



FRANKSTON CITY  
COUNCIL

# Ordinary Meeting

# A G E N D A

4 June 2018





# COUNCIL CHAMBERS

<b>Dennis Hovenden</b> Chief Executive Officer	<b>Cr Colin Hampton</b> Mayor	<b>Tim Frederico</b> Director Corporate Development
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<b>Executive Assistant to the Mayor</b>	<b>Council Core Business Support Coordinator</b>	<b>Prue Digby</b> Municipal Monitor
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Cr. O'Connor

Cr. McCormack

Cr. Cunial

Cr. O'Reilly

Cr Bolam

Cr. Mayer

Cr. Aitken

Cr. Toms

EMT

EMT

Guest Speaker

MEDIA

MEDIA

**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 Councillors Office (call 9768 1632) and on our website, [www.frankston.vic.gov.au](http://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](http://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

## **Live Streaming of Council Meetings**

Frankston City Council will be Live Streaming Council Meetings from Monday 29 January 2018.

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

There are three (3) fixed cameras in the Council Chambers and it is intended that the cameras will only provide vision of the Councillors who are present at the meeting.

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

Archives of meetings will be published on Council's website generally within three (3) business days after the meeting date for the public's future reference. Council will make every reasonable effort to ensure that a live stream and recording is available. However technical difficulties may arise in relation to live streaming or access to Council's website.

Appropriate signage will be placed at the entrance to the meeting location notifying all attendees that the meeting will be streamed live and recorded.

It is not intended that public speakers will be visible in a live stream of a meeting. Cameras are to be positioned so that these members of the public are not visible. If you do not wish to be recorded you will need to contact the Councillors Office on telephone (03) 9768 1632 or via email [councillors.office@frankston.vic.gov.au](mailto:councillors.office@frankston.vic.gov.au) to discuss alternative options prior to the meeting.

## **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 four (4) clear 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](http://www.frankston.vic.gov.au) or a copy is also available for you in the chamber before the meeting.

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

- **Items Brought Forward**

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

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

Question Time forms are available from the Civic Centre and our website, [www.frankston.vic.gov.au](http://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 Councillors Office (call 9768 1632) and on our website, [www.frankston.vic.gov.au](http://www.frankston.vic.gov.au).

- **Presentation of Petitions and Joint Letters**

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

- **Presentation of Reports**

Matters requiring a Council decision are dealt with through officer reports brought before the Council for consideration. When dealing with each item, as with all formal meeting procedures, one Councillor will propose a motion and another Councillor will second the motion before a vote is taken.

- **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, contractual matters or possible legal action, these matters are dealt with confidentially at the end of the meeting.

- **Opportunity to address Council**

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

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

Public submissions and any subsequent discussion will be recorded as part of the meeting, and audio recordings of Council meetings will be made available to members of the public. 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 four (4) themes which depict the Council Plan's Strategic Objectives, as follows:

1. A Planned City
2. A Liveable City
3. A Well Governed City
4. A Well Managed City

### **MAYOR**



## NOTICE PAPER

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### ALL COUNCILLORS

NOTICE is hereby given that an Ordinary Meeting of the Council will be held at the Civic Centre, Davey Street, Frankston, on 4 June 2018 at 7.00pm.

### 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 Boon Wurrung 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. OM6 held on 14 May 2018.
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
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Tim Frederico

**ACTING CHIEF EXECUTIVE OFFICER**

30/05/2018



**Executive Summary****11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones**

*Enquiries: (Michael Papageorgiou: Community Development)*

Council Plan

Community Outcome:	1. Planned City
Strategy:	1.2 Development and Housing
Priority Action	1.2.2 Attract high density residential apartments and commercial office accommodation

**Purpose**

To brief Council on the issues raised in submissions during the consultation period of the Draft 'Refresh' Frankston Housing Strategy 2017 and recommend that Council endorse the Draft 'Refresh' Frankston Housing Strategy 2017. This report also recommends where the reformed residential zones should be applied across the municipality.

**Recommendation (Director Community Development)**

That Council:

1. Adopts the 'Refresh' Frankston Housing Strategy, 2017.
2. Authorises officers to write to the Minister for Planning to request authorisation to prepare and exhibit a planning scheme amendment to implement the recommendations of the Housing Strategy into the Frankston Planning Scheme.
3. Endorses the Implementation Plan.

**Report Update**

This report was deferred from a previous Council meeting held on 23rd April 2018, to allow Councillors to further consider issues raised by submitters. A Councillor briefing was arranged for Wednesday 2 May 2018 and the following points were discussed in more detail:

- The need to update the 2013 Frankston Housing Strategy and to learn from the experience of Amendment C95 (Am C95) which was reviewed and recommended to be abandoned by the Independent Panel, and subsequently lapsed.
- The Housing Strategy is now less complicated and more 'conservative' in its recommendations, while still allowing for sufficient growth to accommodate Frankston's forecast population in existing urban areas.
- The need to present a balanced strategy of minimal change, incremental change and substantial change across the city's residential areas, based on good research and evidence.
- Submitters have variously sought to increase the City's minimal change areas, particularly in Frankston South and in Seaford.

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****Executive Summary**

- The Am C95 Panel Report observed that there was insufficient strategic evidence provided for the proposed residential controls adjacent to the Seaford Wetlands and for low lying residential areas of Seaford. Officers have included in the 2017 Housing Study Implementation Plan 2 separate actions to address these opportunities. Action B6 is to initiate a major study, similar to the Sweetwater Creek project, that would develop a DDO with specialised controls for the Seaford Wetlands environs and a potential new zone controls. Action B4 proposes joint investigations with Melbourne Water to improve stormwater infrastructure in the Special Building Overlay areas, including Seaford.
- The Am C95 Panel Report pointed to the lack of consistency between the 2013 Housing Strategy maps and the boundaries of the proposed Neighbourhood Residential Zone in Frankston South. The 2017 version has addressed this by including a defined area of Frankston South in the Minimal Change area, with boundaries consistent with existing DDO areas. Councillors discussed a potential extension of this area. This should be considered carefully and any increase in this would need to be based on boundaries that have some strategic weight (e.g. existing DDO boundaries for the Sweetwater Creek environs).
- Councillors raised the issue of the Substantial Change area identified for the Belvedere Shopping Centre and environs and whether this should be supported. The 2013 Strategy includes a ring of Substantial Change residential land around eight (8) of Frankston's retail centres (10 including Frankston and Karingal). The 2017 Strategy has reduced this to just the two main Activity Centres of Frankston and Karingal, and a smaller area surrounding the Belvedere Retail centre. The opportunity site of the Council Operations Depot at Kananook is also included in this category. These areas are considered more likely to be achievable than what was proposed in the 2013 version.
- The majority of residential zoned land within Frankston is currently included in the General Residential Zone. If Council seeks to introduce the Neighbourhood Residential Zone for part of the city, it needs to be able to show a balanced approach and also introduce some Residential Growth zoned areas. A future Panel review could conclude that there is no need for these additional zones as the existing General Residential Zone is operating effectively and change has not been sufficiently justified.
- Councillors raised the opportunity under this Housing Strategy for innovative housing solutions to meet particular social needs and to promote affordability. The Implementation Plan includes a number of actions for Council to pursue partnerships with government agencies, not-for-profits and the private sector (See Actions C4, C5, E1, E5, E8, F2, F3, F4 and F5). Some of these projects will depend upon the availability of suitable sites for the type of housing demonstration project that is envisaged.

**Key Points / Issues**

- The Draft 'Refresh' Frankston Housing Strategy 2017 (Strategy) addresses a range of housing themes and includes a revised housing framework plan to inform where each of the reformed residential zones should be applied. It also includes a series of objectives and strategies to be introduced in a revised Municipal Strategic Statement. There is also an implementation plan with actions to promote good housing outcomes for Frankston.

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****Executive Summary**

- On 25 September 2017, Council resolved to undertake public consultation of the Strategy.
- This report provides an attached summary and assessment of submissions received up to 22 December 2017 (including 2 late submissions) (Attachment D).
- A report on all submissions received and the engagement sessions were also received from Capire Consulting Group (Attachment E).
- Officers recommend:
  - That the Minimal Change areas identified on the revised Housing Framework Plan should be zoned Neighbourhood Residential;
  - Incremental change areas should remain zoned General Residential;
  - Substantial change areas should be zoned Residential Growth;

**Financial Impact**

The State Government has introduced the “Fair Go Rates” system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

Costs associated with this project will be met from the Strategic Planning Unit's 2017/2018 budget.

**Consultation**

The Strategy was on public exhibition from 26 September 2017 to 22 December 2017. Consultation has included:

- Councillor briefing meeting on Monday 30 October, 6-7pm
- A public information session held at the Seaford Farmer's Market on Sunday 19 November 2017 with approximately 28 people in attendance;
- A 'meet the planner' session held at the Civic Centre on Tuesday 21 November 2017 with 5 people in attendance;
- A public information session held at the Frankston Sunday Market on Sunday 26 November 2017 with 7 people in attendance;

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****Executive Summary**

- making documents, including a FAQ Sheet, available at the Civic Centre and Council Customer Service Centres throughout the City;
- Letters with a map of the Housing Framework map which was circulated to every household in the proposed Minimal Change Areas and Substantial Change Areas;
- information in the “Have your say” section of Council’s Website;
- use of Social media including Facebook; and
- a housing strategy survey available on the Council web site

A total of 26 written submissions were received as at 22 December 2017, with a further 2 late submissions (Total of 28). A summary of submissions by themes and the officer response is included in **Attachment D**.

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

Including a revised housing framework plan in the Planning Scheme and introducing the reformed residential zones will provide the community with greater clarity on where additional housing will be encouraged and discouraged in Frankston City. The Strategy provides details on the housing needs within the community and the revised Municipal Strategic Statement (MSS) objectives will better articulate expectations on housing quality, diversity and other matters.

The Strategy has several environmental benefits. Demand for smaller lots in well located areas is increasing, therefore in response to community interests; there is a need to identify appropriate housing density in sensitive parts of the City. Providing increased housing densities near activity centres and public transport nodes accords with State Government policy as it will help achieve more sustainable housing outcomes.

The Strategy identifies the housing needs and aspirations to better manage housing provision within the municipality and addresses issues such as affordability of housing and diversity of housing stock. A range of factors including income, household size and proximity to employment opportunities, public transport and community infrastructure have been examined in preparing the updated strategy.

**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

If Council resolves to undertake a Planning Scheme Amendment it will be required to follow Ministerial Direction 15 which outlines the timeframes and steps in the Planning Scheme Amendment process.

Policy Impacts

The Strategy has been prepared to address likely population growth and housing demands through to 2036. The Strategy has also been prepared to provide a sound strategic basis for input into the current MSS review and decisions about where to apply the reformed residential zones.

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****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**

The implementation of the reformed residential zones will facilitate all types of development; this will include high density residential (in the Residential Growth Zone) and limiting development to conform with desired neighbourhood character and to protect environmentally significant land (in the 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**

The Strategy has been updated and prepared to provide a sound strategic basis for input into the upcoming MSS review and decisions about where to apply the reformed residential zones. A range of opportunities and constraints were considered in developing the revised Housing Framework Plan map which has been used to guide the application of the reformed residential zones.

The Strategy has been through an extensive community consultation process and the feedback received has been considered in recommending where the reformed residential zones should be applied across Frankston City.

It is recommended that Council adopts the 'Refresh' Frankston Housing Strategy 2017 and to request Authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to implement the recommendations of the Housing Strategy into the Frankston Planning Scheme.

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**ATTACHMENTS**

- Attachment A: [↓](#) Frankston Housing Strategy 2017 Version 3 (Final Draft)
- Attachment B: [↓](#) 2017 Housing Framework Map
- Attachment C: [↓](#) Housing Strategy Submissions Redacted
- Attachment D: [↓](#) Summary of Submissions/Issues & Officers Response Table
- Attachment E: [↓](#) Capire - Final Engagement Report - Frankston Housing Strategy

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****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 the 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 further community consultation.

That 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 significant 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 three 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, and revoked on March 27 2017 after the reformed residential zones had been implemented across Victoria*) has some relevance in this review context:

*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 undertaken in 2017 will help inform a new planning scheme amendment to improve the operation of the reformed 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.

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****Officers' Assessment****Issues and Discussion***Exhibition process*

Council briefings on the Strategy took place in the first half of 2017 in April. Consultation with the community took place early in the project which included a number of engagement sessions.

The Draft 'Refresh' Frankston Housing Strategy 2017 was presented at the Ordinary Meeting (OM307) on 25 September 2017, where Council resolved to release the Strategy for public consultation for at least 8 weeks.

The Strategy was on public exhibition from 26 September 2017 to 22 December 2017. Consultation included:

- Councillor briefing meeting held on Monday 30 October, 6-7pm
- A public information session held at the Seaford Farmer's Market on Sunday 19 November 2017 with approximately 28 people in attendance;
- A 'meet the planner' session held at the Civic Centre on Tuesday 21 November 2017 with 5 people in attendance;
- A public information session held at the Frankston Sunday Market on Sunday 26 November 2017 with 7 people in attendance;
- making documents, including an FAQ Sheet, available at the Civic Centre and Council Customer Service Centres throughout the City;
- Letters with a map of the Housing Framework map which was circulated to every household in the proposed Minimal Change Areas and Substantial Change Areas;
- information in the "Have your say" section of Council's Website;
- use of Social media including Facebook; and
- a housing strategy survey available on the Council's website

Capire Consulting Group were engaged to assist in public engagement sessions for the Housing Strategy. Capire provided a briefing to Councillors about the community engagement process and to also received feedback from the Councillors at a Councillor Briefing held on Monday 30 October.

The following is a summary of the key issues raised at the Council briefing:

- One question was raised as to whether the width of roads was adequate to accommodate the housing increase. This was seen as important due to a limit of off-street parking.
- There will be a future focus on Neighbourhood Character provisions after the adoption of the planning scheme amendment which will be a 12-month process.
- One Councillor advised of their opposition to the proposed Substantial Change Area in the Belvedere Neighbourhood Activity Centre due to there being only one local shopping centre in the area.
- The residential zoned area abutting the Seaford wetlands will require protection. *Areas below the flood line (LSIO Overlay) are proposed to be included in the minimal change area. Also the proposed implementation plan has an action to undertake a study with Melbourne Water for better protection of the wetlands (Action B6).*

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****Officers' Assessment**

- In regard to the proposed high density change areas there is a need to address the provision for public transport and to develop a plan for it. *The strategy is responding to this through concentration of new housing in mixed use activity centres.*
- A question was raised regarding what the Housing Strategy would look if we only had to provide for half the forecast growth as indicated by population forecast data. *It was acknowledged that no significant changes would be needed, as most of the forecast demand would be met through infill, rather than identifying new greenfield urban development areas.*
- A question was raised as to whether revenue would be provided from the subdivision of lots.
- A comment was made that there is capacity to provide for growth in existing backyards versus providing concentration within activity centres. There was concern about potentially increasing the population unnecessarily and causing greater impact on traffic and infrastructure.
- It was suggested to also provide a hard copy of the survey at community centres and community houses.
- It was recommended that one of the consultation pop ups be held at the Frankston Sunday Market.

The public information sessions were held in three different locations from mid to late November 2017. Representatives from Capire Consulting Group assisted in these engagement sessions for the Housing Strategy and the potential application of the reformed residential zones. Approximately 40 people attended including community members and others from outside the municipality.

These sessions were an opportunity to help build the community's capacity to understand the Housing Strategy and planning policy more broadly. They provided an opportunity for Council to reach a wider section of people than they have done in previous engagement activities. Those who attended the sessions had a genuine interest in the provision of housing across the municipality in the coming years, and how it might impact their own properties, as well as the look and feel of their neighbourhoods.

Most people spoken to were concerned about high density housing and the impact that it could have on the existing residential and retail areas. People were particularly concerned about high rise developments along the Nepean Highway. Some participants suggested concentrating high density housing around train stations and on corner blocks only, in order to protect existing neighbourhoods. Several people were worried about the impact that medium density housing would have on car parking and road safety in residential areas. Participants saw a direct correlation between an increase in housing and the need to provide better infrastructure to support the increase.

When discussing future housing in the Frankston municipality, participants hoped that equal consideration would be given to the development of affordable housing, as well as private dwellings. Environmental sustainability in design and construction was also a focus of people's concerns. It was felt that there should be more sustainable building standards for new buildings and developers should be encouraged to build 'green'.

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****Officers' Assessment***Submission issues*

26 submissions were received as of 22 December 2017, with 2 late submissions (a total of 28 submissions). A summary of submissions including officer responses is included in Attachment D of this report. Most feedback concerns the proposed substantial change areas in various locations including Seaford (Nepean Highway), Carrum Downs (Belvedere) and Karingal. Feedback also addressed potential zoning, including that zoning for higher density housing should be in areas where there is existing services and infrastructure such as public transport, shopping centres and community facilities.

Many submissions also raised concerns that housing change and growth will result in social problems. These equated higher density housing with lower socio-economic groups and problems such as drinking, anti-social behaviour and the lowering of property values. These last issues are not usually controlled via planning scheme measures.

No major changes were proposed to the Draft 'Refresh' Frankston Housing Strategy. However a number of minor changes have been incorporated into the Housing Framework Plan (Attachment B) as a result of considering the submissions received. These proposed changes include some reduction of the Belvedere and Kananook Substantial Change Area.

The Strategy and the Housing Framework Plan are background documents which are being used to inform the update of Housing policy in the MSS and the application of reformed residential zones.

As of the 22 December 2017, 32 people had completed the online survey. A report by Capire Consulting has summarised the feedback and findings (See Attachment E).

*Application of the reformed residential zones*

The State Government has recently introduced the reformed residential zones, an update to the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

In recommending where to apply the reformed zones officers have considered the following documents – the Draft Frankston Housing Strategy and the Structure Plans for the Frankston Metropolitan Activity Centre and the Karingal Major Activity Centre. Officers have also considered feedback received during the community consultation period.

Officers recommend that those areas identified as minimal change areas on the Housing Framework Plan in the Draft Frankston Housing Strategy should be included in the Neighbourhood Residential Zone. It is recommended that areas identified as incremental change areas should remain in the General Residential Zone and that those areas identified as substantial change areas should be included in the Residential Growth Zone or Mixed Use Zone.

A map showing the proposed location of these zones is included in Attachment B. This map is derived from the revised Housing Framework Plan. It includes the following features and differs in the following details from that plan.

- The overall map at Attachment 2 is generalised and all non-residential land (e.g. school sites and parkland) will be excluded in preparing the detailed residential zone maps

**11.1 Final Draft 'Refresh' Frankston Housing Strategy 2017 - Report on public consultation and Progress to a Planning Scheme Amendment to implement the reformed residential zones****Officers' Assessment****Zone Schedules**

As part of the analysis undertaken to determine where the reformed zones could be applied, officers reviewed the Design and Development Overlays for each area in Frankston City. This review concluded that there are some requirements that should be included in the schedules to the reformed residential zones. In most cases they are limited to side and rear setbacks and building heights however schedules for parts of Frankston South include minimum lot size.

It is proposed that the remaining provisions of the DDOs will be retained as they are essential for managing new development to protect natural environmental values, respond to neighbourhood character objectives and to address environmental constraints.

**Options Available including Financial Implications**

1. Endorse the Strategy and the officer's recommendation on where the reformed residential zones should be applied.
2. Endorse the Strategy with major changes
3. Take no further action

The resource requirements associated with this report are estimated to be approximately \$30,000. Costs associated with a Planning Scheme Amendment to implement the new zones will be met from the Strategic Planning Unit's 2017/18 budget.

**Conclusion**

The Housing Strategy has been updated and prepared to provide a sound policy basis for input into the upcoming MSS review and to inform decisions about where to apply the reformed residential zones. A range of opportunities and constraints were considered in developing the revised Housing Framework Plan map which has been used to guide the application of the reformed residential zones.

The Strategy has been through an extensive community consultation process and the feedback received has been considered in recommending changes to the Housing Framework Plan and to the Implementation Plan.

It is recommended that Council endorse the updated 'Refresh' Frankston Housing Strategy 2017 in **Attachment A**.

# FRANKSTON HOUSING STRATEGY

## 2017 Update – Final Draft Frankston City Council



*opportunity » growth » lifestyle*

Reference No. A3579920



*Ebdale Street, Frankston*

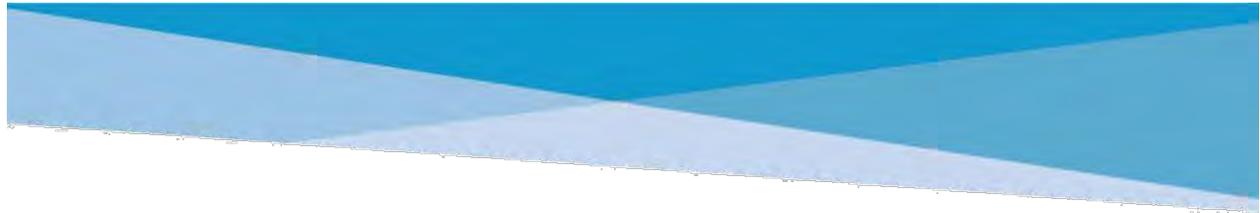


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## 1.0 Introduction

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)*

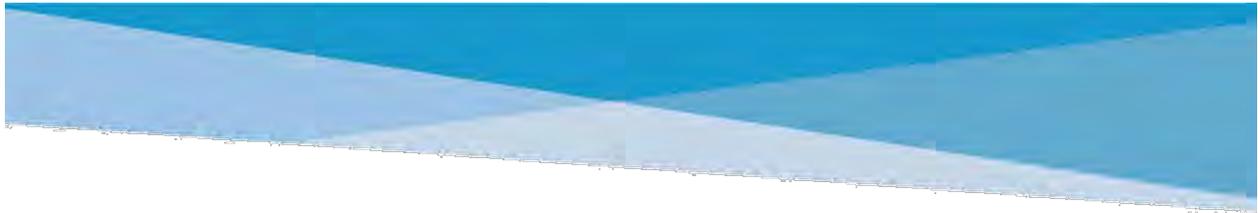
## 2.0 Planning Scheme Provisions and Council's role

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 2017 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

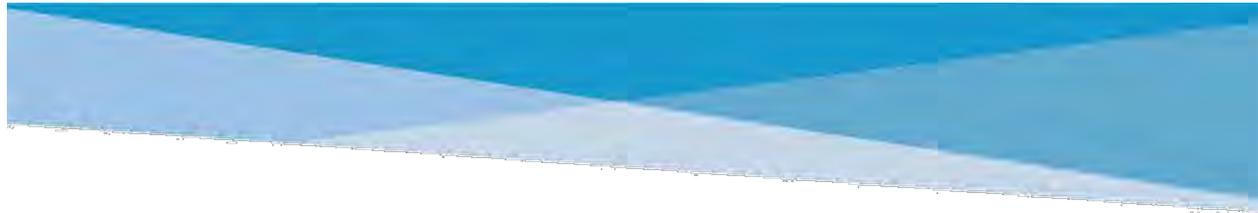
*The following information contains relevant extracts from the Frankston Planning Scheme that set out the Victorian State Government's policy approach to housing issues in relation to land use and development. No change to these provisions is proposed by the Frankston Housing Strategy 2017.*

**Clause 9.01** of the Frankston Planning Scheme directs that **Plan Melbourne 2017-2050** 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 intent to accommodate the majority of new dwellings in established areas within walking distance to the existing public transport network.

