Separate pedestrian entries from vehicle entries.
- Respond appropriately to sensitive residential, open space and creek interfaces.
- Where relevant, consider the impact of new development on railway land and have regard for the primacy of the transport purpose of this land.
- Consider the impact of new development on the city centre skyline from surrounding viewpoints.
- Ensure that development is respectful of possible future development of adjoining sites and the sharing of amenity with adjacent properties.
- Provide weather protection that reduces the impacts of wind and rain and ensures adequate shade.
- Provide access and servicing from existing roads, with minimal impact on public spaces, and minimise the number of vehicle crossovers on pedestrian paths.
- Integrate Ecologically Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles.

5.0 Precinct provisions

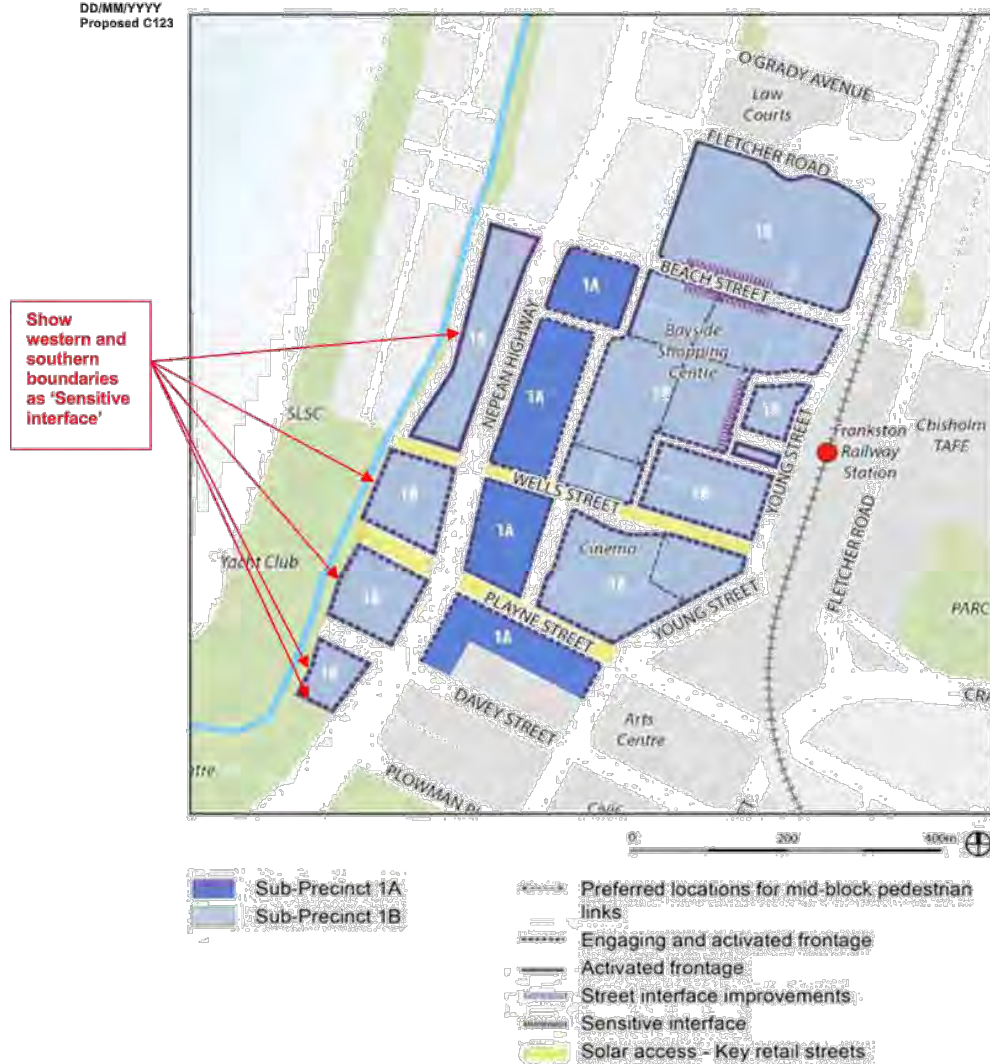
DD/MM/YYYY
Proposed C123

5.1 Precinct 1 – City Centre

DD/MM/YYYY
Proposed C123

5.1-1 Precinct map

DD/MM/YYYY
Proposed C123



5.1-2 Precinct objectives

DD/MM/YYYY
Proposed C123

To provide major opportunities for mixed use development with housing, serviced apartments, hotels, community uses, education providers, health services or offices located above retail ground floor uses throughout the precinct.

To provide opportunities for outdoor dining throughout the precinct.

To improve the integration of the Bayside Shopping Centre into the existing street network and surrounding retail areas.

To ensure that development along the western and southern boundaries of Sub-precinct 1B responds to the sensitive interfaces with Kananook Creek and the surrounding foreshore and established residential areas.

5.1-3 Precinct requirements

DD/MM/YYYY
Proposed C123

Table reformatted for greater clarity

Sub-precinct	Preferred maximum building height		Preferred street setback	
1A	12 metres	within 5 metres of property boundaries abutting: <ul style="list-style-type: none"> Nepean Highway between Beach Street and Davey Street Beach Street Wells Street Thompson Street Playne Street 	minimum 3 metres	Davey Street
	38 metres	all other locations	0 metres	in all other locations
1B	12 metres	within 5 metres of property boundaries abutting: <ul style="list-style-type: none"> Fletcher Road Beach Street Kananook Boulevard Wells Street Playne Street Young Street (between Beach Street and Playne Street) Nepean Highway Shannon Mall south side of Station Street Station Mall 	0 metres	all locations
	32 metres	in all other locations		

5.1-4 Precinct guidelines

DD/MM/YYYY
Proposed C123

New development should provide active and/or engaging frontages in locations specified on the Precinct 1 – City Centre Precinct Map.

~~New development should retain existing trees and provide for the planting of new trees in locations specified on the Precinct 1 – City Centre Precinct Map.~~ **[No locations are specified on the Precinct Map.]**

In locations identified as ‘Solar access – Key Retail Streets interface’ on the Precinct 1 – City Centre Precinct Map, new development should provide upper level setbacks that retain sunlight to the open space from 9:00am to 3.00pm on September 22.

[Insert new guidelines to guide development in sensitive interface areas in Sub-precinct 1B]

5.2 Precinct 2 – Frankston Station

DD/MM/YYYY
Proposed C123

5.2-1 Precinct map

DD/MM/YYYY
Proposed C123



Precinct 2

- Preferred locations for mid-block pedestrian links
- Engaging and activated frontage
- Activated frontage / Tree retention & planting within setback
- Solar access - Key retail streets

5.2-2 Precinct objectives

DD/MM/YYYY
Proposed C123

To create an attractive and legible transport hub that includes an efficient bus interchange.

To ensure that use and development within the Precinct is responsive to current and planned railway operations, having regard to the primacy of the transport purpose of the railway land.

To encourage commercial, residential and retail uses which activate the precinct and are complementary to the role of the City Centre Precinct.

To enhance the public realm along Young Street and ensure it is well integrated with the transport hub.

To strengthen linkages across the rail line and better connect the city centre to Chisholm Institute and the Peninsula Aquatic and Recreation Centre.

To provide adequate car and bicycle parking for commuters.

5.2-3 Precinct requirements

DD/MM/YYYY
Proposed C123

Reformat table as per Clause 5.1-3

Sub-precinct	Preferred maximum building height	Preferred street setback
N/A	12 metres within 5 metres of property boundaries abutting Young Street and Playne Streets 44 metres in all other locations	0 metres in all other locations

5.2-4 Precinct guidelines

DD/MM/YYYY
Proposed C123

New development should provide active and/or engaging frontages in locations specified on the Precinct 2 – Frankston Station Map.

New development should retain existing trees and provide for the planting of new trees in locations specified on the Precinct 2 – Frankston Station Map.

In locations identified as 'Solar access – Public open space Key Retail Streets, on the Precinct 2 – Frankston Station Map, new development should provide upper level setbacks that retain sunlight to the open space from 10:00am on September 22.

New development should respond to the rail environment and its context as a transport corridor.

5.23 Precinct 3 – Arts, Entertainment and Government Services

5.23-1 Precinct map

DD/MM/YYYY
Proposed C123



- | | |
|------------------|---|
| Sub-Precinct 3A | Engaging and activated frontage |
| Sub-Precinct 3B | Activated frontage / Tree retention & planting within setback |
| Sub-Precinct 3C | Heritage frontage - refer to HO |
| Heritage Overlay | Sensitive interface |
| | Solar access - Public open space interface |

5.23-2 Precinct objectivesDD/MM/YYYY
Proposed C123

To encourage the location of arts and cultural activities, entertainment uses, and government offices.

To encourage complementary uses such as higher density residential development, offices and education.

To strengthen the role of the Frankston Arts Precinct as a key destination and to further realise its ability to showcase the City.

5.23-3 Precinct requirementsDD/MM/YYYY
Proposed C123

Reformat table as per Clause 5.1-3

Sub-precinct	Preferred maximum building height	Preferred street setback
3A	12 metres within 5 metres of property boundaries abutting the northern side of Davey Street 38 metres in all other locations	Minimum 3 metres north side of Davey Street 0 metres in all other locations
3B	12 metres within 5 metres of property boundaries abutting Playne Street and Davey Street 32 metres in all other locations	Minimum 3 metres from Davey Street and Baxter Street 0 metres in all other locations
3C	12 metres within 5 metres of property boundaries abutting O'Grady Avenue, Fletcher Road, Plowman Place, Beauty Park and Frankston Primary School 26 metres in all other locations	Minimum 3 metres from O'Grady Avenue and Fletcher Road 0 metres in all other locations

5.23-4 Precinct guidelinesDD/MM/YYYY
Proposed C123

New development should provide active and/or engaging frontages in locations specified on the Precinct 3 – Arts, Entertainment and Government Services Map.

New development should retain existing trees and provide for the planting of new trees in locations specified on the Precinct 3 – Arts, Entertainment and Government Services Map.

In locations identified as 'Solar access – Public open space interface' on the Precinct 3 – Arts, Entertainment and Government Services Map, new development should provide upper level setbacks that retain sunlight to the open space from 10:00am on September 22.

~~On sites affected by the Heritage Overlay development~~ Development setbacks should have regard to heritage buildings.

6.0 Application requirementsDD/MM/YYYY
Proposed C123**Use**

In addition to the application requirements set out at Clause 37.08-7, an application to use land must be accompanied by the following information, as appropriate:

- A Waste Management Plan which demonstrates as appropriate:
 - Likely waste generation.
 - Provision and allocation of bins for garbage, recycling, green waste etc.
 - The location and dimensions of bin storage areas, chutes etc., including access points for collection.
 - The proposed method and frequency of waste collection.

- An amenity action plan that addresses how off-site amenity impacts are to be managed, including in relation to:
 - Noise.
 - Vibration.
 - Odour.
 - Hours of Operation.

Buildings and works

In addition to the application requirements set out at Clause 37.08-7, an application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A site analysis and urban context report and shadow assessment, which demonstrates how the proposal responds to:
 - The Design and Development provisions at [Section Clause 4.4](#) and all relevant requirements set out at [Section Clauses 5.0 - 5.2](#) to this Schedule. [\[Query whether this cross-reference is correct - should it read "Clauses 5.1, 5.2 and 5.3 to this Schedule \(as relevant\)"?\]](#)
 - Environmentally Sustainable Design principles in terms of orientation, day lighting, thermal comfort, embodied energy and energy ratings, as well as the minimisation of energy consumption, waste emissions and water usage.
 - An Architectural design statement that details the architectural response to the design of the building.
 - Where relevant, a report from a suitably qualified heritage consultant that assesses the impact of the proposed building and works on a heritage place on the land or adjoining land.
 - A study which demonstrates reasonable levels of daylight and ventilation for higher density development.
- How the development addresses any adverse wind conditions.
- [For development on land adjacent to the railway land](#), [h](#)How the development addresses any interface issues with railway land including but not limited to railway infrastructure, drainage, vibration, overlooking, sun glare, noise and sight lines.
- For new residential and mixed use development, an acoustic report prepared by a suitably qualified person to demonstrate the proposed building incorporates appropriate noise attenuation measures to reasonably protect the amenity of future residents.
- For all applications over three storeys in height, a 3D massing model which describes a building envelope that shows:
 - The potential impact of the development on the private open space and north facing habitable rooms of adjoining properties.
 - How the development has been designed to minimise overlooking to the private open space and habitable room windows of adjacent properties and of dwellings within the proposed development.
 - The potential impact of the development on the common and private outdoor open space of the subject site.
 - The potential impact of the development on the public realm adjacent to the proposal ensuring that overshadowing of major pedestrian routes, parks and other public spaces is minimised; and that specifically:
 - solar access is provided to footpaths on the south side of east-west streets for at least three hours between 9:00am and 3:00pm on 22 September, and
 - reasonable solar access is provided to the ground floor of buildings opposite in winter. [\[Reformatted for clarity\]](#)
 - How the built form has been articulated within the envelope to achieve maximum solar access internally, to neighbouring properties and the public realm.

- How the design (including building height and setbacks) contributes to the precinct objectives.
- A Waste Management Plan which demonstrates as appropriate:
 - Strategies for waste ~~minimisation~~ minimisation during construction.
 - Likely waste generation.
 - Provision and allocation of bins for garbage, recycling, green waste etc.
 - The location and dimensions of bin storage areas, chutes etc., including access points for collection.
 - The proposed method and frequency of waste collection.

VicTrack land – potential contamination

An application for a sensitive use (residential use, child care centre, pre-school centre or primary school), or the construction or carrying out of buildings and works in association with a sensitive use, on land owned or formerly owned by VicTrack must be accompanied by an Environmental Site Assessment detailing the likelihood of contamination on the land, to the satisfaction of the responsible authority.

7.0 Notice and review

DD/MM/YYYY
Proposed C123

An application to use ~~the~~ land, or to construct a building, for the purpose of an Adult sex bookshop, Bottle shop, Gambling premises, Hotel, Nightclub, Place of assembly or Tavern is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application to construct a building or construct or carry out works is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is:

- An application for a building or works which is within 30 metres of land (not a road) in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
- An application for buildings and works that exceeds the preferred maximum building height or minimum street setback requirements as outlined in this Schedule.
- ~~An application to use land for the purposes of an Adult sex bookshop, Bottle shop, Gambling premises, Hotel, Nightclub, Place of assembly or Tavern.~~

8.0 Decision guidelines

DD/MM/YYYY
Proposed C123

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.08-9, the responsible authority must consider, as appropriate, the Frankston Metropolitan Activity Centre Structure Plan, 2015 and:

Use

- The likely adaptability of any space within any podium not proposed to be occupied by commercial floorspace.
- Any loss of existing job generating floor space compared to the proposed amount of floor space.
- The extent to which uses contribute to a vibrant local economy and promote the activity area as a tourist destination.
- For applications for licensed venues, the likely social and amenity impacts of the proposal on the surrounding area.

- For all applications for a Bottle shop, Hotel, Supermarket or Place of assembly where packaged liquor will be sold, the proposed size, location and opening hours of the use.

Design and built form

- Floor to ceiling heights that allow for flexibility of future uses.
- The extent to which the development contributes positively to the amenity of the precinct and is of an appropriate scale to accommodate the mix and intensity of uses envisaged for that precinct ~~not~~.
- The extent to which the development is consistent with the principles of Environmentally Sustainable Development (ESD).
- The extent to which the development is consistent with the principles of Water Sensitive Urban Development (WSUD).
- The extent to which development provides for the surveillance of public spaces and creates a safe environment.
- The extent to which development encourages activity within public streets and spaces.
- Whether the scale and intensity of a development would result in the underdevelopment of a site.
- The extent to which development provides appropriate on-site amenity for future occupants.
- The extent to which the development prioritises walking, cycling and public transport use, and provides car parking that responds to anticipated demand, does not dominate the street frontage, and is functional and well-designed.
- Whether the building has minimised overlooking of adjacent private property without the need for screening, and where necessary, used building articulation and screening devices, including wing walls, planter boxes and louvers to protect privacy of adjoining properties while also providing an outlook and good internal amenity.

Subdivision

- Whether the subdivision is associated with a development proposal ~~that~~ that supports the objectives of the Frankston Metropolitan Activity Centre Structure Plan, 2015 and this Schedule.
- Whether the subdivision of land reduces the potential of the land to be developed consistently with the Frankston Metropolitan Activity Centre Structure Plan, 2015 and this Schedule.

9.0 Advertising signs

DD/MM/YYYY
Proposed C123

Advertising sign requirements are at Clause 52.05. All land is in Category 1.

10.0 Reference documents

DD/MM/YYYY
Proposed C123

Frankston Metropolitan Activity Centre Structure Plan, 2015

Appendix C Document list

No	Date	Description	Tabled by
1A	10/11/ 2016	Council Part B submission	Frankston City Council
1B	10/11/ 2016	Attachments to Council's Part B submission: <ul style="list-style-type: none"> • Zoning map for Amendment C123 • Map of Area 1 (proposed rezoning to ACZ1) • Map of Area 2 (proposed rezoning to PPRZ) • Plan showing location of submitters • Zoning map in and around the Station Precinct • Frankston Station Precinct Redevelopment Master Plan • Extract from ACZ1 showing Precinct Map for Precinct 2 (Station Precinct) • Extract from ACZ1 showing Precinct Map for Precinct 1 (City Centre) 	Frankston City Council
2	10/11/ 2016	Plan showing Frankston Interchange Area Land Ownership	Frankston City Council
3	10/11/ 2016	Submission on behalf of PTV/DEDJTR	PTV
4	10/11/ 2016	Submission on behalf of VicTrack	VicTrack
5	10/11/ 2016	Submission on behalf of Frankston Beach Association Inc	Frankston Beach Association Inc
6	10/11/ 2016	Submission on behalf of Eve Welch	Ms Alexander
7	10/11/ 2016	Extract from Frankston Activities Area Building Heights and Setback Study	Ms Alexander
8	10/11/ 2016	Submission on behalf of Long Island Residents Group Inc	Long Island Residents Group
9	10/11/ 2016	Aerial photograph of the Frankston Metropolitan Activity Centre	Frankston City Council
10	10/11/ 2016	Panel report for Amendment C130 to the Whittlesea Planning Scheme	Frankston City Council
11	22/11/ 2016	Phase 1 Environmental Site Assessment Frankston Station Precinct Frankston Victoria, January 2012	VicTrack
12	2/12/2016	VicTrack mark-up of the ACZ1	VicTrack

Executive Summary**11.5 Draft Frankston Housing Strategy 2017**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	1. Planned City for Future Growth
Strategy:	1.3 Review the Municipal Strategic Statements, also known as the Local Planning Scheme to accommodate future population growth
Priority Action	1.3.3 Work with State Government and local communities to accommodate more adaptable, affordable and accessible housing that meets individual needs over time (and ageing in place)

Purpose

To brief Council on the draft 'refresh' of the original Frankston Housing Strategy 2013.

Recommendation (Director Community Development)

That Council:

1. Notes the finding and recommendations of the report.
2. Releases the draft Frankston Housing Strategy on public exhibition for 4 weeks consultation.

Key Points / Issues

- The Strategic Planning Department has conducted a 'refresh' of the Frankston Housing Strategy.
- The earlier version of Council's Housing Strategy was endorsed in September 2013. Council had intended to further implement the 2013 Housing Strategy recommendations through Planning Scheme Amendment C95, which subsequently lapsed on 31 October 2015.
- This comprehensive update of the Frankston Housing Strategy completed in 2017 will help inform a new planning scheme amendment to improve the operation of the residential zones and associated overlay provisions of the Frankston Planning Scheme.
- The Frankston Housing Strategy (2017 update) sets out a range of initiatives to accommodate the expected increases in population in this City to 2036 and beyond.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

Costs associated with the project will be met by the Strategic Planning Unit's 2016/2017 budget.

11.5 Draft Frankston Housing Strategy 2017**Executive Summary****Consultation****1. External Stakeholders**

No external stakeholders have been consulted as yet. It is proposed that this will be done through the draft public consultation period.

2. Other Stakeholders

An internal officer workshop was held on 27 February 2017 to obtain Council officers feedback. In particular, officers were asked to review the recommendations and actions that are at the back the document for consistency and ongoing validity.

Some of these actions and recommendations that were adopted by Council back in 2013, have now been removed where they have already been implemented or are out of date or no longer feasible.

Analysis (Environmental / Economic / Social Implications)

The strategy proposes land use changes to allow new housing in certain areas including new affordable housing opportunities within the Frankston City Council. These initiatives will have social, economic and environmental benefits for the city overall.

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.

Legal

There are no unusual legal issues arising from this report.

Policy Impacts

The consideration of the new development potential within the Frankston City Council area has no direct policy impacts at this stage of investigation by Council.

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 implementation of the new residential zones will facilitate all types of development; this will include high density residential (Residential Growth Zone) and limiting development to conform with desired neighbourhood character and to protect environmentally significant land (Neighbourhood Residential Zone). A key consideration for the strategy is the right balance and distribution of residential zoned land in Frankston to meet expected future housing needs.

Conclusion

This 'refresh' of the Housing Strategy has been prepared by Council to address the need for new housing development within Frankston City Council.

11.5 Draft Frankston Housing Strategy 2017**Executive Summary**

Accordingly, the Strategy sets out a range of initiatives to accommodate the expected increase in population up to 2036 and beyond. Its key objectives are to maintain a steady supply of new housing that is affordable and fit for purpose, while protecting and enhancing the quality of residential amenity and neighbourhood character across Frankston City's different suburbs.

ATTACHMENTS

Attachment A: Draft Frankston Housing Strategy 2017

Attachment B: Draft Frankston Housing Strategy 2017 Executive Summary

11.5 Draft Frankston Housing Strategy 2017**Officers' Assessment****Background**

The earlier version of Council's Housing Strategy was endorsed in September 2013. It describes 'whole of Council' activities in the area of housing policy, planning and provision. The 2013 Housing Strategy was used to inform the recent review of the Municipal Strategic Statement that was introduced by Planning Scheme Amendment C100 (Am C100).

Council had intended to further implement the 2013 Housing Strategy recommendations through Planning Scheme Amendment C95 (Am C95). This amendment was designed to introduce reformed residential zones for particular locations within Frankston City. On 15 October 2013, Council resolved to initiate Am C95 in order to introduce the Residential Growth Zone (RGZ), General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ), and to apply the new zones generally in accordance with the Frankston Housing Strategy 2013 with variations agreed to by Council following community consultation.

The Amendment was placed on public exhibition between 28 October and 13 December 2013. A total of 71 submissions were received and referred for review to an independent panel. The resulting Panel Report was received by Council on 29 May 2014. This report cast doubt on the rezoning proposals included in Am C95.

On 1 July 2014, the Minister for Planning rezoned most of Frankston's residential areas to the new General Residential Zone (this was the State Government's deadline for the introduction of the new residential zones to all Victorian Planning Schemes).

It was decided by Council in November 2014 to do further strategic work and perhaps modify Am C95 so it could be re-considered for adoption. However Am C95 lapsed on 31 October 2015.

Council has now had more than two years' worth of experience of working with the General Residential Zone and is well placed to reconsider the recommendations of its 2013 Housing Strategy. Ministerial Direction No 17 (gazetted in July 2014) is relevant:

A planning authority must evaluate and monitor the implications of the application of any of the three residential zones within two years of their gazettal into a planning scheme. Planning authorities must specifically assess the affect of the residential zone(s) on housing supply, housing prices, infill development sites, land prices and the availability of land for infill development but are not limited to those matters.

This comprehensive update of the Frankston Housing Strategy completed in 2017 will help inform a new planning scheme amendment to improve the operation of the residential zones and associated overlay provisions of the Frankston Planning Scheme. The purpose of a new amendment will be to properly and successfully implement the changes need to accommodate future housing development consistent with the objectives of the Frankston Housing Strategy 2017.

Issues and Discussion

The Frankston Planning Scheme provides the formal policy context for housing development in Frankston City. The Frankston Housing Strategy directly addresses the physical provision of new housing supply in Frankston. It also considers the existing and future needs of the households and individuals within the community for housing provision.

11.5 Draft Frankston Housing Strategy 2017**Officers' Assessment**

Council has many different roles that relate to housing in the City. While most people understand the need for Council to undertake the regulatory function for approving new housing development, the other roles described in the Strategy are also important. A very significant role of Council is its advocacy for housing services that are provided by other levels of government and other organisations. Council provides support to members of the community with specialist housing needs, including aged care, crisis accommodation and services to the homeless. This level of service provision extends well beyond what can be achieved through planning scheme controls for new development.

Options Available including Financial Implications

The options are:

- Do not adopt the report for the purposes of public consultation and abandon the project. This option is not recommended by officers.
- Adopt the report for the purposes of public consultation. This is recommended.

There are no financial implications associated with the report.

FRANKSTON HOUSING STRATEGY

2017 Update

Consultation Draft



Ebdale St, Frankston

Frankston City Council

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Appendix 6 Definitions

1.0 Introduction

The Frankston Housing Strategy (FHS) supports the housing objectives of the Frankston Planning Scheme. This Strategy has been prepared by Council to address the need for new housing development in Frankston City.

The FHS sets out a range of initiatives to accommodate the expected increase in population up to 2036 and beyond. It seeks to provide for a range of housing types to meet the needs of the diverse Frankston City households over this planning period. Key objectives are to maintain a steady supply of new housing that is affordable and fit for purpose, while protecting and enhancing the quality of residential amenity and neighbourhood character across Frankston City's different suburbs.



Ithaca Street, Frankston South



Nepean Highway (Olivers Hill)

2.0 Planning Scheme Provisions and Council's role

The Frankston Planning Scheme provides the formal policy context for housing development in Frankston City. Council's Housing Strategy is directly informed by the policy settings set out in the planning scheme. These include the State and Local Planning Policy Frameworks, the Municipal Strategic Statement (MSS) and the various zones and overlays that are used to manage the location and built form of new housing development in the city.

Council has many different roles that relate to housing in the City. At different times, Council may take relevant action as follows:

- Planner – in relation to Council's urban and social planning responsibilities.
- Provider – owner/developer of housing possibly in conjunction with housing associations/providers or developers.
- Advocate – representing community needs and interests to Commonwealth and State Governments and the private sector.
- Partner / Facilitator – working closely with developers, housing providers, residents and human service agencies to get things done.
- Educator – providing accurate information to housing suppliers, residents and interest groups.
- Regulator – ensuring that housing meets town planning, building and public health regulations and expectations.

While most people understand the need for Council to undertake the regulatory function for approving new housing development, the other roles listed here are also important. A very significant role of Council is its advocacy for housing services that are provided by other levels of government and other organisations. Council provides support to members of the community with specialist housing needs, including aged care, crisis accommodation and services to the homeless. This level of service provision extends well beyond what can be achieved through planning scheme controls for new development.

The Frankston Housing Strategy directly addresses the physical provision of new housing supply in Frankston. It also considers the existing and future needs of the households and individuals within the community for different housing types. Council's actions under the Housing Strategy are intended to closely align with the wide array of housing support services that are provided by government agencies, not-for-profit organisations and the private sector, to people living within Frankston City.

This Frankston Housing Strategy 2016 proposes actions and recommendations that reflect the range of roles for Council that are described above



Karingal Drive, Frankston

2.1 State Planning Policy Framework

The following information contains relevant extracts from the Frankston Planning Scheme that set out the Victorian State Government's policy approach to housing issues in relation to land use and development. No change to these provisions is proposed by the Frankston Housing Strategy 2016.

Clause 9.01 of the Frankston Planning Scheme directs that **Plan Melbourne 2014** be used to guide planning decision making. Plan Melbourne outlines the vision for Melbourne's growth until the year 2050. In residential policy terms, it promotes an accessible and inclusive city with living options that cater to people at all life stages. Plan Melbourne recognises that ongoing population growth creates pressure on housing affordability for households wanting to buy or rent. While Plan Melbourne seeks to increase the supply of new housing, it explains that this is to be achieved across the metropolitan area, not only in the growth areas. Plan Melbourne also encourages the increase in housing supply through a 'pipeline' of urban renewal projects near jobs and services.

Plan Melbourne promotes the concept of the '20 minute neighbourhoods' where people access local shops, schools, parks, jobs and a range of community services within a 20 minute trip from their front door. This approach requires improvements to existing neighbourhoods to make them pedestrian friendly. It includes an intent to accommodate the majority of new dwellings in established areas within walking distance to the existing public transport network.

Plan Melbourne has four 'Directions' for Housing Choice and Affordability:

- 2.1 understand and plan for expected housing needs
- 2.2 reduce the cost of living by increasing housing supply near services and public transport
- 2.3 facilitate the supply of more social housing
- 2.4 facilitate the supply of more affordable housing

(These same points are repeated in **Clause 11.04-2 Housing Choice and Affordability** of the Frankston Planning Scheme).

The following clauses of the Frankston Planning Scheme set out the overarching policy for housing that is consistent with the State Planning Policy Framework (SPPF) and Plan Melbourne. These clauses are used to inform the assessment of new housing developments that require planning approval under the planning scheme. Consideration is given to the extent that a planning application for new housing is consistent with these clauses.

Clause 11.01-2 Activity Centre Planning of the Frankston Planning Scheme seeks to encourage a diversity of housing types at higher densities in and around activity centres.

Clause 11.02-1 Supply of Urban Land seeks to ensure that sufficient land is available to meet forecast demand. This clause stipulates that Councils need to plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. It explains that residential land supply will be considered on a municipal basis, rather than a town-by-town basis (or centre by centre basis).

Clause 11.04-2 Housing Choice and Affordability has the key objective "To provide a diversity of housing in defined locations that cater for different households and are close to jobs and services."

Clause 16 Housing has the overall intent that "Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure." It also has the following aims:

"New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space."

"Planning for housing should include providing land for affordable housing."

Clause 16.01-1 Integrated housing seeks "To promote a housing market that meets community needs." Strategies to achieve this include the following:

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Encourage housing that is both water efficient and energy efficient.
- Facilitate the delivery of high quality social housing to meet the needs of Victorians.

Clause 16.01-2 Location of residential development has the objective "To locate new housing in or close to activity centres and employment corridors and

at other strategic redevelopment sites that offer good access to services and transport.”

Strategies to achieve this include the following:

- Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.
- Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.
- Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 16.01-3 Strategic redevelopment sites have the objective “To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.” The related strategy is to identify strategic redevelopment sites that are:

- In and around Central Activities Districts.
- In or within easy walking distance of Principal or Major Activity Centres.
- In or beside Neighbourhood Activity Centres that are served by public transport.
- On or abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to employment corridors, Central Activities Districts, Principal or Major Activity Centres.
- In or near major modal public transport interchanges that are not in Principal or Major Activity Centres.
- Able to provide 10 or more dwelling units, close to activity centres and well served by public transport.

Clause 16.01-4 Housing diversity has the objective “To provide for a range of housing types to meet increasingly diverse needs.” The related strategies are to

- Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.
- Encourage the development of well-designed medium-density housing which:
 - Respects the neighbourhood character.
 - Improves housing choice.
 - Makes better use of existing infrastructure.
 - Improves energy efficiency of housing
- Support opportunities for a wide range of income groups to choose housing in well serviced locations.
- Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.

Clause 16.01-5 Housing affordability has the objective “To deliver more affordable housing closer to jobs, transport and services.” The related strategies are to

- Improve housing affordability by:
 - Ensuring land supply continues to be sufficient to meet demand.
 - Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
 - Promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community.
 - Encouraging a significant proportion of new development, including development at activity centres and strategic redevelopment sites to be affordable for households on low to moderate incomes.
- Increase the supply of well-located affordable housing by:
 - Facilitating a mix of private, affordable and social housing in activity centres and strategic redevelopment sites.
 - Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Clause 16.02 Housing Form includes specific objectives and strategies for the location of rural residential development, crisis accommodation, shared housing, community care units and residential aged care facilities.



Fortescue St, Seaford

2.2 Local Planning Policy Framework

The following information contains relevant extracts from the Frankston Planning Scheme that set out the Council's policy approach to housing issues in relation to land use and development, as endorsed by the Minister for Planning. The Municipal Strategic Statement has been recently amended with the approval of the Minister for Planning (Am C100 was adopted on XXXXX). Only minor changes to these provisions are proposed by the Frankston Housing Strategy 2016, to update those provisions that have now been completed.

Clause 21 of the Frankston Planning Scheme contains the Municipal Strategic Statement (MSS). The MSS sets out a succinct picture of the city and its strategic planning priorities. The MSS notes that expansion of future residential development in Frankston City is limited by the Urban Growth Boundary. The population of Frankston City is expected to grow from an estimated current population of approximately 135,000 (2014), with an average annual growth rate of 0.64% between 2011 and 2036. The majority of this growth is predicted to occur in Skye-Sandhurst, Carrum Downs, Seaford and Frankston Central. Population growth forecasts indicate that the municipality's population will reach almost 146,000 by 2026 and 152,000 by 2036. A continuing period of growth is therefore expected, during which the municipality's remaining 'greenfield' areas will be developed and new infill housing will occur in Frankston in particular.

The average household size for Frankston will continue to decline from 2.51 persons in 2011 to 2.44 persons in 2036. A decline in household size indicates that more dwellings will be required to house the population of the municipality, even in areas where population is not expected to rise substantially.

Clause 21.02 Key Issues includes the statement that changing demographic patterns, lifestyles and housing preferences are likely to result in increasing demand for a diversity of housing choices, including medium and higher density housing particularly in established areas. It is important that the appropriate areas for this form of development are identified and the character or environmental qualities of those areas are protected.

The low density residential areas at Frankston South and rural residential areas to the south and east of Langwarrin occupy areas of landscape quality and sensitivity, contribute to housing diversity and play a role in defining the distinct character of Frankston. The visual impact of development in these areas tends to be a function of development densities, including lot and dwelling size, and this in turn has an impact on vegetation retention. The need and demand for this type of residential development must therefore be balanced with the need to protect significant landscape and vegetation qualities.

In **Clause 21.04-2 Settlement Pattern**, Objective 1 is to accommodate the population growth and housing demand in the municipality in areas best suited to provide a quality living environment for the intended residents. Strategies include to:

- Encourage higher density housing in and around the Frankston MAC,
- Allow for medium density housing in selected areas in the municipality provided other objectives relating to amenity and neighbourhood character are met.
- Ensure that new housing respects the amenity of nearby residents and has regard to the neighbourhood character objectives for the area.
- Identify opportunities to use surplus land held by Council, government departments, servicing and other authorities for housing.
- Encourage new residential development as infill on surplus non-residential sites, including sites within the Frankston MAC.

Relevant further strategic work that is proposed by the Frankston Planning Scheme includes the following:

- Develop a student housing policy to facilitate student residential developments within the Health and Education Precinct.

Clause 21.07 Housing is the major policy statement in the Frankston Planning Scheme for housing development that is relevant to Frankston City. It has the following objectives and strategies:

<p>Objective 1</p> <p>Managing the provision of residential dwellings that address the needs of all Frankston residents.</p>

Strategies

- Encourage the development of medium density housing in a variety of forms in appropriate locations within close proximity to commercial centres, transport and education facilities
- Amend the Municipal Strategic Statement to provide policy support for improving the design quality of residential development in the municipality.
- Prepare and adopt revised neighbourhood character guidelines for residential redevelopment that positively contributes to the surrounding context, provides quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.
- Ensure residential development incorporates a variety of housing types, sizes and costs.
- Advocate to State and Federal Government to attract funding/grants for local housing projects and studies to identify local development constraints.

Objective 2

Encourage mixed use development within the Frankston MAC.

Strategies

- Encourage high density residential development in the Frankston MAC.
- Ensure that development within the Frankston MAC assists in creating a diversity of housing stock.

Objective 3

Encourage the development of purpose built student housing within close proximity to Monash University and Chisholm TAFE.

Strategies

- Encourage student accommodation within the Health and Education Precinct.
- Encourage student accommodation at Chisholm TAFE or within walking distance to Chisholm TAFE and the Frankston MAC

Objective 4

Recognise the needs of particular groups within the community including social housing, accommodation for special needs, employee accommodation and aged care.

Strategies

- Encourage the development of a diverse housing stock consistent with strategic planning research and identified housing needs for the municipality.

Changes Recommended to the Local Planning Framework:

- A Update the MSS to include the results and adjusted population forecasts from the 2016 Census.
- B Under 22-04 Settlement Pattern, delete the following two points and at the same time introduce the new Housing Framework map and proposed zones
- Revise the Housing Framework Map having regard to new housing projections and state policy.
 - Investigate the application of new residential zones to the City's residential areas.
- C Include the Frankston Housing Strategy 2017 as a referenced document.
- D Undertake a review of Clause 22.04 Non Residential Uses in Residential Zones Policy to ensure that it is consistent with the operation of the new residential zones.



Sanders Road, Frankston South

3.0 Community Plan/Council Plan/Health and Wellbeing Plan

The key city wide policy documents for Frankston City are the Community Plan, the Council Plan and the Health and Wellbeing Plan. All are required by legislation and are normally adopted soon after the commencement of each four year period of an elected Council's incumbency. Each of these three plans has specific objectives, strategies and actions that relate to housing in Frankston City.

Figure 1: Council's Planning Framework



3.1 Frankston Community Plan

The 2013-2017 Community Plan and Vision, is a plan which outlines local community priorities and helps guide decision making in Frankston City. The Community Plan articulates the community's vision for the whole City and identifies those community priorities that provide opportunities for residents and Council to work together.

Community engagement enhances public participation, good governance and social trust. The Community Plan is developed through a large scale community engagement process, held soon after a new Council is elected.



In the 2013-2017 plan, housing affordability issues were identified in community consultation, as follows:

"We prefer to own our own homes. Owning a home is important to people living in Frankston, with 39.9% in Frankston City in the process of buying their own home, while 26.3% own their homes and a smaller proportion rent (26.6%)."

Although the cost of renting and purchasing properties in Frankston City is relatively lower than metropolitan Melbourne, almost a quarter (23.4%) of households in Frankston City are spending 30% or more of gross household income on rent or mortgage payments, a higher proportion than the Victorian average."

Accordingly, there is an emphasis on maintaining affordability as the city further develops, and providing support and assistance to those households experiencing financial stress due to housing costs.

The Frankston Community Vision presented as part of this plan is:

"Frankston is a safe and thriving City with opportunities for people of all ages, cultures and abilities to participate and contribute to community life.

A strong local economy enjoys a ready-made pool of talented local labour with an appetite for lifelong learning and skill development.

Versatile community assets, services and accommodation reflect that diversity is embraced and celebrated."

The Community Plan recognises that Frankston City's population is growing and is predicted to reach 149,315 (17.6 per cent larger) by 2031. Frankston City's future growth will require an increase in housing, jobs and services in designated areas, while protecting and enhancing the City's diverse range of community loved assets including wetlands; coastline and natural reserves.

The following extract from the Community Plan directly relates to a housing policy for Frankston:

"Our Community's Guiding Priorities for a Planned City

- 1. Urban planning to create better spaces, preserve natural environments, neighbourhood character and Aboriginal history. (Note that this is one of 6 priorities for this theme).*

This includes affordable, universal housing for diverse community members that is well located to community services, shops, schools, recreational and leisure activities, jobs and open spaces; particularly for those who are disadvantaged, have restricted mobility, people with disabilities and older people to ensure inclusion in community life."

The Community Plan aligns closely with the State and Local Planning Policy Frameworks that are contained within the Frankston Planning Scheme. There is the same emphasis on providing more housing, and matching this provision to specific community needs.

3.2 Frankston City Council Plan

The Frankston City Council Plan presents the key actions to improve services, facilities and infrastructure that Council will pursue over the next 4 years. The Council Plan is a strategic document which guides the planning, development, allocation of resources and provision of services to the Frankston City community.



A major review of the Council Plan is required within 6 months of a Council election with annual updates for each of the remaining three years. The Council Plan must be adopted by Council and with the Minister for Local Government by 30 June each year.

The Council Plan 2013-2017 has the following strategies directly relevant to housing:

1 Planned City for Future Growth:

1.3 Review the Municipal Strategic Statements (MSS), also known as the Local Planning Scheme to accommodate future population growth

1.3.3 Work with State Government and local communities to accommodate more adaptable, affordable and accessible housing that meets individual needs over time (and ageing in place)

The Indicator identified for this strategy is: number of new dwellings. The Council plan target is 550 new dwellings per year, which has been achieved on a regular basis for the last decade.

Frankston City's plans for future growth are to increase housing, jobs and services in designated areas, while protecting and enhancing our diverse range of natural assets, including wetlands, coastline and natural reserves. This statement is taken directly from the Community Plan.

The Council plan contains an intent for Council to review its Municipal Strategic Statement and policies to provide a clear framework for a long term vision for growth and development that ensures the city is well designed and appropriately managed to become a sustainable, inclusive and vibrant municipality.

2 Liveable City

2.1 Activate the city centre and encourage more housing, leisure and retail options

2.1.1 Attract more mixed use development in the city centre

This action implies more housing provision within the Frankston Major Activity Centre. No specific indicator is proposed for this item.

As Council itself is not a direct provider of new housing stock, there is little mention of specific resources to be allocated to this outcome in the Council Plan. However many of the priorities and associated resources described in the Council Plan are complementary to a strategy for an increase in housing development activity in the City.

3.3 Frankston Municipal Health and Wellbeing Plan

Frankston City Council's 2013 -2017 Municipal Health and Wellbeing Plan represents significant engagement and partnership of community members and organisations' efforts to achieving a healthy and connected community.



The Plan states that Council plays a key role in creating communities and environments in which people can achieve positive health and wellbeing outcomes. It has a direct influence over some of the most powerful determinants of health such as employment, social support, land use planning, transport, and access to cultural activities such as arts, libraries and festivals. The Municipal Health and Wellbeing Plan outlines the actions and partnerships Council will implement to support health.

Naturally, access to good quality housing is considered essential to maintaining good health. Relevant objectives from the Municipal Health and Wellbeing Plan are:

"OBJECTIVES

1.1 Promote housing as a fundamental component of community health and wellbeing

Mental Health

There are a number of factors that can influence people's mental health including housing and homelessness, socioeconomic status, employment and social inclusion for example."

Proposed actions for Housing and rooming houses are:

Improved access to primary care services for homeless

Advocate and maintain awareness of legislative and social developments affecting caravan parks and rooming houses in Frankston City.

Consult with local emergency housing agencies to understand issues to include in rooming house guidelines and explore the opportunities for their adoption in Local Law No.7

Ageing well objective:

2.2 Support older residents who choose to live independently in their homes.

Action: Work with U3A members to explore improved accommodation and housing options for older people in Frankston City

The Municipal Health and Wellbeing Plan focuses on service delivery and educational and promotional measures to promote a healthy and connected community. However the link between health and access to appropriate housing is made clear.

4.0 Frankston Housing Strategy implementation history

Council's previous Housing Strategy was endorsed in September 2013. It describes 'whole of Council' activities in the area of housing policy, planning and provision. An earlier version of the Frankston Housing Strategy was developed in 2002/2003 in conjunction with the landmark Neighbourhood Character Study that was undertaken for the whole city at that time. This provided a strong policy basis for decisions relating to housing within the municipality.

The 2013 Housing Strategy has been used to inform the review of the Municipal Strategic Statement that is now being implemented through Am C100. This Amendment seeks to make changes to Clause 21.07 – Housing, by updating content, including the 'Frankston Housing Strategy – 2013' as a reference document, and deleting the associated map. Am C100 has completed public exhibition and was reviewed by an Independent Panel in August 2016. The Panel Report has been received and is generally supportive of the Amendment. Am C100 will be reported to Council in November 2016 and is likely to be approved by the Minister for Planning in early 2017.

Council had intended to implement the 2013 Housing Strategy recommendations through Planning Scheme Amendment C95. This amendment was designed to introduce new residential zones for particular locations within Frankston City. On 15 October 2013, Council resolved to initiate Am C95 in order to introduce the Residential Growth Zone (RGZ), General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ), and to apply the new zones generally in accordance with the Frankston Housing Strategy 2013 with variations agreed to by Council following community consultation.

The following timeline sets out the progress of Am C95:

- The Amendment was placed on public exhibition between 28 October 2013 and 13 December 2013. A total of 66 submissions were received by the close of the exhibition period. Council accepted five late submissions after the exhibition period.
- At its meeting of 20 January 2014, Council resolved to refer the submissions to a Panel.
- A Directions Hearing was held in relation to the Amendment on 17 February 2014.
- The Panel Hearing was held on 17, 18, 19 and 20 March 2014 to hear submissions in respect of the Amendment.
- The Panel Report was received by Council on 29 May 2014. This report cast doubt on the rezoning proposals included in Am C95.
- On 1 July 2014, the Minister for Planning rezoned most of Frankston's residential areas to the new General Residential zone (this was the State Government's deadline for the introduction of the new residential zones to all Victorian Planning Schemes).
- It was decided by Council in November 2014 to do further strategic work and perhaps modify Am C95 so it could be re-considered for adoption.
- The amendment lapsed on the 31/10/2015

The Panel report did not support the proposed allocation of the new residential zones and questioned the relationship of the amendment to the strategic work that informed the 2013 Frankston Housing Strategy. The Panel recommended that the location of the new residential zones should be further studied. On receiving this advice, Council paused the progress of the amendment pending further research.

In the meantime, the State Government applied the General Residential Zone to all residential areas within the city (other than to land zoned Mixed Use or Low Density Residential). Amendment VC116, gazetted on 1 July 2014, applied the General Residential Zone to land previously zoned Residential 1, 2 and 3 where a new residential zone was not applied. The amendment also removed the Residential 1, 2 and 3 zones from the Victoria Planning Provisions and all planning scheme.

As Council did not make a decision to progress Am C95 by 31/10/2015 (two years after the formal amendment process commenced) it automatically lapsed.

Council has now had more than two years' experience of working with the General Residential Zone and is well placed to reconsider the recommendations of its 2013 Housing Strategy. Ministerial Direction No 17 (gazetted in July 2014) is relevant: A planning authority must evaluate and monitor the implications of the application of any of the three residential zones within two years of their gazettal into a planning scheme. Planning authorities must specifically assess the affect of the residential zone(s) on housing supply, housing prices, infill development sites, land prices and the availability of land for infill development but are not limited to those matters.

Table 1: Number of new dwellings approved by month, July 2014 to June 2016

Month and Year	New Dwellings approved in the GRZ	New Dwellings Approved in other zones	Total approved dwellings
July 2014	92	0	92
August 2014	1	0	1
September 2014	35	38	73
October 2014	7	1	8
November 2014	27	63	90
December 2014	34	23	57
January 2015	32	0	32
February 2015	16	2	18
March 2015	39	1	40
April 2015	63	7	70
May 2015	53	2	55
June 2015	110	0	110
Total 2015-16	509	137	646
July 2015	36	0	36
August 2015	28	0	28
September 2015	72	25	97
October 2015	53	0	53
November 2015	59	0	59
December 2015	41	0	41
January 2016	4	0	4
February 2016	81	0	81
March 2016	55	1	56
April 2016	20	0	20
May 2016	4	0	4
June 2016	40	0	40
Total 2015-16	493	26	519

A total of 839 dwellings have been approved within the 'General Residential Zone' in the two year period from July 2014 to June 2016, accounting for 83.73% of all new dwellings approved during this period. In 2014-15, 509 new dwellings were approved in the General Residential Zone. In 2015-16, 493 new dwellings were approved in the General Residential Zone. It can be seen that the operation of the General Residential Zone has allowed Frankston CC to maintain its annual production of new dwellings at consistently high levels. Also the overwhelming majority of new dwellings are located in this zone rather than in other zones. In assessing multi dwelling applications, Council requires one parcel of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 3 metres and convenient access from a living room. Although this requirement is not in the General Residential Zone of the Frankston Planning Scheme, this Council requirement has had a high success rate both from conditional approval and VCAT approval.

This refresh of the Frankston Housing Strategy will help inform a new Amendment to improve the operation of the residential zones and associated overlay provisions of the Frankston Planning Scheme. The purpose of a new amendment will be to properly implement the objectives of the new Frankston Housing Strategy, as well as, including implementation of Council's B28 requirement to give it statutory weight.

5.0 Frankston Housing Profile and Forecast Change

This section provides an analysis of the historical trends in housing and household data in Frankston City. This will be used to inform the type and mix of housing that is required to meet the projected demand in the City of Frankston over the next twenty years and beyond.

There are many different definitions of house and dwelling types. To maintain consistency with the most important data sources, the Frankston Housing Strategy uses the main housing types as defined by the Australian Bureau of Statistics (ABS):

- **Separate house** - includes all free-standing dwellings separated from neighbouring dwellings by a gap of at least half a metre.
- **Medium density** - 'Medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.
- **High density** - includes flats and apartments in 3 storey and larger blocks

The following definitions are also useful, although they only apply to small numbers of dwellings in Frankston City:

- **'Caravans, cabins, houseboats'** includes all such mobile accommodation, both inside and outside caravan parks (including caravans in private backyards).
- **'Other'** includes houses and flats attached to shops or offices, and improvised homes, tents and sleepers out on Census night.
- **'Non-private dwellings'** are dwellings which provide a communal form of accommodation such as Hotels, Motels, Nursing Homes, Hospitals, Army Barracks, Staff Quarters, Boarding Houses, Homeless shelters, Youth hostels and Ski Lodges

Figure 2: Frankston City Private Dwelling Type 2011 and 2006.

Frankston City	2011			2006			Change
Dwelling type	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	2006 to 2011
Separate house	43,177	81.1	73.1	39,835	81.8	71.8	+3,342
Medium density	8,243	17.4	21.1	6,277	16.9	21.5	+1,966
High density	302	0.6	7.2	158	0.3	6.3	+144
Caravans, cabin, houseboat	458	0.9	0.2	150	0.3	0.3	+308
Other	68	0.1	0.3	117	0.2	0.3	-49
Not stated	16	0.0	0.0	7	0.0	0.0	+9
Total Private Dwellings	53,252	100.0	100.0	48,946	100.0	100.0	+4,306

Source: Australian Bureau of Statistics, *Census of Population and Housing 2006 and 2011*. Compiled and presented by *id*, the population experts.

In 2011, there were 53,252 private dwellings in Frankston City. Of these, 81.6% were separate houses. This is a substantially higher proportion than in Greater Melbourne overall. While the extent of medium density housing in Frankston City approaches the proportion that exists in Greater Melbourne (17.4% to 21.1% respectively), it is in the category of high density housing that Frankston is particularly under represented. This is largely due to Frankston's historical development as a regional centre and later as an outer suburban living area.

Figure 3: Frankston City Dwelling Type Summary 2011 and 2006

Dwellings	2011			2006			Change
Dwellings	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	2006 to 2011
Total dwellings	53,333	100.0	100.0	49,000	100.0	100.0	+4,333
Occupied private dwellings	49,532	92.9	91.2	45,626	93.1	91.7	+3,906
Non-private dwellings	3,801	7.1	8.8	3,374	6.9	8.3	+427
Average household size (persons per dwelling)	2.50	-	2.62	2.51	-	2.60	-0.01

Source: Australian Bureau of Statistics, *Census of Population and Housing 2006 and 2011* (Enumerated). Compiled and presented by *id*, the population experts.

The great majority of Frankston's 53,333 dwellings (2011) are private dwellings.

The Non-private dwellings category includes hotels, motels, and boarding houses as well as aged care facilities and other specialist accommodation. Interestingly, only 2,213 persons were recorded as living in non-private dwellings, perhaps reflecting a high vacancy rate for this type of accommodation at the time of the Census.

Average household size in Frankston City is 2.5 persons (2011). This has been slowly declining over time.

5.1 Demographic Profile

In 2016 the Estimated Resident Population (ERP) of Frankston City is 137,000 people. This is a significant increase from the 2011 Census figure of 126,458. (The recent 2016 Census results are not yet available).

A snapshot of current demographic statistics is provided below:

Figure 4: Frankston City Profile Statistic

City Profile Statistics

City Profile	
Population (Australian Bureau of Statistics as at 30 June 2015)	135,971
Number of households (Census 2011)	49,331
Percentage of males (Census 2011)	48.9%
Percentage of females (Census 2011)	51.1%
Residents born overseas (Census 2011)	21.8%
Residents who speak a non-English language (Census 2011)	10.2%
Average people per household (Census 2011)	2.5
Median weekly household income (Census 2011)	\$1,140
Rateable properties (as at May 2016)	61,101

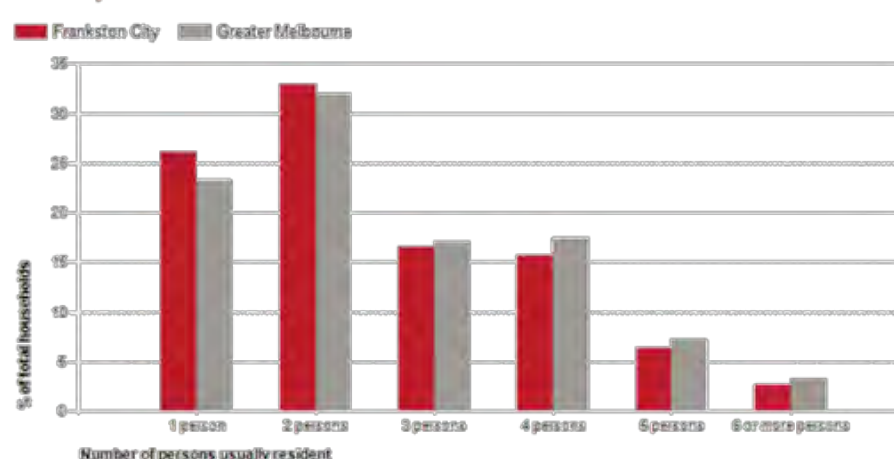
(from the Frankston City Council Plan 2013-17 year 4 Update (2016))

5.1.1 Household Size and Type

The average number of people per household in Frankston reflects a predominance of 2 persons and 1 person households. Together, these two categories account for over 59% of all households. There are significant proportions of 3 person and four person households (16.6% and 15.6% respectively). Less than 10% of households have more than 4 persons.

Figure 5: Frankston City Household size 2011 Bar Graph

Household size, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Estimated data)
Compiled and presented in profile by JH, the population experts.

Figure 6: Frankston City Household size 2011 Summary Table

Household size	2011			2006			Change
	Number	%	Greater Melbourne	Number	%	Greater Melbourne	
1 person	12,352	26.1	23.3	11,295	25.8	23.0	+1,057
2 persons	15,583	32.9	32.0	14,275	32.6	32.1	+1,308
3 persons	7,968	16.6	17.4	7,229	16.6	16.8	+628
4 persons	7,308	15.6	17.4	6,791	15.6	17.2	+607
5 persons	2,068	4.4	7.2	2,040	4.7	7.0	+138
6 or more persons	1,236	2.6	3.2	1,116	2.6	3.0	+120
Total classifiable households	47,409	100.0	100.0	43,549	100.0	100.0	+3,860

Source: Australian Bureau of Statistics, Census of Population and Housing, 2006 and 2011. Data presented in profile by JH, the population experts.

When considering the type of households in Frankston City, these results show that the traditional nuclear family of 'couples with children' is the most common type, accounting for 30% of all households. However 'lone person' households and 'couples without children' are also well represented, and 'one parent families' are a particular feature of the Frankston City household profile. In contrast, 'group households' and 'other families' account for very small

proportions of households in Frankston City.

These results do not match well with the prevalent dwelling types recorded in Frankston. Three and four bedroom dwellings account for 72% of all dwellings. One and two bedroom dwellings account for only 19.2% of all dwellings in Frankston City.

It could be expected that more one and two bedroom dwellings will be required in future, in medium and higher density development formats, to accommodate Frankston's growing population and to align more closely to the prevailing household types.

Figure 7: Frankston City Household type 2011 Bar Graph

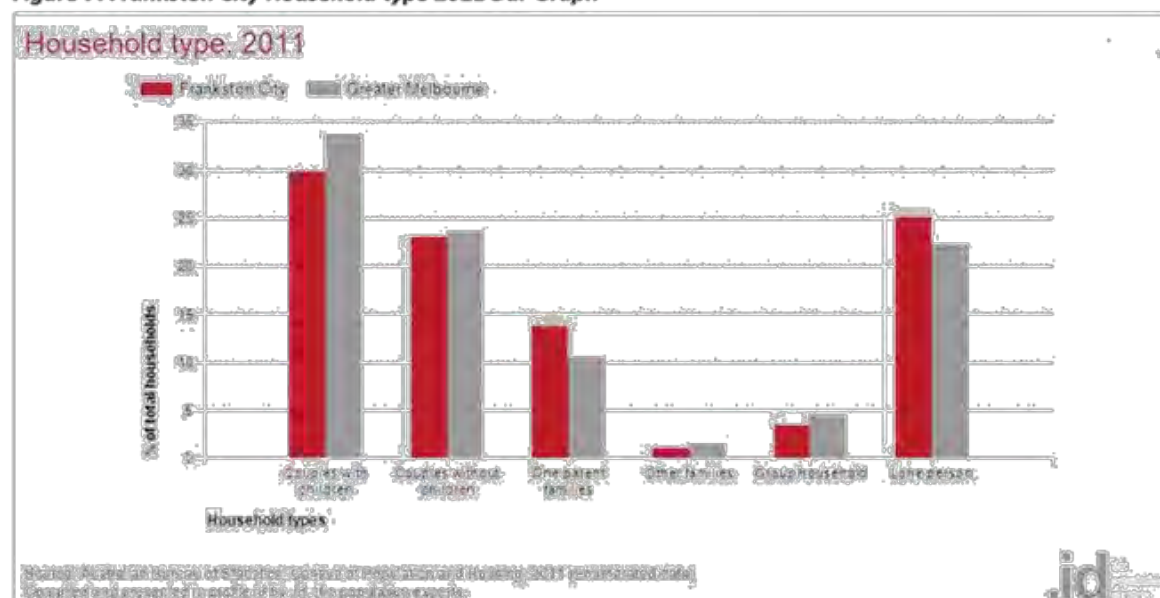
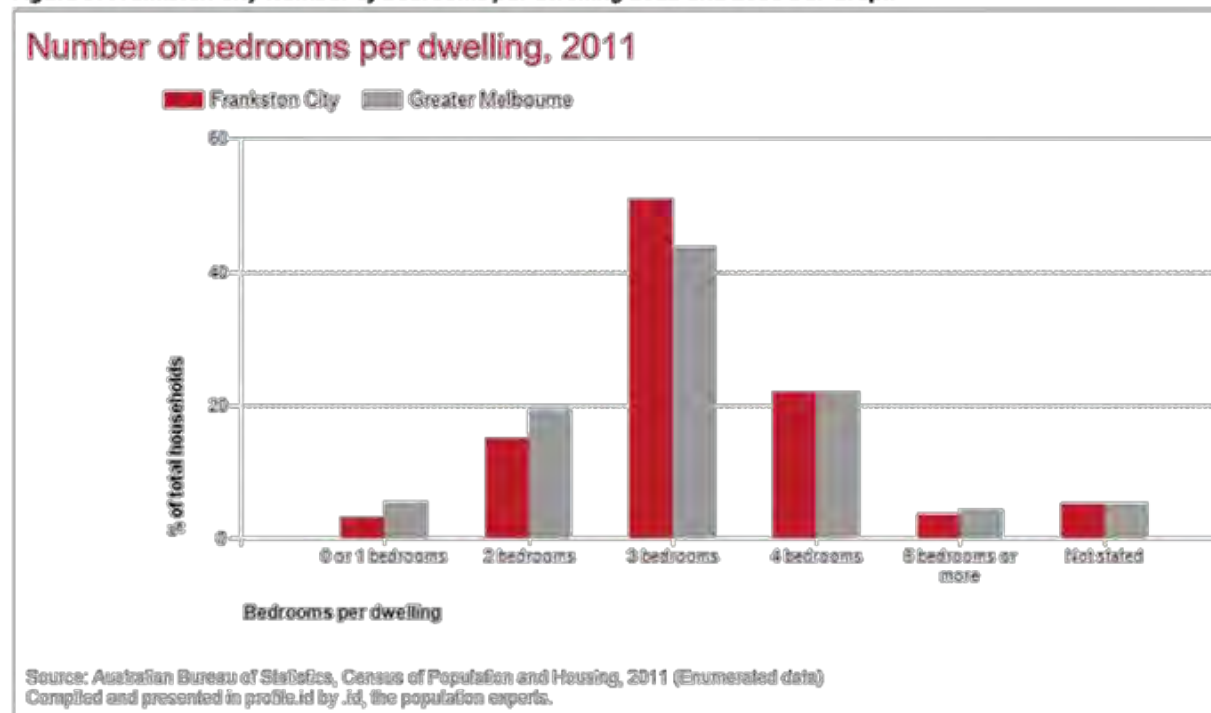


Figure 8: Frankston City Number of bedrooms per dwelling 2011 and 2006 Summary Table

Number of bedrooms per dwelling		2011		2006		Change
Number of bedrooms		Number	% of Greater Melbourne	Number	% of Greater Melbourne	2006 to 2011
0 or 1 bedrooms		1,548	4.2	1,427	3.1	+121
2 bedrooms		7,390	15.0	6,110	14.7	+1,280
3 bedrooms		25,120	52.9	22,830	51.0	+2,290
4 bedrooms		10,850	22.0	9,467	20.7	+1,383
5 bedrooms or more		1,820	3.7	1,925	4.3	-105
Not stated		2,575	5.2	2,818	6.2	-243
Total households		49,332	100.0	45,631	100.0	+3,701

Source: Australian Bureau of Statistics, Census of Population and Housing, 2006 and 2011. Population presented by .id, the population experts.

Figure 9: Frankston City Number of bedrooms per dwelling 2011 and 2006 Bar Graph



5.1.2 Household Income

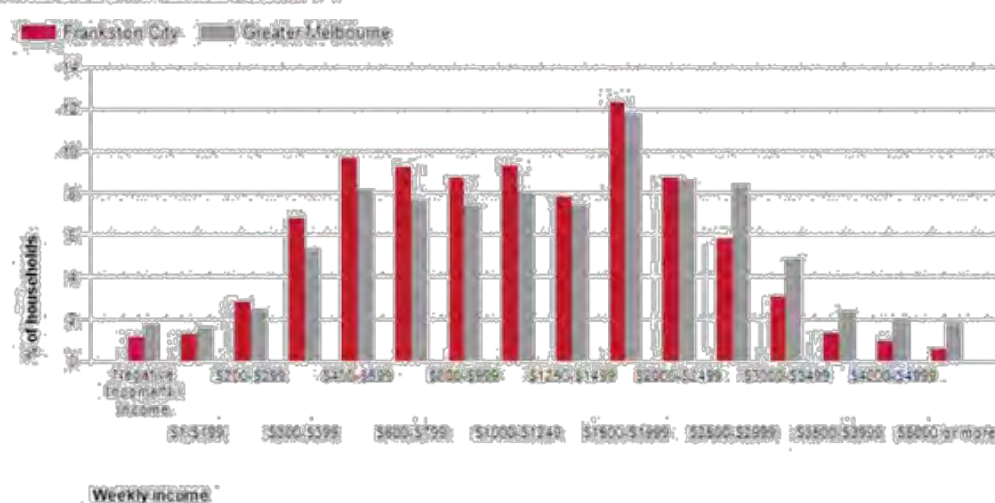
Analysis of household income levels in Frankston City in 2011 compared to Greater Melbourne shows there was a smaller proportion of high income households (those earning \$2,500 per week or more) and a higher proportion of low income households (those earning less than \$600 per week).

Overall, 11.7% of the households earned a high income and 21.7% were low income households, compared with 19.4% and 19.2% respectively for Greater Melbourne.

This suggests that Frankston City is attractive to lower income households and emphasises the need for more affordable housing within the city.

Figure 10: Frankston City Weekly Household income 2011

Weekly household income, 2011



Source: Australian Bureau of Statistics (Census of Population and Housing 2011) (Frankston 2011)
 Data has been processed and presented by the research experts.

jd

5.1.3 Housing Tenure

In 2011, 66.2% of all households in Frankston City either owned their homes outright, or were purchasing with a mortgage. This is very close to the Greater Melbourne average.

Of the 26.6% of households renting, by far the greatest proportion were in the private rental market.

Only 1,519 households (3.1%) were renting from social housing providers.

Figure 11: Frankston City Housing tenure 2011 and 2006

Housing tenure

Frankston City	2011			2006			Change
	Number	%	Greater Melbourne	Number	%	Greater Melbourne	
Tenure type:							
Owned outright	42,908	87.3	87.5	42,878	87.5	87.8	+330
Mortgage	19,651	39.9	35.3	18,385	40.3	34.8	+1,266
Renting	13,127	26.6	28.2	19,279	42.2	29.3	-6,152
Social housing	1,519	3.1	2.9	1,407	3.3	3.0	+122
Private	11,608	23.5	25.3	17,872	38.9	26.3	-6,264
Not stated	232	0.5	0.5	206	0.5	0.6	+26
Other categories	474	1.0	0.7	865	1.9	0.9	-391
Not stated	2,355	4.8	5.0	3,203	7.0	7.2	-848
Total households	49,332	100.0	100.0	48,634	100.0	100.0	+698

Source: Australian Bureau of Statistics, Census of Population and Housing, 2006 and 2011. Frankston City, Victoria.

It is useful to note that at this time the majority of 'separate houses' were fully owned or being purchased (77%). By comparison, over half of the medium and high density dwellings were being privately rented. Not surprisingly, this suggests that in Frankston, the rental market is focussed on the less expensive types of dwellings.

The preferred type of dwelling for owner-occupiers is clearly the 'separate house'. As these types of dwelling are usually more expensive to rent, the relationship between average rental costs and average mortgage payments is important. Under favourable financial conditions (including local employment rates and applicable household loan interest rates) households on median incomes would be able to afford to buy a 'separate house' in Frankston City.

5.1.4 Cultural Diversity

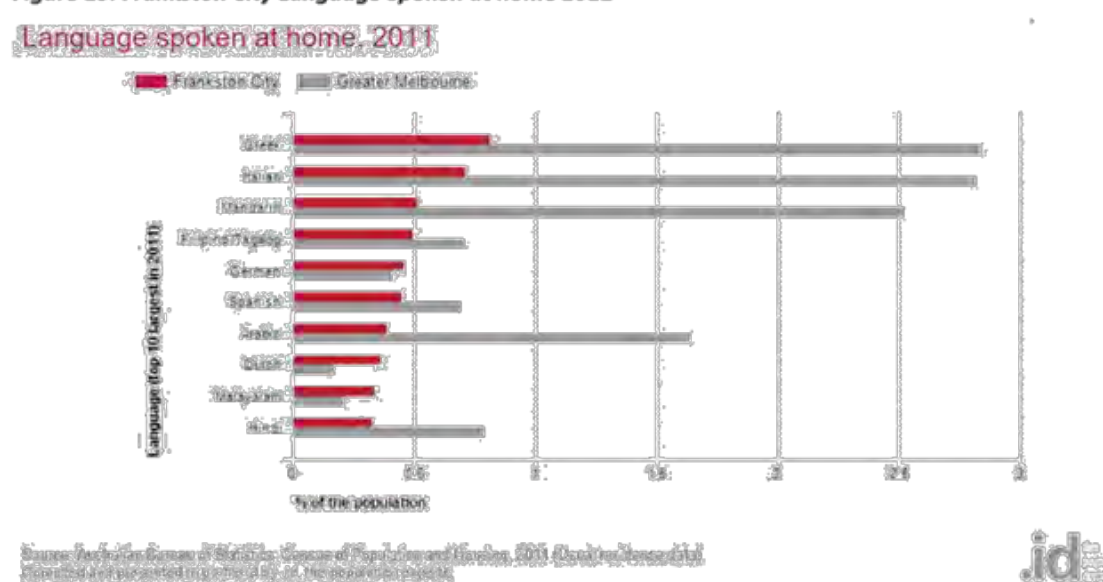
While Frankston is culturally diverse, it does not match the greater Melbourne average for this attribute. Nearly 22% of the total population is overseas born, compared with a proportion of 31.4% for Greater Melbourne. Only 10.2% of the Frankston City population is overseas born with a non-English speaking background. In Greater Melbourne, 24.2% of the population is overseas born with a non-English speaking background.

Figure 12: Frankston City Birthplace Summary 2011 and 2006

Birthplace - Summary						
Frankston City - Total person 22,537 (95.96%)						
	2011			2006		
Birthplace	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %
Total overseas born	22,537	21.8	31.4	22,537	20.9	31.4
From English speaking countries	12,903	10.2	24.2	10,379	9.8	21.0
From non-English speaking countries	14,334	13.6	24.2	14,334	13.6	24.2
Australia	91,703	72.6	63.8	84,992	71.9	64.5
Melbourne	2,429	5.5	5.3	2,429	5.5	5.3
Total Population	126,456	100.0	100.0	117,709	100.0	100.0
Source: ABS Census of Population and Housing 2006 and 2011, Frankston City and Greater Melbourne						

In Frankston City, 10% of people spoke a language other than English at home in 2011. More than 85% of the population spoke English only.

Figure 13: Frankston City Language Spoken at home 2011



Frankston City's existing ethnic and cultural profile may influence the prevailing preference within the city for traditional suburban housing types. Other suburban areas such as Greater Dandenong (11% Vietnamese), Monash (Mandarin 9.3%) and Whitehorse (Mandarin 7.5%) are more culturally diverse than Frankston City, which is more similar to the Mornington Peninsula (Italian 1%) in its ethnic make-up. While all outer suburban areas of greater Melbourne favour 'separate housing' as the dominant housing type, a more culturally diverse population may be less averse to selecting medium and higher density housing types.

5.1.5 Age Profile

The distribution of age groups in the Frankston City population aligns fairly closely to that of greater Melbourne. Frankston has slightly less 'young workforce' people (25 to 34) and slightly more of the over-50s groups.

Figure 14: Frankston City Age structure by service age groups 2011 and 2006

Age structure - Service age groups						
Service age group (years)	2011			2006		
	Number	%	Greater Melbourne	Number	%	Greater Melbourne
0-4	9,575	6.1	6.5	7,348	6.3	6.5
5-14	10,771	6.6	6.4	11,260	9.6	8.8
15-17	10,907	7.3	7.3	10,731	9.1	7.3
18-24	11,801	8.2	10.1	10,724	9.1	10.1
25-34	15,375	13.3	13.4	15,803	13.4	13.4
35-44	27,803	22.0	22.0	26,022	22.6	22.7
45-54	18,887	18.3	18.3	18,258	15.6	15.6
55-64	12,779	9.7	9.0	10,058	8.6	8.1
65-74	9,575	7.4	7.4	8,092	7.0	7.0
75 and over	2,230	1.8	1.8	1,946	1.7	1.8
Total population	126,457	100.0	100.0	117,787	100.0	100.0

More than 30% of the population is aged over 50, and this proportion is likely to grow over time, as the population ages. This is likely to contribute to the demand for smaller housing options (one and two bedroom dwellings) as well as for specialised aged care housing.

5.1.6 Index of Social Disadvantage

The Frankston City SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics. It provides a general view of the relative level of disadvantage in one area compared to others. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.

A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage. The percentile column indicates the approximate position of this small area in a ranked list of Australia's suburbs and localities. It's meant to give an indication of where the area sits within the whole nation. A higher number indicates a higher socio-economic status. For instance, a percentile of 72 indicates that approximately 72% of Australia's suburbs have a SEIFA index lower than this area (and are more disadvantaged), while 28% are higher.

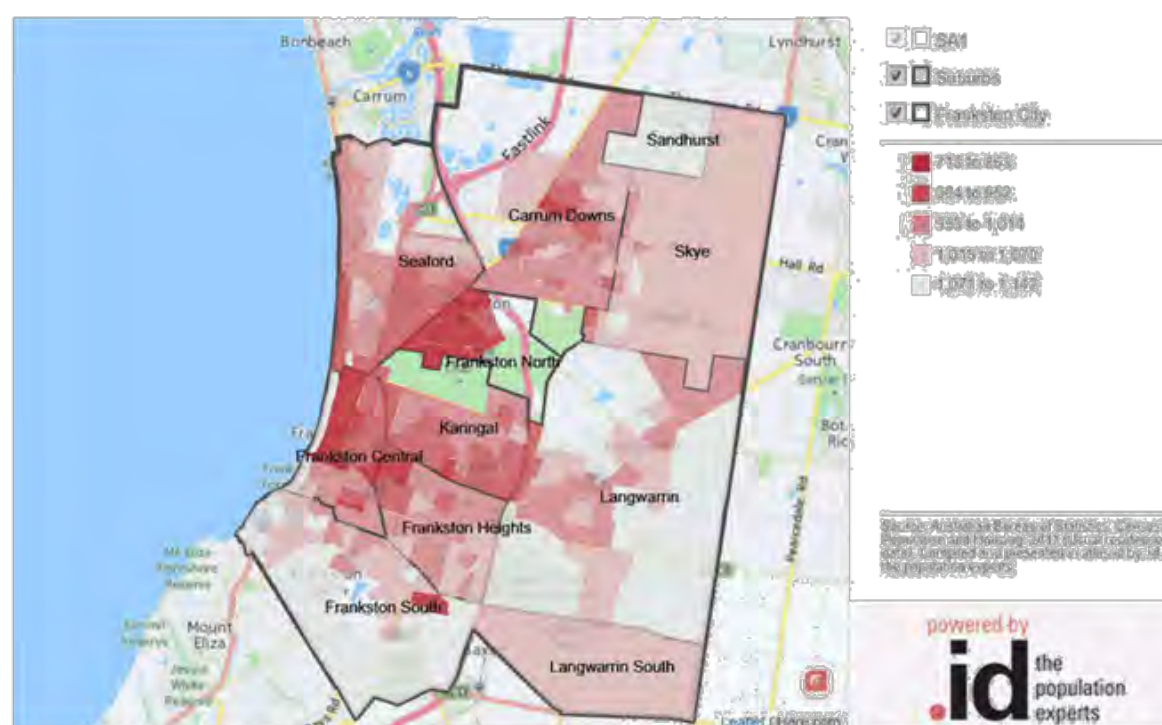
Figure 15: Frankston City Social Disadvantage Index by suburb 2011

Index of Relative Socio-economic Disadvantage		
Frankston City's social disadvantage areas		
Area	2011 Index*	Percentile*
Frankston North	832.3	15
Frankston Metropolitan Activity Centre	888.0	10
Frankston Central	899.6	16
Karingal	948.8	23
Seaford	951.9	25
Carrum Downs	985.3	38
Frankston Heights	987.3	39
Frankston City	996.7	44
Australia	1,002.0	47
Victoria	1,009.6	51
Greater Melbourne	1,020.3	57
Skye	1,035.0	66
Langwarrin	1,050.0	74
Frankston South	1,058.9	79
Langwarrin South	1,068.8	83

Frankston City as a whole has a SEIFA index rating of 996.7 which is just below the average for Australia (1,002.0). The suburbs of Skye, Langwarrin, Frankston South and Langwarrin South have relatively high ratings on the index, scoring higher than the averages for Victoria and for Greater Melbourne.

Frankston North and the FMAC area are shown as particularly disadvantaged on the SEIFA index. Frankston Central, Karingal, Seaford, Carrum Downs and Frankston Heights all have lower scores than the Frankston City average.

Figure 16: Frankston City Socio-economic Disadvantage map 2011



These relative levels of disadvantage can be indicative of areas experiencing housing stress, with significant numbers of households having difficulties in meeting their rental and/or home mortgage obligations on a regular basis.

The most well accepted policy definition of 'housing stress' is where households have to spend more than 30% of their weekly income on rent or mortgage payments.

In 2011, the average monthly mortgage payments in Frankston City were: \$1,647, while average weekly rentals are \$265. To avoid housing stress, households in Frankston would need to earn more than \$5,435.10 per month (with a mortgage) or \$874.50 per week (for a rental property).

5.1.7 Dwelling Types and Household Size Across Frankston City

Frankston City's post war development urban expansion has resulted in a series of residential estates extending inland from the original settlements along the coast. Expansion commenced in Frankston North, Karingal and Seaford areas. More recent development has occurred in Carrum Downs, Skye and Langwarrin. While the dominant housing form in all suburbs is the 'separate house', there are some local differences.

Figure 17: Frankston City dwelling types by suburb 2011

STATE SUBURBS	SEPARATE HOUSE		MEDIUM DENSITY		HIGH DENSITY	
	NO. OF DWELLINGS	% OF TOTAL	NO. OF DWELLINGS	% OF TOTAL	NO. OF DWELLINGS	% OF TOTAL
Frankston	10,924	77%	1,030	7%	2,191	15%
Frankston North	2,016	92%	65	3%	103	5%
Frankston South	5,516	87%	341	5%	449	7%
Carrum Downs	5,673	84%	606	9%	266	4%
Langwarrin South	347	100%		0%		0%
Langwarrin	6,509	88%	458	6%	463	6%
Skye	2,283	95%	44	2%		3%
Seaford	4,798	73%	585	9%	1,167	18%
Frankston LGA	39,019	82%	3,242	7%	4,707	10%
Greater Melbourne	1,039,342	73%	165,487	12%	219,111	15%

Source: ABS Census 2011

The older settlements of Seaford and Frankston have significantly higher proportions of medium density and high density dwellings than the other suburbs. A new suburb, Carrum Downs, is relatively well represented in terms of 'medium density' housing with this accounting for 9% of its dwellings. At the other extreme, Langwarrin South and Skye are almost exclusively comprised of 'separate houses'.

The average household size in the Frankston City decreased from 2.7 persons in 1996 to 2.5 persons in 2011. This is lower than the Greater Melbourne average of 2.6 persons in 2011.

Figure 18 shows the average household size in 2011 for Frankston City Suburbs arranged by their distance from the Melbourne CBD. It shows that there is significant variation between suburbs, with 3.2 persons per dwelling in Langwarrin South and 2.3 persons per dwelling in Frankston and Seaford.

Figure 18: Average Household Size, Frankston Suburbs (2011)



These results show that the older, coastal parts of Frankston City have smaller average household sizes than the newer suburbs towards the urban fringe.

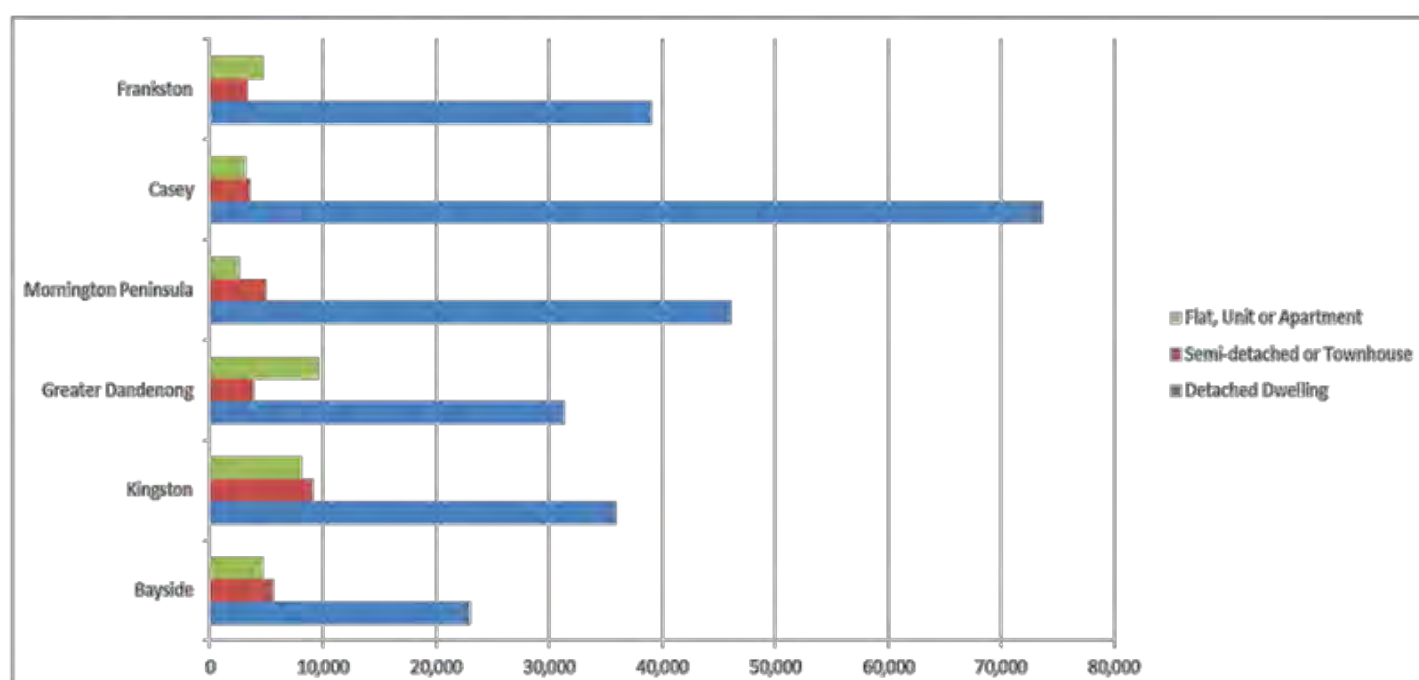
5.1.8 Comparison with other Municipalities

Frankston City shares with its surrounding municipalities, including Dandenong, Kingston and Mornington Peninsula a predominance of 'separate dwellings'.

The dwelling type proportions in Frankston are similar to those in Mornington Peninsula Shire.

Neighbouring municipalities to the north (Bayside, Kingston and Dandenong) have a significantly lower proportion of separate dwellings than Frankston, and a corresponding higher proportion of medium density and high density housing.

Figure 19: comparing Housing Types: Frankston City and neighbouring Councils 2011



	Frankston	Casey	Mornington Peninsula	Greater Dandenong	Kingston	Bayside
Flat, Unit or Apartment	9.90%	3.90%	4.70%	21.20%	15.10%	14%
Semi-detached or Townhouse	6.80%	4.40%	9.10%	8.40%	16.90%	16.70%
Detached Dwelling	82.30%	91.50%	85.10%	68.90%	67.10%	69%

The Distribution (%) of Housing Types in Comparison to Neighbouring Municipalities

5.2 Population and Dwelling Forecast

This section presents population and household projections for the purposes of estimating dwelling requirements in Frankston City over the next 20 years. Population projections form the basis of all strategic planning; however there are a number of sources of these projections, which can be used to form a picture of future demand for housing. The need for housing in the City will be determined by the number of new residents over the next 20 years, and by choices made by these and existing residents as to their housing requirements.