Plan Melbourne has five 'Directions' for Housing Choice in locations close to jobs and services:

- 2.1 Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.
- 2.2 Deliver more housing closer to jobs and public transport.
- 2.3 Increase the supply of social and affordable housing.
- 2.4 Facilitate decision-making processes for housing in the right locations.
- 2.5 Provide greater choice and diversity of housing.



(These same points are repeated in **Clause 11.06-2 Housing Choice** 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 11.03-2 Activity Centre Planning** of the Frankston Planning Scheme seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.

**Clause 11.02-1 Supply of Urban Land** seeks to ensure that sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. 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 11.06-2 Housing Choice** has the key objective “To provide housing choice 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 age care facilities, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- 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 in urban renewal precincts and sites that offer good access to jobs, services and transport.”

Strategies to achieve this include the following:



- Increase the proportion of housing in designated locations within established urban areas and reduce that share of new dwellings in greenfield and dispersed developments areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services 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 Housing opportunity areas** have the objective “To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.” The related strategy is to identify strategic redevelopment opportunities that are:

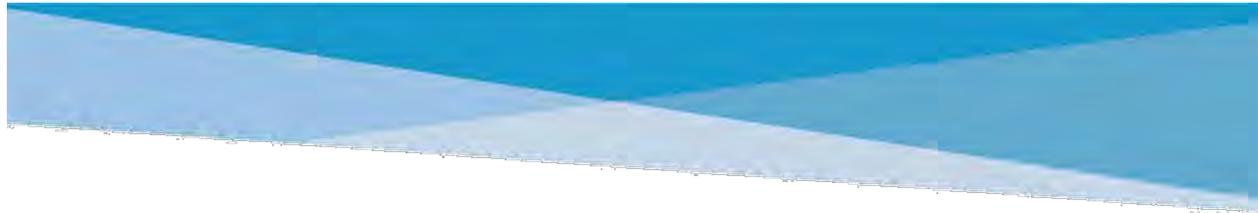
- In and around the Central City.
- Urban-renewal precincts.
- Areas for residential growth.
- Areas for greyfield renewal.
- Area designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres – especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-orientated development.

**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-served locations.
- Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.

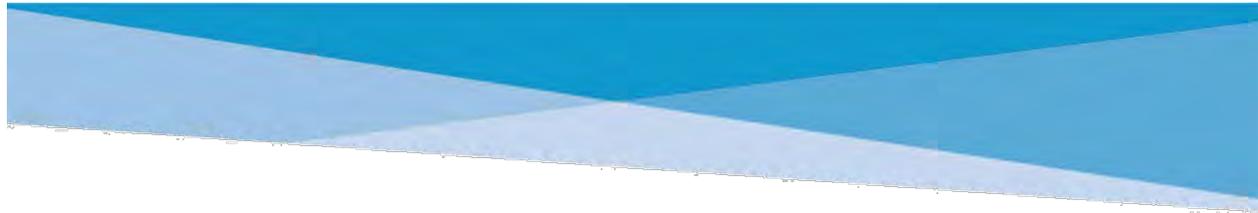
**Clause 16.01-5 Housing affordability** has the objective “To deliver more affordable housing closer to jobs, transport and services.” The related strategies are to:

- 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 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 urban renewal precincts.
  - 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 and community care units, residential aged care facilities and design and location of residential aged care facilities.



Fortescue St, Seaford

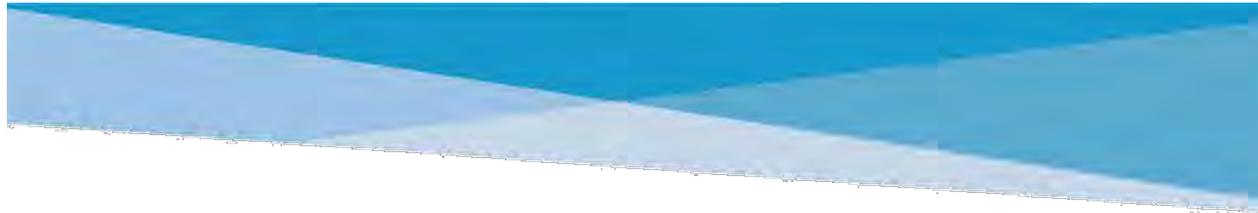
## 2.2 Local Planning Policy Framework

*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 Planning Scheme Amendment C100 by the Minister for Planning on 19 October 2017. Only minor changes to these provisions are proposed by the Frankston Housing Strategy 2017, to update those provisions that have now been completed.*

**Clause 21.01** 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***, 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:

***Objective 1***

Managing the provision of residential dwellings that address the needs of all Frankston residents.

*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.
- 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

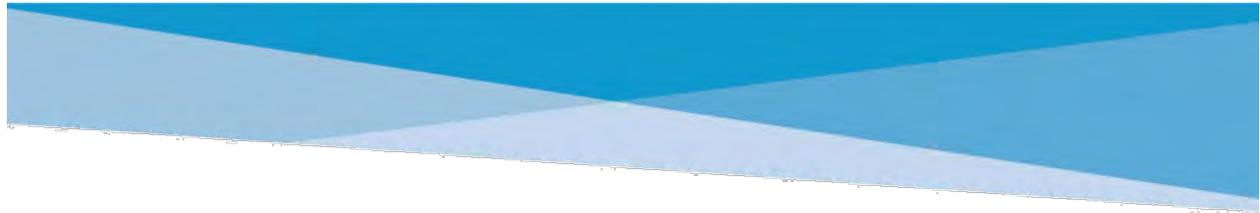
Recognise the needs of particular groups within the community including social housing, accommodation for special needs, employee accommodation and aged care.

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 Clause **22.04 Settlement**, 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 2017-2021 Community Plan, 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.

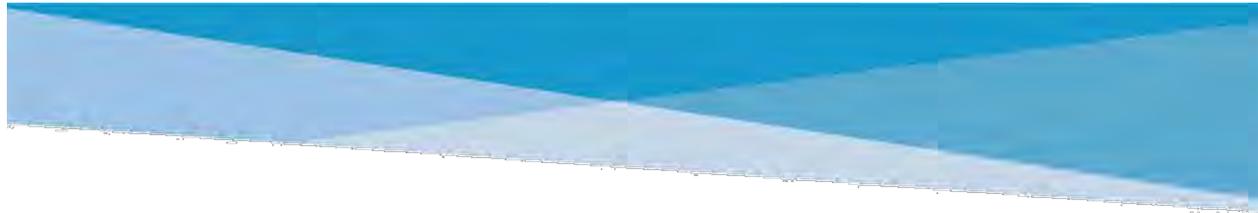


The Frankston Community Vision presented as part of this plan is:

*“Our Frankston will be: A vibrant, resilient seaside city that is transforming. Our local economy is becoming more diverse, and provides our people with great opportunities for employment and learning. Community assets are versatile, and provide spaces for a range of services and activities that improve the health, wellbeing and connectedness of our community. Our natural open space, including wetlands, bushland reserves, rivers and beaches, is treasured by residents and visitors alike.”*

The Community Plan recognises that Frankston is a thriving and growing community. Latest estimates (2015) show that the current population of Frankston is estimated at 135,971, which is expected to increase to 160,000 by 2050. 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 **Action Area 2 - Development and Housing** for Frankston:



*Our Frankston will be:*

*“a city that more people choose to live in due the diverse range of housing options and lifestyle assets locally. Sustainable development is important to use.”*

In the 2017-2021 plan, the community has identified development and growth is a key issue facing the Frankston community. Residents have expressed a desire to grow the Frankston City Centre, also known as the Frankston Metropolitan Activity Centre (MAC) to provide a mix of housing, employment and recreational options.

*“Appropriate planning throughout Frankston in particular the Central Activity Area and in sensitive areas such as Green Wedge.”*

Whilst generally supportive of new development, our community believes that it is vital that development is appropriate and sustainable, particularly in the City Centre and sensitive areas such as the Green Wedge. Protection of heritage buildings and homes is also important to our community.

Public transport services, particularly bus services, often do not meet the needs of our community. A greater span of hours and improved service frequency is required.

*The community said we need to.....*

- *Work together to ensure that our community grows in a sustainable and appropriate way*
- *Advocate for improved public transport that meets our needs and reduces our reliance on cars*
- *Advocate for more affordable housing options and to support our homeless community members*

To achieve these goals, residents, community groups, State Government agencies and Council will need to work together.

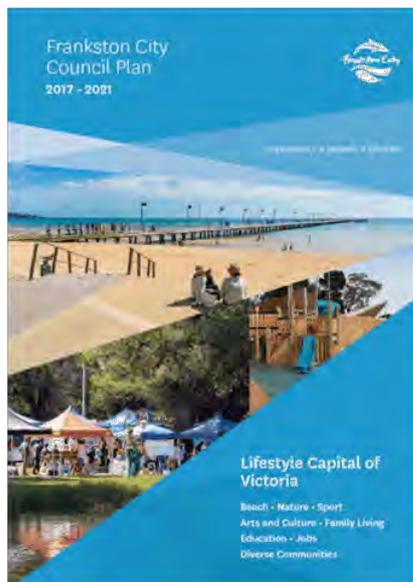
*What’s already happening (or about to happen)?*

- *Council has committed to working with the community to develop the Green Wedge Management Plan to protect this sensitive and vital asset*
- *Attracting higher density residential and mixed use developments will continue to be a focus for Council, including affordable housing*



### 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 2017-2021 has the following strategies directly relevant to housing:

#### *1 A Planned City*

##### *1.2 Development and housing*

##### *1.2.2 Attract high density residential apartments and commercial office accommodation*

In the plan, the Strategic target for 2021 is for more than 1,000 new dwellings in the FMAC.

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 and implement its other strategies, for example, the Municipal Strategic Statement, Car Parking Precinct Plan, Open Space Strategy and other 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.



### 3.3 Frankston Health and Wellbeing Plan

Frankston City Council's 2017 - 2021 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 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 Health and Wellbeing Plan are:

#### Community Building Outcome 3

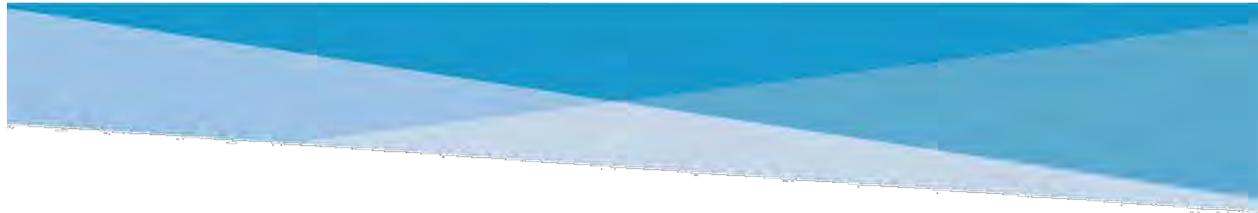
##### Frankston City is a Safe Community

###### Long-term ambition:

*People in Frankston City have access to diverse and affordable housing and essential services, feel safe participating in community life and live free from harms associated with alcohol and drugs, gambling, violence and crime.*

###### **Health and wellbeing priority:**

###### **3.1 Diverse and affordable housing and safe behaviours**



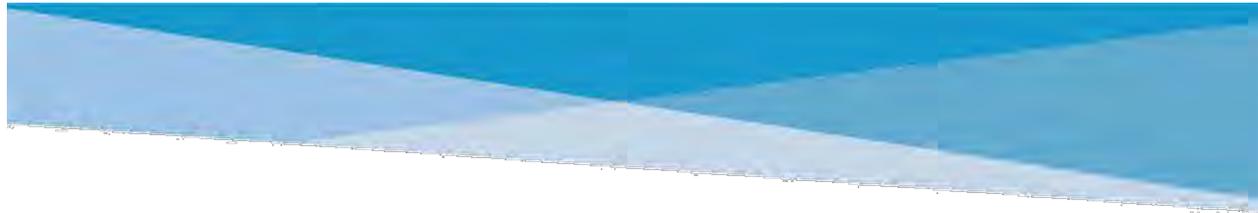
Council's priority is for people in Frankston City to have housing and be safe at every stage of life through environments that enable:

- Equitable access to affordable, suitable and secure housing
- Homeless people to be well supported by accessible and inclusive primary care and support services
- Feeling safe to participate in community life, both during the day and at night
- Healthy and safe behaviours that minimise harm to themselves and others from alcohol and drug misuse, gambling, violence and crime

**Evidence – *why housing and safety is important for health and wellbeing:***

While Frankston City is experience economic growth and prosperity with housing prices increasing by up to 21% in 2016, a dedicated focus is required on housing affordability and housing stress.

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.

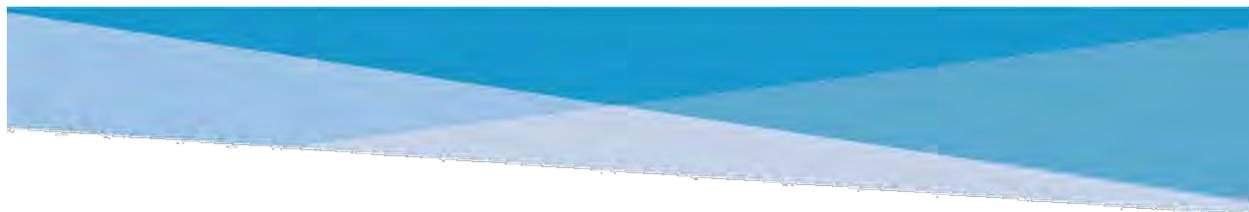
The 2013 Housing Strategy has been used to inform the review of the Municipal Strategic Statement that is now implemented through Am C100. This Amendment made changes to Clause 21.07 – Housing, by updating content, including the 'Frankston Housing Strategy – 2013' as a reference document, and deleting 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 was reported to Council in November 2016 and was approved by the Minister for Planning on 19 October 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 three years' experience of working with the General Residential Zone and is well placed to reconsider the recommendations of its 2013 Housing Strategy. There was a Ministerial Direction that Council's 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 had to 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 1A: Number of new dwellings approved by month, July 2014 to June 2015**

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 2014-15	509	137	646



**Table 1B: Number of new dwellings approved by month, July 2015 to June 2016**

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
<b>Total 2015-16</b>	<b>493</b>	<b>26</b>	<b>519</b>

A total of 1002 dwellings have been approved within the 'General Residential Zone' in the two year period from July 2014 to June 2016, accounting for 86% 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 from these results that the operation of the General Residential Zone has allowed Frankston City 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.

Council has some strict requirements in applying the ResCode standards for new development in the General Residential Zone – this approach does not appear to have reduced the production of new dwellings in the City. 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 a more flexible than other Council's interpretation of the private open space provisions, Council's experience is that this requirement has had a high success rate both from acceptance of conditions by applicants and by VCAT reviews and approval.

This current refresh of the Frankston Housing Strategy 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 implement the objectives of the new Frankston Housing Strategy, and will include a statutory support for the ongoing implementation of Council's ResCode B28 requirement for private open space.



## 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

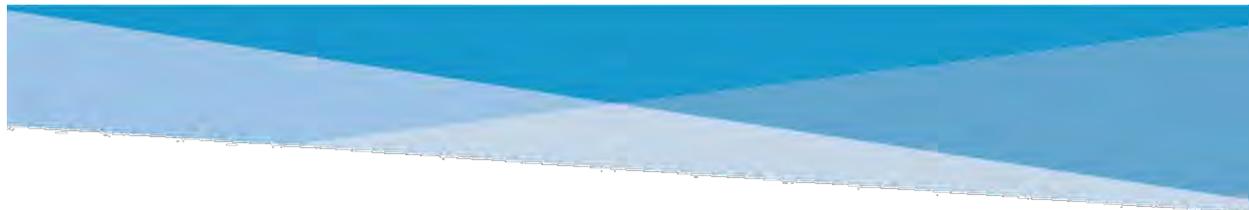
**Figure 2: Frankston City Private Dwelling Type 2016 and 2011**

Frankston City - Dwellings (Enumerated)	NEW 2016			2011			Change
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	2011 to 2016
Separate house	44,070	77.5	66.1	43,177	81.1	71.1	+893
Medium density	11,750	20.7	22.9	9,243	17.4	21.1	+2,507
High density	301	0.5	10.1	302	0.6	7.2	-1
Caravans, cabin, houseboat	516	0.9	0.2	458	0.9	0.2	+60
Other	149	0.3	0.3	86	0.1	0.3	+63
Not stated	82	0.1	0.3	16	0.0	0.0	+66
<b>Total Private Dwellings</b>	<b>56,870</b>	<b>100.0</b>	<b>100.0</b>	<b>53,252</b>	<b>100.0</b>	<b>100.0</b>	<b>+3,618</b>

Source: Australian Bureau of Statistics, [Census of Population and Housing 2011 and 2016](#). Compiled and presented by [i.d.](#), the population experts.

In the 2016 Census Data, there were 56,870 private dwellings in Frankston City. Of these, 77.5% were separate houses. This is a substantially higher proportion than in Greater Melbourne overall, which was 66.1%.

While in 2016 the extent of medium density housing in Frankston City approaches the proportion that exists in Greater Melbourne (20.7% to 22.9% 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 2016 and 2011**

Frankston City	NEW 2016			2011			Change 2011 to 2016
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	
Occupied private dwellings	52,700	92.6	90.7	49,382	92.5	91.2	+3,318
Unoccupied private dwellings	4,169	7.3	9.1	3,917	7.3	8.6	+252
Non private dwellings	67	0.1	0.1	84	0.2	0.2	-17
<b>Total dwellings</b>	<b>56,936</b>	<b>100.0</b>	<b>100.0</b>	<b>53,333</b>	<b>100.0</b>	<b>100.0</b>	<b>+3,603</b>

Source: Australian Bureau of Statistics, *Census of Population and Housing 2011 and 2016*. Compiled and presented by *id*, the population experts.

The great majority of Frankston’s 56,936 dwellings (2016) are private dwellings, with 92.6% being occupied.

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 2016 Census.

Average household size in Frankston City in 2016 Census is 2.5 persons (2016), which is the same in the 2011 Census Data.



## 5.1 Demographic Profile

In 2016, the Census population counted was 134,143 people, an increase of 7,685 people since the 2011 Census. That meant that Frankston City Council grew by 1,537 people per year within the last 5 years.

In 2016, the number of all private dwellings in Frankston City was 56,870, an increase of 3,618 dwellings since the 2011 Census. That meant an increase of 724 dwellings per year within the last 5 years.

In 2017, the Estimated Resident population is 139,511. This is an increase of 9,161 since the 2011 Estimated resident population. *Note that the Estimated population is usually more than the Census count as it accounts for people who are not counted or are overseas on Census night (see explanation below).* The Estimated population in 2015 was 137,932, suggesting an increase of 1,579 persons over the 12 months. (Previously noted in the draft, the Estimated Resident population for 2016 was a preliminary estimate of 137,424 that did not consider the adjustment of the results of the 2016 census).

The difference between the Census and the Estimated Resident population is that the Census population is the counted resident population not adjusted for under-enumeration and not counting residents being temporarily overseas. Estimated population is the official estimated resident population adjusted for under-enumeration and residents being temporarily overseas.

Whilst the Estimated Resident population is more useful figure for planning purposes, the 2016 Census data has been deemed fit for rebasing the Estimated Resident Population and having comparable quality to previous Australian Censuses and International Censuses.

A snapshot of current demographic statistics is provided below:

**Figure 4: Frankston City Profile Statistic**

### Frankston City Profile

City Profile	
Population (Australian Bureau of Statistics (2016), 30 June 2016)	134,143
Number of households (Census 2016)	56,870
Percentage of males (Census 2016)	49.8%
Percentage of females (Census 2016)	50.2%
Residents born overseas (Census 2016)	24.5%
Residents who speak a non-English language (Census 2016)	14.0%
Average people per household (Census 2016)	2.5
Median weekly household income (Census 2016)	\$1,331
Rateable properties (as at 31 March 2017)	61,790

(From the Frankston City Council Plan 2017-2021 (2017), with the updated 2016 Census data)

### 5.1.1 Household Size and Type

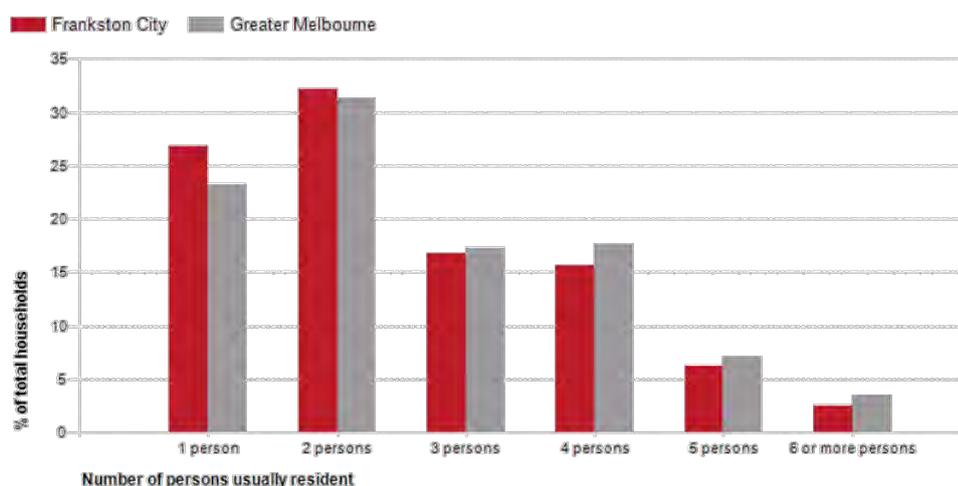
In 2016, the average number of people per household in Frankston reflects a predominance of 2 persons and 1 person households. Together, these two categories account for over 58% of all households. There



are significant proportions of 3 person and four person households (16.7% and 15.7% respectively). Less than 10% of households have more than 4 persons.