Population projections can be derived from a variety of methods. These can include 'Victoria in Future' (VIF) projections prepared by the Department of Planning and Community Development in 2016; and extrapolation of historical population growth between 1996 and 2011 based on ABS Census data. The population and dwelling forecasts prepared for Council by id consultants in September 2016 indicate that Frankston's population is expected to reach 153,790 in 2036. This is an increase of 16,669 persons over twenty years, or an average of 834 people per year.

Household size is likely to decline over this period from an average of 2.47 persons per household in 2016 to 2.42 in 2036. This means that more dwellings would be required than what might be expected from the population increase alone.

Figure 20: Frankston City Forecast population, households and dwellings to 2036

Forecast population, households and dwellings						
Frankston City		Forecast year				
Summary	2011	2016	2021	2026	2031	2036
Population	137,121	137,391	142,488	147,578	150,764	153,790
Change in population (6yrs)		6,771	5,367	4,890	3,386	3,026
Average annual change		1.02%	0.22%	0.68%	0.40%	0.40%
Households	51,484	54,810	57,289	59,541	61,242	62,764
Average household size	2.66	2.47	2.48	2.44	2.43	2.42
Population in non private dwellings	1,523	1,612	1,763	1,842	1,982	2,102
Dwellings	50,733	53,198	55,526	57,699	59,260	60,662
Dwelling occupancy rate	95.81	95.85	96.07	96.02	95.81	95.49

Population and household forecasts 2011 to 2036 prepared by id, the consultation experts, September 2016.

Figure 21: Frankston City Forecast household types to 2036

Forecast household types							
Frankston City		2011		2026		2036	
Type		Number	%	Number	%	Number	%
Couple families with dependents		15,347	30.2	16,657	28.3	17,282	27.5
Couples without dependents		12,304	23.9	15,068	25.3	15,959	25.4
Group households		1,811	3.5	2,040	3.4	2,176	3.5
Lone person households		13,649	26.3	16,305	27.4	17,646	28.1
One parent family		7,015	13.6	7,859	13.2	8,253	13.1
Other families		1,255	2.4	1,409	2.4	1,476	2.4

Population and household forecasts 2011 to 2036 prepared by id, the consultation experts, September 2016.

The greatest increase in households over the forecast period will be 'lone person households' with 4,097 new households. The next most numerous will be 'Couples without dependents' (an increase of 3,651). These two categories will also increase as a proportion of all households.

The number of new dwellings that will be needed to accommodate this growth will be 8,540 or an average of 427 new dwellings per year. (This is well within the current dwelling production rate experienced by Frankston City).

Most new development will take place in urban renewal areas, or existing built up areas, as there is little vacant residential zoned land available in Frankston City. Accordingly, it is likely that the housing type of new residential development will trend towards medium and high density dwellings.

Based on the housing types required to meet future population needs, and the expectation that the relative distribution across the three main housing types will align more closely with the greater Melbourne pattern the likely numbers and types of new dwellings is forecast as follows:

Figure 22: Frankston City Dwellings required to meet forecast population growth to 2036

Housing Type	Proportion of new dwellings	Total Number of new dwellings by 2036	Annual number of new dwellings required to meet target
Separate dwellings	35%	2,989	150
Medium density	45%	3,843	192
High Density	20%	1,708	85
Total	100%	8,540	427

Note: these figures are presented 'net' of any existing dwellings lost through redevelopment of existing areas

The suburbs expected to accommodate most of the forecast population growth are, in order, Carrum Downs, Langwarrin/Langwarrin South, Frankston Central and Seaford. The slowest growth will occur in the middle suburbs of Karingal and Frankston North.

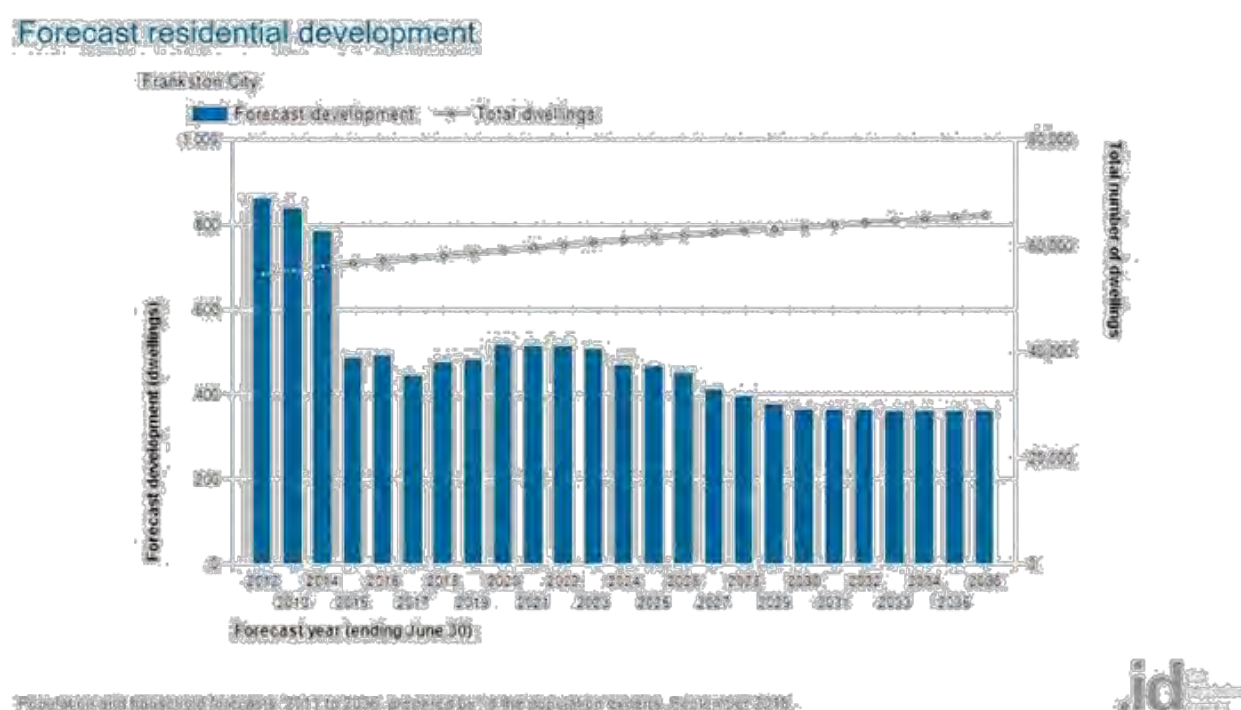
This shows that major residential development will occur in the central activity areas as well as the outer suburbs. However all suburbs are expected to accommodate some increase in population.

Figure 23: Frankston City Forecast population by suburb to 2036

Population summary								
Frankston City		Forecast year					Change between 2011 and 2036	
Area		2011	2015	2021	2026	2031	2036	
Frankston City		130,350	137,121	142,388	147,378	150,764	153,790	+23,440
Carrum Downs		19,882	21,121	22,628	24,221	24,900	25,576	+5,694
Frankston Central		9,895	10,353	11,227	12,042	12,776	13,505	+3,610
Frankston Heights		12,578	12,694	13,053	13,431	13,832	14,253	+1,675
Frankston North		5,795	5,933	6,048	6,165	6,283	6,391	+596
Frankston South		18,260	18,590	18,901	19,223	19,607	19,903	+1,643
Karingal		13,851	13,848	13,997	14,002	14,114	14,228	+377
Langwarrin / Langwarrin South		23,163	24,370	25,369	26,400	26,877	27,234	+4,071
Sandhurst		4,129	4,655	4,898	5,220	5,604	5,903	+1,774
Seaford		16,574	17,062	17,608	18,504	19,024	19,457	+2,883
Sub		152,418	158,534	163,928	168,722	172,725	176,738	+24,320

While it is convenient to talk about an average number of new dwellings that will be required each year, the growth projections show that this number will vary over the forecast period. The initial decade will have a higher production rate of dwellings, reflecting the take up of good development opportunities. The 2nd decade will see this production rate taper off, as development sites become more difficult to secure and the capacity of existing residential zoned land to absorb more development reaches a practical limit.

Figure 24: Frankston City Forecast residential development to 2036



The suburbs that will accommodate the largest numbers of new dwellings over the forecast period are, in order, Carrum Downs, Langwarrin/Langwarrin South, Frankston Central and Seaford. The smallest number of new dwellings will occur in the middle suburbs of Karingal and Frankston North.

Figure 25: Frankston City Forecast change in dwellings by suburb to 2036

Forecast residential development, 2011 to 2036		
Area	Change in dwellings between 2011 and 2036	
	Number	%
Frankston City	+11,882	+22.3
Canem Downs	+1,750	+5.6
Frankston Central	+1,306	+2.9
Frankston Heights	+778	+14.0
Frankston North	+209	+3.0
Frankston South	1925	+11.0
Portsea	+342	+5.4
Langebawn - Langebawn South	+1,137	+29.0
Seaford	+558	+16.2
Seaford	+1,464	+18.8
Total	+28,017	+22.9

5.3 Dwelling development trends

The estimate of new dwellings that are built each year in Frankston City is based on building approvals. Another measure is the number of dwellings approved in new planning permits. The second measure is less reliable for two reasons: not all new dwellings require a planning approval. In many cases, a separate dwelling can be constructed on a vacant residential zoned parcel of land without the need for a planning permit.

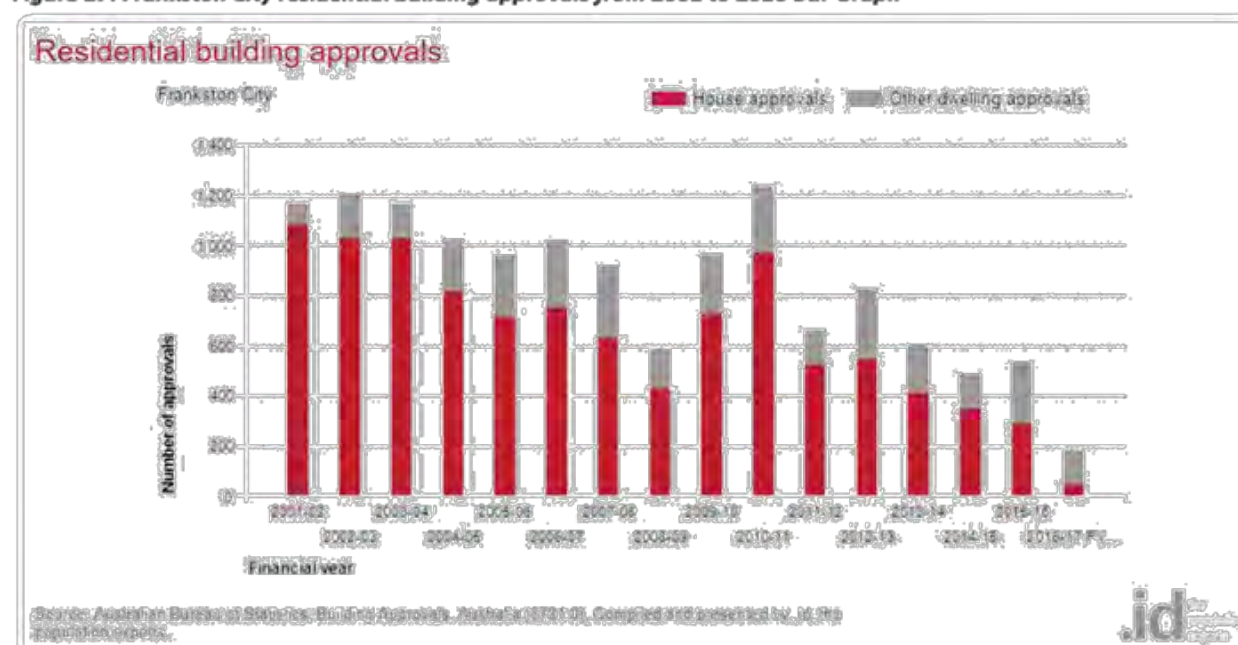
Council does issue planning permits for new subdivisions, which create vacant lots of residential zoned land. However, again this is unreliable, as the timing of development is not assured; people may obtain a planning permit and/or a subdivision permit and for various reasons, decide not to proceed with the development, or indeed take a number of years to complete the development. A building approval, which is normally issued just before construction commences, is by far the more reliable measure.

The table below illustrates the number of new dwellings with building approvals in Frankston City since 2001.

Figure 26: Frankston City residential building approvals from 2001 to 2016

Year (ending June 30)	Number			Annual change		
	Houses	Other	Total	Houses	Other	Total
2001-02	47	197	244	-282	-399	-681
2002-03	289	246	535	-57	+105	+48
2003-04	340	189	529	-59	-38	-97
2004-05	414	190	604	+132	-39	+221
2005-06	515	278	793	+222	+143	+365
2006-07	524	138	662	-445	-130	-576
2007-08	379	269	648	+255	+229	+484
2008-09	727	240	967	+298	+63	+361
2009-10	829	158	987	+300	-132	+168
2010-11	678	288	966	-121	+20	-101
2011-12	785	265	1,050	336	265	601
2012-13	716	242	958	-97	-32	-129
2013-14	819	215	1,034	+295	-265	50
2014-15	1,028	127	1,155	+1	-42	-41
2015-16	1,097	79	1,176	+69	-265	-196
2016-17	1,082	87	1,169	-15	+8	-7

Figure 27: Frankston City residential building approvals from 2001 to 2016 Bar Graph



The majority of new dwellings approved over this period are separate houses, although this category has been declining in total numbers since 2010. The proportion of 'other dwellings' (townhouses, units and apartments) has averaged 32% in recent years. The development data which shows strong demand for detached dwellings has been strongly influenced and led by supply of broadacre residential lots over the past 6 years.

In addition, large residential subdivisions in recent years may have artificially increased the dwelling consumption of detached houses as opposed to semi-detached and apartment dwellings. For example, 989 lots were subdivided in the Sandhurst Estate alone between 2009 and 2011.

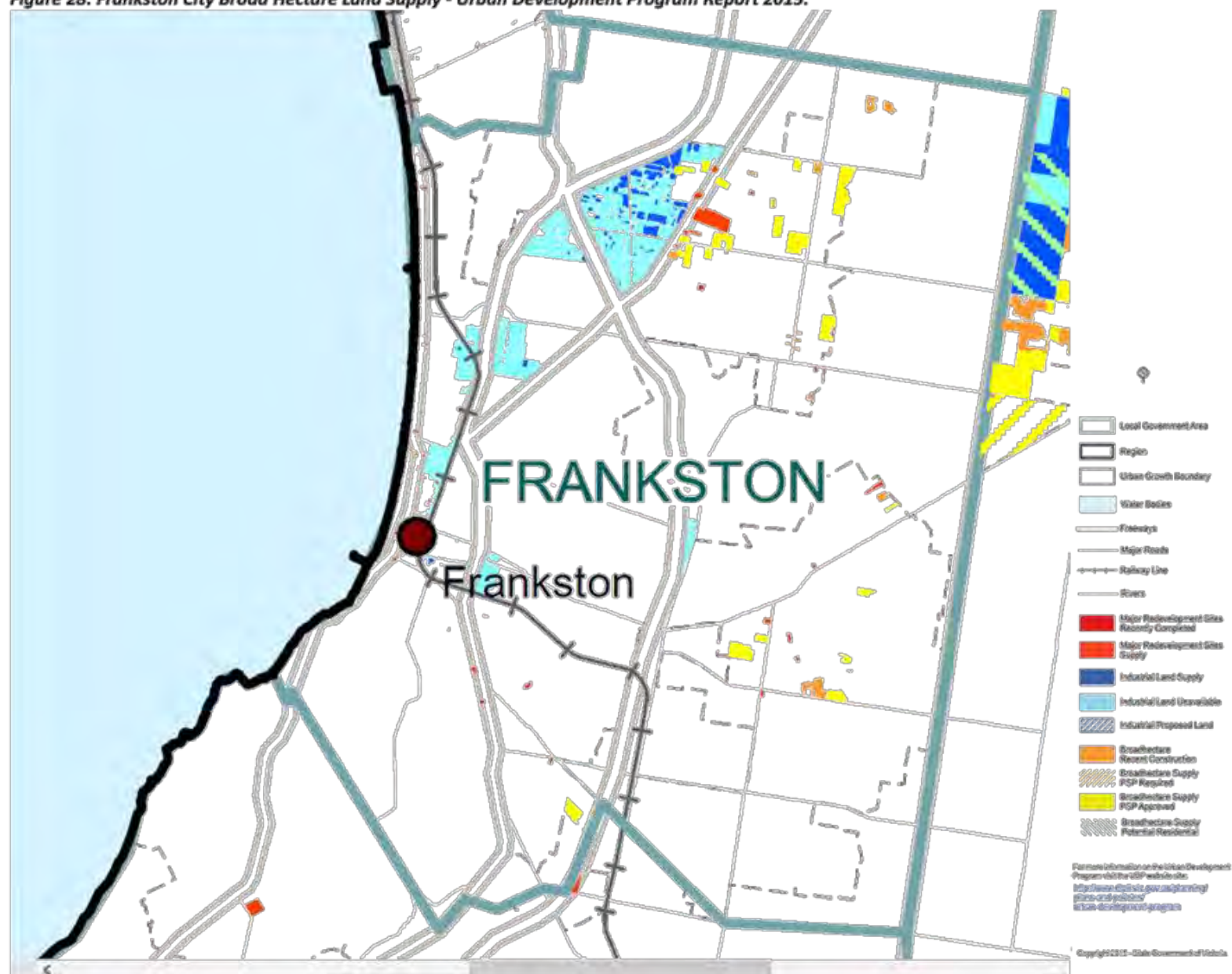
Given that the supply of broadacre residential land in the municipality is almost exhausted, further growth in detached dwellings is not sustainable, and alternative dwelling types (i.e. semi-detached and apartments) will now constitute an increasing proportion of the new dwelling stock.

The peak year for new dwellings in Frankston City was 2010-11 when over 1,236 dwellings were approved. Since then, there has been an average of 622 new dwellings approved each year.

Note that when new dwellings are created in existing built up areas, this may involve the demolition of existing dwellings. A rule of thumb is that in Frankston City, for each 100 new dwellings created, there are at least 8 existing dwellings that are lost. So the results reported here are not 'net' increases of new dwellings.

According to the DEWLP (2015) Urban Development Program Report, Frankston City has 1,311 vacant residential lots that are 'development ready'. This is broadly consistent with availability in previous years. Recent trends have seen around 200 new residential lots being constructed each year, though as noted earlier, broadhectare land for residential development will be exhausted in the next few years. As shown in the map below, these broadhectare sites are scattered through the suburbs of Carrum Downs, Skye, Langwarrin and Langwarrin South.

Figure 28: Frankston City Broad Hectare Land Supply - Urban Development Program Report 2015:



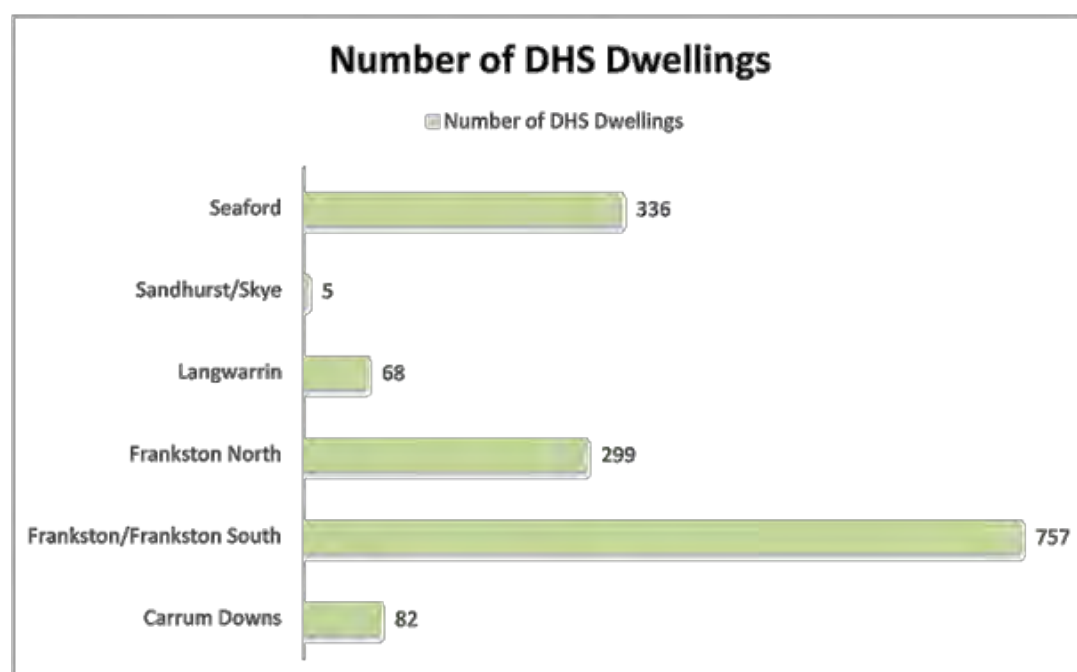
Source: DEWLP (2015) Urban Development Program Report

6.0 Public & Social Housing

In terms of housing need and affordability, the provision of public housing is an essential component of a city's housing stock. The amount and proportion of all housing that is publically owned by the State Government in Frankston City is small and does not meet the need for social housing. There are other forms of social housing providers which help to augment this supply of affordable housing.

Public housing is owned by the Department of Human Services and managed by the Office of Housing. The Frankston Office of Housing office manages stock in the metropolitan south east, including stock in the Frankston, Kingston and Mornington Peninsula local government areas located in Aspendale, Bon Beach, Carrum, Chelsea, Crib Point, Edithvale, Frankston, Frankston North, Frankston South and Seaford.

In 2017, there are currently 1,547 properties registered on Council's rate base as being owned by the Department of Human Services (DHS) (Frankston City Council, 2017).



Social housing providers are registered under the Housing Act, Vic of 1983. Housing provision and performance is regulated by the Registrar of Housing Agencies, Victoria. Registered housing organisations are divided into Housing Associations and Housing Providers.

Housing Associations are expected to grow social housing by leveraging government funding and existing property portfolios. Housing associations must be companies limited by shares or guarantee.

Housing Providers manage properties owned by the Office of Housing and may also manage and/or own other properties. Housing providers can be companies limited by shares or guarantee, incorporated associations or co-operatives.

Based on data available from the Housing Registrar there are currently a total of 362 social housing properties in the City, providing for 477 separate tenancies at capacity.

Of these properties:

- 257 are managed for long term housing and
- 103 by Transitional Housing Managers (THM).
- Common Equity Housing Limited owns 69 properties, of which the distribution between long term and THM is unknown.

The majority of social housing is in the form of 1, 2 and 3 bedroom dwelling types.

It is Frankston City Council policy to grow the number of public and social housing dwellings within all suburbs, in order to meet community need.

7.0 Alternative Housing Forms

There are some population groups whose housing needs are not likely to be met in an adequate and appropriate manner in the private rental and mortgage housing market. This includes groups such as the elderly, people with a disability, youth and other people with special needs. These groups may be housed in alternative dwelling types such as retirement homes, nursing homes or assisted living units. Increased availability of suitable housing options in all suburbs is an important objective of this housing strategy.

7.1 Rooming Houses

Data from Council and anecdotal evidence indicates that there has recently been a significant increase in the number of registered and unregistered rooming houses in Frankston. There are 38 registered rooming houses within the Frankston municipality, with potentially double that number operating as unregistered rooming houses (Consumer Affairs Victoria, 2016).

The City's rooming house stock provides longer term, transitional and emergency accommodation, usually for single males, but increasingly for single women and for families. The quality of rooming house stock in the municipality varies widely and this can be a concern.

Consultation with local housing providers and Council indicates that rooming houses are not 'affordable' housing options in the current market, with rents comparable with those of lower-quality flats throughout the municipality.

It is Frankston City Council policy that all rooming houses in the City are operated by appropriately registered management and are maintained to a high standard for the benefit of the occupants and to protect the amenity of nearby residents.

7.2 Nursing Homes

Nursing homes are licensed by the. Beds and care packages in the system are allocated on the basis of 113 beds per 1,000 persons aged 70 years and over.

There are currently a total of 1,164 beds in the municipality, of the low and high care variety, provided in 16 facilities across Frankston City (Aged Care Guide, 2016).

As the aged population increases over time, it is expected that demand for Nursing Homes will continue to grow. In 2026 there will be 17,436 persons aged 70 years and over in Frankston City. That will require at least 1,970 nursing home beds, which is more than double the current supply.

In 2036 there will be 20,233 persons aged 70 years and over in Frankston City. That will require at least 2,286 nursing home beds

According to these forecasts, Frankston City will require approximately 70 new nursing home beds every year until 2036.

Figure 29: Frankston City Forecast age structure, service groups to 2036

Forecast age structure		Service age groups	
	2011	2026	2036
Age group (years)	Number	Number	Number
Seniors (70 to 84)	14,335	14,335	14,335
Extremely aged (85 and over)	2,300	2,300	2,300
Total persons	16,635	16,635	16,635

Population and household forecasts, 2011 to 2036, prepared by M, the population experts, September 2016.

7.3 Retirement Villages

A total of 1,128 retirement village units are located in Frankston City. These are usually contained within complexes of 10 units or more, located in suburban areas.

Zone	Unit or complex	Number
R1Z - GENERAL RESIDENTIAL ZONE	Retirement Village Unit	1,128
R1Z - GENERAL RESIDENTIAL ZONE	Retirement Village Complex	160
B2Z - COMMERCIAL 1 ZONE	Retirement Village Complex	1

Retirement villages consist of two types, namely those that offer:

- Affordable rental into retirement
- Accommodation for purchase.

It is very likely that retirement village complexes of many different sizes will be needed in future to accommodate the growing demand for this sort of lifestyle choice.

7.4 Community Residential Units (Group Homes)

Community Residential Units are provided under the Medical Health and Disabled Services Persons Act 1991.

It is understood that there is some accommodation of this variety located in Frankston City; however data relating to the proportion and location was not available.

7.5 Supported Residential Services

Supported Residential Services (SRSs) offer accommodation to those requiring support with personal care services such as bathing and feeding. SRSs' generally cater for people with less severe levels of disability. They are privately operated and are for profit.

SRSs are registered accommodation under the Public Health and Wellbeing Regulations and governed by Supported Residential Services (Private Properties) Act 2010.

There are 97 SRS beds registered in the municipality, all of which are located in the suburb of Frankston. There are three complexes in this category, a listed below;

- Acacia Place Supported Residential Service (18 Netherplace Dr, Frankston) – 22 beds
- Eliza Lodge (347-349 Nepean Highway, Frankston South) – 30 beds
- Angus Martin House (382-384 Nepean Highway, Frankston) – 45 beds (will be operational by March 2017)

7.6 Student Housing

This is purpose built housing designed for use by students, typically university students. It is normally found in medium and high density complexes, located close to public transport or adjacent to a university campus.

Student housing can be provided by educational bodies directly, or through private sector developments.

While there are few formal student housing developments in Frankston at present, it is expected that this will become a particular need as the student population of the City grows.

This is illustrated by the fact that Monash University's Peninsula campus caters for approximately 3,500 students (Monash University, 2016), while Chisholm Frankston will have 13,500 (Chisholm Tafe, 2016).

8.0 Local Property Market and Housing Affordability

This section provides an analysis of the residential property market in the Frankston LGA, and considers the likely prospects for new housing supply and the implications for housing affordability.

8.1 Median House Price

The table below represents the median house price achieved across all suburbs in Frankston City over the past 12 months (to December 2016).

Figure 30: Frankston City Median house price by suburb December 2016

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
CARRUM DOWNS	\$445,500	\$474,500	\$498,250	\$440,000	7.8%	19.9%
FRANKSTON	\$470,000	\$515,000	\$600,000	\$505,000	2.0%	9.2%
FRANKSTON NORTH*	\$400,500	\$415,600	\$427,000	\$353,500	17.6%	19.1%
FRANKSTON SOUTH	\$654,000	\$755,000	\$961,000	\$727,500	3.8%	11.0%
LANGWARRIN	\$530,000	\$591,000	\$692,000	\$560,500	5.4%	13.6%
LANGWARRIN SOUTH	NA	NA	NA	NA	NA	NA
SANDHURST*	\$700,000	\$760,000	\$765,000	\$735,000	3.4%	11.5%
SEAFORD	\$573,000	\$648,000	\$698,500	\$608,000	6.6%	21.4%
SKYE	NA	NA	NA	NA	NA	NA

Source: Real Estate Institute of Victoria, 2016.

Sandhurst and Frankston South have the most expensive median house price (setting aside the very high Langwarrin South figure that is not directly comparable: it possibly reflects a lack of sales data and may also be a result of the very large lot sizes in that suburb).

The least expensive houses are located in Frankston North. Carrum Downs, Frankston, and Langwarrin have median prices that suggest these are very affordable suburbs overall.

The Melbourne Metropolitan median house price is \$770,000. Note that all Frankston suburbs have house price medians that are below this figure (REIV, 2016).

8.2 Median Unit/Apartment Price

The table below shows the median sales price for residential units/apartments in all suburbs of the municipality over the past 12 months (to December 2016).

Figure 31: Frankston City Median unit/apartment price by suburb December 2016

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
CARRUM DOWNS*	\$325,000	\$340,000	\$367,500	\$346,000	-1.7%	6.5%
FRANKSTON	\$300,000	\$360,000	\$410,250	\$347,500	3.6%	11.9%
FRANKSTON NORTH	NA	NA	NA	NA	NA	NA
FRANKSTON SOUTH	NA	NA	NA	NA	NA	NA
LANGWARRIN*	\$350,000	\$357,000	\$370,000	\$348,500	2.4%	12.9%
LANGWARRIN SOUTH	NA	NA	NA	NA	NA	NA
SANDHURST	NA	NA	NA	NA	NA	NA
SEAFORD	\$355,000	\$430,000	\$501,500	\$449,500	-4.3%	-1.6%
SKYE	NA	NA	NA	NA	NA	NA

Source: Real Estate Institute of Victoria, 2016.

Seaford has the most expensive median house price. Note that Frankston North, Frankston South, Langwarrin South, Sandhurst and Skye appear to have few if any unit sales.

All other suburbs have median unit/apartment prices that indicate these are very affordable for medium and high density dwellings.

The Melbourne Metropolitan median apartment price is \$563,500 (REIV, 2016). Note that all Frankston suburbs have unit/apartment price medians that are well below this figure.

8.3 Private Rental Costs

The table below shows the median weekly rent for houses in all suburbs of the municipality over the past 12 months (to December 2016)

Figure 32: Frankston City Median weekly house rent by suburb December 2016

Suburb	Lower Quartile	Dec-16 Median Rent	Upper Quartile	Sep-16 Median Rent
CARRUM DOWNS	\$340	\$360	\$390	\$355
FRANKSTON	\$312	\$350	\$390	\$345
FRANKSTON NORTH	\$280	\$290	\$300	\$281
FRANKSTON SOUTH	\$380	\$435	\$551	\$430
LANGWARRIN	\$350	\$380	\$440	\$380
LANGWARRIN SOUTH	NA	NA	NA	NA
SANDHURST^	\$455	\$480	\$540	\$480
SEAFORD	\$321	\$356	\$400	\$350
SKYE^	\$350	\$378	\$450	\$370

Source: Real Estate Institute of Victoria, 2016.

Sandhurst and Frankston South have the most expensive house rentals. The cheapest house rentals are in Frankston North at \$290 per week (although there are not very many available in that suburb). Note that Langwarrin South appears to have no available rental housing stock. All other suburbs have median rentals in the range of \$350 to \$380 per week.

The Melbourne Metropolitan median house weekly rental is \$427. Note that all Frankston suburbs, apart from Frankston South and Sandhurst have house rental medians that are well below this figure.

Figure 33: Frankston City Median weekly unit/apartment rent by suburb December 2016

Suburb	Lower Quartile	Dec-16 Median Rent	Upper Quartile	Sep-16 Median Rent
CARRUM DOWNS	\$325	\$355	\$380	\$350
FRANKSTON	\$240	\$285	\$320	\$281
FRANKSTON NORTH	NA	NA	NA	NA
FRANKSTON SOUTH^	\$340	\$365	\$415	\$370
LANGWARRIN^	\$301	\$328	\$350	\$320
LANGWARRIN SOUTH	NA	NA	NA	NA
SANDHURST	NA	NA	NA	NA
SEAFORD	\$275	\$310	\$378	\$320
SKYE^	\$326	\$350	\$363	NA

Source: Real Estate Institute of Victoria, 2016.

Frankston South has the most expensive median apartment/unit rentals. Frankston North, Sandhurst and Langwarrin South appear to have no available unit rental stock. The cheapest apartment/unit rentals are in Frankston at \$285 per week. All other suburbs have median rentals in the range of \$310 to \$355 per week.

The Melbourne Metropolitan median apartment weekly rental was \$400 for September 2016.

The table below compares the rental vacancy rates of the region that Frankston is in (please see highlighted) with the region averages in the last half of 2016. The average rental vacancy rate with the outer region (excluding Mornington Peninsula) dropped from 2.5% to 1.9% in the last half of 2016. This is lower than the totals for the inner, middle and Mornington Peninsula regions.

Figure 34: Melbourne metropolitan regions rental vacancy rates 2016

	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016
MELBOURNE METROPOLITAN	2.3	2.3	2.3	2.3	2.3	2.2
INNER TOTAL	2.3	2.3	2.3	2.3	2.3	2.2
INNER (0-4KM)	3.1	3.0	2.9	3.0	2.8	2.7
INNER (4-10KM)	2.0	2.0	2.1	2.1	2.1	2.1
MIDDLE (10-20KM)	3.2	3.0	2.8	2.8	2.7	2.8
OUTER TOTAL	2.5	2.4	2.2	2.1	2.0	1.9
OUTER (20+KM EXC. MORNINGTON PENINSULA)	2.5	2.5	2.2	2.1	2.0	1.9
OUTER (MORNINGTON PENINSULA)	3.2	2.5	2.2	2.3	2.3	2.1
MELBOURNE TOTAL	2.6	2.6	2.5	2.5	2.4	2.4

Source: Real Estate Institute of Victoria, 2016.

Note: Frankston is included in the "outer" region.

In summary, Frankston City has rentals that are affordable when compared to the rental medians for Greater Melbourne. The level of rental vacancy rates indicates that there continues to be reasonably good availability of affordable houses, units and apartments available for rent in Frankston City. However

current trends for increasing house prices and increasing rentals can result in housing stress being experienced by greater numbers of the City's households.

In 2006 approximately one quarter of all dwellings were private rentals. Furthermore between 1996 and 2011 there was a decrease of 8% in the proportion of fully owned houses, and a corresponding increase in the proportion of houses being purchased and rented. Considering this trend, and given the well-documented overall decrease in housing affordability in Melbourne (based on housing costs as a proportion of household income) and the associated strong demand for rental properties, it is projected that there will be demand for:

At least 33% of all dwellings to be available for private rental; and at least 66% of all apartments to be available for private rental. An allowance should be made for at least 3% of all privately rented dwellings to be vacant at any given time.

8.4 Housing stress

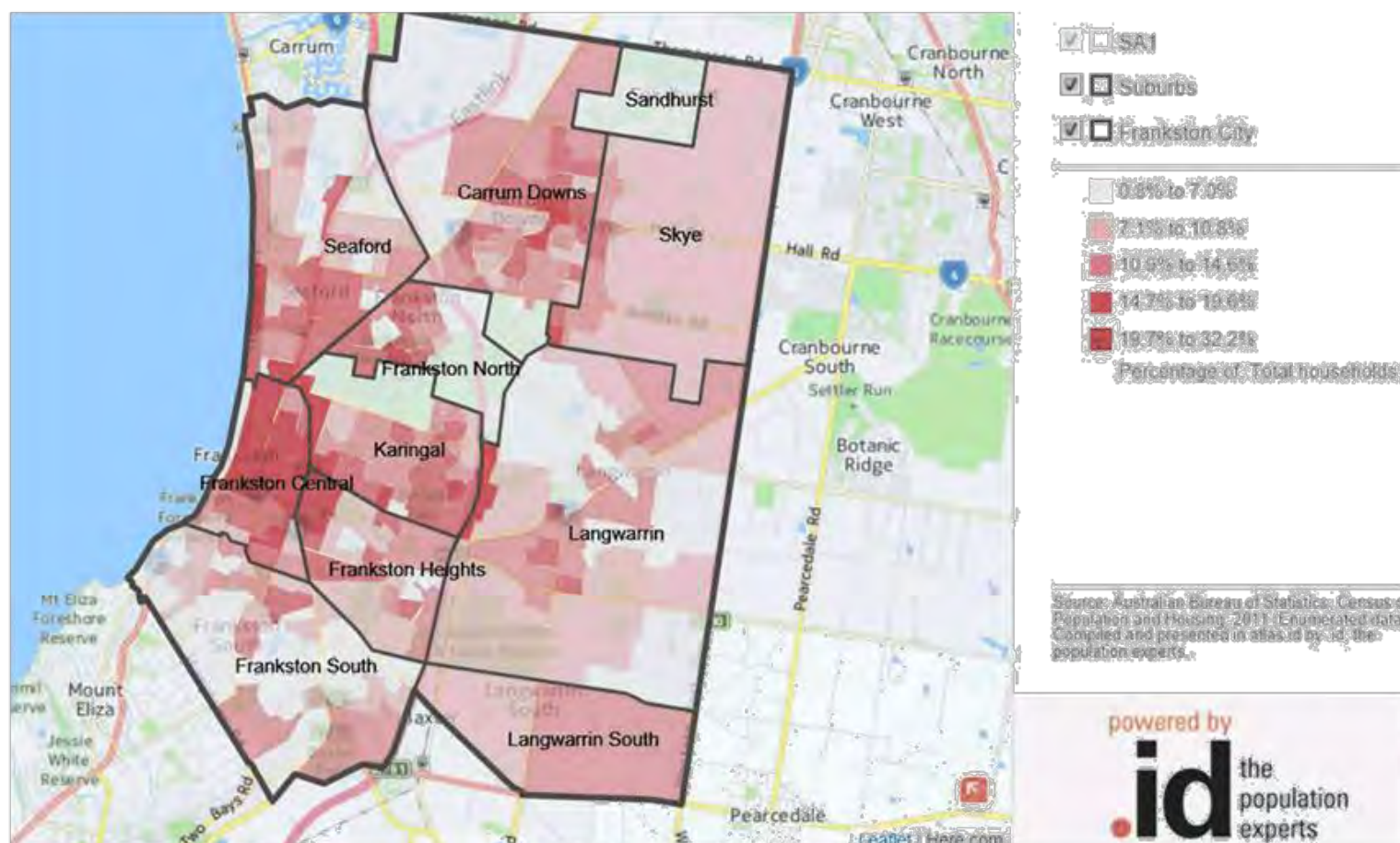
Housing Stress is defined as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.

Housing affordability is a significant issue if mortgage and rent payments rapidly increase as a share of income. While stress can be highly dependent on individual circumstances, using Census data to analyse this provides a good overview of the problems, and highlights any areas in the Frankston City where households may be having problems meeting their commitments.

Figure 35: Housing stress, 2011

Area	Number of Households in Housing Stress	Total Number of Households	Percentage of Local Households in Housing Stress
Carrum Downs Local Area	1,400	10,648	13.1
Carrum Downs	1,012	7,102	14.2
Sandhurst	72	1,083	6.6
Skye	316	2,463	12.8
Frankston Local Area	1,497	9,465	15.8
Frankston Central	851	4,556	18.7
Frankston Heights	646	4,909	13.1
Frankston North Local Area	358	2,298	15.6
Frankston South Local Area	478	6,515	7.3
Karingal Local Area	800	5,376	14.9
Langwarrin Local Area	834	8,022	10.4
Langwarrin	797	7,668	10.4
Langwarrin South	37	354	10.5
Seaford Local Area	837	6,998	12.0
FRANKSTON CITY	6,216	49,331	12.6

Figure 36: Housing stress distribution by suburb and statistical local area, 2011



9.0 Vision for Housing Provision in Frankston City



Kananook Creek and the Port Phillip Bay Foreshore

The preceding chapters have established that the City is expected to require an additional 8,540 dwellings over the next 20 years (or 427 new dwellings per year until 2036). It is anticipated that:

- Frankston City's attraction as one of the cheapest locations for housing in metropolitan Melbourne will continue to grow, placing pressures on affordability.
- The largest components of household growth in Frankston City will be in 'couples without dependents' and 'lone person' households.
- The municipality will experience an increase in the proportion of residents aged 65 years and over.
- A large component of new dwellings will be continue to be detached houses (35%) however the growing proportions of medium density (45%) and high density (20%) housing will present a significant change from traditional development patterns.
- At least one third of new dwellings should be available for private rental.

Key challenges associated with accommodating the municipality's forecast housing growth and change include:

- Limited supply of land available for greenfield residential development;
- Areas of relative socio-economic disadvantage in several suburbs;
- Growing demand for public and social housing;
- Provision and capacity of physical and community infrastructure
- Protection of areas with significant environmental and neighbourhood character values; and
- Promoting environmentally sustainable development and responding to the projected impacts of climate change.

This Frankston Housing Strategy contains a vision, directions, objectives and actions in order to address the key challenges listed above and respond to the growing and changing demographic profile described in the preceding sections.

9.1 Vision Statement

Frankston's Community Vision is

"Frankston is a safe and thriving City with opportunities for people of all ages, cultures and abilities to participate and contribute to community life. A strong local economy enjoys a ready-made pool of talented local labour with an appetite for lifelong learning and skill development. Versatile community assets, services and accommodation reflect that diversity is embraced and celebrated."

Source: Frankston Community Plan 2013-2017

The vision for housing in Frankston City has been developed under this Housing Strategy to present a clear direction for future planning:

"Frankston City will improve the quality of life for current and future residents by managing housing growth in a sustainable manner, ensuring that the community has access to a range of housing choice that allows for differences in economic and social circumstance, lifestyle, ethnicity, ability and age."

Frankston City encourages the provision of socially and environmentally sustainable housing that is well designed and located, affordable, accessible and adaptable. Housing will respond to and respect the natural environment, coastal processes and the local character of residential areas."

9.2 Key Themes

In order to achieve this Vision, the Housing Strategy contains a series of objectives and actions grouped under the following themes:

Location & Capacity – identifies appropriate locations for accommodating housing growth and contains analysis regarding residential land supply and development potential to ensure the municipality can physically accommodate the anticipated growth. In particular future development is directed to those locations well serviced by existing physical and community infrastructure.

Diversity & Specialised Housing – provides direction regarding the mix of housing types required to accommodate the City's growing and changing population. It also addresses the needs of population groups with special housing needs, such as the elderly and lone person households.

Affordability – contains directions to address the affordability of housing, as well as the supply and quality of public and social housing.

Design & Sustainability - provides directions to improve the design, quality and environmental performance of new and existing dwellings in the City (e.g. through alterations, redevelopments and initiatives to encourage environmentally sustainable design (ESD)).

This Housing Strategy provides a framework for housing growth and provides guidance to inform both strategic and day-to-day decision making within Frankston City.



Protea St, Carrum Downs

10.0 Location and Capacity

The preceding chapters have established that the City is expected to require an additional 8,540 dwellings over the next 20 years (*or 427 new dwellings per year until 2036*). It is anticipated that:

- Frankston City's attraction as one of the cheapest locations for housing in metropolitan Melbourne will continue to grow, placing pressures on affordability.
- The largest components of household growth in Frankston City will be in 'couples without dependents' and 'lone person' households.
- The municipality will experience an increase in the proportion of residents aged 65 years and over.

A large component of new dwellings will continue to be detached houses (35%) however the growing proportions of medium density (45%) and high density (20%) housing will help to diversify the housing stock across all suburbs in Frankston City.

The supply of broad hectare residential land in the municipality is almost exhausted. As such the majority of housing growth in the municipality will be provided through infill housing. This chapter provides direction regarding the appropriate location of future housing growth, to ensure that growth is directed to those areas with the greatest capacity for change, while those areas with particular neighbourhood character, heritage and environmental values are protected from inappropriate development. It ultimately seeks to ensure that the *right* types of houses are provided in the *right* locations.

The population forecasts used in this analysis have also included a calculation of housing capacity in selected areas of the municipality. This analysis seeks to ensure that the City has appropriate land supply to accommodate the anticipated growth, if developed to its maximum potential. While the overall assessment is that current zoned land will be able to accommodate the forecast growth, there is scope for strategic re-assessment of key sites and areas, to deliver better housing outcomes.

It is important that the key elements of this chapter are incorporated in the Frankston Planning Scheme to drive the implementation of this Strategy and provide direction to the community and development industry of where future housing growth and change is likely to occur.

10.1 Housing Change Areas

This chapter presents the Housing Framework Plan for the City of Frankston. The Housing Framework Plan, presented at Figure 15, delineates the housing change areas into four broad categories. (Refer to *Identifying Potential for Housing Growth in Frankston Study, Planisphere, 2010* for more information on this planning approach).

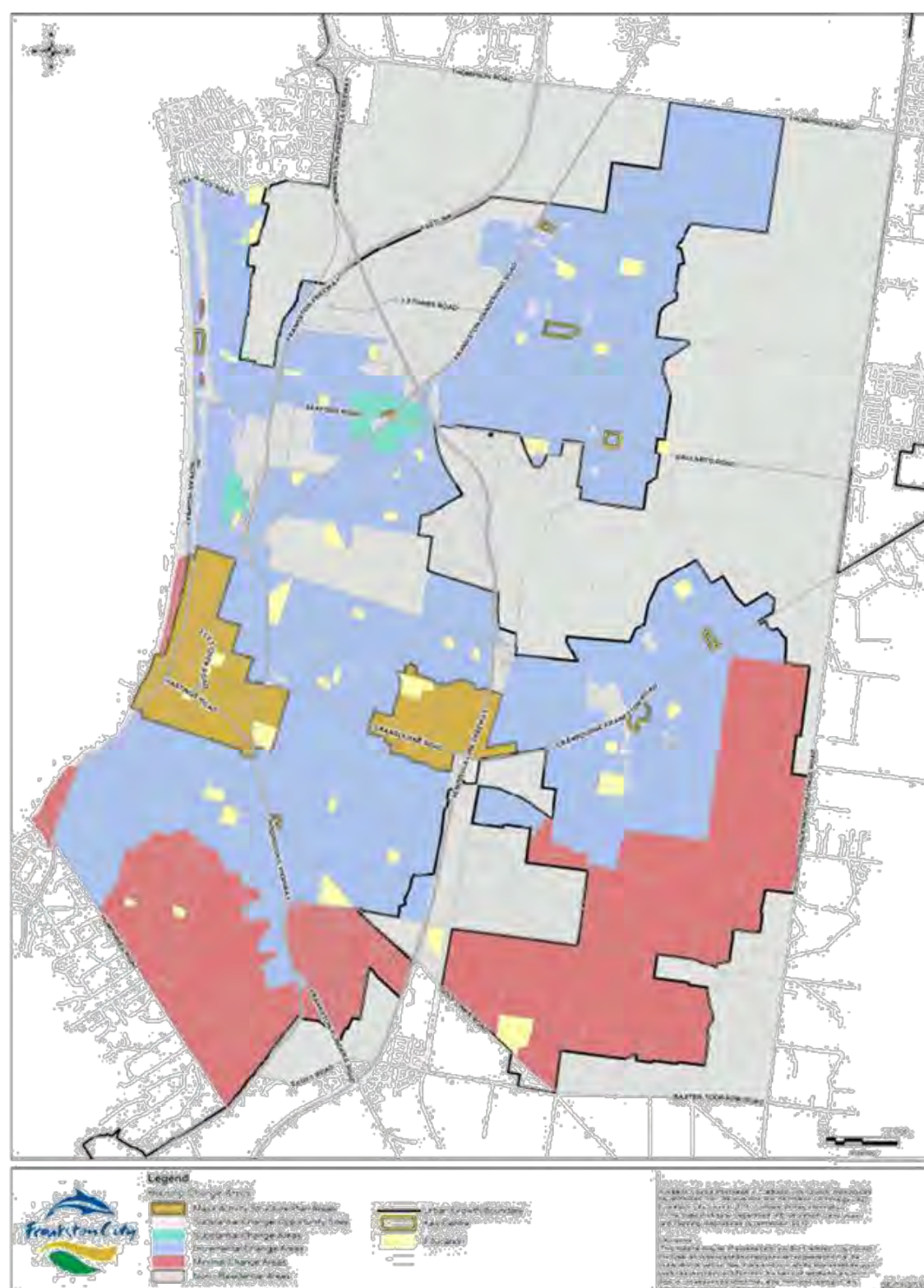
The broad housing change areas include:

- **Activity Structure Plan Areas** include Frankston Metropolitan Activity Centre and the Karingal Major Activity Area. Future housing in these areas should be located and of a scale and form consistent with the adopted Structure Plans for each Activity Area.
- **Substantial Change Areas** (including key opportunity sites) provide for housing growth by a mix of housing types that predominantly includes
- **Incremental Change Areas** allow for a variety of housing types including some medium density housing provided they respect the character of the neighbourhood. There are two sub-categories of incremental change areas identified, namely:
- **Minimal Change Areas** enable specific characteristics of the neighbourhood to be protected through greater control over new housing development.

The Housing Framework Plan directs growth to those areas with the greatest capacity for change as well as those locations which provide the highest levels of residential amenity in terms of access to servicing, transport and community infrastructure.

The findings of the capacity analysis indicate that there is adequate land supply within the Frankston Activity Centre, Karingal Activity Centre, Substantial Change Areas and Incremental Change Area to accommodate the City's forecast population growth. The additional focus on selected 'Opportunity Sites' provides additional potential for medium and higher density residential developments in future.

Figure 37: Frankston City Housing Framework Plan



10.2 Residential Zones

The Frankston Planning Scheme (FPS) currently includes the following residential zones:

- Low density residential zone (1,256.48ha) (9.7%)
- General residential zone (4,781.63ha) (36.9%)
- Mixed use zone (1.39ha) (0.0%)

Figure 38: Land currently zoned for residential use in Frankston City.



Residential zones in Frankston City (shown coloured pink)

In addition the following Frankston Planning Scheme zones also allow land to be developed for residential purposes:

- Commercial 1 zone (allows for residential use above ground floor level in mixed use developments) (139.9ha) (1.1%)
- Comprehensive Development Zone (for the Sandhurst integrated development area) (312.68ha) (2.4%)

The Victorian Planning Provisions allow for alternative zones to be used for residential development land. The three zones that are under consideration for future inclusion within the FPS are:

- Neighbourhood residential zone
- Residential growth zone
- Mixed Use Zone

Our analysis has shown that the General Residential Zone, which applies to most residential land in Frankston City, has sufficient capacity to accommodate incremental growth in new dwellings that can match forecast growth in housing, suburb by suburb.

Table 1 on Page 14 shows the results on numbers of new dwelling approved each month since July 2014 on land zoned general residential.

However, there is scope for some strategic adjustment to the residential zones. A more restrictive residential zoning could be considered for application to some locations where additional growth is not desirable. These locations can have particular constraints that limit their development potential. Such a zoning could redirect development interest to residential land with more potential for increased dwelling yields.

On the other hand, there are key sites and residential areas, which could safely accommodate medium and high density residential development. These opportunity sites could be rezoned to the Residential Growth Zone or in some cases the Mixed Use Zone, so as to redirect development interest to these locations.

10.3 Overlays

Figure 39: Design and Development Overlays within the Frankston Planning Scheme that affect Residential zoned land

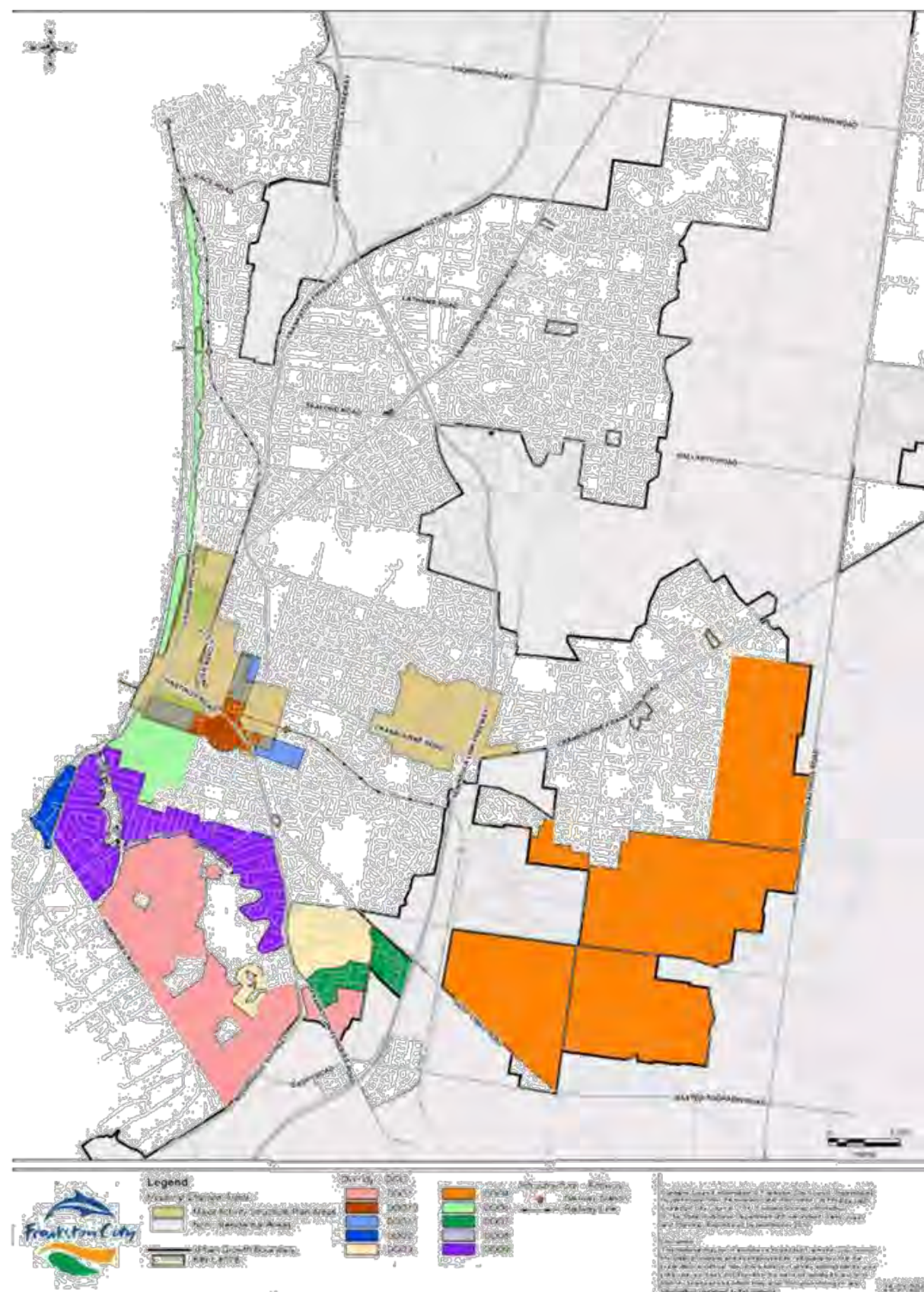
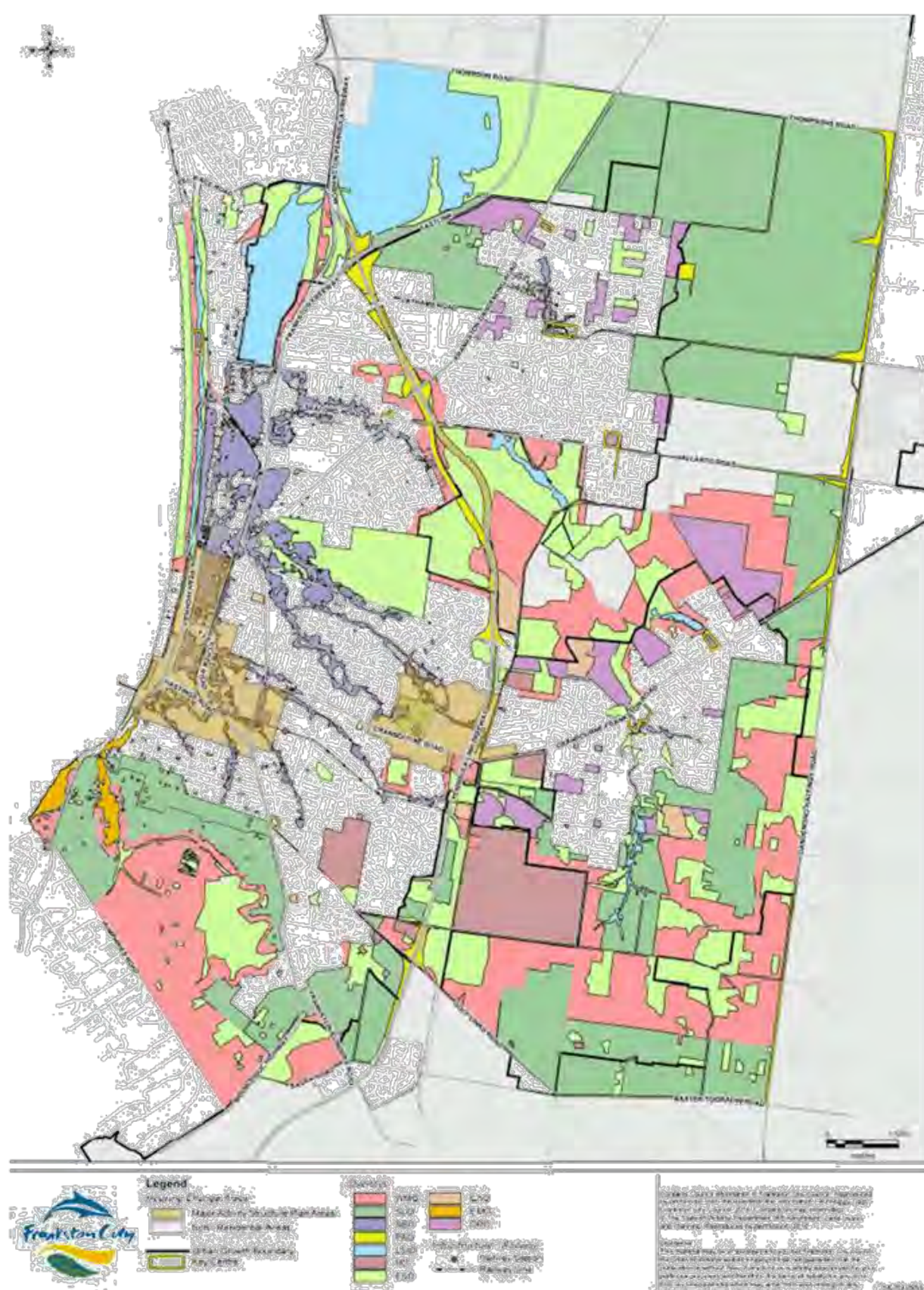


Figure 40: Other Planning Scheme Overlays that affect Residential zoned land



There are a number of Overlays included in the FPS that will directly impact on the location and form of residential development within Frankston City. These are:

- Environmental Significance Overlay (ESOs) 1,2 and 4
- Significant Landscape Overlay (SLOs) 1 to 6
- Heritage Overlay (HO)
- Design and Development Overlay (DDOs) 1 to 4 and 6 to 11.
- Development Plan Overlay (DPO) 1 to 3
- Erosion Management Overlay (EMO) 1 to 3
- Land Subject to Inundation (LSIO)
- Special Building Overlay (SBO)
- Bushfire Management Overlay (BMO)
- Environmental Audit Overlay (EAO)

Note that the effect of these overlays is to shape the extent and design of the residential development so that environmental hazards are managed securely and so that specific built form requirements are adhered to. These overlays may significantly constrain the 'yield' (number of dwellings) that can be achieved on a particular parcel of land. In this regard the overlays are directly relevant to effective and realistic planning for future housing supply in Frankston City.



Nepean Highway, Seaford

10.4 Activity Structure Plan Areas

The Activity Structure Plan Areas encompass the Frankston Metropolitan Activity Centre and the Karingal Major Activity Area. The former performs a significant regional role and the latter, a local role, for the provision of retail, office, commercial services, community services and entertainment and leisure services and facilities. These two areas are subject to a Structure Plan process that specifically identifies the housing opportunities within each Structure Plan area

These two areas provide good potential for medium and higher density residential development that can take advantage of the excellent transport services and mixed uses that focus on these centres. Future housing in these areas should be located and of a scale and form consistent with the Structure Plans for each Activity Area.

10.4.1 Frankston Metropolitan Activity Centre Structure Plan opportunities

Figure 41: Frankston Metropolitan Activity Centre Structure Plan Boundary



The Frankston Metropolitan Activity Centre (FMAC) Structure Plan was adopted by Council in May 2015. Part of its implementation involves the allocation of new zones to selected precincts and other locations. The proposed new zones within the FMAC area will allow for urban renewal and new residential development. Different precincts will be rezoned according to their potential for accommodating both mixed uses and an increase in residential density.

The Structure Plan identifies the Ebdale precinct as a key focus for new residential development. The Ebdale Precinct will be an attractive, well-planned residential neighbourhood offering a diversity of housing choices for people to live close to shops, jobs, transport and the beach. Multi-unit residential development will be of a high architectural quality. The key objectives for this precinct are to provide for housing at increased densities and to encourage a diversity of housing types. The recommended new zone for this precinct is the Residential Growth Zone, as shown in Figure 38 below.

Figure 42: Proposed new Zones FMAC Structure Plan area



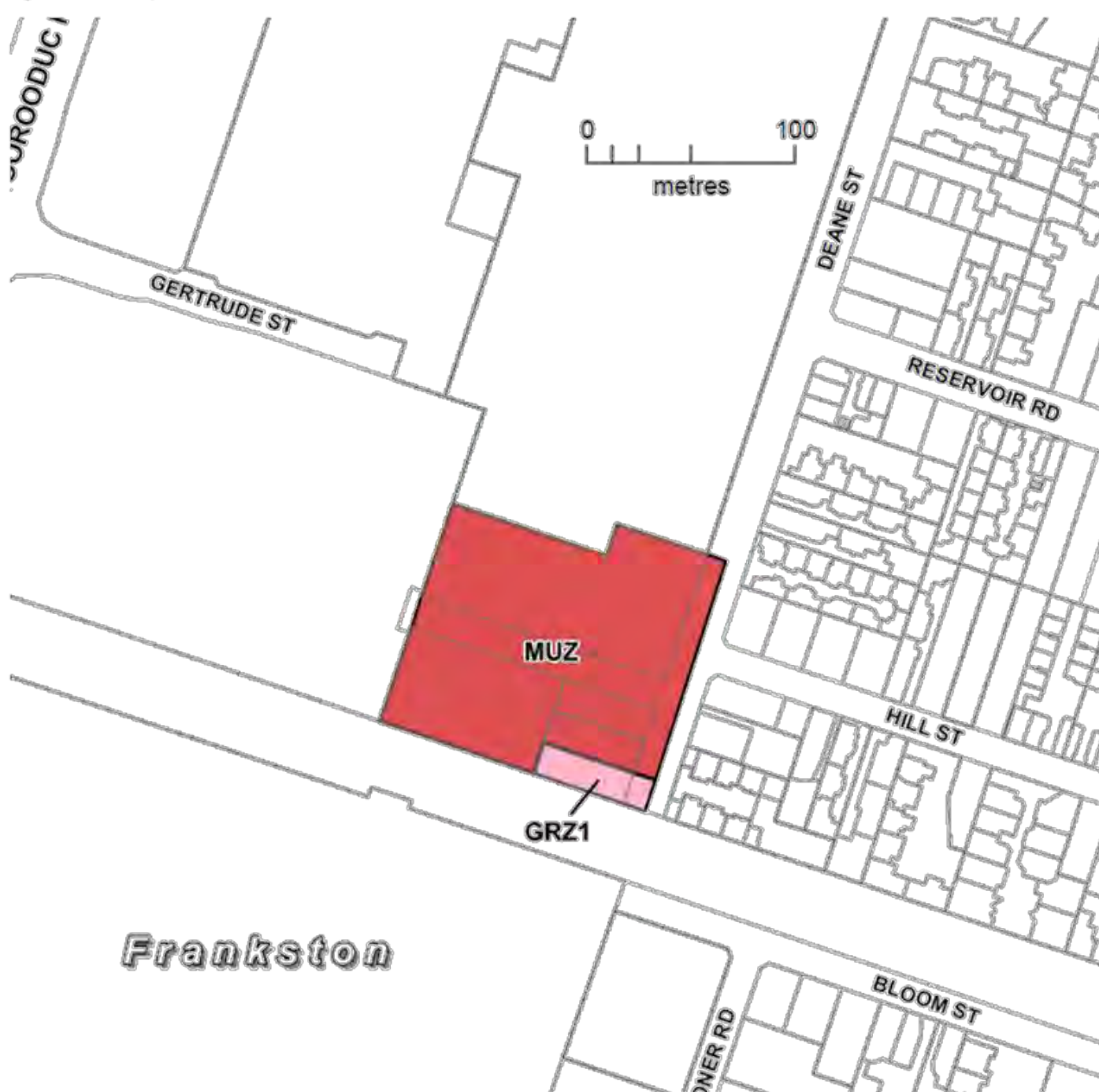
The strip of residential properties facing Dandenong Road West (south of David St), together with the properties on both sides of Beach St, between Smyth St and Macalister St) and the properties in the blocks between Olive Grove and Wills St are all identified in the Structure Plan as the Residential Intensification precinct. The Residential Intensification Precinct will provide for higher densities of housing that allow more people to live close to shops, jobs, transport and the beach. The key objectives are:

- To provide for housing at increased densities.
- To encourage a diversity of housing types.
- To encourage a scale of development that provides a transition to surrounding residential areas.

The current zoning of this land is General Residential. It is proposed to include all these parcels in the Residential Growth Zone.

The parcels of residential zoned land facing Burnley St are included in the Bulky Goods Precinct. However, their proximity to Monash University enhances their residential development prospects, particularly for dedicated student housing projects. Accordingly, the most appropriate zoning for these properties will be the Residential Growth Zone.

Figure 43: Burnley St Mixed Use Area



Proposed land to be rezoned to Mixed Use Zone

As noted elsewhere in this strategy, the Residential Growth Zone offers a base for the introduction of “inclusionary zoning” into the Frankston Planning Scheme. This is a mechanism that requires the supply of a proportion of ‘social housing’ in any new development, dependent upon the size of the development.

The Mixed Use Zone is proposed for the Nepean Highway Boulevard precinct, the Cranbourne Road Precinct, and the Health and Education Precinct, along Hastings Road. All these precincts are intended to be developed for a range for commercial uses. However, they are also considered to have good prospects for accommodating diverse residential development at medium and high densities. With good urban design, new residential dwellings can be incorporated into lively mixed use commercial areas.

The central commercial precincts of the FMAC are proposed to be zoned as Activity Centre Zone. This allows for mixed uses at high intensity. It also provides for high density residential development. Am C124 to the Frankston Planning Scheme will introduce the Activity Centre Zone for this area and has recently completed its public exhibition

The Commercial 1 Zone already applies to small shopping strips within the Structure Plan area. This zone allows for new residential development above ground floor level.

In summary, the FMAC area is expected to accommodate a large proportion of Frankston City’s new residential development. A rolling program of rezonings will allow appropriately located land to be redeveloped for medium and high density residential development.

10.4.2 Karingal Major Activity Centre Structure Plan opportunities

The Karingal Major Activity Centre Structure Plan was adopted by Council on 2 April 2013. The structure plan directs land use and development, the growth of residential housing, community services and local businesses, and capitalises on the natural and recreational assets in the Karingal MAC.

Figure 44: Karingal Activity Centre Structure Plan boundary



There are 740 allotments in the Activity Centre within the General Residential Zone which are currently single dwellings on standard suburban sized allotments around 600sqm in area. These could realistically be utilised for dual occupancy redevelopment unless multiple lots were consolidated. Development of a greater intensity or scale would be in stark contrast to the majority of existing single storey dwellings.

There are however opportunities for housing to be provided in various forms of higher density housing. It is important to encourage higher density housing on larger sites in the Activity Centre. Also, a diversity of housing types is critical to cater for the ageing population. These opportunities are identified as 'strategic development sites' primarily larger allotments at least 1,000 sqm with main road frontages or on consolidated properties

The Karingal Structure Plan indicates that an additional 600 new dwellings could be achieved through infill development and strategic development sites. Some new dwellings could also be accommodated within the Commercial 1 zoned land, as part of new mixed use developments.

The existing development pattern and suburban street layout favours 600m lots. This means that amalgamation of individual parcels will be necessary to provide a suitable redevelopment site, even with the recommended Residential Growth zoning in place. It is proposed to first rezone only those sites with main road frontage or that are immediately within a safe and convenient walking distance to the Karingal Hub retail centre, in order to test the development industry appetite for this type of infill residential development.

Figure 45: Extract from Karingal Activity Centre Structure Plan map showing location of proposed new zones



 Proposed Residential Growth Zone  Proposed Commercial 1 Zone

10.5 Substantial Change Areas

Substantial Change Areas are those with an increased opportunity for housing growth, and provide a mix of housing through predominantly medium and higher density dwelling forms. Substantial change areas are delineated at locations in close proximity of existing activity centres, public transport and community infrastructure.

This Strategy directs the majority of future housing growth, particularly higher density attached and semi-detached dwellings, to Substantial Change Areas.

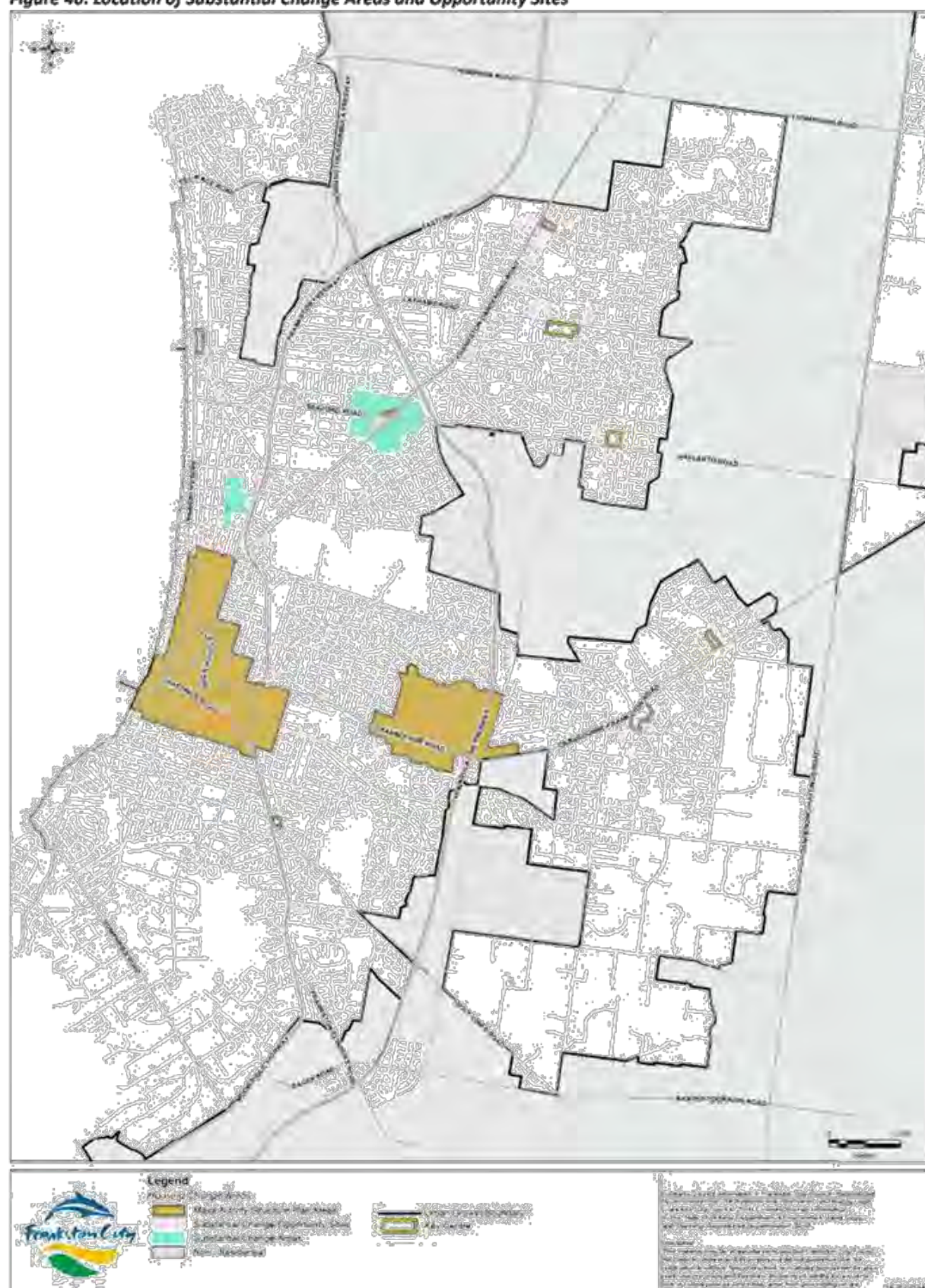
The Housing Framework Plan distinguishes two types of Substantial Change Areas:

Substantial Change Areas - These areas are generally located within and close to identified activity centres and/or train stations, allowing for an increase in medium density developments close to existing services.

Opportunity Sites - These are usually areas that are located within close walking distance to public transport, services and facilities; are identified in the UDP; and have an area greater than 5,000sqm. Future housing at these sites will generally comprise apartments and some semi-detached dwellings.

Capacity analysis indicates that there is sufficient land supply within the identified Substantial Change Areas and Opportunity Sites, coupled with the Frankston Central and Karingal Activity Centre areas, to accommodate the projected future demand for housing in the municipality.

Figure 46: Location of Substantial Change Areas and Opportunity Sites



10.5.1 Kananook Station Transit Oriented Development opportunities

Land to the east of the Kananook Rail Station in Frankton's north, has great potential to support increased commercial activity and greater residential densities. While the area is already substantially built up, the excellent access to the rail station, with its regular services to the Frankston MAC and to the rest of the metropolitan area, suggests that urban renewal would be a favourable option for larger parcels and amalgamated sites.

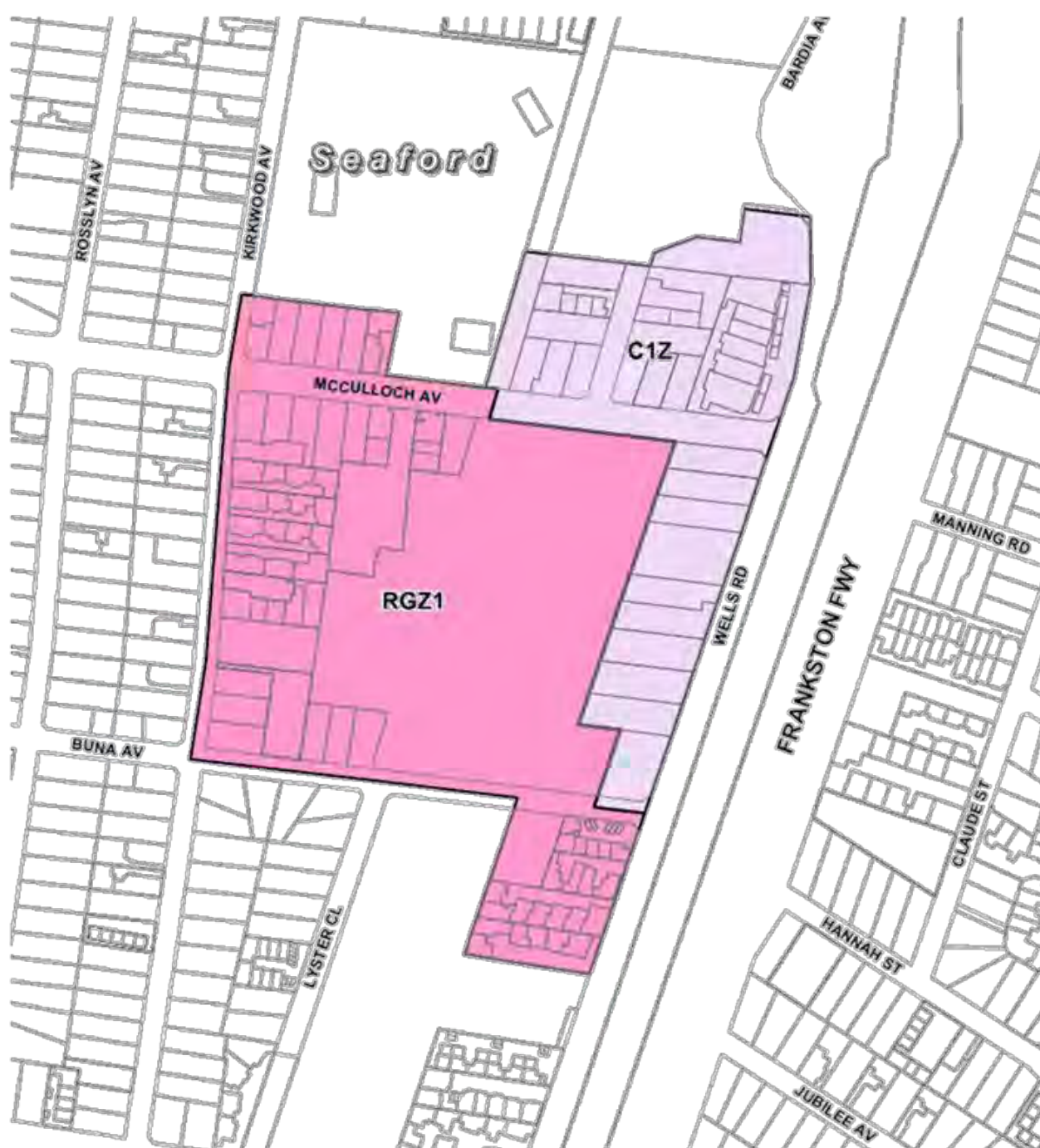
Apart from the rail station, the Kananook locality has public open space reserves, sporting facilities and a primary school located in close proximity. The existing light industrial area has good exposure to Wells Road and would provide attractive to a wide range of commercial activity. Rezoning this land to Commercial 1 zone allows for many different commercial uses, as well as residential development above ground floor level.

Council's existing Buna Avenue operations centre is an ideal site for a future integrated residential development that could maximise the benefits of this transit-oriented location. While there are no plans to redevelop the site at present, a Residential Growth Zoning for this land would be an excellent indication of future development options.

The existing residential areas bounded by Kirkwood Avenue to the west, the Kananook Reserve to the north and Buna Avenue to the south, comprise lots that range from 660m to 2,000 m in size and are largely built out. The convenient location means that there would be some interest in redevelopment. However a Residential Growth zoning would provide further incentive for the consolidation of sites and would accelerate the redevelopment of the existing housing in these areas to contemporary standards.

Over a 20 year development period the Kananook Station TOD has potential for the introduction of up to 700 new dwellings in a variety of development formats, including mixed use complexes.

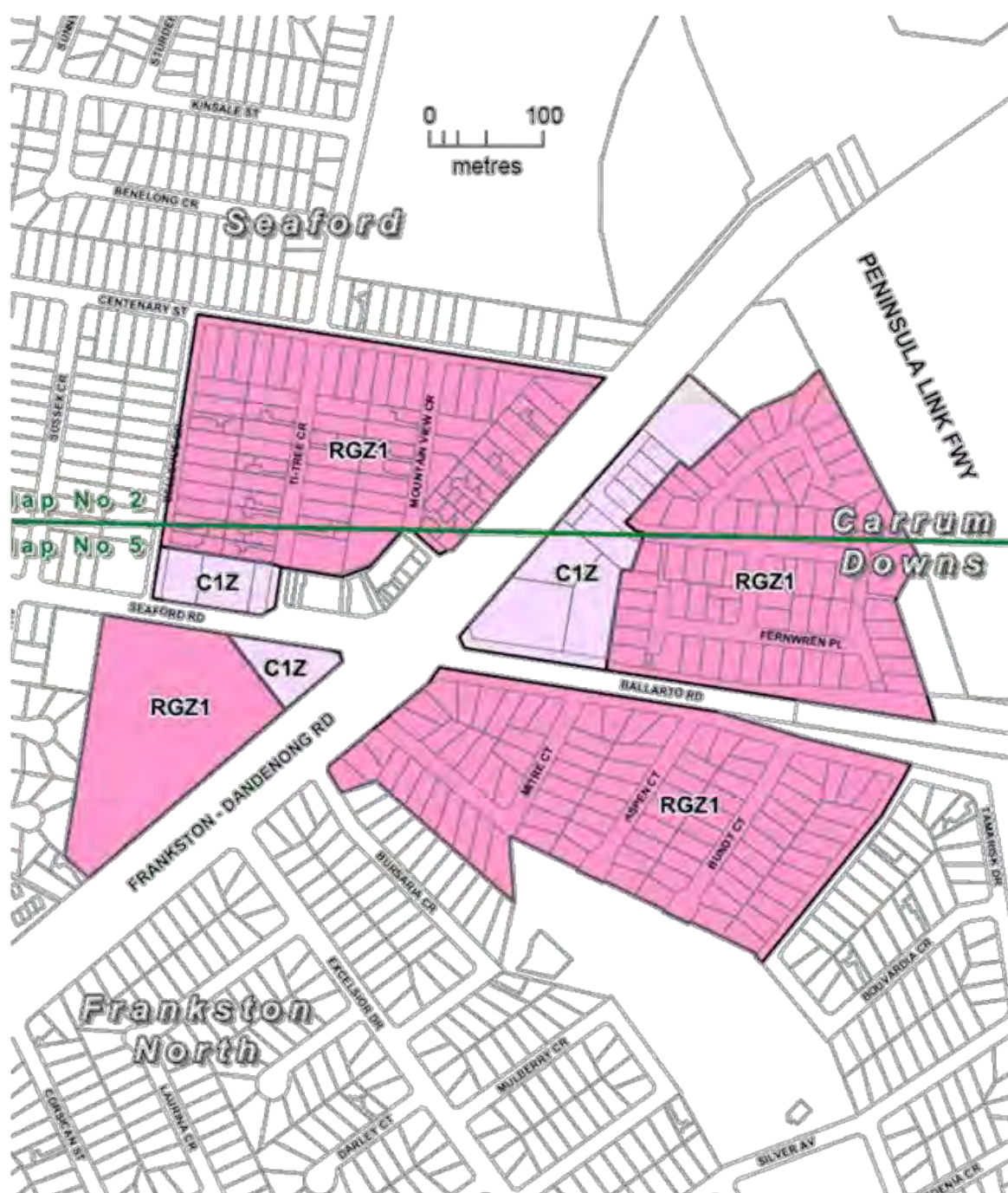
Figure 47: Proposed rezoning of land adjacent to Kananook Rail Station



10.5.2 Seaford Road/Belvedere Retail Centre

The Belvedere retail centre located on Seaford Road, Seaford is an important local service centre. There is good scope to rationalise this commercial centre and to provide some incentives through zoning for urban renewal of the traditional suburban residential areas that abut the commercial properties in the locality. While Seaford Road, Ballarto Road and Frankston-Dandenong Road are all busy traffic arteries, there is also good access to well-maintained parks and reserves, including Belvedere Bushland Reserve, the Pat Rollo reserve and the Peninsula Link trails. The combination of retail and commercial services, good transport and access and nearby parkland makes this an attractive location for residential urban renewal investment.

Figure 48: Proposed rezoning of land adjacent to Belvedere Retail Centre



The Seaford Tavern and Motel complex, together with the service station on the south west corner of the Seaford Road/Frankston-Dandenong Road intersection form an integral part of this local commercial activity centre. The existing General Residential zoning is an anomaly and this land should be rezoned to partly Residential Growth zone and partly Commercial 1 zone to conform with the retail centre across Seaford Road. The strip of land between Bellevue Crescent and Tittree Crescent could be included in the Commercial 1 zone as it is a natural extension of the retail centre. Similarly, the properties on the north east corner of the intersection, extending along Frankston-Dandenong Road up until the existing Aldi Supermarket, should also benefit from a more appropriate zoning to Commercial 1 zone.

There are three large blocks of existing General Residential zoned areas that could be rezoned to the Residential Growth zone. These are:

- Land east of Bellevue Crescent and south of Centenary St
- Land north of Ballarto Road and west of the Peninsula Link motorway
- Land bounded by Frankston-Dandenong Road, Ballarto Road, Bouvardia Crescent, the Pat Rollo Reserve and the rear of properties that front onto Bursaria Crescent.

While all three areas have substantial existing residential development, some amalgamation of sites and redevelopment could be accommodated over the next twenty years.

Taking into account the potential to have first floor residential units in the Commercial 1 zone, and some redevelopment activity in the proposed Residential Growth zone land, there is potential for another 130 dwellings to be provided in the vicinity of the Seaford Road/Belvedere Retail Centre

10.5.3 Overton Road/Skye Road Opportunity Site

These are two large land parcels that are owned by Vicroads (notated as the Country Roads Board in Council's files) that consist of left over land from the road access network that services the Frankston Freeway. The site has a total area of 11,908 m² (1.2 ha) when the area of Farrell St, (north of Skye Road) is included. It has a western frontage of 121m to Dandenong Road East, and a southern frontage of 179m to Skye Road. To the north-east it abuts a Frankston Freeway service road for 193m. The land parcels are bisected by an 85m section of Farrell St that is about 10 m wide.

Both parcels are currently vacant. The site has informal landscaping, which consists of scattered trees and shrubs, with most of the site supporting flat grassy areas. The western lot has some gravel areas adjacent to Skye Road that are often used for informal car parking and vehicle and plant storage by some of the commercial operations in Skye Road, opposite. There are no buildings or other structures on the land.

While Vicroads may need to use some of this area in future reconfigurations of the access ways arising from the replacement of the rail level crossing at Overton Road, it is safe to assume that the majority of the land will remain vacant and under-utilised. Careful design of the new intersection could result in an excellent redevelopment site, with prominent street exposure and good vehicle access.

Zoning

The land that comprises the Skye Road Triangle site is included in the Road Zone category 1 (western and north-east portions) and Road Zone category 2 (balance of site adjacent to Skye Road). The road categories refer to the function of the adjacent roads.

Part of the site is affected by the Special Building Overlay which requires assessment of overland flow and inundation issues prior to any development.

Figure 49: Proposed rezoning of land known as the Skye Rd Triangle, Frankston



Land to the south, across Skye Road is included in the Commercial 1 Zone. Land on the other side of Frankston-Dandenong Road, to the west, is included in the Industry 1 zone.

Further to the south, east and north, land is zoned General Residential and is developed for suburban residential dwellings.

Residential Development opportunities

The site is located just outside the northern boundary of the Frankston Metropolitan Activity Centre Structure Plan area. It is 960 m from the Kananook Rail Station (and some 1,500 m from the Frankston Rail Station). The site is only 120m from bus stops on Dandenong Road East which provide links to both stations and beyond.

The total site could be developed to accommodate 60 residential units in a mixed use development. The location lends itself to commercial uses at ground floor level and residential development above in a 3 to 4 storey configuration. This is an equivalent density of one unit per 200 m² of site area or 50 dwellings per ha.

The site has very favourable attributes for urban renewal for mixed use development. It is well located in terms of vehicle access, as well as being within close proximity to recreational, commercial and other services. The land is generally unencumbered and the parcel size and shape and the street configuration lends itself to an integrated mixed use complex of ground floor commercial uses with apartments above. An integrated development would also allow for design solutions to address local drainage issues. It would also provide design opportunities to manage noise impacts of this busy transport location and would support the provision of internal open space for the use of residents and workers of the premises within the development.

Recommendation:

To facilitate the desirable redevelopment of this site, the most appropriate zone would be the Mixed Use Zone (MUZ). This allows for a range of commercial uses with higher density residential development. A four storey preferred maximum height limit could be considered for this location.

10.6 Incremental Change Areas

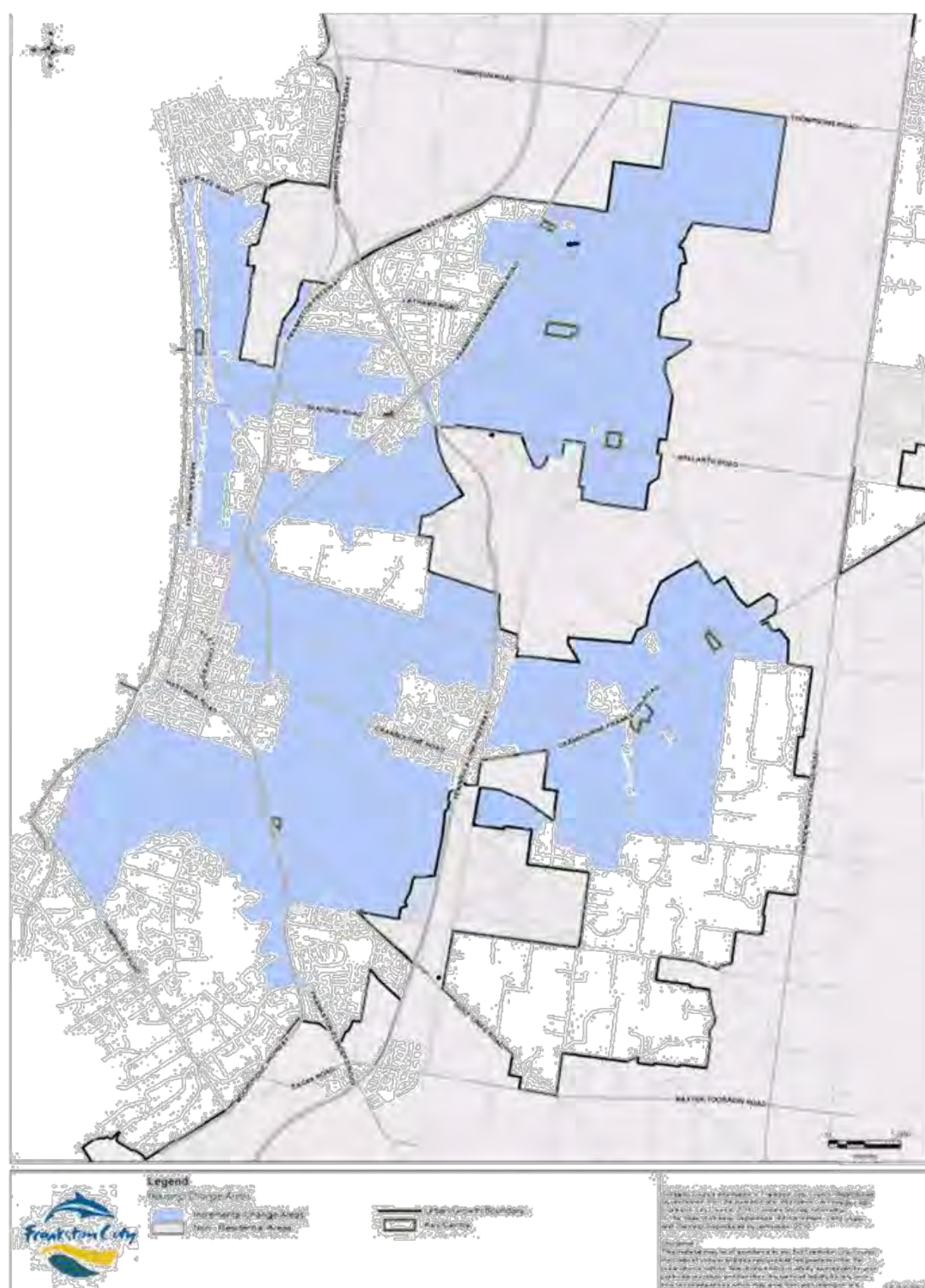
Incremental Change Areas are established residential areas which provide some opportunities for housing growth and change over time, including some dispersed medium density dwellings, provided developments are well designed and have regard to neighbourhood character. The typical infill development is the dual occupancy, where a new dwelling is located in the backyard of an existing dwelling and the existing driveway is shared. Another common development type is where a single house on a large lot is replaced by two three or four townhouses, which again may share a single crossover for vehicle access. Depending upon lot size and the design of the street network, scattered infill developments of this sort, in traditional suburban residential areas can be accommodated with little change to the prevailing residential amenity of the area.

Incremental Change Areas have been delineated in locations that:

- May be located outside easy walking distance) from activity centres and the Principal Public Transport Network
- May possess some environmental constraints to development
- May have a lot configuration or street network pattern that is not conducive to high density residential development, but an accommodate some increase in dwellings

This Strategy intends that substantial proportion of new housing growth in all suburbs will be provided through development in incremental change areas..

Figure 50: Incremental Change areas





Sybil Avenue, Frankston South

10.7 Minimal Change Areas

Minimal Change Areas comprise residential areas with significant and established environmental, neighbourhood character and heritage values. Accordingly these areas have little capacity to support future housing growth.

Minimal Change Areas have been delineated in locations that:

- Are restricted in terms of minimum lot size (e.g. the Low Density Residential Zone)
- Are predominantly constrained or partially constrained land (e.g. schools, hospitals and other particular uses, residential land outside of the UGB)
- Are identified as being acutely vulnerable to inundation due to stormwater, flooding and included within the Special Building Overlay.
- Medium-high Ecological Vegetation Community (EVC) rating on lots over 0.4 hectares in area

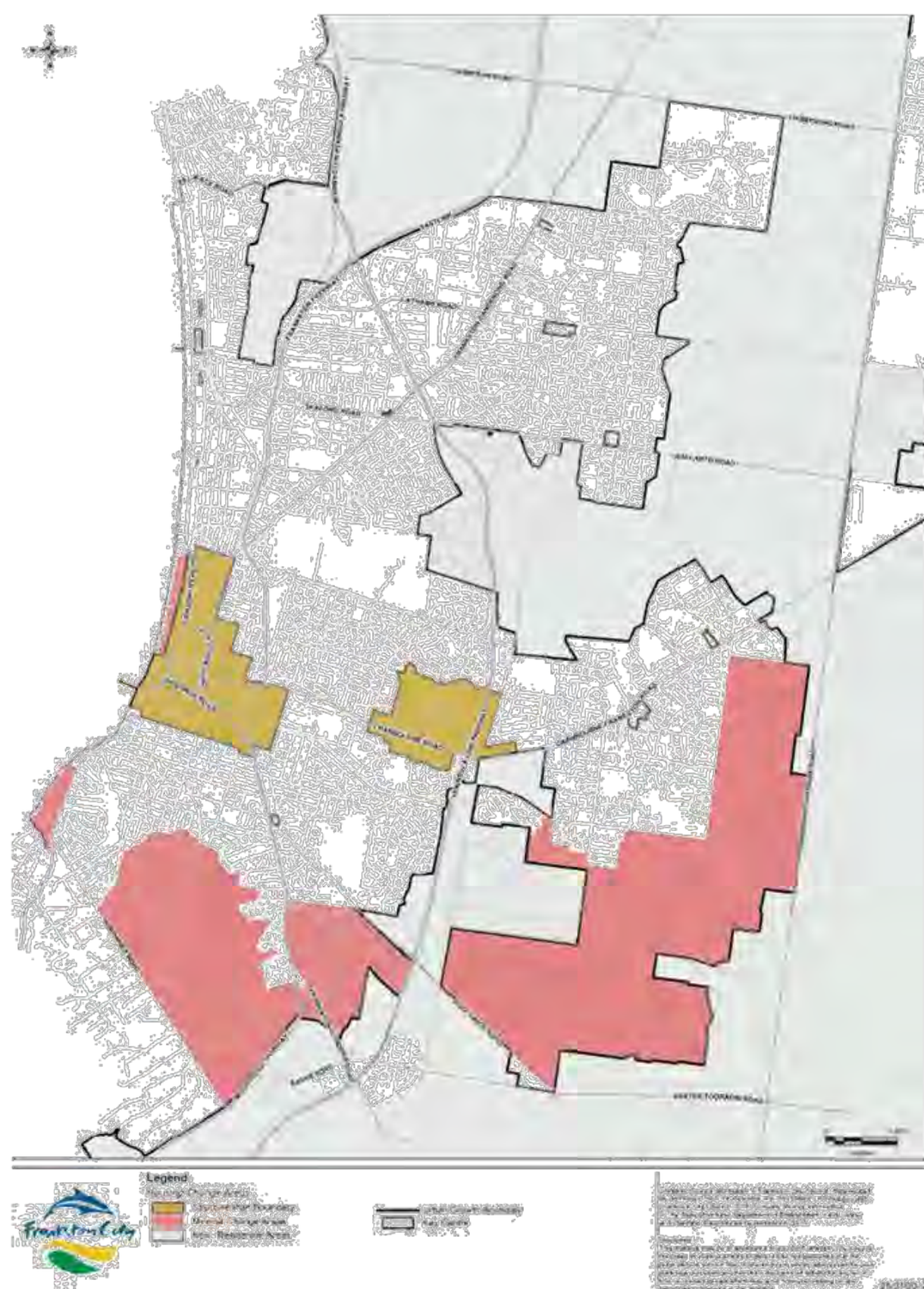
The 'change' that does occur in the Minimal Change Area will take the form of renovations to existing houses, replacement of single dwellings with new dwellings, if existing housing is non-contributory, and some limited medium density development (eg dual occupancy). In all instances emphasis should be placed on preserving and enhancing valued elements of heritage and neighbourhood character.

Figure 43 illustrates the location of Minimal Change Areas across the City of Frankston.

Land included in the Low Density residential zone is appropriately controlled for minimal change.

Land currently zoned as General Residential and included in the Minimal Change areas, should be considered for rezoning to the Neighbourhood Residential Zone, to reflect existing constraints and neighbourhood character attributes.

Figure 51: Minimal Change areas





Green Acres Court, Langwarrin

11.0 Inclusionary Zoning

A progressive zoning approach used in some jurisdictions in Australia and overseas is to seek the provision of a proportion of affordable housing in all new multi-dwelling housing developments. The relevant tool is called “Inclusionary Zoning”.

In brief, this is a mechanism where developers are required to allocate a proportion of dwellings in their multi-dwelling development for rent or sale ‘below market rate’ as a condition of their planning approval. The principle underlying this approach is that Council offers a greater yield overall, but only if the required ‘below market’ dwellings are delivered.

There are some regulatory and administrative challenges, however there are already Councils in Australia that have inclusionary zoning in operation, (usually in urban renewal areas, to combat the changes created by increasing gentrification of what were lower income neighbourhoods). The most common approach is to require as a condition of the planning approval that an agreement be put in place for a set amount of dwellings within the development to be made available as social or ‘affordable’ housing. In a rental arrangement, for example, the targeted units could be managed by an accredited housing provider or community housing association. Usually, there is standard period that applies to the agreed arrangement, e.g. 10 years, after which the dwellings could be disposed of in the open market by the developer. The principle underlying such an approach is that new dwelling stock is cycled through this sort of program, and then can be returned to the private market.

Within Frankston, there are only a small number of multi-dwelling projects each year that could be reasonably expected to sequester one or more dwellings as ‘social housing’. A possible threshold could be that for developments with 20 dwellings or more, 5% of the total number be allocated to a social housing program by agreement. This would mean that 1 dwelling in every 20 would qualify under this approach.

Use of the new Residential Growth Zone offers potential for increased yield. Wherever Council rezones land from General Residential to Residential Growth, it could consider applying a set ‘inclusionary zoning’ formula to achieve a regular supply of new dwellings into the ‘social housing’ pool.

While this would represent a relatively modest intervention into the housing supply in Frankston City, it can assist the overall suite of housing initiatives undertaken by Council.

As stated earlier in this report planning measures can be implemented to promote improved affordable housing options.

These initiatives include:

- Increasing land availability for affordable housing in established areas
- Reducing barriers to affordable housing investment
- Preserving social and affordable housing
- Securing dedicated affordable housing in new developments
- Utilising more flexible zones in preferred areas for affordable housing
- Advocating for better management and control over the rooming house property industry sector.
- Transitioning permanent residents away from the remaining caravan park housing providers into more suitable accommodation options.
- Discouraging undesirable affordable housing outcomes in areas remote from services, transport and employment; and also

An inclusionary zoning approach would add new tools to Council’s planning to deliver on more affordable housing in Frankston.



Monterey Boulevard, Frankston North

12.0 Recommendations

(Location and Capacity theme)

12.1 Location of Housing Growth

The location of housing influences affordability, the cost of infrastructure, transport options, and access to employment, retail and community services. This Strategy identifies Substantial Change, Incremental and Minimal Change Areas to guide housing growth and change across the municipality over the next 20 years and to direct residential development to those areas which provide high levels of residential amenity and have the greatest capacity for change.

A1. Amend the Municipal Strategic Statement to include the Frankston Housing Framework Plan.

A2. Amend the Municipal Strategic Statement to include the policy objectives and directions for substantial, incremental and minimal change areas and to include the results and adjusted population forecasts from the 2016 Census.

A3. Amend the Frankston Planning Scheme to include the Frankston Housing Strategy as a Reference Document.

A4. Amend the Frankston Planning Scheme to apply the Neighbourhood Zone to land key land parcels that are currently zoned General Residential, consistent with the directions of the Frankston Housing Strategy for minimal change areas.

A5. Maintain the General Residential Zone for the majority of land parcels currently zoned General Residential, consistent with the directions of the Frankston Housing Strategy for incremental change areas.

A6. Amend the Frankston Planning Scheme to apply the Residential Growth Zone to key land parcels that are currently zoned General Residential consistent with directions the Frankston Housing Strategy for substantial change areas.

A7. Amend the Frankston Planning Scheme to apply the Mixed Use Zone to key land parcels that are currently zoned for commercial or special purposes, consistent with directions the Frankston Housing Strategy for minimal change areas

A8. Convene a Frankston Housing Reference Group, including industry representatives from the private and public sector, to regularly meet and discuss key housing issues and trends affecting the municipality. Membership should include, but not be limited to, representatives from the Office of Housing, Department of Education and Early Childhood Development, Places Victoria, Council, housing providers (social housing and rooming houses) and private developers.

12.2 Servicing and Amenity

Existing infrastructure should be capitalised upon where possible to ensure its timely and efficient use. Furthermore the capacity and constraints as well as future requirements of existing physical, transport, recreation and community infrastructure should be explored and understood to ensure residents enjoy appropriate levels of amenity and servicing.

It may be necessary to provide new or upgraded infrastructure in those areas of the municipality undergoing residential growth. This may need to be delivered via State agencies and organisations or through the private sector.

B1. Develop a Community Infrastructure Plan for Council to identify shortfalls and gaps in existing infrastructure services and establish future requirements for Council's infrastructure and public open space.

B2. Consider applying a Development Plan Overlay or detailed policy to larger opportunity sites identified in the Housing Framework Plan, requiring new developments to consider, and if appropriate, include provision of community infrastructure and public open space.

B3. Advocate Department of Transport undertake review of public transport services and identify, as necessary, the need for additional or expanded public transport services to cater to future housing growth as identified in the Housing Framework Plan

B4. Advocate Melbourne Water undertake a study of servicing infrastructure to ensure the network can appropriately cater to increased residential densities ensure timely upgrade of infrastructure as required for precinct development.

B5. Develop a Funding Strategy for the delivery of servicing and soft infrastructure needed to support future housing growth. This may include

recommendations for the application of the Developer Contributions Overlay, and other mechanisms to inform planning permit and amendment negotiations.

12.3 Facilitating Residential Development

Whilst the delivery of residential land to market is largely dependent on the private sector, Council can encourage and facilitate residential development through closely monitoring housing delivery and consumption rates, liaising with members of the local development industry and relevant landowners to identify any constraints/impediments to housing delivery (e.g. planning delay, cost of development, insufficient land values, high infrastructure costs, tight bank lending criteria, etc), undertaking demonstration projects/joint ventures with developers and advocacy to State government.

C1. Liaise with development industry to highlight opportunities for future residential development in the City, in accordance with the Housing Framework Plan and to identify any constraints/impediments to housing delivery (e.g. planning delay, cost of development, insufficient land values, high infrastructure costs, tight bank lending criteria etc).

C2. Monitor housing delivery and consumption rates, including quantity, quality and location bi-annually.

C3. Advocate to Places Victoria to undertake housing renewal projects within the City, particularly with the Frankston Activities Area and Karingal Activities Area.

C4. Explore the potential to partner with the private sector and develop a multi-dwelling demonstration project

C5. Advocate to State Government to attract funding/grants for local housing projects and studies to identify local development constraints

(Diversity and Specialised Housing Needs theme)

12.4 Promoting More Diverse Housing Stock

The municipality houses people from a diversity of backgrounds, cultures, language groups, education and income levels, family structures, and life stages. To manage and meet the needs of such a diverse range of requirements it is important that the City's housing stock contains a mixture of types and that design flexibility and robustness are promoted.

C6. Develop a local policy and guidelines that encourage housing typologies and provide design advice relevant to identified areas of change, for example:

- in Substantial Change Areas – address development facilitation, housing diversity, universal design, environmental sustainability, car parking, on and off site amenity impacts and public realm interfaces.
- in Incremental Change Areas – implementation of preferred neighbourhood character statements, site responsiveness, housing diversity, universal design, environmental sustainability, and interfaces with adjoining residential areas.
- in Minimal Change Areas – address preserving heritage and environmental values, enhancing neighbourhood character, internal amenity, and interfaces with adjoining residential lots.

These guidelines should contain design principles and case studies of preferred design outcomes for different housing types across the City. The guidelines should be designed for use by Council staff, as well as the development industry and community.

C7. Prepare guidelines for Neighbourhood Activity Centres which:

- Evaluate their alignment with the areas of change identified in this Strategy
- Consider the appropriate dwelling mix
- Identify appropriate public realm initiatives that will support and complement the development of private land;
- Review associated planning policies and controls, as necessary, to reflect the extent of housing growth and change envisaged by the Housing Framework Plan.

12.5 Monitoring and Industry engagement

The housing sector is complex and dynamic, involving a range of different stakeholders and interests and influenced by a range of internal and external forces (i.e. policy, interest rates, and migration). It is important that Council monitors housing trends and demographic projections and continues to engage with the private sector and community to understand housing needs and development trend in the municipality to encourage responsive policy and development outcomes.

D1. Implement a co-ordinated development data collection system. This central system should house both planning permit and building permit information at a minimum, and include the following inputs where possible:

- Address, property identifier and suburb (must be linked to the GIS for mapping and spatial analysis purposes)
- Zones and overlays
- Activities Area (if applicable)
- Housing change area (as per Housing Framework Plan)
- Land use (eg. residential, commercial, retail, industrial, institution)
- Category (eg. new building, extension, demolition, change of use, etc)
- Number of dwellings (if residential)
- Parcel area, floorspace and number of storeys (if available)
- No. of bedrooms (if dwelling)
- Permit type (building or planning) and permit application ID
- Permit status
- Date information (date lodged, date granted, etc.)

- Year
- Description
-

D2. Develop a monitoring system for development within Activities Areas. This should include:

- Project/Development Name
- Number of dwellings
- Number of storeys
- Street address
- Suburb
- Number of dwellings per year (if staged development)

D3. Prepare a Housing Strategy Update / Implementation Report every five years and circulate to relevant Council departments. This report should include:

- Updated population and demographic profile and projections
- Assessment of dwelling mix: dwelling type and tenure
- Analysis of building and planning permit data: location and type of housing development
- Development of lots >1000sqm

Prepare a summary sheet of the key findings and directions in the Frankston Housing Strategy and circulate to Council Officers, local developers, industry representatives and the community.

12.6 Specific Housing Needs groups

This Housing Strategy recognises that there are particular population groups in the municipality whose housing needs are not currently or likely to be met in an adequate and appropriate manner in the private rental and mortgage housing market.

This Housing Strategy addresses the following subgroups in the Frankston housing market:

- Youth & students
- Older people
- People with a disability.

E1. Liaise with the community housing sector and service providers to exchange information and research regarding the housing needs and trends of community groups with particular needs.

E2. Maintain relationship with Monash University, Peninsula TAFE College and other tertiary institutions regarding the housing needs of current and future students.

E3. Encourage student housing in the Frankston MAC and close to the university campuses

E4. Develop a student housing policy for the city with locational and good design guidance.

E5. Develop a community information strategy to promote housing options for seniors. This should include options regarding alternate housing forms as well as information related to housing assistance and maintenance (e.g. suppliers of maintenance, gardening, electricians)

E6. Undertake research identifying appropriate models to assist brokering the downsizing of elderly residents in unmanageable accommodation in partnership with local housing and service providers.

E7. Prepare design guidelines for retirement villages in Frankston which:

- Mandate a level of housing mix (tenant and private owner)
- Provide a level of integrated social and for profit housing to suit developer requirements
- Include locational and physical attributes for new villages

E8. Develop a strategy to attract unbonded nursing home beds into the municipality for location in areas with the lowest socio-economic outcomes.

E9. Consider inclusion of 'universal design principles' in local Urban Design Frameworks and Engineering Standards and Design Manuals.

Housing Affordability for All Theme

12.7 Housing Affordability

Council has limited capacity to influence the general affordability of housing throughout the municipality. Notwithstanding this Strategy seeks to influence the type, location and amenity of future housing – all of which influence its affordability. It is also recognised that improving access to better educational outcomes is vital in building resilience to housing stress. Without attention to educational attainment for current residents, many will remain particularly vulnerable to changes in the job market and movements in housing prices, leaving many exposed to the pressures of any rental or mortgage housing uplift. Accordingly there is a need for Council to address the connections between housing outcomes, educational attainment, income and lifelong health outcomes to build the resilience of all residents to housing stress, now and in the future. This requires an integrated solution, one which cannot be addressed solely by a Housing Strategy, and which will require partnerships with a range of government, private and not-for-profit organisations.

It is also recognised that the incorporation of ESD principles in new housing, and through alterations, improves the energy and water efficiency in homes. This can help to address long-term housing affordability issues by reducing ongoing energy and water usage costs for the occupant.

The Housing Framework Plan identifies opportunities for the significant development and redevelopment of housing stock in substantial change and at key intensification areas. Housing growth in these locations provides potential for the provision of affordable housing, either through negotiation with developers, including Places Victoria, or advocacy with State government and housing providers.

F1. Advocate for the Office of Housing to undertake an assessment of the current public housing stock allocation and purpose in order to ensure it reflects

both local need and requirements for transitional and crisis housing.

F2. Consider incorporating affordable housing in the redesign and redevelopment of Council assets, such as neighbourhood houses, libraries and community centres.

F3. Identify examples of successful affordable housing models in the municipality and surrounds, and publicise as case studies to the private, public and not-for profit sector.

F4. Develop relationships with those social housing providers most likely to house vulnerable populations within the Frankston community. This includes those currently in rooming houses, caravan parks, sleeping rough, 'couch surfing' or currently homeless.

F5. Broker partnerships, as appropriate, between developers and social housing providers in the redevelopment of strategic sites throughout the municipality.

F6. Provide information to Council's Statutory Planners regarding the affordable housing needs of the City, to use in negotiations with developers.

12.8 Rooming Houses and Caravan Parks

The extensive and growing supply of rooming houses in Frankston, both registered and unregistered, is considered to far exceed the number of local persons who might choose rooming house style accommodation for lifestyle purposes. As such, the rapid increase in this type of housing stock reflects issues of availability and affordability of appropriate singles alternatives, rather than choice for most people.

Well-run, registered and Prescribed Accommodation Regulation-compliant rooming houses are appropriate forms of accommodation for emergency and transitional clients, but only where there are no concerns about support, vulnerability, violence, or social skills and capacity of the client.

Caravan Parks cater to a number of different sub-markets including tourists, owners of moveable dwellings, renters of moveable dwellings, and residents living in smaller cabins. It is estimated that 60% of the business of existing caravan parks is providing permanent accommodation for less than 600 persons.

F7. Develop a target number of rooming house beds for the City of Frankston. Engage with the rooming house sector with a view to firmly invoking the Public Health and Well Being Act and the Building Code, requiring registration of known rooming houses, including those unregistered premises noted on the Rates Database.

F8. Develop an internal protocol to ensure that any planning permit applications made for a change of use in existing caravan parks is communicated in a systematic way in the housing and support sector, triggering a housing support response.

Urban Design and Environmental Sustainability Theme

12.9 Urban Design and Environmental Sustainability

There are opportunities through this Housing Strategy to improve the environmental performance of the municipality's existing and new housing stock. The majority of the municipality's housing stock (73%) was constructed prior to the implementation of any national energy efficient insulation standard. Therefore it is important that the future housing stock is designed and constructed to effectively and efficiently manage comfort whilst improving the environmental performance of buildings and mitigating against climate change.

There is a need to ensure that the potential impacts of climate change on the municipality continue to be monitored and planned for, particularly in regard to the location and design of future housing. The City contains areas prone to bushfire, inundation and flooding as parts of Frankston City, such as low lying areas close to the coast are at risk. There are also areas which possess significant cultural, environmental and landscape values. Where these areas are zoned for residential development, they will require careful management and protection from intensive and inappropriate development.

G1. Prepare and adopt design guidelines for identified opportunity sites to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.

G2. Investigate programs and initiatives to broker the retrofitting of older less efficient housing to reduce energy and water consumption.

G3. Advocate to the Victorian Government and the Australian Building Code Board to strengthen the ESD performance for all new developments and to introduce a state based ESD planning policy for consistency across local government.

G4. Provide information regarding ESD principles in materials provided to applicants at pre-application meetings to ensure that they are taken into account in the site analysis and design response for a new and existing dwellings.

G5. Investigate Council participating and implementing the Sustainable Design Assessment in the Planning Process (SDAPP) framework to provide a consistent methodology across local councils in Victoria for requesting built environment sustainability outcomes through the planning process.



High Lane, Frankston

13.0 Implementation

13.1 Council's role

This section presents a consolidated Implementation Plan to realise the vision and objectives of the Housing Strategy. For each action the Implementation Plan indicates Council's role and the priority of the action.

Frankston City Council will play different roles in the implementation of this Housing Strategy. These will vary between the roles of Planner, Provider, Advocate, Partner/Facilitator, Educator and Regulator. A description of these various roles is provided below.

Planner – in relation to its urban and social planning responsibilities

Advocate – representing community needs and interests to Commonwealth and State Governments and the private sector

Partner / Facilitator – working closely with developers, housing providers, residents and human service agencies

Educator – provide information to housing suppliers, residents and interest groups

Regulator – ensuring that housing meets town planning, building and public health regulations and expectations

13.2 Priority

Actions have been prioritised into high, medium, low and ongoing to be completed over the lifetime of the strategy. Priorities should be periodically reviewed and reassessed in line with available budgets, resources and funding opportunities.

The timeframe for completing prioritised actions is:

High – Action to occur over the next 1-3 years

Medium – Action to occur over the next 4-6 years

Low – Action to occur over the next 7-10 years

Ongoing – Action to be undertaken on an ongoing basis

13.3 Implementation Plan

The Implementation Plan is presented under the four key themes of the Frankston Housing Strategy.

ACTION	COUNCIL'S ROLE	LEAD DEPARTMENT	PRIORITY
LOCATION AND CAPACITY			
A Location Of Housing Growth			
A1. Amend the Municipal Strategic Statement to include the Consolidated Frankston Housing Framework Plan.	Planner	Planning and Environment	High
A2. Amend the Municipal Strategic Statement to include the policy objectives and directions for substantial, incremental and minimal change areas and to include the results and adjusted population forecasts from the 2016 Census.	Planner	Planning and Environment	High

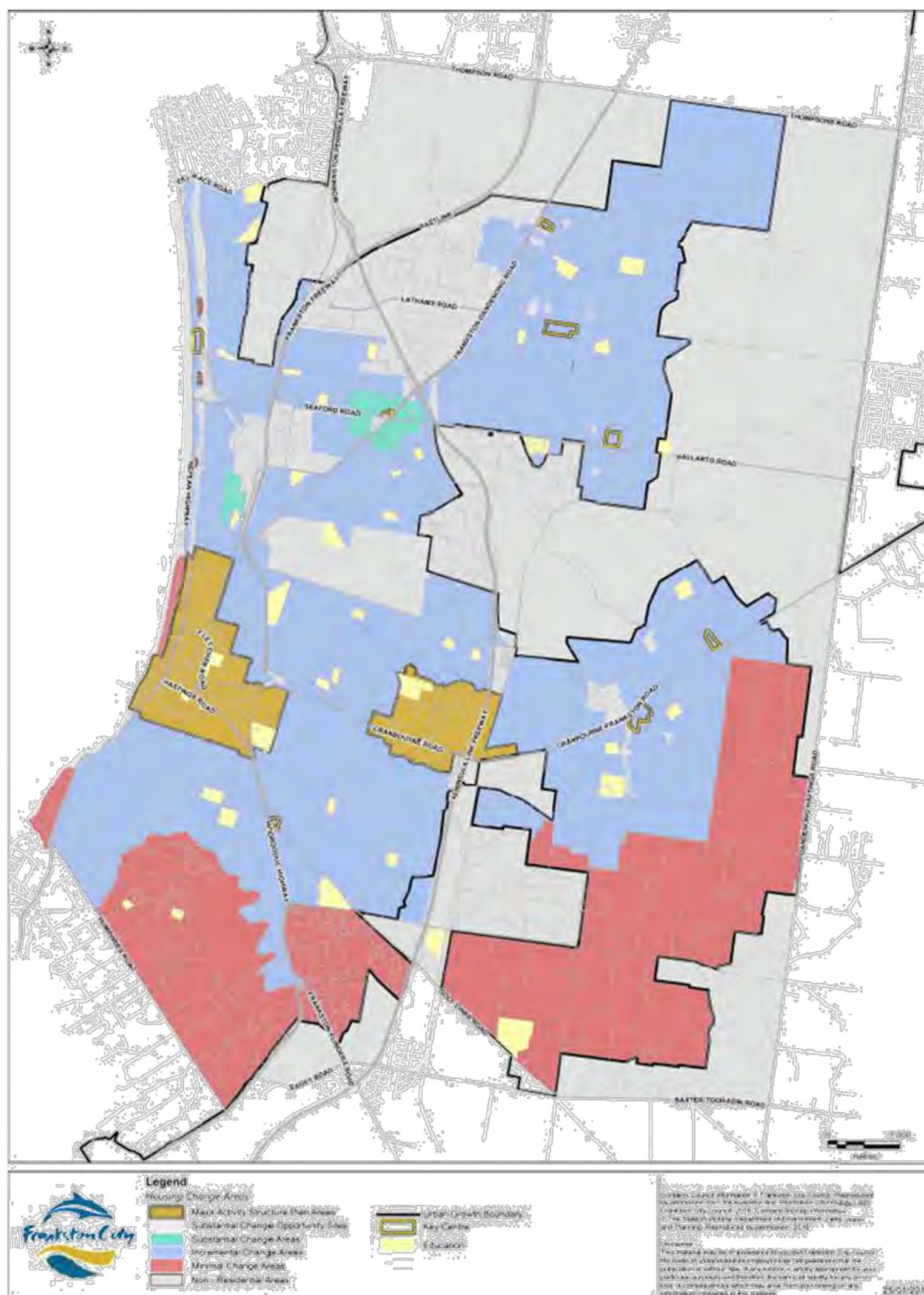
ACTION	COUNCIL'S ROLE	LEAD DEPARTMENT	PRIORITY
A3. Amend the Frankston Planning Scheme Local planning Policy Framework to include the following updates and changes: <ul style="list-style-type: none"> i. Amend the Frankston Planning Scheme to include the Frankston Housing Strategy as a Reference ii. Under 22-04 Settlement Pattern, delete the following two points and at the same time introduce the new map and proposed zones <ul style="list-style-type: none"> a. Revise the Housing Framework Map having regard to new housing projections and state policy. b. Investigate the application of new residential zones to the City's residential areas. iii. Change all references to the CAD to the FMAC. iv. Under Clause 22 Objective 4, update the reference to the Neighbourhood Character Study 2002. v. Under Clause 22 Objective 6, update the reference to the Non-residential Uses in Residential Zones Policy. 	Planner	Planning and Environment	High
A4. Amend the Frankston Planning Scheme to apply the Neighbourhood Residential Zone to land key land parcels that are currently zoned General Residential, consistent with the directions of the Frankston Housing Strategy for minimal change areas.	Planner	Planning and Environment	High
A5. Maintain the General Residential Zone for the majority of land parcels currently zoned General Residential, consistent with the directions of the Frankston Housing Strategy for incremental change areas	Planner	Planning and Environment	Ongoing
A6. Amend the Frankston Planning Scheme to apply the Residential Growth Zone to key land parcels that are currently zoned General Residential consistent with directions the Frankston Housing Strategy for substantial change areas	Planner	Planning and Environment	High
A7. Amend the Frankston Planning Scheme to apply the Mixed Use Zone to key land parcels that are currently zoned for commercial or special purposes, consistent with directions the Frankston Housing Strategy for selected substantial change areas.	Planner	Planning and Environment	High
A8. Convene a Frankston Housing Reference Group, including industry representatives from the private and public sector, to regularly meet and discuss key housing issues and trends affecting the municipality. Membership should include, but not be limited to, representatives from the Office of Housing, Department of Education and Early Childhood Development, Places Victoria, Council, housing providers (social housing and rooming houses) and private developers.	Partner / Facilitator Educator	Community Strengthening-)	High
B Servicing & Amenity			
B1. Develop a Community Infrastructure Plan for Council to identify shortfalls and gaps in existing infrastructure services and establish future requirements for Council's infrastructure.	Planner	Community Strengthening (leading) Infrastructure Department (leading)	High
B2. Consider applying a Development Plan Overlay or detailed policy for larger opportunity sites identified in the Housing Framework Plan, requiring new developments to consider, and if appropriate, include provision of community infrastructure and open space.	Planner	Planning and Environment	Medium
B3. Advocate Department of Transport undertake review of public transport services and identify, as necessary, the need for additional or expanded public transport services to cater to future housing growth as identified in the Housing Framework Plan	Advocate	Infrastructure (leading) Planning and Environment (secondary)	Medium
B4. Advocate Melbourne Water undertake a study of servicing infrastructure to ensure the network can appropriately cater to increased residential densities to ensure timely, upgrade of infrastructure as required for precinct development	Advocate	Infrastructure	Medium
B5. Develop a Funding Strategy for the delivery of servicing and soft infrastructure needed to support future housing growth. This may include recommendations for the application of the Developer Contributions Overlay, and other mechanisms to inform planning permit and amendment negotiations.	Planner	Infrastructure (leading) Planning and Environment (secondary)	Medium
C Facilitating Residential Development			
C1. Liaise with development industry to highlight opportunities for future residential development in the City, in accordance with the Housing Framework Plan and to identify any constraints/impediments to housing delivery (e.g. planning delay, cost of development, insufficient land values, high infrastructure costs, tight bank lending criteria etc).	Advocate	Planning and Environment	High
C2. Monitor housing delivery and consumption rates, including quantity, quality and location bi-annually.	Planner	Planning and Environment	Ongoing
C3. Advocate to Places Victoria and the Victoria Planning Authority to undertake housing renewal projects within the City, particularly with the FMAC Structure Plan area and the Karingal Activity Centre Structure Plan area.	Advocate	Planning and Environment	High
C4. Explore the potential to partner with the private sector and develop a multi-dwelling demonstration project	Partner / Facilitator	Planning and Environment (lead) Property Department (support)	Low
C5. Advocate to State Government to attract funding/grants for local housing projects and studies to identify local development constraints	Advocate	Planning and Environment	High

ACTION	COUNCIL'S ROLE	LEAD DEPARTMENT	PRIORITY
<p>C6. Develop a local policy and guidelines that encourage housing typologies and provide design advice relevant to identified areas of change, for example:</p> <ul style="list-style-type: none"> ➤ in Substantial Change Areas – address development facilitation, housing diversity, universal design, environmental sustainability, car parking, on and off site amenity impacts and public realm interfaces. ➤ in Incremental Change Areas – implementation of preferred neighbourhood character statements, site responsiveness, housing diversity, universal design, environmental sustainability, and interfaces with adjoining residential areas. ➤ in Minimal Change Areas – address preserving heritage and environmental values, enhancing neighbourhood character, internal amenity, and interfaces with adjoining residential lots. <p>The guidelines should contain design principles and case studies of preferred design outcomes for different housing types across the City. The guidelines should be designed for use by Council staff, as well as the development industry and community.</p>	Planner	Planning & Environment	High
<p>C7. Prepare guidelines for Neighbourhood Activity Centres which:</p> <ul style="list-style-type: none"> ➤ Evaluate their alignment with the areas of change identified in this Strategy ➤ Consider the appropriate dwelling mix ➤ Identify appropriate public realm initiatives that will support and complement the development of private land; <p>Review associated planning policies and controls, as necessary, to reflect the extent of housing growth and change envisaged by the Housing Framework Plan.</p>	Planner	Planning and Environment	Medium
D Monitoring & Industry Engagement			
<p>D1. Implement a co-ordinated development data collection system. This central system should house both planning permit and building permit information at a minimum, and include the following inputs where possible:</p> <ul style="list-style-type: none"> ➤ Address, property identifier and suburb (must be linked to the GIS for mapping and spatial analysis purposes) ➤ Zones and overlays ➤ Activities Area (if applicable) ➤ Housing change area (as per Housing Framework Plan) ➤ Land use (eg. residential, commercial, retail, industrial, institution) ➤ Category (eg. new building, extension, demolition, change of use, etc) ➤ Number of dwellings (if residential) ➤ Parcel area, floorspace and number of storeys (if available) ➤ No. of bedrooms (if dwelling) ➤ Permit type (building or planning) and permit application ID ➤ Permit status ➤ Date information (date lodged, date granted, etc.) ➤ Year ➤ Description 	Planner	Planning and Environment	High
<p>D2. Develop a monitoring system for development within Activities Areas. This should include:</p> <ul style="list-style-type: none"> ➤ Project/Development Name ➤ Number of dwellings ➤ Number of storeys ➤ Street address ➤ Suburb ➤ Number of dwellings per year (if staged development) 	Planner	Planning and Environment	High
<p>D3. Prepare a Housing Strategy Update / Implementation Report every five years and circulate to relevant Council departments. This report should include:</p> <ul style="list-style-type: none"> ➤ Updated population and demographic profile and projections ➤ Assessment of dwelling mix: dwelling type and tenure ➤ Analysis of building and planning permit data: location and type of housing development ➤ Development of lots >1000sqm <p>Prepare a summary sheet of the key findings and directions in the Frankston Housing Strategy and circulate to Council officers, local developers, industry representatives and the community.</p>	Educator	Planning and Environment	Ongoing
E PARTICULAR HOUSING NEEDS			
<p>E1. Liaise with the community housing sector and service providers to exchange information and research regarding the housing needs and trends of community groups with particular needs.</p>	Partner / Facilitator	Community Strengthening (lead) Family Health Support Services (secondary)	Ongoing
<p>E2. Maintain relationships with Monash University, Peninsula TAFE College and other tertiary institutions regarding the housing needs of current and future students.</p>	Partner / Facilitator	Economic Development (primary) Planning and Environment (Secondary)	Ongoing
<p>E3. Encourage student housing in the FMAC structure plan area and close to the university campuses</p>	Planner	Planning and Environment (Lead) Economic Development (secondary)	Ongoing
<p>E4. Develop a student housing policy for the city with locational and good design guidance.</p>	Partner / Facilitator	Planning and Environment (lead)	Medium

ACTION	COUNCIL'S ROLE	LEAD DEPARTMENT	PRIORITY
E5. Develop a community information strategy to promote housing options for seniors. This should include options regarding alternate housing forms as well as information related to housing assistance and maintenance (e.g. suppliers of maintenance, gardening, electricians).	Planner Educator	Family Health Support Services (lead) Community Strengthening (secondary)	Medium
E6. Undertake research identifying appropriate models to assist brokering the downsizing of elderly residents in unmanageable accommodation in partnership with local housing and service providers.	Planner Partner / Facilitator	Community Strengthening (primary)	Medium
E7. Prepare design guidelines for retirement villages in Frankston which ➤ Mandate a level of housing mix (tenant and private owner) ➤ Provide a level of integrated social and for profit housing to suit developer requirements ➤ Include locational and physical attributes for new villages	Partner / Facilitator Regulator	Planning and Environment (primary)	Low
E8. Develop a strategy to attract unbonded nursing home beds into the municipality for location in areas with the lowest socio-economic outcomes.	Partner / Facilitator	Planning & Environment (collaborative) Community Strengthening (collaborative)	Low
E9. Consider inclusion of 'universal design principles' in local Urban Design Frameworks and Engineering Standards and Design Manuals.	Planner Regulator	Planning and Environment	Ongoing
F. AFFORDABLE HOUSING			
F1. Advocate State government to develop enforceable powers and controls for Council to set targets for affordable housing in key locations In particular continue to explore avenues to develop Inclusionary Zoning and other affordable housing targets into the Victorian State Planning Scheme	Advocate/ Planner	Planning and Environment	High
F2. Consider incorporating affordable housing in the redesign and redevelopment of Council assets, such as neighbourhood houses, libraries and health centres.	Planner Partner / Facilitator	Sustainable Assets Planning & Environment (collaborative)	Ongoing
F3. Identify examples of successful affordable housing models in the municipality and surrounds, and publicise as case studies to the private, public and not-for-profit sector.	Educator	Planning and Environment (primary) Community Strengthening (secondary)	Medium
F4. Develop relationships with those social housing providers most likely to house vulnerable populations within the Frankston community. This includes those currently in rooming houses, caravan parks, sleeping rough, 'couch surfing' or currently homeless.	Partner / Facilitator	Community Strengthening (lead) Family Health Support Services (secondary)	Ongoing
F5. Broker partnerships, as appropriate, between developers and social housing providers in the redevelopment of strategic sites throughout the municipality.	Partner / Facilitator	Planning and Environment (primary) Community Strengthening (secondary)	Ongoing
F6. Provide information to Council's Statutory Planners regarding the affordable housing needs of the City, to use in negotiations with developers.	Regulator	Planning and Environment (collaborative) Community Strengthening (collaborative)	High
F7. Develop a target number of rooming house beds for the City of Frankston. Engage with the rooming house sector with a view to firmly invoking the Public Health and Well Being Act and the Building Code, requiring registration of known rooming houses, including those unregistered premises noted on the Rates Database	Regulator	Community Development (collaborative) Community Safety (collaborative)	High
F8. Develop an internal protocol to ensure that any planning permit applications made for a change of use in existing caravan parks is communicated in a systematic way in the housing and support sector, triggering a housing support response.	Planner	Planning and Environment (primary) Community Strengthening (secondary)	High
G. PROMOTING SUSTAINABLE RESIDENTIAL DESIGN			
G1. Prepare and adopt design guidelines for identified opportunity sites to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.	Planner	Planning and Environment	Medium
G2. Investigate programs and initiatives to broker the retrofitting of older less efficient housing to reduce energy and water consumption.	Partner / Facilitator	Planning and Environment	Medium
G3. Advocate to the Victorian Government and the Australian Building Code Board to strengthen the ESD performance requirements for all new developments and to introduce a state based ESD planning policy for consistency across local government.	Advocate	Planning and Environment	Ongoing
G4. Provide information regarding ESD principles in material provided to applicants at pre-application meetings to ensure that they are taken into account in the site analysis and design response for new and existing dwellings.	Educator / Advocate	Planning and Environment	High
G5. Investigate Council participating and implementing the Sustainable Design Assessment in the Planning Process (SDAPP) framework to provide a consistent methodology across local councils in Victoria for requesting built environment sustainability outcomes through the planning process.	Planner / Educator	Planning and Environment (lead) Sustainable Assets (secondary)	High

Consolidated Frankston City Housing Framework Plan

The following plan is proposed to be included in **Clause 21.07** of the FPS. It clearly indicates the impact of the urban growth boundary on residential expansion and nominates areas for higher residential densities in the Frankston Metropolitan Activity Centre, Karingal Hub and other key locations adjacent to activity centres, the transport facilities and important employment and educational areas across the municipality.



Appendix 1: References

1. Aged Care Guide (2016) **Nursing Homes (Frankston)**, DPS Publishing, South Australia.
2. Australian Bureau of Statistics (2011) **Frankston (Local Government)**, Canberra, Australian Capital Territory.
3. Boyce, Carmel (2012) **City of Frankston Housing Strategy Specific Housing Needs**, Equity Justice Access.
4. Chisholm Tafe (2016) **Frankston Campus**, Chisholm Tafe, Melbourne
5. Consumer Affairs Victoria (2016) **Public register of rooming houses full list**, Department of Justice, Victoria.
6. Department of Environment, Land, Water and Planning DEWLP (2016) **Better Apartments** DEWLP, Melbourne
7. Department of Environment, Land, Water and Planning DEWLP (2015) **Urban Development Program Metropolitan Melbourne**, DEWLP, Melbourne
8. Department of Environment, Land, Water and Planning DEWLP (2016) **Victoria in Future 2016**, DEWLP, Melbourne.
9. Hansen Partnership (2013) **Karingal Major Activity Centre Structure Plan**, FCC, Frankston
10. Frankston City Council (2014) **Community Plan and Vision 2013-2017** FCC, Frankston
11. Frankston City Council (2016) **Council Plan 2013-2017 Year 4 Update** FCC, Frankston
12. Frankston City Council (2015) **Discussion Paper- Building a Good Society: Housing Affordability & Homelessness**, FCC, Frankston
13. Frankston City Council (2014) **Health and Well-being Plan 2013-2017**, FCC, Frankston
14. .id the population experts (2016) **Frankston City forecast.id**, FCC, Frankston
15. .id the population experts (2016) **Frankston City Population and Household forecasts 2011 to 2036**, FCC, Frankston
16. Monash University (2016) **Peninsula Campus**, Monash University, Melbourne.
17. Planisphere (2002) **Frankston Housing Study 2002** ,FCC, Frankston
18. Planisphere (2002) **Frankston Neighbourhood Character Study** ,FCC, Frankston
19. Planisphere (2010) **Identifying Potential for Housing Growth In Frankston City** , FCC, Frankston
20. Planisphere (2013) **Frankston Housing Strategy 2013**, FCC, Frankston
21. Real Estate Insitute of Victora (2017) Median sale and rent prices by suburb in Frankston City for December 2016 quarter, REIV, Melbourne
22. Victorian State Government (2000) **Frankston Planning Scheme (2000)** (as updated), Victorian State Government, Melbourne
23. Victorian State Government (1996) **Victorian Planning Provisions** (as updated), Victorian State Government, Melbourne

Appendix 2: Particular Provisions

The following specific provisions of the Frankston Planning Scheme have a direct impact on new residential development in Frankston City:

Clause 52.06 Car parking:	sets out the required number of car spaces to be provided for new development.
Clause 52.00 Home Occupation	governs the use of dwellings for home based business use
Clause 52.21 Private Tennis Court	allows a private tennis court without the need for a permit
Clause 52.22 Crisis Accommodation	allows the use of a dwelling for crisis accommodation without the need for a permit
Clause 52.23 Shared Housing	allows the use of a dwelling for shared housing without the need for a permit
Clause 52.24 Community Care Unit	allows for specialised care services to be provided in self-contained accommodation without the need for a permit.
Claude 54 One dwelling on a Lot	ResCode single dwelling design provisions
Clause 55 two or more dwellings	ResCode multi-dwelling design provisions
Clause 56 Residential Subdivisions	ResCode subdivision provisions

These provisions are the detailed controls that are used to assess new planning applications and their compliance with the Frankston Planning Scheme. Depending on the type of residential development that is being proposed, two or more of these 'particular provisions' will be relevant to the assessment of the application.

The provisions set out in Clauses 54 and 55 are collective known as 'ResCode' and apply to residential developments up to 4 storeys. For residential developments of 5 storeys and more, the State Government's Guidelines for Higher Density Development 2004 provide the relevant assessment criteria. The State Government's recently released "Better Apartments" design standards are likely to be approved as a code for the assessment of all new multi-unit residential developments.

Appendix 3: Residential Growth Zone

32.07 RESIDENTIAL GROWTH ZONE

22/08/2013
VC104

Shown on the planning scheme map as RGZ with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide housing at increased densities in buildings up to and including four storey buildings.

To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.

To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.07-1 Table of uses

01/07/2013
V2

Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Food and drink premises (other than Convenience restaurant, Hotel and Tavern)	The land must be located within 100 metres of a commercial zone or Mixed Use Zone and must adjoin, or have access to, a road in a Road Zone. The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone. The leasable floor area must not exceed 100 square metres.
Home occupation	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres.
Minor utility installation	
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.

RESIDENTIAL GROWTH ZONE

PAGE 1 OF 8

Use	Condition
	The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	
Shop (other than Adult sex bookshop and Bottle shop)	<p>The land must be located within 100 metres of a commercial zone or Mixed Use Zone and must adjoin, or have access to, a road in a Road Zone.</p> <p>The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.</p> <p>The leasable floor area must not exceed 100 square metres.</p>
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Section 2 – Permit required	
Use	Condition
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop – if the Section 1 conditions to Shop are not met.	
Hotel	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Office (other than Medical centre)	<p>The land must be located within 100 metres of a commercial zone.</p> <p>The land must have the same street frontage as the land in the commercial zone.</p> <p>The leasable floor area must not exceed 250 square metres.</p>

Use	Condition
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)	
Plant nursery	
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> Adjoin a commercial zone or industrial zone. Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> 3000 square metres. 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Shop (other than Adult sex bookshop, Bottle shop and Convenience shop) – if the Section 1 conditions are not met	<p>The land must be located within 100 metres of a commercial zone or Mixed Use Zone.</p> <p>The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.</p>
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Tavern	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Adult sex bookshop
Amusement parlour
Animal boarding
Animal training
Bottle shop
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Retail premises (other than Community market, Food and drink premises, Plant nursery and Shop)
Saleyard

Use

Stone extraction
 Transport terminal
 Warehouse (other than Store)

32.07-2

01/07/2013
 VB

Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

32.07-3

01/07/2013
 VB

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on a lot less than 300 square metres

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

32.07-4

22/08/2013
 VC184

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

RESIDENTIAL GROWTH ZONE

PAGE 4 OF 8

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

Transitional provisions

Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:

- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
- an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.

32.07-5 Requirements of Clause 54 and Clause 55

01/07/2013
V8

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.07-6 Buildings and works associated with a Section 2 use

01/07/2013
V8

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-1.

32.07-7 Maximum building height requirement for a dwelling or residential building

01/07/2013
V8

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

If no building height is specified in a schedule to this zone, the maximum building height should not exceed 13.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building should not exceed 14.5 metres.

This building height requirement replaces the maximum building height specified in Standard A4 in Clause 54 and Standard B7 in Clause 55.

32.07-8 Buildings on lots that abut another residential zone

01/07/2013
V8

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

32.07-9 Application requirements

01/07/2013
V8

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For residential development of five or more storeys, an urban context report and design response as required in Clause 52.35.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.07-10 Exemption from notice and review

01/07/2013
V8

Subdivision

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

32.07-11 Decision guidelines

01/07/2013
V8

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone
- Any other decision guidelines specified in a schedule to this zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction of one dwelling on a lot, whether the development is an under-utilisation of the lot.
- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.
- For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.07-12 Advertising signs

01/07/2013
V8

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

Appendix 4: Neighbourhood Residential Zone

32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

22/08/2013
VC184

Shown on the planning scheme map as **NRZ** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To recognise areas of predominantly single and double storey residential development.

To limit opportunities for increased residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To implement neighbourhood character policy and adopted neighbourhood character guidelines.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.09-1 Table of uses

01/07/2013
V8

Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. Must be located in an existing building. The site must adjoin, or have access to, a road in a Road Zone. Must not require a permit under clause 52.06-3.
Minor utility installation	
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Road Zone.

NEIGHBOURHOOD RESIDENTIAL ZONE

PAGE 1 OF 8

Use	Condition
	Must not require a permit under clause 52.06-3.
Railway	
Residential aged care facility	
Tramway	
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01.
Section 2 - Permit required	
Use	Condition
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)	
Plant nursery	
Service station	The site must either: <ul style="list-style-type: none"> Adjoin a commercial zone or industrial zone. Adjoin, or have access to, a road in a Road Zone. The site must not exceed either: <ul style="list-style-type: none"> 3000 square metres. 3600 square metres if it adjoins on two boundaries a road in a Road Zone.

Use	Condition
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises and Plant nursery)
Saleyard
Stone extraction
Transport terminal
Warehouse (other than Store)

32.09-2
 22/08/2013
 VC104

Subdivision

Permit requirement

A permit is required to subdivide land.

A schedule to this zone may specify a minimum lot size to subdivide land. Each lot must be at least the area specified for the land, except where an application to subdivide land is made to create lots each containing an existing dwelling or car parking space, where an application for the existing dwelling or car parking space was made or approved before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

32.09-3
32.09-3
VC194

Number of dwellings on a lot

The number of dwellings on a lot must not exceed the number specified in a schedule to this zone. If no number is specified, the number of dwellings on a lot must not exceed two.

Transitional provisions

Clause 32.09-3 does not apply to an application to construct two or more dwellings on a lot made before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

32.09-4
32.09-4
VC194

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of less than the lot size specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
 - A lot of less than 300 square metres, or
 - A lot of less than the lot size specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

- 32.09-5**
22/08/2013
VC104
- Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings**
- Permit requirement**
- A permit is required to:
- Construct a dwelling if there is at least one dwelling existing on the lot.
 - Construct two or more dwellings on a lot.
 - Extend a dwelling if there are two or more dwellings on the lot.
 - Construct or extend a dwelling if it is on common property.
 - Construct or extend a residential building.
- A permit is required to construct or extend a front fence within 3 metres of a street if:
- The fence is associated with 2 or more dwellings on a lot or a residential building, and
 - The fence exceeds the maximum height specified in Clause 55.06-2.
- A development must meet the requirements of Clause 55.
- A permit is not required to construct one dependent person's unit on a lot.
- Transitional provisions**
- Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:
- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
 - an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.
- 32.09-6**
01/07/2013
V8
- Requirements of Clause 54 and Clause 55**
- A schedule to this zone may specify the requirements of:
- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
 - Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.
- If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.
- 32.09-7**
01/07/2013
V8
- Buildings and works associated with a Section 2 use**
- A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-1.
- 32.09-8**
22/08/2013
VC104
- Maximum building height requirement for a dwelling or residential building**
- The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone. If no

building height is specified, the height of a building must not exceed 8 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 9 metres.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

Transitional provisions

Clause 32.09-8 does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 as in force immediately before the said approval date continue to apply.

32.09-9
 01/07/2013
 V8

Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses, including siting and dimensioned setbacks.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.09-10 Exemption from notice and review

01/07/2013
 V8

Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

32.09-11 Decision guidelines

01/07/2013
 V8

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- Any other decision guidelines specified in a schedule to this zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

Non-residential use and development

In the local neighbourhood context:

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.09-12 Advertising signs

22/08/2013
VC104

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

Notes:
Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.
Check whether an overlay also applies to the land.
Other requirements may also apply. These can be found at Particular Provisions.

Appendix 5: Mixed Use Zone

The Mixed Use Zone is already applied in the Frankston Planning Scheme. It can be found here:

http://planningschemes.dpcd.vic.gov.au/schemes/vpps/32_04.pdf

Appendix 6 Definitions

Accessible housing	Housing that allows full access and use by all occupants and visitors. The dwelling must contain no physical barriers and be user-friendly for people of all abilities.
Affordable housing	Affordable housing refers to any housing that meets some form of affordability criterion. One version of this definition uses the concept of housing stress as its criterion for affordability. The 1992 National Housing Strategy defined housing stress as a household in the bottom two income quintiles paying in excess of 30% of net income. In this broad definition, affordable housing means any housing costing less than 30% of income for the bottom 40% of income earners.
Community housing	Housing that is an alternative to public and private rental housing, and operates as a not-for-profit housing system. The combined rents of occupants are used to cover running costs over the long term. Community housing includes Housing Associations and cooperatives where tenants participate in the management of their dwellings. There is only a small supply of community housing in Victoria.
Housing diversity	Housing which varies in terms of size, type, tenure, cost and style.
Housing stress	Housing stress is an indicator of the number of households potentially at risk of housing affordability problems. This is calculated by the 30/40 rule (see 'Affordable housing' above) which suggests that households spending more than 30 percent of their income on housing costs are living in housing stress.
Inclusionary Zoning	Planning scheme provisions that require a set proportion of affordable housing units in any new residential development. The identified units are usually required to be managed as rental units that are made available to eligible tenants at a set rental level. These units are required to be maintained as 'affordable' for a minimum period e.g. 10 years, after which they may be sold or rented out at market rents.
Overlay	A planning scheme provision that indicates the land has some special feature, such as a heritage building or significant vegetation. It affects how land can be developed in conjunction with the zone.
Planning permit	A legal document that gives permission for a use or development on a particular piece of land.
Planning scheme	Controls land use and development within a municipality. It contains State and local planning policies, zones, overlays, particular provisions, general provisions, definitions and maps.
Public housing	Public rental housing which is jointly funded by the Commonwealth and State Governments. It is administered through the Victorian Department of Human Services (Office of Housing). Eligibility for public housing is determined by assets, income, special need, residency and citizenship criteria. Generally rents are capped at between 25-30% of income.
Social housing	Housing that is not-for-profit, owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. This term encompasses public housing, community housing and some affordable housing.
Zone	A planning scheme provision that controls land for particular uses, such as residential, industrial or business. Each zone has a purpose and set of requirements.

EXECUTIVE SUMMARY

Frankston Housing Strategy 2017

Executive Summary



Intent

The Frankston Housing Strategy (2017 update) sets out a range of initiatives to accommodate the expected increase in population up to 2036 and beyond. It seeks to provide for a range of housing types to meet the needs of the diverse Frankston City households over this planning period. Key objectives are to maintain a steady supply of new housing that is affordable and fit for purpose, while protecting and enhancing the quality of residential amenity and neighbourhood character across Frankston City's different suburbs.

Frankston Planning Scheme and Council's role in housing provision

The Frankston Planning Scheme provides the formal policy context for housing development in Frankston City. The Frankston Housing Strategy directly addresses the physical provision of new housing supply in Frankston. It also considers the existing and future needs of the households and individuals within the community for housing provision.

Council has many different roles that relate to housing in the City. While most people understand the need for Council to undertake the regulatory function for approving new housing development, the other roles described in the Strategy are also important. A very significant role of Council is its advocacy for housing services that are provided by other levels of government and other organisations. Council provides support to members of the community with specialist housing needs, including aged care, crisis accommodation and services to the homeless. This level of service provision extends well beyond what can be achieved through planning scheme controls for new development.

The Municipal Strategic Statement and the Local Planning Policy Framework of the Frankston Planning Scheme has been recently amended with the approval of the Minister for Planning (Am C100 was adopted on XXXXX). Only minor changes to these provisions are proposed by the Frankston Housing Strategy 2017.

EXECUTIVE SUMMARY

Housing Strategy 2013 and the proposed Amendment C95

The earlier version of Council's Housing Strategy was endorsed in September 2013. It describes 'whole of Council' activities in the area of housing policy, planning and provision. The 2013 Housing Strategy was used to inform the recent review of the Municipal Strategic Statement that was introduced by Am C100.

Council had intended to further implement the 2013 Housing Strategy recommendations through Planning Scheme Amendment C95. This amendment was designed to introduce new residential zones for particular locations within Frankston City. On 15 October 2013, Council resolved to initiate Am C95 in order to introduce the Residential Growth Zone (RGZ), General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ), and to apply the new zones generally in accordance with the Frankston Housing Strategy 2013 with variations agreed to by Council following community consultation.

The Amendment was placed on public exhibition between 28 October and 13 December 2013. A total of 71 submissions were received and referred for review to an independent panel. The resulting Panel Report was received by Council on 29 May 2014. This report cast doubt on the rezoning proposals included in Am C95.

On 1 July 2014, the Minister for Planning rezoned most of Frankston's residential areas to the new General Residential Zone (this was the State Government's deadline for the introduction of the new residential zones to all Victorian Planning Schemes).

It was decided by Council in November 2014 to do further strategic work and perhaps modify Am C95 so it could be re-considered for adoption. However Am C95 lapsed on 31 October 2015.

Council has now had more than two years' worth of experience of working with the General Residential Zone and is well placed to reconsider the recommendations of its 2013 Housing Strategy. Ministerial Direction No 17 (gazetted in July 2014) is relevant:

A planning authority must evaluate and monitor the implications of the application of any of the three residential zones within two years of their gazettal into a planning scheme. Planning authorities must specifically assess the affect of the residential zone(s) on housing supply, housing prices, infill development sites, land prices and the availability of land for infill development but are not limited to those matters.

This comprehensive update of the Frankston Housing Strategy completed in 2017 will help inform a new planning scheme amendment to improve the operation of the residential zones and associated overlay provisions of the Frankston Planning Scheme. The purpose of a new amendment will be to properly and successfully implement the changes need to accommodate future housing development consistent with the objectives of the Frankston Housing Strategy 2017.

Housing Profile

In 2011, there were 53,252 private dwellings in Frankston City. Of these, 81.6% were separate houses. This is a substantially higher proportion than in Greater Melbourne overall. While the extent of medium density housing in Frankston City (17.4% of all housing) approaches the proportion that applies to Greater Melbourne (21.1%), it is in the category of high density housing that Frankston is particularly under represented. This is largely due to Frankston's historical development as a regional centre and later as an outer suburban housing area.

EXECUTIVE SUMMARY

In 2016 the Estimated Resident Population (ERP) of Frankston City was 137,000 people. This represents a significant increase from the 2011 Census figure of 126,458.

The average household size in Frankston City decreased from 2.7 persons in 1996 to 2.5 persons in 2011. This is lower than the Greater Melbourne average of 2.6 persons in 2011.

The older settled areas of Seaford and Frankston have significantly higher proportions of medium density and high density dwellings than the other suburbs. A newer suburb, Carrum Downs, is relatively well represented in terms of 'medium density' housing with this accounting for 9% of its dwellings. At the other extreme, Langwarrin South and Skye are almost exclusively comprised of 'separate houses'.

It is expected that more one and two bedroom dwellings will be required in future, in medium and higher density development formats, to accommodate Frankston's growing population and to align more closely to the prevailing household types.

Forecast growth

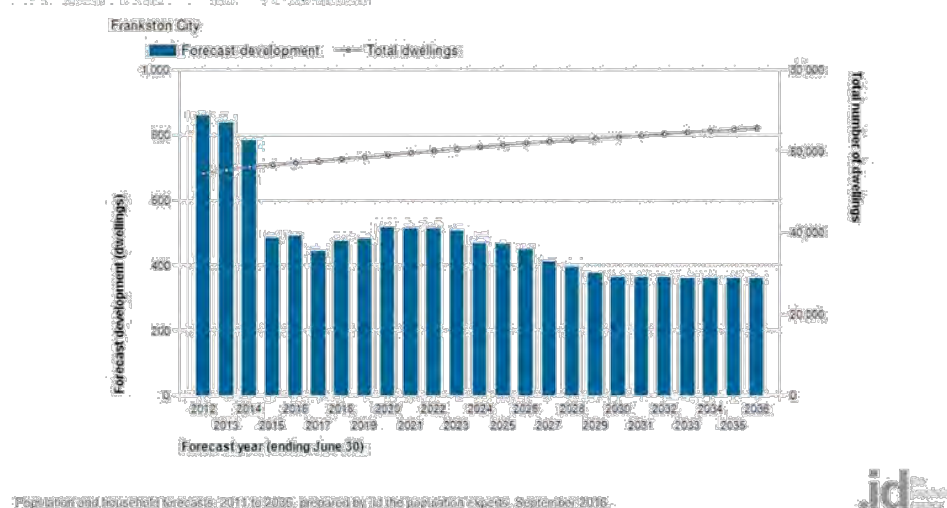
The population and dwelling forecasts prepared for Council by *id consultants* in September 2016 indicate that Frankston's population is expected to reach 153,790 in 2036. This is an increase of 16,669 persons over twenty years, or an average increase of 834 people per year.

Household size is likely to decline over this period from an average of 2.47 persons per household in 2016 to 2.42 in 2036. This means that more dwellings would be required than what might be expected from the population increase alone.

The greatest increase in households over the forecast period will be 'lone person households' with 4,097 new households. The next most numerous will be 'Couples without dependents' (an increase of 3,651). These two categories will also increase as a proportion of all households.

The number of new dwellings that will be needed to accommodate this growth will be 8,540 or an average of 427 new dwellings per year. This figure is well within the current annual dwelling production rate experienced by Frankston City.

Forecast residential development



EXECUTIVE SUMMARY

The peak year for new dwellings in Frankston City was 2010-11 when over 1,236 dwellings were approved. Since then, there has been an average of 622 new dwellings approved each year. Note that when new dwellings are created in existing built up areas, this may involve the demolition of existing dwellings.

Most new development will take place in urban renewal areas, or existing built up areas, as there is little vacant residential zoned land available in Frankston City. Accordingly, it is likely that the housing type of new residential development will trend towards medium and high density dwellings. The suburbs expected to accommodate most of the forecast population growth are, in order, Carrum Downs, Langwarrin/Langwarrin South, Frankston Central and Seaford. The slowest growth will occur in the middle suburbs of Karingal and Frankston North.

Housing Affordability

Sandhurst (\$760,000) and Frankston South (\$755,000) have the most expensive median house prices in the municipality. The least expensive houses are located in Frankston North (\$415,600). Carrum Downs, Frankston, Skye and Langwarrin have median prices that suggest these are very affordable suburbs overall.

The Melbourne Metropolitan median apartment price is \$563,500. Note that all Frankston suburbs have unit/apartment price medians that are well below this figure. For example, the highest median apartment price of any Frankston suburb is Seaford with a median of \$430,000. Carrum Downs has a median apartment price of \$340,000.

Frankston City has rentals that are affordable when compared to the rental medians for Greater Melbourne. The level of rental vacancy rates indicates good availability of affordable houses, units and apartments available for rent in Frankston City. However current trends for increasing house prices and increasing rentals can result in housing stress being experienced by greater numbers of the City's households.

'Housing stress' is defined as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs. Suburbs with estimated high levels of households experiencing housing stress include Carrum Downs, Frankston, Frankston North and Karingal.

Dwellings Growth

Frankston City is expected to require an additional 8,540 dwellings over the next 20 years (or 427 new dwellings per year until 2036). While there is capacity for maintaining a high level of dwelling production for the forecast period, this will be achieved in many small scale urban renewal projects rather than major new green-field residential estates.

Particular challenges and opportunities have been identified for Frankston City in meeting its forecast population and dwellings growth. It is anticipated that:

- Frankston City's attraction as one of the cheapest locations for housing in metropolitan Melbourne will continue to grow, placing pressures on affordability.
- The largest components of household growth in Frankston City will be in 'couples without dependents' and 'lone person' households.
- The municipality will experience an increase in the proportion of residents aged 65 years and over.

EXECUTIVE SUMMARY

- A large component of new dwellings will be continue to be detached houses (35%) however the growing proportions of medium density (45%) and high density (20%) housing will present a significant change from traditional development patterns.
- At least one third of new dwellings should be available for private rental.

Key challenges associated with accommodating the municipality's forecast housing growth and change include:

- Limited supply of land available for greenfield residential development;
- Areas of relative socio-economic disadvantage in several suburbs;
- Growing demand for public and social housing;
- Provision and capacity of physical and community infrastructure
- Protection of areas with significant environmental and neighbourhood character values; and
- Promoting environmentally sustainable development and responding to the projected impacts of climate change.

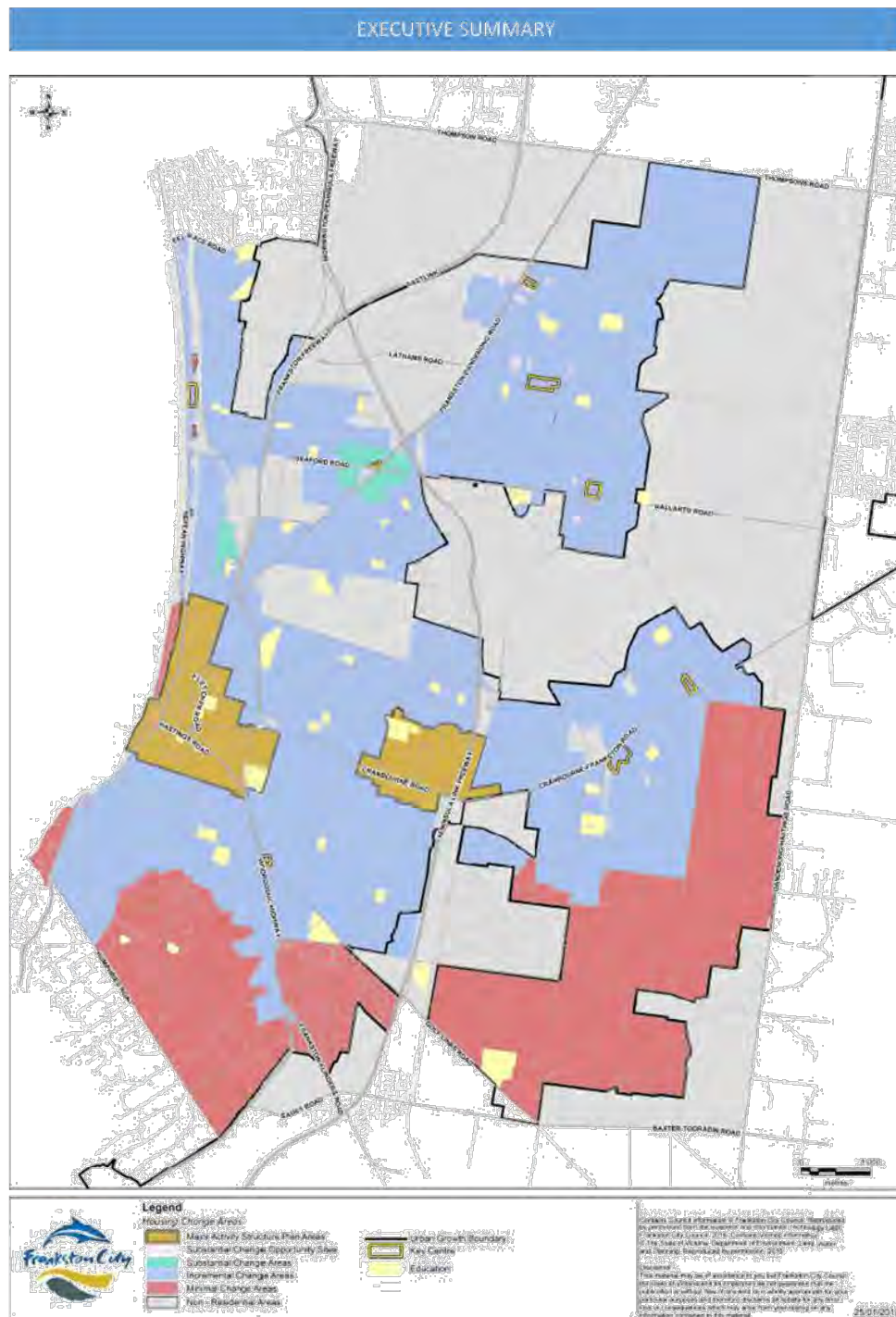
Housing Change Areas

The Housing Framework Plan, presented at Figure 15, delineates the housing change areas into four broad categories. These are:

- **Activity Structure Plan Areas** that include Frankston Metropolitan Activity Centre and the Karingal Major Activity Area. Future housing in these areas should be located and of a scale and form consistent with the adopted Structure Plans for each Activity Area.
- **Substantial Change Areas** (including key opportunity sites) that provide for housing growth by a mix of housing types that predominantly includes medium to higher density housing in appropriate locations
- **Incremental Change Areas** that allow for a variety of housing types including some medium density housing developments provided they respect the character of the neighbourhood.
- **Minimal Change Areas** that enable specific characteristics of the neighbourhood to be protected through greater design control over new housing development.

The Housing Framework Plan directs growth to those areas with the greatest capacity for change as well as those locations which provide the highest levels of residential amenity in terms of access to servicing, transport and community infrastructure.

The findings of the Frankston Housing Strategy's capacity analysis indicate that there is adequate land supply within the Frankston Activity Centre, Karingal Activity Centre, Substantial Change Areas and Incremental Change Area to accommodate the City's forecast population growth. The identification of 'Opportunity Sites' provides additional potential for medium and higher density residential developments in future.



Frankston Housing Framework Plan 2017 (Figure 37 from the FHS 2017)

EXECUTIVE SUMMARY

Inclusionary Zoning

A progressive zoning approach used in some jurisdictions in Australia and overseas is to seek the provision of a proportion of affordable housing in all new multi-dwelling housing developments. The relevant tool is called "Inclusionary Zoning".

Within Frankston, there are only a small number of multi-dwelling projects each year that could be reasonably expected to sequester one or more dwellings as 'social housing'. A possible threshold could be that for developments with 20 dwellings or more, 5% of the total number could be allocated to a social housing program by agreement. This would mean that 1 dwelling in every 20 would qualify under this approach.

Use of the new Residential Growth Zone offers potential for increased yield. Wherever Council rezones land from General Residential to Residential Growth, it could consider applying a set 'inclusionary zoning' formula to achieve a regular supply of new dwellings into the 'social housing' pool. While this would represent a relatively modest intervention into the housing supply for Frankston City, it can assist as part of the overall suite of housing initiatives undertaken by Council.

Key Recommendations for Housing Growth

A1. Amend the Municipal Strategic Statement to include the new Frankston Housing Framework Plan.

A2. Amend the Municipal Strategic Statement to include the policy objectives and directions for substantial, incremental and minimal change areas and to include the results and adjusted population forecasts from the 2016 Census.

A3. Amend the Frankston Planning Scheme to include the Frankston Housing Strategy 2017 as a Reference Document.

A4. Amend the Frankston Planning Scheme to apply the Neighbourhood Zone to key land parcels that are currently zoned General Residential, consistent with the directions of the Frankston Housing Strategy for minimal change areas.

A5. Maintain the General Residential Zone for the majority of land parcels currently zoned General Residential, consistent with the directions of the Frankston Housing Strategy for incremental change areas.

A6. Amend the Frankston Planning Scheme to apply the Residential Growth Zone to key land parcels that are currently zoned General Residential consistent with directions of the Frankston Housing Strategy for substantial change areas.

A7. Amend the Frankston Planning Scheme to apply the Mixed Use Zone to key land parcels that are currently zoned for commercial or special purposes, consistent with directions the Frankston Housing Strategy for opportunity sites and activity centres.

A8. Convene a Frankston Housing Reference Group, including industry representatives from the private and public sector, to regularly meet and discuss key housing issues and trends affecting the municipality. Membership should include, but not be limited to, representatives from the Office of Housing, Department of Education and Early Childhood Development, Places Victoria, Council, housing providers (social housing and rooming houses) and private developers.

EXECUTIVE SUMMARY

Note: the FHS 2017 Implementation Plan contains a series of further recommendations under the following headings:

Servicing and Amenity

Facilitating Residential Development

Promoting More Diverse Housing Stock

Monitoring and Industry engagement

Specific Housing Needs groups

Housing Affordability

Rooming Houses and Caravan Parks

Urban Design and Environmental Sustainability

Executive Summary**11.6 December Town Planning Progress Report**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.2 Implement a schedule of reviews of services, plans, policies and protocols to ensure good governance

Purpose

To provide Council with an update on the exercise of planning delegations by Council officers for the month of December 2016.

Recommendation (Director Community Development)

That Council receives and notes the report.

Key Points / Issues

This 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;
- Planning Scheme amendments;
- VCAT Appeal register; and
- VCAT decisions.

In December 2016, 59 applications were received with 51 applications determined. A total of 61% of decisions were made within 60 days.

Nine (9) decisions related to multi-unit dwelling applications. Eight (8) of these decisions complied with Council's Multi-Dwelling Visitor Car Parking Guidelines. One (1) application seeking a variation to the Guideline was approved by Council.