Figure 5: Frankston City Household size 2016 Bar Graph

Household size, 2016



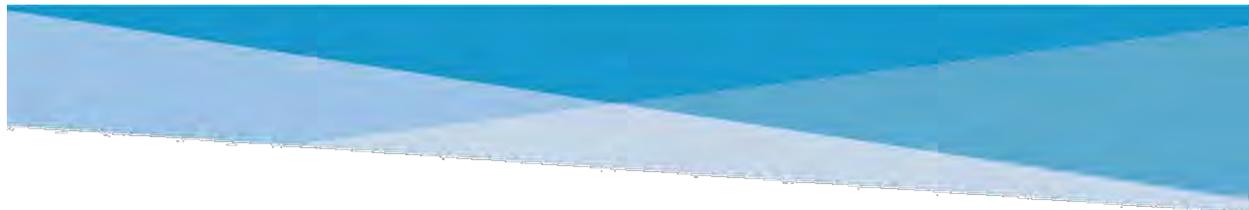
Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data)  
Compiled and presented in profile.id by .id, the population experts.

Figure 6: Frankston City Household size 2016 Summary Table

Frankston City - Households (Enumerated)	NEW 2016			2011			Change
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	2011 to 2016
1 person	13,310	26.8	23.2	12,353	26.1	23.3	+957
2 persons	15,970	32.1	31.4	15,583	32.9	32.0	+387
3 persons	8,307	16.7	17.3	7,853	16.6	17.0	+454
4 persons	7,789	15.7	17.6	7,398	15.6	17.4	+391
5 persons	3,072	6.2	7.1	2,988	6.3	7.2	+84
6 or more persons	1,241	2.5	3.5	1,236	2.6	3.2	+5
Total classifiable households	49,689	100.0	100.0	47,409	100.0	100.0	+2,280

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, 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 nearly 35% 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.

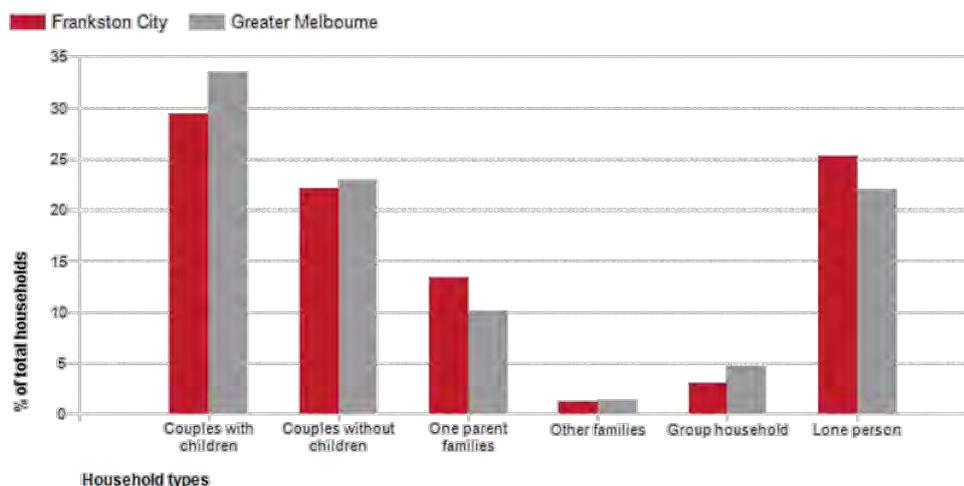


These results do not match well with the prevalent dwelling types recorded in Frankston. Three and four bedroom dwellings account for 70.4% of all dwellings. One and two bedroom dwellings account for only 18% of all dwellings in Frankston City.

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.

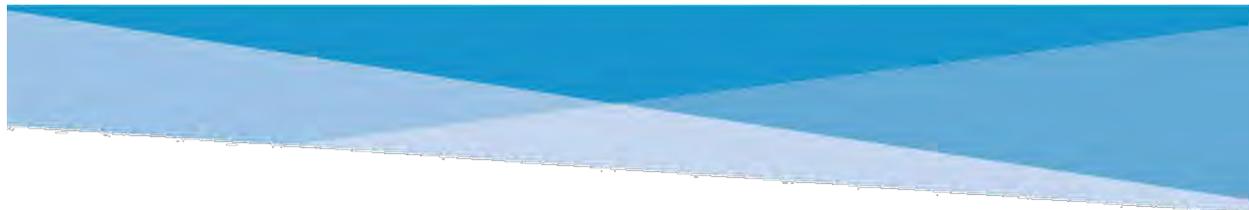
**Figure 7: Frankston City Household type 2011 Bar Graph**

**Household type, 2016**



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data)  
 Compiled and presented in profile.id by .id, the population experts.

However, in the 2016 Census data, of all households, 69.9% were family households, 26.8% were single person households (representing a small increase since 2011) and 3.3% were group households.



**Figure 8: Frankston City Number of bedrooms per dwelling 2016 and 2011 Summary Table**

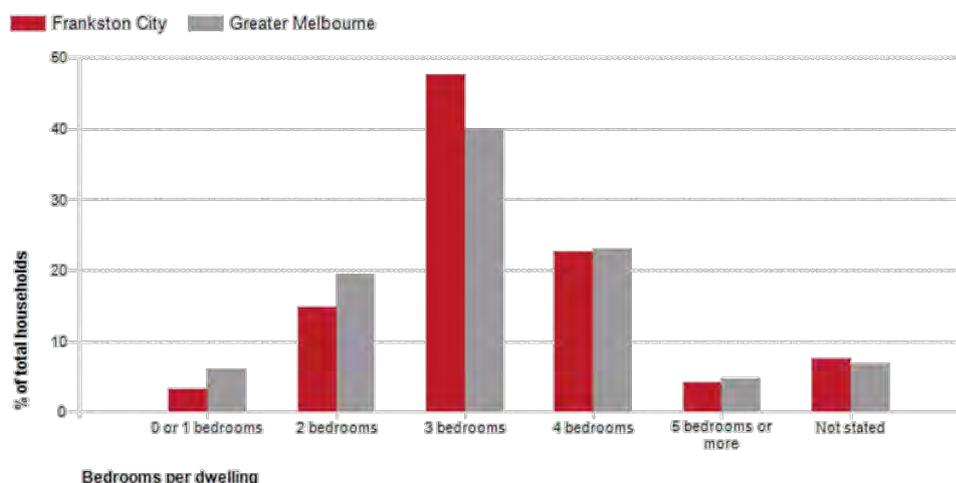
Frankston City - Households (Enumerated)	NEW 2016			2011			Change 2011 to 2016
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	
0 or 1 bedrooms	1,705	3.2	6.0	1,569	3.2	5.5	+137
<b>a</b> 2 bedrooms	7,794	14.8	19.5	7,390	15.0	19.3	+404
3 bedrooms	25,133	47.7	40.1	25,123	50.9	43.8	+10
<b>a</b> 4 bedrooms	11,938	22.7	23.0	10,856	22.0	22.0	+1,082
5 bedrooms or more	2,172	4.1	4.8	1,820	3.7	4.3	+352
Not stated	3,959	7.5	6.8	2,575	5.2	5.1	+1,384
<b>Total households</b>	<b>52,701</b>	<b>100.0</b>	<b>100.0</b>	<b>49,332</b>	<b>100.0</b>	<b>100.0</b>	<b>+3,369</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

In the 2016 Census data, of occupied private dwellings 3.0% had 1 bedroom, 15.5% had 2 bedrooms and 50.3% had 3 bedrooms. The average number of bedrooms per occupied private dwelling was 3.1. The average household size was 2.5 people.

**Figure 9: Frankston City Number of bedrooms per dwelling 2016 Bar Graph**

**Number of bedrooms per dwelling, 2016**



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data)  
Compiled and presented in profile.id by .id, the population experts.



**5.1.2 Household Income**

Analysis of household income levels in Frankston City in 2016 compared to Greater Melbourne shows there was a smaller proportion of high income households (those earning \$3,000 per week or more) and a higher proportion of low income households (those earning less than \$650 per week).

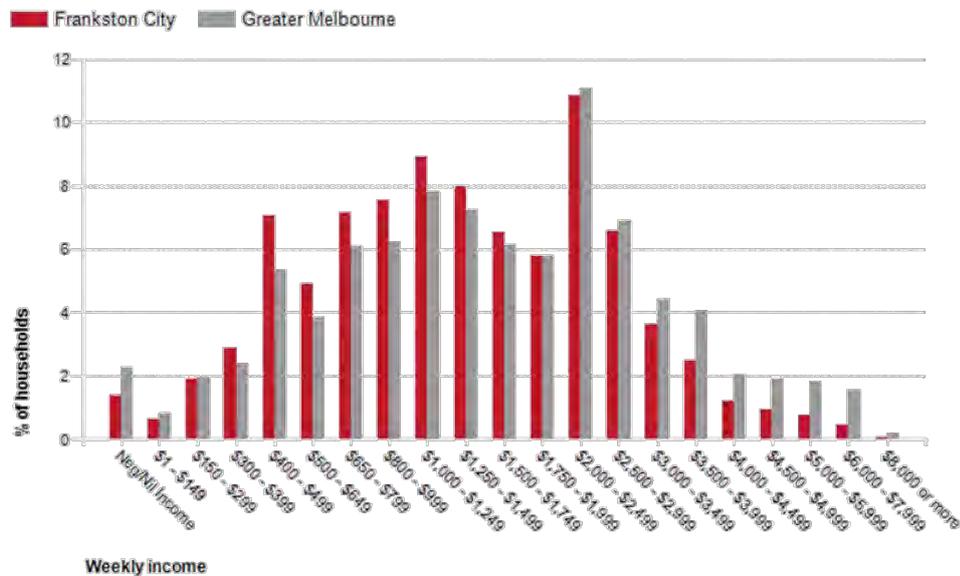
In 2016, those earning \$2,500 per week or more were considered to be high income households, with those earning less than \$650 per week were low income households.

Overall in 2016, 16.1% of the households earned a high income and 18.8% were low income households in Frankston City, compared with 22.8% and 14.4% respectively for Greater Melbourne. In 2011 in Frankston City, 11.7% of the households earned a high income and 21.7% were low income households.

This indicates 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 2016**

**Weekly household income, 2016**



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data)  
 Compiled and presented in profile.id by .id, the population experts.

**5.1.3 Housing Tenure**

In 2016, 63.6% of all households in Frankston City either owned their homes outright, or were purchasing with a mortgage. 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 27.3% of households renting, by far the greatest proportion were in the private rental market. In 2011, it was 26.6%

1,373 households (2.6%) were renting from social housing providers in 2016, a decrease from some 1,519 households (3.1%) were renting from social housing providers in 2011.

**Figure 11: Frankston City Housing tenure 2016 and 2011**

Frankston City - Households (Enumerated)	NEW 2016			2011			Change 2011 to 2016
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	
Fully owned	13,227	25.1	29.0	12,995	26.3	31.5	+232
Mortgage	20,272	38.5	34.3	19,661	39.9	35.3	+591
Renting	14,383	27.3	28.8	13,127	26.6	26.5	+1,256
Renting - Social housing	1,373	2.6	2.6	1,519	3.1	2.9	-146
Renting - Private	12,823	24.3	25.8	11,376	23.1	23.1	+1,447
Renting - Not stated	187	0.4	0.4	232	0.5	0.5	-45
Other tenure type	693	1.3	0.8	574	1.2	0.7	+119
Not stated	4,120	7.8	7.1	2,965	6.0	5.9	+1,165
<b>Total households</b>	<b>52,695</b>	<b>100.0</b>	<b>100.0</b>	<b>49,332</b>	<b>100.0</b>	<b>100.0</b>	<b>+3,363</b>

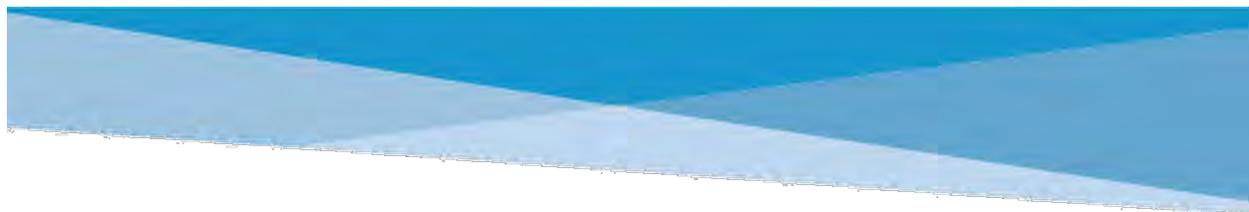
Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by Jd, the population experts.

It is useful to note that at this time the majority of 'separate houses' were fully owned or being purchased (77.5%). 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. Approximately 21.4% of the total population is overseas born in 2016 (21.8% in 2011), compared with a proportion of 33.8% for Greater Melbourne (31.4% in 2011). In 2016, only 10.7% of the Frankston City population is overseas born with a non-English speaking background. In Greater Melbourne, 27% of the population is overseas born with a non-English speaking background.



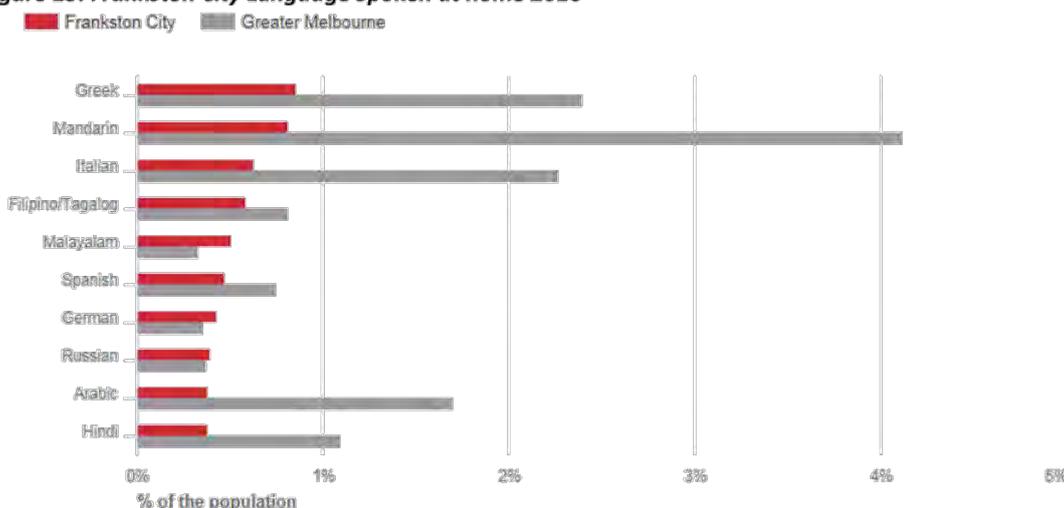
**Figure 12: Frankston City Birthplace Summary 2016 and 2011**

Birthplace	NEW 2016			2011			Change 2011 to 2016
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	
Total overseas born	28,698	21.4	33.8	27,532	21.8	31.4	+1,166
Non-English speaking backgrounds	14,329	10.7	27.0	12,908	10.2	24.2	+1,421
Main English speaking countries	14,369	10.7	6.8	14,624	11.6	7.2	-255
Australia	95,936	71.5	59.8	91,793	72.6	63.3	+4,143
Not stated	9,473	7.1	6.4	7,131	5.6	5.3	+2,342
Total Population	134,107	100.0	100.0	126,456	100.0	100.0	+7,651

Source: Australian Bureau of Statistics, *Census of Population and Housing 2011 and 2016*. Compiled and presented by *id*, the population experts.

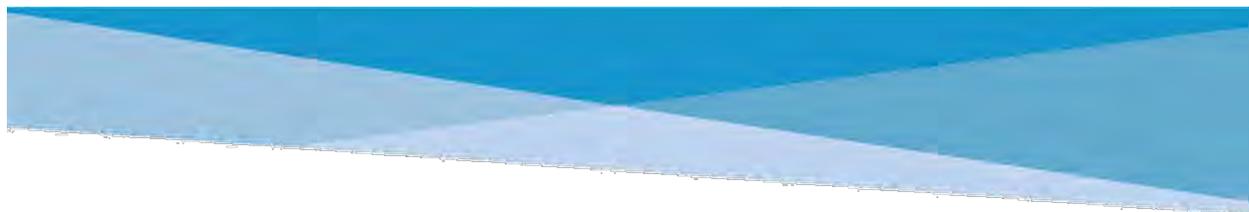
In 2016, Frankston City had 11.4% of people spoke a language other than English at home in 2016, compared to 10.2% in 2011. More than 80% of the population spoke English only in both 2016 and 2011.

**Figure 13: Frankston City Language Spoken at home 2016**



Source: Australian Bureau of Statistics, *Census of Population and Housing, 2016 (Usual residence data)*. Compiled and presented in profile.id by *id*, the population experts.

Frankston City’s existing ethnic and cultural profile in 2016 may influence the prevailing preference within the city for traditional suburban housing types. Other suburban areas such as Greater Dandenong (11.2% Vietnamese), Monash (Mandarin 14.7%) and Whitehorse (Mandarin 12.9%) 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 2016 and 2011**

Frankston City - Total persons (Usual residence)	NEW 2016		2011			Change 2011 to 2016
	Number	%	Number	%	Greater Melbourne %	
a Babies and pre-schoolers (0 to 4)	9,016	6.7	8,675	6.9	6.5	+341
a Primary schoolers (5 to 11)	11,564	8.6	10,773	8.5	8.4	+791
a Secondary schoolers (12 to 17)	9,240	6.9	10,003	7.9	7.3	-763
a Tertiary education and independence (18 to 24)	11,729	8.7	11,801	9.3	10.1	-72
a Young workforce (25 to 34)	18,484	13.8	17,111	13.5	15.4	+1,373
a Parents and homebuilders (35 to 49)	28,267	21.1	27,803	22.0	22.0	-464
a Older workers and pre-retirees (50 to 59)	17,832	13.3	16,057	12.7	12.1	+1,775
a Empty nesters and retirees (60 to 69)	14,079	10.5	12,279	9.7	9.0	+1,800
a Seniors (70 to 84)	11,219	8.4	9,675	7.7	7.4	+1,544
a Elderly aged (85 and over)	2,713	2.0	2,280	1.8	1.8	+433
<b>Total</b>	<b>134,143</b>	<b>100.0</b>	<b>126,457</b>	<b>100.0</b>	<b>100.0</b>	<b>+7,686</b>

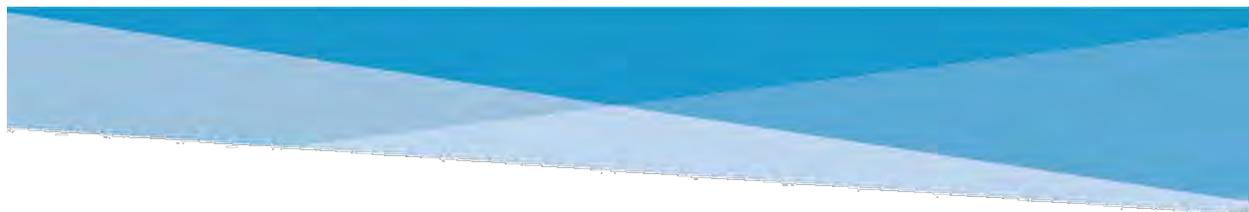
Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by id, the population experts.

In the 2016 Census, 34.2% of the population is aged over 50, (in 2011 it was 31.9%) 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**

Frankston City's small areas and benchmark areas

Area	2011 index	Percentile
Sandhurst	1,123.6	99
Langwarrin South	1,066.5	83
Frankston South	1,059.9	79
Langwarrin	1,040.9	69
Skye	1,035.0	66
Greater Melbourne	1,020.3	57
Victoria	1,009.6	51
<b>Interface Councils</b>	<b>1,003.3</b>	<b>50</b>
Australia	1,002.0	47
Frankston City	996.7	44
Frankston Heights	987.5	39
Carrum Downs	984.0	38
Seaford	981.2	36
Karingal	946.8	23
Frankston Central	930.4	19
Frankston North	812.3	4

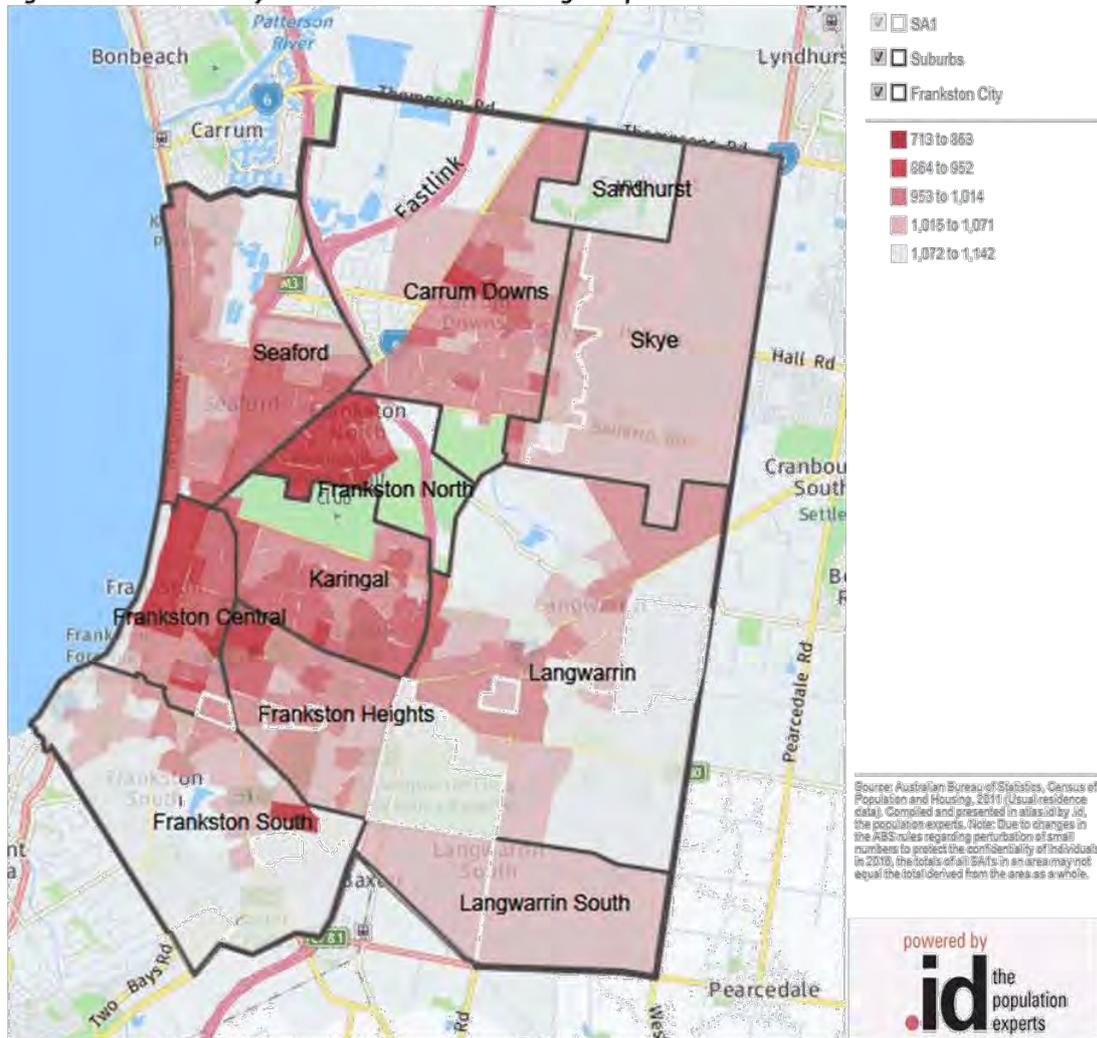
Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by id, the population experts.