Council has received four (4) planning applications for development valued over \$1 million in December. This has generated fees to the Metropolitan Planning Levy (MPL) (charged by the State Government) that total \$25,530.00. This financial year a total of \$76,750.70 has been paid to the State Government by applicants for planning approvals in Frankston.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

11.6 December Town Planning Progress Report**Executive Summary**

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

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 will not result in any identified environmental, economic, or social impacts.

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.

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.

Conclusion

This report provides Council an overview of the activities and decisions made by its planning teams.

ATTACHMENTS

Attachment A: Town Planning Progress Report - December 2016

Progress Report – Planning Applications Received For The Application Date: From 1/12/2016 To 31/12/2016				
Application No	Ward	Property Address	Application Description	Date
624/2016/P	North-East	10/71 Frankston Gardens Drive, Carrum Downs	Buildings and works to an existing factory	1/12/2016
641/2016/P	North-East	285 North Road, Langwarrin 3910	Seven (7) lot subdivision	5/12/2016
627/2016/P	North-East	29 Athol Court, Langwarrin 3910	To construct sixteen (16) dwellings (eight (8) single storey and eight (8) double storey) and removal of native vegetation	7/12/2016
642/2016/P	North-East	23 Brunnings Road, Carrum Downs 3201	Eighteen (18) lot subdivision	8/12/2016
637/2016/P	North-East	26 Grassmere Road, Langwarrin 3910	Extension to existing dwelling	12/12/2016
643/2016/P	North-East	36 Lorraine Avenue, Langwarrin 3910	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and a two (2) lot subdivision.	12/12/2016
647/2016/P	North-East	39 Hillcrest Drive, Langwarrin 3910	To construct two (2) shipping containers	14/12/2016
650/2016/P	North-East	43 Access Way, Carrum Downs 3201	Construction of two (2) warehouses	15/12/2016
658/2016/P	North-East	McClelland Link 350M Cranbourne Road, Frankston 3199	To use the land for caravan storage and a waiver of the car parking requirements of Clause 52.06 of the Frankston Planning Scheme	22/12/2016
662/2016/P	North-East	7 Industry Boulevard, Carrum Downs 3201	To construct a warehouse and office	29/12/2016
665/2016/P	North-East	11 Coles Parkway, Carrum Downs 3201	To construct one (1) single storey dwelling	29/12/2016
North-East Ward Total = 11				
618/2016/P	North-West	9 Raymond Road, Seaford 3198	To construct one (1) single storey dwelling to the rear of the existing dwelling (two(2) dwellings) and a two (2) lot subdivision	2/12/2016
620/2016/P	North-West	161 McMahons Road, Frankston 3199	To construct building and works in association with the existing use of the land as an education centre	3/12/2016
622/2016/P	North-West	27 Lewis Street, Frankston 3199	To construct three (3) double storey dwellings	5/12/2016
623/2016/P	North-West	3/2 Martin Street, Seaford 3198	Alterations and additions to an existing dwelling and new garage	6/12/2016
626/2016/P	North-West	9 Dalpura Circuit, Frankston 3199	To construct one (1) double storey dwelling top the rear of the existing dwelling (two (2) dwellings)	6/12/2016
632/2016/P	North-West	38 Moreton Street, Frankston North 3200	To construct one (1) double storey dwelling to rear of the existing dwelling (two (2) dwellings)	12/12/2016

Progress Report – Planning Applications Received For The Application Date: From 1/12/2016 To 31/12/2016				
Application No	Ward	Property Address	Application Description	Date
635/2016/P	North-West	112 Austin Road, Seaford 3198	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	12/12/2016
633/2016/P	North-West	3 Gladwyn Avenue, Frankston 3199	To construct three (3) double storey dwellings	13/12/2016
648/2016/P	North-West	2 Roberta Grove, Frankston 3199	To construct three (3) double storey dwellings	13/12/2016
638/2016/P	North-West	17 Galway Street, Seaford 3198	Two (2) lot subdivision	13/12/2016
649/2016/P	North-West	26 Pascal Road, Seaford 3198	Construction of a warehouse and office	14/12/2016
644/2016/P	North-West	113 Wangarra Road, Frankston 3199	To construct two (2) double storey dwellings	14/12/2016
653/2016/P	North-West	15 Brunning Crescent, Frankston North 3200	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	16/12/2016
654/2016/P	North-West	17 Windoo Street, Frankston North 3200	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	16/12/2016
661/2016/P	North-West	85 Beach Street, Frankston 3199	To erect business identification signage and a waiver of the car parking requirements of Clause 52.06 of the Frankston Planning Scheme	16/12/2016
655/2016/P	North-West	28 Nabilla Avenue, Seaford 3198	To construct two (2) double storey dwellings	19/12/2016
664/2016/P	North-West	2 Rodney Court, Frankston 3199	To erect and display business identification signage	22/12/2016
657/2016/P	North-West	16 Mereweather Avenue, Frankston 3199	Six (6) lot subdivision	23/12/2016
663/2016/P	North-West	2A Levuka Street, Seaford 3198	Extensions to an existing dwelling within a Special Building Overlay	29/12/2016
666/2016/P	North-West	91 Dandenong Road East, Frankston 3199	To construct five (5) double storey dwellings	29/12/2016
660/2016/P	North-West	217 Austin Road, Seaford 3198	To construct four (4) double storey dwellings	29/12/2016
659/2016/P	North-West	16 Lindrum Road, Frankston 3199	To construct one (1) double storey dwelling and buildings & works to the existing dwelling (two (2) double storey dwellings)	29/12/2016
668/2016/P	North-West	35 Sheridan Avenue, Frankston 3199	To construct fourteen (14) three (3) storey dwellings	30/12/2016
668/2016/P	North-West	37 Sheridan Avenue, Frankston 3199	To construct fourteen (14) three (3) storey dwellings	30/12/2016
North-West Total = 24				

Attachment A: Town Planning Progress Report - December 2016

Progress Report – Planning Applications Received For The Application Date: From 1/12/2016 To 31/12/2016				
Application No	Ward	Property Address	Application Description	Date
615/2016/P	South	122 Fleetwood Crescent, Frankston South 3199	To construct two (2) double storey dwellings	1/12/2016
613/2016/P	South	14 Kilmiston Court, Frankston South 3199	Vegetation removal	2/12/2016
621/2016/P	South	10 Jamieson Court, Langwarrin 3910	To construct a carport	3/12/2016
619/2016/P	South	17 Plummer Avenue, Frankston South 3199	Extension to an existing dwelling	5/12/2016
628/2016/P	South	193 Humphries Road, Frankston South 3199	To construct a garage	8/12/2016
630/2016/P	South	3 Plowman Place, Frankston 3199	To construct a nine (9) storey building containing fifty six (56) dwellings	9/12/2016
631/2016/P	South	425 Baxter-Tooradin Road, Langwarrin South	To construct a shed	12/12/2016
636/2016/P	South	218 Heatherhill Road, Frankston 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and a two (2) lot subdivision	12/12/2016
629/2016/P	South	72 Cliff Road, Frankston South 3199	To construct one (1) double storey dwelling, swimming pool, front fence and vegetation removal	12/12/2016
634/2016/P	South	11 Mulgra Street, Frankston South 3199	Extension to existing dwelling	13/12/2016
639/2016/P	South	107 Fleetwood Crescent, Frankston South 3199	Two (2) lot subdivision	13/12/2016
645/2016/P	South	50 Newton Avenue, Langwarrin South 3911	To construct a shed	15/12/2016
646/2016/P	South	88-98 Golf Links Road, Frankston South 3199	Buildings and works to an existing building	16/12/2016
652/2016/P	South	65A Wells Street, Frankston 3199	To construct a shop and reduce the carparking requirements of clause 52.06	16/12/2016
651/2016/P	South	24 Oates Street, Frankston 3199	To construct one (1) double storey to rear of existing dwelling (two (2) dwellings)	16/12/2016
656/2016/P	South	14 Cranhaven Road, Langwarrin 3910	Two (2) subdivision	23/12/2016
667/2016/P	South	3 Joy Street, Frankston 3199	To construct two (2) double storey dwellings	30/12/2016
South Ward Total = 17				

Progress Report – Amendments to Planning Permits - Received For The Application Date: From 1/12/2016 To 31/12/2016				
Application No	Ward	Property Address	Application Description	Date
561/2002/P/A	North-East	10 Hall Road, Carrum Downs 3201	Secondary consent - 34 Unit Development	5/12/2016
64/2015/P/C	North-East	636-640 Frankston-Dandenong Road, Carrum Downs 3201	Secondary consent - Construction of five (5) double storey and twenty four (24) single storey dwellings (twenty nine (29) dwellings) and alter access to a Road Zone Category 1	5/12/2016
468/2009/P/F	North-East	842 Frankston-Dandenong Road, Carrum Downs	Secondary consent - Use of the land as a Place of Assembly (Temple) and associated accommodation.	12/12/2016
420/2016/P/A	North-East	20 Monze Drive, Langwarrin 3910	Secondary consent - Two (2) lot subdivision	14/12/2016
333/2015/P/E	North-East	735 Dandenong-Hastings Road, Skye 3977	Secondary consent - To construct a building for horticulture and create access to a Road Zone Category 1	18/12/2016
235/2016/P/C	North-East	20 Monze Drive, Langwarrin 3910	Secondary Consent - To construct one (1) single storey dwelling to the rear of the existing single storey dwelling (two (2) dwellings)	20/12/2016
47/2012/P/C	North-East	7 Elm Grove, Langwarrin 3910	Extension of time -To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	20/12/2016
North-East Ward Total = 7				
487/2014/P/A	North-West	9 Ebdale Street, Frankston 3199	Extension of time - To construct one (1) double storey residential building (community care facility) containing twenty (20) lodging rooms	6/12/2016
487/2014/P/A	North-West	11 Ebdale Street, Frankston 3199	Extension of time - To construct one (1) double storey residential building (community care facility) containing twenty (20) lodging rooms	6/12/2016
355/2014/P/C	North-West	23 Stanley Street, Frankston 3199	Extension of time - To construct two (2) double storey dwellings	12/12/2016
399/2014/P/B	North-West	13 Leonard Street, Frankston 3199	Extension of time - To construct four (4) double storey dwellings & two (2) single storey dwellings (six (6) dwellings)	13/12/2016
399/2014/P/B	North-West	11 Leonard Street, Frankston 3199	Extension of time - To construct four (4) double storey dwellings & two (2) single storey dwellings (six (6) dwellings)	13/12/2016
132/2015/P/E	North-West	95 East Road, Seaford 3198	Secondary consent - To construct seven dwellings (five (5) double storey and two (2) single storey dwellings)	16/12/2016
North-West Total = 6				

Attachment A: Town Planning Progress Report - December 2016

Progress Report – Amendments to Planning Permits - Received For The Application Date: From 1/12/2016 To 31/12/2016				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
124/2014/P/B	South	30 Violet Street, Frankston South 3199	Extension of time - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	5/12/2016
579/2015/P/A	South	54 High Street, Frankston 3199	Secondary consent - Construction of three (3) dwellings in a General Residential Zone and Construction of buildings and works in a Design and Development Overlay	6/12/2016
350/2016/P/A	South	13 Baileyana Street, Frankston South 3199	Section 72 Amendment - Three (3) lot subdivision and removal of drainage easement E1	7/12/2016
173/2014/P/A	South	28 Overport Road, Frankston South 3199	Extension of time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	15/12/2016
5/2016/VS	South	108 Beach Street, Frankston 3199	Section 72 amendment - To construct a dwelling in a Special Building Overlay	21/12/2016
494/2016/P/A	South	108 Beach Street, Frankston 3199	Section 72 amendment - To use and develop the land for medical consulting rooms, and reduce the car parking requirements of Clause 52.06	21/12/2016
659/1973/P/A	South	3/74 Playne Street, FRANKSTON 3199	Section 72 Amendment - To construct three flats	29/12/2016
South Ward = 7				

Progress Report – Planning Application Decisions					
For The Application Date: From 1/12/2016 To 31/12/2016					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
78/2016/P	North-East	5 Lorraine Avenue, Langwarrin 3910	To construct one (1) double storey dwelling and one (1) single storey dwelling	Permit Approved	1/12/2016
169/2016/P	North-East	16 Alder Street, Langwarrin 3910	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Permit Approved	1/12/2016
296/2016/P	North-East	520 Cranbourne-Frankston Road, Langwarrin 3910	To construct an outbuilding	Permit Approved	6/12/2016
510/2016/P	North-East	89 Boundary Road, Carrum Downs	Thirty eight (38) lot subdivision	Permit Approved	12/12/2016
333/2016/P	North-East	9 Sahra Grove, Carrum Downs 3201	The use of the land (partial) for motor vehicle sales	Permit Approved	15/12/2016
451/2016/P	North-East	21 Capital Place, Carrum Downs 3201	Buildings and works in the Industrial 1 Zone and a reduction in the car parking requirements of Clause 52.06 of the Frankston Planning Scheme	Permit Approved	16/12/2016
599/2016/P	North-East	21 Yazaki Way, Carrum Downs 3201	Fourteen (14) lot subdivision	Permit Approved	21/12/2016
575/2016/P	North-East	28 Madisson Crescent, Carrum Downs	Eight (8) lot subdivision	Permit Approved	22/12/2016
North-East Ward Total = 8					
732/2015/P	North-West	3 Brunning Crescent, Frankston North	Construct a dwelling where there is one dwelling existing on the lot	Permit Approved	1/12/2016
310/2016/P	North-West	114 Kirkwood Avenue, Seaford 3198	To subdivide the land into two (2) lots	Application Refused	5/12/2016
417/2016/P	North-West	21 Frank Street, Frankston 3199	Four (4) lot subdivision	Permit Approved	7/12/2016
183/2016/P	North-West	175 McMahons Road, Frankston 3199	To undertake buildings and works for an aged care facility and to remove native vegetation	Notice of Decision	7/12/2016
399/2016/P	North-West	113 Railway Parade, Seaford 3198	To construct buildings and works (extraction flue) in a Commercial 1 Zone	Permit Approved	9/12/2016
262/2016/P	North-West	5 Bragge Street, Frankston 3199	To use and construction of a four (4) storey building containing twenty six (26) apartments	Notice of Decision	9/12/2016
262/2016/P	North-West	7 Bragge Street, Frankston 3199	To use and construction of a four (4) storey building containing twenty six (26) apartments	Notice of Decision	9/12/2016
25/2016/VS	North-West	36 Oliphant Way, Seaford 3198	Two (2) lot subdivision	Permit Approved	12/12/2016

Progress Report – Planning Application Decisions					
For The Application Date: From 1/12/2016 To 31/12/2016					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
90/2016/P	North-West	15 Alpina Street, Frankston North 3200	Development of two or more dwellings on a lot in the General Residential Zone (construct nineteen (19) double storey dwellings)	Permit Approved	13/12/2016
332/2016/P	North-West	20 Mahogany Avenue, Frankston North	The construction of two (2) single storey dwellings	Permit Approved	15/12/2016
334/2016/P	North-West	15 Mereweather Avenue, Frankston	The use and development of the land for four (4) double storey dwellings	Permit Approved	19/12/2016
97/2016/P	North-West	10 Nepean Highway, Seaford 3198	To construct two (2) attached triple storey dwellings	Permit Approved	19/12/2016
423/2016/P	North-West	58 Boonong Avenue, Seaford 3198	Two (2) Lot subdivision	Permit Approved	21/12/2016
282/2016/P	North-West	17 Overton Road, Seaford 3198	The construction of an extension to an existing dwelling	Permit Approved	22/12/2016
572/2016/P	North-West	15 Ebdale Street Frankston 3199	Twenty five (25) lot subdivision	Permit Approved	23/12/2016
North-West Ward Total = 15					
352/2016/P	South	32 Baileyana Street, Frankston South	The construction of an extension to an existing single store dwelling in a Design and Development Overlay Schedule 9	Permit Approved	6/12/2016
541/2016/P	South	97 Robinsons Road, Langwarrin 3910	To display business identification signage	Application Lapsed	8/12/2016
311/2016/P	South	3 Banksia Court, Frankston South 3199	The construction of extensions to the existing dwelling and the removal of vegetation (one tree).	Permit Approved	9/12/2016
487/2016/P	South	1 Fenton Crescent, Frankston South	To construct a domestic swimming pool in the Design and Development Overlay Schedule 9	Permit Approved	9/12/2016
602/2016/P	South	43 McComb Boulevard, Frankston South	Two (2) Lot subdivision	Permit Approved	14/12/2016
427/2016/P	South	20 Bembridge Avenue, Frankston South	To construct a double storey addition to the existing dwelling	Notice of Decision	15/12/2016
207/2016/P	South	18 Argyle Street, Frankston 3199	To construct two (2) double storey dwellings to the rear of the existing dwelling & alterations to the existing dwelling (three (3) dwellings)	Notice of Decision	15/12/2016
591/2016/P	South	1 Olsen Street, Frankston 3199	To use the site for a restricted recreational facility (fitness centre)	Permit Approved	16/12/2016

Progress Report – Planning Application Decisions					
For The Application Date: From 1/12/2016 To 31/12/2016					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
406/2016/P	South	2/24 Cliff Road, Frankston 3199	The construction of a verandah in an Erosion Management Overlay	Permit Approved	20/12/2016
495/2016/P	South	251-265 Cranbourne Road, Frankston	The construction of alterations and additions to the existing Hospital (St John of God Rehabilitation Hospital)	Permit Approved	20/12/2016
372/2016/P	South	14 Rock Lodge Court, Frankston South	To construct extensions to an outbuilding in a Bushfire Management Overlay and a Design and Development Overlay (Schedule 1)	Permit Approved	20/12/2016
177/2016/P	South	13 Casuarina Drive, Frankston South 3	The construction of one (1) single storey and one (1) double storey dwelling to the rear of the existing dwelling (three (3) dwellings) and removal of vegetation.	Permit Approved	22/12/2016
509/2016/P	South	291 Humphries Road, Frankston South	The construction of one (1) single storey dwelling	Permit Approved	22/12/2016
306/2016/P	South	57 Baden Powell Drive, Frankston South	To construct a domestic swimming pool in a Design and Development Overlay (Schedule 9)	Permit Approved	22/12/2016
555/2016/P	South	84 Fleetwood Crescent, Frankston South 3199	To construct buildings and works in a Design and Development Overlay (Schedule 9)	Permit Approved	22/12/2016
93/2016/P	South	54 Roberts Street, Frankston 3199	To construct two (2) double storey dwellings & one (1) single story dwelling (three (3) dwellings)	Application Refused	22/12/2016
454/2016/P	South	3 McLean Court, Frankston South 3199	The construction of three (3) outbuildings	Application Refused	23/12/2016
600/2016/P	South	30 Violet Street, Frankston South 3199	Two (2) lot subdivision	Permit Approved	28/12/2016
700/2015/P	South	37 Bayview Road, Frankston 3199	Two (2) lot subdivision	Permit Approved	30/12/2016
South Ward Total = 19					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/12/2016 To 31/12/2016					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
209/2011/P/C	North-East	71-79 Cranbourne-Frankston Road, Langwarrin 3910	Secondary Consent - The construction of four (4) dwellings (one (1) double storey and three (3) single storey dwellings) and access to Road Zone Category 1, in accordance with the endorsed plans	Secondary Consent Approved	2/12/2016
591/2012/P/A	North-East	281 North Road, Langwarrin 3910	Section 72 Amendment - To construct one (1) double storey dwelling, two (2) outbuildings and native vegetation removal	Permit Approved	12/12/2016
463/2008/P/C	North-East	27 Cranbourne-Frankston Road, Langwarrin 3910	Secondary consent - Development of Seven (7) single storey dwellings	Secondary Consent Approved	13/12/2016
528/2004/P/E	North-East	52 Boundary Road, Carrum Downs	Extension of time - Buildings and Works (Cultural Centre) for Hindu Temple	Extension of Time Approved	21/12/2016
310/2014/P/A	North-East	5 Union Road, Langwarrin 3910	Extension of time - External alterations to the existing bottle shop and business identification signage	Extension of Time Approved	21/12/2016
420/2016/P/A	North-East	20 Monze Drive, Langwarrin 3910	Secondary consent - Two (2) lot subdivision	Secondary Consent Approved	30/12/2016
North-East Ward Total = 6					
633/2011/P/D	North-West	301 Nepean Highway, Frankston	Secondary consent - Buildings and works associated with a telecommunications facility in accordance with the endorsed plans	Secondary Consent Approved	1/12/2016
397/2015/P/A	North-West	1 Weatherston Road, Seaford 3198	Section 72 Amendment - To construct three (3) double storey dwellings and vegetation removal	Permit Approved	8/12/2016
103/2014/P/B	North-West	49 Kareela Road, Frankston 3199	Section 72 amendment - To use the site for an Indoor Recreational Facility (Yoga/Pilates) and to vary the car parking requirements associated with this use	Notice of Decision	8/12/2016
115/2016/P/B	North-West	144 Seaford Road, Seaford 3198	Secondary consent - To construct one (1) garage in a SBO	Secondary Consent Approved	13/12/2016
225/2016/P/A	North-West	42 Kananook Avenue, Seaford 3198	Secondary consent - To construct an extension to the existing dwelling and to construct one (1) garage, one (1) front fence	Secondary Consent Approved	14/12/2016
9/2015/P/A	North-West	103 Beach Street, Frankston 3199	Secondary consent - Business identification signage	Secondary Consent Approved	21/12/2016

Progress Report – Amendments to Planning Application Decisions					
For The Application Date: From 1/12/2016 To 31/12/2016					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
149/2016/P/A	North-West	211-279 Skye Road, Frankston 3199	Section 72 - Construction of buildings and works (clubhouse including accommodation, proshop and sports centre) and removal of native vegetation.	Permit Approved	21/12/2016
272/2013/P/B	North-West	1A Joyce Avenue, Frankston 3199	Section 72 - To construct one (1) dwelling on a lot less than 300 square metres	Permit Approved	21/12/2016
71/2014/P/A	North-West	18 Jasmine Court, Frankston 3199	Secondary consent - To construct three (3) single storey dwellings	Secondary Consent Approved	29/12/2016
North-West Total = 9					
279/2013/P/A	South	19 Robinia Street, Frankston 3199	Section 72 Amendment - To use the land for a Child Care Centre, to construct associated buildings and works and to display one (1) business identification sign	Permit Approved	7/12/2016
350/2016/P/A	South	13 Baileyana Street, Frankston South	Section 72 amendment - Three (3) lot subdivision and removal of drainage easement E1	Permit Approved	12/12/2016
796/2010/P/C	South	21 Wattle Drive, Frankston 3199	Extension of time - Construct one (1) single storey dwelling to the rear of the existing single storey dwelling (to be retained)	Extension of Time Approved	14/12/2016
124/2014/P/B	South	30 Violet Street, Frankston South	Extension of time - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Extension of Time Approved	15/12/2016
312/2011/P/C	South	15A Tweed Court, Langwarrin	Extension of time - The construction of eight (8) dwellings (comprising four (4) single storey dwellings and four (4) double storey dwellings)	Extension of Time Approved	16/12/2016
156/2014/P/B	South	6 Davey Street, Frankston 3199	Extension of time - To construct a seventeen (17) storey building containing sixty three (63) dwellings and offices	Extension of Time Approved	21/12/2016
353/2014/P/A	South	10 George Street, Frankston 3199	Secondary consent - To construct one (1) single storey dwelling to the rear of the existing (two (2) dwellings)	Secondary Consent Approved	28/12/2016
South Ward Total = 7					

Progress Report – Subdivision Application Received				
For The Application Date: From 1/12/2016 To 31/12/2016				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
155/2016/S	North-East	285 North Road, Langwarrin 3910	Seven (7) lot subdivision	5/12/2016
156/2016/S	North-East	23 Brunnings Road, Carrum Downs 3201	Eighteen (18) lot subdivision	8/12/2016
157/2016/S	North-East	36 Lorraine Avenue, Langwarrin 3910	Two (2) lot subdivision	12/12/2016
North-East Ward Total = 3				
153/2016/S	North-West	17 Galway Street, Seaford 3198	Two (2) lot subdivision	2/12/2016
159/2016/S	North-West	16 Mereweather Avenue, Frankston 3199	Six (6) lot subdivision	23/12/2016
North-West Ward Total = 2				
154/2016/S	South	107 Fleetwood Crescent, Frankston South 3199	Two (2) lot subdivision	13/12/2016
158/2016/S	South	14 Cranhaven Road, Langwarrin 3910	Two (2) lot subdivision	23/12/2016
South Ward Total = 2				

Progress Report – Subdivision Decisions					
For The Application Date: From 1/12/2016 To 31/12/2016					
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
78/2014/S	North-East	Brotherhood of St Laurence Common Property 1195 Frankston-Dandenong Road, Carrum Downs	Forty two (42) lot subdivision	SOC Issued (M)	1/12/2016
82/2016/S	North-East	3 Levida Drive, Carrum Downs 3201	Four (4) lot subdivision	Certified	7/12/2016
121/2016/S	North-East	89 Boundary Road, Carrum Downs 3201	Thirty eight lot subdivision	Certified	12/12/2016
149/2015/S	North-East	80 McCormicks Road, Skye 3977	Two (2) lot subdivision	SOC Issued (M)	20/12/2016
22/2016/S	North-East	Brotherhood of St Laurence Common Property 1195 Frankston-Dandenong Road, Carrum Downs	Thirty one (31) lot subdivision	Recertified	20/12/2016
97/2014/S	North-East	160 Potts Road, Langwarrin 3910	Twenty six (25) lot subdivision	Certified	22/12/2016
North-East Ward Total = 6					
189/2014/S	North-West	75 Fortescue Avenue, Seaford 3198	Two (2) lot subdivision	SOC Issued (M)	6/12/2016
138/2016/S	North-West	6 Sussex Crescent, Seaford 3198	Two (2) lot subdivision	Certified	14/12/2016
112/2016/S	North-West	94 Brunel Road, Seaford 3198	Four (4) lot subdivision	SOC Issued (M)	16/12/2016
148/2015/S	North-West	3 Wynnstay Road, Seaford 3198	Two (2) lot subdivision	SOC Issued (M)	16/12/2016
189/2014/S	North-West	75 Fortescue Avenue, Seaford 3198	Two (2) lot subdivision	SOC Issued (M)	16/12/2016
193/2014/S	North-West	12 Petrie Street, Frankston 3199	Three (3) lot subdivision	SOC Issued (M)	20/12/2016
62/2016/S	North-West	11 Ti-Tree Crescent, Seaford 3198	Two (2) lot subdivision	Certified	20/12/2016
112/2016/S	North-West	94 Brunel Road, Seaford 3198	Four (4) lot subdivision	SOC Issued (M)	21/12/2016
105/2016/S	North-West	58 Boonong Avenue, Seaford 3198	Two (2) lot subdivision	Certified	23/12/2016
34/2016/S	North-West	13 Northcote Street, Seaford 3198	Two (2) lot subdivision	SOC Issued (M)	28/12/2016
149/2014/S	North-West	44 Centenary Street, Seaford 3198	Two (2) lot subdivision	Certified	30/12/2016
North-West Total = 11					
19/2016/S	South	34 Gweno Avenue, Frankston 3199	Three (3) lot subdivision	SOC Issued (M)	6/12/2016
223/2015/S	South	22 Yamala Drive, Frankston South 3199	Two (2) lot subdivision	Certification and SOC Issued	13/12/2016
85/2016/S	South	35 Helvetia Court, Frankston 3199	Four (4) lot subdivision	Certified	13/12/2016

Attachment A: Town Planning Progress Report - December 2016

Progress Report – Subdivision Decisions					
For The Application Date: From 1/12/2016 To 31/12/2016					
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
139/2015/S	South	95 West Road, Langwarrin South 3911	Three (3) lot subdivision	SOC Issued (M)	14/12/2016
33/2016/S	South	308 - 610 Nepean Highway, Frankston South	Two (2) lot subdivision	Certification and SOC Issued	14/12/2016
75/2015/S	South	39 Culcairn Drive, Frankston South 3199	Four (4) lot subdivision	SOC Issued (M)	16/12/2016
84/2016/S	South	13 Baileyana Street, Frankston South 3199	Three (3) lot subdivision & removal of an easement	SOC Issued (M)	16/12/2016
167/2013/S	South	21 Grosvenor Street, Frankston South 3199	Two (2) lot subdivision	SOC Issued (M)	20/12/2016
24/2016/S	South	34 Leawarra Parade, Frankston 3199	Two (2) lot subdivision	SOC Issued (M)	22/12/2016
40/2016/S	South	6 Lloyd Street, Langwarrin 3910	Two (2) lot subdivision	SOC Issued (M)	22/12/2016
178/2014/S	South	10 George Street, Frankston 3199	Two (2) lot subdivision	SOC Issued (M)	28/12/2016
63/2015/S	South	15 Lardner Road, Frankston 3199	Two (2) lot subdivision	Certified	30/12/2016
South Ward Total = 11					

Progress Report – Current VCAT Appeals December 2016								
<u>Appeal No</u>	<u>Application Number</u>	<u>Address (Ward)</u>	<u>Proposal</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P1044/2016	141/2014/P	26 Ashleigh Avenue Frankston	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Refusal	Refusal to grant a permit	10-Nov-16	No Permit to Issue	3-Jan-17
P1187/2016	732/2015/P	3 Brunning Crescent Frankston North	To construct three (3) double storey dwellings	Refusal	Refusal to grant a permit	01-Dec-16	Permit Granted	1-Dec-16
P1210/2016	206/2015/P	45 & 47 Fortescue Avenue Seaford	Construct four (4) double storey dwellings and one (1) single storey dwelling (Five (5) dwellings).	Refusal	Refusal to grant a permit	13-Dec-16	Permit Granted	28-Dec-16
P1252/2016	716/2015/P	35 - 37 Sheridan Avenue Frankston	To construct a four (4) storey apartment building containing twenty seven (27) apartments	Refusal	Failure to determine	13-Dec-16	No Permit to Issue	3-Jan-17
P1242/2016	666/2015/P	37 Williams Street Frankston	To construct five (5) double storey dwellings	Refusal	Refusal to grant a permit	08-Dec-16	Permit Granted	19-Dec-16
P1304/2016	24/2016/P	482 McClelland Drive Langwarrin	To construct two (2) additional dwellings to the front of the existing dwelling (three (3) dwellings)	Refusal	Refusal to grant a permit	10-Jan-17		
P1380/2016	731/2015/P	33 Ithaca Road Frankston South	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	NOD	Decision to grant a permit	19-Jan-17		
P1306/2016	415/2014/P	42 Nepean highway Seaford	To construct seven (7) triple storey dwellings, access to a road in a Road Zone Category 1	Refusal	Refusal to grant a permit	09-Jan-17		
P1444/2016	97/2016/P	10 Nepean Highway Seaford	Construct four (4) double storey dwellings and one (1) single storey dwelling (Five (5) dwellings).		Failure to determine	27-Jan-17	Permit Granted	19-Dec-16

<u>Appeal No</u>	<u>Application Number</u>	<u>Address (Ward)</u>	<u>Proposal</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P1728/2016	90/2016/P	15 Alpina Street, Frankston North	To construct nineteen (19) double storey dwellings	Refusal	Refusal to grant a permit	08-Feb-17	Permit Granted	13-Dec-16
P1590/2016	730/2015/P	724 Frankston-Dandenong Road and 2 Boundary Road Carrum Downs	To use and develop the land for a place of worship, one (1) guest dwelling, one (1) care takers dwelling, agriculture and removal of native vegetation	NOD	Decision to grant a permit	13-Feb-17		
P1596/2016	371/2015/P	107 Fleetwood Crescent Frankston South	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) & a two (2) lot subdivision	NOD	Decision to grant a permit	17-Feb-17	Vacated	15-Dec-16
P1791/2016	206/2016/P	4 Dingle Avenue, Frankston	To construct a three (3) storey building containing eight (8) dwellings and reduction of visitor car parking	Refusal	Refusal to grant a permit	17-Mar-17		
P1590/2016	730/2016/P	2 Boundary Road and 724 Frankston-Dandenong, Carrum Downs	To use and develop the land for a place of worship, one guest dwelling, one caretakers house and to alter access to a Road Zone Category 1	NOD	Decision to grant a permit	17-Feb-17		
P1005/2016	579/2015/P	56 High Street Frankston	To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking.	Refusal	Refusal to grant a permit	24-May-17		
P1955/2016	701/2015/P	74-76 Hall road Carrum Downs	To construct ten (10) triple storey dwellings reduce the number of car parking spaces required and alter access to a road Zone Category 1	Refusal	Refusal to grant a permit	29-May-17		
P2045/2016	227/2016/P	8 William Road Carrum Downs	To use and develop the land for a place of worship	Refusal	Refusal to grant a permit	12-May-17		
P2203/2016	579/2015/P	13 Ebdale Street Frankston	To construct five (5) three storey dwellings	Refusal	Refusal to grant a permit	09-Jun-17		

Attachment A: Town Planning Progress Report - December 2016

<u>Appeal No</u>	<u>Application Number</u>	<u>Address (Ward)</u>	<u>Proposal</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P2180/2016	725/2015/P	7 Huon Court Frankston North	To construct two (2) double storey dwellings	Refusal	Refusal to grant a permit	17-Jun-17		
P2354/2016	254/2015/P	22-24 Sheridan Avenue Frankston	To construct twenty-three (23) dwellings in an apartment building	Refusal	Refusal to grant a permit	05-Jul-17		
P2365/2016	209/2016/P	13 George Street Frankston	To construct one (1) double storey dwelling to the rear of the existing four (4) single storey dwellings	Refusal	Refusal to grant a permit	18-May-17		
P50/2017	200/2016/P	115 & 119 Union Road Langwarrin	Five (5) lot subdivision	Approval	Appeal against conditions	06-Jul-17		

Progress Report – VCAT Determination – Policy Implications DECEMBER 2016			
<u>Appeal No</u>	<u>Application No</u>	<u>Address (Ward)</u>	<u>VCAT Determination – Policy Implications</u>
P1187/2016	732/2015/P	3 Brunning Crescent Frankston North	
P1210/2016	206/2015/P	45 & 47 Fortescue Avenue Seaford	<p>This was an appeal under s77 of the P&E Act to review Council’s refusal to grant a permit to construct four (4) double storey dwellings and one (1) single storey dwellings (five dwellings). Council’s grounds of refusal primarily related to neighbourhood character, landscaping and policy.</p> <p>Summary of Decision</p> <p>At the hearing the applicant proposed several changes to the plans that increased the setbacks of the development to side boundaries and also reduced the footprints of the dwellings and essentially provide greater landscaping opportunities across the site. With these changes in place the tribunal overturned Council’s decision, finding that the proposal will represent an acceptable landscape response and will contribute to the preferred character of the area.</p>
P1242/2016	666/2015/P	37 Williams Street Frankston	<p>This was an appeal under s77 of the P&E Act to review Council’s refusal to grant a permit to construct five (5) double storey dwellings and reduce visitor carparking requirements. Council’s grounds of refusal primarily related to neighbourhood character with the proposal deemed to not satisfy several objectives of Clause 55.</p> <p>Summary of Decision</p> <p>The Tribunal overturned Council’s decision and gave oral reasons for the decision on the day. The Tribunal found that the proposal was reasonable on neighbourhood character grounds and noted that vegetation can be managed and protected by permit conditions and is not protected by any specific controls in any case. Overlooking issues could be satisfied by permit conditions.</p>
P1444/2016	97/2016/P	10 Nepean Highway Seaford	<p>This was an appeal under S79 of the P&E Act. Council advised that it would have issued a planning permit subject to conditions for the construction of two attached dwellings.</p> <p>Summary of Decision</p> <p>The applicant and officers were able to resolve outstanding issues by way of conditions. The Tribunal agreed to issue consent orders and directed that a planning permit be issued subject to conditions.</p>

P1728/2016	90/2016/P	15 Alpina Street, Frankston North	<p>This was an appeal under S77 of the P&E Act to review Council's refusal to grant a permit to construct nineteen (19) double storey dwellings.</p> <p>Summary of Decision</p> <p>The applicant and officers were able to resolve outstanding issues by way of conditions at a Compulsory Conference held at VCAT ON 21/11/2016. The Tribunal agreed to issue consent orders and directed that a planning permit be issued subject to conditions.</p>
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Strategic Unit - Planning Scheme Amendments – DECEMBER 2016				
<u>Amendment</u>	<u>Address</u>	<u>Description</u>	<u>Status</u>	<u>Status Date</u>
C100	City Wide	MSS Review	Amendment submitted to Minister for approval.	16/12/16
C103	160 Potts Road	Changing the DPO	Awaiting authorisation to go on exhibition	31/12/16
C105		Student Accommodation Policy	On hold	31/12/16
C111	Frankston City Car Parking Overlay	Implement a parking overlay over the FMAC	Request to exhibit submitted to Minister.	31/12/16
C112	City wide	Introduces permit requirement for earthworks within GWZ, RCZ, FZ and DDO4.	Submitted to Minister with request to adopt amendment as exhibited	31/12/16
C113	City wide	Native Vegetation Review	Panel report received. Submitted to Minister for approval in September 2016.	31/12/16
C114	Residential zones	Multi-Unit parking guidelines	Request to Minister to prepare and exhibit Amendment C114 prepared and submitted.	31/12/16
C123	Frankston MAC	Implements the recommendations of the Frankston MAC Structure Plan	Panel hearing conducted 16/11/16. Panel report received 7/12/16. Panel recommended approval of amendment.	7/12/16
C124	Frankston MAC (balance)	Implements the recommendations of the Frankston MAC Structure Plan for areas other than city centre.	Amendment documentation being prepared. Exhibition May 2017.	31/12/16

Executive Summary**11.7 January Town Planning Progress Report**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.2 Implement a schedule of reviews of services, plans, policies and protocols to ensure good governance

Purpose

To provide Council with an update on the exercise of planning delegations by Council officers for the month of January 2017.

Recommendation (Director Community Development)

That Council receives and notes the report.

Key Points / Issues

This 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;
- Planning Scheme amendments;
- VCAT Appeal register; and
- VCAT decisions.

In January 2017, 50 applications were received and 65 applications determined. Of the 65 applications determined 6 were determined by Council. A total of 57% of decisions were made within 60 days.

Nineteen (19) decisions related to multi-unit dwelling applications. Sixteen (16) of these decisions complied with Council's Multi-dwelling Visitor Car Parking Guidelines. Three (3) applications did not comply with the Guidelines with two refused under delegation and one approved by Council.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian Councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

11.7 January Town Planning Progress Report**Executive Summary****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 will not result in any identified environmental, economic, or social impacts.

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.

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

Conclusion

This report provides Council an overview of the activities and decisions made by its planning teams.

ATTACHMENTS

Attachment A: Town Planning Progress Report January 2017

Progress Report – Planning Applications Received For The Application Date: From 1/01/2017 To 31/01/2017				
Application No	Ward	Property Address	Application Description	Date
5/2017/P	North-East	34 Richmond Avenue, Carrum Downs 3201	Boundary Realignment	3/01/2017
3/2017/P	North-East	1M Rossiter Road, Carrum Downs 3201	Telecommunications Facility	3/01/2017
7/2017/P	North-East	45 Kelvin Grove, Langwarrin 3910	To construct an outbuilding (pool house)	5/01/2017
10/2017/P	North-East	270 Potts Road, Skye 3977	To construct one (1) double storey dwelling (replacement dwelling)	6/01/2017
14/2017/P	North-East	125 Union Road, Langwarrin 3910	Six (6) lot subdivision	10/01/2017
13/2017/P	North-East	103 Burgess Drive, Langwarrin 3910	Two (2) lot subdivision	10/01/2017
17/2017/P	North-East	21 Yazaki Way, Carrum Downs 3201	To use the site for a Place of Assembly (Scouts Victoria)	19/01/2017
33/2017/P	North-East	38 Greenwood Drive, Carrum Downs 3201	Two (2) Lot Subdivision	23/01/2017
North-East Ward Total = 8				
6/2017/P	North-West	15 Chapman Avenue, Seaford 3198	To construct a fence within a Land Subject to Inundation Overlay	4/01/2017
11/2017/P	North-West	25 Kananook Avenue, Seaford 3198	To construct four (4) double storey dwellings	9/01/2017
22/2017/P	North-West	13 Centenary Street, Seaford 3198	To construct three (3) attached storey dwellings (two double storey and one single storey)	11/01/2017
20/2017/P	North-West	6-7 Apsley Place, Seaford 3198	To use the site for manufacturing purposes	11/01/2017
31/2017/P	North-West	14 Cricklewood Avenue, Frankston 3199	Three (3) lot subdivision	12/01/2017
16/2017/P	North-West	5 Attunga Crescent, Seaford 3198	To construct (1) single storey dwelling to rear of existing dwelling	16/01/2017
1/2017/VS	North-West	82 Austin Road, Seaford 3198	To construct a pergola and garage in a Special Building Overlay.	18/01/2017
15/2017/P	North-West	39 Dandenong Road East, Frankston 3199	To construct Three (3) double story dwellings	18/01/2017
24/2017/P	North-West	190 Nepean Highway, Seaford 3198	To construct a verandah	19/01/2017
29/2017/P	North-West	147 Beach Street, Frankston 3199	To construct a two (2) storey building to be used for mixed use	25/01/2017
26/2017/P	North-West	62 Kananook Avenue, Seaford 3198	To construct one (1) outbuilding	27/01/2017
North-West Total = 11				
18/2017/P	South	3 Brighton Street, Frankston South 3199	Extension to an existing dwelling	10/01/2017

Progress Report – Planning Applications Received For The Application Date: From 1/01/2017 To 31/01/2017				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
12/2017/P	South	88 Kars Street, Frankston South 3199	Two (2) lot subdivision	10/01/2017
28/2017/P	South	53 Davey Street, Frankston 3199	Change of use for paid car parking	13/01/2017
23/2017/P	South	84 Heatherhill Road, Frankston 3199	To construct three (3) double storey dwellings	16/01/2017
19/2017/P	South	27 Blair Avenue, Frankston South 3199	To remove the Covenant in Instrument of Transfer A342313.	16/01/2017
21/2017/P	South	22 Bayview Road, Frankston 3199	To construct two (2) double storey dwellings	19/01/2017
27/2017/P	South	32 Sibyl Avenue, Frankston South 3199	Extension to an existing dwelling	20/01/2017
25/2017/P	South	410 Warrandyte Road, Langwarrin South 3911	Two (2) lot subdivision	20/01/2017
35/2017/P	South	34A Ithaca Road, Frankston South 3199	To construct one (1) dwelling	23/01/2017
32/2017/P	South	54 High Street, Frankston 3199	Three (3) lot subdivision	25/01/2017
South Ward Total = 10				

Progress Report – Amendments to Planning Permits - Received For The Application Date: From 1/01/2017 To 31/01/2017				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
436/2001/P/A	North-East	17 Cedar Street, Langwarrin 3910	Secondary consent - Two Dwellings	17/01/2017
494/2014/P/A	North-East	560 Frankston-Dandenong Road, Carrum Downs	Extension of time -To use and develop the site for a Micro-brewery, sale and consumption of liquor, cafe (food and drink premises) and a variation to the carparking requirements	5/01/2017
665/2009/P/B	North-East	27 Brunnings Road, Carrum Downs 3201	Secondary Consent - To construct twenty-six (26) dwellings (consisting of twenty-three (23) double storey and three (3) single storey dwellings)	9/01/2017
647/2014/P/A	North-East	16 Paddington Avenue, Carrum Downs 3201	Extension of time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	13/01/2017
675/2011/P/B	North-East	36 Lily Way, Skye 3977	Secondary consent - The construction of five (5) double storey dwellings	19/01/2017
655/2011/P/E	North-East	21 Yarralumla Drive, Langwarrin 3910	Extension of time - Two (2) lot subdivision	20/01/2017
365/2016/P/A	North-East	15 Coles Parkway, Carrum Downs 3201	Section 72 Amendment - To remove and replant one (1) tree in the Significant Landscape Overlay Schedule 5	20/01/2017
North-East Ward = 7				
663/2015/P/B	North-West	194-196 Karingal Drive, Frankston 3199	Section 72 Amendment - Amend the planning permit to increase the number of medical practitioners to maximum of 6 and waiver of car parking requirements.	5/01/2017
656/2015/P/A	North-West	145 Fortescue Avenue, Seaford 3198	Secondary Consent - The construction of three (3) double storey dwellings	16/01/2017
354/2014/P/A	North-West	13 Windoo Street, Frankston North 3200	Extension of Time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	17/01/2017
655/2014/P/C	North-West	52 Railway Parade, Seaford 3198	Extension of time - To construct two (2) double storey dwellings	17/01/2017
655/2014/P/D	North-West	52 Railway Parade, Seaford 3198	Secondary consent - To construct two (2) double storey dwellings	17/01/2017
92/2015/P/B	North-West	306 Frankston-Dandenong Road, Seaford 3198	Secondary consent - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) and to alter access to a road in a Road Zone.	18/01/2017
156/2015/P/C	North-West	31 Bouvardia Crescent, Frankston North 3200	Secondary consent - To construct one (1) dwelling to the rear of the existing dwelling (two (2) dwellings)	24/01/2017

Progress Report – Amendments to Planning Permits - Received For The Application Date: From 1/01/2017 To 31/01/2017				
Application No	Ward	Property Address	Application Description	Date
10/2015/P/C	North-West	12 Radiata Street, Frankston North 3200	Extension of time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	27/01/2017
156/2012/P/B	North-West	21 Meerlu Avenue, Frankston 3199	Extension of time - Construction of one single storey dwelling to the rear of the existing dwelling (total of two (2) dwellings) and variation of the standard width of an accessway pursuant to Clause 52.06-8	30/01/2017
North-West Ward = 9				
343/2014/P/E	South	38 Playne Street, Frankston 3199	Extension of Time - To use and develop the land for a five (5) storey building comprising twenty-two (22) dwellings above a retail premises, associated reduction of car parking and waiver of loading / unloading facilities	3/01/2017
567/2014/P/B	South	163-165 Humphries Road, Frankston South 3199	Extension of time - To construct one (1) outbuilding	10/01/2017
245/2014/P/A	South	19 Genista Street, Frankston South 3199	Extension of time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) and the removal of substantial trees	11/01/2017
491/2012/P/D	South	1-3 Dell Road, Frankston 3199	Secondary Consent – To construct two (2) double storey dwellings and three (3) single storey dwellings (5 dwellings), variation of drainage easement; five (5) lot subdivision in two (2) stages and a waiver of the car parking requirements	16/01/2017
82/2013/P/A	South	1559 Dandenong-Hastings Road, Langwarrin 3910	Secondary consent – To construct one (1) single storey dwelling and outbuilding; and variation to the outbuilding envelope	17/01/2017
499/2014/P/A	South	39 Frome Avenue, Frankston 3199	Extension of Time – To construct two (2) double storey dwellings	18/01/2017
336/2014/P/A	South	113 Franciscan Avenue, Frankston 3199	Secondary consent – To construct one (1) single storey dwelling to the rear of existing dwelling (two (2) dwellings)	18/01/2017
336/2014/P/A	South	113 Franciscan Avenue, Frankston 3199	Secondary consent – To construct one (1) single storey dwelling to the rear of existing dwelling (two (2) dwellings)	18/01/2017
264/2015/P/B	South	435, 445-447 Nepean Highway, Frankston 3199	Section 72 Amendment – Erection and display of an Electronic Major Promotion Sign	18/01/2017
299/2012/P/C	South	28 Overport Road, Frankston South 3199	Section 72 Amendment – Two (2) lot subdivision	18/01/2017

Attachment A: Town Planning Progress Report January 2017

Progress Report – Amendments to Planning Permits - Received For The Application Date: From 1/01/2017 To 31/01/2017				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
717/2011/P/C	South	1 Clyde Court, Frankston South 3199	Extension of time – The removal of vegetation and to construct a double storey dwelling	19/01/2017
280/2010/P/E	South	13 Muir Street, Frankston 3199	Extension of Time – To construct three (3) double storey dwellings	19/01/2017
376/2010/P/E	South	12 Argyle Street, Frankston 3199	Secondary consent – To construct three (3) single storey dwellings	19/01/2017
65/2014/P/A	South	5-7 Olympic Avenue, Frankston 3199	Secondary consent – To construct four (4) double storey dwellings	23/01/2017
371/2016/P/A	South	Esplanade Reserve 2N Esplanade, Frankston	Section 72 Amendment – The removal of native vegetation (one tree)	25/01/2017
443/2015/P/C	South	1 Bunangib Court, Frankston South 3199	Secondary consent – To construct one (1) double storey dwelling to the rear of the existing dwelling (Two (2) dwellings)	27/01/2017
717/2011/P/D	South	1 Clyde Court, Frankston South 3199	Section 72 – The removal of vegetation and to construct a double storey dwelling	31/01/2017
South Ward Total = 17				

Progress Report – Planning Application Decisions					
For The Application Date: From 1/01/2017 To 31/01/2017					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
64/2016/P	North-East	42 Richard Drive, Langwarrin 3910	The removal of the restrictive covenant contained in Instrument No. R432122G applicable to Lot 5 on Plan of Subdivision 219509F(Parent Title Volume 09361 Folio 497)(<i>Single dwelling covenant</i>). And to construct three (3) double storey dwellings.	Application Refused	10/01/2017
568/2016/P	North-East	16 & 20 Colemans Road Carrum Downs	Thirty four (34) lot subdivision	Permit Approved	13/01/2017
597/2016/P	North-East	240 Cranbourne-Frankston Road, Langwarrin 3910	Buildings and works to an existing building including the construction of two (2) electronic signs	Permit Approved	16/01/2017
607/2016/P	North-East	100 Hall Road, Carrum Downs 3201	Buildings and works to an existing building including display of business identification signage	Permit Approved	17/01/2017
377/2016/P	North-East	151 Hall Road, Carrum Downs 3201	To construct eleven (11) dwellings, reduction in visitor car parking and to alter access to a road in a Road Zone Category 1	Application Refused	17/01/2017
498/2016/P	North-East	11 Timarron Court, Langwarrin 3910	To construct one (1) outbuilding in a Design and Development Overlay (Schedule 4)	Permit Approved	23/01/2017
232/2016/P	North-East	26 Paterson Avenue, Langwarrin 3910	To construct one (1) double storey dwelling to the rear of the existing dwelling two (2) dwellings	Permit Approved	24/01/2017
13/2017/P	North-East	103 Burgess Drive, Langwarrin 3910	Two (2) lot subdivision	Permit Approved	24/01/2017
456/2016/P	North-East	1195 Frankston-Dandenong Road, Carrum Downs 3201	To construct eight (8) dwellings (4 side by side dwellings)	Permit Approved	31/01/2017
419/2015/P	North-East	134 Cadles Road, Carrum Downs 3201	To construct sixteen (16) dwellings and to remove native vegetation	Application Refused	31/01/2017
North-East Ward = 10					
286/2016/P	North-West	5 McKenzie Street, Seaford 3198	To use the Dependant Persons Unit as a dwelling plus the existing dwelling (two (2) dwellings)	Permit Not Required	3/01/2017
320/2016/P	North-West	114 Kananook Avenue, Seaford 3198	The construction of extensions to the existing dwelling	Permit Approved	5/01/2017
479/2016/P	North-West	17 Park Street, Seaford 3198	To construct two (2) single storey dwellings	Permit Approved	6/01/2017
391/2016/P	North-West	8/42 Hartnett Drive, Seaford 3198	To use the site for a restricted recreation facility (Yoga Studio)	Permit Approved	6/01/2017

Progress Report – Planning Application Decisions For The Application Date: From 1/01/2017 To 31/01/2017					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
638/2016/P	North-West	17 Galway Street, Seaford 3198	Two (2) lot subdivision	Permit Approved	6/01/2017
565/2016/P	North-West	12/190 Karingal Drive, Frankston 3199	Unspecified planning application	Application Withdrawn	6/01/2017
320/2016/P	North-West	114 Kananook Avenue, Seaford 3198	The construction of extensions to the existing dwelling	Permit Approved	11/01/2017
549/2016/P	North-West	62 Armata Crescent, Frankston North	To construct one (1) dwelling and garage	Permit Approved	11/01/2017
551/2016/P	North-West	224 Cranbourne Road, Frankston 3199	To display business identification signage	Permit Approved	13/01/2017
183/2016/P	North-West	175 McMahon's Road, Frankston 3199	To undertake buildings and works for an aged care facility and to remove native vegetation	Permit Approved	13/01/2017
262/2016/P	North-West	5-7 Bragge Street, Frankston 3199	To use and construction of a four (4) storey building containing twenty six (26) apartments	Permit Approved	13/01/2017
319/2016/P	North-West	59 Dandenong Road East, Frankston	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Permit Approved	16/01/2017
308/2016/P	North-West	259 Frankston-Dandenong Road, Frankston North 3200	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) & a two (2) lot subdivision	Notice of Decision	17/01/2017
517/2016/P	North-West	13 Hodges Street, Seaford 3198	The construction of three (3) double storey dwellings	Permit Approved	19/01/2017
261/2016/P	North-West	9 Seaford Road, Seaford 3198	To construct three (3) double storey dwellings (three (3) dwellings) and create access to a road in a Road Zone Category 1	Notice of Decision	19/01/2017
355/2016/P	North-West	15 Luxton Terrace, Seaford 3198	To construct (2) two double storey dwelling	Notice of Decision	20/01/2017
546/2016/P	North-West	37 Airlie Grove, Seaford 3198	To construct a building (shed) in the Land Subject to Inundation Overlay	Permit Approved	23/01/2017
519/2016/P	North-West	9 Apsley Place, Seaford 3198	The development of extensions to an existing building used for Materials Recycling	Permit Approved	24/01/2017
517/2016/P	North-West	13 Hodges Street, Seaford 3198	The construction of three (3) double storey dwellings	Permit Approved	25/01/2017
418/2016/P	North-West	85 Centenary Street, Seaford 3198	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings), alterations to the existing dwelling, two (2) lot subdivision, and removal of an easement	Permit Approved	27/01/2017

Progress Report – Planning Application Decisions					
For The Application Date: From 1/01/2017 To 31/01/2017					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
North-West Ward = 20					
359/2016/P	South	25-37 Nirvana Close, Langwarrin South	To construct one (1) single storey dwelling to replace the existing dwelling	Permit Approved	4/01/2017
81/2016/P	South	87 Frankston-Flinders Road, Frankston	To construct two (2) double storey dwellings to the rear of the existing dwelling (three (3) dwellings) and alter access to a Road Zone Category 1	Application Refused	6/01/2017
616/2016/P	South	3A Wells Street, Frankston 3199	To use the land for a place of assembly and reduce the carparking and bicycle facility requirements of Clauses 52.06 and 52.34	Permit Approved	10/01/2017
496/2016/P	South	13 Harrow Hill Court, Frankston South	To construct a shed	Application Withdrawn	11/01/2017
613/2016/P	South	14 Kilmiston Court, Frankston South	Removal of native vegetation (one (1) tree)	Permit Approved	13/01/2017
427/2016/P	South	20 Bembridge Avenue, Frankston South	To construct a double storey addition to the existing dwelling	Permit Approved	13/01/2017
440/2016/P	South	65 Victoria Road, Langwarrin South	To construct an outbuilding (shed) in the Bushfire Management Overlay and Rural Conservation Zone	Notice of Decision	13/01/2017
329/2016/P	South	170 Gould Street, Frankston 3199	To construct extensions to the existing dwelling in a Design and Development Overlay	Notice of Decision	13/01/2017
207/2016/P	South	18 Argyle Street, Frankston 3199	To construct two (2) double storey dwellings to the rear of the existing dwelling & alterations to the existing dwelling (three (3) dwellings)	Permit Approved	13/01/2017
395/2016/P	South	9 Ronald Avenue, Frankston South	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) and two (2) lot subdivision	Permit Approved	16/01/2017
3/2014/VS	South	8/386 Nepean Highway, Frankston	Buildings and works to construct additions to an existing dwelling	Permit Approved	19/01/2017
346/2016/P	South	95 Fleetwood Crescent, Frankston South 3199	The construction of extensions (alfresco) to the existing dwelling	Permit Approved	19/01/2017
532/2016/P	South	24 Clayton-Hill Road, Langwarrin South	To construct one (1) double storey dwelling over 7.0 metres in height, to remove one (1) native tree and to undertake works outside of the building and effluent disposal envelopes	Permit Approved	19/01/2017

Progress Report – Planning Application Decisions					
For The Application Date: From 1/01/2017 To 31/01/2017					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
445/2016/P	South	Frankston Croquet Club 61N Nolan Street, Frankston 3199	To use the land as a Temporary Car Park	Notice of Decision	20/01/2017
557/2016/P	South	57 Baden Powell Drive, Frankston South	To construct a deck and verandah within the setback requirements of the Design and Development Overlay (Schedule 9)	Permit Approved	24/01/2017
394/2016/P	South	4 Boronia Close, Frankston 3199	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Permit Approved	25/01/2017
346/2016/P	South	95 Fleetwood Crescent, Frankston South 3199	The construction of extensions (alfresco) to the existing dwelling	Permit Approved	30/01/2017
336/2016/P	South	5 Melville Avenue, Frankston 3199	To construct three (3) double storey dwellings	Application Refused	31/01/2017
South Ward = 18					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/01/2017 To 31/01/2017					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
78/2011/P/C	North-East	2 Sanoma Drive, Skye 3977	Secondary consent - To construct thirty four (34) double storey dwellings	Approved	3/01/2017
64/2015/P/C	North-East	636-640 Frankston-Dandenong Road, Carrum Downs 3201	Secondary consent - Construction of five (5) double storey and twenty four (24) single storey dwellings (twenty nine (29) dwellings) and alter access to a Road Zone Category 1	Approved	6/01/2017
474/2008/P/C	North-East	19 Greenwood Drive, Carrum Downs	Section 72 Amendment - Construction of two (2) single storey dwellings (includes retention of the existing dwelling)	Permit Approved	6/01/2017
474/2008/P/C	North-East	48 Cockatoo Drive, Carrum Downs	Section 72 Amendment - Construction of two (2) single storey dwellings (includes retention of the existing dwelling)	Permit Approved	6/01/2017
491/2015/P/C	North-East	13 Yazaki Way, Carrum Downs 3201	Section 72 Amendment - To construct buildings and works, use the land for industry (beverage production) and reduce the number of carparking spaces required under Clause 52.06	Permit Approved	6/01/2017
144/2016/P/A	North-East	34 Lathams Road, Carrum Downs	Section 72 Amendment - To construct 18 (eighteen) warehouses.	Permit Approved	11/01/2017
333/2015/P/E	North-East	735 Dandenong-Hastings Road, Skye	Secondary consent - To construct a building for horticulture and create access to a Road Zone Category 1	Approved	12/01/2017
162/2015/P/B	North-East	1/20 McCormicks Road, Skye 3977	Section 72 Amendment - To use the site for a primary school and advertising signage associated with the church and primary school Amend Condition 8 from: Not more than 40 students and 4 employees may be present on the premises at any one time. To read: Not more than 120 students and 10 employees may be present on the premises at any one time.	Notice of Decision	18/01/2017
647/2014/P/A	North-East	16 Paddington Avenue, Carrum Downs 3201	Extension of time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Approved	31/01/2017
North-East Ward = 9					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/01/2017 To 31/01/2017					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
618/2009/P/A	North-West	23 Nepean Highway, Seaford 3198	Section 72 Amendment - The construction of two (2) three storey dwellings and alterations to access to a road in a Road Zone Category 1	Permit Approved	4/01/2017
399/2014/P/B	North-West	11-13 Leonard Street, Frankston	Extension of time - To construct four (4) double storey dwellings & two (2) single storey dwellings (six (6) dwellings)	Approved	9/01/2017
355/2014/P/C	North-West	23 Stanley Street, Frankston 3199	Extension of time - To construct two (2) double storey dwellings	Approved	9/01/2017
103/2014/P/B	North-West	49 Kareela Road, Frankston 3199	Section 72 amendment - To use the site for an Indoor Recreational Facility (Yoga/Pilates) and to vary the car parking requirements associated with this use	Permit Approved	13/01/2017
487/2014/P/A	North-West	9-11 Ebdale Street, Frankston 3199	Extension of time - To construct one (1) double storey residential building (community care facility) containing twenty (20) lodging rooms	Approved	20/01/2017
132/2015/P/E	North-West	95 East Road, Seaford 3198	Secondary consent - To construct seven dwellings (five (5) double storey and two (2) single storey dwellings)	Approved	23/01/2017
325/2011/P/C	North-West	21 Pine Street, Frankston North 3200	Secondary consent - Construction of a double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Approved	24/01/2017
665/2015/P/B	North-West	212-214 Cranbourne Road, Frankston 3199	Secondary Consent - Construction of seven (7) double storey dwellings	Approved	30/01/2017
North-West Ward = 8					
343/2014/P/E	South	38 Playne Street, Frankston 3199	Extension of Time - To use and develop the land for a five (5) storey building comprising twenty-two (22) dwellings above a retail premises, associated reduction of car parking and waiver of loading / unloading facilities	Approved	4/01/2017
305/2014/P/D	South	3 Kandy Court, Frankston 3199	Extension of time - To construct one (1) single storey dwelling to the side of the existing dwelling (two (2) dwellings)	Approved	6/01/2017
603/2011/P/C	South	320 Robinsons Road, Langwarrin South 3911	Section 72 Amendment - A dwelling and outbuilding	Permit Approved	13/01/2017

Attachment A: Town Planning Progress Report January 2017

Progress Report – Amendments to Planning Application Decisions					
For The Application Date: From 1/01/2017 To 31/01/2017					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
173/2014/P/A	South	28 Overport Road, Frankston South 3199	Extension of time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Approved	16/01/2017
260/2012/P/C	South	7 Vera Street, Frankston 3199	Secondary Consent - To construct two (2) dwellings (one (1) double storey dwelling and one (1) single storey)	Approved	19/01/2017
499/2014/P/A	South	39 Frome Avenue, Frankston 3199	Extension of Time - To construct two (2) double storey dwellings	Approved	23/01/2017
128/1988/P/B	South	137 Frankston-Flinders Road, Frankston 3199	Section 72 Amendment - To carry out building and works in accordance to the endorsed plan and to be used for the purpose of a Medical Consulting Room and the installation of signage	Permit Approved	23/01/2017
299/2012/P/C	South	28 Overport Road, Frankston South 3199	Section 72 Amendment - Two (2) lot subdivision	Permit Approved	23/01/2017
355/2009/P/D	South	525 McClelland Drive, Langwarrin 3910	Secondary Consent - Extensions to Peninsula Private Hospital, Vegetation removal and access to a Road Zone Category 1	Approved	24/01/2017
680/2013/P/C	South	126 Williams Street, Frankston 3199	Section 72 Amendment - To construct four (4) double storey dwellings	Permit Approved	24/01/2017
696/2015/P/C	South	655 Robinsons Road, Langwarrin 3910	Secondary Consent - To construct one (1) outbuilding (garage)	Approved	24/01/2017
680/2013/P/B	South	126 Williams Street, Frankston 3199	Extension of time - To construct four (4) double storey dwellings	Approved	25/01/2017
375/1997/P/C	South	41-45 McMahons Road, Frankston 3199	Secondary consent - Planning Reform Site Specific- Petrol Station	Approved	27/01/2017
South Ward = 13					

Progress Report – Subdivision Application Received				
For The Application Date: From 1/01/2017 To 31/01/2017				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
1/2017/S	North-East	34 Richmond Avenue, Carrum Downs 3201	Boundary Realignment	3/01/2017
3/2017/S	North-East	103 Burgess Drive, Langwarrin 3910	Two (2) lot subddivision	10/01/2017
4/2017/S	North-East	125 Union Road, Langwarrin 3910	Six (6) lot subdivision	10/01/2017
13/2017/S	North-East	62 Potts Road, Langwarrin 3910	Two (2) lot subdivision	23/01/2017
26/2017/S	North-East	24 Richard Drive, Langwarrin 3910	Certification two (2) lot subdivision	25/01/2017
9/2017/S	North-East	38 Greenwood Drive, Carrum Downs 3201	Two (2) lot subdivision	23/01/2017
North-West Total = 6				
7/2017/S	North-West	14 Cricklewood Avenue, Frankston 3199	Three (3) lot subdivision	12/01/2017
North-East Total = 1				
2/2017/S	South	88 Kars Street, Frankston South 3199	Two (2) lot subdivision	10/01/2017
5/2017/S	South	410 Warrandyte Road, Langwarrin South 3911	Two (2) lot subdivision	20/01/2017
8/2017/S	South	54 High Street, Frankston 3199	Three (3) lot subdivision	25/01/2017
6/2017/S	South	12 Quamby Avenue, Frankston 3199	Two (2) lot subdivision	30/01/2017
South Ward Total = 4				

Progress Report – Subdivision Decisions					
For The Application Date: From 1/01/2017 To 31/01/2017					
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
98/2016/S	North-East	20 Monze Drive, Langwarrin 3910	Two (2) lot subdivision	Recertified	3/01/2017
99/2014/S	North-East	160 Potts Road, Langwarrin 3910	Creation of a road	Certified	10/01/2017
51/2016/S	North-East	118 Lyrebird Drive, Carrum Downs 3201	Two (2) lot subdivision	Certified	12/01/2017
104/2011/S	North-West	4 Corlett Street, Frankston 3199	Two (2) lot subdivision	SOC Issued (M)	11/01/2017
128/2016/S	South	4 Goldborough Court, Frankston South 3199	Two (2) lot subdivision	Certified	11/01/2017

Attachment A: Town Planning Progress Report January 2017

Town Planning Applications – Direction To Advertise Issued For The Application Date: From 1/01/2017 To 31/01/2017 <i>*NOTE – Public Notice for 2017 commenced 16 January 2017</i>				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
755/2010/P/D	South	64 Baden Powell Drive Frankston South	Section 72 amendment - The construction of two (2) double storey dwellings to the rear of the existing dwelling (three (3) dwellings) and the removal of vegetation	16 January 2017 – 30 January 2017
347/1989/P/A	South	1/13 Poinciana Street Frankston South	Section 72 Amendment - To construct a carport, alfresco, and alterations to the existing dwelling	19 January 2017 – 2 February 2017
585/2016/P	South	37 Gowrie Avenue Frankston South	To construct an extension to an existing dwelling within a Design and Development Overlay (Schedule 9)	19 January 2017 – 2 February 2017
566/2016/P	South	6 Gowrie Avenue Frankston South	Extension to an existing dwelling	19 January 2017 – 2 February 2017
450/2016/P	South	16-22 Playne Street Frankston	To undertake buildings and works, to alter access to a Road Zone Category 1 and a reduction in the car parking and loading and unloading requirements of Clauses 52.06 and 52.07 of the Frankston Planning Scheme	19 January 2017 – 2 February 2017
609/2016/P	South	177 Warrandyte Road Langwarrin	Two (2) lot subdivision	23 January 2017 – 6 February 2017
443/2016/P	South	93 Fleetwood Crescent Frankston South	Two (2) lot subdivision	23 January 2017 – 6 February 2017
478/2016/P	North-West	47 Hunt Drive Seaford	To construct three (3) double storey dwellings	26 January 2017 – 9 February 2017
656/2016/P	South	14 Cranhaven Road Langwarrin	Two (2) lot subdivision	29 January 2017 – 13 February 2017

Progress Report – Current VCAT Appeals JANUARY 2017								
<u>Appeal No</u>	<u>Application Number</u>	<u>Address (Ward)</u>	<u>Proposal</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P1252/2016	716/2015/P	35 - 37 Sheridan Avenue Frankston	To construct a four (4) storey apartment building containing twenty seven (27) apartments	Refusal	Failure to determine	13-Dec-16	No Permit to Issue	3-Jan-17
P1306/2016	415/2014/P	42 Nepean highway Seaford	To construct seven (7) triple storey dwellings, access to a road in a Road Zone Category 1	Refusal	Refusal to grant a permit	09-Jan-17	No Permit to Issue	25-Jan-17
P1304/2016	24/2016/P	482 McClelland Drive Langwarrin	To construct two (2) additional dwellings to the front of the existing dwelling (three (3) dwellings)	Refusal	Refusal to grant a permit	10-Jan-17		
P1380/2016	731/2015/P	33 Ithaca Road Frankston South	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	NOD	Decision to grant a permit	17-Mar-17		
P1590/2016	730/2015/P	724 Frankston-Dandenong Road and 2 Boundary Road Carrum Downs	To use and develop the land for a place of worship, one (1) guest dwelling, one (1) care takers dwelling, agriculture and removal of native vegetation	NOD	Decision to grant a permit	13-Feb-17		
P1791/2016	206/2016/P	4 Dingle Avenue, Frankston	To construct a three (3) storey building containing eight (8) dwellings and reduction of visitor car parking	Refusal	Refusal to grant a permit	17-Mar-17		
P1590/2016	730/2016/P	2 Boundary Road and 724 Frankston-Dandenong, Carrum Downs	To use and develop the land for a place of worship, one guest dwelling, one caretakers house and to alter access to a Road Zone at 2 Boundary Road and 724 Frankston-Dandenong, Carrum Downs	NOD	Decision to grant a permit	17-Feb-17		
P1005/2016	579/2015/P	56 High Street Frankston	To construct four (4) double storey and four (4) three storey dwellings (eight (8) dwellings), one (1) building for common use and a reduction in car parking.	Refusal	Refusal to grant a permit	24-May-17		

Attachment A: Town Planning Progress Report January 2017

<u>Appeal No</u>	<u>Application Number</u>	<u>Address (Ward)</u>	<u>Proposal</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P1955/2016	701/2015/P	74-76 Hall road Carrum Downs	To construct ten (10) triple storey dwellings reduce the number of car parking spaces required and alter access to a road Zone Category 1	Refusal	Refusal to grant a permit	29-May-17		
P2045/2016	227/2016/P	8 William Road Carrum Downs	To use and develop the land for a place of worship	Refusal	Refusal to grant a permit	12-May-17		
P2203/2016	579/2015/P	13 Ebdale Street Frankston	To construct five (5) three storey dwellings	Refusal	Refusal to grant a permit	09-Jun-17		
P2180/2016	725/2015/P	7 Huon Court Frankston North	To construct two (2) double storey dwellings	Refusal	Refusal to grant a permit	17-Jun-17		
P2354/2016	254/2015/P	22-24 Sheridan Avenue Frankston	To construct twenty-three (23) dwellings in an apartment building	Refusal	Refusal to grant a permit	05-Jul-17		
P2365/2016	209/2016/P	13 George Street Frankston	To construct one (1) double storey dwelling to the rear of the existing four (4) single storey dwellings	Refusal	Refusal to grant a permit	18-May-17		
P50/2017	200/2016/P	115 & 119 Union Road Langwarrin	Five (5) lot subdivision	Approval	Appeal against conditions	06-Jul-17		
P190/2017	356/2016/P	50 Frankston-Flinders Rd Frankston	To construct five (5) double storey dwellings and reduction of carparking requirements and removal of vegetation.	Refusal	Refusal to grant a permit	07-Aug-17		
P26/2017	310/2016/P	14 Kirkwood Avenue Seaford	To subdivide the land into two (2) lots	Refusal	Refusal to grant a permit	18-May-17		
P2622/2016	8/2016/COMP	3 Burns Street Frankston	Certificate of Compliance (rooming housing)	Refusal	Refusal to grant a permit	09-May-17		

Attachment A: Town Planning Progress Report January 2017

<u>Appeal No</u>	<u>Application Number</u>	<u>Address (Ward)</u>	<u>Proposal</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P2654/2016	352/2016/P	13 John Street Langwarrin	To construct two (2) double storey and one (1) single storey dwellings (three (3) dwellings)	Approval	Appeal against conditions	18-May-17		
P152/2017	701/20105/P	37 Nepean Highway Seaford	To construct one (1) three (3) storey building containing ten (10) apartments and basement carparking	Refusal	Refusal to grant a permit	11-Aug-17		
P310/2017	419/2015/P	134 Cadles Road Carrum Downs	To construct sixteen (16) dwellings and to remove native vegetation	Refusal	Refusal to grant a permit	18-Aug-17		
P353/2017	93/2016/P	54 Roberts Street Frankston	To construct two (2) double storey dwellings & one (1) single story dwelling (three (3) dwellings)	Refusal	Refusal to grant a permit	25-Aug-17		

Progress Report – VCAT Determination – Policy Implications JANUARY 2017			
<u>Appeal No</u>	<u>Application No</u>	<u>Address (Ward)</u>	
P1252/2016	716/2015/P	35-37 Sheridan Avenue, Frankston (North –West)	<p>This was an appeal against a failure to grant a permit to develop the land for a four storey apartment building with 26 two bedroom dwellings and associated car parking over two lots. Were it in a position to do so Council would have issued a refusal.</p> <p>Summary of Decision</p> <p>Council's concerns with the proposal were not being consistent with state and local planning policies, failing to respond to the objectives and decision guidelines of the Design and Development Overlay (DDO6), creating excessive visual bulk and unsatisfactory internal amenity due to lack of solar and daylight access.</p> <p>The tribunal member sated : " From a design point of view, I find Council's concerns regarding a lack of articulation, a lack of recessiveness of the upper most floor and inadequate side and rear setbacks is justified, despite the fact that a four storey building can be acceptable for the area.'</p> <p>In conclusion the VCAT member stated: 'The design of the development is deficient in a number of areas, although a four storey built form in principle can be supported.'</p> <p>The decision of VCAT was that the decision of the responsible authority is affirmed and directed that no permit is granted.</p>

P1306/2016	415/2014/P	42 Nepean Highway, Seaford (North-West)	<p>This was an appeal against Council's refusal to issue a planning permit for the development of seven three storey dwellings. It was considered that that the proposal is an overdevelopment. The grounds of refusal related to proposals impacts on the streetscape, landscape adequacy and internal amenity.</p> <p>Summary of decision.</p> <p>The tribunal member stated: 'I have concluded that while the site exhibits attributes that makes it suitable for a medium density housing development, the proposal before me is not acceptable because the form, style and scale of the proposal, particularly to the arrangement of the rear four dwellings fails to respond to the outcomes encouraged by the planning scheme.'</p> <p>In relation to the rear four dwelling it was noted that the need to accommodate car parking for the three bedrooms dwellings (dwelling 5 and 6) acts to restrict opportunity for acceptable landscaping in the rear of the site and that the internal layout and amenity of dwellings 5 and 6 is unacceptable.</p> <p>The decision of VCAT was that the decision of the responsible authority is affirmed and directed that no permit is granted.</p>
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Strategic Unit - Planning Scheme Amendments – JANUARY 2017				
<u>Amendment</u>	<u>Address</u>	<u>Description</u>	<u>Status</u>	<u>Status Date</u>
C100	City Wide	MSS Review	Amendment submitted to Minister for approval in December 2016.	
C103	160 Potts Road	Changing the DPO	Awaiting authorisation to go on exhibition	
C105		Student Accommodation Policy	On hold	
C111	Frankston City Car Parking Overlay	Implement a parking overlay over the FMAC	Request to exhibit submitted to Minister.	
C112	City wide	Introduces permit requirement for earthworks within GWZ, RCZ, FZ and DDO4.	Approved by Minister. Gazetted on 13/10/2016.	
C113	City wide	Native Vegetation Review	Panel report received. Submitted to Minister for approval in September 2016.	
C114	Residential zones	Multi-Unit parking guidelines	Minister refused request to prepare and exhibit Amendment C114.	
C115	EMO2 Review	Provides for specific boundary for the EMO2 in and around Lower Sweetwater Creek	Submitted request for Ministerial Amendment on 11/10/16.	
C123	Frankston MAC	Implements the recommendations of the Frankston MAC Structure Plan	Panel hearing conducted 16/11/16. Panel report received 7/12/16. Panel recommended approval of amendment.	
C124	Frankston MAC (balance)	Implements the recommendations of the Frankston MAC Structure Plan for areas other than city centre.	Amendment documentation being prepared. Exhibition May 2017.	

Executive Summary**12.1 Urban Forest Policy - Consultation Summary**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.2 Build a local community culture of good stewardship of the environment
Priority Action	3.2.2 Protect and maintain key natural assets (e.g. parks and reserves) owned by Council

Purpose

To brief Council on the outcome of the consultation period for the draft Frankston Urban Forest Policy.

Recommendation (Director Community Development)

That Council:

1. Notes the submissions received and subsequent changes to the draft document.
2. Adopts the final Urban Forest Policy.

Key Points / Issues

- On the 19th September 2016, Council endorsed the draft 'Urban Forest Policy' for public consultation.
- The Urban Forest Policy sets Council's position on tree management and includes clear objectives for tree preservation, tree removal and replacement, tree selection and planting, tree asset management and community engagement.
- The policy underwent community consultation from the 6th February 2017 for a three (3) week period. Ten (10) submissions were received with the responses summarised in Attachment A.
- The draft Urban Forest Policy has been amended to incorporate changes arising from the review of the responses received during community consultation.
- The final Urban Forest Policy is provided in Attachment B for adoption.
- Review of the Street Tree Management Policy 2000 and subsequent preparation of the Urban Forest Policy is an action in Frankston City's Environment Strategy. Further plans and guidelines will be developed following adoption of this policy. The hierarchy of Policy documents relating to trees within Frankston City is shown in Attachment C.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian Councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

12.1 Urban Forest Policy - Consultation Summary**Executive Summary**

There are no specific financial implications associated with the Urban Forest Policy. The Urban Forest Policy establishes a vision for supporting a healthy, resilient urban forest. It also provides a framework for making structured, consistent and environmentally sound decisions that consider long-term goals as well as day-to-day tree management practices for all trees within Frankston City's "Urban Forest." The policy will influence Council officer decision making and will proved for more efficient use of time and resources.

Consultation**1. External Stakeholders**

The Urban Forest Policy was placed on public exhibition from the 6th February 2017 until the 24th February 2017. In this time the following avenues were used to ensure that a wide-range of community members were engaged in the consultation.

The draft policy was made available on the Council's website and in paper copy at the Civic Centre. The foyer display also attracted attention with a tree cut-out image and interactive 'leaf' commentary option for children to get involved in.

The consultation period was advertised on Frankston City Council's website, social media (which included a video titled "Why I love trees...." featuring Paratea Kindergarten students), the Enviro newsletter, the Planning and Environment Newsletter, the Leaders What's on page and additional notices shared amongst various community groups.

2. Other Stakeholders

During the consultation period the Urban Forest Policy was presented on Grapevine for staff input.

Analysis (Environmental / Economic / Social Implications)

Adoption of the Frankston Urban Forest Policy will lead to positive environmental outcomes. The Urban Forest Policy will result in better management of our tree assets. It will also promote an increase in the City's overall tree canopy which will promote further sustainable environmental benefits for the city.

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 Policy is in line with Council's statutory obligations under the Planning and Environment Act 1987, Local Government Act 1987 and Electricity Safety (Electric Line Clearance) Regulations (2010) to maintain street tree clearance from overhead electrical conductors in areas under the Code for Declared Urban Areas.

Policy Impacts

The Urban Forest Policy replaces the Frankston Street Tree Management Policy (2000). The development of this Policy was an action identified in the Greening Our Future- Frankston City's Environment Strategy Section 2.2.2.A Trees. "Review the Street Tree Master Plan, Tree Policy, Tree Guidelines and develop an Urban Forest Action Plan". This Policy feeds into the development of the Urban Forest Action Plan which will be developed later this year.

12.1 Urban Forest Policy - Consultation Summary**Executive Summary****Officer's Declaration of Interests**

Council officers involved in the preparation of this report have no conflict of interest in this matter.

Risk Mitigation

Council officers involved in the preparation of this report have no conflict of interest in this matter.

Conclusion

Adoption of the Frankston Urban Forest Policy will set the standards and direction for management of our urban forest. Frankston City's urban forest contributes significantly to the City's character and is central to making our municipality a diverse, liveable and sustainable City. Trees have an important function and role supporting our biodiversity, improving the liveability of the City, addressing the negative impacts of climate change and contribute to our diverse cultural heritage and social character.

The community was able to provide comment on the draft Urban Forest Policy during a three week consultation period. Ten (10) submissions were made by community, four (4) of which were in support of the Policy and the remaining submissions raised concerns with risk, inappropriate tree species within streetscapes, the use of iconic tree plantings, weed species, the rights of private property owners, loss of trees, aboriginal community input and apparent conflicts within the Policy text. These issues have been addressed in the summary included as Attachment A. Amendments have been made to the draft Policy where required and considered appropriate.

The final Urban Forest Policy is attached for adoption. (Attachment B).

ATTACHMENTS

- Attachment A: Draft Urban Forest Policy - Community Consultation - Summary of Submissions and Officer's Recommendations
- Attachment B: Urban Forest Policy - Final for Adoption - 2017
- Attachment C: Hierarchy of Tree Policy Documents

12.1 Urban Forest Policy - Consultation Summary
Officers' Assessment**Background**

The purpose of this report is to gain Council support for the final Urban Forest Policy which has been amended to respond to the community feedback received during the consultation period. On the 19th September 2016, Council endorsed the draft 'Urban Forest Policy' for public consultation. The draft Urban Forest Policy establishes a vision for supporting a healthy, resilient urban forest and provides a framework for making structured, consistent and environmentally sound decisions which consider long-term goals as well as day-to-day tree management practices for all trees within the Frankston City's "Urban Forest"

The Urban Forest Policy was developed to replace the outdated Street Tree Management Policy previously adopted in 2000. The development of an Urban Forest Policy relates to action 2.2.2.A (*Review the Street Tree Master Plan, Tree Policy, Tree Guidelines and develop an Urban Forest Action Plan*) of Frankston City's Environment Strategy (Greening Our Future) 2014-2024. This policy is a necessary step towards the development of the Urban Forest Action Plan which will then set out the individual targets and actions to achieve the vision for a healthy, diverse and resilient Urban Forest.

What is an Urban Forest?

The Policy was modified from the "Street Tree" Management Policy to an "Urban Forest" Policy to incorporate all trees and vegetation located throughout the municipality irrespective of the tree species, location, origin and ownership.

Urban forestry can be described as the science and art of managing trees, forests and natural ecosystems in and around urban communities to maximise the psychological, sociological, economic and aesthetic benefits that trees provide for society (see Schwob 2008). Cities around the world now regard trees and other vegetation as critical urban infrastructure- as important to how a city functions as roads or public transport and particularly vital to the health and wellbeing of communities (Melbourne.vic.gov.au/urban_forest).