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.

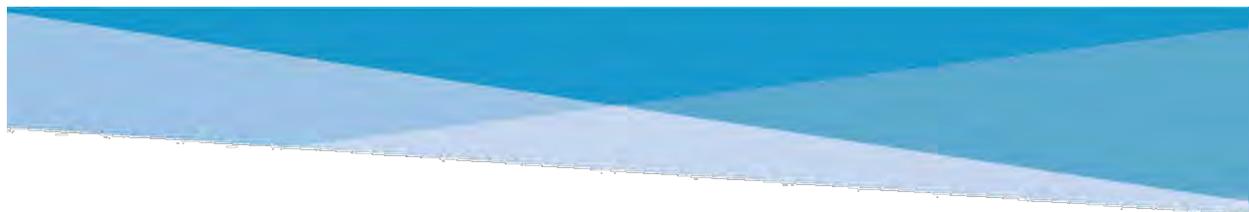


Figure 16: Frankston City Socio-economic Disadvantage map 2011



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 2016, the average monthly mortgage repayments in Frankston City were: \$1,621, while average weekly rentals are \$306. 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 2016**

SUBURBS	SEPARATE HOUSE		SEMI-DETACHED (TERRACE HOUSE OR TOWN HOUSE)		FLAT OR APARTMENT	
	NO. OF DWELLINGS	% OF TOTAL	NO. OF DWELLINGS	% OF TOTAL	NO. OF DWELLINGS	% OF TOTAL
Frankston	10,684	73.8%	2,854	19.7%	876	6.1%
Frankston North	1,978	92.2%	151	7%	10	0.5%
Frankston South	5,565	85.4%	856	13.1%	48	0.7%
Carrum Downs	5,583	76%	1,505	20.5%	42	0.6%
Langwarrin South	353	100%		0%		0%
Langwarrin	6,612	83.5%	1,121	14.2%	73	0.9%
Sandhurst	1,344	84.7%	243	15.3%		0%
Seaford	4,920	72.8%	1,500	22.2%	51	4.1%
Skye	2,256	88.1%	302	11.8%	3	0.1%
Frankston LGA	39,300	79.1%	8,543	17.2%	1,337	2.7%
Greater Melbourne	1,067,637	67.8%	264,404	16.8%	231,297	14.7%

Source: ABS Census 2016

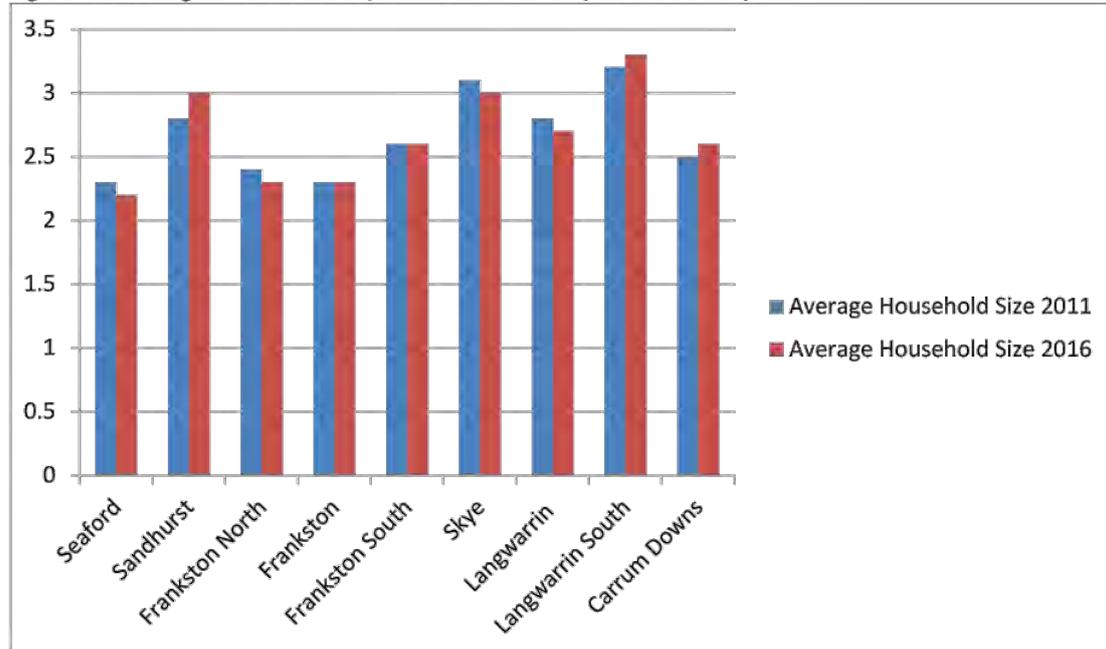
The older settlements of Seaford and Frankston have significantly higher proportions of medium density and high density dwellings than the other suburbs. A newer suburb, Carrum Downs, is relatively well represented in terms of Semi-detached housing with this accounting for 20.5% of its dwellings. At the other extreme, Langwarrin South and Skye are almost exclusively comprised of 'separate houses'.



The average household size in the Frankston City has decreased from 2.7 persons in 1996 to 2.5 persons in 2016. This is lower than the Greater Melbourne average of 2.7 persons in 2016.

Figure 18 shows the average household size in 2016 and 2011 for Frankston City Suburbs arranged by their distance from the Melbourne CBD. It shows that there is significant variation between suburbs, with 3.3 persons per dwelling in Langwarrin South and 2.2 persons per dwelling in Seaford.

**Figure 18: Average Household Size, Frankston Suburbs (2016 and 2011)**



Source: ABS Census 2016

These results show that the older, coastal parts of Frankston City have smaller average household sizes than the newer suburbs towards the urban fringe.



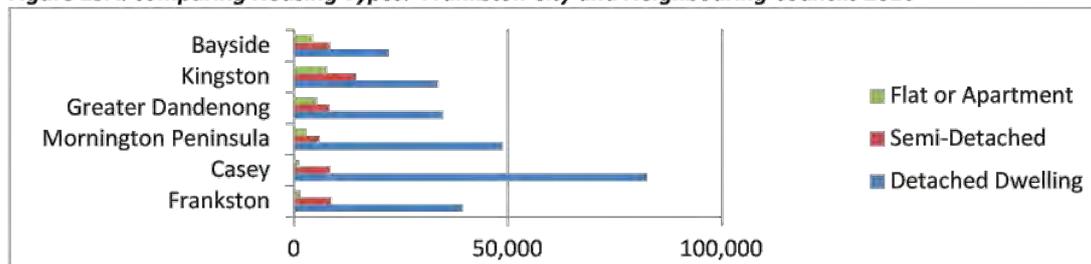
**5.1.8 Comparison with other Municipalities**

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 19A: comparing Housing Types: Frankston City and Neighbouring Councils 2016**

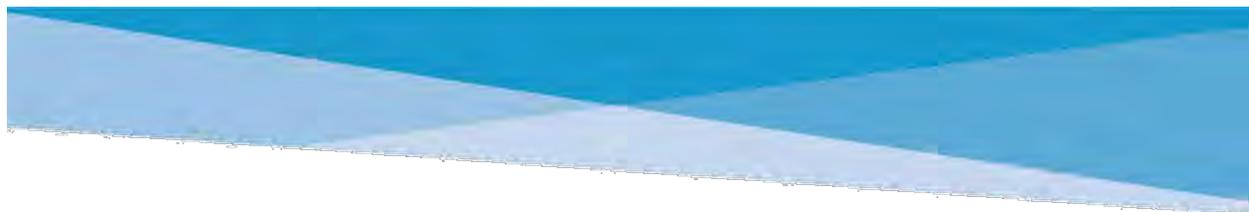


Source: ABS Census 2016

**Figure 19B: The Distribution (%) of Housing Types in Comparison to Neighbouring Councils**

	Frankston	Casey	Mornington Peninsula	Greater Dandenong	Kingston	Bayside
Flat or Apartment	2.7%	1%	4.7%	10.7%	13.5%	12.2%
Semi-detached/Townhouse	17.2%	9%	10%	16.7%	25.7%	23.8%
Detached Dwelling	79.1%	89.5%	84.2%	71.5%	59.9%	63%

Source: ABS Census 2016



## 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 (to 2036). 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 2016 based on ABS Census data. The population and dwelling forecasts prepared for Council by id consultants in December 2017 indicate that Frankston's population is expected to reach 157,073 in 2036. This represents an increase of 17,562 persons over twenty years, or an average of 878 people per year.

In 2016, the Estimated Resident population was 139,511. This was an increase of 9,161 since the 2011 Estimated Resident population. The Estimated Resident population is usually more than the Census count as it accounts for people who are not counted or are overseas on Census night.

The Estimated Resident population in 2018 is 141,704, giving an increase of 2,193 over the last 2 years. Council officers expect that Frankston will be growing slightly faster than forecast compared to the 878 per year figure.

Household size is likely to decline over this period from a forecast average of 2.48 persons per household in 2016 to 2.44 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**

Frankston City	Forecast year				
	2016	2021	2026	2031	2036
Summary					
Population	139,511	145,459	150,994	154,027	157,073
Change in population (5yrs)	—	5,948	5,134	3,433	3,046
Average annual change	—	0.84%	0.70%	0.45%	0.39%
Households	55,624	58,001	60,352	62,046	63,579
Average household size	2.48	2.48	2.47	2.48	2.44
Population in non private dwellings	1,368	1,518	1,597	1,737	1,857
Dwellings	57,649	60,078	62,476	64,386	66,189
Dwelling occupancy rate	96.49	96.68	96.60	96.37	96.06

Population and household forecasts, 2016 to 2036, prepared by id, the population experts, December 2017.



**Figure 21: Frankston City Forecast household types to 2036**

Frankston City Type	2016		2026		2036		Change between 2016 and 2036 Number ±
	Number ±	% ±	Number ±	% ±	Number ±	% ±	
Couple families with dependents	16,732	30.1	17,460	28.9	17,868	28.1	+1,136
Couples without dependents	14,075	25.3	15,713	26.0	16,657	26.2	+2,582
Group households	1,957	3.5	2,108	3.5	2,243	3.5	+286
Lone person households	14,335	25.8	15,923	26.4	17,194	27.0	+2,859
One parent family	7,189	12.9	7,690	12.8	8,091	12.7	+922
Other families	1,355	2.4	1,451	2.4	1,521	2.4	+166

Population and household forecasts, 2016 to 2036, prepared by id, the population experts, December 2017.

The greatest increase in households over the forecast period will be 'lone person households' with 2,859 new households. The next most numerous will be 'Couples without dependents' (an increase of 2,582). 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
<b>Total</b>	<b>100%</b>	<b>8,540</b>	<b>427</b>

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.

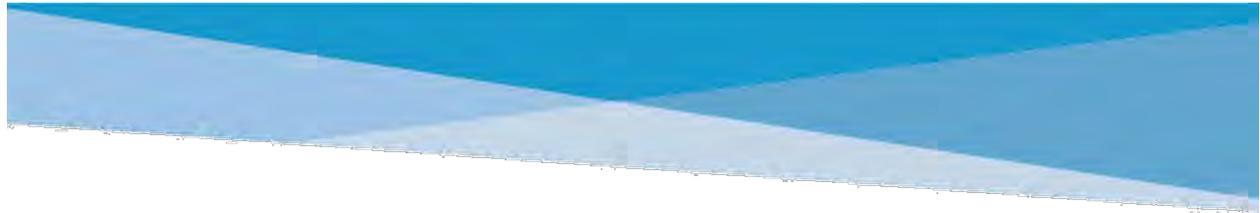
This shows that major residential development will occur in the central activity areas as well as the outer suburbs. However all suburbs are expected to accommodate some increase in population.

**Figure 23: Frankston City Forecast population by suburb to 2036**

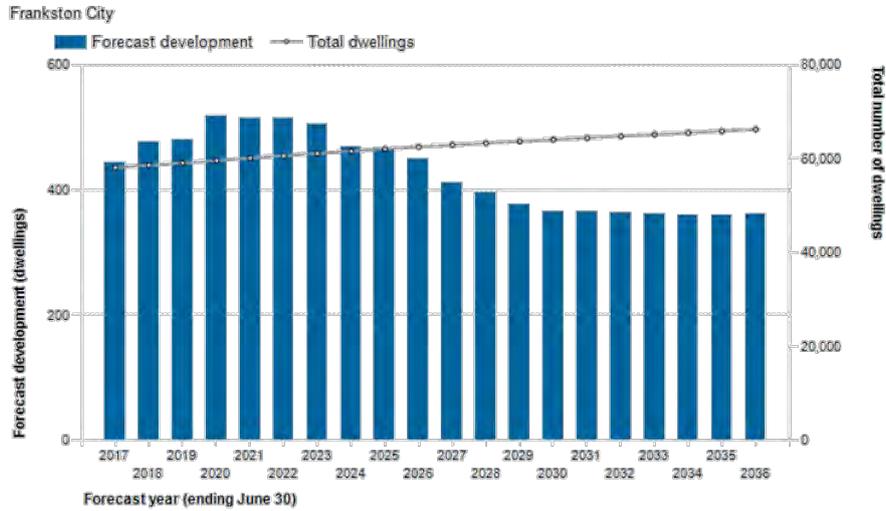
Frankston City Area	Forecast year					Change between 2016 and 2036	
	2016 #	2021 #	2026 #	2031 #	2036 #	Total change #	Avg. annual % change #
Frankston City	139,511	145,459	150,594	154,027	157,073	+17,562	+0.59
Frankston (suburb)	37,434	38,848	40,094	41,333	42,646	+5,212	+0.65
Frankston Metropolitan Activity Centre	3,597	4,209	4,732	5,277	5,774	+2,177	+2.39
Frankston North Local Area	5,964	6,096	6,227	6,276	6,331	+367	+0.30
Frankston Central & Frankston Heights Local Area	23,582	24,744	25,885	27,032	28,207	+4,624	+0.90
Karingal Local Area	13,852	14,103	14,209	14,301	14,439	+588	+0.21
Carrum Downs, Skye & Sandhurst Local Area	35,149	37,332	38,999	39,799	40,460	+5,312	+0.71
Seaford Local Area	17,138	17,909	18,618	19,116	19,540	+2,402	+0.66
Langwarrin - Langwarrin South Local Area	24,792	25,918	27,018	27,818	27,868	+3,076	+0.59
Frankston South Local Area	19,035	19,356	19,648	19,986	20,228	+1,193	+0.30
Carrum Downs	21,536	23,551	25,085	25,943	26,621	+5,086	+1.07
Frankston Central	10,712	11,573	12,324	13,080	13,833	+3,121	+1.29
Frankston Heights	12,870	13,171	13,562	13,951	14,374	+1,504	+0.55
Frankston North	5,964	6,096	6,227	6,276	6,331	+367	+0.30
Frankston South	19,035	19,356	19,648	19,986	20,228	+1,193	+0.30
Karingal	13,852	14,103	14,209	14,301	14,439	+588	+0.21
Langwarrin - Langwarrin South	24,792	25,918	27,018	27,818	27,868	+3,076	+0.59
Sandhurst	5,183	5,177	5,096	5,038	5,020	-163	-0.16
Seaford	17,138	17,909	18,618	19,116	19,540	+2,402	+0.66
Skye	8,430	8,605	8,818	8,818	8,819	+389	+0.23

Population and household forecasts, 2016 to 2036, prepared by id, the population experts, December 2017.

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**



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, December 2017.



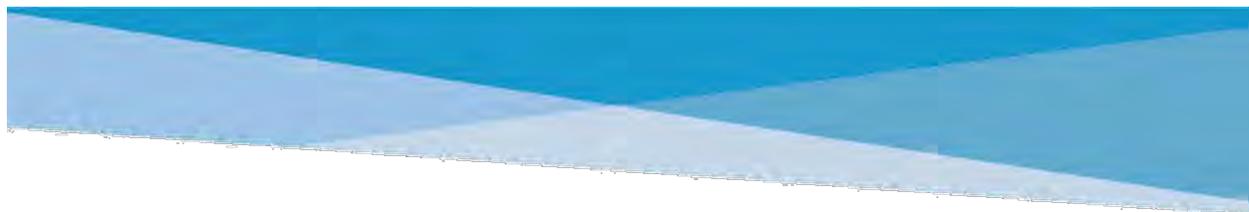
The suburbs that will accommodate the largest numbers of new dwellings over the forecast period are, in order, Carrum Downs, Langwarrin/Langwarrin South, Frankston Central and Seaford. The smallest number of new dwellings will occur in the middle suburbs of Karingal and Frankston North.



**Figure 25: Frankston City Forecast change in dwellings by suburb to 2036**

Area	Change in dwellings between 2016 and 2036	
	number	%
<b>Frankston City</b>	<b>+8,540</b>	<b>+14.8</b>
Frankston (suburb)	+2,519	+14.5
Frankston Metropolitan Activity Centre	+1,168	+52.0
Frankston North Local Area	+198	+7.7
Frankston Central & Frankston Heights Local Area	+2,313	+20.4
Karingal Local Area	+206	+3.4
Carrum Downs, Skye & Sandhurst Local Area	+2,588	+19.9
Seaford Local Area	+1,160	+14.3
Langwarrin - Langwarrin South Local Area	+1,406	+15.3
Frankston South Local Area	+671	+9.1
Carrum Downs	+2,068	+25.0
Frankston Central	+1,679	+28.8
Frankston Heights	+634	+11.5
Frankston North	+198	+7.7
Frankston South	+671	+9.1
Karingal	+206	+3.4
Langwarrin - Langwarrin South	+1,406	+15.3
Sandhurst	+42	+2.4
Seaford	+1,160	+14.3
Skye	+456	+16.0

Population and household forecasts, 2016 to 2036, prepared by id, the population experts, December 2017.



### 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. Also, not all planning permits are constructed, or may experience a delay of a number of years before construction commences.

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 2002.

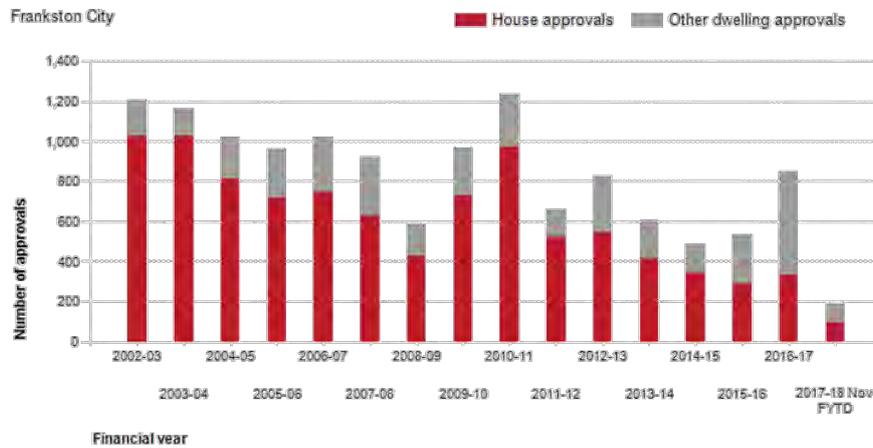
**Figure 26: Frankston City residential building approvals from 2002 to 2018**

Frankston City Year (ending June 30)	Number			Annual change		
	Houses	Other	Total	Houses	Other	Total
2017-18 Nov FYTD	94	92	186	—	—	—
2016-17	330	518	848	+41	+272	+313
2015-16	289	246	535	-57	+106	+49
2014-15	346	140	486	-68	-50	-118
2013-14	414	190	604	-132	-89	-221
2012-13	546	279	825	+22	+143	+165
2011-12	524	136	660	-446	-130	-576
2010-11	870	266	1,236	+243	+26	+269
2009-10	727	240	967	+288	+88	+381
2008-09	429	157	586	-200	-131	-331
2007-08	629	288	917	-121	+20	-101
2006-07	750	268	1,018	+34	-26	+60
2005-06	716	242	958	-97	+32	-65
2004-05	813	210	1,023	-215	+73	-142
2003-04	1,028	137	1,165	+1	-42	-41
2002-03	1,027	179	1,206	-55	+92	+37

Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented in profile.id by [id](#), the population experts



**Figure 27: Frankston City residential building approvals from 2001 to 2016 Bar Graph**



Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented by .id, the population experts.



The majority of new dwellings approved over this period are separate houses, although this category has been declining in total numbers since 2010-11. 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 broadhectare 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 broadhectare 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.