Frankston City's urban forest contributes significantly to the City's character and is central to making our Municipality a diverse, liveable and sustainable City. Trees have an important function and role supporting our biodiversity, improving the liveability of the City, addressing the negative impacts of climate change and contribute to its diverse cultural heritage and social character.

Issues and Discussion

This policy aims to govern the management and sustainability of our City's Urban Forest through the provision of a clear vision and transparent management practices. The City's urban forest faces many issues and threats in the coming decades as street trees and private trees progressively reach the end of their lives and the incidence of severe weather events increase. These issues can accelerate the number of trees removed as Council and private land holders seek to mitigate risk. The policy presents the best practice approach to dealing with these challenges and other issues through the consideration of five (5) comprehensive management objectives:

1. Tree preservation
2. Tree removal and replanting
3. Tree planting and selection
4. Tree asset management

12.1 Urban Forest Policy - Consultation Summary
Officers' Assessment**5. Community consultation, education and engagement**

The draft Urban Forest Policy was placed on public exhibition from 6th February 2017 until 25th February 2017. Trees can evoke a very emotional response from the community so it was important to ensure that the Policy was exhibited widely and all members of the community were given an opportunity to provide feedback. Concurrently with the public exhibition of the draft Urban Forest Policy, it was also advertised to internal staff.

In this time the draft Policy was displayed on the 'Have Your Say' Frankston City website and in hard copy with a display at Frankston Council's Customer Service Centre. The following activities were conducted to make people aware of the policy:

- Advertised in the Leader newspaper;
- Notification to subscribers of Enviro News;
- Post on Council's Facebook page which included the promotional video 'Why I love trees' presented by Paratea Kindergarten students.

Six online submissions, three email submissions and one sent via post have been received.

A number of matters were raised in the 10 submissions that were received. These are summarised in Attachment A. Overall four (4) submissions were in support of the Policy. The remaining submissions raised concerns which included risk, inappropriate tree species within streetscapes, the use of iconic tree plantings, weed species, the rights of private property owners, loss of trees, aboriginal community input and apparent conflicts within the text of the policy. Some of the issues raised will be developed in more detail in the Urban Forest Action plan which will set out specific targets and actions, rather than this Policy document which provides the framework for decision making. The remaining submissions relevant to the Policy, resulted in specific amendments. These amendments are listed in Attachment B.

Options Available including Financial Implications

1. Council notes the submissions received and officers' responses and endorses the final Urban Forest Policy (Recommended)
2. Council notes the submissions received and officer's responses and endorses the final Urban Forest Policy for further public consultation.
3. Council does not endorse the Urban Forest Policy.

There are no financial implications associated with the report.

Submission Number	Submitter (Where they have requested to be identified)	Submission Origin	Relevant section of draft Urban Forest Policy	Principle Topic	Summary of submission	Officer's comments and recommendations
1	Respondent # 1	Have your Say	Section 2 Tree Removal and Replanting and Section 3. Tree Planting and Selection	Risk.	Policy needs to take into consideration that council hasn't planted all trees on nature strips and that many plantings are against streetscape plan. For various reasons not just non compliance they should be removed. Naturestrip plantings in WMO zones should be minimised and only have small low risk single plantings per property to protect the wider community from increased risk of bushfires particularly with the increasing risks of bushfires due to climate change. Your draft urban forest policy is too general and needs to have exceptions due to risk factors	<p>The Policy sets criteria for the removal of street trees. The removal of inappropriate plantings would be considered by priority relevant to the following statement in the policy. "Tree removal may occur for human health and safety, to protect existing infrastructure, to facilitate approved development, to maintain a healthy urban forest or for ecological restoration". These are the risk factors considered in which safety is included.</p> <p>In bushfire risk areas the vegetation will be managed accordingly. In these areas management is directed towards ground fuel levels rather than canopy trees. The selection of tree species for planting considers its suitability to the site (amongst other factors) which would also include community safety.</p> <p>Recommendation: No change required</p>
2	Nick Halley	Written Submission	Section 2 Tree Removal and Replanting and Section 3. Tree Planting and Selection	Existing perceived inappropriate street tree species	The "Tree Policy" contains many misleading and self congratulatory statements. I am well aware that there are myriad of inappropriate tree species on nature strips such as Sweet Pittosporum a notorious weed of Bushland and large pine trees. I note the elimination of many trees along Excelsior Drive which begs the question why them and not the identical species growing in the streets off Excelsior Drive.	<p>The Urban Forest Policy sets a Vision Statement for what Frankton City Council would like to achieve in the mid to long term future. It is intended to serve as a clear guide for choosing future courses of action. It is not intended for the vision to be misleading or self congratulatory.</p> <p>The Policy sets guidelines for the removal of street trees. The removal of inappropriate plantings would be considered of the basis on 'need' under the statement "Tree removal may occur for human health and safety, to protect existing infrastructure, to facilitate approved development, to maintain a healthy urban forest or for ecological restoration". Every street tree removal is assessed on its own merit however tree removal is actioned based on priority.</p> <p>The selection of tree species for planting considers its potential weediness and suitability of use for the site (amongst other things)</p> <p>The street trees removed along Excelsior Drive were undertaken to rejuvenate the area and create an avenue appearance with uniform plantings either side of the street. The Urban Forest Policy allows for better species selection and consistency however it does not consider in its removal the removal of street trees to facilitate the redesign and improvement of an area</p> <p>Recommendation:</p> <ul style="list-style-type: none"> -Include 'priority' as an assessment for the actioning of tree removal - Include consideration of removal of street trees for the rejuvenation of a streetscape. - Amend "human health and safety" to "tree health and human safety"
			Section 3. Tree Planting and Selection	Iconic trees / Belvedere Reserve	What do you mean by Iconic trees - Norfolk Island Pines seem to be one of the species selected inappropriately in my opinion, and if you are serious about a Gateway why has nothing been done with land gifted by Linking Melbourne to Frankston to augment the Belvedere Reserve this area was handed to Frankston several years ago one assumes money was also given for its maintenance. My understanding is that River Red Gums have their southernmost occurrence in Frankston. Why are they not one of our 'Iconic trees'.	<p>The planting of an iconic tree refers to the planting of a tree that will become know for its planting in the particular area or may represent a particular area or time etc. River Red Gums could be considered to be 'iconic' to the Carrum Downs area as they are large mature specimens remnant to the area. It is not the place of the Policy to identify individual trees. The policy aims to ensure appropriate plantings are undertaken.</p> <p>The land to the east of Belvedere Bushland Reserve not used by Linking Melbourne Authority for construction of Peninsula Link has not been gifted to Council. It is still owned by VicRoads. The rest of Belvedere Bushland Reserve is Crown Land managed by Council under a Committee of Management agreement.</p> <p>Recommendation: No change required.</p>

Submission Number	Submitter (Where they have requested to be identified)	Submission Origin	Relevant section of draft Urban Forest Policy	Principle Topic	Summary of submission	Officer's comments and recommendations
			Overall	Private Property/10/30 rights	I am Incensed that Private Property is being socialised by this policy. I also believe Council to contravene State Law, notably the 10/30 rule.	The Urban Forest Policy considers all trees and vegetation within the municipality regardless of land tenure. The Urban Forest must be considered in its entirety so we can work together to achieve the Vision. The Policy states the maintenance of trees on private property is the responsibility of the land owner but must comply with Council's regulatory framework and notes that the urban forest is governed by both the Planning scheme and Local Laws. All decisions made on the Urban Forest are undertaken with these controls in mind. There is no where within the policy that undermines this. Recommendation: No change required.
3	Jo Spring	Have your Say	Section 1. Tree Preservation & Section 4 Tree Assessment Management	Aboriginal Community Input	Was there a member from the Aboriginal community involved with the Draft? Protection for Sacred Trees is very important to the Aboriginal Peoples and Aboriginal History.	At this stage no direct consultation has been undertaken with the Aboriginal community. Trees of high significance are noted within the Policy to be identified to increase awareness of their importance within the community. In some instances with sensitive areas this should be noted as not appropriate. At this stage the Policy does not note what is considered to be a high significant tree. The Policy also notes Council maintains up to date and relevant information on trees on Council owned and managed land to facilitate decision making, prioritise resources and to maintain accurate historical data. This is where important information on Aboriginal significant trees will be held. The Urban Forest Action plan will provide actions in relation to the preservation of culturally significant trees. This will be in consultation with the Aboriginal community. Recommendation: Review statement "Trees of high significance will be identified to increase awareness of their importance within the community" to address sensitivity of the significance of a tree by adding "where the sensitivity of its location does not place the tree's values at risk (e.g. habitat or cultural values)."
				Pittosporum undulatum	Also, as the 'pitto' roots are well known to disperse poison into the roots of the local gums and resulting in the gum dying, is it possible to rid of the 'pitto' trees in all areas. This I understand could be a long term project, although it will definitely benefit Frankston City and surrounding areas.	Action statements for the strategic management of weed species will be delivered in the Urban Forest Action Plan which will be guided by this policy. Recommendation: No change required.
4	Jenny Hattigh	Have Your Say	Overall	Support	I support the Draft Urban Forest Policy. Too many trees are being lost in the urban area particularly due to subdivision and development of multi units where previously we have had one house. I am pleased that council is intending to educate residents on the value of trees and on the protection laws that already exist.	Submission in support. Recommendation: No change required.
5	Action Sweetwater Creek Inc.	Email Submission	Overall	Support	Action Sweetwater Creek Inc. supports the aims of the Draft Urban Forest Policy. It is so important that we believe it should be referenced in the Local Planning Policy. It is pleasing to see that Council is setting out aims of preservation and regeneration for all trees on public land, as well as private land.	Submission in support. Opportunities for reference of the Urban Forest Policy within Frankston Planning Scheme will be considered. Recommendation: No change required.

Submission Number	Submitter (Where they have requested to be identified)	Submission Origin	Relevant section of draft Urban Forest Policy	Principle Topic	Summary of submission	Officer's comments and recommendations
6	Clare Houston	Have your Say	Overall	Support	Council's draft document certainly summarises my personal preference for retaining and maintaining our 'bush' environment in the City of Frankston - the bush environment for which so many of us chose to live. We certainly encourage preservation of the large trees and areas of bush and gardens that are a key drawcard to our city and are a big part of why our suburbs are such great places to live. I am also very mindful of the habitat it provides to all manner of wildlife – habitat that is critical to maintain.	Submission in support. Recommendation: No change required.
					The document appears, however, to be somewhat superficial in that it has no jurisdiction by way of enforcing the ongoing retention and maintenance of our trees and vegetation. Is this to be included in a final document? By way of example the recent front page article of the local Leader newspaper where a resident complains about a large gum tree apparently in close proximity to his residence. I applaud Council officers and Councillors for their stand in this issue and in similar issues where people want to cut down our trees and vegetation to suit themselves. I certainly hope Council stands by this decision and does not bend to pressure. I applaud Council's objective to penalise those that seek to destroy our trees and to reinstate after such destruction. I would also like to see a ban on 'moonscaping' blocks of land. To an increasing degree we lose much of our vegetation in this way in new developments and rebuilds.	It is noted in the policy Section 1 Tree Preservation that preservation is given high priority in the planning and implementation of all activities, that protection is be governed by strong regulatory tools within both the planning scheme, local laws and relevant Australian Standards. It is also noted that Tree vandalism will not be tolerated and will be promptly investigated and wherever possible the tree cover will be re-established. The policy provides a framework which will feed into a greater Urban Forest Action Plan. The Action Plan will provide further detail in to the on ground management of these issues. Recommendation: No change required.
7	Meg Pethybridge	Have your Say	Overall	Support/ Young Street	Great policy. Looking forward to seeing council efforts to increase our urban forest and biodiversity. Hopefully this is a focus for the Young St development as well. Trees do create the air that we need to live after all.	Submission in support Recommendation: No change required.
8	Peter Anscombe	Have your Say	Overall	Perceived Conflicts within the document	In principle, I might generally support the notion of an urban forest. However, I must object the draft policy as presented. This is principally because the policy fails to respond adequately in regard to current tree controls and management in the public and private domains and to reconcile what the current shortcomings are and to project recommendations to overcome these shortcomings. As presented, to me it presents another layer of complexity in tree management which overlaps strategic and statutory planning areas and the council's operational areas. It seems to identify potential conflict within the FCC operations and management and appears to be a quite "half baked" policy. Dare I say a "vested interest in chaos". These conflicts and inconsistencies must be identified and quantified and the policy amended before it is implemented. At a distance it seems to me that this is another example of "the left hand doesn't know what the right hand is doing" in local government at Frankston. I would like to make a submission to Council when the policy is put forward for adoption.	The purpose of the Urban Forest Policy is to provide an overarching vision and direction across all Council departments (strategic and statutory planning and operation areas). The Policy creates a central document for guiding decision making. From this document the Urban Forest Action Plan will contain further detail on each objective and provide actions to ensure the objective is achieved during on-going activities and for long term projects. The Urban Forest Action Plan will investigate the potential risks "short comings" and provide actions to address these. The complexity of planning and local law controls are not individually detailed however they are considered in Section 1 Tree preservation. Recommendation: No change required.
9	Pat Bentley	Email Submission	Overall	Loss and Replacement of trees	This is an excellent step forward, to add and protect our "green" reputation. Frankston is fast losing valuable trees to developers, with mock attempts to replace them, new owners not caring for them, and no follow up to check on the condition of the mandatory replacements. Council needs to place new street trees where it will benefit the street scape, and not wait for an owner to request a tree, which seems to be the norm. Thank you for this opportunity to comment,	Submission in Support. The Urban Forest Action Plan will provide further detail and set goals and plan for the planting of street trees and tree replacement planting. Recommendation: No change required.
10	Derek Lynn	Email Submission	Section 4 Tree Asset Management	Updated Regulation	Frankston's Urban Forest Policy feed back Note the regulation has updated to 2015 - http://www.esv.vic.gov.au/Legislation-Regulations/Regulatory-Development	Recommendation: Change Electricity Safety (Electric Line Clearance) Regulations (2010) to 2015

Frankston's Urban Forest Policy

'Tree Policy'



opportunity » growth » lifestyle

Purpose

The aim of Frankston's Urban Forest Policy is to provide a framework for making structured, consistent and environmentally sound decisions for all trees within the municipality's "Urban Forest".



What is an Urban Forest?

The City's urban forest consists of all trees and vegetation located throughout the municipality irrespective of the tree species, location, origin and ownership.

Urban forestry can be described as the science and art of managing trees, forests and natural ecosystems in and around urban communities to maximise the psychological, sociological, economic and aesthetic benefits that trees provide for society (see Schwobb 2008).

Vision

Frankston City Council has a resilient, healthy and diverse urban forest providing benefits for the entire community, in the present and for future generations. The City's landscape character is defined by attractive treed streetscapes and open spaces that are well planned and well maintained. The urban forest enhances the liveability of our city and fosters a strong community connection with nature.



Objectives

1. Tree Preservation

The urban forest is recognised as a valuable asset for the City and its preservation is given high priority in the planning and implementation of all activities throughout the municipality. Its protection is governed by strong regulatory tools within both the planning scheme, local laws and to relevant Australian Standards (*AS4970-2009 Protection of Trees on Development Sites*). Trees of high significance will be identified to increase awareness of their importance within the community where the sensitivity of its location does not place the tree's values at risk (e.g. habitat or cultural values). Tree vandalism will not be tolerated and will be promptly investigated and wherever possible the tree cover will be re-established.



2. Tree Removal and Replanting

The City seeks to avoid removal of healthy trees wherever appropriate. There will be circumstances where tree removal is an acceptable management option. Tree removal may occur for tree health and human safety, to protect existing infrastructure, to facilitate approved development or rejuvenation of an area, to maintain a healthy urban forest or for ecological restoration. In all situations, assessment of the tree/s will be investigated by a suitability qualified and experienced council officer and all alternative options (such as project redesign, and/or pruning of trees) considered prior to a recommendation for tree removal. Tree removal will be actioned by priority based on an assessment of the level of risk. Fallen leaves, twigs, fruit and flowers are considered normal and expected tree behaviour and are not valid reasons for removal under this policy. Similarly, use by wildlife or failure to establish grass or other planting under a tree is not considered a valid reason for removal.

In those cases where removal is approved, replacement planting to the satisfaction of Council shall be provided as soon as practicable.

3. Tree Planting and Selection

Frankston City Council seeks to maximise opportunities to increase its canopy cover through tree planting in nature strips, parks and reserves and other Council owned and managed land. Council also promotes this objective through education programs and by increasing community awareness of the value of trees and tree planting programs.

Opportunities will be sought for planting iconic or signature trees to create boulevards and city gateways. Selection of tree species for planting will be diverse and based on their suitability to site conditions, potential to contribute to the landscape character and resilience to climatic changes and potential pests and pathogens.

All tree stock must be of good quality, appropriate size and planted and maintained in accordance with Council's specifications and Australian Standards (*AS2303-2015 Tree Stock for Landscape Use*).

4. Tree Asset Management

Council is responsible for the planting, removal and maintenance of trees in nature strips, parks and reserves and other Council owned and managed land. Additionally, Council has obligations under the Electricity Safety (Electric Line Clearance) Regulations (2015) to maintain street tree clearance from overhead electrical conductors in areas under the Code for Declared Urban Areas.

The maintenance of trees on private property is the responsibility of the land owner but must comply with Council's regulatory framework. This includes the Tree Protection Local Law 2016 and the Frankston Planning Scheme's vegetation protection measures.

Council has a routine maintenance program through which each tree under Council's responsibility is inspected every regularly to proactively manage risk, improve tree health, physical structure and to provide nominal clearances for pathways, roads, buildings and other essential infrastructure. Trees may be pruned or removed as a result of this inspection. All pruning shall be undertaken to Australian Standards (*AS4373-2007 Pruning of Amenity Trees*).

Council maintains up to date and relevant information on trees on Council owned and managed land to facilitate decision making, prioritise resources and to maintain accurate historical data. Furthermore, this database is used to assist the Council in assessing claims for damages against Council owned trees.



5. Community consultation, education and engagement

Frankston City Council encourages consultation and communication with residents about planting, maintenance, removal and protection of trees within local areas and residential neighbourhoods. Up to date and relevant information resources on Council's Urban Forest, including fact sheets, maintenance programs and community activities will be provided on Council's website, social media, newsletters and local papers.

Council supports community planting days and tree giveaways through various events and programs. Where public trees are proposed to be removed for development purposes, adjoining residents will be notified and given the opportunity to make submissions. Submissions and objections will be considered as part of the decision making process.

Council may consider requests from the community for tree plantings in nature strips or open spaces and may allocate these sites to the following planting season where appropriate. Similarly, customer requests for pruning or removal of trees will be carefully assessed and considered within a timely manner.

Council has established good relationships with tree contractors that work within the Municipality to communicate any changes to tree protection controls and ensure compliance. Council actively promotes responsible tree care to the community to ensure private trees make a positive contribution to the Urban Forest.





Environment Strategy Actions

- 2.2.2A:** Review the Street Tree Master Plan, Tree Policy, Tree Guidelines and develop an Urban Forest Action Plan
- 2.2.2B:** Continue enhanced street tree planting and replace inappropriate street tree species as per the Street Tree Master Plan
- 2.2.2C:** Advocate to the State government for the removal of the 10/30/50 rule for urban areas of the Frankston Municipality
- 2.2.2D:** Use street tree plantings to link conservation zones where appropriate and to establish beautiful, iconic entrances to the city
- 2.2.2E:** Investigate methodology for assessing levels of urban heat island effect and hot spots
- 2.2.2F:** Develop a method of measuring tree canopy cover across the municipality and undertake bi-annual reporting
- 2.2.2G:** Educate the community on the value of trees
- 2.2.2H:** Run training programs for local tree removal companies and developers on Council's tree regulations and Australian Standards for Trees
- 2.2.2I:** Support owners of declared Significant Trees with tree health advice and information on their tree

Executive Summary**12.2 Record of Assemblies of Councillors**

Enquiries: (Dennis Hovenden: Chief Executive Office)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.3 Continue to build organisational capability and a customer service culture

Purpose

To table the written records of the Assembly of Councillors (as defined by the *Local Government Act 1989*).

Recommendation (Chief Executive Office)

That Council receives the following written records:

- 7 November 2016 (Statutory Agenda Review)
- 14 November 2016 (Councillor Briefing)
- 28 November 2016 (Councillor Briefing)
- 30 November 2016 (Councillor Briefing)
- 5 December 2016 (Councillor Briefing)
- 7 December 2016 (Councillor Briefing)
- 12 December 2016 (Councillor Briefing)
- 19 December 2016 (Councillor Briefing)
- 16 January 2017 (Councillor Briefing)
- 17 January 2017 (Councillor Briefing)
- 23 January 2017 (Councillor Briefing)
- 24 January 2017 (Councillor Code of Conduct)
- 30 January 2017 (Councillor Briefing)
- 1 February 2017 (Councillor Briefing)
- 6 February 2017 (Councillor Briefing)
- 8 February 2017 (Councillor Briefing)
- 13 February 2017 (Councillor Briefing)
- 15 February 2017 (Councillor Briefing)
- 20 February 2017 (Councillor Briefing)
- 22 February 2017 (Councillor Briefing)
- 27 February 2017 (Councillor Briefing)
- 1 March 2017 (Councillor Briefing)
- 6 March 2017 (Councillor Briefing)

12.2 Record of Assemblies of Councillors**Executive Summary**

- 8 March 2017 (Councillor Briefing)
- 15 March 2017 (Councillor Briefing)
- 17 March 2017 (Councillor Briefing)
- 20 March 2017 (Councillor Briefing)
- 21 March 2017 (Councillor Briefing)
- 29 March 2017 (Councillor Briefing)
- 3 April 2017 (Councillor Briefing)
- 5 April 2017 (Councillor Briefing)

Key Points / Issues

Council is required under the *Local Government Act 1989* to keep a written record of the names of all Councillors and members of Council staff attending, the matters considered, any conflict of interest disclosures made by a Councillor attending and whether the Councillor who disclosed a conflict of interest, left the meeting.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

There are no financial implications associated with this report.

Consultation**1. External Stakeholders**

As it is a statutory requirement to present all written records of all Councillors who participate in an advisory committee, a planned or scheduled meeting to the next practicable Council meeting, it is not necessary to consult with external stakeholders.

2. Other Stakeholders

As it is a statutory requirement to present all written records of all Councillors who participate in an advisory committee, a planned or scheduled meeting to the next practicable Council meeting, it is not necessary to consult with internal stakeholders.

Analysis (Environmental / Economic / Social Implications)

Making the written records available to the public may provide some confidence in transparency in decision making and is in keeping with best practice advice from the Office of the Local Government Inspectorate.

12.2 Record of Assemblies of Councillors**Executive Summary****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

Under Section 76AA of the *Local Government Act 1989*, Council is required to make a written record of all Councillors who participate in;

- An Advisory Committee where at least one (1) Councillor and a member of Council staff is present; and
- A planned or scheduled meeting where at least half the Councillors and a member of staff is present.

Policy Impacts

There are no policies that will impact the decision of this report.

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 risks associated with this report.

Conclusion

It is recommended that the written records as attached to the report be received.

ATTACHMENTS

Attachment A: Record of Assembly of Councillors - 7 November 2016 to 5 April 2017



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 7 November 2016		
Commencement Time: 6.15pm		Venue: Acacia Room
Finish Time: 7.00pm		
Matters Considered: (Heading only)		
Statutory Agenda Review		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	6.15pm – 7.00pm
Cr Colin Hampton	Yes	6.15pm – 7.00pm
Cr Kris Bolam	Yes	6.15pm – 7.00pm
Cr Sandra Mayer	Yes	6.15pm – 7.00pm
Cr Glenn Aitken	Yes	6.15pm – 7.00pm
Cr Quinn McCormack	Yes	6.15pm – 7.00pm
Cr Michael O'Reilly	Yes	6.15pm – 7.00pm
Cr Lillian O'Connor	Yes	6.15pm – 7.00pm
Cr Steve Toms	Yes	6.15pm – 7.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Tim Frederico, Gillian Kay, Vito Albicini, Kelly Ross, Vera Roberts, Michael Craighead, Kristen Thompson		
Other persons (include titles) present:		
Anitra Wells (Photographer)		
Conflict of Interest Disclosures:		
Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly:		
Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 14 November 2016		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 9.45pm		
Matters Considered: (Heading only) Appointment of Delegates 2017/2018 Five Year Capital Works		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	6.50pm – 9.45pm
Cr Colin Hampton	Yes	5.30pm – 9.45pm
Cr Kris Bolam	Yes	5.30pm – 9.45pm
Cr Sandra Mayer	Yes	5.30pm – 9.45pm
Cr Glenn Aitken	Yes	5.30pm – 9.45pm
Cr Quinn McCormack	Yes	5.30pm – 9.45pm
Cr Michael O'Reilly	Yes	6.00pm – 9.45pm
Cr Lillian O'Connor	Yes	5.35pm – 9.45pm
Cr Steve Toms	Yes	5.30pm – 9.45pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Tim Frederico, Gillian Kay, Vito Albicini, Leonie Reints, Liz Daley, Craig Dinsdale, Andrew Moon, Kim Kearsey, Roy Furtado, Paul Saly, Rod Tanner, Michael Papageorgiou, David Shepard, Sam Jackson, Brad Hurren, Russell Joiner, Andrew Williamson		
Other persons (include titles) present: Nil		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 28 November 2016		
Commencement Time: 6.00pm	Venue: Acacia Room	
Finish Time: 7.00pm		
Matters Considered: (Heading only)		
Agenda Review		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	6.00pm – 7.00pm
Cr Colin Hampton	Yes	6.00pm – 7.00pm
Cr Kris Bolam	Yes	6.00pm – 7.00pm
Cr Sandra Mayer	Yes	6.00pm – 7.00pm
Cr Glenn Aitken	Yes	6.00pm – 7.00pm
Cr Quinn McCormack	Yes	6.00pm – 7.00pm
Cr Michael O'Reilly	Yes	6.00pm – 7.00pm
Cr Lillian O'Connor	Yes	6.00pm – 7.00pm
Cr Steve Toms	Yes	6.00pm – 7.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Vito Albicini, Kim Jaensch, Michael Papageorgiou, Naomi Neville, Michael Craighead, Vera Roberts, Natalie Cincotta, Kelly Ross		
Other persons (include titles) present:		
Conflict of Interest Disclosures:		
Mayor Cunial had a conflict of interest for the agenda review – item no. 11.6		
Cr Bolam had a conflict of interest with C.2 as candidate was known to him. Item was deferred and not discussed.		
Cr Cunial left the assembly at 6.11pm		
Cr Cunial returned to the assembly at 6.12pm		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly:		
Nil		
Name Council Staff Member responsible for this written record: Michael Craighead		
Title: Manager, Administration and Corporate Projects		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 30 November 2016		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 9.00pm		
Matters Considered: (Heading only)		
Frankston Future		
Frankston Football Club		
St Kilda Football Club		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.00pm
Cr Colin Hampton	Yes	5.30pm – 9.00pm
Cr Kris Bolam	Yes	5.30pm – 9.00pm
Cr Sandra Mayer	Yes	5.30pm – 8.30pm
Cr Glenn Aitken	Yes	5.30pm – 9.00pm
Cr Quinn McCormack	Yes	5.30pm – 9.00pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	Yes	5.30pm – 9.00pm
Cr Steve Toms	Yes	5.30pm – 9.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico, Vito Albicini, Sam Jackson, Jonathon Reichwald, Allison Clark, George Vass		
Other persons (include titles) present:		
Conflict of Interest Disclosures:		
Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly:		
Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 5 December 2016		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 9.20pm		
Matters Considered: (Heading only)		
3. Plowman Place		
Domestic Animal Management Plan		
EBA		
Centenary Park Project		
Sandsculpting		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.20pm
Cr Colin Hampton	Yes	5.30pm – 9.20pm
Cr Kris Bolam	Yes	5.30pm – 9.20pm
Cr Sandra Mayer	Yes	5.30pm – 9.20pm
Cr Glenn Aitken	Yes	5.30pm – 9.20pm
Cr Quinn McCormack	Yes	5.30pm – 9.20pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	Yes	5.30pm – 9.20pm
Cr Steve Toms	Yes	5.30pm – 9.20pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Tim Frederico, Gillian Kay, Sam Jackson, Michael Papageorgiou, Leonie Reints, Jarred Stevens, Russell Joiner, Byron Douglas, Jason Ross		
Other persons (include titles) present:		
Andrew Clarke – Clarke Planning, David Morrison – owner of Plowman Place, Peter Kennon – Elenberg Fraser, Alan Bouchette – Designer – Elenberg Fraser, Sharon Redmon – Sandstorm Events		
Conflict of Interest Disclosures:		
Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly:		
Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 7 December 2016		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 6.35pm		
Matters Considered: (Heading only)		
Level Crossing Removal		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 6.35pm
Cr Colin Hampton	Yes	5.30pm – 6.35pm
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.30pm – 6.35pm
Cr Glenn Aitken	Yes	5.30pm – 6.35pm
Cr Quinn McCormack	Yes	5.30pm – 6.35pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	Yes	5.30pm – 6.35pm
Cr Steve Toms	Yes	5.30pm – 6.35pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Tim Frederico, Gillian Kay, Vito Albicini, Kate Jewel		
Other persons (include titles) present:		
Tim Holmes – LXRA, Adam Maguire - LXRA		
Conflict of Interest Disclosures:		
Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly:		
Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 12 December 2016		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 8.50pm		
Matters Considered: (Heading only)		
Sandsculpting		
Agenda Review		
Mid Year Budget Review		
2017 / 2018 Budget Parameters		
Code of Conduct		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 8.50pm
Cr Colin Hampton	Yes	5.30pm – 8.50pm
Cr Kris Bolam	Yes	5.30pm – 8.50pm
Cr Sandra Mayer	Yes	5.30pm – 8.50pm
Cr Glenn Aitken	Yes	5.30pm – 8.50pm
Cr Quinn McCormack	Yes	7.00pm – 8.50pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	Yes	5.30pm – 8.50pm
Cr Steve Toms	Yes	5.30pm – 8.50pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Tim Frederico, Gillian Kay, Sam Jackson, Craig Dinsdale, Vera Roberts, Amber Turnbull, Liz Daley, Brad Hurren, Michael Craighead, Kim Jaensch, Vito Albicini, Naomi Neville, Rohan LaBrody, Rod Tanner, Claire Warren, Paul Saly, Byron Douglas, Cam Arullanantham, Simon Molloy, Simone Wickes, Louise Bugiera		
Other persons (include titles) present:		
Conflict of Interest Disclosures:		
Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly:		
Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 19 December 2016		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 7.00pm		
Matters Considered: (Heading only)		
Agenda Review		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 7.00pm
Cr Colin Hampton	Yes	5.30pm – 7.00pm
Cr Kris Bolam	Yes	5.30pm – 7.00pm
Cr Sandra Mayer	Yes	5.30pm – 7.00pm
Cr Glenn Aitken	Yes	5.30pm – 7.00pm
Cr Quinn McCormack	Yes	5.30pm – 7.00pm
Cr Michael O'Reilly	Yes	5.30pm – 7.00pm
Cr Lillian O'Connor	Yes	5.30pm – 7.00pm
Cr Steve Toms	Yes	5.30pm – 7.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Tim Frederico, Michael Papageorgiou, Liz Daley, Byron Douglas, David Turley, Rohan LaBrody, Brad Hurren, Vera Roberts, Andrea Gaynor, Vito Albicini, Sam Jackson, Paul Saly, Cam Arullanantham, Kristen Thomson.		
Other persons (include titles) present:		
Conflict of Interest Disclosures:		
Nil		
Cr Bolam – Citizen of the Year – interest – will leave chamber		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly:		
Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 16 January 2017		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 9.45pm		
Matters Considered: (Heading only) Carrum Downs Recreational Reserve Mid Year Budget Review 2017/2018 Draft Capital Works Programme		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.45pm
Cr Colin Hampton	Yes	5.30pm – 9.45pm
Cr Kris Bolam	Yes	5.30pm – 9.45pm
Cr Sandra Mayer	Yes	5.30pm – 9.45pm
Cr Glenn Aitken	Yes	5.30pm – 9.45pm
Cr Quinn McCormack	Yes	6.50pm – 9.45pm
Cr Michael O'Reilly	Yes	6.00pm – 9.45pm
Cr Lillian O'Connor	Yes	5.30pm – 9.45pm
Cr Steve Toms	Yes	5.30pm – 9.45pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Tim Frederico, Gillian Kay, Vito Albicini Kim Jaensch, Craig Dinsdale, Andrew Williamson, Michael Craighead, George Vass, Leonie Reints, Alison Frowd, Liz Daley, Paul Saly, Brian Coghlan		
Other persons (include titles) present: Nil		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 17 January 2017		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 8.45pm		
Matters Considered: (Heading only) Parc Slide Staff Related Matters Cleanliness of City / Parks and Reserves Support to Traders in CAA Development Splash Card Anti-Social Behaviour		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	No	
Cr Colin Hampton	Yes	5.30pm – 8.45pm
Cr Kris Bolam	Yes	5.30pm – 8.45pm
Cr Sandra Mayer	Yes	5.30pm – 8.45pm
Cr Glenn Aitken	No	
Cr Quinn McCormack	Yes	6.50pm – 8.45pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 9.45pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Tim Frederico, Gillian Kay, Vito Albicini, Craig Dinsdale, George Vass, Brad Hurren, Sam Jackson, Jonathon Reichwald, Russell Joiner, Marshall Lowe, Leonie Reints, Jarred Stevens, Millicent Bainbridge, Matt Nelson.		
Other persons (include titles) present:		
Inspector Simon Humphrey – Vicpol Sergeant Glen Mitchie – Vicpol		
Conflict of Interest Disclosures: Nil		
Cr Bolam noted that he is a member of Victoria Police		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 23 January 2017		
Commencement Time: 5.40pm	Venue: Acacia Room	
Finish Time: 9.15pm		
Matters Considered: (Heading only) Youth Grants Agenda Review Special Charge Scheme Councillor Code of Conduct Introduction		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.15pm
Cr Colin Hampton	Yes	5.30pm – 9.15pm
Cr Kris Bolam	Yes	5.35pm – 9.15pm
Cr Sandra Mayer	Yes	5.30pm – 9.15pm
Cr Glenn Aitken	Yes	6.15pm – 9.15pm
Cr Quinn McCormack	Yes	6.10pm – 9.15pm
Cr Michael O'Reilly	Yes	6.00pm – 9.15pm
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 9.15pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Gillian Kay, Kim Jaensch Liz Daley, Ken Liddicoat, Imogen Neumann, Christina Collins, Graeme Read		
Other persons (include titles) present: Ken Pooley, Jack, Louise and Holly – Youth Council		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Kim Jaensch		
Title: Acting Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 24 January 2017		
Commencement Time: 7.05pm		Venue: Acacia Room
Finish Time: 9.30pm		
Matters Considered: (Heading only) Councillor Code of Conduct		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	7.05pm – 9.30pm
Cr Colin Hampton	Yes	7.05pm – 9.30pm
Cr Kris Bolam	Yes	7.05pm – 9.00pm
Cr Sandra Mayer	Yes	7.05pm – 9.30pm
Cr Glenn Aitken	Yes	7.05pm – 8.30pm
Cr Quinn McCormack	Yes	7.05pm – 9.30pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	7.05pm – 9.30pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Kim Jaensch Michael Craighead, Annie Flynn		
Other persons (include titles) present: Nil		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Kim Jaensch		
Title: Acting Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 30 January 2017		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 7.00pm		
Matters Considered: (Heading only)		
Agenda Review		
Audit and Risk Committee Chairman's Report		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 7.00pm
Cr Colin Hampton	Yes	5.30pm – 7.00pm
Cr Kris Bolam	Yes	5.30pm – 7.00pm
Cr Sandra Mayer	Yes	5.30pm – 7.00pm
Cr Glenn Aitken	Yes	5.30pm – 7.00pm
Cr Quinn McCormack	Yes	5.30pm – 7.00pm
Cr Michael O'Reilly	Yes	6.20pm – 7.00pm
Cr Lillian O'Connor	Yes	5.30pm – 7.00pm
Cr Steve Toms	Yes	5.30pm – 7.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico		
Natalie Cincotta, Vera Roberts, Andrea Gaynor, Michael Papageorgiou, Naomi Neville, James Smith, Liz Daley		
Other persons (include titles) present:		
Neil Greenaway – Audit and Risk Committee Chairperson		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 1 February 2017		
Commencement Time: 5.30pm		Venue: Acacia Room
Finish Time: 9.00pm		
Matters Considered: (Heading only)		
2015/2016 Financial KPI's		
2017 /018 Budget		
Council Plan		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.00pm
Cr Colin Hampton	Yes	5.30pm – 9.00pm
Cr Kris Bolam	Yes	5.45pm – 9.00pm
Cr Sandra Mayer	Yes	5.30pm – 9.00pm
Cr Glenn Aitken	No	
Cr Quinn McCormack	Yes	6.30pm – 9.00pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	No	
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico		
Kim Jaensch, Brianna Alcock		
Other persons (include titles) present:		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 6 February 2017		
Commencement Time: 5.00pm	Venue: Acacia Room / Chambers	
Finish Time: 9.00pm		
Matters Considered: (Heading only)		
Beckwith Grove Bridge		
Code of Conduct		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.00pm – 9.00pm
Cr Colin Hampton	Yes	5.00pm – 9.00pm
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.00pm – 9.00pm
Cr Glenn Aitken	Yes	5.00pm – 9.00pm
Cr Quinn McCormack	Yes	5.50pm – 9.00pm
Cr Michael O'Reilly	Yes	5.15pm – 9.00pm
Cr Lillian O'Connor	Yes	5.00pm – 9.00pm
Cr Steve Toms	Yes	5.00pm – 9.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico		
Michael Craighead, Andrew Williamson, Annie Flynn		
Other persons (include titles) present:		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 8 February 2017		
Commencement Time: 5.30pm	Venue: Frankston Arts Centre	
Finish Time: 9.10pm		
Matters Considered: (Heading only)		
Council Plan Development – Session 1		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.10pm
Cr Colin Hampton	Yes	5.30pm – 8.10pm
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.30pm – 9.10pm
Cr Glenn Aitken	Yes	5.30pm – 9.10pm
Cr Quinn McCormack	Yes	7.00pm – 9.10pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 9.10pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Gillian Kay, Tim Frederico Kim Jaensch, Brianna Alcock, Judi Krznaric		
Other persons (include titles) present: Andrew Hollo – Workwell Consulting		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 13 February 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Chambers	
Finish Time: 9.05pm		
Matters Considered: (Heading only)		
Agenda Review		
Code of Conduct		
Peninsula Leisure		
Planning Process		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.05pm
Cr Colin Hampton	Yes	5.30pm – 9.05pm
Cr Kris Bolam	Yes	5.30pm – 8.35pm
Cr Sandra Mayer	Yes	5.30pm – 9.05pm
Cr Glenn Aitken	Yes	5.30pm – 8.35pm
Cr Quinn McCormack	Yes	6.00pm – 9.05pm
Cr Michael O'Reilly	Yes	5.40pm – 9.05pm
Cr Lillian O'Connor	Yes	5.30pm – 9.05pm
Cr Steve Toms	Yes	5.30pm – 9.05pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico		
Vera Roberts, Louise Bugiera, Michael Craighead, Michael Papageorgiou, Keith Black, Kate Jewell		
Other persons (include titles) present:		
Tim Gledhill, Roseanne Healy – Peninsula Leisure		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 15 February 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Chambers	
Finish Time: 8.50pm		
Matters Considered: (Heading only)		
2017/2018 Budget – Corporate Development		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 8.50pm
Cr Colin Hampton	Yes	5.30pm – 8.50pm
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.40pm – 8.50pm
Cr Glenn Aitken	No	
Cr Quinn McCormack	Yes	6.25pm – 8.50pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 8.50pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico, Bruce Howden, George Vass, Kim Jaensch, Simone Wickes, Michael Craighead, David Barker, Sam Jackson, Craig Dinsdale, Russell Joiner, Paul Saly		
Other persons (include titles) present:		
Nil		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 20 February 2017		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 6.00pm		
Matters Considered: (Heading only)		
2017/2018 Budget – Corporate Development		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 6.00pm
Cr Colin Hampton	Yes	5.30pm – 6.00pm
Cr Kris Bolam	Yes	5.30pm – 6.00pm
Cr Sandra Mayer	Yes	5.30pm – 6.00pm
Cr Glenn Aitken	Yes	5.30pm – 6.00pm
Cr Quinn McCormack	Yes	5.55pm – 6.00pm
Cr Michael O'Reilly	Yes	5.30pm – 6.00pm
Cr Lillian O'Connor	Yes	5.30pm – 6.00pm
Cr Steve Toms	Yes	5.30pm – 6.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico		
Natalie Cincotta, Kate Jewell, Michael Craighead, Andrea Gaynor		
Other persons (include titles) present:		
Nil		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 22 February 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Chambers	
Finish Time: 9.10pm		
Matters Considered: (Heading only) LGMA Team presentation CEO Performance review 2017/2018 Budget		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 8.30pm
Cr Colin Hampton	Yes	5.30pm – 9.10pm
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.30pm – 9.10pm
Cr Glenn Aitken	Yes	5.40pm – 9.10pm
Cr Quinn McCormack	Yes	6.10pm – 9.10pm
Cr Michael O'Reilly	Yes	5.55pm – 6.45pm
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 9.10pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Gillian Kay, Tim Frederico Jo Cross, Alan Wallis, Kristen Thompson, Judi Krznaric, Kate Jewell, Kim Jaensch, Simone Wickes, Ken Liddicoat, Andrew Moon, Leonie Reints, Fran Thompson, Byron Douglas, Kate Jewell, Andrew Williamson, Brad Hurren		
Other persons (include titles) present: Daniel Thorne – Orange Elephant Production		
Conflict of Interest Disclosures: Nil Cr McCormack declared that she had resigned from the Board of the legal service around 2 weeks ago – interest but no conflict. CEO noted that he was a trustee of McClelland Art Gallery.		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 27 February 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Chambers	
Finish Time: 9.05pm		
Matters Considered: (Heading only) Streaming of Council meetings Frankston Future Long Lazy Lunch Community Infrastructure Plan Councillor Requests FDBA		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.05pm
Cr Colin Hampton	Yes	5.30pm – 9.05pm
Cr Kris Bolam	Yes	5.40pm – 9.05pm
Cr Sandra Mayer	Yes	5.30pm – 9.05pm
Cr Glenn Aitken	Yes	5.30pm – 9.05pm
Cr Quinn McCormack	Yes	6.40pm – 9.05pm
Cr Michael O'Reilly	Yes	6.00pm – 9.05pm
Cr Lillian O'Connor	Yes	5.45pm – 9.05pm
Cr Steve Toms	Yes	5.30pm – 9.05pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Gillian Kay, Tim Frederico, Vito Albicini, Craig Dinsdale, Kate Jewell, Allison Clark, Jonathon Reichwald, Michael Craighead, Sally Prideaux, Andrew Moon, Paul Saly, Liz Daley, Leonie Reints, Katie Wills, Fran Thomson, Rachel Masters, David Barker, Tracey Purcell		
Other persons (include titles) present: Nil		
Conflict of Interest Disclosures: Nil Cr Aitken left the assembly at 7.10pm and returned at 8.05pm		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 1 March 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Chambers	
Finish Time: 9.10pm		
Matters Considered: (Heading only)		
2017/2018 Budget		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.10pm
Cr Colin Hampton	Yes	5.30pm – 9.10pm
Cr Kris Bolam	Yes	5.30pm – 9.10pm
Cr Sandra Mayer	Yes	5.50pm – 9.10pm
Cr Glenn Aitken	Yes	5.30pm – 9.10pm
Cr Quinn McCormack	Yes	6.55pm – 9.10pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 9.10pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico		
Kate Jewell, Kim Jaensch, Simone Wickes, Andrew Williamson, Brad Hurren, Leonie Reints		
Other persons (include titles) present:		
Nil		
Conflict of Interest Disclosures: Nil		
Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 6 March 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Council Chambers	
Finish Time: 8.40pm		
Matters Considered: (Heading only)		
Agenda Review		
Waterfront Festival		
<i>*Briefing was adjourned at 6pm for a Special Meeting and recommenced at 7.55pm</i>		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 8.40pm
Cr Colin Hampton	Yes	5.30pm – 8.40pm
Cr Kris Bolam	Yes	5.30pm – 8.40pm
Cr Sandra Mayer	Yes	5.30pm – 8.40pm
Cr Glenn Aitken	Yes	5.45pm – 8.40pm
Cr Quinn McCormack	Yes	7.55pm – 8.40pm
Cr Michael O'Reilly	Yes	5.55pm – 8.40pm
Cr Lillian O'Connor	Yes	5.40pm – 8.40pm
Cr Steve Toms	Yes	5.30pm – 8.40pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico, Vito Albicini		
Natalie Cincotta, Vera Roberts, Andrew Moon		
Other persons (include titles) present:		
Nil		
Conflict of Interest Disclosures: The CEO declared a conflict of interest on the confidential report regarding the CEO Performance Review.		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 8 March 2017		
Commencement Time: 5.30pm		Venue: Frankston Arts Centre
Finish Time: 8.50pm		
Matters Considered: (Heading only)		
Council Plan Development		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 8.50pm
Cr Colin Hampton	Yes	5.30pm – 8.50pm
Cr Kris Bolam	Yes	6.00pm – 8.50pm
Cr Sandra Mayer	Yes	5.30pm – 8.50pm
Cr Glenn Aitken	Yes	5.30pm – 8.50pm
Cr Quinn McCormack	Yes	6.40pm – 8.50pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 8.50pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Gillian Kay, Tim Frederico Brianna Alcock, Kim Jaensch		
Other persons (include titles) present: Andrew Hollo – Workwell Consulting		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 15 March 2017		
Commencement Time: 5.30pm	Venue: Acacia Room	
Finish Time: 7.00pm		
Matters Considered: (Heading only)		
Agenda Review		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 7.00pm
Cr Colin Hampton	Yes	5.30pm – 7.00pm
Cr Kris Bolam	Yes	5.50pm – 7.00pm
Cr Sandra Mayer	Yes	5.30pm – 7.00pm
Cr Glenn Aitken	Yes	5.50pm – 7.00pm
Cr Quinn McCormack	Yes	6.00pm – 7.00pm
Cr Michael O'Reilly	Yes	6.30pm – 7.00pm
Cr Lillian O'Connor	Yes	6.40pm – 7.00pm
Cr Steve Toms	Yes	5.30pm – 7.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Tim Frederico, Dr Gillian Kay, Vito Albicini, Vera Roberts, Natalie Cincotta, Michael Papageorgiou, Andrew Moor		
Other persons (include titles) present: Nil		
Conflict of Interest Disclosures: The Mayor advised the CEO of his interest in item 11.1 of the Council Meeting Agenda. The CEO declared an interest into C3 – CEO performance review.		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 17 March 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Council Chamber	
Finish Time: 9.15pm		
Matters Considered: (Heading only) FDDB 2017/2018 Budget		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 9.15pm
Cr Colin Hampton	Yes	5.30pm – 9.15pm
Cr Kris Bolam	Yes	5.40pm – 9.15pm
Cr Sandra Mayer	Yes	5.30pm – 9.15pm
Cr Glenn Aitken	Yes	5.30pm – 9.15pm
Cr Quinn McCormack	Yes	6.00pm – 9.15pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 9.15pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Tim Frederico, Dr Gillian Kay Craig Dinsdale, Roy Furtado, Simone Wickes, Kim Jaensch, George Vass, Byron Douglas, Andrew Williamson, Amy Parsons, Katie Wills, David Barker, Leonie Reints, Vito Albicini, Liz Daley		
Other persons (include titles) present: FDDB – Nathan Jolly, Tim Bower, Gary Emery, Peter Harris, Ian Watt, David Anderson		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico Title: Director, Corporate Development		

Please submit completed form to the Councillor's Office within 24 hours of conclusion of meeting.



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 20 March 2017		
Commencement Time: 5.30pm	Venue: Frankston Arts Centre	
Finish Time: 8.50pm		
Matters Considered: (Heading only)		
Frankston Arts Centre		
Cruden Farm		
Gretana Park		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunliff	Yes	5.30pm – 8.50pm
Cr Colin Hampton	No	
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.30pm – 8.50pm
Cr Glenn Aitken	Yes	6.40pm – 8.50pm
Cr Quinn McCormack	Yes	5.30pm – 8.50pm
Cr Michael O'Reilly	Yes	6.10pm – 8.50pm
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 8.50pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico		
Andrew Moon, James Lim, Cam Arullanantham, Michael Papageorgiou, George Vass, Liz Daley		
Other persons (include titles) present:		
FAC Board – Barbara Crook, Doug Spencer Roy, Mish Eisen, Michael Malignaggi		
Dock 4 Architecture – Richard Brenchly		
Cruden Farm Trust – Penny Fowler, Ian Evans		
Urbis – Sarah Horsfield		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 21 March 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Council Chamber	
Finish Time: 9.05pm		
Matters Considered: (Heading only) Agenda Review Customer Service Communications and Social Media Frankston Future NOM 1272 – Acknowledgement of Traditional Owners		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 7.00pm
Cr Colin Hampton	No	
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.30pm – 7.00pm
Cr Glenn Aitken	Yes	5.30pm – 7.00pm
Cr Quinn McCormack	Yes	5.50pm – 7.00pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	Yes	5.40pm – 7.00pm
Cr Steve Toms	Yes	5.30pm – 7.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present: Dennis Hovenden, Tim Frederico, Leonie Reints, George Vass, Andrea Gaynor, Michael Papageorgiou, Natalie Cincotta, Robert Lean, Katy Wills, Francis Thompson		
Other persons (include titles) present: Nil		
Conflict of Interest Disclosures: The Mayor advised the CEO of his interest in Item 11.4 of the Council Meeting Agenda		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 29 March 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Council Chamber	
Finish Time: 8.50pm		
Matters Considered: (Heading only)		
Draft 2017/2018 Budget		
Draft 2017/2021 Council Plan		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 8.50pm
Cr Colin Hampton	Yes	5.30pm – 8.50pm
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.30pm – 7.15pm
Cr Glenn Aitken	No	
Cr Quinn McCormack	Yes	6.40pm – 8.50pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	No	
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Tim Frederico		
Michael Papageorgiou, Kim Jaensch, Simone Wickes, Brianna Alcock		
Other persons (include titles) present:		
Andrew Hollo (Workwell Consulting)		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 3 April 2017		
Commencement Time: 5.30pm		Venue: Acacia Room
Finish Time: 7.00pm		
Matters Considered: (Heading only)		
Agenda Review		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 7.00pm
Cr Colin Hampton	Yes	5.30pm – 7.00pm
Cr Kris Bolam	Yes	5.30pm – 7.00pm
Cr Sandra Mayer	Yes	5.30pm – 7.00pm
Cr Glenn Aitken	Yes	5.30pm – 7.00pm
Cr Quinn McCormack	Yes	5.55pm – 7.00pm
Cr Michael O'Reilly	Yes	5.50pm – 7.00pm
Cr Lillian O'Connor	Yes	5.55pm – 7.00pm
Cr Steve Toms	Yes	5.30pm – 7.00pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Tim Frederico		
Leonie Reints, George Vass, Andrea Gaynor, Michael Papageorgiou, Natalie Cincotta, Robert Lean, Katy Wills, Francis Thompson		
Other persons (include titles) present: Nil		
Conflict of Interest Disclosures: The Mayor advised the CEO of his interest in item 11.4 of the Council Meeting Agenda		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		



RECORD OF ASSEMBLY OF COUNCILLORS

Date of Meeting: 5 April 2017		
Commencement Time: 5.30pm	Venue: Acacia Room / Council Chambers	
Finish Time: 8.45pm		
Matters Considered: (Heading only)		
EBA		
Budget and Council Plan		
Beckwith Grove Bridge		
Councillors	Yes / No	Arrival and Departure
Mayor, Cr Brian Cunial	Yes	5.30pm – 8.45pm
Cr Colin Hampton	Yes	5.30pm – 8.45pm
Cr Kris Bolam	No	
Cr Sandra Mayer	Yes	5.30pm – 7.00pm
Cr Glenn Aitken	No	
Cr Quinn McCormack	Yes	6.00pm – 8.45pm
Cr Michael O'Reilly	No	
Cr Lillian O'Connor	No	
Cr Steve Toms	Yes	5.30pm – 8.45pm
Councillors who Participated by Telephone Conference / other: Nil		
Members of Council Staff Present:		
Dennis Hovenden, Gillian Kay, Tim Frederico, Russell Joiner, Michael Craighead, Kim Jaensch, Simone Wickes, Andrew Williamson, Natalie Cincotta, Sam Jackson and Louise Bugiera		
Other persons (include titles) present:		
Damien Mannix and Jenny Ljungren (The Agenda Group)		
Conflict of Interest Disclosures: Nil		
Whether a Councillor(s), having disclosed a conflict of interest, left the assembly: Nil		
Name Council Staff Member responsible for this written record: Tim Frederico		
Title: Director, Corporate Development		

Executive Summary

12.3 Councillor Expense Reimbursement Policy

Enquiries: (Michael Craighead: Corporate Development)

Council Plan

Community Outcome:	4. Audit and Risk Management Committee
Strategy:	4.8 Corporate Compliance
Priority Action	4.8.2 Review the organisations policies and legislative framework

Purpose

To present the attached draft *Councillor Expense Reimbursement Policy* for formal adoption.

Recommendation (Director Corporate Development)

That Council adopts the attached draft *Councillor Expense Reimbursement Policy* for immediate implementation.

Key Points / Issues

- It is a statutory requirement for a municipal council to adopt and maintain a policy in relation to the reimbursement of expenses for Councillors and members of Council committees (s.75B of the *Local Government Act 1989*).
- Council's current *Councillor Expense Entitlement Policy* ([Attachment A](#) to this report) was adopted by Council at OM20 on 27 April 1998; amended by Council at OM24 on 28 July 1998 in relation to reporting of expenditure of individual Councillors; and further amended by Council at OM52 on 10 April 2000 and at OM114 on 27 January 2004 in relation to reimbursement of child care expenses.
- The current policy requires review. It does not provide appropriate guidance to Councillors about the types of out-of-pocket expenses that can legitimately be claimed, or to Council officers who are tasked with processing Councillors' expense claims for reimbursement.
- Equivalent policies from a variety of sources have been reviewed, and some of the best elements of these other policies have been incorporated into the draft *Councillor Expense Reimbursement Policy* which is included as [Attachment B](#) to this report.
- The issue of elected members' expenses, at local, state and federal levels, has recently received extensive critical media coverage. The prominence of the issue highlights the need for Council to update its own expenses policy.
- The draft *Reimbursement of Councillors' Expenses Policy* was presented to Council's Audit and Risk Management Committee on 23 September 2016. The Committee was generally pleased with the draft policy, and recommended some minor amendments which have been incorporated into the attached draft.
- The draft *Reimbursement of Councillors' Expenses Policy* was discussed with Councillors at a briefing session on 5 April 2017 and again as part of the pre-agenda discussion on 24 April 2017. Further amendments that have been made to the draft policy in response to Councillors' requests include:
 - Expansion of the category of individuals listed in clause 15.1(c)(ii), whose care of a Councillor's dependent child or person cannot be reimbursed under the policy;
 - Expansion of clause 18 to enable Council, by resolution, to approve the payment of legal fees for Councillor matters;

12.3 Councillor Expense Reimbursement Policy**Executive Summary**

- Addition of clause 23 to provide for a register of expense claim forms which may be inspected by Councillors;
- Addition of the words “or as determined by Council” after the words “CEO or delegate” throughout the draft policy.
- The draft policy includes a provision that expenses paid or reimbursed will be subject to regular review by Council’s internal auditors, and annual review by Council’s Audit and Risk Management Committee.
- The draft policy is now presented to Council for formal adoption.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council’s current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council’s financial capacity to maintain service levels and deliver key capital projects.

Consultation**1. External Stakeholders**

No formal consultation has been undertaken with external stakeholders; however, the policies of various Victorian municipal councils have been accessed from the internet, reviewed, and some of the best elements incorporated into the attached draft.

2. Other Stakeholders

The draft policy has been considered by Council’s Executive Management Team, and by Council’s Audit and Risk Management Committee. Feedback received has been incorporated into the draft.

Consultation has been undertaken with officers in accounts and payroll, regarding details and necessary components for the amended claim forms which are attached to the policy.

Councillors have been given the opportunity to provide input to the draft policy through the Councillor briefing process. Feedback received has been incorporated into the draft.

Analysis (Environmental / Economic / Social Implications)

A clear and detailed policy minimises the potential for confusion and disputes to arise in relation to particular claims for reimbursement of expenses.

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; the matters covered in report are considered to be consistent with the standards set by the Charter.

12.3 Councillor Expense Reimbursement Policy**Executive Summary**Legal

Section 75B of the *Local Government Act* 1989 includes a specific requirement that a Council must adopt and maintain a policy in relation to the reimbursement of Councillors' expenses.

Policy Impacts

This policy is consistent with the following existing Frankston City Council policies and guidelines: Councillor Code of Conduct; Election Period Policy; Email and Internet Systems Use Guidelines; Information Security Guidelines; Information Services Guidelines for the Disposal of Redundant IT Equipment; Motor Vehicle Private Use Scheme Policy; Mobile Device Guidelines; Procurement Policy; Reimbursement of Expenses, Celebration Days and End of Year Events Guidelines; and the Frankston City Council Enterprise Agreement.

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 draft policy, if adopted, will reduce doubt and the potential for disputes to arise in relation to particular claims for reimbursement of expenses.

Conclusion

Council's existing *Councillor Expense Entitlement Policy* is outdated and does not provide adequate guidance about the types of out-of-pocket expenses that can legitimately be claimed. The draft *Councillor Expense Reimbursement Policy* has been developed, and amended in accordance with the recommendations of Council's Audit and Risk Management Committee and feedback received from Councillors at a briefing session. The draft policy is now presented for formal adoption by Council.

ATTACHMENTS

Attachment A: Councillor Expense Entitlement Policy (current)

Attachment B: Draft Councillor Expense Reimbursement Policy

12.3 Councillor Expense Reimbursement Policy
Officers' Assessment**Background**

Council has a statutory obligation to adopt and maintain a policy in relation to the reimbursement of Councillors' expenses. Although Council has a policy in place, it is outdated and lacks the detail needed to resolve the issues that arise from time to time.

Issues and Discussion

The attached draft policy sets out the types of out-of-pocket expenses that can legitimately be claimed. It is anticipated that this policy, if adopted, will assist both Councillors and Council officers in resolving future issues around entitlements.

Options Available including Financial Implications

Options available are:

1. Adopt the draft policy as written; or
2. Adopt the draft policy with specified amendments.

The current policy will remain in effect until it is revoked and replaced with a revised policy.

Councillor Expense Entitlement Policy

1. Objective

To establish the entitlements for a Councillor to have necessary out of pocket expenses incurred while performing duties as a Councillor either reimbursed or paid by Council.

2. Background

These guidelines give a broad overview of how a Council can provide assistance to its Councillors in carrying out their functions. It cannot prescribe for every possible situation that may arise.

The Local Government Act 1989 (Section 75) provides for the reimbursement of "necessary out of pocket expenses" incurred while performing duties as a Councillor.

The basic test that will be applied to determine whether or not an expense is lawfully incurred is whether the expenditure is necessary because it is supplemental or incidental to or consequent on the exercise of Council functions.

3. Details

3.1 Travelling Expenses

Upon completion and forwarding of a Travelling Claim Form, travelling expenses will be paid to Councillors for out of pocket expenses related to:

- Council meetings and Council business related to Council meetings.
- Council functions.
- Meetings arising as a result of a Councillor being appointed by the Council to an external body.
- Other meetings, events or occasions as agreed by the Mayor or Chief Executive Officer from time to time, or by resolution of the Council.

When Councillors are travelling interstate the mode of transport is to be the most cost effective form of transport.

Claims are to be submitted at a frequency convenient to the Councillor, but not less than once per year on or before the last scheduled Ordinary Council Meeting in June each year.

Rates for reimbursement of motor vehicle expenses shall be determined by the Chief Executive Officer.

3.2 Stationery

The Council shall, upon request, provide Councillors with standard stationery held or obtained generally for the organisation's requirements.

The stationery may include, but not necessarily be limited to, paper, business cards, writing implements, diaries, writing pad/books, computer discs and paper, envelopes and the like.

3.3 Apparel

The Council shall, upon request, lend Councillors protective clothing required to assist in carrying out the duties of office. This clothing is to be returned promptly upon the completion of the activity/duty for which the articles were required.

This clothing shall be limited to wet weather pants and pullover, gumboots, winter jacket and/or hat, as may be held in store to meet the organisation's requirements, unless otherwise resolved by Council for a specific item/s.

3.4 Conferences and Seminars

Councillors sponsored by the Council to attend conferences and seminars shall have all reasonable expenses for travelling, transport, accommodation, registration fees and meals and other out of pocket expenses relating to the conference/seminar reimbursed or paid on their behalf.

Councillors wishing to make their own arrangements for transport or accommodation shall have reasonable expenses reimbursed, as determined by the Chief Executive Officer.

3.5 Reimbursement of Child Care Expenses

Councillors incurring bona fide child care expenses paid to:

1. A recognised child care provider.
2. A person who does not:
 - (a) Have a familial or like relationship with the Councillor except where pre-existing paid child care has been and is currently being provided by the family member, to the satisfaction of the Chief Executive Officer.
 - (b) Reside either permanently or temporarily with the Councillor.
 - (c) Have a relationship with the Councillor or his or her partner such that it would be inappropriate for Council to reimburse monies paid to the care provider, will be reimbursed such child care expenses when the child care is necessary in order to allow the Councillor to attend:
 - Council meetings and Council business related to Council meetings.
 - Council functions;
 - Meetings arising as a result of a Councillor being appointed by the Council to an external body.

3.6 Communication Expenses

Where Councillors have been provided with all or some of the following equipment:

- Mobile telephone
- Telephone
- Fax/copy machine

The Council will pay all connection fees, rental charges and all Council business call charges. The direct costs of any private use of these facilities should be reimbursed to Council.

3.7 Other Expenditure

Any expenditure not specified above as expenditure for which a Councillor is entitled to be reimbursed or paid by Council shall be the responsibility of the Councillor, except where the Mayor and Chief Executive Officer agree otherwise.

4. General Provisions

The Following general provisions apply to this policy wherever appropriate to determine the amount of out of pocket expenses that will be reimbursed to Councillors.

1. That travel must be undertaken as quickly as possible and by the shortest route possible.
2. That any time occupied in other than authorised Council business is not to be included in the calculation of any expenses to be paid.
3. Where travel is by air, the standard form of travel will be economy class.
4. Claims will only be paid on the basis of the actual form of transport used and in the form of reasonable allowances towards or reimbursement of necessary out of pocket expenses.

5. Receipts

Wherever possible, Councillors are to provide receipts for any expenses incurred. The expenses will, unless authorised by the Chief Executive Officer or Mayor be paid in arrears.

6. Reporting

The total cost of all Councillor Expenses will be included in the Annual Report and that the amounts spent by individual Councillors will be available upon request at the Council's offices.

G7

GOVERNANCE

14. Councillors Expense Entitlement Policy

**27 April 1998
OM20**

10-21-2

- A. That Council adopt the guideline as its Councillor Expense Entitlements policy.
- B. That subject to adoption of the policy, its operation be reviewed in six months' time.

14.1 Councillors Expense Entitlement Policy

**28 July 1998
OM24**

10-21-2

That item 6.00 of Council's existing policy be amended to read that the total cost be included in the Annual Report and that further mention be made in the report that the amounts spent by individual Councillors is available on request at the Council's offices.

14.2 Review of Councillor Childcare Reimbursement Policy

**10 April, 2000
OM52**

10-21-2

That the policy be amended as proposed in this report, to allow reimbursement of child care expenses of Councillors with a demonstrated pre-existing child care arrangement provided by family members, not living at the Councillors' address, as detailed within the report.
(Amended policy as attached).

14.3 Review of Councillor Childcare Reimbursement Policy

**27 January, 2004
OM114**

10-21-2

That Council amend the existing Child Care reimbursement policy to ensure that a new claim form is completed with each claim.

That the details of Child Care expenses in terms of Councillors name, purpose, hours and cost be included in the claim form as part of the information to be publicly available.

Draft
26 April 2017



Frankston City Council

Councillor Expense Reimbursement Policy



Frankston City Council

Councillor Expense Reimbursement Policy

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1. POLICY STATEMENT

Council is committed to ensuring that Councillors can readily access the resources and support necessary for the effective performance of their Council duties and functions, whilst maintaining a prudent approach to the expenditure of public funds. Council espouses the values of accountability and transparency.

2. REASON FOR POLICY

The *Local Government Act 1989* ('Act') includes a specific requirement that a Council must adopt and maintain a policy in relation to the reimbursement of Councillors' expenses (s.75B). This policy fulfils that requirement, and is also intended to establish clear expectations about resources support and the reimbursement of expenses for the Mayor and Councillors.

3. BACKGROUND

In order to reduce the barriers to effective participation in local government by members of the community, it should be clear that the **reasonable out-of-pocket expenses** incurred by Councillors in performing their civic and statutory duties will be reimbursed.

This policy sets out the resources support to be provided to Councillors, and outlines the entitlements for reimbursement of out-of-pocket expenses incurred in performing official duties and functions as a Councillor.

4. SCOPE

This policy applies to all Councillors in relation to resources support and the reimbursement of out-of-pocket expenses incurred in performing their official duties and functions as a Councillor.

5. AUTHORISATION

This policy was adopted by Council by resolution at Ordinary Meeting OMxxx on xx xxxx 2017.

6. REVISION DATE & RELEVANT POLICIES SUPERSEDED

- 6.1 This policy supersedes the '*Councillor Expense Entitlement Policy*' which was adopted at Ordinary Meeting 20 on 27 April 1998; amended at Ordinary Meeting 24 on 28 July 1998 in relation to reporting of expenditure of individual Councillors; and further amended at Ordinary Meeting 52 on 10 April 2000 and at Ordinary Meeting 114 on 27 January 2004 in relation to reimbursement of child care expenses.
- 6.2 This policy also supersedes the '*Guidelines for the Assessment of Councillor Requests to Attend Professional Development Programs*' which were adopted at Ordinary Meeting 189 on 3 May 2010.
- 6.3 This policy will be reviewed once during each Council term, or more often if required by any particular circumstance, and will remain in force until it is revised or revoked by a resolution of Council.

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7. DEFINITIONS

In this policy:

- ‘CEO or delegate’** means the Chief Executive Officer of Council, or another Council officer who has been given the responsibility for performing the particular duty or function on the CEO’s behalf. The delegate must have an appropriate level of training relevant to the performance of the duty or function.
- ‘civic function’** means a function or event convened by Council which involves a guest or guests of honour, and invited guests.
- ‘Council’** means Frankston City Council.
- ‘Council business’** means activities and matters relevant to Council’s objectives, role and functions, as described in the Local government charter (Part 1A of the Act). It includes the performance of **official duties and functions**.
- ‘electioneering’** means activities likely or intended to influence voting, or connected with a campaign for the success or a particular candidate or political party for election or re-election to public office, whether as a Councillor or as a State or Federal member. It includes a Councillor’s own campaign, and the campaign of another person or party.
- ‘formal study’** means training or education provided by a recognised tertiary education provider that leads to a formal qualification that is relevant to the Councillor’s performance of their role as a Councillor or as Mayor.
- ‘official duties and functions’** means activities consistent with the role of a Councillor as defined in s.65 of the Act. It includes **Council business**, civic and statutory duties and activities conducted on behalf of Council to further the achievement of Council’s objectives. Examples include preparing for, attending and participating in Council meetings, Councillor briefings, committee meetings, workshops and inspections; attending **civic functions**, representing Council at ceremonies and community events where formally invited as Councillor to undertake an official duty; attending public meetings, annual meetings or presentation dinners where invited as a Councillor; and attending meetings of community groups where invited to speak about Council programs or initiatives; private meetings with residents, ratepayers, community groups, developers etc, where arranged through official Council channels and details of discussions are documented in official records or diaries.
- ‘out of pocket expenses’** means expenses that have been met by the Councillor using their own funds, which may later be reimbursed.
- ‘partner’** means a Councillor’s spouse, wife, husband, domestic partner or companion.
- ‘personal use’** means activity that is conducted for purposes other than **Council business**.

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‘reasonable’ in relation to expenses and costs, means expenses and costs incurred in performing ***official duties and functions*** or ***Council business*** which, in amount and nature, are consistent with public expectations. When determining whether an expense or cost is ***reasonable***, relevant factors will include whether the expense or cost is necessary, cost-conscious and capable of withstanding public scrutiny.

‘reasonably required’ in relation to expenses, costs, resources and equipment, means requirements for conducting ***official duties and functions*** or ***Council business*** which, in amount and nature, are consistent with public expectations. When determining whether an expense, cost, resource or equipment is ***reasonably required***, relevant factors will include whether it is necessary, cost-conscious and capable of withstanding public scrutiny.

‘travel expenses’ means costs for travelling by car, taxi, bus, train, tram or air, in relation to Council business.

These defined terms appear throughout the policy in bold italic font.

8. PRINCIPLES

- 8.1 Councillors are entitled to be reimbursed for ***reasonable out-of-pocket expenses*** incurred as a result of performing their ***official duties and functions***.
- 8.2 Councillors are also entitled to be reimbursed for ***reasonable out-of-pocket expenses*** associated with undertaking appropriate training and professional development.
- 8.3 Reimbursements can only be paid to a Councillor in relation to expenses actually and necessarily incurred in performing their ***official duties and functions***.
- 8.4 Ratepayers can be assured that Councillors will maintain a conservative approach to the expenditure of public funds; such expenditure will be capable of withstanding public scrutiny.
- 8.5 Councillors must not obtain any personal gain through the expenditure of public funds (eg. monetary, loyalty card or any other rewards).
- 8.6 The ***CEO or delegate***, or as determined by ***Council***, is responsible for deciding whether it is appropriate to reimburse expenditure for items not specifically covered in this policy, on a case by case basis. Such decisions will consider whether the particular expense was reasonably incurred as a consequence of the Councillor undertaking ***official duties and functions***.
- 8.7 In line with Council’s commitment to the principles of accountability and transparency, details of the payment and reimbursement of Councillors’ expenses are published in various media including on Council’s website and in Council’s Annual Report.
- 8.8 The purchase and replacement of equipment, attendance at training and seminars and reimbursement of expenses is subject to the availability of funds in the relevant budget allocation, the submission of the appropriate completed documentation and the approval of the ***CEO or delegate***, or as determined by ***Council***.

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9. ROLES AND RESPONSIBILITIES

- 9.1 Each Councillor is responsible for ensuring that they are familiar with the requirements of this policy, and is accountable for managing their own compliance. This includes the accurate completion and timely submission of any Councillor Expense Claim Form (see Attachment A), Councillor Travel Claim Form (see Attachment B), Cabcharge Declaration Form (see Attachment C) and Corporate Credit Card Charge Reconciliation Form (see Attachment D) in accordance with this policy.
- 9.2 Clarification or advice about the interpretation of this policy may be sought in the first instance from the Director Corporate Development or the Manager Administration and Corporate Projects.
- 9.3 Duties and functions that are ascribed in this policy to 'the **CEO or delegate**' may be performed by the CEO, or by a delegate with an appropriate level of training relevant to the performance of the particular duty or function, or as determined by **Council**.

10. POLICY NON-COMPLIANCE

- 10.1 Failure to comply with this policy may constitute a breach of the Councillor Code of Conduct and/or of the Act.
- 10.2 Non-compliance with this policy also has the potential to negatively impact on the reputation of individual Councillors, and of Council.

11. RELATED DOCUMENTS

- 11.1 *Local Government Act 1989*, particularly sections 75, 75A, 75B, 75C 76B, 76BA and 76D.
- 11.2 *Local Government (General) Regulations 2015*.
- 11.3 *Councillor Code of Conduct*.
- 11.4 *Election Period Policy*.
- 11.5 *Email and Internet Systems Use Guidelines*.
- 11.6 *Information Security Guidelines*.
- 11.7 *Information Services Guidelines for the Disposal of Redundant IT Equipment*.
- 11.8 *Motor Vehicle Private Use Scheme Policy*.
- 11.9 *Mobile Device Guidelines*.
- 11.10 *Procurement Policy*.
- 11.11 *Reimbursement of Expenses, Celebration Days and End of Year Events Guidelines*.
- 11.12 *Frankston City Council Enterprise Agreement*.

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12. COUNCILLOR RESOURCES, FACILITIES AND SUPPORT

12.1 Supply of Communications Equipment and Stationery

- a) Each Councillor is entitled to be provided with such communications equipment and stationery as is *reasonably required* to facilitate the effective performance of their *official duties and functions*.
- b) The particulars of the Council supplied communications equipment and stationery will be determined by the **CEO or delegate**, or as determined by **Council**, in consultation with the Councillors at the commencement of each Council term, and may include any or all of: a mobile telephone or 'smart phone' with email access; a laptop computer or a tablet (eg. iPad); a data allowance; stationery including paper, writing implements, envelopes, diaries, business cards (in batches of 250) and a name badge; a Councillor email account, managed through Council's administration; and a Councillor profile page on Council's website, managed through Council's administration.
- c) Council will meet the *reasonable* costs associated with the purchase, installation, service connection, maintenance, rental and usage of Council supplied communications equipment.
- d) A request for replacement of Council supplied communications equipment that has been lost or irreparably damaged must be accompanied by documentation to substantiate the loss or damage. Equipment will generally be replaced on a like-for-like basis, rather than on a new-for-old basis.
- e) Council supplied communications equipment is intended to be used for **Council business** purposes.

However, minimal *personal use* is acceptable, provided that the use is legal and appropriate; and does not interfere with **Council business**; and involves minimal additional expense.
- f) Where significant *personal use* has occurred, the additional costs must be repaid to Council.
- g) Council will not meet or reimburse the cost of private interstate calls and international use of mobile devices unless a prior arrangement has been made with the **CEO or delegate**, or as determined by **Council**.
- h) Any use of Council supplied communications equipment may be monitored or recorded, read, copied and disclosed in accordance with applicable laws, regulations and policies.
- i) The use of Council supplied communications equipment is subject to Council's 'Information Security Guidelines' and Council's 'Email and Internet Systems Use Guidelines'.
- j) Councillors should make use of existing Council resources where possible.

If a Councillor elects to use their own equipment, reimbursement for communication expenses incurred in the performance of their duties as a Councillor may be declared and approved by the **CEO or delegate**, or as determined by **Council**.

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Council may reimburse an amount less than the amount claimed, where the actual expense incurred is not considered to be *reasonable*.

- k) The use of Council supplied equipment to maintain or support a personal private business is prohibited.
- l) The use of Council supplied equipment for *electioneering* is strictly prohibited.

12.2 Councillors' Facilities

- a) Councillors have access to a shared office space at the Civic Centre, which is equipped with a computer, a telephone, stationery and desk space. Limited administrative support can also be provided during business hours, upon request.
- b) Meeting rooms in the Civic Centre can be booked for use by Councillors when required.
- c) Designated Councillor car parking is available at the Civic Centre.
- d) A Councillor is entitled to claim reimbursement for the cost of such assistive devices, personnel and associated expenses, as are *reasonably required* to enable the Councillor to perform their *official duties and functions*.

12.3 Mayor's Facilities

- a) A fully equipped office and *reasonable* administrative support will be provided to assist the Mayor to effectively undertake mayoral duties. The level of support is determined by the *CEO or delegate*, or as determined by *Council*, in consultation with the Mayor.
- b) For the purpose of *civic functions* and ceremonies, the Mayor will be provided with ceremonial clothing including mayoral robes and chains of office. Council will meet the costs of laundering, cleaning and maintaining the ceremonial clothing. The ceremonial clothing must be returned to the *CEO or delegate*, or as determined by *Council*, two weeks prior to the conclusion of the mayoral term, so that appropriate laundering and any necessary repairs can be completed in time for the commencement of the incoming Mayor.
- c) A mayoral vehicle is provided, which may be used by the Mayor for both official Council duties and private use.

The vehicle is associated with the office of the Mayor, rather than the incumbent Mayor; the mayoral vehicle is passed from one Mayor to the next, and the commencement of a new Mayor does not necessitate the purchase of a new mayoral vehicle.

The mayoral vehicle is changed over in accordance with Council's Motor Vehicle Policy. The vehicle type will be of the same standard provided to the CEO.

Council will meet the costs associated with the mayoral vehicle including registration, insurance, maintenance and fuelling. Council will not meet the costs associated with cleaning or detailing the mayoral vehicle, except at the end of each mayoral term prior to handover of the vehicle to the incoming Mayor.

The mayoral vehicle may be driven by the Mayor; the Mayor's *partner*; or a Councillor or Council officer on the Mayor's behalf.

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A designated car parking space is provided for the mayoral vehicle at the Civic Centre.

The mayoral vehicle must be returned to the **CEO or delegate**, or as determined by **Council**, 48 hours prior to the conclusion of the mayoral term, so that it can be serviced, cleaned and detailed in time for the commencement of the incoming Mayor.

12.4 Meals and Refreshments

- a) Council will provide suitable refreshments during planned meetings regarding **Council business**.
- b) Council will provide meals where Council meetings or briefings are scheduled to be held at times which extend through normal meal times, or over an extended period, or are likely conclude at a late hour.
- c) The type of refreshments and meals provided by Council will be determined by the **CEO or delegate**, or as determined by **Council**, in consultation with the Mayor. Factors relevant to the determination will include the type of meeting, the invitees, and the start and finish times.
- d) Where a Councillor is undertaking **Council business** that requires them to be away from home during normal meal times, or over an extended period, they are entitled to be reimbursed for the actual cost incurred for suitable refreshments and meals.
- e) A tax invoice must be provided to substantiate the claim, and the amount reimbursed will not exceed the amount actually incurred.
- f) The amount reimbursed will not exceed the meal allowance expense amounts in the most recent determination of the Australian Taxation Office.
- g) Reimbursement will not be made in circumstances where a meal was provided.

12.5 Apparel

- a) Council will, upon request, provide to each Councillor once each term such protective clothing as is required to carry out the duties of office, comprising any or all of: a high visibility vest; hard hat; safety glasses; gumboots; and wet weather jacket.
- b) The **CEO or delegate**, or as determined by **Council**, is responsible for determining any request for additional apparel.

12.6 Return of Council Supplied Equipment

- a) Councillors must return all Council supplied communications equipment to the **CEO or delegate**, or as determined by **Council**, one week prior to a general Council election.
- b) Any stationery, apparel or other items which bear the Council's logo must be returned to the **CEO or delegate**, or as determined by **Council**, at the conclusion of the Councillor's term.
- c) In the event of the resignation, retirement, suspension or disqualification of a Councillor, the Councillor must return to the **CEO or delegate**, or as determined

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by **Council**, within one week of ceasing to be a Councillor, all Council supplied communications equipment and any items which bear the Council's logo.

13. TRAINING AND EDUCATION EXPENSES

It is desirable that Councillors undertake appropriate training and professional development throughout their terms in office. Whilst some training is provided in-house, it is important that Councillors are able to attend other relevant forums, to further develop their understanding of the many issues faced within local government, and to network with other Councillors. Accordingly, Councillors are entitled to reimbursement of expenses incurred through attending recognised and industry approved conferences, seminars, events, study and training courses that are relevant to their role, and which provide a significant professional development opportunity to the benefit of Council.

13.1 Annual Budget Allocation

- a) A specific Councillor training and education allocation may be made in the Council's annual budget, to meet or reimburse Councillors' **reasonable** costs of travelling, transport, accommodation, registration fees, meals and other **out of pocket expenses** associated with relevant training, education and professional development.
- b) Each Councillor will be entitled to an equal share of the training and education allocation and the annual budget allocation for each Councillor cannot be exceeded unless Council resolves to fund the additional amount.
- c) The annual budget allocation for each Councillor is not transferable between Councillors or for other purposes, and unexpended funds cannot be rolled over to a subsequent financial year.

13.2 Conferences, Seminars, Events and Training Courses

- a) A Councillor attending a conference, seminar, event or training course as an authorised representative of Frankston City Council is entitled to have all **reasonable expenses** for travelling / transport, accommodation, registration fees, meals and other necessary associated **out of pocket expenses** reimbursed or paid on their behalf.
- b) Councillors' attendance at conferences, seminars, events and training within the state of Victoria must be approved by the **CEO or delegate**, or as determined by **Council**, in order for reimbursement of associated expenses to be claimable.
- c) Councillors' attendance at conferences, seminars, events and training outside the state of Victoria is subject to prior approval by Council after consideration of an officer's report.
- d) Matters relevant to the approval of a Councillor's attendance at a particular conference, seminar, event or training course are:
 - (i) course topic, content, location, date and duration;
 - (ii) relevance of conference to **Council business** and the Councillor's personal development requirements;
 - (iii) analysis of the costs including the course, course material, travel and accommodation for the Councillor; and

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(iv) benefits expected to result from attendance.

- e) All claims for reimbursement of out-of-pocket expenses for meals, any required transport or other necessities related to attendance at the conference, seminar, event or training course must be substantiated by the production of a tax invoice.
- f) Where overnight accommodation is required, the **CEO or delegate**, or as determined by **Council**, will arrange booking and payment for a Councillor's accommodation at the conference hotel (or appropriate nearby venue, in accordance with Council's Procurement Policy, if the cost is less than that promoted by the conference organiser).
- g) Councillors wishing to make their own arrangements for transport or accommodation will have **reasonable expenses** reimbursed, as determined by the **CEO or delegate**, or as determined by **Council**.
- h) After attending a conference, seminar, event or training course, a Councillor will provide a written summary to Council, which outlines the purpose of the conference, learning outcomes, matters of relevance to the Frankston municipality, issues for consideration by Council and any recommendations.

13.3 Attendance of Partner at Events

- a) Generally, Council will not meet or reimburse any of the costs associated with the attendance of a **partner** at seminars or conferences; such costs must be met by the Councillor.
- b) Payment or reimbursement of expenses associated with the attendance of a Councillor's **partner** at a **civic function** is subject to prior approval by the **CEO or delegate**, or as determined by **Council**, or by Council.
- c) Matters relevant to the approval of a payment or reimbursement of the costs associated with the attendance of a Councillor's **partner** include:
 - (i) the additional cost to Council through the attendance of the **partner**, and the availability of funds in the relevant budget;
 - (ii) whether there is an expectation or agreement for **partners** to attend (for example, if other attendees are generally accompanied, or if the **partner** is specifically included in the invitation); and
 - (iii) equity amongst all Councillors.

13.4 Formal Study

- a) Where relevant to the role of the Mayor or a Councillor, and subject to annual budget limits, Councillors are entitled to be reimbursed for costs incurred for **formal study**.
- b) Evidence of the successful completion of each unit of study must be produced in order to claim reimbursement of course or tuition fees.
- c) Course or tuition fees may be paid by Council up-front, subject to a resolution of Council. Such payment must be refunded back to Council in the event that the unit of study is not successfully completed.

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13.5 Memberships

- a) Councillors are entitled to reimbursement of membership fees paid to any recognised organisation operating within Victoria, which provides access to information, training, seminars or networking directly relevant to the role of Mayor or Councillor.
- b) Where a membership extends beyond the current term of the Councillor, reimbursement will be provided on a pro rata basis.

14. TRAVEL EXPENSES

- 14.1 Councillors are entitled to reimbursement of **travel expenses** incurred in performing their **official duties and functions**.
- 14.2 When travel costs are to be paid or reimbursed from Council funds, it is expected that, wherever practicable:
 - a) Travel must be undertaken as efficiently as possible, using the shortest practicable route, and by the most efficient means of transport.
 - b) Where more than one Councillor attends the same function outside the municipal boundaries, a vehicle should be shared.
 - c) Any proportion of the travel costs that relate to activities other than the Councillor's **official duties and functions** will be excluded from the calculation of expenses to be paid.
- 14.3 The standard form of travel outside the state of Victoria will be economy class air. If a Councillor chooses instead to use their own vehicle for interstate travel, the maximum amount for which they are entitled to be reimbursed is equivalent to the cost of the cheapest available return airfare to the destination.
- 14.4 **Travel expenses** associated with the use of a private vehicle within Victoria for the performance of a Councillor's **official duties and functions** will be reimbursed in accordance with the rates specified in Council's Enterprise Agreement, upon submission of a completed Councillor Travel Claim Form (see Attachment B to this policy). This form includes a declaration to verify that the travel claimed was undertaken in the performance of the Councillor's **official duties and functions** and in compliance with this policy.
- 14.5 **Travel expenses** will not be reimbursed in instances where the Councillor is entitled to a sitting fee or payment from another organisation for their attendance.
- 14.6 Cabcharge cards or vouchers are available for travel that is necessary for the performance of a Councillor's **official duties and functions**, in circumstances where the use of a private vehicle would be more costly than travel by taxi (eg. travel to and from the airport, which would also involve parking fees) or is otherwise unviable, and the use of public transport is not feasible.

Within one week of using a Cabcharge, a Councillor must submit a signed Cabcharge Declaration (see Attachment C to this policy) to verify that the travel related strictly to **Council business**, and complied with the relevant legislative provisions and Council policy. The declaration will include details of the **Council business** undertaken, including the meeting or conference title, date, time and location.

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Cabcharge arrangements will be administered by the **CEO or delegate**, or as determined by **Council**, and will be subject to regular reconciliation.

15. CARER EXPENSES

- 15.1 The cost of care for a dependent child aged under 14 years, or a person with a disability or medical condition, or who is frail aged, may be claimed by a Councillor where:
- a) the expense is incurred to enable the Councillor to perform their **official duties and functions**; and
 - b) the child or person who requires care:
 - (i) resides in the Councillor's household and the Councillor is the primary carer; or
 - (ii) is a person in respect of whom the Councillor is entitled to a Commonwealth Carer Payment or Allowance; or
 - (iii) is a person for whom the Councillor's **partner** is the primary carer, when the **partner** is accompanying the Councillor to a Council function; and
 - c) the care is provided by:
 - (i) a registered care provider; or
 - (ii) a person who does not reside with the Councillor, and who does not have a familial or similar relationship with the Councillor (eg. **partner**, mother, father, sister, brother, aunt, uncle, cousin, niece, nephew, grandparent, sister-in-law, brother-in-law).
- 15.2 A claim for reimbursement of carer expenses must include the details of the meeting or **Council business** that was undertaken during the period of care, and must be substantiated by a tax invoice or receipt from the care provider which includes the dates and times when the care was provided, the care provider's signature and ABN (where relevant).
- 15.3 Where care is provided by a registered care provider, Council will reimburse the amount on the official tax invoice.
- 15.4 Care that is not provided by a registered care provider will be reimbursed at a maximum rate of \$25 per hour.

16. CLAIMING EXPENSES

- 16.1 Expenses must be claimed within 60 days of being incurred, or within 60 days from the date of return from the conference, event or study tour (whichever date is later).
- 16.2 An expense claim must be:
- a) made on the appropriate claim form (see Attachments to this policy);
 - b) accompanied by proof of expenditure, such as a tax invoice; and

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- c) signed by the Councillor, to verify that the claim is accurate, relates strictly to **Council business**, and complies with the relevant legislative provisions and Council policy; and
- 16.3 An expense claim which complies with clause 16.2 may be submitted to the **CEO or delegate**, or as determined by **Council**, for processing.
- 16.4 Late claims cannot be approved by the **CEO or delegate**, or as determined by **Council**, but may be reimbursed subject to a Council resolution.

17. REPORTING

- 17.1 In the interests of transparency and accountability, details of Councillor expenditure are published on Council's website as soon as practicable after the information is available.
- 17.2 All Councillor expenses paid are included in a register which is available on Council's website.
- 17.3 Details of expenses paid and reimbursed are also required to be included in Council's annual report.
- 17.4 Prescribed details in relation to overseas and interstate travel, comprising the Councillor's name, the date, destination, purpose and total cost of the travel, are required to be included in a register that is available for public inspection. (*Local Government (General) Regulations 2015*).

18. LEGAL FEES

- 18.1 Legal fees for Councillor matters may be paid from Council's budget only where prior approval has been obtained from the **CEO or delegate**, or as determined by **Council**, or by Council resolution.
- 18.2 The situations in which the **CEO or delegate**, or as determined by **Council**, or the Council by resolution, may approve payment from Council's budget of legal fees relating to a Councillor or Councillors include, but are not limited to:
 - a) Defending proceedings brought against a Councillor in relation to activities undertaken in good faith while carrying out official duties.
 - b) Responding appropriately to a Councillor conduct investigation, or to any other investigation by a regulatory body such as the Victorian Office of Local Government, the Independent Broad-based Anti-corruption Commission or the Victorian Ombudsman, which relates to activities undertaken in good faith while carrying out official duties.
 - c) Effective management of a complaint or dispute under the Councillor Code of Conduct.
 - d) Responding appropriately to an investigation conducted by Victoria Police in relation to the Councillor's duties and responsibilities (excluding criminal investigations).
 - e) A circumstance where the **CEO or delegate**, or as determined by **Council**, or the Council by resolution determines that external legal advice is required in relation to a Councillor's pecuniary interests or a potential conflict of interest.

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19. INSURANCE

- 19.1 In accordance with sections 76 and 76A of the Act, Councillors are indemnified against any action or claim, as long as the acts giving rise to the action or claim were done in good faith and relate to the Councillor's **official duties and functions**.
- 19.2 Council holds a range of insurance policies including public liability and professional indemnity insurance, Councillors' and officers' liability insurance, travel insurance which includes cover for personal accident and illness, and motor vehicle insurance which covers the insurance excess or minor damage to a comprehensively insured personal vehicle damaged while being used for **Council business**.

20. EXCLUSIONS

The following expenses cannot be funded or reimbursed by Council:

- 20.1 any expense arising from a breach of road, traffic, parking, or other regulations or laws;
- 20.2 stationery, furniture or equipment additional to that provided for in this policy;
- 20.3 damage to or loss of personal possessions;
- 20.4 expenses for a Councillor's **partner** which are not expressly provided for within this policy;
- 20.5 donations, tips or gratuities, gifts, the purchase of raffle tickets, or tickets or entry fees to events, unless endorsed by Council resolution;
- 20.6 hotel mini bar, room movies, room service and similar;
- 20.7 expenses incurred by third parties;
- 20.8 expenses claimed by a Councillor as a tax deduction;
- 20.9 expenses which are fully or partly recoverable from a third party; and
- 20.10 expenses associated with the election campaign of any Councillor.

21. APPEALS

- 21.1 A Councillor is entitled to make a complaint or appeal in writing to the Mayor against any decision regarding a reimbursement.
- 21.2 In the event of a complaint or appeal against a decision regarding a reimbursement under this policy, the **CEO or delegate**, or as determined by **Council**, will advise the Mayor of the reason or reasons for refusal of the claim.
- 21.3 If the matter remains unresolved, it will be reported to Council for determination. Council's decision on the matter will be final.

22. AUDIT

Expenses paid or reimbursed under this policy will be subject to:

- 22.1 regular review by Council's internal auditors; and
- 22.2 annual review by Council's Audit and Risk Management Committee.

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23. REGISTER OF EXPENSE CLAIM FORMS

- 23.1 A register consisting of the following Councillor expense documents will be available for inspection by any Councillor upon request:
- a) All Councillor Expense Claim Forms submitted to the **CEO or delegate**, or as determined by **Council**, for processing;
 - b) All Councillor Travel Claim Forms submitted to the **CEO or delegate**, or as determined by **Council**, for processing;
 - c) All Councillor Cabcharge Declaration Forms submitted to the **CEO or delegate**, or as determined by **Council**, for processing;
 - d) All Corporate Credit Card Charge Reconciliation Forms submitted by (or on behalf of) the Mayor or any Councillor; and
 - e) Documents regarding expenses attributable to any Councillor, paid directly by the Council (eg. phone and internet charges, communications equipment and office supplies, conferences and training, memberships etc).
- 23.2 The register will include Councillor expense documents from 2 November 2016 (ie the date on which Councillors were declared elected, being the commencement of the current Council term).

Frankston City Council	
Councillor Expense Reimbursement Policy	Attachment A



COUNCILLOR EXPENSE CLAIM FORM

This form is to be used to claim reimbursement for reasonable expenses incurred performing *official duties and functions**, in accordance with the Councillor Expense Reimbursement Policy. Expenses must be claimed within 60 days and must be accompanied by proof of expenditure (eg. tax invoice).

Name of Councillor:			
Period of claim:			
Expense Category:			
Communications equipment <input type="checkbox"/>	Stationery <input type="checkbox"/>	Meals and refreshments <input type="checkbox"/>	Care <input type="checkbox"/>
Training and education <input type="checkbox"/>	Equipment <input type="checkbox"/>	Other (specify) <input type="checkbox"/>	
Details of Expense Claimed:			
Date:	Details of Expense: (please be specific and include details to clearly link the expense to your <i>official duties and functions*</i>)	GST:	Cost (incl GST):
Declaration: I hereby declare that the expenses claimed on this form were incurred in the performance of my <i>official duties and functions*</i> as a Councillor and that this claim complies with the Councillor Expense Reimbursement Policy.			
_____ Signature of Councillor		Date: / /	
Approval: I hereby determine that the expenses claimed on this form are suitable for reimbursement in accordance with the Councillor Expense Reimbursement Policy.			
_____ Signature of CEO		Date: / /	

* *Official duties and functions* as a Councillor means activities consistent with the role of a Councillor as defined in s.65 of the Act. It includes Council business, civic and statutory duties and activities conducted on behalf of Council to further the achievement of Council's objectives. Examples include preparing for, attending and participating in Council meetings, Councillor briefings, committee meetings, workshops and inspections; attending civic functions, representing Council at ceremonies and community events where formally invited as Councillor to undertake an official duty; attending public meetings, annual meetings or presentation dinners where invited as a Councillor; and attending meetings of community groups where invited to speak about Council programs or initiatives; private meetings with residents, ratepayers, community groups, developers etc, where arranged through official Council channels and details of discussions are documented in official records or diaries.

Office use only:

Date received:

Receiving officer:

Frankston City Council	
Councillor Expense Reimbursement Policy	Attachment B



COUNCILLOR TRAVEL CLAIM FORM

This form is to be used to claim reimbursement for travel in a Councillor's own vehicle whilst performing **official duties and functions***, in accordance with the Councillor Expense Reimbursement Policy.

Name of Councillor:		Period of claim:				
Vehicle make and model:		Vehicle registration:				
Number of cylinders of vehicle: 4 <input type="checkbox"/> (\$0.9369 per km) 6 <input type="checkbox"/> (\$1.137 per km)		These rates are as at March 2017, based on the Enterprise Agreement. The non-taxable component of both rates is \$0.66 per km. Confirmation of current rates can be obtained from Payroll.				
Details of travel claimed:						
Date	Purpose (please be specific and include details to clearly link the travel to your official duties and functions*)	Calling points		Odometer		Total kms
		Origin	Destination	Start	End	
Declaration: I hereby declare that the travel claimed on this form was in the performance of my official duties and functions* as a Councillor and that this claim complies with the Councillor Expense Reimbursement Policy.						
Signature of Councillor		Date: / /				
Approval: I hereby determine that the travel claimed on this form is suitable for reimbursement in accordance with the Councillor Expense Reimbursement Policy.						
Signature of CEO		Date: / /				

* **Official duties and functions** as a Councillor means activities consistent with the role of a Councillor as defined in s.65 of the Act. It includes Council business, civic and statutory duties and activities conducted on behalf of Council to further the achievement of Council's objectives. Examples include preparing for, attending and participating in Council meetings, Councillor briefings, committee meetings, workshops and inspections; attending civic functions, representing Council at ceremonies and community events where formally invited as Councillor to undertake an official duty; attending public meetings, annual meetings or presentation dinners where invited as a Councillor; and attending meetings of community groups where invited to speak about Council programs or initiatives; private meetings with residents, ratepayers, community groups, developers etc, where arranged through official Council channels and details of discussions are documented in official records or diaries.

YOU MAY WISH TO KEEP A COPY OF THIS CLAIM FORM TO ASSIST WITH THE COMPLETION OF YOUR TAXATION RETURN.

Office use only

Date received:





Receiving officer:

Frankston City Council	
Councillor Expense Reimbursement Policy	Attachment C



CABCHARGE DECLARATION

Completed form must be submitted to the CEO's office within 7 days of using a Cabcharge.

Name of Councillor:	
Date of travel:	
Time of travel:	
Purpose of travel: (please be specific and include details to clearly link the travel to your <i>official duties and functions</i> *)	
Pick up location:	
Drop off location:	
Fare for trip:	
Declaration: I hereby declare that the taxi travel described on this form was in the performance of my <i>official duties and functions</i> * as a Councillor, and that the use of the Cabcharge complies with the Councillor Expense Reimbursement Policy.	
Signature of Councillor	Date:  
Acknowledgement of receipt of completed declaration form:	
Signature of CEO:	Date:  

* *Official duties and functions* as a Councillor means activities consistent with the role of a Councillor as defined in s.65 of the Act. It includes Council business, civic and statutory duties and activities conducted on behalf of Council to further the achievement of Council's objectives. Examples include preparing for, attending and participating in Council meetings, Councillor briefings, committee meetings, workshops and inspections; attending civic functions; representing Council at ceremonies and community events where formally invited as Councillor to undertake an official duty; attending public meetings, annual meetings or presentation dinners where invited as a Councillor; and attending meetings of community groups where invited to speak about Council programs or initiatives; private meetings with residents, ratepayers, community groups, developers etc. where arranged through official Council channels and details of discussions are documented in official records or diaries.

Office use only
Date received:

Receiving officer:

[illegible]

Executive Summary**12.4 Community Development Division - Resolution Progress Report**

Enquiries: (Gillian Kay: Community Development)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.2 Implement a schedule of reviews of services, plans, policies and protocols to ensure good governance

Purpose

To brief Council on the status of Council resolutions to be implemented by Community Development Division departments that have been delayed and the reasons for their delay.

Recommendation (Director Community Development)

That Council:

1. Notes Amendment C114 (Multi Dwelling Visitor Parking Guidelines) has been refused by the Minister for Planning.
2. Notes Amendment C111 (Parking Master Plan and Cash In Lieu Parking Scheme) has been approved to put on public exhibition by the Minister for Planning.
3. Notes part of Ballam Park has been closed for safety reasons due to a manufacturing fault detected in the softfall. The softfall is to be replaced at the cost of the supplier/manufacturer.

Introduction

From time to time it is necessary to formally advise Council of the status of work it has resolved to be undertaken. As such this report represents a divisional status update against those resolutions that are underway but not yet completed.

Key Points / Issues

- *Visitor Car Parking Guidelines*

Council have been advised that our proposed Amendment C114 to insert our Multi Dwelling Visitor Parking Guidelines into the Frankston Planning Scheme has been refused by the Minister for Planning on the grounds that DELWP will not approve a local amendment that increases the standard visitor parking rate. This has serious implications for Council's ongoing use and application of the Multi Dwelling Visitor Parking Policy. From recent experience, Council will not be able to successfully defend refusals or specific conditions of approval based on this policy at VCAT.

- *Cash In Lieu Parking Scheme*

DEWLP have advised us that our FMAC parking master plan and cash-in-lieu of parking scheme (Am C111) can now proceed to public exhibition. The letter to this effect was received on 4 April 2017. This is good news for Council, as we will be able to place our amendment package on public exhibition later this month. We expect to receive a large number of submissions given the main topic is car parking in the FMAC. All submissions will be reported to a Council meeting, likely to be in June/July 2017.

12.4 Community Development Division - Resolution Progress Report**Executive Summary**

- *JMAC – Ballam Park Playground*

Part of the playground has been closed due to concerns about the rapid deterioration of the softfall material used to prevent injuries. An investigation has determined and been confirmed by the supplier that the issue is due to a manufacturing defect in the material. The softfall will be replaced at no cost to Council. To ensure the safety of children using the playground it will need to remain closed while Council officers negotiate the delivery and installation timeframes. The quantity of softfall, sourced by the supplier from overseas, is significant. Identification and rectification of the issue will prevent potential injury claims and renewal costs in excess of \$200K.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

Consultation**1. External Stakeholders**

N/A

2. Other Stakeholders

N/A

Analysis (Environmental / Economic / Social Implications)

N/A

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.

Legal

N/A

Policy Impacts

N/A

Officer's Declaration of Interests

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

12.4 Community Development Division - Resolution Progress Report**Executive Summary****Risk Mitigation**

There is no risk associated with this report.

Conclusion

Council officers are continuously working to implement a range of Council resolutions. The purpose of this report is to update Council on the implementation status of the resolutions.

ATTACHMENTS

Nil

Executive Summary**12.5 Sports Development Plan - Implementation Progress**

Enquiries: (Gillian Kay: Community Development)

Council Plan

Community Outcome:	2. Liveable City
Strategy:	2.4 Improve the health and wellbeing of residents
Priority Action	2.4.4 Support positive ageing and independent living including activity and service support.

Purpose

To brief Council on the progress of the implementation of the Sports Development Plan 2013-2019.

Recommendation (Director Community Development)

That Council:

1. Notes this report was held over to enable a full report to the new Council.
2. Notes the status of delivering the Sports Development Plan 2013-2019.

Key Points / Issues

- At OM264 on 1 December 2014, Council resolved:
That Council:
 1. *Notes the status of delivering the Extremely High and High priority actions from the Sports Development Plan 2013-2019;*
 2. *Notes the issue that have impacted on delivering these Extremely High and High priority actions; and*
 3. *Receives a further report on the progress of the implementation of the Sports Development Plan 2013-2019 in September 2016.*
- The Sports Development plan included 25 actions that were rated high or medium priorities.
- Seven of these actions have been completed and another 12 are underway.
- Key actions undertaken since OM264 include; the upgrade of the Ballam Park Athletics Facility, detailed review of Service Delivery and the commencement of the upgrade of the Baxter Park Oval 1 and Oval 6 Pavilions.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

12.5 Sports Development Plan - Implementation Progress**Executive Summary**

Projects to be delivered in relation to the Sport Development Plan are considered for funding through Council's annual capital works budget process and external funding opportunities will also be sought for individual projects.

Consultation**1. External Stakeholders**

Not applicable.

2. Other Stakeholders

Not applicable.

Analysis (Environmental / Economic / Social Implications)

The Sports Development Plan was adopted in 2014. The plan provides detail on Council's existing sporting infrastructure to support the delivery of some sports to the community. The action plan included 25 actions rated as high or medium. Of these seven have been completed and 12 have commenced.

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

There are no legal implications to note.

Policy Impacts

There are no policy impacts.

Officer's Declaration of Interests

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

Risk Mitigation

Analysis and planning for recreational facilities is essential to meet the needs of the community. This plan supports future developments and will be included in the community infrastructure planning work in the future.

Conclusion

Implementation of the Sports Development Plan 2013-2019 is progressing as detailed in Attachment A with seven actions already completed.

Since the adoption of the plan, the Indoor Basketball feasibility study, upgrade to the Skye Recreation Reserve Sportsground Lighting, disability access at Frankston Bowls and improvements at Ballam Park athletics have been completed. The Tennis Strategy is underway, the Leases & Licences review and the upgrade to the Baxter Park Football and Cricket Pavilions are progressing.

The report was held over to enable a full report to the new Council.

12.5 Sports Development Plan - Implementation Progress

Executive Summary

ATTACHMENTS

Attachment A: Sports Development Plan Implementation Summary

**Sports Development Plan
Action Plan Implementation- Progress Report March 2017**

Action	Priority	Status	Comments
Investigate the development of additional indoor netball courts at Jubilee Park and the feasibility of utilising the current aquatics site	High	Completed	
Upgrade to Sports Lighting at Skye Recreation Reserve	High	Completed	
Frankston Bowls Club-disability access upgrades	High	Completed	
Frankston and District Basketball Association Feasibility	High	Completed	
Ballam Park Javelin run way requires lengthening to meet required standards.	Medium	Completed	
Develop Environmental Sustainable Design Guidelines	Medium	Completed	
Delacombe Park Cricket Facilities Install Sub surface drainage and irrigation	Medium	Completed	Irrigation installed, drainage is adequate.
Upgrade of Baxter Football and Cricket Pavilions	High	Completed	
Undertake a feasibility study to determine demand for a regional state level synthetic soccer facility to accommodate both training and competition.	Medium	Completed	Reviewed Carrum Downs Recreation Reserve Master Plan recommended a synthetic pitch.
Football Facilities Carrum Downs Recreation Reserve Sports lighting on Reserve to be upgraded to meet district level standards	Medium	Completed	
Investigate options for the development of a local level soccer pitch at Carrum Downs Recreation Reserve	Medium	Completed	Carrum Downs recreation reserve master Plan Review completed and supports soccer in the new pavilion and on a new synthetic pitch
Jubilee Park Netball facilities (Outdoor) Player shelters and spectator seating to be installed.	Medium	Completed	
Develop guidelines that provides for public access to cricket net use	Medium	Completed	All new cricket nets have public access facilities.
Develop Sports Lighting Guidelines	High	Commenced	Sportsground Lighting Audits have been completed and will be incorporated into development of the guidelines.
Detailed Review of Service Delivery	High	Ongoing	

Action	Priority	Status	Comments
Undertake a strategic assessment of the current and future provision of tennis facilities within the municipality	High	70% completed	The strategic review of tennis is still in draft form and further work has been requested by the executive management team prior to its final presentation to Council.
Continue to implement and identify further opportunities for improving the energy and water efficiency and environmental performance of sporting facilities	Medium	Ongoing	A review of water usage has been completed. A number of recommendations are being considered including computerisation of irrigation.
Investigate sites for additional ovals within the Langwarrin South/Skye/Carrum Downs area	Medium	Partially completed	Upgrading playing surfaces at Carrum Downs Recreation Reserve to cater for more capacity.
Ballam Park Football Pavilion Any future upgrade of pavilion should give consideration to increasing away change room size and improved amenities areas to meet district level standards.	Medium	Commencing	Construction commencing in early 2017 and to continue into 2017/18 financial year
Jubilee Park Netball Stadium and Pavilion Any future development of stadium and Pavilion should give consideration to inclusion of change rooms, first aid room and umpire rooms to meet district standard.	Medium	Commencing	Concept design for upgraded stadium to be undertaken in 2017/18
Jubilee Park Netball Stadium Run offs are non compliant.	Medium	Commencing	Will be considered in concept design for upgraded stadium to be undertaken in 2017/18
A review of the seasonal tenancy manual	Extremely High	Not yet started	A review of seasonal tenancies will commence in conjunction with consideration of lease and licenses estimated to be completed by 17 July.
A review of the fees and charges framework	Extremely High	Not yet started	The review of fees and charges will be completed in conjunction with the review of seasonal tenancies to be completed by 30 July 2017.
Negotiate with MPCA preferred direction for overflow grounds that are currently not fit for purpose	Medium	Not yet started	
Banyan Reserve Pavilion Any future upgrade of pavilion to include improved toilet and change facilities to meet local level standards.	Medium	Noted	
Lawton Park Design and reconstruction of Pitch 2 Car parking areas to be improved and increased in conjunction with designated pedestrian access and pathways to meet district level standards.	Medium	Not yet started	

Action	Priority	Status	Comments
Review of Capital Works Contribution Policy	High	Not yet started	This will be reviewed in early 2018 financial year.
Undertake a detailed analysis of education department recreation facilities that have a capacity to be utilised by external groups	Medium	Not yet started	This will be reviewed in mid 2018 financial year.
Develop maintenance and auditing processes that ensure sustainable asset management	High	Not yet started	The appointment of the facilities contractor will enable this to be undertaken by October 2018.
Guidelines are developed to assist in the planning and construction of utility and ancillary structures at Sporting Reserves.	High	Not yet started	The appointment of the facilities contractor will enable this to be undertaken by October 2018.
Review the current management model at Ballam Park Athletics Centre	High	Not yet started	
Investigate locations for satellite venues for country football/netball league	High	Not yet started	This is estimated to be completed by mid 2018.

Executive Summary**12.6 Construction of Valley Road**

Enquiries: (Andrew Williamson: Community Development)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.1 Plan, build, maintain and retire infrastructure to meet the needs of the city and its residents
Priority Action	3.1.2 Deliver key infrastructure projects on schedule and within budget (Capital Works Program) adopted by Council for 2013-2017

Purpose

To brief Council on the review and recommendations to address unmade road surface on Valley Road

Recommendation (Director Community Development)

That Council:

1. Notes previous outcome of Special Charge Scheme consultation and various road interventions undertaken.
2. Notes the outcome of the *Valley Road Stakeholder Forum* with residents.
3. Supports recommendations to develop detailed road design and undertake community consultation on road options.
4. Consider \$800,000 funding in FY 2018/19 Capital Works budget review for construction of Valley Road. This amount will be considered as part of the capital works draft budget process.

Key Points / Issues

- Valley Road is a 1km unmade road providing local residential access to 19 properties. It also connects McClelland Drive to the west and Potts Road to the east in Langwarrin.
- The area around and immediately north of Valley Road has significantly changed over recent years since 2010 when *Valley Road Estate* residential sub-division was developed (see Attachment A). While there is access to 19 properties on Valley Road, another 380 homes now back onto this area with no vehicle access onto Valley Road.
- The dust in particular is experienced by a large number of these properties whose owners and tenants represent a significant proportion of complainants, whereas the owners of the 19 properties have also raised safety concerns, speed, trucks and use of the road as a rat run. The complaints range from poor amenity and safety issues through to serious health issues.
- Residents' concerns about dust, speed / hoons, heavy vehicles, corrugations and car damage, stones, health and pedestrian safety have escalated over this past summer. In the long term, it is neither sustainable nor cost-effective to maintain Valley Road as a unmade road given the growth of traffic and urban development.

12.6 Construction of Valley Road**Executive Summary**

- Council typically has a program of sealing unmade roads via the application of Special Charge Scheme (SCS) under the provisions of the Local Government Act 1989. Under this funding structure, adjacent landowners and Council share the cost of upgrading the road through a benefit formula to ensure a fair and equitable distribution of costs.
- The first consideration of a SCS was in 2010 and problems were again considered in 2013 when a petition was tabled at Council. Four options were considered to treat the prevailing amenity and community safety concerns: *Sealing the road, Reduce speed limit to 40 km/h, Block Valley Road from through traffic, or Insert slow point chicanes* (copy of the 2013 report included as Attachment B). None of the treatments were feasible at the time nor did they receive support (86% residents along Valley Road objected closing Valley Road).
- No changes were instigated except for profiling of Valley Road as per the Council Decision in OM242 24 June 2013: *'That Council profiles Valley Road if material stockpiles allow, and commence the community consultation process required to discuss future options, including the possible closure of Valley Road to through traffic.'*
- Following the unsupported Special Charge Scheme (SCS), Council has treated the road with dust suppression and regular grading. Valley Road is also inspected on a monthly basis to determine intervention levels for grading in accordance with Council's Road Management Plan, however this has been inadequate for the level of traffic along Valley Road.
- To some extent, the asphalt profiling as per Council resolution has controlled some of the dust problems. Other interventions instigated rely on enforcement from agencies such as Victoria Police and VicRoads include:
 - 50 km/h speed limit signs to replace 60 km/h traffic signs with VicRoads authority (Installed July 2014)
 - *'Warning Drive Carefully Gravel Roads Surface Conditions Change Often'* signs (Installed July 2014)
 - Re-introduction of *'4.5tonnes Load Limit'* signs with VicRoads authority (Installed Nov 2016)
 - Victoria Police advise they have monitored potential speeding fractions on Valley Road. Verbal advice has been that none were detected on those occasions, however it should be noted that dust and noise contribute to the perception of speed.
- In spite of the above interventions, Council continues to receive reports of issues impacting amenity and liveability. There is also a community-wide request for Council to reconsider initiating sealing of Valley Road.
- Accordingly, Council resumed proceedings to seal Valley Road under a Special Charge Scheme. Given the mixed views from the community, a *Valley Road Stakeholder Forum* was conducted with residents through a facilitator on 23 March 2017 (*Excerpts of the report of the Value Management Workshop included as Attachment B*). 34 residents attended the forum and some of the community endorsement of the options are:
 - *'an expressed preference that Council fund the project (Council allowed the development that contributes to the problem)'*
 - *'Council addresses the status/classification of the road, given volumes and usage'*

12.6 Construction of Valley Road**Executive Summary**

- *'options should consider the traffic calming measures considered previously'*
- *'that options be presented to stakeholders within 3 months'*
- While sealing of Valley Road outside the Special Charge Scheme framework may have a policy impact on other SCS under development along other roads within the municipality, it is evident that, given the residential growth and the impact of the dust over the much-wider area, it is reasonable to review Council's position on Special Charge Scheme at Valley Road and consider funding through budgeting in Council's Capital Works for FY 2018/19.
- There are a number of options for sealing Valley Road, each with varying levels of impact to vegetation, drainage and cost. The recommended option is to undertake a 'rural design' construction to mitigate amenity issues and extend the pavement life. The estimated cost for this road seal is approximately \$800,000 which includes traffic treatments as a part of the design to reduce non local traffic along Valley Road. It is proposed that a design be developed and presented for community consultation over FY 2017/18.
- Council officers have committed to meeting with stakeholders after this Council Meeting to convey Council's resolution and consider in more detail traffic calming treatments, vegetation and drainage that may be applied for a long term solution.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

In the long term, it is also neither sustainable nor cost-effective to maintain the unmade road condition at Valley Road. As such, the longer-term sealing of Valley Road is recommended. The estimated cost for a rural design road pavement is \$800,000. The construction of the road pavement would have to be funded through future budget considerations under Capital Works planning for FY 2018/19.

Consultation**1. External Stakeholders**

Throughout the process, residents have been consulted as evidenced by various correspondences and the recent Valley Road Stakeholder Forum. Extensive community engagement will continue to be maintained through the next steps as the residents' inputs are vital to the development of a suitable design outcome.

2. Other Stakeholders

Council's Operations Department provided inputs regarding the current maintenance program for surface treatment and dust suppression.

12.6 Construction of Valley Road**Executive Summary****Analysis (Environmental / Economic / Social Implications)**

The sealing of the road provides environmental benefits in the reduction of dust and noise which currently impacts the amenity of some residents. The potential inclusion of traffic calming devices in the road design is expected to reduce the amount of non-local traffic along Valley Road.

The outcome of the broader recommendation is to increase the user-experience of Valley Road and liveability of its residents in both the short and long-term.

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

Nil

Policy Impacts

The sealing of road is typically undertaken through a Special Charge Scheme under provision of the Local Government Act 1989. Following development of the design, cost estimate and community consultation, Council needs to consider the funding mechanism under Capital Works on the basis that Valley Road comprises of a unique layout of residential rural properties mixed with high-density residential sub-division.

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 current road surface presents a risk and liability for Council in dispensing its duty of care to residents and road users. This is further exacerbated by the large number of residents impacted as a result of the high density residential sub-division immediately north of Valley Road.

Conclusion

To address the ongoing amenity issues with the road surface along Valley Road, options including Special Charge Scheme were previously considered at Council while road maintenance and traffic interventions have also been undertaken. However, it is noted that these measures have had their limitations.

Given amenity impacts on health, safety and liveability are far-reaching and the unique characteristic of high-density residential development on Valley Road, it is recommended that Council considers funding in its FY 2018/19 budget review for sealing Valley Road.

12.6 Construction of Valley Road**Executive Summary**

ATTACHMENTS

Attachment A: Valley Road Area Overview

Attachment B: Council Minutes Response to Valley Road Petition

Attachment C: Valley Road Stakeholder Forum Report



Items Brought Forward**7****24 June 2013
(OM242)****Items Brought Forward****11.7 Response to Valley Road Petition**

(A1471966) (CD:GMA)

Executive Summary

At the 18 March 2013 Council meeting a petition was tabled from Valley Road and surrounding residents regarding Valley Road. The petition suggested four (4) treatment options for Valley Road to reduce the negative impacts of the unmade road on residents (dust and hooning).

Of the four (4) suggested treatment options, closing Valley Road to through traffic is favoured. It will provide long term amenity and safety benefits to residents and the wider community in a cost effective manner.

Council Plan Strategic Objectives

This report is consistent with Strategic Objective 4 – Well Planned, Well Built and Well Maintained.

Background

At the 18 March 2013 Council meeting a petition was tabled from Valley Road and surrounding residents regarding Valley Road. The petition suggested four (4) treatment options for Valley Road to reduce the negative impacts of the unmade road on residents (dust and hooning).

Issues and Discussion

The four (4) possible solutions suggested in the petition have been considered, with the following comments:

Sealing the road

Full construction of the road would be subject to a special charge scheme (SCS) whereby the cost is shared between Council and benefiting residents. It can take upward of 12 months to design and implement a SCS and then further time to construct the road subject to Council budget.

In 2010 residents were surveyed about whether they wanted to partake in a SCS for the full construction of Valley Road. At the time the majority of residents provided objections and the scheme did not proceed. The SCS for Valley Road requires support from the majority of residents to proceed and is then subject to Council funding as part of its annual budgeting process. As the feasibility of constructing Valley Road by SCS was rejected by the majority of residents in 2012, instigating a similar scheme some three (3) years later is not considered favourable given the likelihood of rejection again after a small period of time and the resources required to initiate such.

Chairperson's initials

Items Brought Forward**8****24 June 2013****11.7 Response to Valley Road
Petition****(OM242)**

An alternative to reduce the impact of dust is to complete profiling on the road which is a surface treatment that provides dust suppression benefits. However, this temporary treatment option is dependent on current supplies of rock and chipped asphalt material stockpiles and can only be achieved if there is sufficient material in the stockpiles.

Reduce speed limit to 40km/h

Any speed limit change must be authorised by VicRoads and therefore must meet their guidelines. In this instance it is considered that reducing the speed limit will not provide any benefits as drivers will ignore the lower limit and continue to travel at their chosen speed.

Block Valley Road from through traffic by closing it at one end or in the centre

Closing Valley Road to through traffic is considered to be the favoured option at this stage. Closing a road is subject to a statutory process which can take up to 12 months and Council officers must seek approval from the Council to commence the process.

Insert slow point chicanes

The construction of effective slow point chicanes on unmade roads is difficult and costly.

Risk Mitigation

The statutory process Council must undertake in order to close Valley Road to through traffic will act as the risk mitigation measure. Extensive community and stakeholder consultation is required before Council can advertise its intention to close the road to through traffic.

Options Available

There are four (4) options available to Council, namely:

1. Profile Valley Road if material stockpiles allow and commence the initial design option development and community consultation process required to close Valley Road to through traffic. (Recommended)
2. Construct Valley Road as a special charge scheme (SCS), pending Council receiving majority support from benefitting residents. (Not recommended)
3. Apply to VicRoads for authorisation to reduce the speed limit on Valley Road to 40km/h. (Not recommended)
4. Design and construct slow point chicanes on Valley Road. (Not recommended)

Chairperson's initials

Items Brought Forward**9****24 June 2013****11.7 Response to Valley Road
Petition****(OM242)****Financial Implications*****Background to Council's Current Financial Position***

As part of the 2012/13 Annual Budget process, Council resolved that an operational efficiency review was to be undertaken seeking to achieve ongoing savings in the net operational budget equivalent to 1% of Council rates and charges (\$900,000).

Subsequent to this resolution, Council has met with some unfavourable financial variations that have placed additional pressure on the 2012/2013 budget outcomes. These unfavourable variations include one-off costs associated with the defined benefits superannuation call-up, a reduction in Council's Grants Commission allocation and reductions in income in both the Communities and Assets Divisions. The combined impact of the variations as highlighted in the Mid Year Budget review adopted by Council in December 2012 was a shortfall of \$2 million against the originally budgeted operating result.

All Council reports and decisions should be formulated with due consideration to Council's current financial position.

The financial implications of the recommended option are minimal as they are works items that can be achieved within existing workloads and operating budgets.

Economic Implications

Nil economic implications.

Environmental Implications

The environmental implications are positive if the recommended option is actioned. The temporary profiling treatment will provide dust suppression benefits to residents that front or back onto Valley Road.

Social Implications

The social benefits are positive if the recommended option is actioned. Closing Valley Road to through traffic will decrease the incidents of hooning along the stretch of road.

Community Engagement

No community engagement has been completed to date. If the recommended option is actioned extensive community engagement will be undertaken.

Conclusion

At the 18 March 2013 Council meeting a petition was tabled from Valley Road and surrounding road residents about Valley Road. The petition suggested four (4) treatment options for Valley Road to reduce the negative impacts of the unmade road on residents (dust and hooning).

Chairperson's initials

Items Brought Forward	10	24 June 2013 (OM242)
11.7 Response to Valley Road Petition		

Of the four (4) suggested treatment options, closing Valley Road to through traffic is the favoured option. It will provide long term benefits to residents and the wider community in a cost effective manner.

Recommendation (GMA)

That Council profiles Valley Road if material stockpiles allow, and commence the community consultation process required to discuss future options, including the possible closure of Valley Road to through traffic.

Council Decision

Moved: Cr. Hampton

Seconded: Cr. Mayer

That the recommendation be adopted.

Carried Unanimously



Chairperson's initials



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Valley Road stakeholder forum

Frankston City Council

March 2017



Valley Road stakeholder forum

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Valley Road stakeholder forum

INTRODUCTION

This report summarises the deliberations of a group of stakeholders whose properties adjoin Valley Road, which forms the boundary between Skye and Langwarrin and connects McClelland Drive and Potts Road.

A forum was convened by Frankston City Council and conducted at the Centenary Park Golf Club on the evening of 23 March 2017. The forum was independently facilitated, and attendees are listed in Attachment A.

Attendance was invited by Council via registered letter to all property owners whose properties abut Valley Road, as shown within the yellow boundary in the figure below.



One of the principal issues associated with the road – dust – affects a much larger area than indicated by the above boundary line.

This report will be used by Council to prepare options that address the issues contained herein, with a view to presenting them to stakeholder at a future forum to be held within three months.

Valley Road stakeholder forum

FORUM OVERVIEW

PURPOSE

The purpose proposed by Council for the forum was for stakeholders to express their preferences, from a range of options, about actions to remedy a number of problems that have been ongoing for close to a decade. In other word and as indicated by the following purpose of the forum, Council was seeking owners' views about what to do.

to provide a forum for stakeholders to identify a preferred solution for upgrading Valley Road between McClelland Drive and Potts Road

During the course of the forum, a different approach emerged.

Rather than identify a solution (type of road, features to be incorporated, etc and for which there were several unknowns that could not be answered during the forum), residents instead preferred to describe the problems they encounter and have Council develop options that address those problems.

FORUM PRESENTATION

A PowerPoint presentation was prepared in advance of the forum.

It is shown in Attachment B as prepared, apart from the entries on the *Issues and concerns* pages which were populated during the course of the forum. The content of the presentation is unaltered from the time the forum closed (apart from minor changes to enhance readability and understanding).

There were three sections of the presentation that were not discussed during forum:

- road type option evaluation
- road features evaluation
- Special Charge Schemes.

The first two were not used for the reasons explained under *Purpose*, and the last became redundant during the course of the forum and the articulation by residents of the outcomes they seek. The entire presentation is included as a matter of record.

ISSUES RAISED

The issues and concerns identified by residents are included in the presentation in Attachment B, and are summarised and grouped below.

Amenity

- dust generated by passing vehicles
 - dust devalues liveability and general amenity, affecting both indoor and outdoor areas
 - dust creates an unpleasant environment for outdoor entertaining
 - the ongoing presence of dust potentially affects house values
 - dust affects the health of those susceptible to airborne irritants e.g. asthma
- vehicles hitting corrugations and potholes generate impact and rebound noise
- noise generated by vehicles driving over loose gravel
- illegal dumping of rubbish, stolen vehicles, household appliances

Safety

- vehicles driving at speeds that are unsafe for the conditions

Valley Road stakeholder forum

- there is no footpath, necessitating pedestrians walking on the road and potentially in conflict with traffic
- limited visibility over the crest in the road
- corrugations form near the McClelland Road intersection, leading to dangerous conditions for braking, and adjacent to a school bus stop
- no/limited street lighting

Traffic volume

- vehicles using Valley Road to avoid peak period congestion on Ballarto Road at the McClelland Drive and Potts Road intersections

Other matters

- unknown vehicles with occupants parking throughout the day and night undertaking perceived anti-social or illegal activities (but not recently)
- little police presence/enforcement
- time and resources required by residents to clean and maintain dwellings
- potential impact of dust on the longevity of household appliances e.g. air conditioning units
- a better road surface is likely to encourage greater usage, therefore the solution will need to include suitable speed limits and control measures
- there is a RCZ1 (Rural Conservation Zone) zoning to the south of the road that includes several provisions including to protect and enhance the natural environment and its sustainability
- overland flow of water runoff, particularly during heavy rain, impacts low lying properties

GENERAL DISCUSSION

The following summarises the general discussion that occurred around the above issues:

- third-party agencies' activities contribute to the current situation (e.g. VicRoads in terms of Ballarto Road capacity and intersection performance, Victoria Police in enforcing speed limits)
- Valley Road is an important link in emergency services responses from Skye Fire Station (on Ballarto Road), and also an access route for station officers travelling from the south
- the housing development that backs onto Valley Road introduced additional affected neighbours beyond those represented at the forum i.e. those whose properties are immediately adjacent to Valley Road
- suggestion that unsealed roads are around three times more costly to maintain per kilometre than sealed roads (\$9000 and \$3000 per annum respectively quoted)
- the current practice of using unscreened/ungraded products from road milling activities is ineffective, and any benefits achieved are short-lived (taking as little as 2 or 3 days before the newly installed surface begins to break down)
- current usage of the road exceeds its original purpose and categorisation (a 2009 vehicle count indicated usage at around 500 vehicles per week, whilst a current count is not available).

The last point was reinforced by several speakers – and endorsed by the rest of those residents present – that Valley Road is no longer a rural road that is just used for access by those living along it, instead providing useful benefit much more broadly to the wider community.

Valley Road stakeholder forum

OUTCOMES AND NEXT STEPS

The outcomes of the forum were:

- a request that Council use the results of the forum to develop options for a solution to the issues raised at the forum
- that the solutions be presented to another stakeholder forum within three months
- that the next forum invite or provide the opportunity for a wider attendance at that forum, given that the airborne dust issue (in particular) affects a greater number of properties than those immediately adjoining Valley Road
- that Council note the changing nature and usage of the road when deciding funding (specifically, that the benefits of upgrading the road has a much wider impact than those living nearby and immediately adjacent to it – the solution does not solely constitute a local benefit, and therefore a Special Charges Scheme is not an appropriate funding mechanism).

Valley Road stakeholder forum

ATTACHMENTS

ATTACHMENT A – ATTENDEES

Attendees were invited from Valley Road, Rhone Grove, St Austell Court and Potts Road. Addresses were provided by attendees but are not included here in the interests of individual's privacy.

Michelle Bailey	Heather Nisbet
Dylan Boyd	Russell Nisbet
Bill Brown	Marc Noyle
Kathy Brown	Mischa Raszaka
John Comelli	George Scerri
Mark Dryden	Susan Scerri
Madeleine Frizell	Tony Schmidt
Neil Frizell	Ivan Schwab
Deni Gooey	Kym Scolah
Alice Irving	Frank Sekars
John Irving	Robyn Sekars
Martin Jones	Heather Smith
Simon Leach	Donna Stewart
Kate Lennox	Martin Stewart
Andre Martin	Matthew Ten Iye
Kate Marthin	Sonja Ten Iye
Havy May	Angela Wright

Valley Road stakeholder forum

ATTACHMENT B – FORUM PRESENTATION

Executive Summary**12.7 Annual Energy, Water and Greenhouse Performance Report 2015/16***Enquiries: (Craig Dinsdale: Corporate Development)*Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.1 Ensure the organisation is financially sustainable

Purpose

To report to Council on the energy, water and greenhouse performance of Frankston City Council's facilities and sites (where Council pays the utility bills and has full operational control) for 2015/16, including progress towards its adopted environmental targets.

Recommendation (Director Corporate Development)

That Council receives and notes the results for the organisation's energy, water and greenhouse performance of Council's facilities and sites (where Council pays the utility bills and has full operational control) for 2015/16, including progress towards its adopted environmental targets.

Key Points / Issues

- This report considers Council's energy, water and greenhouse performance for its facilities and sites in 2015/16, (where Council is responsible for paying the utility bills and has full operational control).
- In 2015/16, Council successfully achieved three of its four environmental (energy, water and greenhouse) targets, as outlined in the table below:

Target indicator	Target (2015-16)	Source of target	Result (2015-16)	Achieved
Greenhouse gas emissions (tonnes CO ₂ e)	12,022 tonnes CO₂e or less	Original target (7,999 tonnes) in Carbon Neutral Action Plan; later revised to 12,022 tonnes in the Council Plan 2013-2017	10,321 tonnes CO₂e	✓ Achieved through trigeneration, solar power, energy efficiency, transferring sites to tenants, as well as decommissioning of sites
Percentage of energy from alternative sources	5% or more	Original target (15%) in Carbon Neutral Action Plan; later revised to 5% in Council Resolution OM264, 1 December 2014	5.7%	✓ Achieved through commissioning of the trigeneration and solar power systems
Mains water use (megalitres)	150 ML or less	Sustainable Water Use Plan. Note: Replaced with Council's Integrated Water Action Plan from 2016/17	192 ML	✗ Not Achieved due to an increase in irrigation and warmer and drier conditions
Percentage of water used from recycled sources	40% or more	Sustainable Water Use Plan; replaced by Integrated Water Action Plan from 2016/17 onwards	49.1%	✓ Achieved through use of recycled water for parks and reserves

12.7 Annual Energy, Water and Greenhouse Performance Report 2015/16**Executive Summary**

- For 2015/16, the overall figures also indicate (in comparison to the previous financial year):
 - ▼ 2.9% decrease in total cost of utilities (electricity, gas, water and fuel), resulting in a financial saving of \$85,271
 - ▼ 8.9% decrease in energy costs (electricity, gas and fuel) due to the decrease in electricity and fuel use and a reduction in global oil prices
 - ▼ 18.3% decrease in electricity use (buildings sector) due to energy efficiency measures, solar power installations on Council facilities, decommissioning or transfer of utilities to sites not under Council's operational control, and most significantly, the commissioning of the trigeneration system at the Frankston Arts Precinct
 - ▲ 43% increase in gas use mainly due to the commissioning of the trigeneration system. This increase is also inflated by a record low gas use reported by Council in 2014/15, due to the decommissioning of Jubilee Park Aquatic Centre
 - ▲ 15.3% increase in mains water use due to an increase in irrigation as a result of reduced rainfall, as well as some leaks from ageing infrastructure. This increase also continues the upward trend from 2014/15, where mains water use had increased by 29% compared to the previous financial year (2013/14)
 - ▼ 1,086 tonnes carbon dioxide equivalent (CO₂e) decrease in greenhouse gas emissions (or 9.5%), due to energy efficiency measures, solar power installations on Council facilities, decommissioning or transfer of utilities to sites not under Council's operational control, and the trigeneration system at the Frankston Arts Precinct
- The *Annual Greenhouse Inventory and Environmental Target Analysis and Reporting - Final Report*, provides further information on the organisation's energy, water and greenhouse performance for 2015/16, including progress towards its adopted environmental targets and details on all sectors, use and costs (see [Attachment A](#)).
- Despite Council's increase in mains water and gas use in 2015/16, Council has successfully reduced its mains water use and greenhouse gas emissions since 2000-01 (see [Attachment B](#)), and continues to source a high proportion (49.1%) of its total water use from Class A recycled water from the Eastern Treatment Plant.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

Overall, there has been a 2.9% decrease in the total cost of utilities (electricity, gas, water and fuel) in 2015/16 (when compared to the previous year), resulting in a financial saving of \$85,271 to Council.

12.7 Annual Energy, Water and Greenhouse Performance Report 2015/16**Executive Summary**

The associated cost of Council's electricity, gas and fuel use contributing to the Council's greenhouse gas emissions in 2015/16 was \$2,022,759, a decrease of \$197,018 or 8.9% from \$2,219,777 in 2014/15, and a decrease of \$84,286 or 4% from \$2,107,044 in 2010/11.

The Council's mains water cost in 2015/16 was \$753,007, an increase of \$100,326 or 15.4% from \$652,681 in 2014/15, and an increase of \$438,564 or 139.5% from \$314,443 in 2010/11.

The Council's recycled water cost in 2015/16 was \$89,148, an increase of \$11,421 or 14.7% from \$77,727 in 2014/15, and an increase of \$20,517 or 29.9% from \$68,631 in 2010/11.

Note: The cost of utilities in this report is based on the last reading date of the utility meter, and not the due date of the utility bill. This is to ensure that reporting on Council's annual utility use and costs correspond more closely to the actual time of use.

Consultation**1. External Stakeholders**

To complete this report, Council consulted with the utility retailers (electricity, gas, water) to obtain annual use and cost data, and to verify accuracy with Council's records.

An external contractor was engaged by Council to independently verify the data, undertake the annual inventory, undertake modelling and produce the attached report.

2. Other Stakeholders

Council staff responsible for relevant assets, sites or associated budgets were informed of any anomalies or changes in Council's energy and water use and costs through quarterly reports in 2015/16. This process assisted in managing Council's utilities and greenhouse gas emissions.

Analysis (Environmental / Economic / Social Implications)

The environmental implications of Council decreasing its energy and water use and increasing efficiency means that the organisation is reducing its environmental impact and conserving precious natural resources.

By Council increasing its alternative energy use from low carbon sources (such as solar power) and decreasing its greenhouse gas emissions, Council lessens its contribution to climate change and can support local businesses in the renewable energy sector.

Compared to 2014/15, Council decreased its greenhouse gas emissions by 1,086 tonnes carbon dioxide equivalent (tCO₂e) in 2015/16. This decrease in emissions continues a downward trend and is an important step in Council progressing towards its carbon neutral target by 2025.

Compared to 2014/15, Council increased its mains water use by 25.5 megalitres (ML) or 15.3% in 2015/16. The increase in mains water use was mainly due to reduced rainfall and a subsequent increase in irrigation, particularly for Lawton Reserve (new irrigation system installed on the number 5 pitch and a bore pump not being operational during the irrigation season), as well as new irrigation systems installed at Seaford North Reserve, Monterey Reserve and leaks identified (and now corrected) at Kananook Reserve. At Peninsula and Robinsons Park, the irrigation systems had not been operating for a few years and were recommissioned in 2015/16.

12.7 Annual Energy, Water and Greenhouse Performance Report 2015/16**Executive Summary**

Additional work is being undertaken by Council officers in 2016/17 to further identify operational efficiencies, particularly for irrigation. In addition, future implementation of Council's *Integrated Water Action Plan* is expected to assist in increasing Council's use of alternative and sustainable water sources and to reduce reliance on mains water (for example, through stormwater harvesting and recycled water use).

The social implications of decreased energy and water use is that Council is providing leadership in using natural resources more efficiently. Reduced utility costs can also free up funds to deliver other Council services to the community.

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

This Report supports the objectives of Part 1A of the Local Government Charter - 3C in the *Local Government Act 1989*.

The *Local Government Act 1989* states that the primary objective of a council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions. In managing utility usage and costs, Council is not only performing this function under the Act, but can utilise savings for maintaining services to the community and investing in further energy and water efficiency measures, to minimise the cumulative impacts of increasing utility costs.

Policy Impacts

Council's *Environmental Sustainability Policy* and *Sustainability Policy* are relevant to this report.

Council's energy and water use also informs the progress made against the organisation's carbon neutral, greenhouse, water and alternative energy targets adopted as part of Council's *Carbon Neutral Action Plan*, *Integrated Water Action Plan* and *Greening Our Future: Frankston City's Environment 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 increasing cost of utilities is an ongoing financial risk to Council. The regular monitoring and reporting of Council's energy and water use and costs by officers assists in managing this risk, as sites with unusually high use can be readily identified and further investigated, including targeting those assets suitable for energy and water efficiency measures.

Due to the high risk of increasing energy and water costs, it is also important for Council to continue to closely monitor its utility performance for other anomalies such as tariff and billing errors, and appreciate the cumulative financial impacts of not resolving these anomalies promptly.

12.7 Annual Energy, Water and Greenhouse Performance Report 2015/16**Executive Summary**

It should be noted that the Peninsula Aquatic Recreation Centre (PARC) has not been included in this 2015/16 report, as it is considered to be independently operated and not within full operational control by Council. However, with Council retaining some control, PARC may be required to be included in future years of Council's energy, water and greenhouse reporting. Should this occur, all of Council's environmental targets (carbon neutral goal, greenhouse, mains water and recycled water) will require amending as PARC will have a significant contribution to Council's overall electricity, gas and water usage.

Conclusion

In 2015/16, Council successfully achieved three of its four environmental (energy, water and greenhouse) targets, as well as achieving a decrease in the total cost of utilities (electricity, gas, water and fuel), resulting in a financial saving of \$85,271. Compared to the previous financial year, Council reduced its greenhouse gas emissions, increased its alternative energy use and continued to use recycled water for irrigation. Despite this positive result, mains water use increased mainly due to increased irrigation and reduced rainfall. Sites with increased water use will continue to be monitored and investigated by Council officers. The positive energy results were largely due to the commissioning of the trigeneration system at the Frankston Arts Precinct, energy and water efficiency improvements and solar power installations on Council facilities, as well as the decommissioning or transfer of utilities to sites not under Council's operational control. In future years, implementation of Council's *Integrated Water Action Plan* is expected to assist in increasing Council's use of alternative and sustainable water sources and thereby reducing reliance on mains water (for example, through stormwater harvesting and recycled water use).

ATTACHMENTS

- Attachment A: Annual Greenhouse Inventory and Environmental Target Analysis and Reporting - Final Report 2015-16
- Attachment B: Council's Environmental Performance - Greenhouse Gas Emissions and Water (information for website)

Frankston City Council

Annual Greenhouse Inventory and Environmental Target Analysis and Reporting

Final Report

2015-16

*Compiled by Simon Scott (T/A Magazine Art)
August 2016*

Reference number: A3173299

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Version control

Version	Date	Author/Editor	Description of Action	Status
0.1	28/07/16	Simon Scott	Created draft report	DRAFT
0.2	01/08/16	Simon Scott	Finalised draft report and submitted to Council for feedback	DRAFT
1.0	23/08/16	Simon Scott	Finalised report including changes requested by Council	FINAL
2.0	27/10/16	Ella Boyen	Updated Tables 2 and 3 with revised billing data	FINAL

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Disclaimer: Whilst every care has been made to verify and produce accurate data for the purpose of this report, Magazine Art accepts no responsibility for loss arising in any way from or in connection with errors or emissions in any of its calculations or information provided.

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

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Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Objectives

Frankston City Council engaged a contractor to independently verify the organisation's utility data for the financial year 2015-16, and to provide some additional modelling, inventory reports and analysis to determine Council's progress against its key environmental targets and indicators.

For 2015-16, the specific annual targets were:

- Greenhouse gas emissions – 12,022 tonnes of carbon dioxide equivalent (CO₂e) or less
- Alternative energy – minimum of 5% by 30 June 2016, as a proportion of Council's total energy use
- Mains water usage – 150 megalitres or less
- Recycled water usage (Class A) – minimum of 40% by 30 June 2016, as a proportion of Council's total water use

Methodology

The verification process involved comparing 2015-16 data entered into Utility Tracker, Council's database for monitoring and reporting on its energy, water and greenhouse gas emissions, with historical data requested from the retailers. This was to ensure that any data entry issues were identified, and reviewed for completeness and accuracy. Retailer data was compared with the manually entered data in Utility Tracker for each site and bill, running queries and MS Excel lookups to identify and rectify inconsistencies.

Other irregularities, such as usage estimations by the distributor, or sites significantly higher or lower than average usage or cost were identified by running reports in Utility Tracker, including the EOFY detailed and summary utility reports, to assist in identifying any remaining data issues. Any missing data was then sourced and entered into Utility Tracker.

Once the data was verified and entered into Utility Tracker, the quantification of Council's greenhouse gas emissions, alternative energy baseline, energy consumption, and mains and recycled water use for 2015-16, was then compared to the Council's targets to measure and report on progress.

Council's greenhouse gas emissions for 2015-16 were calculated from Council's annual energy (electricity and gas) usage, internal waste data, as well as fuel usage from the entire fleet and plant and equipment. Only facilities that were owned and operated by Council were included in this analysis. Current NGER accounting standard factors were used to convert data into total tonnes of carbon dioxide equivalents, with separate coefficients for electricity, natural gas, fuel type and waste stream (see Appendix 1 for factors). Council's internal waste audit data was drawn from existing reports of selected sites, to develop an estimation of greenhouse gas emissions from Council's total office waste. Council's fuel data was extracted from TechOne, the Council's financial system, so that data could be separated into fleet class for consistency against analysis of previous years. The data was then checked for accuracy and completeness and used to calculate the emissions profile for each source based on the relevant coefficients.

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Using the calculated emissions, a corporate greenhouse inventory for the Council was generated, which was then used to compare to the emissions target, and to advise that no carbon credits were needed to be surrendered in order for the Council to meet its annual target.

From this baseline of Council's energy use and sources from the data analysis and verification process above, the 'total energy consumption' in gigajoules (GJ) for 2015-16, was calculated including:

1. Electricity and gas consumption
2. Fuel usage extracted from TechOne
3. Alternative energy generation from solar power and tri and cogeneration systems

To calculate the sources of Council's alternative energy generation the following were included:

1. Solar power, modelled on the system capacity in kilowatts (kW) and months of operation in 2015-16
2. Electricity generation from the tri and cogeneration systems
3. Litres of unleaded fuel that contained ethanol, compared against the standard unleaded fuel

Results

The Council achieved its greenhouse gas emissions target, alternative energy target and its recycled water target, however, it did not achieve its mains water use target for 2015-16. See Table 1 below for a summary of the Council's targets and the results for 2015-16.

Table 1: Corporate targets and indicators 2015-16

Target indicator description	Target	Result	Achieved
Total corporate greenhouse gas emissions	< 12,022 tCO ₂ e	10,321 tCO ₂ e	✓
Percentage of energy from alternative sources	>= 5%	5.7%	✓
Mains water usage in megalitres (ML)	<= 150 ML	192 ML	✗
Percentage of recycled water from total water use	>= 40%	49.1%	✓

In addition, the Council's utility changes in 2015-16 (compared to 2014-15) included:

- Electricity usage decrease by 9.7% or 698 MWh (879.5 tCO₂e)
- Gas usage increase by 43% or 4,027 GJ (206.7 tCO₂e)
- Mains water usage increase by 15.3% or 25.5 ML (10.2 Olympic sized pools)
- Recycled water usage decrease by 11.3% or 24 ML (9.6 Olympic sized pools)
- Greenhouse gas emissions decrease by 9.5% or 1,086 tCO₂e
- Cost of all utilities decrease by 2.9% or \$85,271

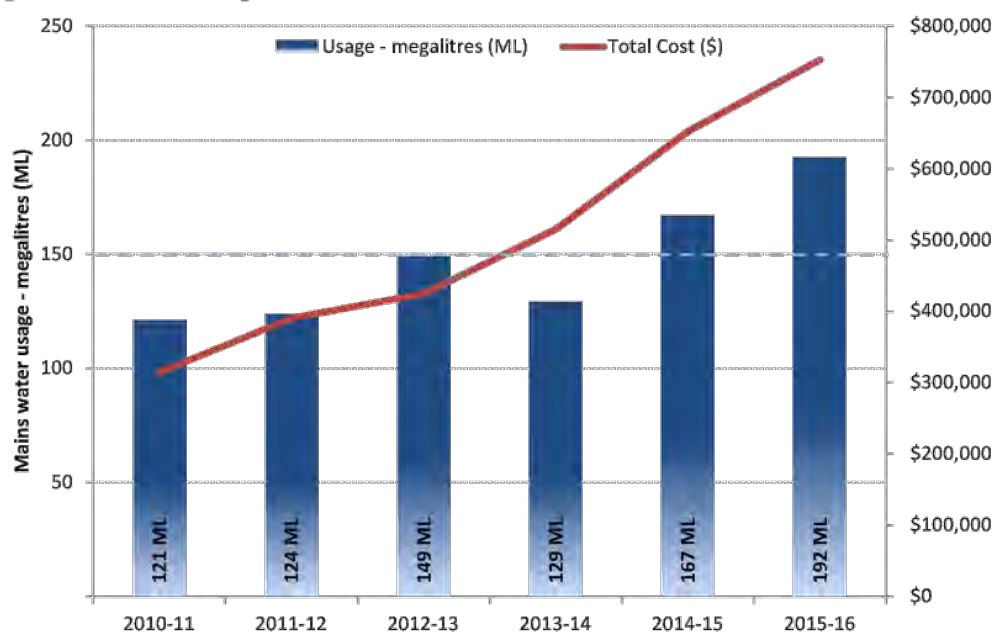
Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Annual water inventory 2015-16

Frankston City Council's mains water usage of 192.2 megalitres (ML) in 2015-16 has increased by 25.5 ML (or 15.3% increase), compared to 167 ML in 2014-15 (Figure 1). Therefore Council did not meet its annual reduction target of 150 ML or less for 2015-16.

The Council's mains water cost in 2015-16 was \$753,007, an increase of \$100,326 or 15.4% from \$652,681 in 2014-15, and an increase of \$438,564 or 139.5% from \$314,443 in 2010-11. The total cost of mains water has increased 139% since 2010-11, whereas the price of water by kilolitre has only increased by 71% and service charges by 37%. There was a rapid rise in the price of water in 2013-14 of 67%, which in addition to the increased usage by Council, has propelled the total cost of mains water upward around \$100,000 for each of the last three financial years.

Figure 1: Mains water usage and costs 2010-11 to 2015-16



The increase of mains water usage over the last two years is predominately in the open space sector, for irrigation purposes, increasing from 83.1 ML in 2013-14 to 146.9 ML in 2015-16, with the buildings sector remaining stable over the same time frame at 46 ML (2014-15) and 45 ML (2015-16) respectively (Figure 2 and 3).

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Figure 2: Mains water usage by sector (open space versus facilities) 2010-11 to 2015-16

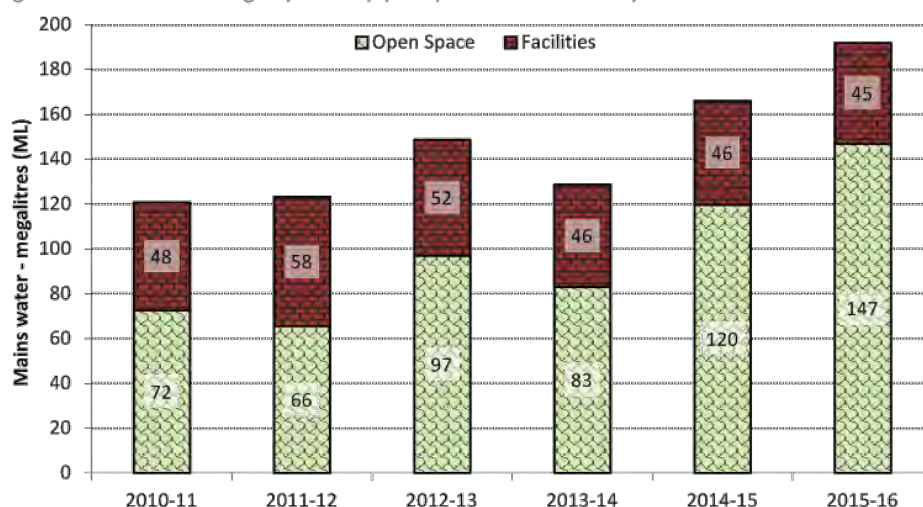
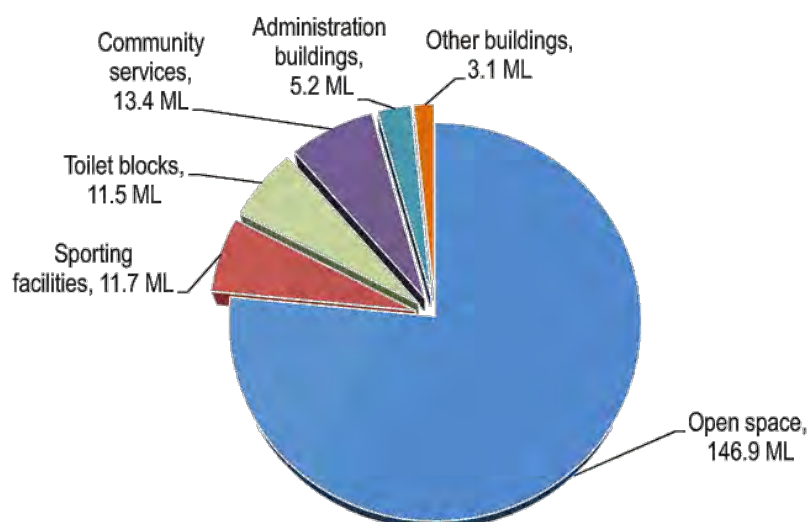


Figure 3: Mains water usage by asset type 2015-16



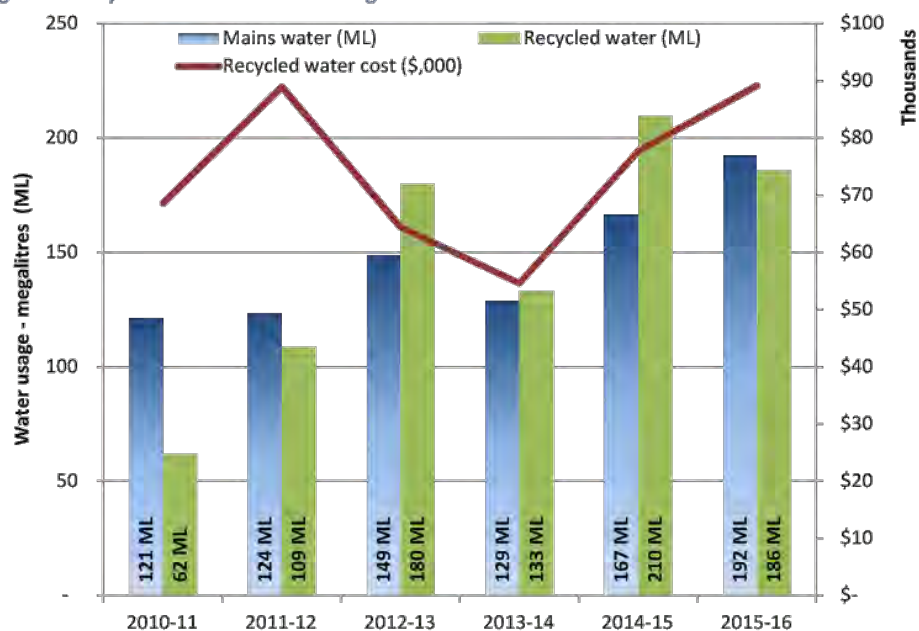
While Council's mains water usage increased in 2015-16, Council's usage of recycled water (Class A) from the Eastern Treatment Plant in Bangholme decreased by 24.3 ML from 2014-15 (Figure 4). Recycled water decreased from 209.6 ML in 2014-15 to 186.0 ML in 2015-16 (11.3% decrease). The two largest reductions in recycled water usage were at Belvedere Reserve and Lloyd Park, with a 39.2 ML and 17.0 ML decrease from 2014-15 respectively.

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Despite the decrease in recycled water usage, Council's recycled water usage in 2015-16 was 49% (as a proportion of Council's total water usage). Therefore the Council did meet its recycled water target of 40% or more of its total water usage being sourced from recycled water sources in 2015-16.

The Council's recycled water cost in 2015-16 was \$89,148, an increase of \$11,421 or 14.7% from \$77,727 in 2014-15, and an increase of \$20,517 or 29.9% from \$68,631 in 2010-11.

Figure 4: Recycled and mains water usage and costs 2010-11 to 2015-16



The Council's top ten sites with increasing mains water usage from 2014-15 to 2015-16 are listed in Table 2 below.

Table 2: Top 10 sites with increasing mains water usage 2015-16 versus 2014-15

Site Name	Change in Usage	Increased Usage (kL per day)
Seaford North Reserve - Oval/PAV/TB/Ticket Machine	79.58%	19.3
Kananook Reserve - Oval/PAV/TB/BBQ	93.49%	13.7
Delacombe Reserve - Oval/PAV/TB	50.98%	13.1
Monterey Reserve - Soccer/PAV/TB	90.30%	9.8
George Pentland Botanic Gardens - Irrigation/TB	24.15%	7.2
Peninsula Reserve - Oval/PAV/TB	135.90%	7.1
Robinsons Park - Oval/PAV/TB	124.11%	6.3
Lawton Park Reserve - Oval/PAV/TB	471.61%	6.5
Frankston Waterfront - BBQ/Drinking Fountain/Temp TB	33.88%	2.4
East Seaford Reserve - Oval/PAV/TB/BBQ	24.28%	3.3
Frankston Arts Precinct - Library and Arts Centre	27.90%	1.9

Note: TB – toilet block, PAV – pavilion.

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

The Council's top ten sites with decreasing mains water usage from 2014-15 to 2015-16 are listed in Table 3 below.

Table 3: Top 10 sites with decreasing mains water usage 2015-16 versus 2014-15

Site Name	Change in Usage	Decreased Usage (kL per day)
Jubilee Park Aquatic Centre (decommissioned)	-62.52%	6.1
Frankston Waterfront - TB / Utilities	-97.77%	5.4
Skye Recreational Reserve - Oval/PAV	-33.77%	6.6
Frankston Park - Oval/PAV/TB	-18.29%	6.3
Frankston Memorial Park - Shed	-44.71%	4.4
Centenary Park Golf Course - Golf/House/Kiosk	-49.45%	4.5
Civic Centre	-42.58%	2.7
Bruce Park - Tennis Club	-20.19%	1.5
Frankston Life Saving Club - TB/Lift	-62.40%	1.3
Seaford Reserve - Oval/PAV/TB/BBQ	-8.51%	2.1
TB Opp. Armstrongs Rd	-11.89%	1.2
Carrum Downs Reserve - Oval/PAV/TB/BBQ	-70.91%	1.3

Note: TB – toilet block, PAV – pavilion.

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

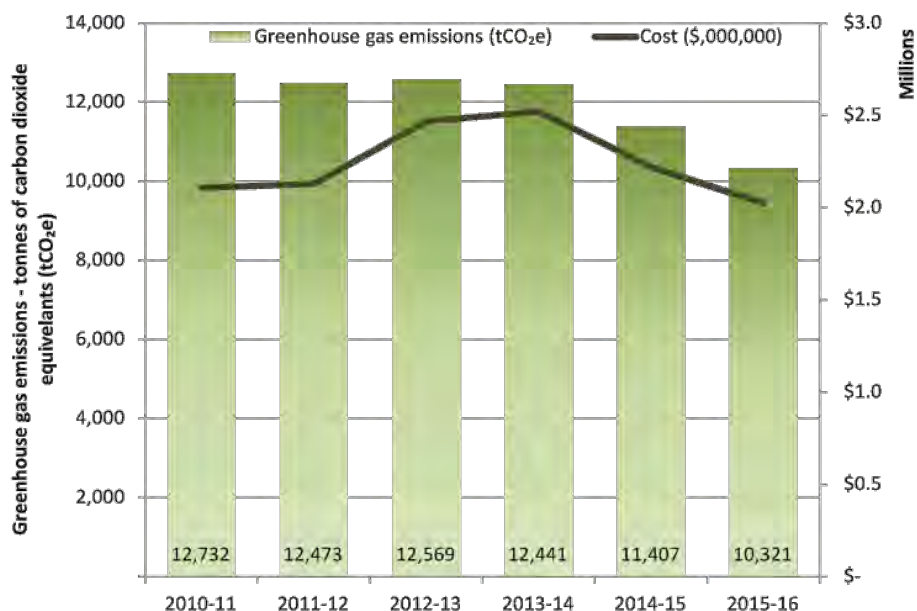
Annual greenhouse gas inventory 2015-16

Frankston City Council's corporate greenhouse gas emissions of 10,321 tonnes of carbon dioxide (tCO₂e) in 2015-16 has decreased by 1,086 tCO₂e (or 9.5%), compared to 11,407 tCO₂e in 2014-15, (Figure 5). Note that costs include the total cost from all utilities: electricity (facilities and lighting), natural gas and fuel.

The associated cost of Council's electricity, gas and fuel usage contributing to the Council's greenhouse gas emissions in 2015-16 was \$2,022,759, a decrease of \$197,018 or 8.9% from \$2,219,777 in 2014-15, and a decrease of \$84,286 or 4.0% from \$2,107,044 in 2010-11.

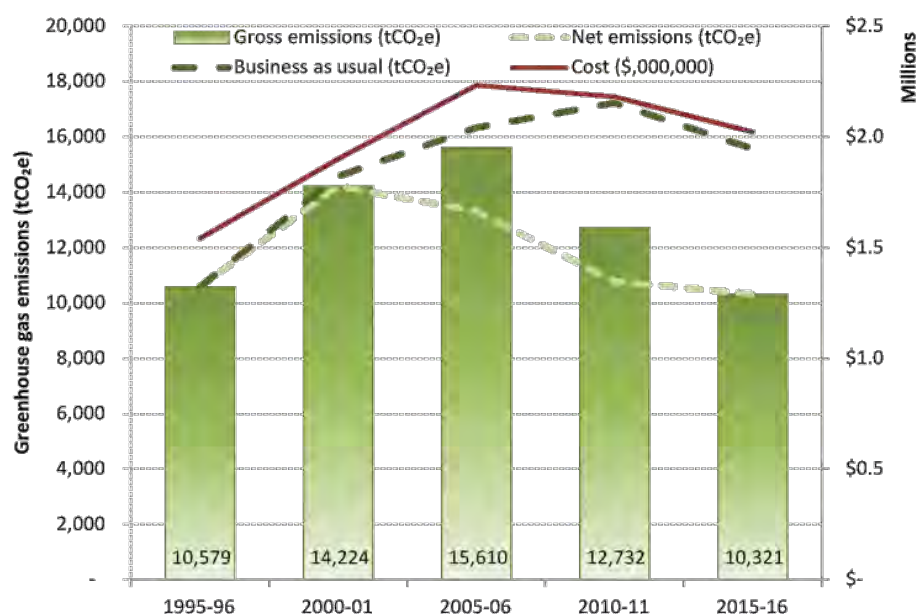
The results for 2015-16 continue a downward trend in the Council's greenhouse gas emissions over the past three years. In 2015-16, the Council reduced its annual emissions to below those in its original baseline year of 1995-96 (Figure 6).

Figure 5: Corporate greenhouse gas emissions and costs 2010-11 to 2015-16



Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Figure 6: Corporate greenhouse gas emissions 1995-96 to 2015-16



In 2015-16, the largest contributor to Council's greenhouse gas emissions was streetlighting (4,814 tCO₂e or 47%), followed by building electricity and gas usage combined (4,092 tCO₂e or 40%), fleet (1,321 tCO₂e or 13%), and then corporate waste, which was negligible (93.5 tCO₂e) and therefore does not appear on the graph (Figure 7).

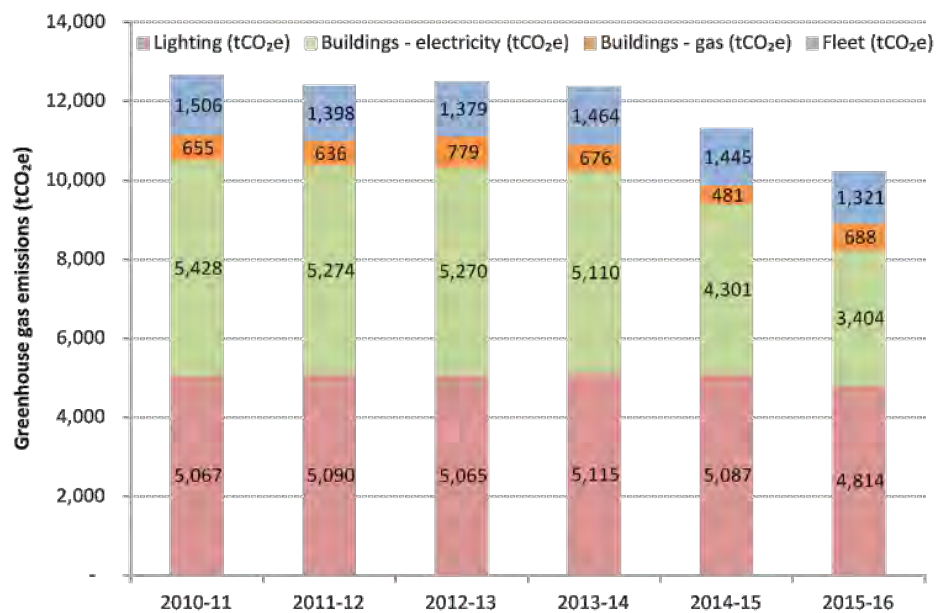
Breaking down the Council's greenhouse gas emissions into the primary sectors also helps to highlight where changes have occurred since 2010-11. Public lighting has decreased by 273 tCO₂e from 2014-15 (or 5.4%), but otherwise has remained stable since 2010-11 after Council completed a bulk changeover of its street lights to T5s in 2010, resulting in a 2,091 tCO₂e reduction in the 2010-11 financial year.

The buildings sector has seen the largest decrease by 690 tCO₂e from 2014-15 (or 14.4%). The decrease is primarily due to the installation of a cogeneration and trigeneration system at the Frankston Arts Precinct (a decrease of 570 tCO₂e), and the decommissioning of Jubilee Park Aquatic Centre and other sites (a decrease of 770 tCO₂e). Also, transferring responsibility of utilities from Council facilities to lease owners has resulted in a decrease of 240 tCO₂e. The installation of solar photovoltaic panels contributed to a decrease of 147 tCO₂e, and finally energy efficiency works resulted in a decrease 120 tCO₂e.

It should also be noted that one of the largest changes in the last 5 years has been external, with the electricity supply to Council becoming less emitting and decreasing from 1.35 tCO₂e/MWh in 2010-11 to 1.26 tCO₂e/MWh in 2015-16, which has effectively decreased the Council's electricity emissions by 585 tCO₂e.