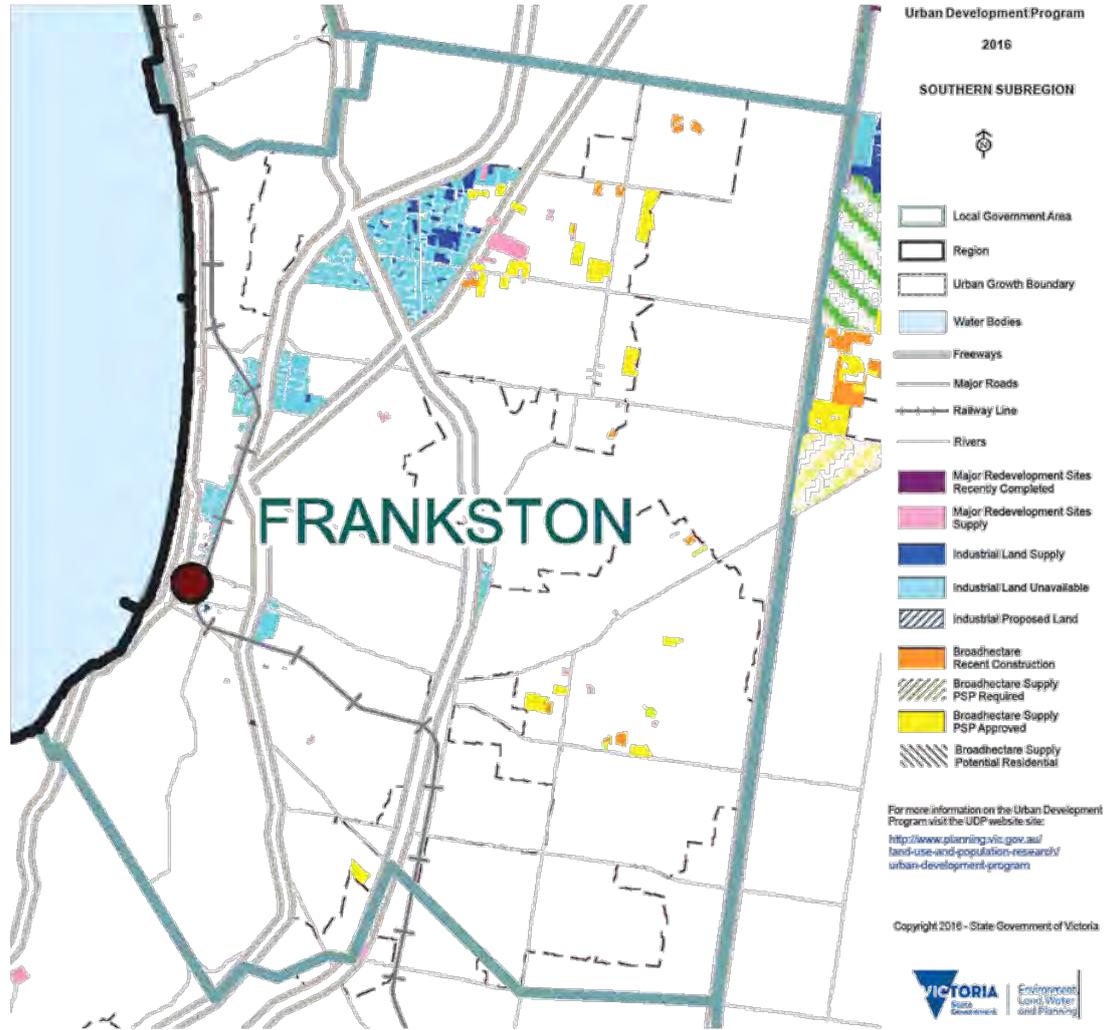
The peak year for new dwellings in Frankston City was 2010-11 when over 1,236 dwellings were approved. Since then, there has been an average of 622 new dwellings approved each year.

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.

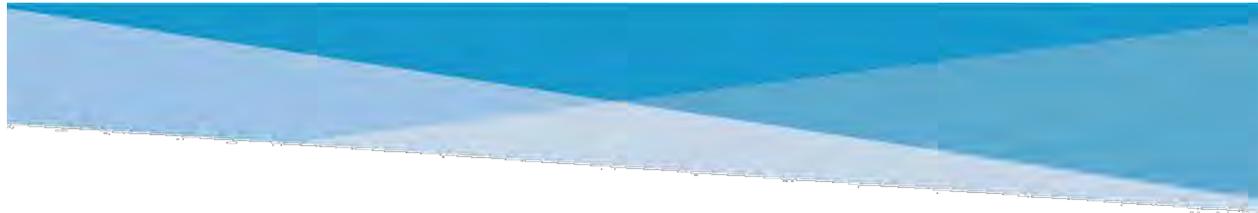
According to the DEWLP (2015) Urban Development Program Report, Frankston City has 1,311 vacant residential lots that are ‘development ready’. This is broadly consistent with availability in previous years. Recent trends have seen around 200 new residential lots being constructed each year, though as noted earlier, broadhectare land for residential development will be exhausted in the next few years. As shown in the map below, these broad hectare 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 2016:



Source: DEWLP (2016) Urban Development Program Report

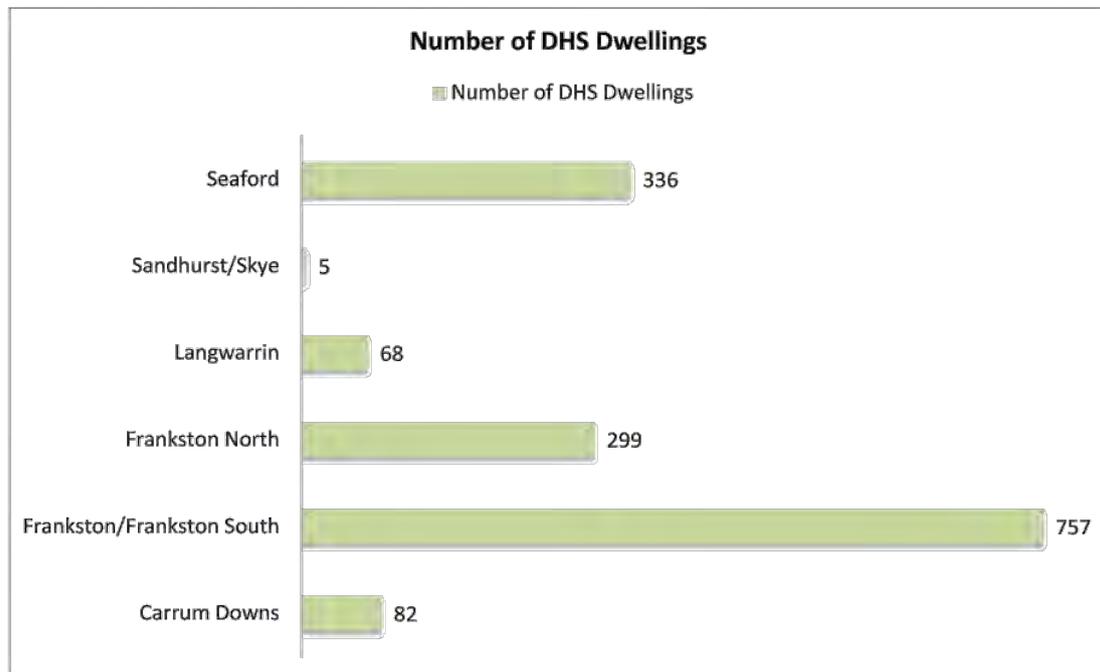


## 6.0 Public & Social Housing

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 branch manages stock in the metropolitan south east, including stock in the Frankston, Kingston and Mornington Peninsula local government areas located in Aspendale, Bonbeach, Carrum, Chelsea, Crib Point, Edithvale, Frankston, Frankston North, Frankston South and Seaford.

In 2017, there were 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.

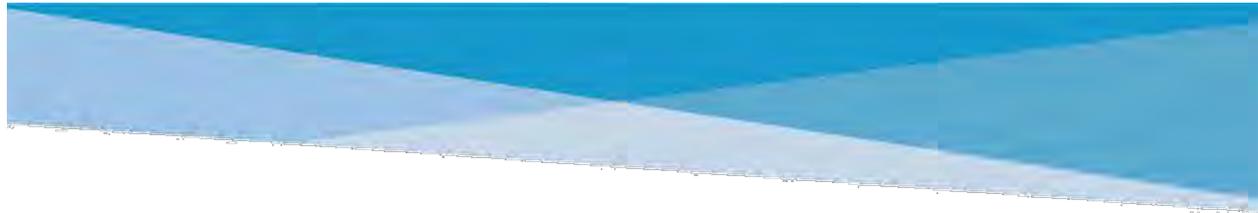
Based on data available from the Housing Registrar there are currently a total of 362 social housing properties in the City, providing for 477 separate tenancies at capacity.

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

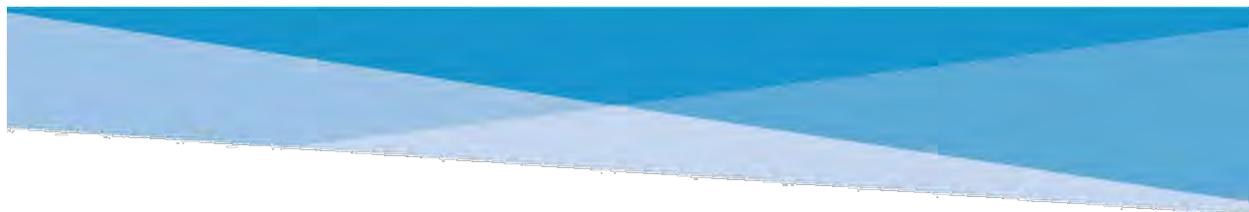
Nursing homes are licensed by the State Government. Beds and care packages in the system are allocated on the basis of 113 beds per 1,000 persons aged 70 years and over.

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 17,636 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 20,555 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**

Frankston City - Total persons	2016		2026		2036		Change between 2016 and 2036
	Number	%	Number	%	Number	%	
Babies and pre-schoolers (0 to 4)	9,709	7.0	10,075	6.7	10,215	6.5	+506
Primary schoolers (5 to 11)	12,100	8.7	13,274	8.8	13,408	8.5	+1,308
Secondary schoolers (12 to 17)	9,579	6.9	10,862	7.2	11,232	7.2	+1,653
Tertiary education and independence (18 to 24)	12,719	9.1	13,070	8.7	13,836	8.8	+1,117
Young workforce (25 to 34)	19,804	14.3	20,527	13.6	20,903	13.3	+999
Parents and homebuilders (35 to 49)	29,101	20.9	30,604	20.3	31,484	20.0	+2,383
Older workers and pre-retirees (50 to 59)	18,207	13.1	18,744	12.4	19,129	12.2	+922
Empty nesters and retirees (60 to 69)	14,191	10.2	15,803	10.5	16,311	10.4	+2,120
Seniors (70 to 84)	11,254	8.1	14,699	9.8	16,765	10.7	+5,501
Elderly aged (85 and over)	2,737	2.0	2,937	2.0	3,790	2.4	+1,053
<b>Total persons</b>	<b>139,511</b>	<b>100.0</b>	<b>150,584</b>	<b>100.0</b>	<b>157,073</b>	<b>100.0</b>	<b>+17,562</b>

Population and household forecasts, 2016 to 2036, prepared by id, the population experts, December 2017.

### 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:

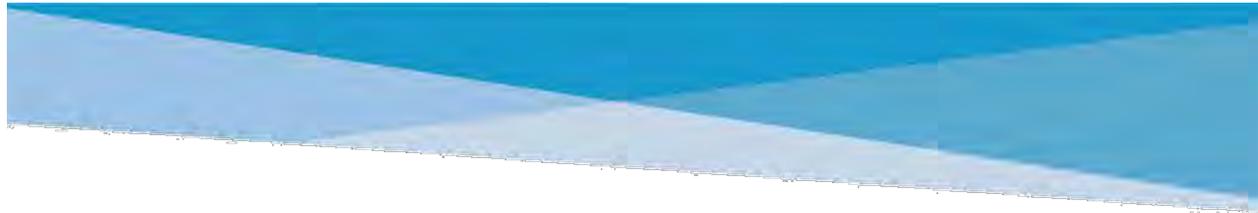
- Affordable rental into retirement
- Accommodation for purchase.

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)

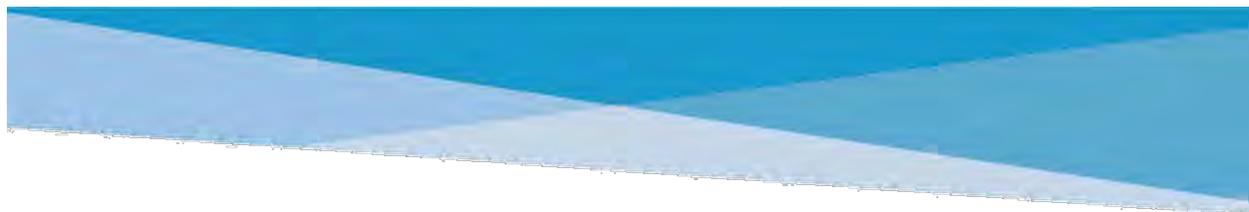
## 7.6 Student Housing

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 (December 2016 to December 2017).

**Figure 30: Frankston City Median house price by suburb December 2017**

Suburb	Dec-16 Median	Dec-17 Median	Quarterly Change
CARRUM DOWNS	\$474,500	\$583,000	7.9%
FRANKSTON	\$515,000	\$650,000	4.8%
FRANKSTON NORTH	\$415,600	\$498,000	1.3%
FRANKSTON SOUTH	\$755,000	\$848,000	3.2%
LANGWARRIN	\$591,000	\$671,000	11.8%
LANGWARRIN SOUTH	NA	NA	NA
SANDHURST	\$760,000	\$795,000	14.4%
SEAFORD	\$648,000	\$720,000	1.7%
SKYE	\$514,000	\$615,000	-5.4%

Source: Real Estate Institute of Victoria, 2017.

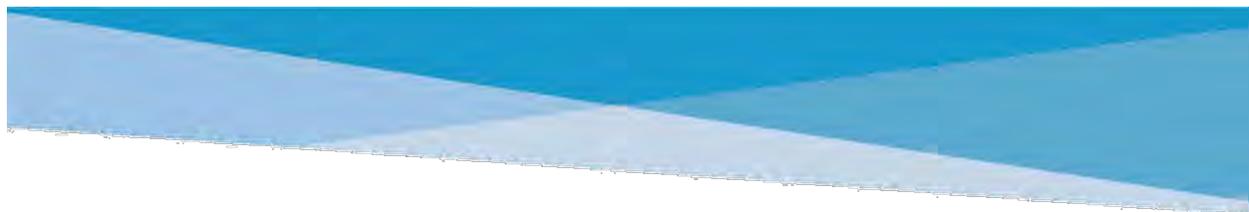
Sandhurst and Frankston South have the most expensive median house price (setting aside the Langwarrin South figure that is not directly comparable: it possibly reflects a lack of sales data and may also be a result of the very large lot sizes in that suburb).

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 \$821,000. Note that Frankston South is the only suburbs to have house price medians that are above this figure (REIV, 2017).

### 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 (December 2016 to December 2017).



**Figure 31: Frankston City Median unit/apartment price by suburb December 2017**

Suburb	Dec-16 Median	Dec-17 Median	Quarterly Change
CARRUM DOWNS	\$340,000	\$451,000	7.4%
FRANKSTON	\$360,000	\$435,000	7.1%
FRANKSTON NORTH	NA	NA	NA
FRANKSTON SOUTH	NA	\$660,000	22.2%
LANGWARRIN	\$357,000	\$440,000	-2.8%
LANGWARRIN SOUTH	NA	NA	NA
SANDHURST	NA	NA	NA
SEAFORD	\$430,000	\$473,000	-4.6%
SKYE	NA	NA	NA

Source: Real Estate Institute of Victoria, 2017.

Frankston South has the most expensive median unit/apartment price. Note that Frankston North, 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.

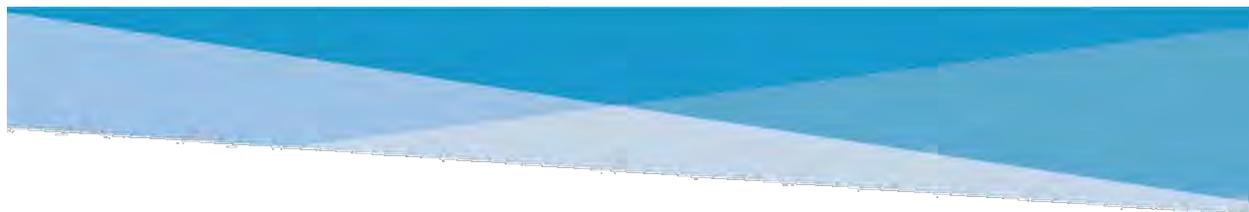
The Melbourne Metropolitan median apartment price is \$595,000 (REIV, 2017). Note that all Frankston suburbs have unit/apartment price medians that are well below this figure, except Frankston South.

### 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 (December 2016 to December 2017).

**Figure 32: Frankston City Median weekly house rent by suburb December 2017**

Suburb	Dec-16 Median Rent	Dec-17 Median Rent
CARRUM DOWNS	\$360	\$380
FRANKSTON	\$350	\$371
FRANKSTON NORTH	\$290	\$305
FRANKSTON SOUTH	\$435	\$450
LANGWARRIN	\$380	\$400
LANGWARRIN SOUTH	NA	NA



SANDHURST	\$480	NA
SEAFORD	\$356	\$395
SKYE	\$378	\$420

Source: Real Estate Institute of Victoria, 2017.

Frankston South has the most expensive house rentals. The cheapest house rentals are in Frankston North at \$305 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 \$370 to \$420 per week.

The Melbourne Metropolitan median house weekly rental is \$430. Note that all Frankston suburbs, apart from Frankston South have house rental medians that are well below this figure.

**Figure 33: Frankston City Median weekly unit/apartment rent by suburb December 2017**

Suburb	Dec-16 Median Rent	Dec-17 Median Rent
CARRUM DOWNS	\$355	\$360
FRANKSTON	\$285	\$290
FRANKSTON NORTH	NA	NA
FRANKSTON SOUTH	\$365	\$370
LANGWARRIN	\$328	\$325
LANGWARRIN SOUTH	NA	NA
SANDHURST	NA	NA
SEAFORD	\$310	\$360
SKYE	\$354	NA

Source: Real Estate Institute of Victoria, 2017.

Frankston South has the most expensive median apartment/unit rentals. Frankston North, Sandhurst, Langwarrin South and Skye appear to have no available unit rental stock. The cheapest apartment/unit rentals are in Frankston at \$290 per week. All other suburbs have median rentals in the range of \$325 to \$360 per week.

The Melbourne Metropolitan median apartment weekly rental was \$410 for December 2017.

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) has remained mostly 1.7% in the last half of 2017. This is lower than the totals for the Inner total, Middle and Mornington Peninsula regions.



**Figure 34: Melbourne metropolitan regions rental vacancy rates 2017**

	Jul	Aug	Sep	Oct	Nov	Dec
<b>MELBOURNE METROPOLITAN</b>	<b>2017</b>	<b>2017</b>	<b>2017</b>	<b>2017</b>	<b>2017</b>	<b>2017</b>
<b>INNER TOTAL</b>	<b>1.9</b>	<b>1.9</b>	<b>1.9</b>	<b>1.9</b>	<b>2.0</b>	<b>2.0</b>
<b>INNER (0-4KM)</b>	2.1	2.0	2.0	2.2	2.1	2.1
<b>INNER (4-10KM)</b>	1.9	1.9	1.9	1.9	1.9	1.9
<b>MIDDLE (10-20KM)</b>	3.0	3.0	3.1	3.0	3.0	3.1
<b>OUTER TOTAL</b>	<b>1.8</b>	<b>1.7</b>	<b>1.7</b>	<b>1.7</b>	<b>1.7</b>	<b>1.7</b>
<b>OUTER (20+KM EXC. MORNINGTON PENINSULA)</b>	1.7	1.6	1.6	1.7	1.6	1.6
<b>OUTER (MORNINGTON PENINSULA)</b>	2.2	2.3	2.4	2.2	1.8	1.9
<b>MELBOURNE TOTAL</b>	<b>2.2</b>	<b>2.1</b>	<b>2.1</b>	<b>2.1</b>	<b>2.2</b>	<b>2.2</b>

Source: Real Estate Institute of Victoria, 2017. Note: Frankston is included in the "outer" region.

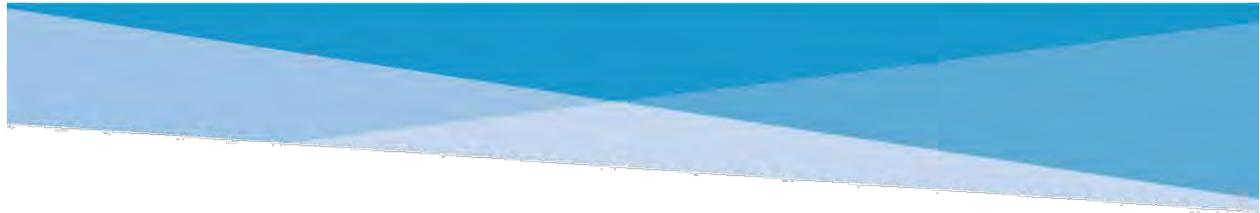
In summary, Frankston City has rentals that are affordable when compared to the rental medians for Greater Melbourne. The level of rental vacancy rates indicates that there continues to be reasonably good availability of affordable houses, units and apartments available for rent in Frankston City. However 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 was 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.

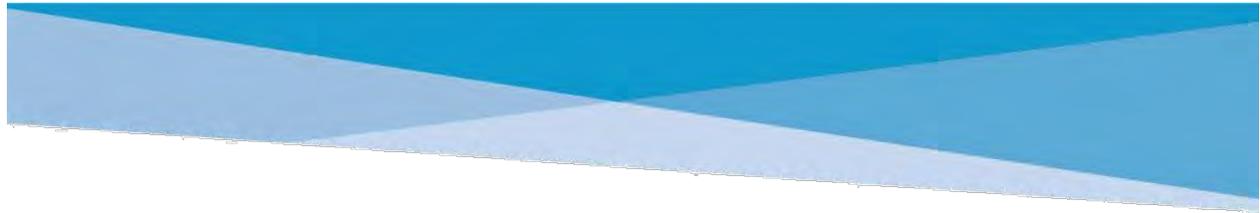


**Figure 35: Housing stress, 2016**

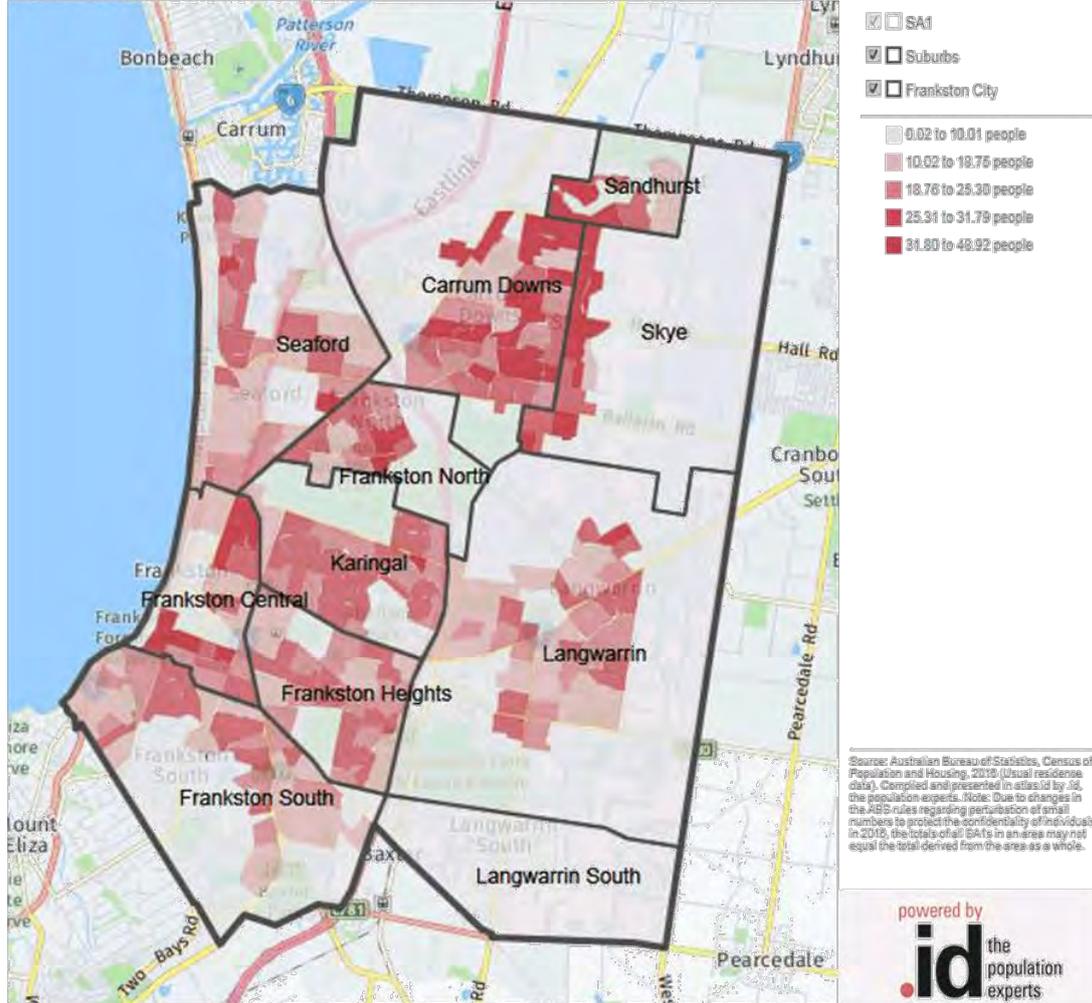
Frankston City - (Enumerated)

Area	Number	Total households	Percent %
Carum Downs	1,078	7,797	13.8
Frankston Central	1,079	5,064	21.3
Frankston Heights	664	8,044	8.2
Frankston North	444	2,372	18.7
Frankston South	490	6,764	7.2
Karingal	770	5,539	13.9
Langwarrin	634	8,288	10.1
Langwarrin South	13	377	3.4
Sandhurst	97	1,638	6.0
Seaford	969	7,229	12.0
Slye	251	2,659	9.4
<b>Frankston City</b>	<b>6,754</b>	<b>52,700</b>	<b>12.8</b>
Greater Melbourne	195,262	1,664,540	11.7
Interface Councils	62,977	508,545	12.4
Victoria	255,697	2,242,283	11.4
Australia	1,014,220	8,861,619	11.4

Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in atlas.id by id, the population experts.



**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*

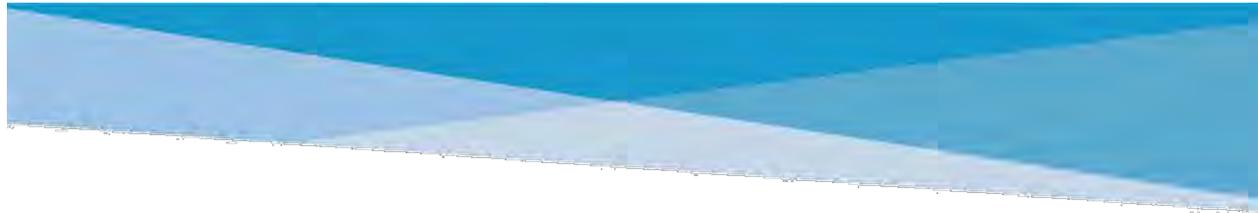
The preceding chapters have established that the City is expected to require an additional 8,540 dwellings over the next 20 years (or 427 new dwellings per year until 2036). It is anticipated that:

- 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 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 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.

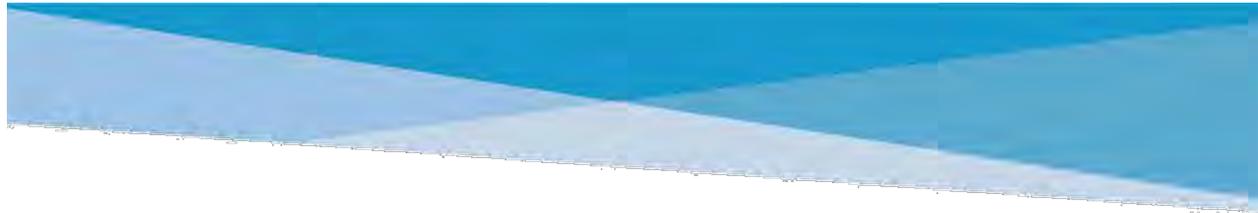
A large component of new dwellings will continue to be detached houses (35%) however the growing proportions of medium density (45%) and high density (20%) housing will help to diversify the housing stock across all suburbs in Frankston City.

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.

The Capacity Study that was conducted in 2010 had recommendations that are now superseded by the analysis in this chapter. The earlier capacity study has informed this Housing Strategy, together with Frankston City Council's more than 2 years' recent experience of using the General Residential Zone.

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 37, 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 Metropolitan 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.

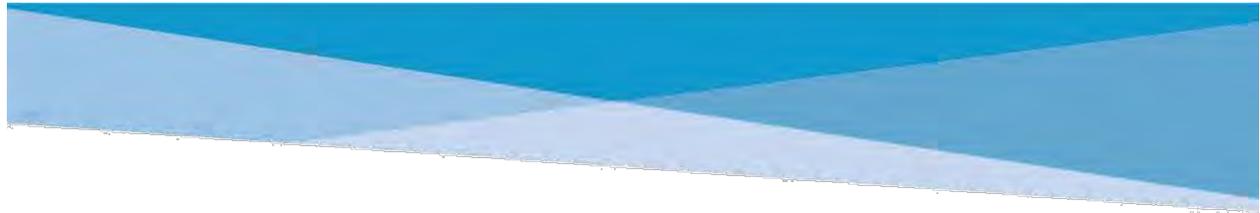
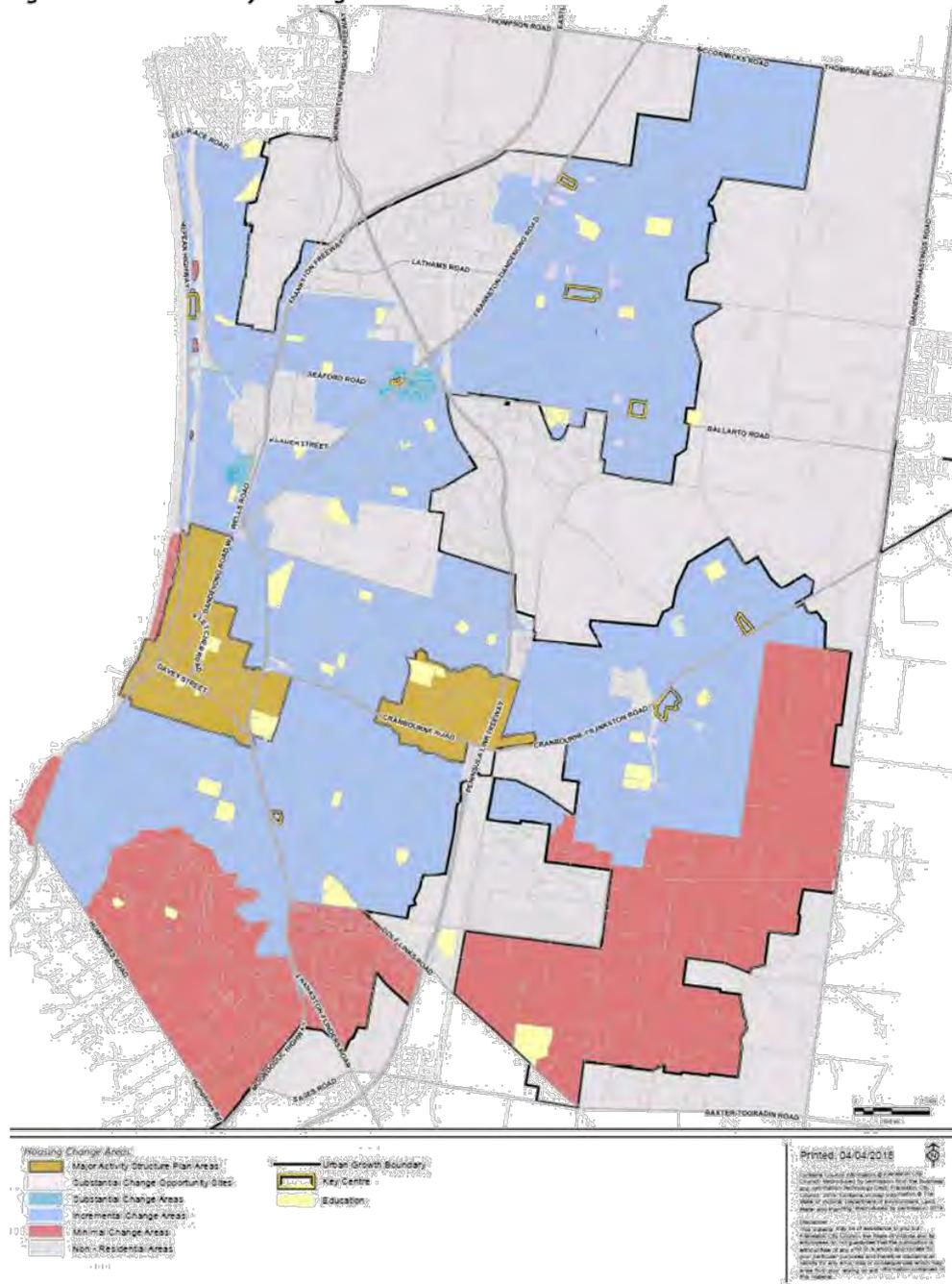
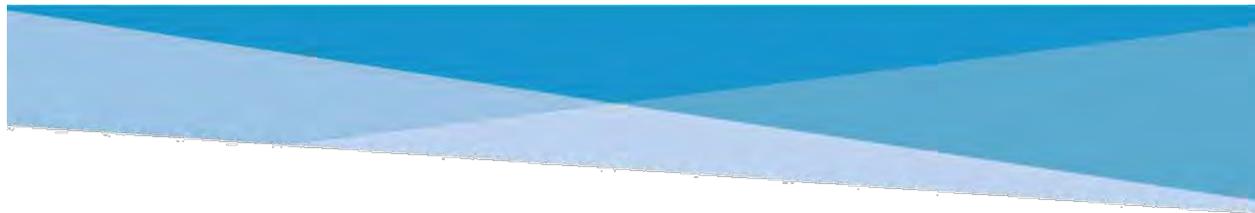


Figure 37: Frankston City Housing Framework Plan



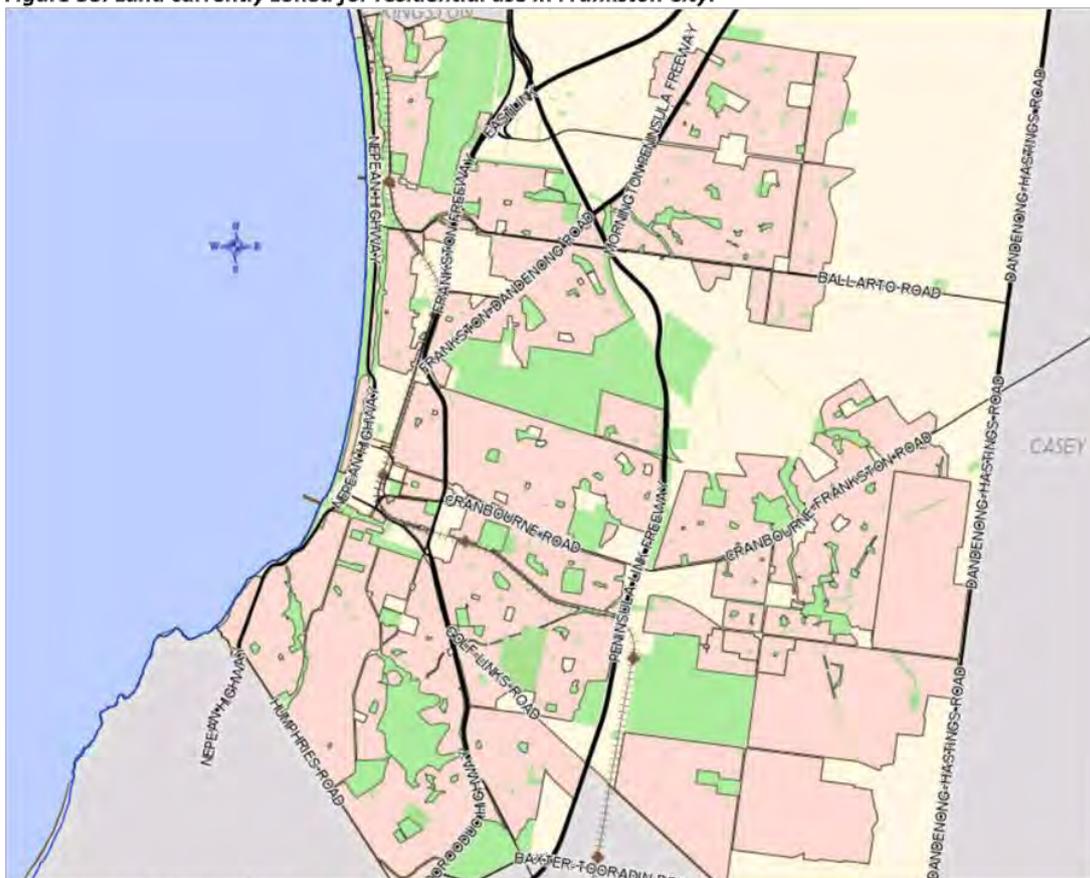


## 10.2 Residential Zones

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**

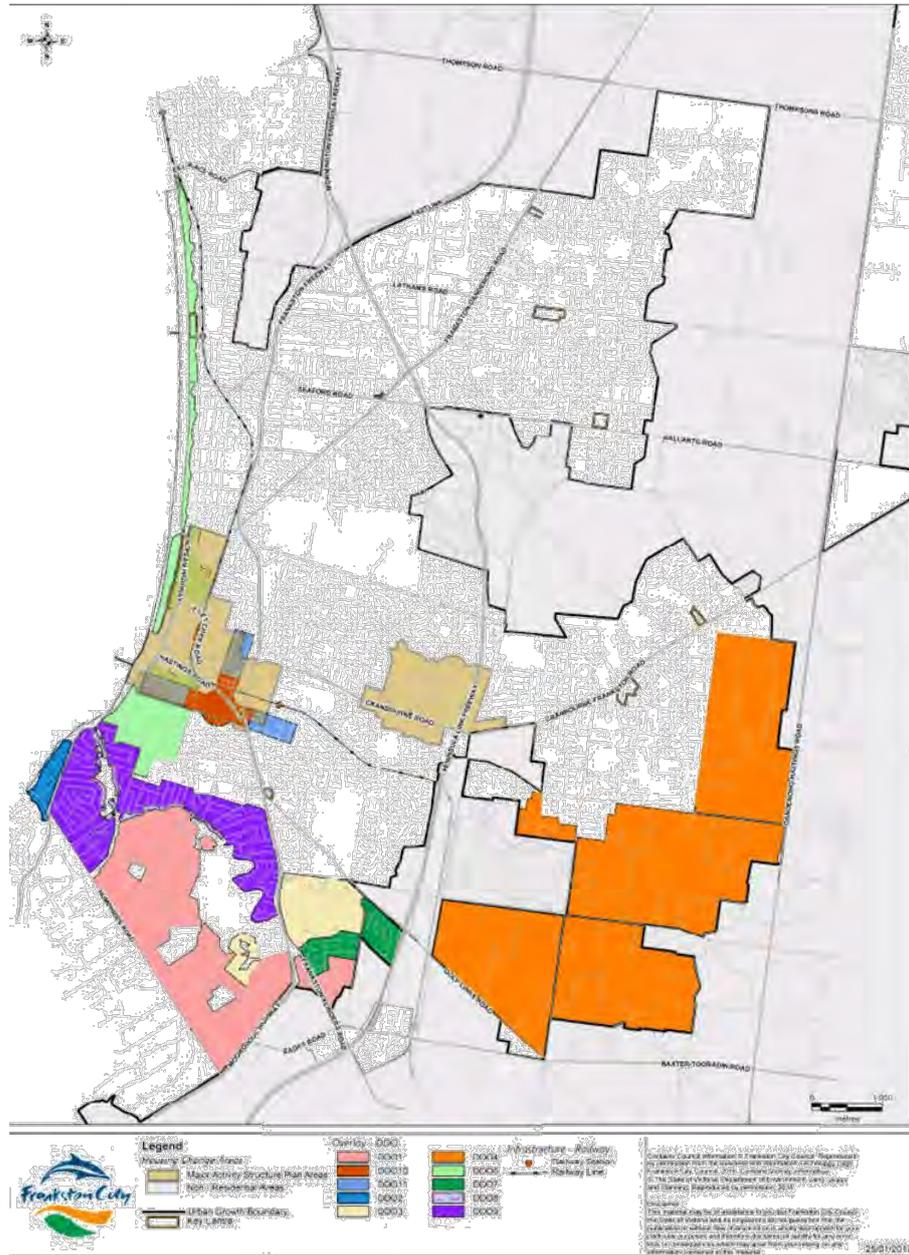
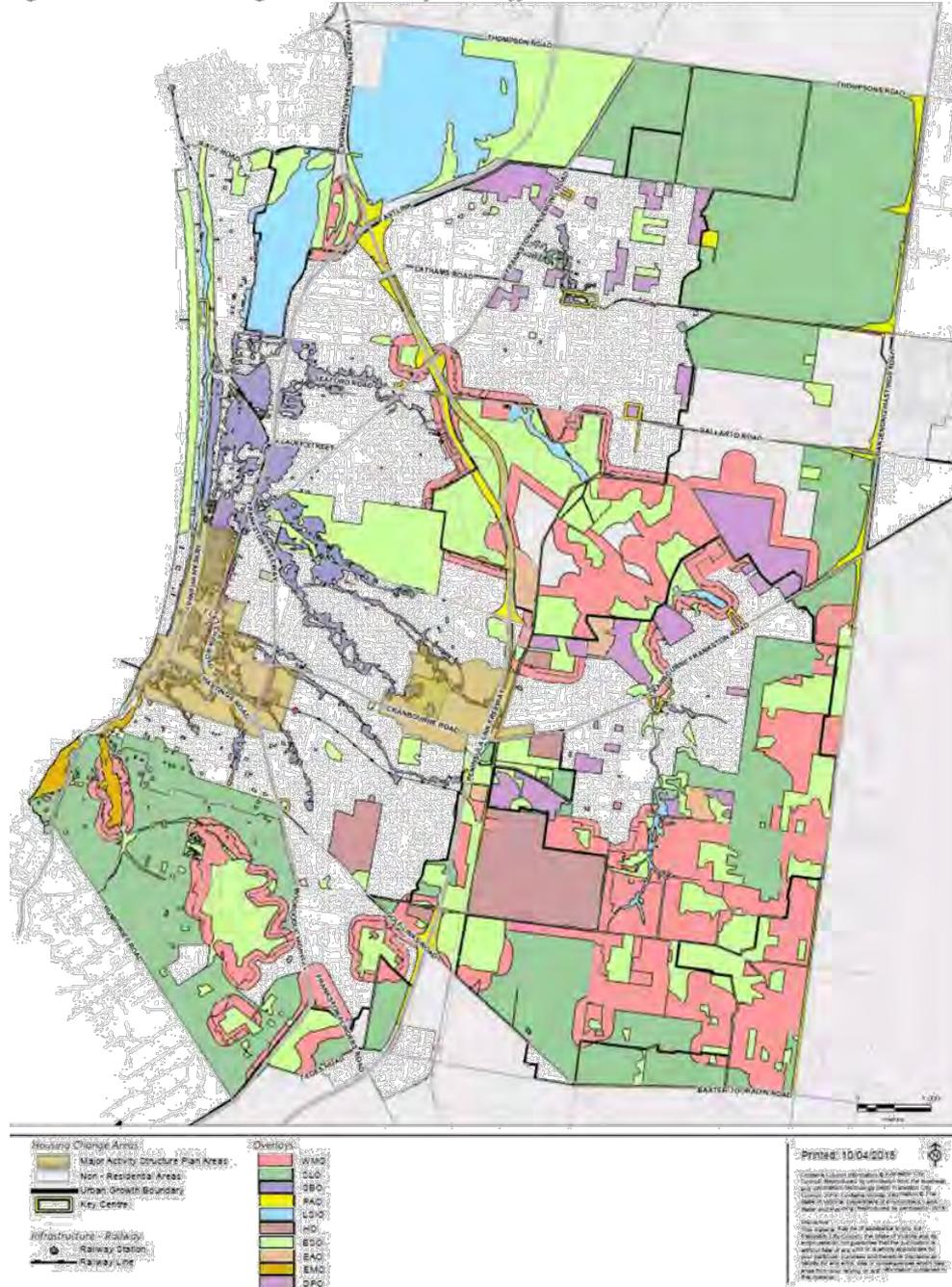
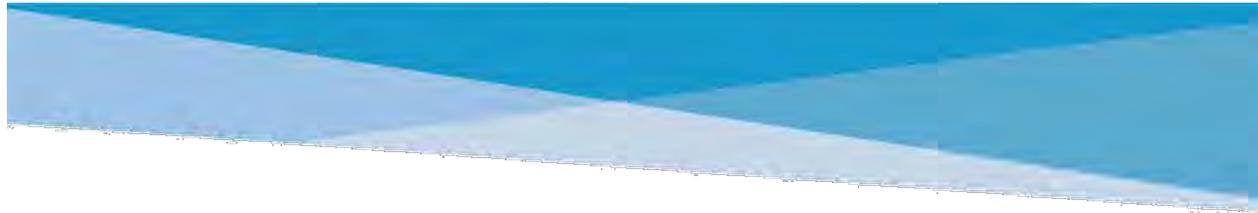




Figure 40: Other Planning Scheme Overlays that affect Residential zoned land





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) 1 to 2
- 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.