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Figure 7: Corporate greenhouse gas emissions by sector 2010-11 to 2015-16



Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

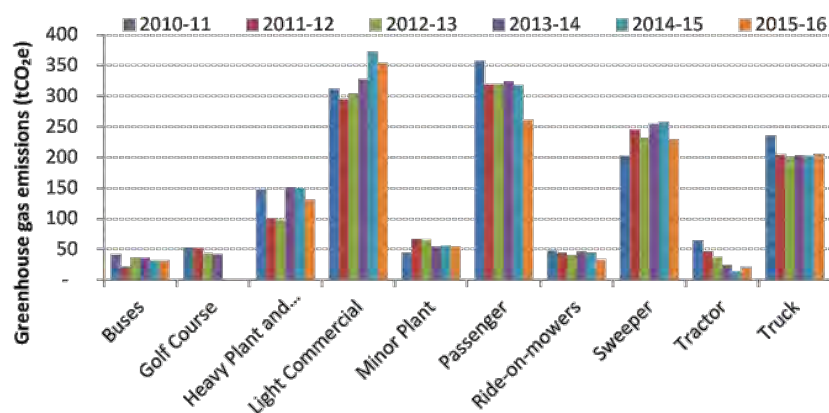
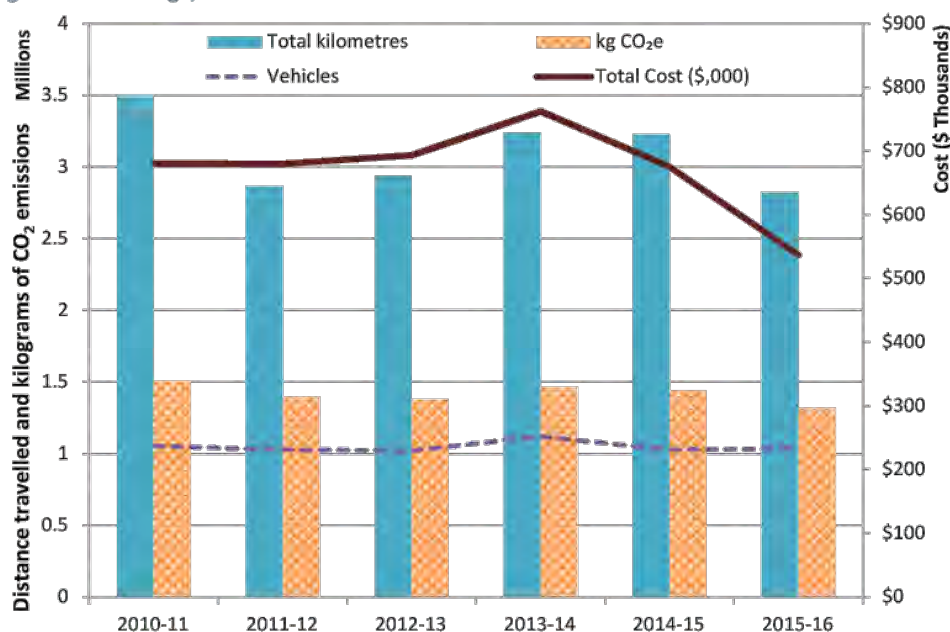
Fleet 2015-16

Frankston City Council's greenhouse gas emissions from its fleet was 1,321 tCO₂e in 2015-16, a decrease of 123.5 tCO₂e or 8.5% compared to 1,445 tCO₂e in 2014-15 (Figure 8). Council's fleet sector is comprised of vehicles (passenger, commercial, trucks, buses) and plant and equipment (tractors, mowers, blowers, chainsaws, sweepers etc.).

The distance the fleet has travelled also decreased by 12.5%, and the total cost of fuel decreased by 21.7% compared to 2014-15.

The Council's fleet fuel cost in 2015-16 was \$536,704, a decrease of \$138,668 or 20.5% from \$675,371 in 2014-15, and a decrease of \$143,919 or 21.1% from \$680,623 in 2010-11.

Figure 8: Fleet usage, emissions and distance travelled 2010-11 to 2015-16



Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Natural gas 2015-16

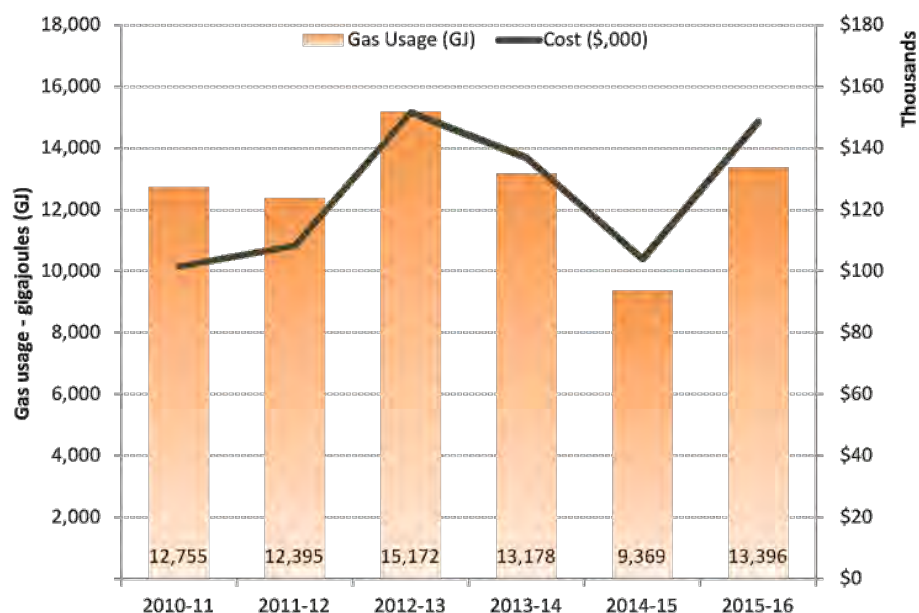
Frankston City Council's natural gas usage in 2015-16 was 13,396 gigajoules (GJ), which has increased by 4,026 GJ or 43% compared to 9,369 GJ in 2014-15 (Figure 9). The major increase in natural gas usage in 2015-16 was primarily due to an additional usage of 5,540 GJ at the Frankston Arts Precinct to supply the cogeneration and trigeneration system. The only other site with a major change in usage was the Civic Centre, which increased by 625 GJ or 51% compared to 2014-15. It should be noted that Council's natural gas usage in this year would have been higher, if utilities for the Pines Forest Aquatic Centre had not been transferred to the lease owner.

In 2014-15, Jubilee Park Aquatic Centre was decommissioned. As a result, Council's natural gas usage in 2014-15 decreased significantly.

Whilst Council's gas usage in 2015-16 increased due to the Frankston Arts Precinct to supply the cogeneration and trigeneration system, it should be noted that Council's greenhouse gas emissions decreased significantly as a result of the new system.

The Council's natural gas cost in 2015-16 was \$148,665, an increase of \$44,726 or 43% from \$103,939 in 2014-15, and an increase of \$47,154 or 46.5% from \$101,511 in 2010-11.

Figure 9: Gas usage and costs 2010-11 to 2015-16



Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Corporate office waste 2015-16

As no internal waste audits had been conducted by the Council of its office waste stream since 2014-15 (as they are undertaken biennially), the previous estimate of 93.5 tCO₂e was used in this report.

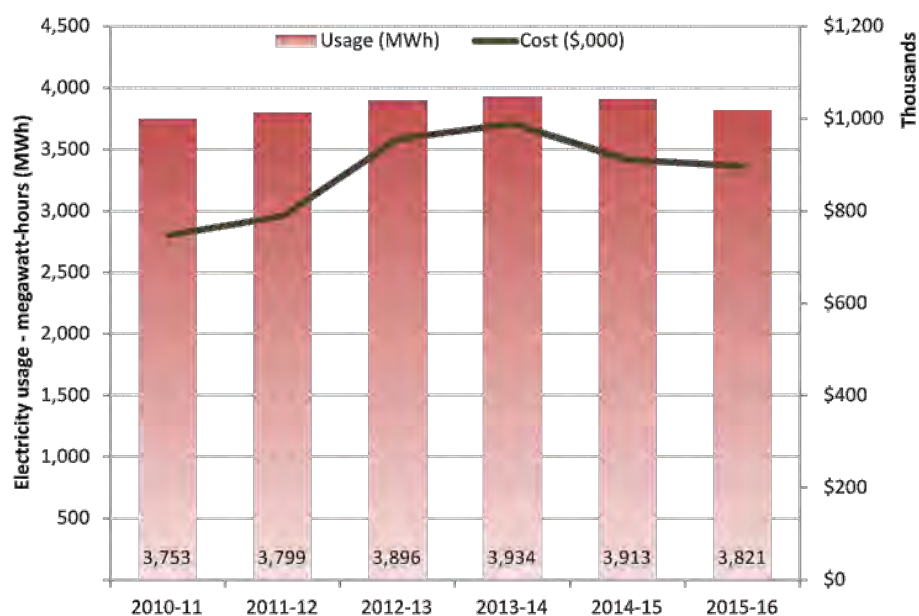
Public lighting – Electricity 2015-16

Frankston City Council's public lighting usage of 3,821 megawatt-hours (MWh) in 2015-16 has decreased by 92 MWh or 2.4% compared to 3,913 MWh in 2014-15 (Figure 10). Public lighting includes street lighting, general minor security lighting and other unmetered electricity supply i.e. CCTV.

Public lighting electricity usage has been relatively constant since the bulk changeover of street lighting lamps to T5s in June 2010; however, there was a significant drop in cost in 2014-15 due to a contractual renegotiation and the removal of the carbon price.

The Council's public lighting cost in 2015-16 was \$896,776, a decrease of \$13,690 or 1.5% from \$910,466 in 2014-15, and an increase of \$149,994 or 20.1% from \$746,782 in 2010-11.

Figure 10: Public lighting electricity usage and costs 2010-11 to 2015-16



Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

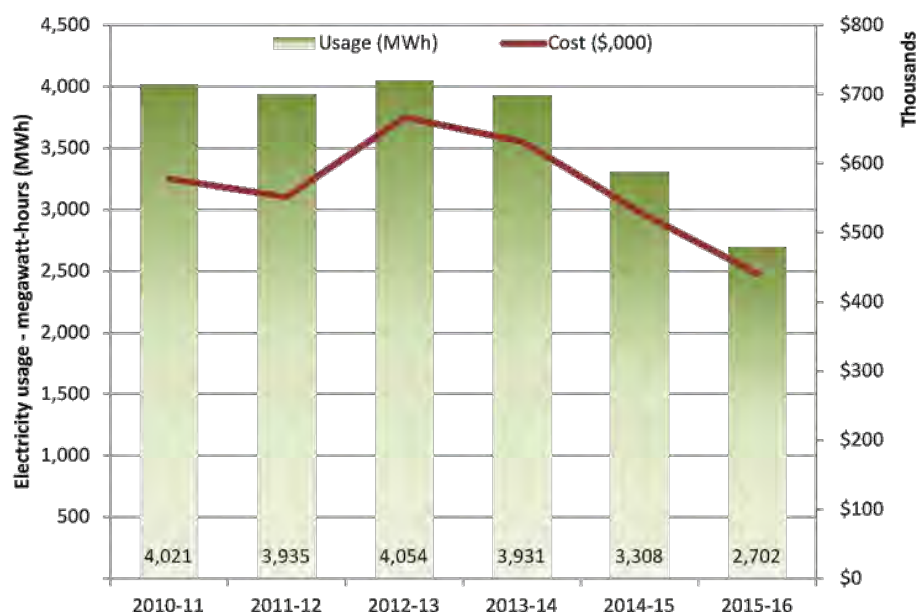
Buildings – Electricity 2015-16

Electricity usage in Council's buildings of 2,702 megawatt-hours (MWh) in 2015-16 has decreased significantly by 607 MWh or 18.3% compared to 3,308 MWh in 2014-15 (Figure 11). This continues the downward trend with electricity usage decreasing by 1,229 MWh or 31.3% compared to 3,931 MWh in 2013-14.

The largest change in electricity usage in 2015-16 was at the Frankston Arts Precinct, which decreased by 675 MWh, followed by the decommissioning of Jubilee Park Aquatic Centre and the transfer of utilities for the Pines Forest Aquatic Centre to the lease owner, which collectively decreased the usage by 409 MWh. The largest increase in 2015-16 was from the addition of Frankston North Community Centre which added 50 MWh, followed by the Civic Centre (increase of 45 MWh), followed by sites redeveloped with increased floor space since 2010-11. Major changes in building electricity usage in 2015-16, compared to an annual average of 2010-11 to 2013-14 financial years, is highlighted in Table 4.

The Council's building electricity costs in 2015-16 was \$440,614, a decrease of \$89,387 or 16.9% from \$530,001 in 2014-15, and a decrease of \$137,515 or 23.8% from \$578,129 in 2010-11.

Figure 11: Building electricity usage and costs 2010-11 to 2015-16



Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Table 4: Changes in building electricity usage 2015-16 vs average of 2010-11 to 2013-14

Change Description	Change (MWh)	tCO2e	
Additional sites	73.6	93	↑
Efficiency works	- 95.3	- 120	↓
Decommissioned sites	- 403.2	- 508	↓
Redevelopment works	34.3	43	↑
CoGen and TriGen (FAP)	- 675.3	- 851	↓
Transferred away from FCC	- 138.1	- 174	↓
Solar PV panels	- 116.6	- 147	↓
Electricity supply intensity		- 585	↓

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Alternative energy target 2015-16

Frankston City Council's alternative energy usage (as a proportion of its total energy usage) was 3,244 GJ or 5.7% in 2015-16 (Table 5).

From 2014-15 to 2015-16, Council's percentage of alternative energy increased from 0.8% to 5.7% (Figure 12). There are three sources for this alternative energy: installation of solar panels on Council's buildings; the generation and utilisation of heat and electricity by the cogeneration and trigeneration system at the Frankston Arts Precinct (FAP); and by the use of ethanol containing fuels in Council's fleet. Therefore, the Council met its target of sourcing 5% or more of its total energy source from alternative energy sources in 2015-16.

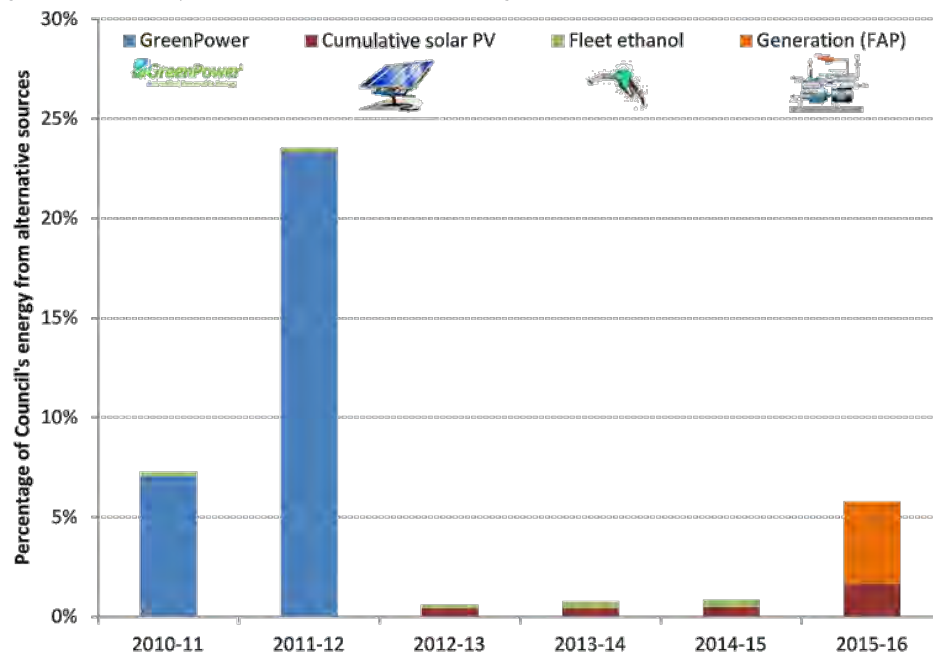
In 2015-16, the cogeneration and trigeneration system at the Frankston Arts Precinct yielded the most alternative energy at 4.1% (2,330 GJ), followed by 1.6% (904 GJ) for the solar panels, with a combined total of 5.7%. The contribution from ethanol fuel was only minor (10 GJ) (Table 5).

Table 5: Alternative energy generation 2015-16

Source	Electricity	Energy	Share
Generation (FAP)	647 MWh	2,330 GJ	4.1%
Solar panels	251 MWh	904 GJ	1.6%
Ethanol fuel		10 GJ	0.0%
Total Alternative Energy		3,244 GJ	5.7%
Corporate Inventory Energy		56,179 GJ	
Solar energy used in buildings		822 GJ	
Total Corporate Energy		57,001 GJ	
Percentage of Alternative Energy		5.7%	

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Figure 12: Percentage and sources of alternative energy 2010-11 to 2015-16



Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Appendix 1: Assumptions and factors

Factors 1: Greenhouse gas coefficients

Source	Coefficient	Units	Sector
Electricity	1.26	tCO ₂ e/MWh	Buildings, lighting & solar
Natural gas	51.33	tCO ₂ e/GJ	Buildings
Unleaded	2.29	tCO ₂ e/kL	Fleet
LPG	1.58	tCO ₂ e/kL	Fleet
Diesel	2.70	tCO ₂ e/kL	Fleet

Factors 2: Solar photovoltaic coefficient

Source	Coefficient	Units	Sector
Solar panels	1.298	MWh/kW/year	Solar

Assumptions and limitations

Solar panels were installed by the Council throughout the 2015-16 financial year; therefore the expected generation from the panels was prorated to accurately calculate the alternative energy that was actually produced.

No annual inverter data was available for the solar generation of Council, and so the solar capacity in kilowatts was used to model the energy generated. The amount of solar power exported to the grid was taken from the electricity invoices, assuming they were accurate. The amount of electricity consumed by all facilities was calculated by subtracting the solar power exported from the modelled electricity generation. Without the addition of this solar energy consumed to the total energy consumption, the alternative energy percentage would be erroneously higher.

The generation of electricity by the cogeneration and trigeneration system at the Frankston Arts Precinct was included as alternative energy in the alternative energy source calculations. However, the increased gas usage to support the system was only included in Council's total energy usage calculations, and not factored in as alternative energy, despite the system providing heat for heating and cooling.

Alternative energy calculations included factoring in the amount of solar power used within Council's buildings (that were not exported) as part of Council's total energy usage, because ignoring the solar power used would result in an erroneously higher percentage of alternative energy. The invoiced usage already included the electricity used from the grid minus the solar power exported to the grid. To calculate the electricity energy used from the solar power, the exported power is subtracted from the expected generation, based on the capacity of the system.

Analysing the corporate waste data had limitations as the last audit was conducted in 2014, which contained only a small selection of sites and was then extrapolated to all Council operated facilities. The entire waste stream from the Council's services and operations was not available. Therefore, the waste data for 2015-16 was based on calculations from the 2014 audit.

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

The fleet data has limitations with the recent change over to a new contract having a potentially less reliable reporting of ethanol fuel usage. Whereas the previous contract clearly indicated the fuel type, the current contract lists unleaded fuel which may be ethanol or standard with the same label. The current contract does list some fuel as ethanol; however, the proportion of ethanol fuel used is significantly lower than previous years.

Current coefficients were taken from the National Greenhouse Accounting Factors 2015.

Annual Greenhouse Inventory and Environmental Target Analysis and Report (2015-16)

Appendix 2: References

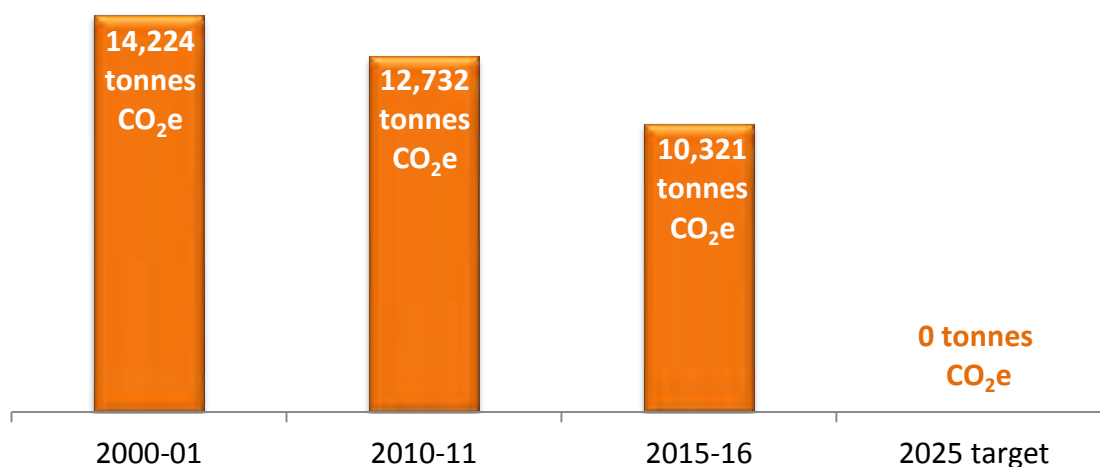
Record ID	Filename
A3173239	Frankston City Council - Public lighting usage Graph 10 - July 2016
A3173232	Frankston City Council - Alternative Energy Calculations (Solar TriGen Ethanol) 2015-16 - July 2016
A3173235	Frankston City Council - Corporate Greenhouse Gas Inventory 1995-96 to 2015-16
A3173237	Frankston City Council - Corporate Greenhouse Gas Inventory 2010-11 to 2015-16
A3173238	Frankston City Council - Electricity usage Graph 11 - July 2016
A3173233	Frankston City Council - Emission by Source Graph 7 - July 2016
A3173240	Frankston City Council - Fleet usage Graph 8 - July 2016
A3173236	Frankston City Council - Gas usage Graph 9 - July 2016
A3173234	Frankston City Council - Greenhouse gas emissions 2015-16 - July 2016
A3166980	Councils main water usage 2015-16 pie graphs by site type and asset type (meter level) - 18 July 2016
A1550136	Graph of Council's Mains Water Usage by Sector from 2000 to 2015 - As of July 2016
A1729755	Graphs - Council's Mains vs Recycled water usage 2010-2015 - July 2016

Council's Environmental Performance - Greenhouse and Water (information for Council's website)

Greenhouse gas emissions

Frankston City Council is committed to achieving zero net greenhouse gas emissions (carbon neutrality) in Council's operations by 2025.

Council's greenhouse gas emissions (gross tCO₂e)



2015-16 Results

In 2015-16, Council's greenhouse gas emissions were 10,321 tonnes of carbon dioxide equivalent (tCO₂e). This is a 1,086 tonne (or 9.5%) reduction on the previous year, and a 3,903 (or 27%) reduction since 2000-01. The largest contributor to emissions in 2015-16 was streetlighting (47%), buildings (40%), fleet and vehicle use (13%) and corporate waste (less than 1%).

Council's recent actions to reduce emissions

- Installation of two large solar power systems on Council's Operations Centre (96.5 kilowatts) and Frankston Arts Centre and Library (99.8 kilowatts). Over 433 kilowatts of solar power is now installed on Council buildings
- Trial of an innovative trigeneration and cogeneration system at the Frankston Arts Precinct, with funding support from the Australian Government
- Adoption of Council's *ESD Standards for Council Buildings* policy, setting minimum environmental performance standards for all Council building projects

Further information

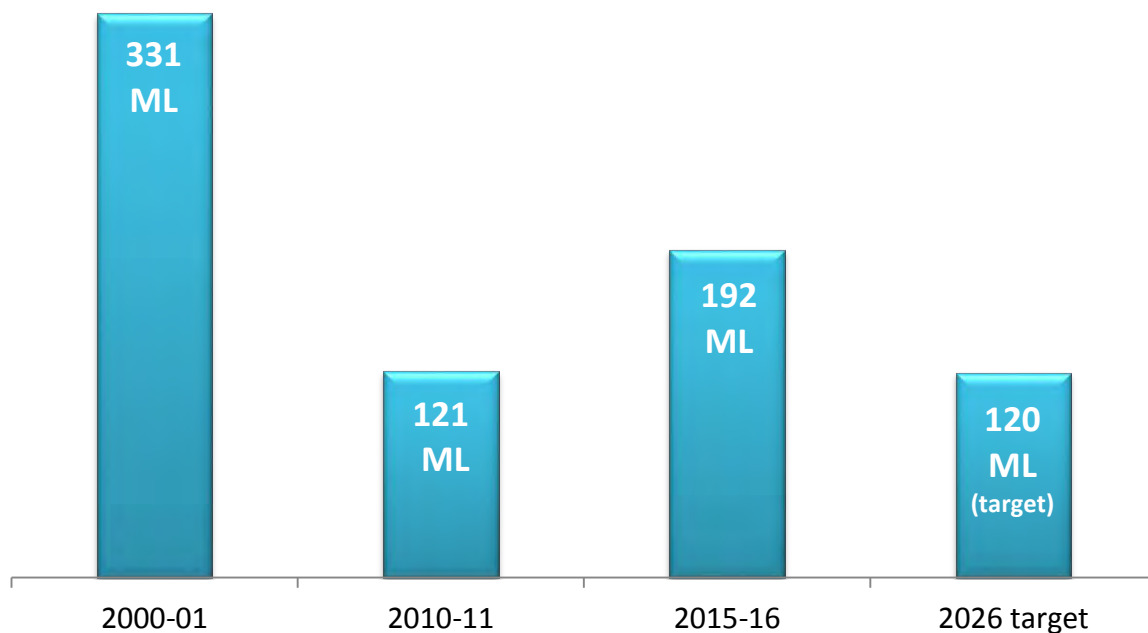
- Frankston City Council's *Carbon Neutral Action Plan* (see *Related Links*)

- Council's 'Energy and Climate' webpages

Mains water use

Frankston City Council is committed to using 120 megalitres of mains water or less in Council's operations by 2026.

Council's mains water use (megalitres)



2015-16 Results

In 2015-16, Council's mains water use was 192 megalitres (ML). One megalitre is a million litres. This is an increase of 25.5 ML (or 15.3%) on the previous year due to changes to average rainfall and commencement of irrigation for new priority open space assets. Despite the increase, Council has decreased its mains water use by 139 ML (or 42%) since 2000-01. The largest contributor to mains water use in 2015-16 was open space with 147ML (or 77%), followed by Council facilities and other services with 45ML (23%).

Council's recent actions to reduce mains water usage

- Adoption of Council's *Integrated Water Action Plan* to identify priority sites for large scale stormwater harvesting and other alternative water source projects
- Use of Class A recycled water from the Eastern Treatment Plant for irrigation of open space assets (49.1% of Council's total water use was sourced from recycled water in 2015-16)
- Upgrades to existing irrigation systems to improve efficiency and performance

- Adoption of Council's *ESD Standards for Council Buildings* policy, setting minimum environmental performance standards (including water efficiency) for all Council building projects

Further information

- Frankston City Council's *Integrated Water Action Plan* (see *Related Links*)
- Council's 'Water' webpages

Executive Summary**12.8 Community Grants Program Review - Guidelines and Policy**

Enquiries: (Liz Daley: Community Development)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.1 Ensure the organisation is financially sustainable

Purpose

To brief Council on the consultation period and present the Draft Community Grants Policy 2017-2021 and Draft Community Grants Guidelines (May 2017) to Council.

Recommendation (Director Community Development)

That Council:

1. Approves the Draft Community Grants Policy 2017-2021.
2. Approves the Draft Community Grants Guidelines (May 2017).

Key Points / Issues

- OM295 (19 December 2016) approved the Draft Community Grants Policy 2017-2021 and Draft community Grants Guidelines (December 2016) for 4 weeks community consultation on Council's website from February 2017.
- The Draft Policy and Guidelines were updated to reflect improvements identified in the 2016 Community Grant program. Some of these amendments were small; for example in the Draft Community Grants Policy organisational titles were updated and the requirement to attend a public gifting ceremony or forfeit a grant was included. Whilst in the Draft Community Grants Guidelines eligibility and other requirements including excluded activities; capital items and capital expenses; and ineligible groups were specified. The Draft Guidelines exclude funding of defibrillators in the 2017 program due to the number requested in the 2016 program.
- The consultation period for the Draft Community Grants Policy and Guidelines was open from 20 February 2017 to 20 March 2017 and was advertised in The Times and Leader newspapers on 27 February 2017 and on Council's website and social media. Consultation was specifically timed to avoid the festive holiday season so as to maximise the opportunity for community feedback but none was received.
- As a result, only the date reference of the Draft Community Guidelines has been amended from December 2016 to May 2017 to coincide with presentation to this Council meeting.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

12.8 Community Grants Program Review - Guidelines and Policy**Executive Summary**

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

Community Grants are allocated within the amount determined by Council as part of its annual budget process.

Consultation**1. External Stakeholders**

The Draft Community Grants Policy 2017-2021 and Draft Community Grants Guidelines (December 2016) were available for consultation on Council's website (front page item) from 20 February – 20 March 2017. The consultation period was also advertised on Council's social media and in The Times and Leader newspapers on 27 February 2017.

2. Other Stakeholders

Recommendations in the Draft Policy and Guidelines documents arise out of the Community Grants Committee review of applications in the 2016 program. The Committee comprise senior staff and delegated Councillors.

Analysis (Environmental / Economic / Social Implications)

Council's annual community grants program delivers funding support for a wide range of valuable and, often, volunteer based community groups who contribute social, environmental and skills development programs in Frankston City.

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.

Legal

There are no statutory obligations or legal implications that required considering in this report.

Policy Impacts

The Community Grants Policy 2013-2017 has been reviewed and updated with amendments incorporated into the Draft Community Grants Policy 2017-2021 presented within this report.

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 Community Grants Policy and Guidelines provide an assessment framework for granting recommendations to ensure transparent and fair decision making as well as to reduce the risk of inappropriate grants.

12.8 Community Grants Program Review - Guidelines and Policy**Executive Summary****Conclusion**

The Draft Community Grants Policy 2017-2021 and Draft Community Grants Guidelines (May 2017) aim to improve the accountability and governance of the grants program to enable continued and appropriate support for valuable work performed, often, by volunteers.

ATTACHMENTS

Attachment A: Draft Community Grants Policy 2017-2021

Attachment B: Draft Community Grants Program Guidelines (May 2017)

Frankston City Council Policy 2017-2021	Policy Number:01-04/14
Community Grants Program – DRAFT POLICY A3331488	Issue 1b Date: 05/2017

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1. POLICY STATEMENT:

Frankston City Council's Community Grants Program aims to enable community organisations, community groups and/or individuals to deliver new and/or improved services, projects and programs that benefit Frankston City.

The Community Grants Program will be determined by Council and expended by the grant recipient within a financial year. All applications must comply with the application and acquittal guidelines. Late applications are deemed ineligible.

2. REASON FOR POLICY:

Council seeks to support the efforts of eligible community organisations, groups and/or individuals to improve the social, natural, built and economic environment of the city through access to community grants. In addition, Council receives numerous unsolicited requests for financial support. This policy provides a transparent, equitable and accessible process for all interested people seeking funding.

3. SCOPE:

This Policy applies to all requests for funding submitted through the Community Grants Program by Frankston based individuals, community groups and organisations.

4. AUTHORISATION:

This policy is approved by Council and delegated to the CEO for implementation

..... Cr Brian Cunial, Mayor

Date

..... Mr Dennis Hovenden, CEO

Date:

The Policy is overseen by the General Manager Communities

5. REVISION DATE:

This policy will be reviewed in April 2021 and then every 4 years thereafter.

Frankston City Council Policy

Policy Number: 01-04/14

6. PRINCIPLES

- Grants must further the aims and objectives of the Frankston City Council by enhancing the social, natural, built and economic aspects of the community as well as contributing to the local economy.
- Grants must be congruent with Council's values, policies and strategies and there is no conflict of values between the proposed grant application and Council.
- Appropriate due diligence will be applied to all grant applications seeking financial support.
- The relationship established by virtue of the grant application will be transparent, produce outcomes of integrity and deliver tangible benefits to the community.
- Approval of a grant will not involve Frankston City Council in controversial issues such as political or cultural sensitivities, or expose the organisation to adverse criticism.
- Grant applications will be evaluated in accordance with the criteria and weighting as outlined in Council's Grant Application Guidelines
- Use of Council logos must be approved by Council's Media and Communications Department.
- The proposed program / initiative:
 - encourages cooperation and sharing between community groups to ensure that all residents and organisations benefit from common resources.
 - Increases the range of, and access to, recreational, social, cultural and environmental activities, programs and services.
 - Supports community development initiatives and socially responsible community activities.
 - Gives particular consideration to those community groups that can give the greatest benefit back to the community.
 - Encourages and supports the principles of access and equity
 - Identifies those groups, individuals, organisations that make the effort to assist themselves.

Frankston City Council Policy

Policy Number: 01-04/14

7. ROLES AND RESPONSIBILITIES:

Manager Community Strengthening shall be responsible for the development, review and promotion of this policy.

Annual Community Grants Program

The annual Community Grants Program will be determined as part of the annual budget. Following acceptance of the annual budget at an Ordinary Council Meeting, the program will open for a period of 4 weeks. The Community Grants Program Committee will review applications and make funding recommendations to Council. Once Council approves distribution of Community Grants, recommendations are released to the public. A grant requirement is that successful applicants, or their representative, must attend the Community Grants Presentation Ceremony to formally accept their grant, or forfeit their grant. Forgone grant/s will be transferred into the annual budget for the Miscellaneous Grants Program.

Successful applicants must attend the Community Grants Presentation Ceremony to formally accept their grant.

Community Grants Program Committee Representatives:

Delegated Councillors (at least two);
Manager Community Strengthening;
Grants Officer;
Manager Family Health Support Services (or delegate);
Manager Arts and Culture (or delegate);
Manager Community Safety (or delegate);
Manager Planning and Environment (or delegate);
From time to time, the committee may co-opt managers/staff or departments to provide advice on funding applications under review.

Miscellaneous Grants Program

The Miscellaneous Grants Program sub-committee includes the Mayor and Deputy Mayor (or delegates, as per resolution regarding Council Committee Delegates); Director Community Development (or delegate); Director Corporate Development (or delegate), with secretariat support provided by the Grants Officer. From time to time the sub-committee may co-opt managers/staff or departments recommending (or not) the funding application under review.

Miscellaneous Grants meetings occur monthly. Granting decisions will be reported to the next Ordinary Council Meeting through the Delegated Powers Report.

Frankston City Council Policy

Policy Number: 01-04/14

8. POLICY NON-COMPLIANCE:

Frankston City Council will not enter into grants with parties who:

- Are involved in unlawful activities;
- Do not support diversity, tolerance and inclusivity within the community;
- Are political parties;
- Support programs that create or may present hazards to the community;
- Support programs that do not reflect widely held community standards;
- Contravene State and Commonwealth legislation, Local Laws or Frankston Planning Scheme
- Are currently involved in a tendering or procurement process with the Council.

Frankston City Council reserves the right to withdraw grant funding with the External Body when they are considered to have not complied with the spirit of the policy and any written agreement entered into as a grant arrangement.

An application for a grant will not be considered unless properly lodged i.e. an application with the required information meeting the program guidelines.

9. RELATED DOCUMENTS

- Community Grant Program Guidelines, Application Forms, Funding Agreements and Accountability Forms current for that financial year
- Miscellaneous Grants Guidelines
- Frankston Arts Centre Discounts and Concessions Guidelines
- The current Council Plan
- Frankston City Community Plan
- The current Council Budget

10. TRAINING

Training in the policy and its guidelines will be offered to the community and staff in June of each year.

11. DEFINITIONS

Grant – to bestow, as a privilege, a sum of money or in-kind support

Policy – position adopted based on principles linked to the Council Plan that influences and determines decisions, actions and other matters

Directive – statement outlining a specific course of action or method of operation/interaction (potential to re-occur or run indefinitely)

Guideline – how to do something, expected to do

Resolution of Council – request for action by officers – reported back to Council via 'Council Request for Action' list.

DRAFT Community Grants Program Guidelines

(May 2017)



opportunity » growth » lifestyle

"Council seeks to support the efforts of organisations, groups and individuals to improve the social, natural, built and economic environment of the City through access to community grants."

Community Grants Policy

Available on request, or from www.frankston.vic.gov.au

Grants available:

Start-up Funding Grant (up to \$1,000)

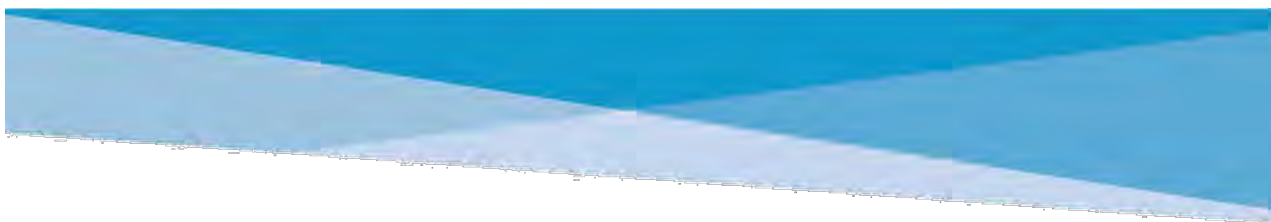
One-off seed funding to support Community Groups & the delivery of new services and to assist in getting the group or project started. Must be able to demonstrate longevity and sustainability via business plans or similar.

Operational, Program and Minor Equipment Grant (up to \$2,500)

Assistance to community groups for a broad range of community development programs, services, activities and/or the purchase of minor equipment (includes arts, environmental and other initiatives).

Community Events Grant (up to \$1,500)

Funding for community events can be financial or in kind marketing funding.



Introduction

Frankston City Council is proud to support the Community Grants Program in recognition of the significant contribution by the community to programs, projects and events in the City. The program is funded from General Rate revenue and recognises the goodwill of the Frankston community in supporting the activities of individual clubs and organisations.

Funding is available under the following categories:

Start-up Funding Grant up to \$1,000

Operational, Program and Minor Equipment Grant up to \$2,500

Community Event Grant up to \$1,500

Funding for community events can be financial or in-kind marketing funding.

Application Process

To be eligible for consideration for assessment in this grant program, applicants need to complete and submit an official Frankston City Council Community Grant Program application.

The application form for this program can be obtained online at:

www.frankston.vic.gov.au/our_community/community_grants

Completed applications need to be lodged via Council's webpage:

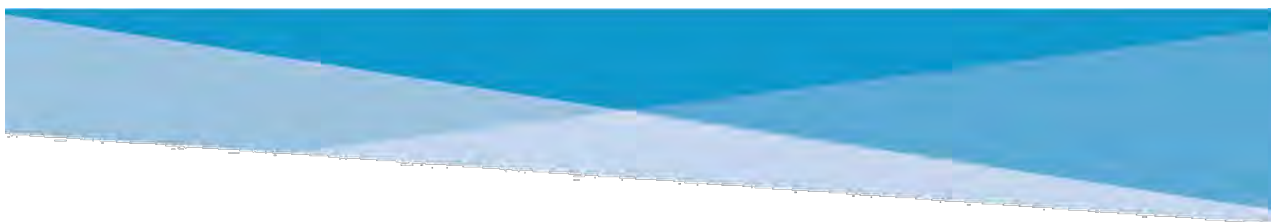
http://www.frankston.vic.gov.au/Our_Community/Community_Grants/Community_Grants by the advertised closing date. Applications received after this date will not be eligible for consideration and there will be no appeal process for late applications.

The Frankston City Council Community Grants Policy guides the conduct of the Community Grants Program. Copies are available from Council's website www.frankston.vic.gov.au or on request from the Grants Officer.

Objectives

The Community Grants Program seeks to achieve the following objectives:

- Encourage cooperation and sharing between community groups to ensure that all residents and organisations benefit from common resources.
- Increase the range of, and access to, recreational, social, cultural and environmental activities, programs and services.
- Support community development initiatives and socially responsible community activities.
- Give particular consideration to those community groups that can give the greatest benefit back to the community.
- Encourage and support the principles of access and equity.
- Identify those groups, individuals, organisations who are willing to contribute to their own vision, programs and sustainability.



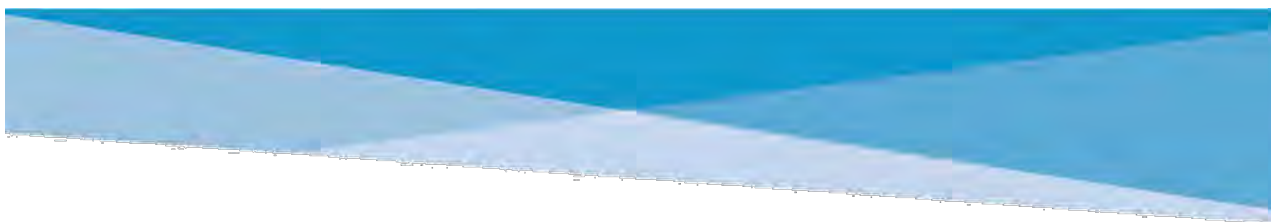
Applicants may be eligible if:

- ☐ not-for-profit
- ☐ a community group or organisation
- ☐ incorporated under the *Associations Incorporation Reform Act 2012* or commenced the process of incorporation (evidence will be required)
- ☐ auspiced (sponsored or supported) by a group that is incorporated, if they are not incorporated. The organisation applying must meet eligibility requirements and take responsibility for the funds and acquittal
- ☐ located within the geographical boundaries of Frankston City and / or servicing a significant number of Frankston City residents
- ☐ offering activities, programs, projects and events to the general community without discrimination or restriction
- ☐ offering activities, programs, projects and events that would be socially, economically, environmentally and physically accessible to all the community
- ☐ demonstrating some level of fundraising and financial contribution to their activities, programs, projects and events (which may include financial or in-kind assistance that might be obtained from other parties in the form of support or sponsorship). It is not Council's intention to fully fund activities, programs, projects and events.

Applicants will be ineligible if:

- commercial and / or profit making organisation, political party or hosting a political event
- activities or programs that are the responsibility of another level of government (such as education, health); or are the responsibility of a group under their incorporation or lease / license agreement (including recurrent expenses and capital works) will not be supported
- receiving other Council funding for the activity
- hosting your activities, programs, projects and events outside of Frankston City
- seeking retrospective funding for activities, programs, projects and events that have already started or have been completed
- requesting funding that would otherwise be covered by insurance
- capital works and capital expenses including vehicles; air conditioning units; and machinery
- in financial debt with Council or have not previously complied with grant conditions (including unable to properly account for prior funds; have not spent funds for the agreed purpose; or have not returned a detailed accountability form for previous years Community Grants)
- unable to provide an Annual Report and / or Annual General Meeting minutes; financial statement and public liability insurance statement
- staff, Councillor or contractor to Frankston City Council
- defibrillator applications will not be considered in 2017 Annual Grants program.

Note: Individuals will be eligible for application under Council's Miscellaneous Grants program only.



Assessment Criteria

Assessment Criteria

The following criteria and weighting are considered essential and are listed in order of importance:

	Criteria	Weighting
Criterion 1	Expected contribution of project / activity to economic, social and/or environmental outcomes in Frankston City.	30%
Criterion 2	Demonstrated longevity and capacity development beyond the funded period.	25%
Criterion 3	Number of Frankston residents who will benefit: a. Directly; and b. indirectly	20%
Criterion 4	Activity addresses an area of need that would otherwise go unfunded.	15%

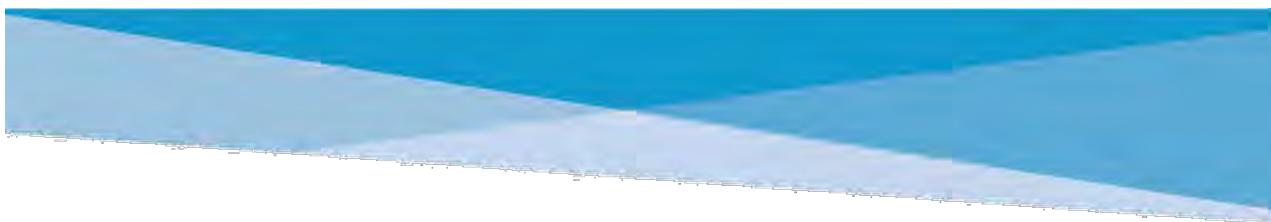
Important but not essential criterion is as follows:

Criterion 5	Direct benefit for vulnerable and / or disadvantage residents;	10%
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Applicants should address the essential assessment criteria to be considered for funding under this program. (Please note: Criterion 5 is not essential)

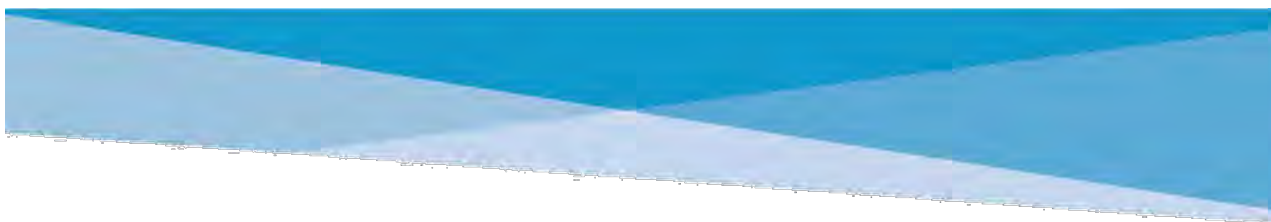
Conditions of the Grant

- ❑ The Community Grants Program is limited to the amount of funds allocated in Council's annual budget.
- ❑ Allocation of funds to an applicant for any purpose in any year must not be taken as a commitment by Council for funding in a subsequent year.
- ❑ Only one application per applicant will be accepted.
- ❑ Council's contribution will be limited to the amount granted. All other costs associated with the proposed project / activity will be covered by the applicant.
- ❑ Council reserves the right to publicise any aspect of activity associated with its Community Grants Program. Recipients must assist Council with publicity as required including attendance.
- ❑ Community Grants will open for application each year following endorsement of Council's Budget for 4 weeks. Successful applicants will be expected to spend and acquit their funding by 30 June of that same financial year.
- ❑ Successful applicants must attend the Community Grants presentation Ceremony to formally accept their Grant. Where an applicant is not represented at this ceremony, their grant will be withdrawn.
- ❑ Council's decision is final.



Category Descriptions

PART 1 START UP FUNDING GRANT	
Description:	<p>One-off funding to support community groups and the delivery of new services and to assist in getting the group or project started.</p> <p>This funding is offered as a 'once only' opportunity so it is important to consider how the new service or group will be sustained following the initial period of funding. Prior to lodging an application, you should contact the relevant Council Officer (refer to the list on page 6) to discuss your new service or group. Make sure you include support from other funding sources as well as your financial and / or in-kind contribution in your application. Groups applying under this category must show how their activity can be sustained beyond the funded period.</p>
Grant Amount:	Up to \$1,000
PART 2 OPERATIONAL, PROGRAM AND MINOR EQUIPMENT GRANT	
Description:	<p>Assistance to community groups for a broad range of community development programs, services, activities and/or the purchase of minor equipment (includes arts, environmental and other initiatives).</p> <ul style="list-style-type: none"> • Operational – support towards costs of keeping the group operating eg administration costs, postage, etc. • Equipment – available for the purchase of specific equipment essential to the development of a community organisation. • Innovative Activity, Program or Project Grant – available to organisations to conduct an activity, program or project that is innovative. • Learning and Development Grant – available to provide volunteers with learning opportunities or development relevant to their role within the organisation including setting up or attending creative development workshop, master class, conference or seminar.
Grant Amount:	Up to \$2,500
PART 3 COMMUNITY EVENT GRANT	
Description:	<p><u>Community Events</u></p> <p>Funding for events can be financial or in-kind marketing funding.</p> <p><i>It is essential to discuss your event with Council's Events staff on 9293 7154. You will also be required to complete an event application form that will address event and other compliance aspects of your event.</i></p> <p>Events can have both a local or broader appeal and aim to attract 500+ visitors and/or residents to Frankston. The maximum amount of funding allocated per group/organisation for this category is \$1,500. Where an application receives combined cash and in-kind funding, the total amount will not exceed \$1,500. Established community events will have a demonstrated appeal to the local community. They will aim to engage a range of community/not-for-profit groups, schools/TAFEs and local businesses.</p>
Grant Amount	Up to \$1,500



Contact List

Name	Activity	Contact Number
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For further information on the guidelines and applications administration, please contact:

Grants Officer	all grant enquiries and administration	9784 1015
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Depending on the nature of your application, the following officers can provide information, advice or guidance in the following specialised areas – please contact:

Liz Daley Manager Community Strengthening	for community groups, youth activities, sports and recreation activities.	9784 1957
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Peter Harrison Positive Ageing Consultant	for seniors groups and family activities	9768 1324
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Andrew Moon Manager Arts and Culture	for local events, arts and culture	9768 1395
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Leonie Reints Manager Community Safety	for emergency services groups and community safety activities	9784 1925
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Michael Papageorgiou Manager Planning and Environment	for environmental activities	9784 1905
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Other Information

If you require further information please contact the Grants Officer on 9784 1015 or email communitygrants@frankston.vic.gov.au

Feedback about the Community Grants Program and its process is always welcomed. Please address your comments to the Grants Officer.

APPLICATIONS WILL ONLY BE ACCEPTED ONLINE

LATE APPLICATIONS WILL BE DEEMED INELIGIBLE

Executive Summary**12.9 Council response to Resilient Recovery Discussion Paper**

Enquiries: (Leonie Reints: Community Development)

Council Plan

Community Outcome:	2. Liveable City
Strategy:	2.2 Improve the municipality's safety, image and pride
Priority Action	2.2.1 Promote the natural attributes and family friendly lifestyle qualities of Frankston locally, nationally and internationally

Purpose

To brief Council on the Victorian Government's discussion paper on the proposed resilient recovery model and to seek Council's endorsement on the draft submission made by officers in response to the discussion paper.

Recommendation (Director Community Development)

That Council endorses the attached draft submission to the Resilient Recovery Discussion Paper which was submitted subject Council endorsement.

Key Points / Issues

- Emergency Management Victoria, part of the Victorian Department of Justice and Regulation recently released the Resilient Recovery Discussion Paper (**Discussion Paper**) for feedback. The Discussion Paper is attached (**Attachment A**).
- The Discussion Paper describes an aspirational resilient recovery model that strengthens and supports the community in terms of its wellbeing, liveability, sustainability, viability and community connection, before an emergency occurs so that should one occur the community is better placed to contribute to its own recovery.
- The Discussion Paper states that the new resilient recovery model will better align to normal business of government and agencies. However the resilient recovery model described will require significant additional financial and human resources in order to effectively achieve the level of robust community as is described.
- As municipal councils are the mandated lead in coordinating emergency relief and recovery at the local level, we have concern that we will be expected to absorb this additional work in community strengthening without adequate additional resources.
- The Discussion Paper seeks on the proposed resilient recovery model.
- Officers have prepared a draft submission to the Discussion Paper that while acknowledging the benefits of holistic community development in emergency management the submission also highlights concerns with the model including the increased work and level of additional resourcing at the local government level it would require. The response is attached (**Attachment B**).
- Due to the deadline for submissions being 28 April 2017, Council's draft response has been submitted in pending Council endorsement with the ability to amend or withdraw the submission at any time.

12.9 Council response to Resilient Recovery Discussion Paper**Executive Summary****Financial Impact**

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

The submission highlights there will be additional emergency management service delivery expectations of Council for which there is currently no identified state government funding.

Consultation**1. External Stakeholders**

Consultation during the preparation of the response to the Discussion Paper has occurred with neighbouring municipalities who are similarly making a response.

2. Other Stakeholders

The response to the Discussion Paper has been co-drafted with Liz Daley, Manager Community Strengthening and Council's Emergency Municipal Recovery Manager.

Analysis (Environmental / Economic / Social Implications)

It is not anticipated that there will be any environmental, economic or social implications if the response to the Discussion Paper is endorsed

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

There are no statutory obligations impacted by the endorsement of the submission.

Policy Impacts

There are no Council policies impacted by the endorsement of the submission.

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 inherent risks affected by the endorsement of the submission.

12.9 Council response to Resilient Recovery Discussion Paper**Executive Summary****Conclusion**

Emergency Management Victoria has released the Resilient Recovery Discussion Paper and seeks submissions from those involved in relief and recovery. As municipal councils are the lead in coordination of emergency relief and recovery at the local level the resilient recovery model will have significant impacts on the expectations of Council. The aspirational resilient community described in the Discussion Paper will require adequate additional resourcing in order to be achieved. Our submission to the Discussion Paper highlights these concerns.

ATTACHMENTS

Attachment A: Resilient Recovery Discussion Paper

Attachment B: Frankston City Council Response to Resilient Recovery Response

Resilient Recovery

Discussion Paper





Acknowledgment of Country

EMV acknowledges Aboriginal and Torres Strait Islander people as the Traditional Custodians of the land. EMV also acknowledges and pays respect to the Elders, past and present and is committed to working with Aboriginal and Torres Strait Islander communities to achieve a shared vision of safer and more resilient communities.

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Emergency Management Victoria

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This document is also
available in Word and PDF
at emv.vic.gov.au

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04

EMERGENCY MANAGEMENT VICTORIA
RESILIENT RECOVERY

Foreword

The current relief and recovery arrangements have served Victoria for many years and through goodwill and collaboration the sector has responded to a number of complex and protracted recovery events. For some time though we have recognised the need to reform relief and recovery arrangements to enhance recovery outcomes for communities, and to meet and adapt to the challenges and opportunities of the future.

In order to achieve safer and more resilient communities in Victoria, we need to work together to create a relief and recovery system which empowers individuals, communities, government, agencies and business to plan for and achieve recovery outcomes. Additionally, we need to better align relief and recovery within the normal business of government and agencies to achieve more sustainable and efficient outcomes.

This paper introduces a new way of thinking through the concept of resilient recovery. Resilient recovery connects community systems and networks to plan for and support wellbeing, liveability, sustainability, and viability. A resilient recovery supports individuals, families and communities to be healthy and

safe, to engage in and lead their recovery, to be able to live, work and connect within the community, and identify opportunities for growth, renewal and innovation.

The Resilient Recovery Model, proposed in this paper, allows us to consider relief and recovery holistically from a community outcome perspective. It is a model that is community focused and driven. It aligns with community needs and authentically connects individuals, communities and business into the recovery process and, for the first time, provides a pathway from recovery to resilience. It is a significant step forward in our thinking on relief and recovery.

The opportunity now is for individuals, communities, agencies, government, academia and business now have the opportunity to engage with and discuss the model within your networks and to think creatively and share your ideas and views by making a submission.

I look forward to the discussion and engagement over the coming months and to work together to co-create a resilient recovery model for the future. The opportunity to reform relief and recovery has never been greater.

Craig Lapsley PSM
Emergency Management
Commissioner, Victoria



Introduction

05

EMERGENCY MANAGEMENT VICTORIA
RESILIENT RECOVERY

Since 2009, the Victorian Government has committed to reform the State's emergency management arrangements to create safer and more resilient communities. Significant work has been undertaken to develop sustainable and efficient emergency management preparedness and response arrangements that reduce the likelihood, effect and consequences of emergencies. The current emergency management relief and recovery arrangements have been in place for many years and are largely based on the goodwill and collaboration of many partners.

In Victoria, numerous reviews, inquiries and reports have identified the need for reform to our relief and recovery arrangements. In response, specific improvements have been made, however until now the relief and recovery system has not been comprehensively reviewed. The absence of a cohesive strategy for relief and recovery in Victoria has resulted in a lack of coordination, consistency and community engagement across recovery programs and activities following an emergency. Additionally, insufficient recovery planning prior to an emergency has meant that delayed and improvised arrangements are put in place afterwards which often do not meet community needs and expectations.

Victoria does not have sustainable and effective relief and recovery arrangements for the future.

The development of a modern, resilience-based relief and recovery system for Victorian communities is needed. We require a model that moves arrangements from welfare to wellbeing, disconnected activities to connected systems and services, unclear roles and responsibilities to agreed accountabilities, inconsistent capability to collaborative partnerships, and disparate to sustainable funding arrangements.

This new way of thinking about recovery has been developed through our evolving knowledge and understanding of resilience, including through the interim Community Resilience Framework for Emergency Management in Victoria. The concept of resilient recovery, introduced in this paper, challenges our current arrangements and for the first time provides a pathway from recovery to resilience.

A resilient recovery supports individuals, families and communities to be healthy and safe, engage in and lead their recovery, to be able to live, work and connect within their community, and to identify opportunities for growth, renewal and innovation. The proposed Resilient Recovery Model connects community systems and networks to plan for and support community outcomes enabled through operating arrangements of policy and programs, governance arrangements and accountabilities, capabilities and capacity, and funding and investment. The Resilient Recovery Model is designed for all emergencies and all communities.

Reform to relief and recovery will require all stakeholders to think differently. It will challenge government and agencies to move beyond current arrangements and create more effective and

sustainable systems and services for the future. It will encourage business to consider the opportunities their networks, systems and capabilities bring to recovery. Importantly, individuals and communities have the opportunity to contribute to the system that enables and supports them most effectively in their recovery.

This Discussion Paper is designed to generate discussion on reform and enable collaboration on the development of a strategy for relief and recovery in Victoria, for release in mid-2017.

The Discussion Paper provides:

- an overview of current relief and recovery arrangements
- a proposed model for resilient recovery and the enabling arrangements
- questions for consideration in the development of a relief and recovery strategy.

Emergency Management Victoria will lead collaborative consultation with diverse stakeholders across community, government, agencies, and business, during February-April 2017.



Part 1: Context

BACKGROUND

The bushfires and heatwave in 2009 and the floods in 2010-11, created the catalyst for the most comprehensive changes to emergency management arrangements in Victoria since the 1983 Ash Wednesday fires.

The *Victorian Bushfires Royal Commission* and the *Victorian Floods Review* found that Victoria's existing legislative, policy, governance, and operational arrangements for emergency management required modifying and upgrading to meet the challenges ahead.

In September 2011, the *Green Paper: Towards a More Disaster Resilient and Safer Victoria* was released to stimulate discussion as part of an

end-to-end examination of the State's emergency management system. In December 2012, the *White Paper: Victorian Emergency Management Reform* set out comprehensive change to the State's emergency management arrangements at all levels of government. In relation to relief and recovery, it recommended a range of improvements to arrangements in order to enable communities to participate in their own recovery.

Through these mechanisms and supported through a series of significant reviews, the Victorian Government has committed to reform the State's emergency management arrangements to create safer and more resilient communities by developing a sustainable and efficient emergency management system that reduces the likelihood, effect and consequences of emergencies.



CURRENT ARRANGEMENTS

Victoria's emergency relief and recovery arrangements are built upon national disaster recovery policy, principles and theory. The State Emergency Relief and Recovery Plan states that the "aim of relief and recovery is to support communities to successfully deal with the impacts of an emergency on the social, built, economic and natural environments. By doing so, communities help build cohesion and resilience to future emergencies." The Plan specifies the arrangements and roles and responsibilities for the coordinated planning and management of emergency relief and recovery in Victoria.

Under the *Emergency Management Act 1986*, the Emergency Management Commissioner and the Minister for Emergency Services have responsibility for the coordination of the activities of agencies following an emergency, and ensuring that satisfactory emergency management arrangements are in place to facilitate the recovery from emergencies.

Responsibility for the coordination of relief and recovery at state, regional and local levels sits with Emergency Management Victoria, Department of Health and Human Services and municipal councils respectively. Municipal councils lead the delivery of relief and recovery services and the Victorian Government supports councils in fulfilling these responsibilities by

establishing and coordinating all regional and state relief and recovery arrangements and activities.

The State Emergency Relief and Recovery Plan identifies 11 relief activities that provide direct assistance to individuals, families and communities or indirect assistance through the resupply of essential goods or services to communities affected by an emergency. The Plan also identifies 14 functional areas that sit under four recovery environments (social, economic, built and natural). The 14 functional areas describe an anticipated or realised community need and bring together a number of similar recovery activities. At the state level, there are 75 relief and recovery activities, with 19 lead agencies and 34 agencies that lead locally or provide support.

The State Crisis and Resilience Council is Victoria's peak body to develop and coordinate policy and strategy across the emergency management spectrum and to oversee its implementation. The Relief and Recovery Sub-committee is the peak advisory body to the State Crisis and Resilience Council on emergency management matters relating to relief and recovery, and shares responsibility for ensuring the delivery of the Victorian Emergency Management Strategic Action Plan (SAP). The SAP strengthens the collective capability, culture, governance, systems, and services of the emergency management sector to meet future challenges.



REFORMING RELIEF AND RECOVERY

Since 2009, relief and recovery arrangements have been reshaped through the streamlining of operational arrangements, the partnerships between government, private, and community sector organisations, as well as the continuing work of local communities to prepare for and recover from emergencies. However until now, the relief and recovery system has not been comprehensively reviewed and the questions articulated in relation to relief and recovery in the Green Paper and White Paper have not yet been fully discussed or answered.

In 2016, the Victorian Relief and Recovery Forum and State Relief and Recovery Team Debrief identified the existing strengths within relief and recovery including agility, flexibility, innovation and dealing with complexity and sustained timeframes. Key challenges within existing arrangements including integration, sustainability, accountability and communication were also identified. Both the Forum and Debrief outcomes have informed this paper.

Approaches to relief and recovery have continued to evolve to reflect the knowledge and experience gained through major emergencies. The most significant emerging trend is that of increasing the resilience

of communities and individuals through their active participation in the recovery process. There is also increasing recognition that recovery planning before and after an emergency is a collaborative effort of community, government, agencies and business. Beyond the sphere of recovery theory, ideas and lessons from fields such as humanitarian development, community development, systems and design thinking, outcomes theory and wicked problems may provide approaches to improve recovery outcomes.

There is little research or discussion on whether current relief and recovery concepts and approaches continue to remain relevant or

whether there is an alternative relief and recovery model, such as the proposed Resilient Recovery Model. A model that aligns with community need, supports outcomes for communities, authentically connects individuals, communities and business into the recovery process and provides a pathway from recovery to resilience.

Local, national and international reviews and new approaches reviewed individually inform and drive important improvements at the operational level. Reviewed collectively, they form a powerful argument for strategic reform in relief and recovery.

A range of strategies and projects already underway will inform and be informed by relief and recovery reform:

Proposed Emergency Management Planning Guidelines: will support the implementation of the proposed Proposed Emergency Management Legislative Amendment (Planning) Bill and drive a consistent approach when developing emergency management plans at municipal, regional and state levels.

Interim Community Resilience Framework for Emergency Management in Victoria: supports the Victorian emergency management sector to align programs and activities toward a set of resilience characteristics.

Emergency Management Performance Standards: provide the objectives and minimum requirements for the collective functions agencies and government undertake.

Victorian Preparedness Goal: identifies the capabilities required to manage a major emergency, assesses current capabilities and enhances partnerships and shared responsibilities.

Local Government Capability and Capacity project: aims to assess and improve the ability of local governments to manage emergencies, clarifying resources, responsibilities and actions.

Victorian Reviews and Inquiries: Relevant to Relief and Recovery

2009 Victorian Bushfire Royal Commission: Victoria should review reconstruction and recovery from the Black Saturday bushfires to maximise learnings for future improvement and determine whether long-term recovery is adequately supported.

Review of the 2010-11 Flood Warnings and Response: The state clarify the transition to recovery arrangements including the processes for approving and funding of essential works after transition to recovery has been formalised.

Green Paper: Towards a More Disaster Resilient and Safer Victoria 2011: What is the most appropriate mode for managing relief and recovery in major emergency events? How do we ensure Victoria has an appropriate relief and recovery mode that covers everyday incidents and can scale up to deal effectively with large-scale and complex emergencies across all hazards?

White Paper: Victorian Emergency Management Reform 2012: Relief and recovery should target the unique needs of each community using community-led approaches that engage the community; operate simultaneously and cooperatively with response procedures; be timely and seamless with scalable arrangements embedded in legislation and policy; be informed by effective impact and needs assessments; and have the capacity and capability to meet needs through investing in partnerships over the long-term, and effectively harnessing public goodwill and participation.

IGEM Review of Community Recovery following the 2013-14 Victorian bushfires: Emergency Management Victoria, with recovery agencies and councils, develop a model for guiding and facilitating community recovery that draws on the State's experience, and ensures that community recovery programs are coordinated, empower community action, and reflect communities' characteristics and needs.

Hazelwood Mine Fire Inquiry, 2014: The State improves communications around psycho-social support to communities affected by emergencies and the State review relief and recovery communications and community engagement initiatives.

2009 Bushfire-Affected Communities – Five Year Consultation Report, 2014: Recommendations based on the following themes: health and wellbeing, children and youth, rebuilding local economies, the Victorian Bushfire Appeal Fund, State and Local Government community recovery and local processes and bereavement loss and memorials.

The outcomes and recommendations of these State-led reviews have also been validated through the experience of communities following events such as the Docklands fire (2014), Wye River/Separation Creek fire (2015), Scotsburn and Barnawartha fires (2015) and the Geelong Storm event (2016).

Part 2: Resilient Recovery

WHAT IS RESILIENT RECOVERY?

The experience and knowledge of communities, agencies, government, academia, and business gained following major emergencies is significant. We are now well positioned to co-create a sustainable and efficient relief and recovery system which empowers individuals, communities, government, agencies, and business to plan for and achieve resilient recovery.

Resilient recovery is a new concept that considers the whole system of relief and recovery and how diverse components within that system can be organised and empowered to deliver community recovery outcomes for a safer and more resilient future. It allows us to understand the relationships between the components within recovery and how actions can impact on or achieve outcomes in another part of recovery.

Resilient recovery connects community systems and networks to plan for and support wellbeing, liveability, sustainability, viability, and community connection

outcomes for a safer and more resilient future. A resilient recovery supports individuals, families and communities to be healthy and safe, engage in and lead their recovery, to be able to live, work and connect within their community and to identify opportunities for growth, renewal and innovation.

The Resilient Recovery Model proposed in this paper connects community systems and networks to plan for and support community outcomes enabled through the operating arrangements of policy and programs, governance arrangements and accountabilities, capabilities and capacity, and funding and investment. The model is designed for all communities and all emergencies.

The model is community focused and driven. It focuses on supporting wellbeing, liveability, sustainability, viability, and community connection outcomes aligned with community needs. By understanding resilient recovery outcomes we are then able to develop the most effective enabling arrangements to support the delivery of these outcomes. This approach changes the focus of recovery; as current arrangements can often limit or direct community outcomes rather than support and enable them.

The Resilient Recovery Model builds on our increasing knowledge and experience in resilience and is aligned with, and informed by, the community resilience characteristics identified in the interim Community Resilience Framework for Emergency Management in Victoria. The model, for the first time, provides a pathway from recovery to resilience.

This Discussion Paper provides the opportunity to shift our thinking to mobilise and activate a diverse range of stakeholders to collaboratively create a relief and recovery system for the future.

WILL THE RESILIENT RECOVERY MODEL ENABLE BETTER RECOVERY OUTCOMES FOR COMMUNITIES, GOVERNMENT, AGENCIES AND BUSINESS?

Resilient Recovery Model



“

Emergency Management Victoria has adopted a common definition that defines resilience as being:

“The capacity of individuals, communities, institutions, businesses and systems to survive, adapt and thrive no matter what kind of chronic stresses and acute shocks they experience.”



Wellbeing

Victoria faces a number of challenges to the wellbeing and resilience of its communities.

Victoria's population is growing rapidly and ageing, there is increasing urbanisation and some rural areas are in decline. Chronic disease including cardiovascular disease, cancers and mental health disorders are Victoria's leading

causes of poor health and disability. At the same time, climate change is increasing the intensity and frequency of extreme weather events, further affecting the wellbeing of Victorians. All of these stresses can impede the ability of communities and individuals to recover from emergencies.

Resilient recovery supports high levels of good health, wellbeing, and reduced levels of family violence

and workplace accidents across all communities. Community is a safe place where environmental health impacts are minimised and the benefits of accessible open space, high air quality, and biodiversity are valued and accessible to all. Individuals, families and the community are therefore in the position to contribute effectively to their own recovery when the need arises.

“

I spent most of the days following Black Saturday walking around to various neighbours properties to see who was there and spoke to neighbours about how we were meant to get clean water, food and get in touch with other people.

Steels Creek resident, following the 2009 bushfires

Descriptor

- The safety, security, physical and mental health of individuals, families and the community, including the most vulnerable.

Community outcome

- Individuals, families and the community are physically and mentally healthy, safe, and are able to engage in their recovery.

Components

Primary health: The planning, provision, response and coordination of pre-hospital and health emergency care using available resources that maximise positive health outcomes for the community.

Mental health: The services and advice that provide for a positive state of wellbeing, confidence and self-esteem.

Public health: Coordination, development and implementation of legislation, programs, strategies and monitoring procedures that minimises public health risk.

Relief assistance: Provision of assistance for the immediate health, wellbeing and essential needs of individuals and communities that supports wellbeing and reduces vulnerability.

Public order and community safety: Regulations and laws that enable a safe environment for communities affected by an emergency.

Environmental health: The assessment and management of consequences to community, environmental values, domestic animals and livestock of hazardous materials release, naturally occurring pests or biological hazard that minimises risk.

Animal health: The provision of animal welfare support services for companion animals, livestock and wildlife affected by emergencies to improve animal welfare outcomes as well as human health, safety and resilience.

Alignment to Resilience Characteristics

- Safe and well: the community is physically and mentally healthy and it is a safe place to be. Community wellbeing is high.

Liveability

Victoria's population is expected to grow rapidly from 5.5 million in 2011 to 10.1 million in 2051.

Rapid growth can place increasing strain on lifelines. For example, the need for public transport services and road infrastructure to meet

residential development, particularly in peri-urban areas. Rural areas experiencing decline may experience difficulty retaining lifelines, and maintaining critical and community infrastructure.

Resilient recovery supports the sustainability and reliability of essential services and lifelines

such as energy, water, electricity, gas, fuel, food, health, transport and telecommunications as well as critical health and community infrastructure, and ensures that they are available to all, are resistant to shocks, and are able to be restored as soon as possible following an emergency.

“

People were happy about being consulted through the workshops, but were disappointed that they were unable to be physically involved. We have to get the community involved, whether it's planting shrubbery, painting or some activity and give them some ownership. Otherwise they're just coming to a town that's been fully manufactured for them and that's not what they are used to.

Marysville resident, following the 2009 bushfires

Components

Water: Provision of services that provide safe and reliable water supplies for drinking, sanitation and irrigation as well as for industry, communities and the environment, including the management of waste water.

Transport: Effective functioning of publicly and privately owned facilities, assets and infrastructure that move people and freight, and connect communities.

Energy: Industries in the essential production and sale of energy, fuel extraction, manufacturing, refinement and distribution, that provide energy to households, businesses and enable all other critical infrastructure sectors to function.

Food and grocery: Reliable provision of fresh, refrigerated and packaged goods and groceries through large aggregators, retail outlets and key industry associations that operate across multiple modes of transports and infrastructure.

Housing: The range of available accommodation solutions, including the restoration and renewal of infrastructure that assist with the provision of shelter.

Health: The infrastructure and delivery of, and access to, essential health services, including the continuity and availability of advice, that minimise the consequences of emergencies on health and wellbeing.

Banking and finance: Interconnected community, national and global institutions and services

that facilitate financial transactions, protect against loss and leverage assets to create wealth.

Telecommunications: Management of internet, phone, radio, television, and business operation services and infrastructure that provide for community liveability and connection.

Natural environment: Maintenance, renewal and restoration of natural and physical resources that sustain health, agriculture, industry, amenity and cultural values.

Government: The systems and infrastructure that maintain law, order, stability and protection that deliver community services and policies.

Education: Provision of opportunities through education services and infrastructure that inform and improve the knowledge, skills and experience of individuals and communities.

Community infrastructure: Local community facilities that deliver community services and sense of place.

Community services: Range of activities, advice and programs delivered to individuals and families through facilities and agencies that contribute to the functioning of the community and its connection.

Descriptor

- The continuity, restoration and reconstruction of essential services, critical infrastructure and community infrastructure to enable the functioning of a community.

Community outcome

- The accessibility of essential services and the continuity, restoration, and reconstruction of critical and community infrastructure that enable individuals and families to live and connect within their community.

Alignment to Resilience Characteristics

- Sustainable built and natural environment: high levels of amenity are accessible to all. Ecosystem services are valued and sustainable.



Sustainability

As Victoria's population is growing it is also changing.

It is ageing, it is becoming more diverse (there are now more than 260 languages and dialects spoken), and it is concentrating in urban and peri-urban areas. A transitioning economy can also impact communities dependent on particular industries, such as

agriculture and natural resources and make them more vulnerable to shocks. This can be compounded by unequal wealth distribution across the State. Some community members are less engaged and social cohesion is at times fragile.

Resilient recovery supports vibrant local economies, which sustain vibrant local communities. Strong local employment provides

businesses with flexibility, capacity and resources to re-establish themselves following an emergency. The local economy is diverse with accessible employment opportunities. Individuals, families and business are able to draw upon insurance and generate financial income to support their recovery, and are therefore less reliant on government support.



Many business owners did not have the time to sit down and go through information as they were focused on trying to maintain business operations as soon as possible after the floods.

Mount Alexander Shire Council's evaluation of the 2010-11 flood recovery

Descriptor

- The reconnection, re-establishment and integration of local social and economic systems and networks.

Community outcome

- Local social and economic systems and networks are supported to sustainably re-establish to enable individuals, families and businesses to work and connect within the community.

Components

Culture and heritage: The history of people, art, architecture, religion and other elements that shape life and are passed from generation to generation including customs, practices, places, objects, stories, expressions and values.

Business: Private and public entities, proprietors and small businesses that contribute to local economies.

Employment: Formal and informal roles and sectors of paid, unpaid and volunteer work that contribute to economies and the wellbeing of community members.

Tourism: A visitor economy (leisure, business, other) that diversifies the community's (local and national) economic base and expands the employment market.

Agriculture: The end-to-end management of the farming of crops and livestock that provide food and other products which sustain and enhance human life and support economies.

Recreation and sport: Activities and facilities that help maintain health and build communities through participation, social inclusion, connection, shared experiences and achievements.

Social networks: The systems and relationships between people and organisations connected by culture, values, ideas, friendships, employment, and location that help to build community resilience.

Alignment to Resilience Characteristics

- Dynamic and diverse local economy: there are diversified and accessible employment opportunities and a sustainable work life balance.
- Culturally rich and vibrant: diversity is celebrated and the community has a range of cultural, arts and leisure activities accessible by all.

Viability

The Victorian economy is in transition – financial and insurance services, tourism and education have replaced manufacturing as the largest economic drivers to employment and Gross State Product.

Rural communities remain reliant on agriculture and other natural resource-based industries. Income and wealth inequalities exist. Communities can exhibit low levels of engagement with decision making processes and social cohesion is sometimes strained.

Resilient recovery supports local economic structures that enable long-term business growth and sustainable employment that has flexibility to adapt to changing

circumstances and long-term trends. Inequalities of income and wealth are reduced. The community has a range of cultural, arts, leisure, sporting and other resources which draw on the full potential of all its members and contribute to long-term community connections. Citizens are engaged in local, state and national decision-making processes not just in the immediate aftermath of an emergency but in the longer term.

“

The economic recovery of fire-affected communities is crucial to their long-term recovery. Supporting businesses to re-establish and generating local employment has been a priority in fire-affected areas, with a particular focus on small business and tourism.

Victorian Bushfire Recovery Three Year Report 2012

Descriptor

- Social and economic systems and networks provide opportunities for growth, renewal and innovation.

Community outcome

- Social and economic systems and networks can individually and collectively move from recovery to resilience, revealing potential and opportunities for growth, renewal and innovation.

Components

Local and regional investment strategy: Timely, evidence based and coordinated delivery of long-term investment in activities across all levels of government that respond to the needs of local communities and build long-term competitiveness and resilience.

Community development: The process where community members come together to take collective action and generate solutions to common problems that helps to build community capacity and resilience.

Long-term recovery planning: The process of whole of community engagement in the development of a long-term vision and planning for the delivery of coordinated and

adaptive programs, services and support that facilitates community participation in recovery and leads to improved recovery outcomes.

Assurance and learning: Lessons learned from experience and research, reviews of community consequences, investigations of causes and outcomes, assurance activities and the translation of lessons into behaviour change that leads to continuous improvement and improved community safety and resilience.

Business continuity: Planning and preparation to ensure that government, agencies, business and community service organisations are able to continue to operate even when impacted by an emergency and can recover as quickly as possible after an event.

Alignment to Resilience Characteristics

- Dynamic and diverse local economy: there are diversified and accessible employment opportunities and a sustainable work life balance.
- Culturally rich and vibrant: diversity is celebrated and the community has a range of cultural, arts and leisure activities accessible by all.

Community Connection

Demographic shifts including population growth, ageing and population diversity all have an impact on community connection.

Households are becoming smaller, but there are more of them. Evidence suggests that communities are, overall, less engaged and social cohesion is sometimes fragile. Weakened community connections can

exacerbate the impacts of an emergency and lead to poorer recovery outcomes.

Resilient recovery leverages the strength of community through effective networks and structures that enable high levels of collaboration and communication that allows the community to lead their recovery. Emergency management planning prior to an emergency understands, facilitates the strengthening of, and empowers these networks and structures so that they can be utilised to build

resilience and enable community members to actively participate and connect.

Effective local community networks and structures facilitate collaboration, communication, sharing, learning and the provision of support to individuals and families. Community members are actively engaged, share local knowledge and continually learn and grow, creating opportunity for delivery of effective recovery processes.

“

In the absence of meaningful community involvement with other affected people, individuals and families may have limited opportunities to share and resolve their experiences, receive the social support needed for personal recovery, and be involved in their community's recovery.

IGEM Review of Community Recovery Following the 2013-14 Victorian Bushfires

Descriptor

- Community systems and networks are understood, informed and work together to participate in planning and leading recovery through to long-term community resilience.

Community outcome

- Community systems and networks are actively involved in planning and leading their pathway from recovery to resilience through collaboration, communication, learning and support.

Components

Community profile: A comprehensive picture of the makeup of communities that helps to form an understanding of emergency impacts, and inform recovery planning and decision making.

Emergency management planning: The process of engaging the whole community in the development of strategic and operational approaches to build resilience to emergency events.

Community connection: The relationships, systems and networks that enable individuals and communities to work together.

Communication: The channels, information and systems that engages individuals and communities and enables them to make better decisions about their safety and wellbeing ultimately for better community outcomes.

Intelligence and information sharing: Timely, accurate and actionable information, including the assessment of risks, threats and hazards that enables effective recovery decision making.

Alignment to Resilience Characteristics

- Connected, inclusive and empowered: there are networks and structures in the community that support collaboration, communication, sharing and learning together.
- Democratic and engaged: the community is able to participate in decision-making and community activities.
- Reflective and aware: the community can access the resources it needs to be aware to act where required and reflect upon their experiences.

Enabling Operating Arrangements

The enabling arrangements form the basis for how we operationalise the Resilient Recovery Model.

The enabling operating arrangements are the comprehensive and evidence-based policy and programs, adaptable and collaborative governance arrangements and accountabilities, consistent and collaborative capabilities and capacity, and diverse, flexible, sustainable and relevant funding and investment arrangements. The enabling operating arrangements are driven and informed by wellbeing, liveability, sustainability, viability and community connection outcomes.

Continued overleaf ■

Enabling Operating Arrangements

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EMERGENCY MANAGEMENT VICTORIA
RESILIENT RECOVERY

Policy and Programs

Descriptor

- Policy and programs are the state and national recovery policy frameworks and the identification, development, delivery and evaluation of services and programs that support community recovery outcomes.

Outcome

- Comprehensive and evidence-based relief and recovery policy and programs that plan for and support wellbeing, liveability, sustainability, viability and community connection outcomes.

Components

- Relief and recovery policy framework
- Evidence-based relief and recovery programs and activities
- Major event recovery models
- Assurance and learning
- Influencing whole-of-government policy
- Co-design strategies
- Long-term recovery models
- Monitoring and evaluation

Questions for consideration

1. What existing and future policies and programs are central to successful resilient recovery? How could they support long-term recovery?
2. How does the resilient recovery model encourage community, government, agency and business participation?
3. What are the key whole-of-government policies that we should look to influence to deliver better recovery outcomes?
4. How could continuous improvement be integrated into the resilient recovery model?



Governance Arrangements and Accountabilities

Descriptor

- Governance is the processes for making and implementing decisions and activities. Governance is supported by clear operational and policy arrangements that meet the needs of communities and service providers. As a fundamental principle of good governance, accountabilities encompass the responsibility for and delivery of those activities that are undertaken.

Outcome

- Adaptive and collaborative relief and recovery arrangements and accountabilities across communities, government, agencies and business, underpinned by agile governance structures.

Components

- Legislation
- Emergency management planning
- Accountabilities (roles and responsibilities)
- Operational management (command, control and coordination)
- Policy governance arrangements
- Strategic communication
- Local, regional, state arrangements

Questions for consideration

1. What are the requirements of governance arrangements and accountabilities that support the Resilient Recovery Model?
2. Who should be accountable for which aspects of the delivery of the Resilient Recovery Model?
3. Is there opportunity to further streamline operational recovery arrangements? How can recovery arrangements be further integrated into preparedness and response arrangements?



Capability and Capacity

Descriptor

- Capability is the collective ability to reduce the likelihood and consequences before, during and after an emergency. Capacity is the extent to which the core elements of capability can be sustained before, during and after an emergency.

Outcome

- Innovative, consistent and collaborative partnerships across communities, government, agencies and business that enable effective relief and recovery through people, resources, systems and services.

Components

- Learning and development
- Partnerships
- Research
- Intelligence and information sharing
- Workforce culture
- Leadership
- Performance Standards
- Digital technology
- Preparedness Goal
- Workforce and Volunteer Strategy
- Management of donated goods, services, money, people
- Community connection and development

Questions for consideration

1. Who (communities, agencies, business, government) is best placed to deliver recovery programs and activities that meet the needs of communities? How are they best supported?
2. What are the training, learning and development needs for relief and recovery?
3. What are the resources, systems and processes required to enable resilient recovery?
4. What are the strategic research priorities for relief and recovery?



Funding and Investment

Descriptor

- Funding and investment is the policies and processes that inform the effective and sustainable management of relief and recovery funding and establish the overarching policy framework through which investment is made.

Outcome

- Diverse, flexible, sustainable and relevant relief and recovery funding and investment that support and meet the needs of individuals, families, community and business.

Components

- Outcomes based relief and recovery funding framework
- Long-term recovery funding arrangements
- Partnerships
- Investment strategy
- Insurance
- Asset management strategy
- Procurement arrangements
- State-Commonwealth funding arrangements
- Financial systems and processes
- Resilient reconstruction policy

Questions for consideration

1. What should Victoria's recovery funding and investment priorities be?
2. What funding arrangements are required following an emergency to support individuals, communities and business in their recovery?
3. What are the key partnerships that need to be developed?

Part 3: Way Forward

The role of Emergency Management Victoria is to work with communities, government, agencies and business to strengthen their capacity to withstand, plan for, respond to and recover from emergencies.

Through the Discussion Paper, Emergency Management Victoria will lead and facilitate discussion on system-wide reform to relief and recovery policy and programs,

governance arrangements and accountabilities, capability and capacity and funding and investment in order to achieve safer and more resilient communities.

The commitment of partner agencies, organisations, business and community to engage and provide insight and feedback is critical to the success of future relief and recovery within Victoria. This reform offers the opportunity to influence broader public policy and strategy in a way that supports and delivers safer and more resilient communities.

TIMELINE FOR REFORM

Emergency Management Victoria will seek feedback on the Discussion Paper until 13 April 2017.

During this process, significant engagement will occur with key partners to seek their input and advice on relief and recovery reform. Emergency Management Victoria will work with the State

Crisis and Resilience Council Relief and Recovery Subcommittee to develop a relief and recovery strategy to be endorsed by Government in mid-2017 which will lead to reform in the policy, governance, capability and funding of relief and recovery in Victoria. The strategy will be implemented and evaluated over a three to five year period.