However, the State government has completed a review of the residential zones that were introduced into Victorian planning schemes in 2013 by Am V8 – the Neighbourhood Residential Zone, the General Residential Zone, and the Residential Growth Zone. Further changes to these residential zones were introduced to the Victoria Planning Provisions and all planning schemes by Amendment VC110 on 27 March 2017.

The changes will provide a fairer approach to managing residential development, and will deliver consistent outcomes across Victoria's suburbs, towns and cities. They will deliver certainty in residential areas, regardless of where you live.

The key reforms:

- Allow councils to define neighbourhood character and design objectives to be achieved.
- Strengthen building height controls in the Neighbourhood Residential Zone and the General Residential Zone.
- Introduce a new mandatory requirement for a minimum garden area to be provided in residential developments in the Neighbourhood Residential Zone and General Residential Zone.
- Remove the limit on the number of dwellings that can be built on land in the Neighbourhood Residential Zone.

The other initiative from State Government is to avoid any future use of the Design and Development Overlays (DDOs) as well as getting existing DDOs to match with the new mandatory height limit within the General Residential Zone and the Neighbourhood Residential Zone. Design and Development Overlay, Schedule 6 along the Nepean Highway was the only overlay that is not compatible with the new General Residential Zone mandatory height of 11 metres.

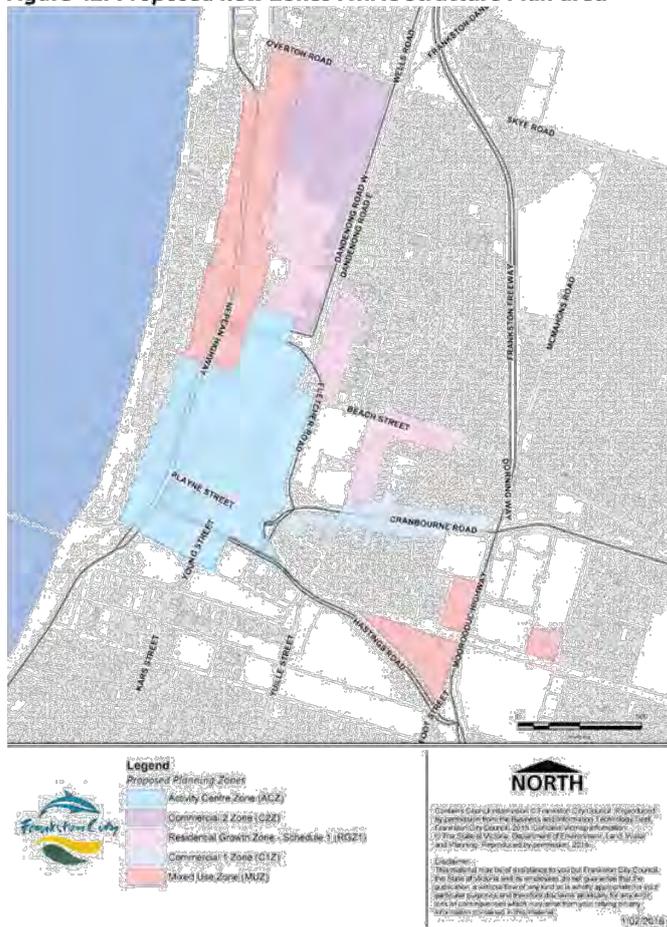




The Frankston Metropolitan Activity Centre (FMAC) Structure Plan was adopted by Council in May 2015. Part of its implementation involves the allocation of new zones to selected precincts and other locations. The proposed new zones within the FMAC area will allow for urban renewal and new residential 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 42 below.

**Figure 42: Proposed new Zones FMAC Structure Plan area**





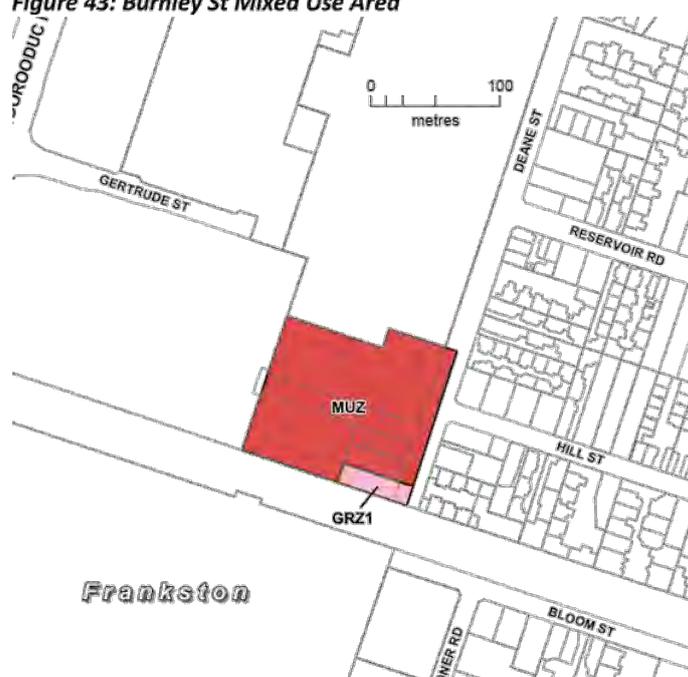
The strip of residential properties facing Dandenong Road West (south of David St), together with the properties on both sides of Beach St, between Smyth St and Macalister St) and the properties in the blocks between Olive Grove and Wills St are all identified in the Structure Plan as the Residential 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.

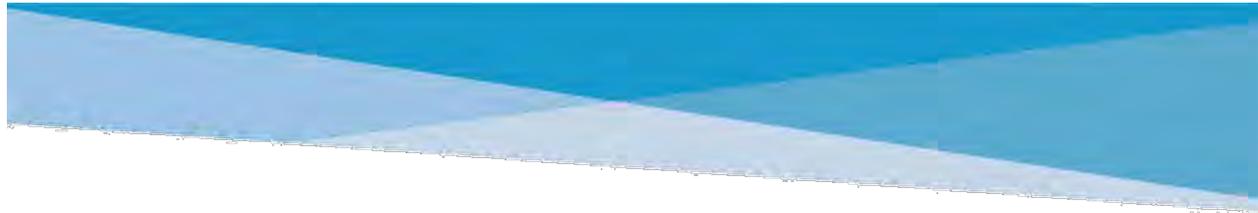
**Figure 43: Burnley St Mixed Use Area**



*Proposed land to be rezoned to Mixed Use Zone*

As noted elsewhere in this strategy, the Mixed Use and the Residential Growth Zones offer 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.





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.

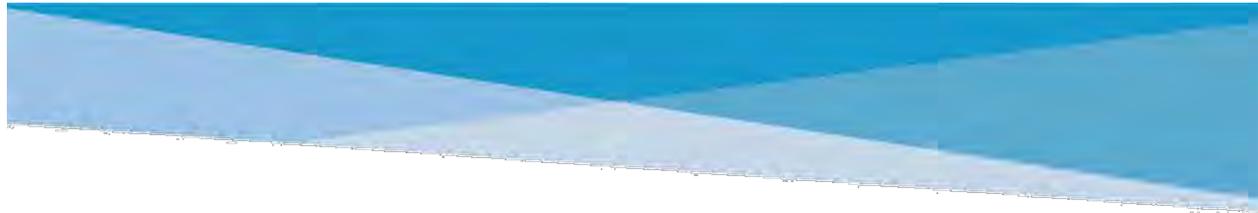
There are however opportunities for housing to be provided in various forms of higher density housing. It is important to encourage higher density housing on larger sites in the Activity Centre. Also, a diversity of housing types is critical to cater for the ageing population. These opportunities are 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 to Mixed Use Zone and that are immediately within a safe and convenient walking distance to the Karingal Hub retail centre to Residential Growth Zone, 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**





## 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.

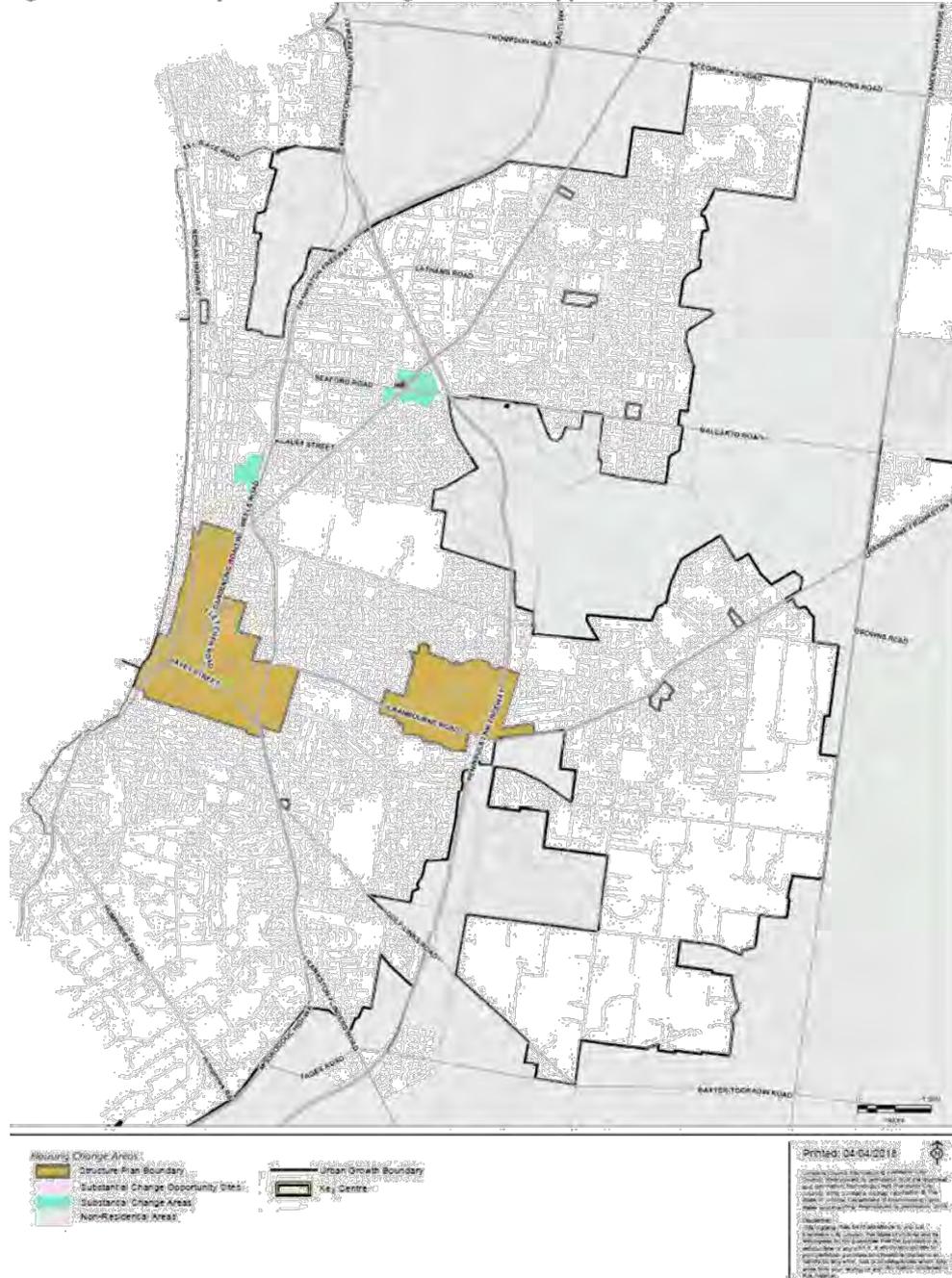
The Housing Framework Plan distinguishes two types of Substantial Change Areas:

- **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 MAC and Karingal MAC 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 the Mixed Use 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, the Mixed Use Zoning for this land would be an excellent indication of future development options.

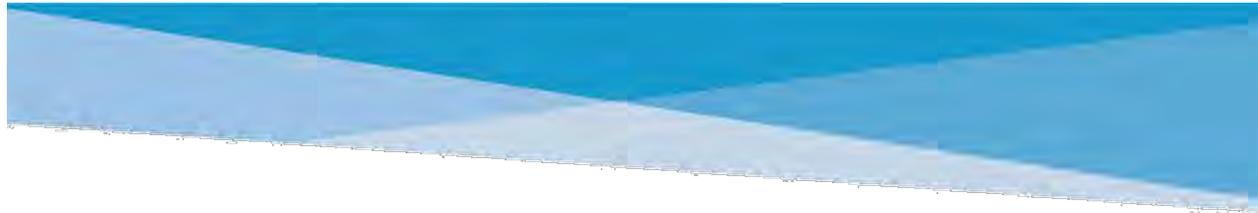
Council received an Urban Design Concept and Report by Hansen Partnership Pty Ltd, advising that the zoning should be a Mixed Use Zone with appropriate Design and Development Overlay to control built form, setbacks and height or a Comprehensive Development Zone to guide the development with a variety of lot sizes, encouraging a broad range of developers rather than a focus on large footprint sites.

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 Ti-tree 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 Freeway; and,
- 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 m<sup>2</sup> (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.

The site is currently being used as a work space for the Level Crossing Removal Authority as part of the Skye/Overton Road Project.

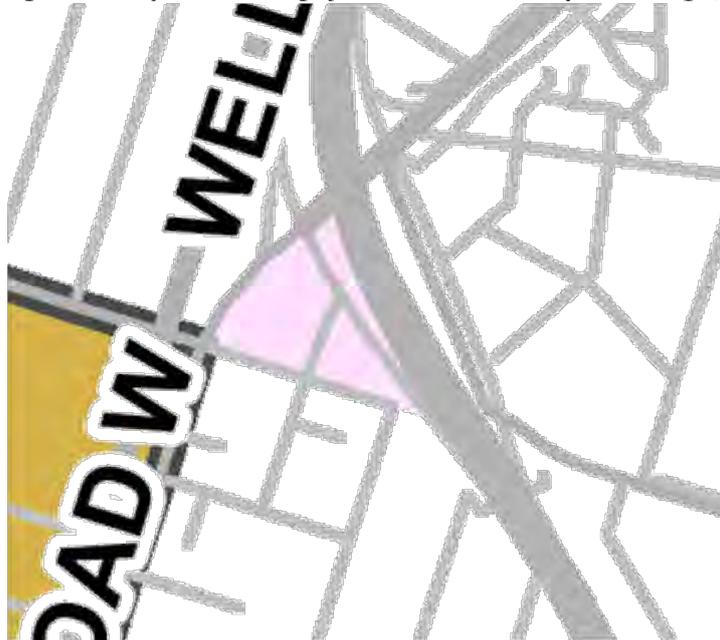
While Vicroads may need to use some of this area in future reconfigurations of the access ways arising from the replacement of the rail level crossing at Overton Road, it is safe to assume that the majority of the land will remain vacant and under-utilised. Careful design of the new intersection could 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 Industrial 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 m<sup>2</sup> 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; and,
- May have a lot configuration or street network pattern that is not conducive to high density residential development, but can 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.





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; and,
- 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.

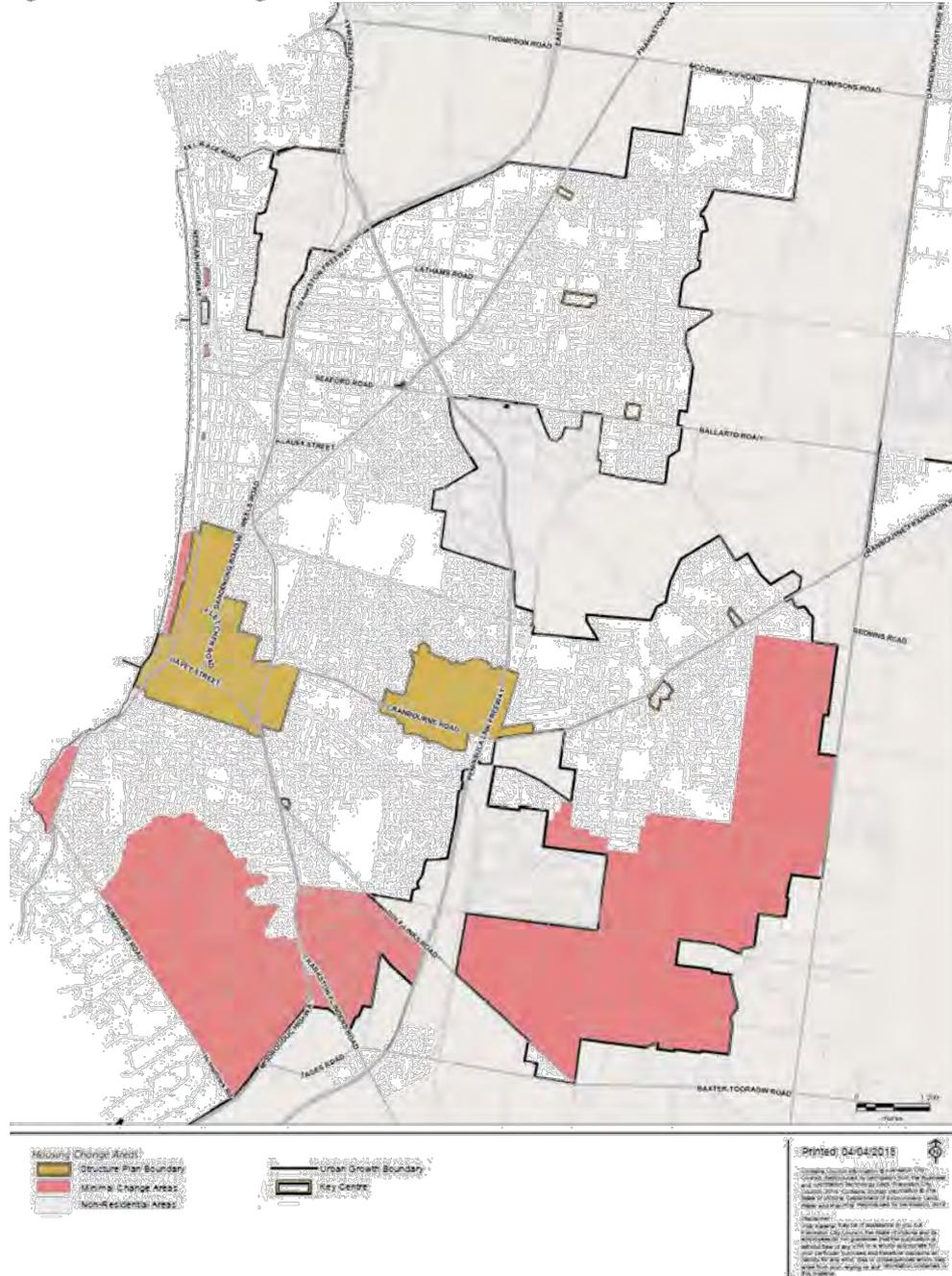
Figure 52 illustrates the location of Minimal Change Areas across the City of Frankston.

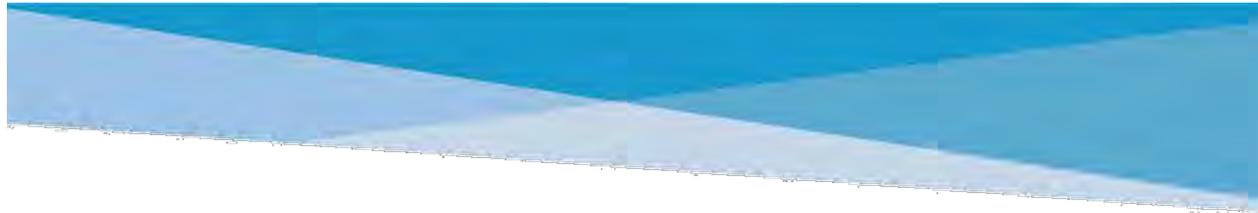
Land included in the Low Density residential zone is appropriately controlled for minimal change. Land currently zoned as General Residential and included in the Minimal Change areas, should be considered for rezoning to the Neighbourhood Residential Zone, to reflect existing constraints and neighbourhood character attributes. The Design and Development Overlay, Schedules 1, 2, 3 and 7 cover this area as well and the height limit of 9 metres and other built form requirements is easily transitioned to the Neighbourhood Residential Zone.

In lapsed Am C95, a provision of a 100 metre Neighbourhood Residential Zone buffer around the entire perimeter of the Seaford Wetlands was proposed. The Panel for Am C95 could not find any strategic rationale to provide a 100 metre NRZ buffer around the entire perimeter of the Wetlands, when only part of the area is affected by constraint as identified in the previous Strategy. However both Council and the Panel acknowledges there may be issues with the wetlands that warrant further investigation through a separate specific study into the significance and management of this area.



Figure 52: Minimal Change area





### 10.7.1 Nepean Highway

This area is the narrow strip of housing between the foreshore and Kananook Creek, with some houses dating back to the 1920s. The modest timber and fibro cottages and holiday homes are being replaced by two and three storey houses, designed to exploit the coastal views, and reflecting the Council's strategy for the area. These newer dwellings are both taller and much bulkier than the older dwellings, covering a much larger proportion of the site.