GET INVOLVED

Emergency Management Victoria is seeking the contribution of interested parties on the Resilient Recovery Model set out in the Discussion Paper until **13 April 2017**.

All contributions are welcomed and encouraged. We would like to hear from those that have lived, and continue to live, the recovery experience, those that have been involved in relief and recovery for years, those that are new, and those that offer a different perspective and experience.

You may choose to respond directly to some or all of the themes and questions in the Discussion Paper. When responding, please frame your response with the necessary detail to enable our consideration of your contribution. You may want to think about collaborating with other partners or communities to develop a response. We also encourage you to challenge the current systems and propose new ways of thinking beyond those proposed in this paper.

Submit your response:

engage.vic.gov.au

E recovery.reform@emv.vic.gov.au
T +61 3 8685 1360

M **Director Relief and Recovery**

**Emergency
Management Victoria**
Level 23, 121 Exhibition Street
MELBOURNE, VIC 3001

Responses close 13 April 2017.

References

Victorian and Australian References

- State Emergency Relief and Recovery Plan (Emergency Management Victoria, 2016)
- Community Recovery Handbook (Australian Institute of Disaster Recovery, 2011)
- Emergency Management Performance Standards (Emergency Management Victoria, 2016)
<https://www.emv.vic.gov.au/publications/emergency-management-performance-standards>
- Victorian Preparedness Goal (Emergency Management Victoria, 2016) <https://www.emv.vic.gov.au/our-work/victorian-preparedness-goal>
- Interim Community Resilience Framework (Emergency Management Victoria, expected mid- 2017)
<https://www.emv.vic.gov.au/CommunityResilienceFramework>
- Victorian Critical Infrastructure Resilience Strategy (Emergency Management Victoria, 2015)
http://files.em.vic.gov.au/EMV-web/Critical-Infrastructure_Resilience_Strategy_Sept-2016.pdf
- Resilient Melbourne Strategy (Resilient Melbourne, 2016)
- Victorian Emergency Management Strategic Action Plan (Emergency Management Victoria, 2015)
<https://www.emv.vic.gov.au/publications/victorian-emergency-management-strategic-action-plan-2015-2018-1>
- Green Paper: Towards a More Disaster Resilient and Safer Victoria (Department of Premier and Cabinet 2011)
- White Paper: Victorian Emergency Management Reform (Department of Premier and Cabinet, 2012)
- Beyond Bushfires: Community Resilience and Recovery Final Report (University of Melbourne, 2016)
- Review of the 2010-11 Flood Warnings & Response (Neil Comrie, 2011)
- The Economic Cost of the Social Impact of Natural Disasters (Deloitte, 2016)
- Review of Community Recovery Following the 2013-14 Victorian Bushfires (Inspector General of Emergency Management, 2016)
- Hazelwood Mine Fire Inquiry Report (Hazelwood Mine Fire Board of Inquiry, 2014)
- Report to the Victorian Government of the 2009 Bushfire-Affected Communities –Five Year Consultation (Ben Hubbard, 2014)
- National Strategy for Disaster Resilience (Council of Australian Governments, 2011)
- Victorian Bushfire Recovery Three Year Report, 2012

International References

- Guide to the National CDEM Plan – Section 32 - Recovery (Ministry of Civil Defence & Emergency Management, New Zealand 2015)
- The Sendai Framework for Disaster Risk Reduction 2015-2030 (United Nations, 2015)
- FEMA National Disaster Recovery Framework (Homeland Security, USA 2016)

 emv.vic.gov.au



RESILIENT RECOVERY

Discussion Paper

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Telephone: 1300 322 322

11 April 2017

Director of Relief and Recovery
Emergency Management Victoria
Level 23, 121 Exhibition Street
MELBOURNE VIC 3001

Dear Sir/Madam

Frankston City Council Response to the Resilient Recovery Discussion Paper

We thank you for the opportunity to provide a response to the Resilient Recovery Discussion Paper (**Discussion Paper**) and proposed reform to relief and recovery arrangements. Given municipal councils are the lead in the coordination of relief and recovery at the local level the proposed reforms will have significant impact on local government.

Frankston City Council takes its legislated and policy provided responsibilities in emergency management very seriously. We work closely with emergency services and relief and recovery organisations to plan and prepare for significant emergencies that could impact the municipality and collaborate with neighbouring municipalities to deliver value to the community. Fortunately, Frankston City has had no significant emergency events where it has had to fully enact its emergency relief and recovery arrangements.

The Discussion Paper describes a model that is focused on strengthening the community in terms of its wellbeing, liveability, sustainability, viability and community connection, before an emergency occurs so that should one occur the community will be better placed to contribute to its own recovery. Place based planning and community development are central to Council's work with communities. The overall aim is to reduce reliance on external supports by building resilient and empowered communities. In this way, there is a strong alignment between the aspirational community described in the Discussion Paper and Council's work.

The Discussion Paper states that the Resilient Recovery Model will align with the normal business of government and this requires further scrutiny. The Frankston community is culturally, economically and socially diverse and, within it, comprise

many smaller communities at the local area (neighbourhood) level and through special interests. Achieving the aspiration of healthy and resilient communities is a complex web of competing priorities, capacity to harness and mobilise significant community resources, embedding and sustaining partnerships with community groups, community service organisations and other layers of government and the extent and availability of, often limited, financial and human resources. Hence, achieving the level of resilience as described in the Discussion Paper will require substantial investment including adequate recurrent funding supported by a negotiated and agreed policy framework. For local government, this also requires consideration of the current rate capped environment and corresponding capacity.

Further consideration is required to adequately resourcing Council's role in emergency management. Council is not an emergency service and there is a significant difference between the emergency experience of rural, metropolitan and interface councils. Balancing competing priorities with planning and resourcing varies significantly between councils who are funded through their rates base to deliver the unique priorities of their municipality. Although all Councils collaborate, they operate independently of each other.

Although a resilient community is the ultimate aim of all community development work, the impact of an emergency event will always disrupt the community regardless the level of resilience. The extent of disruption will be congruent with the scale of the event. The loss of significant infrastructure (housing, community assets) and loss of life will require time for healing and the need for additional support. Scalable arrangements outlined in the model that cover everyday incidents through to large scale emergencies should be viewed with caution as these could undermine resilience and instead create dependence on relief and recovery providers such as councils and other small not for profit organisations for all incidents no matter how small.

The Discussion Paper states that "we require a model that moves... unclear roles and responsibilities to agreed accountabilities". The model however, is unclear on the allocation of relief and recovery roles. The current State Emergency Relief and Recovery Plan (Part 4 of the Emergency Management Manual Victoria) identifies specific relief and recovery activities and clearly defines the lead and support agencies for these. What is beneficial about the current arrangements is that the activities are linked with a responsible organisation so that there is coordination and accountability in relief and recovery.

Overall, it is of significant concern the Discussion Paper does not articulate the roles and responsibilities of local government in a future Resilient Recovery Model. Further, this document has been developed without a discussion with local government to ascertain capacity, capability and gaps in relation to this model. The model appears to assume a level of homogeneity within communities. The Frankston community, in general, has a heavy reliance on the community services sector. The model appears to assume a level of affluence and insurance cover that is unlikely given the demographic profile but does not address this issue and subsequent under investment. With these, and other omissions in the model, it is aspirational and, if not addressed, unrealistic.

Specifically in regards to the Enabling Operating Arrangements within the Discussion Paper we raise the following concerns:

- Within policy and programs a range of components are listed without clarification as to whether this is expected to be done at the local level. If so, then it is unrealistic to expect this additional amount of work to be absorbed as business as usual and without significant additional resources.
- Command, control and coordination principles described in governance arrangement and accountabilities are not appropriate within community development.
- The descriptor of funding and investment does not concretely describe how the Resilient Recovery Model, which thrusts upon local government significant additional work in community development, will be additionally resourced and funded. We have concern that the resilient recovery activities are expected to be absorbed by those involved in relief and recovery into normal business and therefore be self-funded.

Whilst in principle Council supports an approach to a more holistic view of community development and its impact on community resilience, we trust that our concern regarding the Discussion Paper and proposed reforms to relief and recovery arrangements will be addressed in the development of the Resilient Recovery Model.

Yours faithfully

Dennis Hovenden
CHIEF EXECUTIVE OFFICER

Executive Summary**12.10 Progress of Council Resolutions resulting from Notice of Motions**

Enquiries: (Dennis Hovenden: Chief Executive Office)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.3 Continue to build organisational capability and a customer service culture

Purpose

To brief Council on the current status of Notice of Motion Resolutions.

Recommendation (Chief Executive Office)

That Council:

1. Receives the Notice of Motion Report as at 1 May 2017.
2. Notes that the following NOMs be archived from the Notice of Motion Report:
 - NOM 1229 – Frankston Yacht Club Exterior Building Maintenance
 - NOM 1231 - Tree Planting Program
 - NOM 1233 - Review of Councillor Request Process
 - NOM 1246 - Ongoing Delays on the Frankston Train Line
 - NOM 1257 - Cameras at Belvedere Shopping Centre
 - NOM 1262 - Assistance to generationally challenged community groups and community sporting clubs
 - NOM 1276 – Costs to Execute NOM's

Key Points / Issues

- At the Ordinary Council Meeting OM295 held on 19 December 2016, Cr Sandra Mayer moved the Notice of Motion *NOM1240 - Progress of Council Resolutions resulting from Notices of Motion*, which was subsequently carried unanimously:

“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 at each of its Ordinary Meetings in future commencing with Ordinary Meeting 296 (scheduled for the 30 January 2017).”
- The Notice of Motion Report as at 1 May 2017 is attached and will continue to be updated and reported at each Ordinary Council Meeting.
- Correspondence received by Council as a result of actions from Notice of Motions are attached to this report.
- Once Notice of Motion actions are reported ‘complete’, they will be archived from the document.

12.10 Progress of Council Resolutions resulting from Notice of Motions**Executive Summary****Financial Impact**

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

Consultation**1. External Stakeholders**

Nil.

2. Other Stakeholders

Nil.

Analysis (Environmental / Economic / Social Implications)

Making the written records available may provide some confidence in transparency in decision making and is in keeping with best practice advice from the Office of the local Government Inspectorate.

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

Under Section 76AA of the *Local Government Act 1989*, Council is required to make a written record of all Councillors who participate in;

- An Advisory Committee where at least one (1) Councillor and a member of Council staff is present; and
- A planned or scheduled meeting where at least half the Councillors and a member of staff is present.

Policy Impacts

There is no impact to Council Policies.

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 significant risks.

Conclusion

It is recommended that the written records as attached be received.

12.10 Progress of Council Resolutions resulting from Notice of Motions**Executive Summary**

ATTACHMENTS

Attachment A: Notice of Motion Report as at 1 May 2017

Attachment B: NOM Correspondence as at 1 May 2017

**Notice of Motions Estimated Costs
 By Councillor
 2016 – 2020 Term**

Table 1

Councillor	Number	Primary Cost	Ongoing Cost	Outcome Cost
Cr Cunial	5	\$4,649	\$500	\$190,500
Cr McCormack	4	\$3,585	\$0	\$0
Cr Toms	9	\$2,650	\$0	\$0
Cr Aitken	8	\$8,799	\$0	\$0
Cr Bolam	23	\$2,587	\$0	\$0
Cr O'Connor	8	\$1,400	\$0	\$0
Cr Mayer	2	\$2,450	\$0	\$0
Cr Hampton	4	\$3,624	\$350	\$0
Cr O'Reilly	0	\$0	\$0	\$0
TOTAL	63	\$ 29,744	\$ 850	\$ 190,500

Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
28-Nov-16	13.1	NOM 1229 - Frankston Yacht Club Exterior Building Maintenance Cr Cunial	That the Chief Executive Officer is directed to instigate a maintenance regime for the newly completed Frankston Yacht Club building situated on the foreshore, which ensures that the exterior woodwork of the building and surrounding structures remains where possible in its current state in relation to colour and condition. The intent of Council's direction is to ensure that the building is not permitted to simply "grey with age". CARRIED UNANIMOUSLY	Paul Saly	1 May 2017 Archive. 27 Mar 2017 - Please be informed: Due to the sailing season, the Yacht Club will commence, oil staining in May, 2017. 03 Mar 2017 - 9:22 AM - Paul Saly Action reassigned to Paul Saly by: Jacqui Shannon	Primary Cost: \$270 Outcome Cost: \$95,000 per annum	
28-Nov-16	13.3	NOM 1231 - Tree Planting Program Cr Cunial	That the Chief Executive Officer arrange for the preparation of a report on the cost associated with the initiation of a predominantly indigenous tree planting program throughout the municipality's parks and reserves. Such report should focus on a planting regime which provides for a gradual yearly increase in the number of trees growing in all Council owned or managed parks and reserves taking into consideration the relevant ecological vegetation class of the given park or reserve CARRIED UNANIMOUSLY	Brad Hurren	1 May 2017 Archive. 5 April 2017 Action completed by: Brad Hurren Report prepared and presented to Council on 3 April 2017 in accordance with NOM. Report prepared and presented to Council on 14 March 2017 in accordance with NOM. 23 March 2017 - Tracee Hall-Davis A report was presented with refined costs included and a breakdown of costs handed to all Councillors for information. The item deferred for further inclusion of undertaking planting with volunteers on National Tree Planting Day in July using Federal Government grants. 09 Feb 2017 - 11:09 AM - Gillian Kay Estimated Completion Date changed by: Tracee Hall-davis From: 01 Feb 2017 To: 15/3/2017 08 Feb 2017 - 3:01 PM - Tracee Hall-davis Update provided by Director Community Development - The costs of implementing an incremental indigenous tree planting program in Council's parks and reserves are based on \$125 per tree for procuring, planting and maintaining semi mature plants in Council's 40 premium parks and reserves. These reserves are home to sporting facilities and neighbourhood parks. On this basis two trees per park per annum is estimated to cost \$10K and 5 trees per park is estimated to cost \$25K, which is over and above the current operational tree budget comprising \$50K for in fill street trees and \$35K allocated to general tree watering and maintenance. In addition \$200K capital funding is currently allocated for bulk tree planting which is proposed for a boulevard project. A report is currently scheduled for discussion at Ordinary meeting 14/3/2017. 16 Dec 2016 - 3:50 PM - Gillian Kay Estimated Completion Date changed by: Tracee Hall-davis From: 19 Dec 2016 To: 01/02/2017 16 Dec 2016 - 3:49 PM - Tracee Hall-davis A report will be prepared for Council consideration highlighting a recommended planting regime and any associated costs.	Primary Cost: Officers Report time - \$1,729	

Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
28-Nov-16	13.4	NOM 1232 - Additions to Domestic Animal Plan Cr Mayer	Moved: Mayer Seconded: Bolam That the Chief Executive Officer arrange for officers to investigate the following additions and associated costs to the Domestic Animal Management Plan: • When owners pay for their cats and dogs registration fees, Council staff do a complimentary check to see if microchip details are up to date. • All registered and chipped dogs/cats are returned to their owners by vets and/or rangers FREE of charge. • All health card holders can register their animal for minimal fee or free. • Council shouldn't spend any money on Pets Day Out but all funding should come from sponsorship and be outsourced to an event organisation company. Monies raised should pay for the event. • Leash free fencing zones should be built and funded in place of Pets Day Out. • Council should create an allocated section on their website to post lost and found dogs. • Dead animals cats or dogs should be scanned and reported to the owner. • Animal owners should get a discounted registration fee if they take an online test outlining responsible animal ownership welfare. • A committee should be formed to assist in implementing these ideas made up of residents. • Initiate a campaign (e.g. go fund me) to raise funds for a day holding facility for lost animals such as Bayside City Council currently run. • An exemption from desexing for select breeds with an additional registration charge such as neighbouring Councils. • These issues be raised with animal welfare and interest groups to request their feedback, including local facebook forums. CARRIED UNANIMOUSLY	Leonie Reints	1 May 2017 Responses to the DAMP NON were provided to Councillors on Monday 10 April 2017 and addressed as part of the Domestic Animal Management Plan (DAMP). Councillors were advised that some of the suggestions in the NOM are in breach of legislation and cannot be considered and the other suggestions have been incorporated in the DAMP. The DAMP goes back to Council in July and will then go out for community exhibition. 3 April 2017 - No change to the status. 09 Mar 2017 - 2:46 PM - Leonie Reints Estimated Completion Date changed by: Tracee Hall-davis From: 11 Nov 2017 To: 15/10/2017 06 Mar 2017 - 10:06 AM - Tracee Hall-davis Provisional responses were provided to a briefing of Councillors 5 December. Some of the suggestions are in breach of the legislation. These were: 3) & 8) - Registration is a statutory requirement, any registration fees are determined under the provision of the Domestic Animals Act 11) - Desexing exemptions are provided for under the provisions of the Domestic Animals Act. Some exemption already apply for pure breed dogs registered with Dogs Victoria. However, for those that are possible - animal welfare groups and members of the public have been consulted. A report is due to go to a Councillor Briefing in May 2017 as part of the Domestic Animal Management Plan. The Plan is due to be exhibited and reported by to Council by September 2017. 20 Feb 2017 - 3:03 PM - Tracee Hall-davis The issues raised in the NOM will be where legislatively possible, addressed through the development of the DAMP. Animal Welfare Groups will be consulted as part of this process. 23 Jan 2017 - 11:57 AM - Leonie Reints Estimated Completion Date changed by: Tracee Hall-davis From: 23 Mar 2017 To: 11/11/2017 19 Dec 2016 - 10:33 AM - Tracee Hall-davis Provisional responses were provided to a briefing of Councillors 5 December. Some of the suggestions are in breach of the legislation. These were: 3) & 8) - Registration is a statutory requirement, any registration fees are determined under the provision of the Domestic Animals Act 11) - Desexing exemptions are provided for under the provisions of the Domestic Animals Act. Some exemption already apply for pure breed dogs registered with Dogs Victoria. However, for those that are possible - animal welfare groups and members of the public will be consulted. A report is due to go to a Councillor Briefing in March 2017 as part of the Domestic Animal Management Plan. The Plan is due to be exhibited and reported by to Council by September 2017.	Primary Cost: Officers Investigations and reporting - \$450	
28-Nov-16	13.5	NOM 1233 - Review of Councillor Request Process Cr Cunial	Moved: Hampton Seconded: Bolam That the Chief Executive Officer is directed to conduct an urgent and thorough review of the Councillor Request process with a view to significantly improving the current operation and management of the system. A fundamental requirement of the review shall be that extensive consultation must occur with Councillors in order that their views and requirements are met prior to finalising the report. It is an expectation of Council that major improvement is required in terms of the customer service aspect. This would include the current timelines for responding back to Councillors, residents and other interested parties. The report is required to be completed by the Ordinary Meeting being held on 30 January 2017. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Archive. 3 April 2017 - Final Council report provided. 14 Mar 2017 - 11:44 AM - Andrea Gaynor Briefing conducted with Councillors. Interim report to March 2017 meeting and final report to April 2017 meeting. 05 Jan 2017 - 1:54 PM - Andrea Gaynor A Councillor Briefing has been scheduled on 16 January 2017.	Primary Cost: Officers Investigation, meetings, report - \$1,650 Outcome Cost: \$77,500	

Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
28-Nov-16	13.8	NOM 1236 – Support to Traders CAA Development Cr Toms	Moved: Toms Seconded: Mayer That the Chief Executive Officer request officers to brief Councillors on how disruption to traders is being minimised during works in Wells Street and Young Street, detailing lessons learnt and plans/recommendations for the future on how Council can be more effective in this area. Following this the Mayor meet with the State MP, Mr Paul Edbrooke to relay findings from the Council Briefing. CARRIED	Vito Albicini	3 April 2017 Ongoing - Business Resilience package 2 roll out delivery dates and Business as Usual marketing campaign part 2 is continually rised with State Government and VicRoads at all levels. 21 Dec 2016 - 1:56 PM - Allison Clark Director of CAA Development briefed the Councillors on the 30 November 2016 and a meeting was held with the Mayor and the Member for Frankston, Mr Paul Edbrooke. Outcome of the meeting was that the State Government would deliver a promotional campaign focusing on that Frankston City Centre is open for business as usual during the Young Street works.	Primary Cost: Officers time preparing and presenting - \$300	
19-Dec-16	13.2	NOM 1241 - Centenary Park Golf Course Committee Cr Hampton	Moved: Hampton Seconded: Toms That: 1. Council notes that the pro shop and golf course at Centenary Park remain as separate entities to the Centenary Park sporting complex. 2. A Committee of interested Councillors and appropriate officers be appointed to develop a future 10 year business plan for the Centenary Park Golf Course. 3. Regular reports be provided to Council on the development of the draft business plan including consultation undertaken with key stakeholders. 4. The final draft business plan be presented to Council for consideration and adoption by the end of 2017 at the latest. 5. Council notes that D&S Golf have previously been advised that their current contract will not be extended. 6. Notwithstanding the previous advice to D&S Golf, Council now advises D&S Golf that their current contract (expiry 30 June 2017) will now be extended to the 30 June 2018. This will allow for the development of the draft business plan for Centenary Park Golf Course and guarantee no interruption to the management and viability of the golf course. CARRIED UNANIMOUSLY	Dennis Hovenden	24 March 2017 – Tracee Hall-Davis Evaluation of Business Plan submissions was undertaken 22 March 2017. 14 March 2017 – Dennis Hovenden Committee has met. Established timeline to achieve Council resolution. Discussed brief for the development of the business plan. Will meet again mid-March 2017 Costs To Date - \$500 – ongoing costs. 10 Feb 2017 - 11:53 AM - Andrea Gaynor Business Plan Sub Committee will meet for the first time on 27th February 2017 at 4.30pm. Terms of reference of the Committee will be presented. 05 Jan 2017 - 4:53 PM - Andrea Gaynor 1. Noted 2. Committee meeting to be established with first meeting early in 2017 to discuss what is required. 3. Reports will be provided. 4. Will work to presenting plan by end of 2017. 5. Noted 6. Letter sent advising.	Primary Cost: \$2,124	
19-Dec-16	13.4	NOM 1243 - Pedestrian Crossing Fletcher Road Cr Aitken	Moved: Aitken Seconded: Mayer That Council make representation to VicRoads to formalise a pedestrian crossing on Fletcher Road between the Police Station and Law Courts and Bayside Shopping Centre and that Council request Mr Paul Edbrooke MP, Member for Frankston to make appropriate representation on our behalf. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 No change to the status. 3 April 2017 - No change to the status. 10 Feb 2017 - 11:55 AM - Andrea Gaynor No change in status. 05 Jan 2017 - 3:36 PM - Andrea Gaynor Letter has been forwarded to VicRoads (A3271611). Awaiting for a response.	Primary Cost: \$75	
19-Dec-16	13.5	NOM 1244 - Criminal Asset Forfeitures Cr Bolam	Moved: Bolam Seconded: Aitken That Council writes to the Federal MP for Dunkley, Mr Chris Crewther, Federal Minister for Justice The Hon. Michael Keenan, State MP Mr Paul Edbrooke and State Minister for Justice The Hon. Martin Pakula, advocating that asset forfeitures for/from criminal proceeds be better channelled into the local communities (crime prevention programs, victim support programs, etc) where the proceeds of crime were claimed. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Letter of response received from Mr Paul Edbrooke MP and The Hon Martin Pakula MP, Attorney-General (A3334438) 3 April 2017 No change to the status. 14 March 2017 – Dennis Hovenden No response 10 Feb 2017 - 11:56 AM - Andrea Gaynor Member for Frankston has written to the State Justice Minister. No other response. 05 Jan 2017 - 3:05 PM - Andrea Gaynor Letters have been written (A3271154). Waiting on a response.	Primary Cost: \$75	

Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
19-Dec-16	13.6	NOM 1245 - Frankston Volunteer Coastguard Cr Bolam	That a report be provided to Council at the May 2017 Ordinary Meeting on non-marina / non-safe boat harbour options for the Frankston Volunteer Coastguard headquarters (HQ). These options should include: · Retrofitting of existing HQ; · Wholesale reconstruction of existing HQ; · Permanent and secure Mooring for the Coastguard's primary rescue vessel; · Relocation of existing HQ to an existing venue; and/or · Relocation of existing HQ to a newly constructed venue. The report should consider local, state, federal and philanthropic funding routes for any of the above options plus total anticipated costs for the most viable long-term option. Consultation should take place with the Executive of the Frankston Volunteer Coastguard, and the "most viable long-term option" explored within the context of this report must have the support of the organisation. The Frankston Volunteer Coastguard organisation plays a crucial role in maritime rescues in our municipality and deserves the full ongoing support of council. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Council report will be provided to the 22 May 2017 Meeting. 3 April 2017 - Council report will be prepared for the May 2017 meeting. 14 March 2017 – Dennis Hovenden Report will be prepared for May 2017 meeting based on all of the available information. 10 Feb 2017 - 11:59 AM - Andrea Gaynor Meeting conducted with the Coast Guard representatives to discuss requirements to include in report for May 2017 meeting. Coast Guard preferred location at Olivers Hill. Plans and costings to be redefined on the Olivers Hill site. 05 Jan 2017 - 4:54 PM - Andrea Gaynor - Meeting being organised for early in New Year. Councillors will be invited to attend.	Primary Cost: \$750	
19-Dec-16	13.7	NOM 1246 - Ongoing Delays on the Frankston Train Line Cr Bolam	Moved: Bolam Seconded: Aitken That Council writes to State MP Mr Paul Edbrooke and State Transport Minister The Hon. Jacinta Allan calling on the State Government to provide fare reductions and/or fare credit for Frankston line commuters adversely impacted upon by ongoing scheduled works and unscheduled delays on the Frankston train line. Given the regularity of such works/delays, the position of Council is that Frankston line commuters deserve fare relief for what is arguably the busiest train line in Victoria. The position of Council should also be referred to the South-East Melbourne Group of Council and the Association of Bayside Municipalities for consideration. CARRIED	Dennis Hovenden	1 May 2017 Archive - On the basis the State Government will not entertain. Response received from Mr Paul Edbrooke MP and Hon Jacinta Allan MP (A3321572) 3 April 2017 - No change to the status. 14 March 2017 – Dennis Hovenden No response received. 10 Feb 2017 - 12:02 PM - Andrea Gaynor Member for Frankston has written to Minister for Transport. Cardinia Shire Council response – not relevant to this Council. No other responses. 05 Jan 2017 - 2:51 PM - Andrea Gaynor Letters have been written (A3271681 and A3273915) to Mr Paul Edbrooke MP, The Hon Jacinta Allan, ABM group of Councils and SEM Councils.	Primary Cost: \$75	
19-Dec-16	13.9	NOM 1248 - Gretana Park Karingal Cr Aitken	Moved: Aitken Seconded: Bolam That Council make a formal submission to the State Government in relation to the restoration of the hard surface playing area at Gretana Park with a view to some form of assistance in funding and that a communication to Mr Paul Edbrooke MP, Member for Frankston be sent accordingly seeking his support. That Council investigates the option of the sale of a portion of the site with the view of proceeds of the sale be reinvested into the Gretana Park. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Council Report will be provided to 22 May 2017. 3 April 2017 Council report will be prepared following a briefing of options to Councillors. 14 Mar 2017 - 11:57 AM - Andrea Gaynor Valuation obtained. Report on options to be presented to April 2017 meeting. Advice from Minister to be included in report. 03 Mar 2017 - 9:18 AM - Jacqui Shannon Councillors to be briefed in March/April 2017 10 Feb 2017 - 12:04 PM - Jacqui Shannon Member for Frankston has written to appropriate Minister. 05 Jan 2017 - 3:01 PM - Andrea Gaynor Letters have been written (A3271224 and A3271352). Waiting for a response. Valuation of portions of land to be obtained.	Primary Cost: \$1,700	
19-Dec-16	13.1	NOM 1249 - Police Station in Langwarrin or Frankston North Cr Bolam	Moved: Bolam Seconded: O'Connor That Council writes to the (state) Minister for Police and the Victoria Police Commissioner vigorously advocating for increased police resources in both Langwarrin and Frankston North on the basis of geographical displacement from Central Frankston and increased localised crime. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 No change to the status. 3 April 2017 No change to the status. 14 Mar 2017 - 11:58 AM - Andrea Gaynor No response received. 10 Feb 2017 - 12:04 PM - Andrea Gaynor Member for Frankston has written letters to Minister and Police Commissioner. No other response. 05 Jan 2017 - 2:02 PM - Andrea Gaynor Letters have been written (A3271494 and A3271361). Awaiting response.	Primary Cost: \$75	

Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
19-Dec-16	13.11	NOM 1250 - Re-founding of City Life Cr Aitken	Moved: Aitken Seconded: Bolam That an emergency summit be held within four weeks of today's date (19 December 2016) to help facilitate the re-founding of City Life. Attendees would include all interested Councillors, the City Life Executive and relevant Council officers. CARRIED	Dennis Hovenden	1 May 2017 Report provided to this meeting. 3 April 2017 - Meeting with key stakeholders is scheduled for 28 March 2017. A report will be provided to the May 2017 Ordinary meeting following a briefing to Councillors in April. 14 Mar 2017 - 1:51 PM - Andrea Gaynor Follow up meeting 28/3/17 with key stakeholders to be held before Council is briefed on options. Report to April 2017 meeting. 10 Feb 2017 - 12:05 PM - Andrea Gaynor Meeting conducted, options discussed and a further meeting to discuss progress to be conducted mid March 2017. 09 Jan 2017 - 12:38 PM - Andrea Gaynor Arrangements made for meeting on 16 January 2017.	Primary Cost: \$5,270	
30-Jan-17	13.2	NOM 1257 - Cameras at Belvedere Shopping Centre Cr Aitken	Moved: Aitken Seconded: Bolam That letters be sent by no later than Friday 3 February close of business to shop holders at the Belvedere shopping centre advising of when the camera roll out is occurring. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Archive. 3 April 2017 No change to the status. 23 March 2017 - Tracee Hall-Davis Completed 21 Feb 2017 - 2:29 PM - Tracee Hall-davis Letter prepared and delivered 10 February 2017.	Primary Cost: \$350	
30-Jan-17	13.3	NOM 1258 - Civic Reception for CFA Volunteers Cr O'Connor	Moved: Hampton Seconded: Toms That letters under seal be presented to all emergency services congratulating them on the wonderful work they do in our community and these letters be presented at the 2017 mayoral picnic. CARRIED UNANIMOUSLY	Dennis Hovenden	3 April 2017 No change to the status. 214 Mar 2017 - 1:53 PM - Andrea Gaynor No further action until September 2017. 21 Feb 2017 - 2:29 PM - Tracee Hall-davis Letters will be available for the Mayor's Picnic in September 2017.	Primary Cost: Nil	
30-Jan-17	13.4	NOM 1261 - Frankston 'Longest Lunch' Cr O'Connor	Moved: O'Connor Seconded: Aitken That a report be provided to Council on the annual 'Longest Lunch' event conducted by Frankston-based Rotary clubs and the 'Proudly Frankston' community group. The report is to consider the following: 1. Improved future advertising for the event; 2. Improved future funding for the event; 3. Improved cooperation and communication between the aforementioned organisers and councils marketing and events staff; 4. Reduced red tape and/or council assistance to the organisers in mitigating time spent on administrative prepping; and 5. Annual debrief between the organisers and Council on the successes/failures of the event. 6. A report be provided to the 14 March 2017 Ordinary Meeting. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Council Report will be provided to 22 May 2017 Council meeting. 3 April 2017 - Council report was deferred to May 2017 pending a Councillor Briefing. 23 March 2017 - Tracee Hall-Davis Another briefing has been scheduled for 24/4/17. 14 Mar 2017 - 1:55 PM - Andrea Gaynor Report on track to be presented to May 2017 meeting after discussion with Councillors at the Briefing on 27 February 2017. 21 Feb 2017 - 2:30 PM - Tracee Hall-davis Officers have had an initial discussion and preparing a draft report. Proudly Frankston representatives meeting Councillors and Officers on the 27 February 2017.	Primary Cost: \$1,000	
30-Jan-17	13.5	NOM 1262 - Assistance to generationally challenged community groups and community sporting clubs Cr O'Connor	Moved: McCormack Seconded: Hampton That a report be provided at the April 2017 Ordinary Meeting based on the originally worded Notice of Motion 1262 with the report considering potential resourcing and miscellaneous grants costs. CARRIED	Dennis Hovenden	1 May 2017 Archive. 3 April 2017 Report has been provided. 14 Mar 2017 - 1:56 PM - Andrea Gaynor Report on track for April 2017 meeting. 21 Feb 2017 - 2:31 PM - Tracee Hall-davis Report will be prepared in accordance with the NOM	Primary Cost: \$200	
30-Jan-17	13.6	NOM 1263 - Hoon Driving in Frankston Cr Bolam	Moved: Bolam Seconded: Aitken That a report is provided to Council at the May 2017 Ordinary Meeting to consider additional initiatives in concert with existing Council programs which could curtail the prevalence of careless driving/hoon driving in Frankston. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Council Report will be provided to 22 May 2017. 3 April 2017 Council report currently being prepared for the May 2017 meeting. 14 Mar 2017 - 1:58 PM - Andrea Gaynor Report on track to be presented to the May 2017 meeting. 21 Feb 2017 - 2:31 PM - Tracee Hall-davis Report will be prepared in accordance with the NOM.	Primary Cost: Nil	

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
30-Jan-17	13.7	NOM 1264 - Frankston History taught in Local Schools Cr Bolam	Moved: Bolam Seconded: Aitken That a report be provided to Council at the May Ordinary Meeting in relation to the introduction of local (Frankston) history as curriculum for primary school students. The report should consider: 1. Council's capacity with local community groups and historians to put together a yearly curriculum package (including any recurrent costings such as research, subsidies and paperwork); 2. The inclusion of history in a potential curriculum package which spans from Frankston's initial indigenous inhabitants (the Boonerwung and Bunurong people) to Frankston's modern European settlement; 3. The receptiveness of the Department of Education and public, private and denominational schools within the Frankston LGA to embrace such curriculum; and 4. The introduction of a resource portal / website section on the Frankston City Council website for residents (beyond primary school students) interested in learning more about diverse Frankston's history CARRIED	Dennis Hovenden	1 May 2017 Council Report will be provided to 22 May 2017. 3 April 2017 A meeting has been scheduled with the Department of Education on 8 May 2017. 23 March 2017 – Tracee Hall-Davis No response has been received. 21 Feb 2017 - 2:32 PM - Tracee Hall-davis A letter has been sent by the Mayor to the Regional Director, South East Region of the Department of Education and Training on 7 February 2017. Council is now awaiting advice.	Primary Cost: \$175	
30-Jan-17	13.8	NOM 1265 - Cleanliness of Frankston City Cr Bolam	Moved: Bolam Seconded: Aitken To ensure the cleanliness of our streets, parks and reserves – Council resolves that the following measures occur: 1. That the CEO reviews the management of the cleaning maintenance of all council land and presents a maintenance model to Council's satisfaction in May 2017. The model must ensure Council land is maintained to an agreed service level which also includes random audits against the service levels. 2. That a letter be sent to Frankston MP, Mr Paul Edbrooke and the relevant government Ministers expressing concern about the presentation and cleanliness of land belonging to VicRoads in the Frankston LGA. The letter outline the proposal of a pilot project between Council and VicRoads to implement a cleaning maintenance program at an appropriate and similar service level to that endorsed by Council as a consequence of the maintenance service review and further, the council undertake maintenance works on their behalf on the proviso that VicRoads be invoiced for services rendered. 3. That a letter be sent to Frankston MP Paul Edbrooke and the relevant government Ministers expressing concern about the presentation and cleanliness of VicTrack land and that Council, should there be no improvements by May 2017, considers it option to pursue issuing infringement notices for unsightly land under the General Local Law No. 8. 4. That the outcome of the responses from VicRoads, VicTrack and the State Government be included in the report to council in May 2017. If the responses are not to the satisfaction of council it considers options including a public campaign to State Government to compel VicRoads and or VicTrack to improve its cleaning regime on the land for which they are responsible. 5. That a 'rapid response' team be established to improve responsiveness to community requests for maintenance of a reactive nature. Such a team would be able to respond to reactive requests quickly, which in turn would ensure programmed maintenance activities remain on track. The team also report any unsightly private land to Council's Authorised Officers for follow up investigation and infringement. 6. It be noted that council formally impounds abandoned trolleys found on council/common land under the appropriate subject to General Local Law Number 8. Council officers are to seek formal Australian Tax Office advice to assess Council's ability to 'donate' a proportion of shopping trolley impound and or release fees to the Frankston Charitable Fund and include the advice in the May 2017 report to Council. 7. That state legislative provisions to curtail rubbish dumping outside private properties are included in the May 2017 report. If considered necessary recommendations regarding the need for further legislative change also be included. 8. That a detailed letter be prepared and included in the next rates notice to all property owners on the rates register to remind them of the council's expectations that they ensure no rubbish is placed the nature strip outside of the provisions for hard waste collections. 9. That officers improve and provide a supportive customer service response to public reports of dumped rubbish and abandoned shopping trolleys and this also be considered in the May 2017 report. 10. The document titled "Possible Initiatives to Rid the City of Trolleys and Rubbish" (Seiffert, B. 2017) also be considered in the May 2017 report to Council. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Council Report will be provided to 22 May 2017. 3 April 2017 Council report will be provided to May 2017 meeting. 21 Feb 2017 - 2:32 PM - Tracee Hall-davis 1. Noted - a report will be prepared 2. A letter has been sent. 3. A letter has been sent. 4. Noted 5. A Rapid Response Team had been established by the time of the January OM. 6. Advice from the ATO has been sought. 7. Noted 8. Finance Department has been requested to include a reminder in the next rates notices. 9. Officers have been requested to revise advice to customers. 10. A copy of the document has been requested.	Primary Cost: \$462	

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
30-Jan-17	13.12	NOM 1269 - Self Funded Retirees Eligibility for 'concession' discount on/for Frankston City Council Rates Cr O'Connor	Moved: O'Connor Seconded: O'Reilly: That the matter be deferred pending further investigations. CARRIED	Dennis Hovenden	1 May 2017 Refer to NOM 1296 - Support for Self-Funded Retirees which was passed by Council at 3 April 2017 OM299 Council Meeting. Letters written and forwarded to State Government. 3 April 2017 A new Notice of Motion is being considered. 21 Feb 2017 - 2:44 PM - Tracee Hall-davis	Primary Cost: \$100	
30-Jan-17	13.13	NOM 1270 - Funding for Life Saving Clubs Cr Toms	Moved: Aitken Seconded: Hampton: That Council consider the best and most reasonable means to acknowledge volunteers in the city. CARRIED UNANIMOUSLY	Dennis Hovenden	3 April 2017 No change to the status.	Primary Cost: \$100	
30-Jan-17	13.15	NOM 1272 - Acknowledgement of Traditional Owners Cr McCormack	Moved: McCormack Seconded: Hampton That Council ensure forthwith that an acknowledgement of Traditional Owners is included in all printed itineraries advertising for events and festivals co-ordinated by Council and that Traditional Owners are invited to perform a Welcome to Country at events such as, but not limited to, the Lighting of the Tree and Waterfront Festivals. CARRIED UNANIMOUSLY	Dennis Hovenden	3 April 2017 Arrangements for a meeting are underway. Discussion with Councillors scheduled on Monday 27 March 2017. 23 March 2017 – Tracee Hall-Davis A meeting has been scheduled with officers and elders for 13/4/17. A briefing has been scheduled for 27/3/17. 21 Feb 2017 - 2:35 PM - Tracee Hall-davis Acknowledgement of traditional owners will be incorporated into written material. Meeting with traditional owners, respected elders being arranged.	Primary Cost: \$300 Meeting Cost \$2,000	
30-Jan-17	13.17	NOM 1274 - Procurement Policies and Contracts Cr McCormack	Moved: McCormack Seconded: Mayer That a review be undertaken of all procurement policies and contracts for goods and service provision to Council and a report be provided to Council within 12 weeks detailing where efficiencies could be achieved and where further local investment can be promoted. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Council Report will be provided to 22 May 2017. 3 April 2017 No change to the status. 24 March 2017 - Action reassigned to George Vass by: Jacqui Shannon 14 Mar 2017 - 2:12 PM - Andrea Gaynor Report will be presented to May 2017 meeting. 21 Feb 2017 - 2:36 PM - Tracee Hall-davis Review process will be undertaken in accordance with NOM.	Primary Cost: \$400	
30-Jan-17	13.18	NOM 1275 - Support to Traders in CAD Cr Toms	Moved: Toms Seconded: Aitken Businesses within the city centre are currently experiencing significant impacts from the construction phase of the Young Street streetscape works. Given the impact of this and other imminent major public infrastructure projects, e.g. Frankston Interchange Project, Council seeking ongoing commitment from the State Government for: 1. Improved communications of disruptions to the broader community. 2. The development and ongoing rollout of an "Open for Business" campaign. 3. The development and implementation of two further stages of the Business resilience program (that focus on maintaining a business through the works and leveraging the completed works). CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Response received from Geoff Oulton (A3328446). Ongoing support being provided. 3 April 2017 No change to the status. 21 Feb 2017 - 2:36 PM - Tracee Hall-davis Officers and Councillors continue to meet to develop and implement an action plan. Ongoing.	Primary Cost: \$1,400	
20-Feb-17	13.1	NOM 1276 – Costs to Execute NOM's Cr Hampton	Moved: Hampton Seconded: Toms That the estimated cost to execute Notices of Motion brought before Council be part of the Officer's comments within the agenda. That these costs be backdated to the first Ordinary Meeting of this new Council in November 2016. CARRIED	Dennis Hovenden	1 May 2017 Archive. 3 April 2017 Ongoing monthly cost is \$350. 14 Mar 2017 - 2:13 PM - Andrea Gaynor Ongoing costs.	Primary Cost: \$750 Ongoing Cost: \$350 per month	
20-Feb-17	13.2	NOM 1277 – Strategy for advocacy for next State Election Cr Hampton	Moved: Hampton Seconded: Mayer That the Council form a sub-committee consisting of a Councillor from each ward, the CEO and appropriate officers to overview a strategy for this Council to advocate for funding in the next state election and report back to the full Council with its outcomes and a report for ratification at every Ordinary Meeting. That the first meeting of this sub-committee be held before the next ordinary meeting. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Ongoing advocacy and reports to Council. 3 April 2017 Council report provided. 14 Mar 2017 - 2:14 PM - Andrea Gaynor Ongoing costs Sub Committee meeting booked for 1 March 2017. First Council report will be provided to April 2017 meeting.	Primary Cost: \$150	

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
20-Feb-17	13.3	NOM 1278 – Safer City Centre Fund Cr Aitken	Moved: Hampton Seconded: Aitken That Council conduct a summit before the end of March to consider the various issues relating to City Centre safety. CARRIED UNANIMOUSLY	Gillian Kay	1 May 2017 Summit conducted. Additional Cost \$750. 3 April 2017 Meeting scheduled on 28 March 2017. 14 Mar 2017 - 2:15 PM - Andrea Gaynor Ongoing costs Meeting date 28 March 2017. Invitees include available councillors, officers and key agencies. 02 Mar 2017 - 10:19 AM - Gillian Kay Estimated Completion Date changed by: Tracee Hall-davis From: 13 Mar 2017 To: 29/3/2017 02 Mar 2017 - 10:17 AM - Tracee Hall-davis A Safer City Summit has been scheduled for 28 March. Interested Councillors, staff and representatives from VicPol, Bayside, Buses and Taxis and Community Legal have been invited to attend.	Primary Cost: \$1,054	
20-Feb-17	13.4	NOM 1279 – Local Government/State Government Financial Arrangements Cr Hampton	Moved: Hampton Seconded: Mayer That: 1. The Council write to the Premier of Victoria, the Treasurer of Victoria and the Minister for Local Government, to again highlight the future loss of revenue to Local Government as a result of the introduction of Rate Capping and that it will diminish Council's capacity to provide services and major projects. 2. The Council call upon the Premier of Victoria and the Treasurer of Victoria, to undertake an urgent review of all current legislation that imposes financial burdens on Local Government in having to pay levies to the State Government eg, Waste Levy, Building Levy, Dog and Cat Registration Levy due to the impact of the Rate Capping legislation and that support for the legislative review be sought from the Minister for Local Government on the basis of the commitment to the State/Local Government Accord. 3. The Premier of Victoria be requested to review the legislation whereby Local Government is required to pay annually for Fire Plug Maintenance on the basis that the Fire Services Levy pool of funding is significantly higher now due to it being linked to Local Government rate bases and the Fire Plug Maintenance could be funded from this fund and the Minister for Local Government be requested to support this request in the spirit of the State/Local Government Accord and recognising the impact of Rate Capping on Councils. 4. The Premier of Victoria and the Treasurer of Victoria be requested to urgently review the prohibition placed upon Local Government to not be able to apply rates charges on State Government property in recognition of the impact rate capping and amend legislation to allow for rates to be levied on State Government properties. 5. The Member for Frankston and the Member for Carrum be called upon to support Council in its efforts to address the imbalances and requirements that the current legislation imposes on Local Government in having to pay levies to the State Government and not being able to impose charges on State Government. 6. Council writes to all members of State Parliament representing the municipality raising its concerns and seeking support for legislative change to address the imbalance. 7. Council reconsider its membership with the VLGA so as to have a vehicle to promote these recommendations within the Local Government forum and also with the State Government. 8. A decision be made at the next Ordinary Meeting on our VLGA membership. CARRIED UNANIMOUSLY	Dennis Hovenden	1 May 2017 Councillor Briefing on VLGA membership held on 18 April 2017. No response to report to 1 May 2017 from letters sent. Additional Cost \$150. 3 April 2017 Working towards a briefing to Council by VLGA. Report will be provided following the Councillor Briefing. 14 Mar 2017 - 2:18 PM - Andrea Gaynor Letters have been written to all nominated in the various recommendations.	Primary Cost: \$600	
20-Feb-17	13.5	NOM 1281 – Seaford Downs Report Cr Bolam	Moved: Bolam Seconded: Aitken Upon the completion of the twelve month licence issued to the Down's Community Estate Project Group, a briefing be conducted between councillors, staff and members of the Down's Community Estate Project Group to discuss the future revitalisation of the Down's Estate site. CARRIED UNANIMOUSLY	Michael Papageorgiou	1 May 2017 Ongoing. 3 April 2017 Although close, the group are yet to sign the licence. 30 Mar 2017 - Estimated Completion Date changed by: Tracee Hall-davis From: 13 Mar 2017 To: 10/4/2017 09 Mar 2017 - 4:29 PM - Michael Papageorgiou Action reassigned to Michael Papageorgiou by: Tracee Hall-davis	Primary Cost: \$150 Ongoing cost: TBA	

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
20-Feb-17	13.9	NOM 1285 – Pop-up Vans/ Stalls Cr Bolam	Moved: Bolam Seconded: Mayer That a report be provided to council at the May Ordinary meeting in relation to the creation of a 'pop up' food / beverage precinct on the Frankston foreshore. The report should consider: 1. Whether there is market interest from food/beverage stall operators; 2. How a precinct could work – logistically and practically; 3. Additional seating near the foreshore / adjacent the Frankston Yacht Club for residents and visitors to enjoy food and beverages; 4. Regular (currently unIntroduced) summertime entertainment on the Frankston foreshore; 5. Whether similar precincts could be considered at the Seaford foreshore and Keast Park foreshore; and 6. The report should also touch upon permit fees, the number of 'pop up' stalls that could be utilised in the area/s and any other issues pertinent to the motion CARRIED	Sam Jackson	3 April 2017 Report will be provided to May 2017 Council meeting. Estimated Completion Date changed by: Sam Jackson From: 13 Mar 2017 To: 22 May 2017 14 Mar 2017 - 2:18 PM - Andrea Gaynor Report will be presented to the May 2017 meeting. 03 Mar 2017 - 9:20 AM - Sam Jackson Action reassigned to Sam Jackson by: Jacqui Shannon	Primary Cost: \$150	
14-Mar-17	13.1	NOM 1286 – Marriage Equality Cr Toms	Moved: Councillor O'Connor Seconded: Councillor Aitken That Frankston City Council writes to the Prime Minister of Australia, Malcolm Turnbull and the Opposition Leader of Australia, Bill Shorten, as well as Dunkley MP Chris Crewther, Isaacs MP Mark Dreyfus QC and all twelve of Victoria's federal senators, in relation to the following: 1. The formal request - without providing an official position - that a conscience vote take place in the Parliament of Australia on the contemporary definition of marriage in Australia; and 2. Support for same-sex couples insofar societal 'status equality'. This includes the same access to services, entitlements and privileges that are provided to heterosexual couples (i.e. access to the deceased estate of a spouse, superannuation benefits and taxation concessions etc). CARRIED	Gill/Liz Daley	1 May 2017 No response received. 3 April 2017 Letters are currently being prepared. 23 March 2017 – Tracee Hall-Davis Letters will be prepared in accordance with the NOM.	Primary Cost: \$100	
14-Mar-17	13.4	NOM 1289 – Female Participation in Sports Cr O'Connor	Moved: Councillor O'Connor Seconded: Councillor Hampton That a report be provided at the June Ordinary Meeting outlining Frankston City Council and intergovernmental options (i.e. funding, grants etc) to further encourage female participation in sporting endeavours and/or sporting activities, including those that are traditionally dominated by the opposite sex. CARRIED UNANIMOUSLY	Liz Daley	1 May 2017 Report is being prepared. 3 April 2017 A report will be submitted to OM 13/6/17.	Primary Cost: \$	
14-Mar-17	13.5	NOM 1290 – New Closed Council Rules Cr Bolam	Moved: Councillor Bolam Seconded: Councillor Aitken 1. That Council works towards achieving no less than 90% (i.e. an 18% improvement) of all decisions being made in Open Council, and the Chief Executive Officer highlight this annual result in future LGPRF reports to Council, and in future annual reports. 2. In the public meeting agenda and minutes section relating to Closed Council Items, in addition to the existing description field describing the Closed Council items, a new section be created summarising the exact reasoning for referral under LGA Sec. 89 (h) (2). 3. That the matter return to (open) council with recommendation/s for implementation in the next three months. CARRIED	Tim Frederico/ Michael Craighead	1 May 2017 Report is being prepared. 3 April 2017 Report will be prepared for the June 2017 meeting.	Primary Cost: \$	
14-Mar-17	13.6	NOM 1291 – Frankston & Seaford Piers – Use of Water Illumination Technology Cr Bolam	Moved: Councillor Bolam Seconded: Councillor Aitken That a report be provided to Council at the May Ordinary Meeting exploring the use of water illumination technology at either, or both, Frankston and Seaford piers. The report should consider: 1. The use of underwater illumination lighting such as LED and fish lighting. This is to include costings, maintenance and installation; 2. The use of intermittent multi-coloured lighting on the external facade of the piers. This is to include costings, maintenance and installation; and 3. Include maritime and touristic funding opportunities from other levels of government if council so wishes to formally pursue grant opportunities. CARRIED UNANIMOUSLY	Gill Kay/Andrew Williamson	1 May 2017 Report is being prepared. 3 April 2017 Report will be prepared for the May 2017 meeting. 23 March 2017 – Tracee Hall-Davis A report will be prepared.	Primary Cost: \$	

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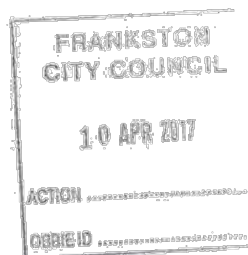
Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
14-Mar-17	13.8	NOM 1294 – Renewed Advocacy for Frankston Magistrates Court Name Change Cr Bolam	Moved: Councillor Bolam Seconded: Councillor Aitken That Frankston City Council renews its previous resolution in 2011 to call on the State Government to rename the Frankston Magistrates Court. The reasoning for this was, and remains, the reputational damage that is done to Frankston is great when new stories invoke the municipality by virtue of the court name. Much like the Frankston train line, many of the negative incidents reported are not committed by people (or occur) within the municipality. However the invocation of the Frankston name continues to create a negative perception off for the Frankston area. Council seeks a bipartisan approach from the State MP, Mr Paul Edbrooke and Federal MP, Mr Chris Crewther in support for the renaming of the court. Once support has been ascertained, a report be presented to Council during May 2017 on the way forward. CARRIED	Dennis Hovenden	1 May 2017 No response received. 3 April 2017 CEO preparing letters to be sent.	Primary Cost: \$75	
3-Apr-17	13.1	NOM 1295 – Mental Health Cr O'Connor	Council Decision Moved: Councillor O'Connor Seconded: Councillor Toms That Frankston City Council writes to both the (State) Minister for Mental Health, The Hon. Martin Foley, and the (Federal) Minister for Health, the Hon. Greg Hunt, advocating for improved local mental health services and increased local mental health awareness. Prior to this occurring, the CEO is to instruct officers to identify specific service shortfalls in Frankston which require rectification. This should be reflected in the letter to the relevant ministers. The final draft of this letter is to be provided at the May Council meeting for consideration. This letter should form the basis of Frankston City Council's future advocacy relating to mental health based outcomes in the Frankston municipality. Carried Unanimously	Dennis Hovenden	1 May 2017 Letters being prepared along with report.		
3-Apr-17	13.2	NOM 1296 – Support for Self-Funded Retirees	Council Decision Moved: Councillor O'Connor Seconded: Councillor Toms Council writes to the State Government formally seeking their support for a discount scheme for self-funded retirees relative to municipal rates. Council's support for this advocacy measure would allow self-funded retirees access to the same discounts that pensioners receive on their annual council rates. The Minister, in potentially allowing self-funded retirees a discount on their annual council rates, should devise a mechanism which prevents self-funded retirees with exceptional liquidity / assets from having access to the proposed discount. CARRIED	Dennis Hovenden	1 May 2017 Letters being sent.	Primary cost: \$100	
3-Apr-17	13.3	NOM 1297 – Frankston Hall of Fame Resumption Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor Aitken That a report be provided to Council on the resumption of the 'Frankston Hall of Fame' (HoF) to recognise people and organisations that have indelibly impacted upon the Frankston municipality - both internally and externally. The report should consider: 1. The regularity of any rejuvenated HoF process; 2. Costings and staff resourcing associated with any rejuvenated HoF (ie. plaques, ceremony etc); 3. Strength of the potential recipient pool relative to any rejuvenated HoF; and 4. Potentially partnering with the Frankston business community to administer aspects of any rejuvenated HoF model. The report should return for consideration in June. CARRIED	Dennis Hovenden	1 May 2017 Report being prepared.		
3-Apr-17	13.4	NOM 1298 – Food Security in Frankston Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor Aitken 1. That Council continues to adhere to 53D and 53E of the Victorian Food Act 1984 – all local food premises convicted of food safety contraventions be put on the Victorian Department of Health's 'Convictions Register'; 2. That all food premises be informed (in writing) of this process and be encouraged to practice adequate food practices; 3. Furthermore, all Councillors are to be supplied with the outcome of food businesses inspections (including any breaches and fines issued) in the form of either a report or briefing annually; and 4. The total number of convictions, breaches and fines be released publicly annually. Carried Unanimously	Dennis Hovenden	1 May 2017 Letters being sent . Actions to be undertaken at appropriate time.	Primary Cost: \$100	

Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary	Date Closed
3-Apr-17	13.5	NOM 1299 - Level Crossing Removal Cr McCormack	<p>Council Decision</p> <p>Moved: Councillor McCormack Seconded: Councillor Bolam</p> <p>1. Requests from the Level Crossing Removal Authority and the Hon Jacinta Allen MP, Minister for Transport, as a matter of urgency, the release of all technical reports and associated information to the Council and community, which provides justification for the chosen options for treatments at the Frankston railway line grade separations located within the Frankston municipality.</p> <p>2. Notes that the State Government has failed to provide all of the information as requested previously by Council to date.</p> <p>3. Technical information also be sought on the proposed – and council opposed – Seaford/Kananook train stabling yard.</p> <p>Carried Unanimously</p>	Dennis Hovenden	1 May 2017 Letters have been sent.	Primary Cost: \$100	

PAUL EDBROOKE MP
STATE MEMBER FOR FRANKSTON

Mr Dennis Hovenden
C.E.O Frankston City Council
30 Davey Street
Frankston Vic 3199



Dear Dennis

I am writing in regard to the Frankston City Council Motions from the December 2016 meeting. In particular, the **Criminal Asset Forfeitures** motion details that we passed on to the Hon Martin Pakula MP on your behalf.

I have received correspondence from the Minister regarding the above. I have attached a copy of the letter for you to read. I note that the Minister has also provided a response directly to you from his office, copy attached.

The Minister has advised that funding in relation to crime prevention is available through a grants program administered by the Community Crime Prevention Unit within the Department of Justice and Regulation. Frankston City Council has been a recipient of grants for various crime prevention related activities and the Minister encourages FCC to continue to access this resource.

Please note as stated above I have enclosed copies of any correspondence we have written on your behalf to the Hon Jacinta Allan MP and also the Hon Martin Pakula MP, we will forward on to you any correspondence as soon as possible when it is made available to my office. Should you receive any correspondence directly to your office we would appreciate a copy for our files.

If you require any additional information please do not hesitate to contact my office.

Yours sincerely

Paul Edbrooke MP
State Member for Frankston
31/1/2017

Enc.





Attorney-General

24 MAR 2017

Cr Brian Cunial
Mayor
Frankston City Council
PO Box 490
FRANKSTON VIC 3199

Level 26
121 Exhibition Street
Melbourne Victoria 3000
GPO Box 123
Melbourne Victoria 3001
Telephone: (03) 8684 1111
Facsimile: (03) 8684 1100
DX: 210022

Our ref: CD/17/82685

Dear Mayor

I refer to your letter of 29 December 2016 regarding the motion adopted by Frankston City Council that asset forfeitures from criminal proceeds be better channelled into the local communities where the proceeds of crime were claimed. It is important that the Government makes decisions in the best interests of the Victorian community as a whole.

As you are aware, the *Confiscation Act 1997* (the Act) provides various mechanisms to enable assets used in or obtained as a consequence of criminal activity to be confiscated.

The mechanisms available under the Act are complex. In general, once relevant assets are identified and victims' claims satisfied, the proceeds are paid into consolidated revenue. These funds are then disbursed for the benefit of all Victorians and Victorian communities.

I note that funding in relation to crime prevention is available through a grants program administered by the Community Crime Prevention Unit within the Department of Justice and Regulation. I am advised that Frankston City Council has been the recipient of grants for various crime prevention related activities and I encourage you to continue to access this resource.

The Government continues to monitor issues arising from criminal offending and how best to ensure the safety of communities and will use Council's motion to inform the ongoing consideration of those issues.

I hope this information is of assistance.

Yours sincerely

THE HON MARTIN PAKULA MP
Attorney-General





Department of Economic Development,
Jobs, Transport and Resources

forwarded to
VIC 21660001
29/5/17
FOR THE
INTEGRATION

GPO Box 4509
Melbourne Victoria 3001 Australia
Telephone: 03 9651 9999
www.economicdevelopment.vic.gov.au
DX 210074

Ref: DOC/17/94024

Cr Brian Cunial
Mayor – Frankston City
Frankston City Council
PO Box 490
FRANKSTON VIC 3199

Dear Cr Cunial

RE: RECENT COUNCIL RESOLUTION – SUPPORT TO TRADERS IN CAD

Thank you for your letter regarding support to Frankston businesses during construction works on the Young Street Improvements as part of the Frankston Station Precinct Redevelopment. The works are designed to make Young Street a safe and vibrant place for business and activity.

Throughout the Young Street Improvements, support has been provided to local business through regular communications between VicRoads, the construction contractor (Seymour Whyte) and local businesses, local business marketing and targeted business support (business resilience program). Further activities are planned during the works and include an "Open for business" marketing campaign, continued regular communications and further stages of a business resilience program. Frankston City Council officers have been closely involved in the preparation of these initiatives. Please find attached a summary of the business support to local businesses as part of the Young Street Improvements.

We look forward to continuing to work closely with Frankston City Council to implement ongoing support to Frankston businesses throughout the Frankston Station Precinct Redevelopment. Please contact me on 8392 6577 if you require further information.

Yours sincerely

Geoff Oulton
Director Integration

24 103 12017

Enc: Young Street Improvement Project: Local Business Support



Young Street Improvement Project

Local Business Support

Marketing

- * Christmas marketing campaign (14-24 December 2016)
 - o Frankston is Open for Business campaign through Social Media, digital radio (Big Mobile) and local media (reach Mornington, Cranbourne, Frankston, Chelsea)
 - o Ongoing geo-targeted Facebook post for Frankston is Open for Business campaign
- * "Business as Usual" campaign
 - o Preparation and distribution of promotional for each impacted businesses (opt-in) under consistent "Business as Usual" branding
 - o Distribution through local media, community facilities (Chisholm, council offices, train station, temporary bus stops), shop fronts & Frankston Revitalisation Hub.

Targeted Business Support

- * Business Resilience (Package 1)
 - o Business coaches visited 160 businesses across the Frankston Station Precinct
 - o Information workshop sessions, one-on-one mentoring offered to local businesses
- * Business Resilience (Package 2)
 - o Business coaching support to be offered to local businesses
- * Business Resilience (Package 3)
 - o Details to be confirmed - to focus on business leveraging completed works
- * Frankston City Council Economic Development support (inc. reimbursement of kerbside trading fees for impacted businesses)
- * Place Activation Program
 - o Co-design program with Frankston City Council promoting business and activities within the precinct and across Frankston CBD
 - o Pop-up park implemented in Station Street to help draw activity to the area throughout the Young Street works. Ongoing program of activities planned to use the pop-up park.

Construction Mitigation Measures

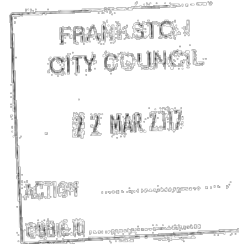
- * Regular communication between VicRoads, Seymour Whyte (construction contractor) and local traders
 - o Frankston Revitalisation Hub (open M-F 10am-3pm)
 - o Work updates & weekly walk around to impacted businesses (Seymour Whyte)
 - o After hours drop in sessions (Dates TBC, 5-7:30pm)
 - o Email and telephone contact (E: youngstreet@roads.vic.gov.au, P: 1800 859 520)
- * Additional short term car parking has been providing (offsetting the loss of on street car parking in Young Street)
- * Traffic movement maintained, night works, pedestrian access maintained to shops during trading hours throughout works, staged delivery to minimise disruption during Christmas and New Year trade

PAUL EDBROOKE MP
STATE MEMBER FOR FRANKSTON

Mr Dennis Hovenden
C.E.O. Frankston City Council
30 Davey Street
Frankston Vic 3199



Dear Dennis



I am writing in regard to several Frankston City Council Motions from the December 2016 meeting. Specifically in relation to the **Ongoing Delays on the Frankston Train Line**.

I have received correspondence back from the Minister for Public Transport, the Hon Jacinta Allan MP, a copy of which I have attached.

The Minister whilst acknowledges that the rail maintenance and upgrade works, including disruptions caused by the Andrews Labor Government's Level Crossing Removal Project may cause some inconvenience. However, there are no plans to offer fare reductions or credits to commuters on the Frankston Line because of these works. The community voted for the removal of the level crossings and the Government is working very hard every day to deliver on this promise.

Metro Trains Melbourne aims to minimise the effect of any planned and unplanned disruptions that are caused by maintenance or upgrade works, where possible MTM carries out such works overnight and on weekends to reduce inconvenience. Included in the letter attached are some details as to where passengers can claim compensation from MTM if certain criteria is not met by MTM.

If you require any additional information please do not hesitate to contact my office.

Yours sincerely

Paul Edbrooke MP
State Member for Frankston

20 / 3 / 2017

Enc.



Family • Jobs • Community



Hon Jacinta Allan MP

Minister for Major Projects
Minister for Public Transport

1 Spring Street
Melbourne, Victoria 3000 Australia
Telephone: +61 3 8392 6100
DX 210292

Ref: COR/17/14504

Mr Paul Edbrooke MP
Member for Frankston
140 Young Street
FRANKSTON VIC 3199

Dear Mr Edbrooke

Thank you for your correspondence of 4 and 27 January 2017 on behalf of Frankston City Council seeking compensation for commuters on the Frankston line during maintenance and upgrade works. I apologise for the delay in responding.

I acknowledge that rail maintenance and upgrade works, including disruptions caused by the Andrews Labor Government's Level Crossing Removal Project, inconvenience passengers. I note Council's request to provide fare reductions or credits to passengers while the Frankston line undergoes works, and I asked Public Transport Victoria (PTV) for advice.

Under its franchise agreement, Metro Trains Melbourne (MTM) is responsible for maintaining a safe and reliable network, including the maintenance of track, signalling and overhead equipment.

PTV advises that MTM aims to minimise the effect of any planned and unplanned disruptions that are caused by maintenance and upgrade works. Where possible, MTM carries out such works overnight and on weekends to reduce any inconvenience to passengers.

There are no plans to offer fare reductions or credits to commuters on the Frankston line because of these works.

MTM offers compensation in line with its 'Customer Compensation Code', which forms part of its franchise agreement. Eligible passengers can claim compensation if MTM delivers less than 98 per cent of its scheduled trips or if less than 88 per cent of MTM trains are on time in a calendar month. More information is available online at www.ptv.vic.gov.au/tickets/general-information/compensation/.

Thank you again for raising this matter with me on behalf of Council.

Yours sincerely

Hon Jacinta Allan MP
Member for Bendigo East
Minister for Public Transport



Executive Summary**12.11 Recognition of Matthew Rizzo success at Stawell Gift 2017**

Enquiries: (Michelle Tipton: Chief Executive Office)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.2 Implement a schedule of reviews of services, plans, policies and protocols to ensure good governance

Purpose

To recognise the achievement of Matthew Rizzo's success at the 2017 Stawell Gift.

Recommendation (Director Chief Executive Office)

That a letter under seal be presented to Matthew Rizzo, in recognition of his outstanding win at the 2017 Stawell Gift Finals.

Key Points / Issues

- Matthew Rizzo (Matthew) was selected as Frankston Cities "Shadow Mayor" when he attended Elisabeth Murdoch College in 2011.
- Matthew is a resident of Langwarrin and participated in the Stawell Gift which was held over the Easter long weekend.
- Matthew participated in the 120 metre race starting from a 7.5m handicap and won the Stawell Gift in 12.10 seconds.
- The Stawell Gift is one of the richest footraces in the world and a prominent event on the Australian Sporting Calendar which attracts athletes from all over the world, providing them with the opportunity to showcase their talent and speed.
- It is understood that Matthew has had to overcome obstacles in order to reach this outstanding win and Council would like to formally recognise and acknowledge his achievement.

Financial Impact

For the 2017-2018 financial year, the State Government Minister for Local Government has announced a limit on the amount Victorian councils may increase rates. The cap for the 2017-2018 financial year is 2%. The cap is based on the Consumer Price Index expected for the financial year.

This cap has a significant effect on Council's current Long Term Financial Planning, with rate revenue being \$9 million less than anticipated over the first four years, growing to \$17 million over five years. This reduction will have a severe impact on Council's financial capacity to maintain service levels and deliver key capital projects.

There are no financial implications associated with this report.

Consultation**1. External Stakeholders**

Not applicable.

12.11 Recognition of Matthew Rizzo success at Stawell Gift 2017**Executive Summary****2. Other Stakeholders**

Not applicable.

Analysis (Environmental / Economic / Social Implications)

There are no environmental, economic 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

A Council resolution is required to authorise the use of the Council seal.

Policy Impacts

There are no policies or protocols affecting the decision of this report.

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 risks associated with this report.

Conclusion

It is recommended that a letter under seal be presented to Matthew Rizzo in recognition of his outstanding achievement at the 2017 Stawell Gift.

ATTACHMENTS

Attachment A: Article - Herald Sun - 2017 Stawell Gift Win

Langwarrin 18-year-old Matthew Rizzo charges into history with brilliant win in Staw... Page 1 of 3



Barbour/Getty Images

South East

Langwarrin 18-year-old Matthew Rizzo charges into history with brilliant win in Stawell Gift final

Simon McEvoy, Frankston Standard Leader
April 17, 2017 3:25pm

LANGWARRIN 18-year-old Matthew Rizzo has sprinted into Stawell Gift history with a spectacular win in the famous race today.

Langwarrin 18-year-old Matthew Rizzo charges into history with brilliant win in Staw... Page 2 of 3

Starting from a 7.5m handicap, Rizzo hit the front at the halfway mark of the 120m race and powered clear to become one of the youngest winners in the race's 136-year history.

The former Elisabeth Murdoch College student went into the race as a red-hot \$1.35 favourite after running by far the fastest time of the 22 heats on Saturday.

Clearly thrilled, Rizzo — who finished fifth in the 2016 final — was embraced by his mum Deb and coaches Brett Robinson and Matt Carter on the track after the race as he was handed the \$40,000 winner's cheque.

"All the hard work has paid off. I'm lost for words," Rizzo said.

"I walked away last year from that final a little bit disappointed. I wanted to take it out this year and I just did it."



Matthew Rizzo celebrates with the trophy after winning the 2017 Stawell Gift. Picture: Scott Barbour/Getty Images



Matthew Rizzo (yellow) crosses the finish line first. Picture: Scott Barbour/Getty Images

Deb Rizzo said her son had "done the hard yards" and deserved his triumph.

Langwarrin 18-year-old Matthew Rizzo charges into history with brilliant win in Staw... Page 3 of 3

“He thrives under pressure, I think,” she said.

Carter said Rizzo deserved his place in athletics history.

“Oh mate, it’s massive, it’s huge. I was so excited for him, he’s done everything right, we couldn’t have asked for a better result,” he said.

“He came to me when he was about 15 at Bunnings and said, ‘are you Matt Carter? Can I train with you?’ I said, ‘sure, why not’.”

Rizzo has overcome setbacks to reach the top.

At 12, he suffered a serious hip injury and was concerned he’d lose his pace.

It took him a long time to come back, but he returned better — and faster — than ever, winning the 400m and coming second in the 100m sprint at the 2013 Stawell Gift carnival.

It was to be the forerunner of bigger things.



Langwarrin's Matthew Rizzo made a triumphant return from a serious hip injury to win the Stawell Little Athletics 400m in 2013.

13.1 NOM 1300 - Reinstatement of Full Voting Rights for Frankston City Council

On 13 April 2017 Councillor Bolam gave notice of his intention to move the following motion:

That Frankston City Council writes to the Australian Local Government Association (ALGA) in relation to the Association bylaw which requires municipal member councils in Victoria to also be a member of the Municipal Association of Victoria (MAV).

Municipal councils in Victoria that are not members of the MAV are currently prevented from voting at all ALGA conferences. As Frankston City Council is not presently a member of the MAV, this bylaw effectively leaves Frankston City Council - and its 137,000 residents - disenfranchised.

Therefore, the Council formally requests that this bylaw be amended to allow all municipal councils throughout Australia to partake in voting on national matters under the ALGA umbrella regardless of state-based membership/s.

COMMENTS BY CHIEF EXECUTIVE OFFICER

In the event the Notice of Motion is passed the letter will be sent.

ATTACHMENTS

Nil

13.2 NOM 1301 - Eel Race Road Closure Opposition

On 13 April 2017 Councillor Bolam gave notice of his intention to move the following motion:

That Frankston City Council writes to the Premier of Victoria (The Hon. Daniel Andrews), the Opposition Leader of Victoria (The Hon. Matthew Guy), the Minister for Transport (The Hon. Jacinta Allan) and the State Members for Frankston (Mr. Paul Edbrooke) and Carrum (Ms. Sonya Kilkenny), as well as the LXRA organisation, expressing disappointment regarding the recent decision to close Eel Race Road.

Not only was this decision made despite Council's publicised position on grade separation works (Council supports keeping Eel Race Road open but without the need for any grade separation upgrade/s) but, much like the recent decisions relating to Overton Road (Seaford), Seaford Road (Seaford) and the sudden announcement of a train stabling facility at the Kananook Railway Station (Seaford), the process has once again failed Frankston residents in that no consultation and no justification was evident in arriving at this decision.

Frankston City Council formally opposes the closure of Eel Race Road on a number of grounds including the increase of congestion, particularly on Railway Parade (Seaford), Armstrongs Road (Seaford) and Station St (Seaford); and the impact that this will have on the amenity/character of Seaford and pedestrian safety. Frankston City Council implores the State Government and LXRA to reconsider the council position on Eel Race Road.

COMMENTS BY CHIEF EXECUTIVE OFFICER

In the event that the Notice of Motion is adopted letters will be written in line with Council's previously stated position.

ATTACHMENTS

Nil

13.3 NOM 1302 - Financial Literacy Classes

On 13 April 2017 Councillor Bolam gave notice of his intention to move the following motion:

That a report be provided to Council at the July Ordinary Meeting detailing the use of financial literacy classes/workshops to allow interested residents to consider methods to gain better control and understanding of their finances.

The report is to consider providers – Governmental, private and Not for Profit – who are able to appeal to residents of varying ages and societal circumstances. The report should consider areas of the municipality in high need of these classes/workshops; and how to attract residents to such classes/workshops.

The report is to also consider subsidies (by Council and local businesses such as community banks) to support such classes/workshops occurring within the municipality on a consistent basis.

COMMENTS BY CHIEF EXECUTIVE OFFICER

In the event the Notice of Motion is adopted the report will be written.

ATTACHMENTS

Nil

13.4 NOM 1303 - Quality of Life / Anti Social Behaviour in the Frankston LGA

On 13 April 2017 Councillor Bolam gave notice of his intention to move the following motion:

1. Council officers identify the scope and costs of commissioning the preparation of a formal 'white paper' to both tiers of government detailing particulars on the type of crimes most prevalent in Frankston. The White Paper should explore potential legislative and Local Law reforms and what new funding options might be available to improve the municipality's liveability. Interested Councillors, key groups and individuals would also form a consultative group for the preparation of the paper which should include but not be limited to:

- The status of the once successful Neighbourhood Watch program.
- An analysis of the types of crime and crime rates currently committed in Frankston and the capacity of state legislation and local laws to respond effectively.
- The Victorian Police regime of monitoring CCTV cameras and their consideration of the CCTV network's shortfalls.
- A review the graffiti clauses in General Local Law Number 8 to consider potential enhancements to the Local Law and opportunities for state government grants funding.
- Consideration of existing e referral systems and opportunities for Council's field staff, in their day to day work, to refer vulnerable people to services.

The cost of the 'white paper' should be included in the Community Development Progress report to Council's June Ordinary Meeting.

2. Council authorises the Mayor to write to the Victorian Attorney General, the Honourable Martin Pakula, congratulating him and the Government for the prohibition of synthetic psychoactive drugs such as Kronik and further seek prohibition of selling glue with mind altering effects to children under the age of 18 years using Council's Local Law Number 8, Clause 3.3 as an analogy. This would reflect the existing regulatory requirement regarding the refusal of sale of aerosol/spray canisters to those under the age of eighteen in Victoria. ('Graffiti Prevention Act 2007').
3. That Council encourages residents and ratepayers of the municipality to promote downloading (free of charge) the official 'Crime Stoppers Victoria' smartphone and the 'MyFrankston' apps which will improve reporting suspected offences to Police. Increased use of both smartphone apps will assist the Police in growing intelligence gathering and holdings. Opportunities to promote the app include council's website, Facebook webpage and in the 'What's On' printed advertisements as well as through University of the Third Age, community centres and the library.

COMMENTS BY DIRECTOR COMMUNITY DEVELOPMENT

Should Council resolve to have a 'white paper' prepared the cost and outline of the methodology will be included in the Community Development progress report for the June Ordinary Meeting. An initial assessment indicates that the preparation of the paper would require significant academic analysis and is likely to require up to 6 months of work. As such, the cost may be in the realm of \$60K to \$120K.

13.4 NOM 1303 - Quality of Life / Anti Social Behaviour in the Frankston LGA

ATTACHMENTS

Nil

13.5 NOM 1304 - Frankston Basketball Association Building Extension process investigation

On Wednesday 19 April 2017, Councillor Aitken gave notice of his intention to move the following motion:

That a detailed independent report be made into all processes and negotiations of the Frankston Basketball Association Building Extension project. This report will be fully inclusive from inception to contemporaneous end.

Notes:

Explanatory notes will be provided.

COMMENTS BY CHIEF EXECUTIVE OFFICER

In the event that the Notice of Motion is passed arrangements will be made at the appropriate time for such an investigation to take place.

It is considered not appropriate at this point of time to commence such an investigation given that negotiations continue with the FDBA and no conclusion has been reached.

ATTACHMENTS

Nil

13.6 NOM 1305 - Ban the Bag

On Friday 21 April 2017 Councillor Steve Toms gave notice of his intention to move the following motion:

That Frankston City Council writes to Frankston Labour MP Paul Edbrooke, Environment Minister Lily D'Ambrosio and Victorian Premier Daniel Andrews MP to lobby the Andrews Labour Government to ban single use plastic bags in Victoria.

Background Notes:

Single use plastic bags are very harmful to our natural environment and have a direct impact of the health of our State's precious animal population. Single use plastic bags can often break into pieces and cause marine life to choke on and die. Plastic bags can stay around in our environment causing damage for decades to come after they have been first used.

There are only 3 State Governments that are left to take action and ban single use plastic bags and sadly Victoria is one of them. Many Countries around the world have already achieved this outcome.

Frankston City is a sustainable City and this is a core area of advocacy for the environment and we must work hard to achieve this outcome for the health of our our precious natural world.

COMMENTS BY CHIEF EXECUTIVE OFFICER

In the event the Notice of Motion is passed the letters will be sent.

ATTACHMENTS

Nil

13.7 NOM 1307 - Bullying in Frankston

On Tuesday 25 April 2017 Councillor Lillian O'Connor gave notice of her intention to move the following motion:

That Council requests that the Frankston Youth Council consider a package of recommendations to present to both tiers of government on methods to decrease bullying. All forms of bullying – particularly 'cyber bullying' – is having a catastrophic impact on our youth. The suite of suggestions by the Frankston Youth Council return to Frankston City Council in the form of a report at the July Ordinary Meeting.

RATIONALE:

Data indicates that those bullied at young ages are more prone to develop behavioural and mental ailments as they progress with age. This motion provides the Frankston Youth Council the opportunity to put forward out-of-the-box suggestions to reduce bullying in 2017.

COMMENTS BY DIRECTOR COMMUNITY DEVELOPMENT

Frankston Youth Council is cognisant of the impact of bullying behaviours on young people and has actively worked to decrease all forms of bullying. Over the past 4 years Frankston Youth Council has reached over 3000 young people with their anti-bullying event "Frankston Stands for Change – Zero Tolerance to Bullying". Over 600 Year 7 and 8 students from schools across Frankston attend the 4th and most recent event on 24 March 2017, hosted by Mt Erin College. Students participated in an educational and fun presentation by Project Rokit and in activities and stalls, which included Headspace, YSAS, Anglicare, Reach Foundation, YouthLaw, GKR Karate, Frankston Arts Centre, Frankston Youth Services and Hot Paint Air Brush Art.

Recently Frankston Youth Council won \$1000 and event training by the FRANK Team to create an "Anti-Bullying event" resource pack in a nationwide pitching competition (<http://pitchitfrankteam.pagedemo.co/>). Ten of the youth councillors created a 2 minute video about their idea (for an anti-bullying event resource pack) which was seen nearly 2000 times on Facebook. Youth Council will be developing the resource pack which will be given out to youth groups and organisations from 2017 to enable them to easily facilitate their own anti-bullying events.

Frankston Youth Council indicate a key motivation for the development of an "Anti-Bullying event" resource was to pass the anti-bullying event torch to other youth groups and organisations so that they are able to move on to new challenges.

An important drawcard for young people elected to Youth Council is the opportunity to be involved in self-directed, youth-led activities that include the flexibility to determine areas of need and advocacy that improve life outcomes for young people living in Frankston.

ATTACHMENTS

Nil

13.8 NOM 1308 - Port of Hastings

On Monday 24 April 2017 Councillor Quinn McCormack gave notice of her intention to move the following motion:

That:

1. Frankston City Council writes to the Victorian Government and Infrastructure Victoria resolving not to support a second container Port at Hastings including the following:
 - (a) Opposing any form of capital dredging, widening, or deepening of channels in Westernport Bay.
 - (b) Outlining that any change in, or continuation of, the Port of Hastings operations must result in no net loss for the economy, environment and amenity.
 - (c) Requesting that they demonstrate and justify the need and timing for a second major container port in Victoria through comprehensive, evidence based assessment, including consideration of the current port capacity in Victoria and via a national approach.
 - (d) Requesting independent research be undertaken to determine the impact on inter alia:
 - (i) coastline including increased erosion and inundation;
 - (ii) tourism and the impact on visitation;
 - (iii) fishing and the impact to the recreational fishing industry; and
 - (iv) Marine life impact including penguins and whales that enter Westernport.
2. Frankston City Council removes the Port of Hastings expansion from its advocacy program.

COMMENTS BY CHIEF EXECUTIVE OFFICER

1. In the event the Notice of Motion is carried, the letters will be written.
2. In the event the Notice of Motion is carried, the Port of Hastings expansion will be removed from Council's Advocacy Program.

ATTACHMENTS

Nil

16. CONFIDENTIAL ITEMS

Section 89(2) of the Local Government Act 1989 enables the Council to close the meeting to the public if the meeting is discussing any of the following:

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayer;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments;
- (f) Legal advice;
- (g) Matters affecting the security of Council property;
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

Recommendation

That the Ordinary Council Meeting be closed to the public to consider the following items which are of a confidential nature, pursuant to section 89(2) of the Local Government Act (LGA) 1989 for the reasons indicated:

C.1 Re-Founding of City Life

Agenda Item C.1 Re-Founding of City Life is designated confidential as it relates to Any other matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

C.2 Frankston Charitable Fund Grants

Agenda Item C.2 Frankston Charitable Fund Grants is designated confidential as it relates to Any other matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

C.3 Contract 2016/17-16 Provision of Valuation Services

Agenda Item C.3 Contract 2016/17-16 Provision of Valuation Services is designated confidential as it relates to contractual matters (s89 2d)