Several short side streets, some with unmade roads, have lower scale buildings and a more informal character than the rapidly changing Nepean Highway frontage. The well vegetated Kananook Creek reserve and Seaford foreshore reserve are significant landscape features in this area.

#### Zoning

At present the residential zoned land along the Nepean Highway north of Mile Bridge is included in the General Residential Zone together with the DDO6 overlay controls. This overlay allows a maximum height limit of 12 metres. As previously mentioned above, the State Government has recently implemented mandatory height requirements in the residential zones: in the GRZ the maximum height allowed is 11 metres, which has created an overlap in the existing building height. On 21 December 2017, The State Government approved Planning Scheme Amendment GC76 which restored the higher building height specified in DDO6 through Schedule 3 to the General Residential Zone. Note that while the specific design controls can be included in schedules to the new zones, the actual DDO6 specific overlay will be removed from the Frankston Planning Scheme for this area north of Mile Bridge.

To achieve a sensitive outcome for this, transition of the DDO6 controls to the new residential zone schedules, the entire area has been re-assessed and allocated to the most appropriate residential zone. This has resulted in a 'fine grain' approach to the actual zoning of the individual properties, taking into account their local context and other overlay and environmental constraints.

In order to keep the existing built form height provisions, in the map below, the land shown in darker blue is to stay General Residential, with the DDO6 to be removed and the land abutting the creek in red is proposed to be included in the Neighbourhood Residential Zone, with a maximum height limit of 9 metres. All the other setback requirements to the creek contained in DDO6 can be transitioned to schedules to all reformed residential zones.



Green Acres Court, Langwarrin

## 11.0 Inclusionary Zoning

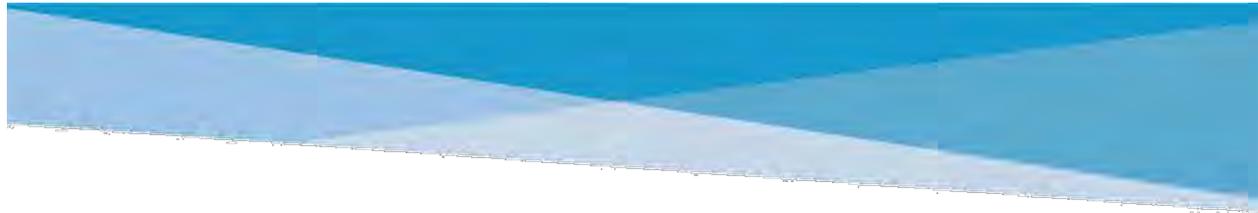
A progressive zoning approach used in some jurisdictions in Australia and overseas is to seek the provision of a proportion of affordable housing in all new multi-dwelling housing developments. The relevant tool is called “Inclusionary Zoning”.

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 ‘affordable or 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 and 10% to be affordable housing by agreement (15% all together). This would mean that 1 dwelling in every 20 would qualify as Social Housing 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.

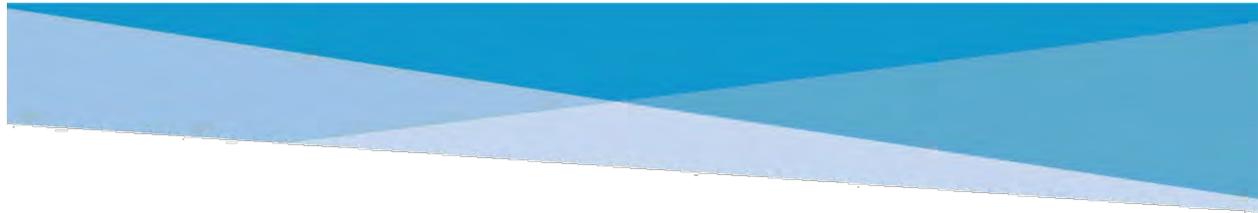


While this would represent a relatively modest intervention into the housing supply in Frankston City, it can assist the overall suite of housing initiatives undertaken by Council.

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.



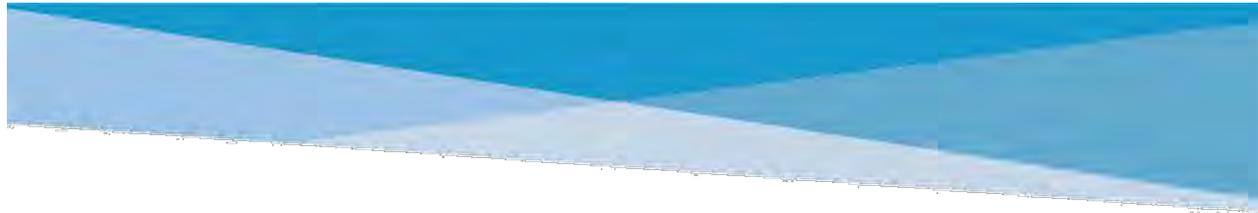
- A6. Amend the Frankston Planning Scheme to apply the Residential Growth Zone to key land parcels that are currently zoned General Residential consistent with directions the Frankston Housing Strategy for substantial change areas.
- A7. Amend the Frankston Planning Scheme to apply the Mixed Use Zone 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 to Melbourne Water to undertake a study of servicing infrastructure in SBO area to ensure the network can appropriately cater to increased residential densities and ensure the 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.
- B6. Undertake the investigation in consultation with Melbourne Water through a specific study into the significance and management of the Seaford Wetlands and its residential environs, with a view to implement a specific Design and Development Overlay for this location.



### 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 Metropolitan Activity Centre and Karingal Major Activity Centre.
- 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

### 12.4 Promoting More Diverse Housing Stock (Diversity and Specialised Housing Needs theme)

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.

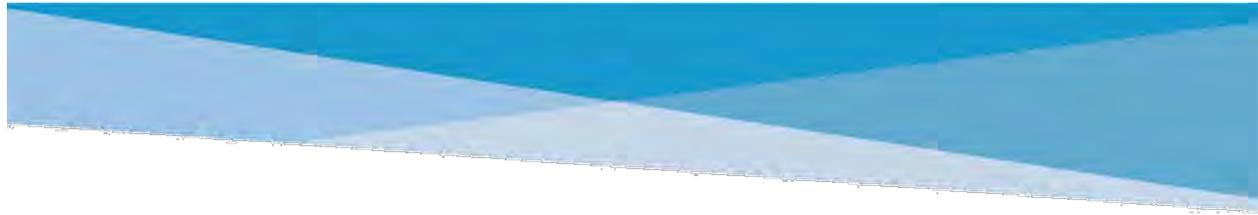
### ***Urban Design and Environmental Sustainability Theme***

#### **12.9 Urban Design and Environmental Sustainability**

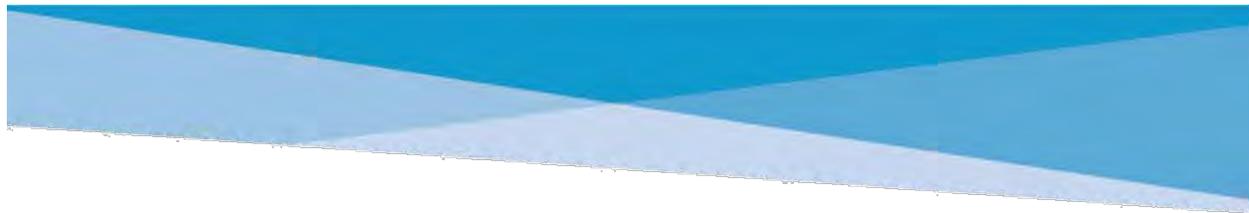
There are opportunities through this Housing Strategy to improve the environmental performance of the municipality's existing and new housing stock. The majority of the municipality's housing stock (73%) was constructed prior to the implementation of any national energy efficient insulation standard. 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.

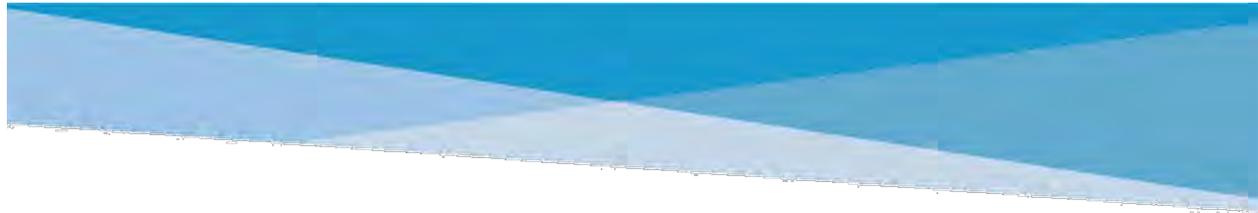
**Planner** – in relation to its urban and social planning responsibilities

**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.

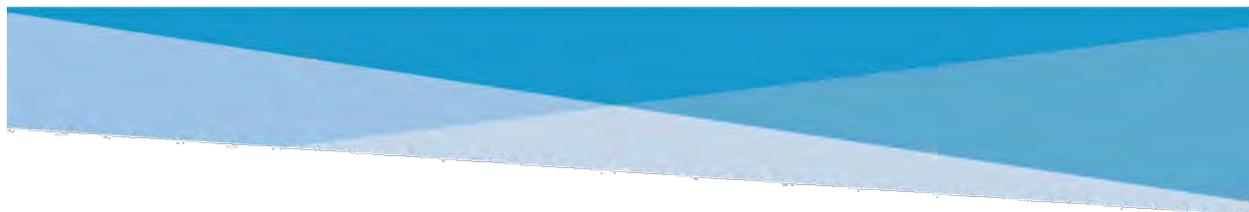


### 13.2 Priority

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:

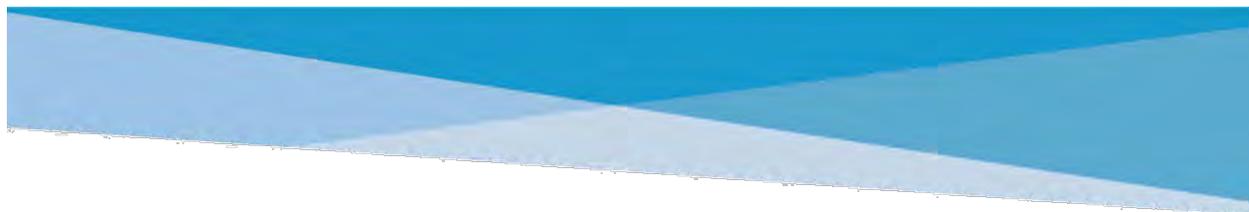
- **High** – Action to occur over the next 1-3 years.
- **Medium** – Action to occur over the next 4-6 years.
- **Low** – Action to occur over the next 7-10 years.
- **Ongoing** – Action to be undertaken on an ongoing basis.



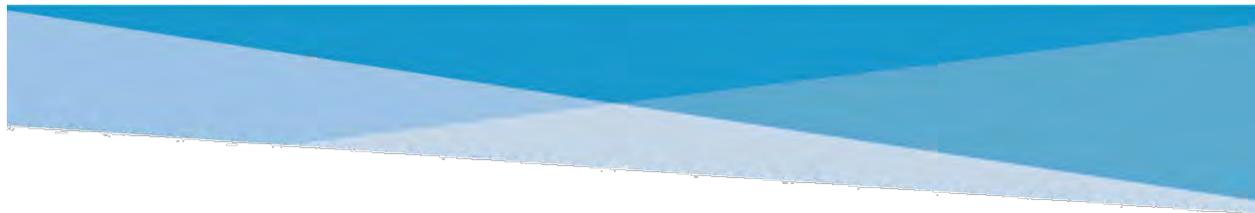
### 13.3 Implementation Plan

The Implementation Plan is presented under the four key themes of the Frankston Housing Strategy.

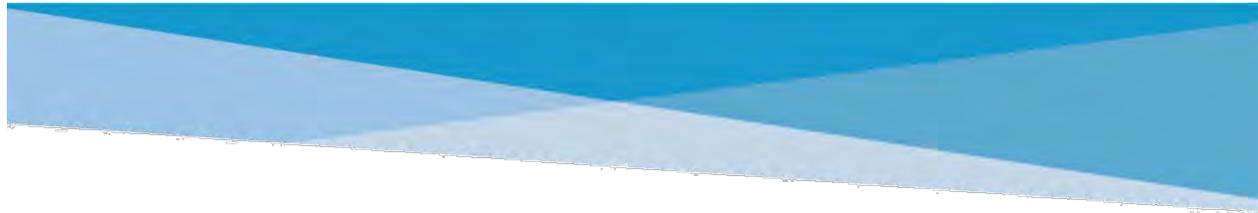
ACTION	COUNCIL'S ROLE	LEAD DEPARTMENT	PRIORITY
<b>LOCATION AND CAPACITY</b>			
<b>A Location Of Housing Growth</b>			
A1. Amend the Municipal Strategic Statement to include the Consolidated Frankston Housing Framework Plan.	Planner	Planning and Environment	High
A2. Amend the Municipal Strategic Statement 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
A3. Amend the Frankston Planning Scheme Local planning Policy Framework to include the following updates and changes: <ul style="list-style-type: none"> <li>i. Amend the Frankston Planning Scheme to include the Frankston Housing Strategy as a Reference</li> <li>ii. Under 22-04 Settlement, delete the following two points and at the same time introduce the new map and proposed zones                             <ul style="list-style-type: none"> <li>a. Revise the Housing Framework Map having regard to new housing projections and state policy.</li> <li>b. Investigate the application of new residential zones to the City's residential areas.</li> </ul> </li> <li>iii. Change all references to the CAD to the FMAC.</li> <li>iv. Under Clause 22 Objective 4, update the reference to the Neighbourhood Character Study 2002.</li> <li>v. Under Clause 22 Objective 6, update the reference to the Non-residential Uses in Residential Zones Policy.</li> </ul>	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



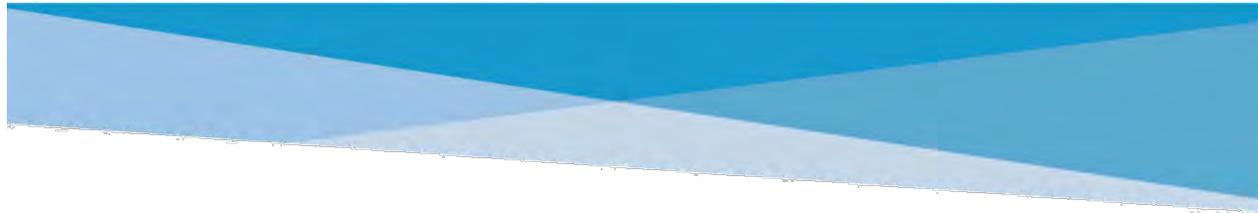
<p>A5. Maintain the General Residential Zone for the majority of land parcels currently zoned General Residential, consistent with the directions of the Frankston Housing Strategy for incremental change areas</p>	Planner	Planning and Environment	Ongoing
<p>A6. Amend the Frankston Planning Scheme to apply 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</p>	Planner	Planning and Environment	High
<p>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.</p>	Planner	Planning and Environment	High
<p>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.</p>	Partner / Facilitator Educator	Community Strengthening–)	High
<p>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.</p>			
<p><b>B Servicing &amp; Amenity</b></p>			
<p>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.</p>	Planner	Community Strengthening (leading)  Infrastructure Department(leading)	High
<p>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.</p>	Planner	Planning and Environment	Medium
<p>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</p>	Advocate	Infrastructure (leading)  Planning and Environment (secondary)	Medium
<p>B4. Advocate to Melbourne Water to undertake a study of servicing infrastructure in SBO areas to ensure the network can appropriately cater to increased</p>	Advocate	Infrastructure	Medium



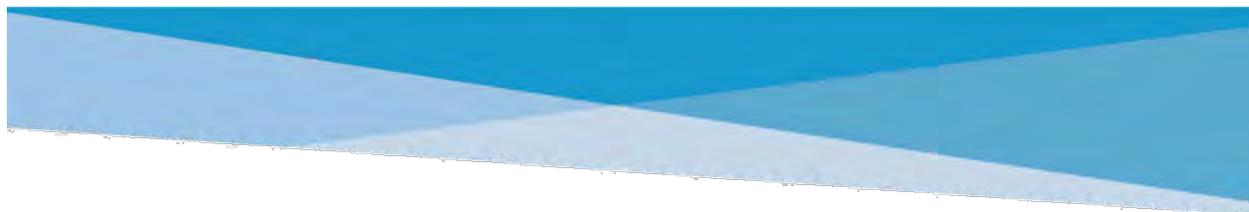
residential densities and ensure the timely upgrade of infrastructure as required for precinct development.			
B5. Develop a Funding Strategy for the delivery of servicing and soft infrastructure needed to support future housing growth. This may include recommendations for the application of the Developer Contributions Overlay, and other mechanisms to inform planning permit and amendment negotiations.	Planner	Infrastructure (leading) Planning and Environment (secondary)	Medium
B6. Undertake the investigation in consultation with Melbourne Water through a specific study into the significance and management of the Seaford Wetlands and its residential environs, with a view to implement a specific DDO for this location.	Planner	Planning and Environment	Medium
<b>C Facilitating Residential Development</b>			
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



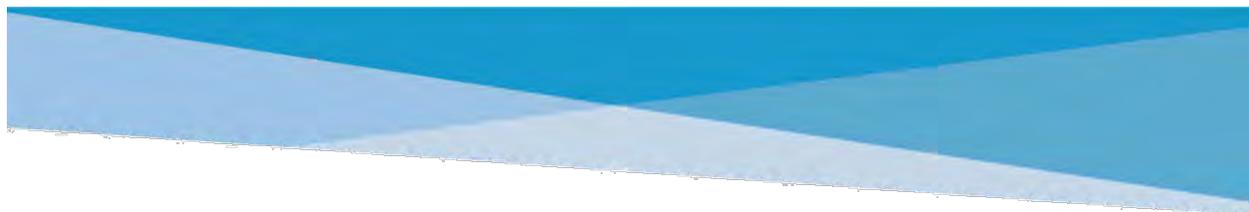
<p>C6. Develop a local policy and guidelines that encourage housing typologies and provide design advice relevant to identified areas of change, for example:</p> <ul style="list-style-type: none"> <li>➤ in Substantial Change Areas – address development facilitation, housing diversity, universal design, environmental sustainability, car parking, on and off site amenity impacts and public realm interfaces.</li> <li>➤ in Incremental Change Areas – implementation of preferred neighbourhood character statements, site responsiveness, housing diversity, universal design, environmental sustainability, and interfaces with adjoining residential areas.</li> <li>➤ in Minimal Change Areas – address preserving heritage and environmental values, enhancing neighbourhood character, internal amenity, and interfaces with adjoining residential lots.</li> </ul> <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"> <li>➤ Evaluate their alignment with the areas of change identified in this Strategy</li> <li>➤ Consider the appropriate dwelling mix</li> <li>➤ Identify appropriate public realm initiatives that will support and complement the development of private land;</li> </ul> <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
<p><b>D Monitoring &amp; Industry Engagement</b></p>			
<p>D1. Implement a co-ordinated development data collection system. This central system should house both planning permit and building permit information</p>	Planner	Planning and Environment	High



<p>at a minimum, and include the following inputs where possible:</p> <ul style="list-style-type: none"> <li>➤ Address, property identifier and suburb (must be linked to the GIS for mapping and spatial analysis purposes)</li> <li>➤ Zones and overlays</li> <li>➤ Activities Area (if applicable)</li> <li>➤ Housing change area (as per Housing Framework Plan)</li> <li>➤ Land use (eg. residential, commercial, retail, industrial, institution)</li> <li>➤ Category (eg. new building, extension, demolition, change of use, etc)</li> <li>➤ Number of dwellings (if residential)</li> <li>➤ Parcel area, floorspace and number of storeys (if available)</li> <li>➤ No. of bedrooms (if dwelling)</li> <li>➤ Permit type (building or planning) and permit application ID</li> <li>➤ Permit status</li> <li>➤ Date information (date lodged, date granted, etc.)</li> <li>➤ Year</li> <li>➤ Description</li> </ul>			
<p>D2. Develop a monitoring system for development within Activities Areas. This should include:</p> <ul style="list-style-type: none"> <li>➤ Project/Development Name</li> <li>➤ Number of dwellings</li> <li>➤ Number of storeys</li> <li>➤ Street address</li> <li>➤ Suburb</li> <li>➤ Number of dwellings per year (if staged development)</li> </ul>	Planner	<div style="border: 1px solid black; padding: 5px; text-align: center;">                 Planning and Environment             </div>	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"> <li>➤ Updated population and demographic profile and projections</li> <li>➤ Assessment of dwelling mix: dwelling type and tenure</li> <li>➤ Analysis of building and planning permit data: location and type of housing development</li> <li>➤ Development of lots &gt;1000sqm</li> </ul> <p>Prepare a summary sheet of the key findings and directions in the Frankston Housing Strategy and circulate to Council officers, local</p>	Educator	<div style="border: 1px solid black; padding: 5px; text-align: center;">                 Planning and Environment             </div>	Ongoing



developers, industry representatives and the community.			
<b>E PARTICULAR HOUSING NEEDS</b>			
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.	Partner / Facilitator	Community Strengthening (lead)  Family Health Support Services (secondary)	Ongoing
E2. Maintain relationships with Monash University, Peninsula TAFE College and other tertiary institutions regarding the housing needs of current and future students.	Partner / Facilitator	Economic Development (primary)  Planning and Environment (Secondary)	Ongoing
E3. Encourage student housing in the FMAC structure plan area and close to the university campuses	Planner	Planning and Environment (Lead)  Economic Development (secondary)	Ongoing
E4. Develop a student housing policy for the city with locational and good design guidance.	Partner / Facilitator	Planning and Environment (lead)	Medium
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 <ul style="list-style-type: none"> <li>➢ Mandate a level of housing mix (tenant and private owner)</li> <li>➢ Provide a level of integrated social and for profit housing to suit developer requirements</li> <li>➢ Include locational and physical attributes for new villages</li> </ul>	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	Low



		(collaborative)	
E9. Consider inclusion of 'universal design principles' in local Urban Design Frameworks and Engineering Standards and Design Manuals.	Planner Regulator	Planning and Environment	Ongoing
<b>F AFFORDABLE HOUSING</b>			
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,	Planner	Planning and Environment (primary) Community Strengthening	High



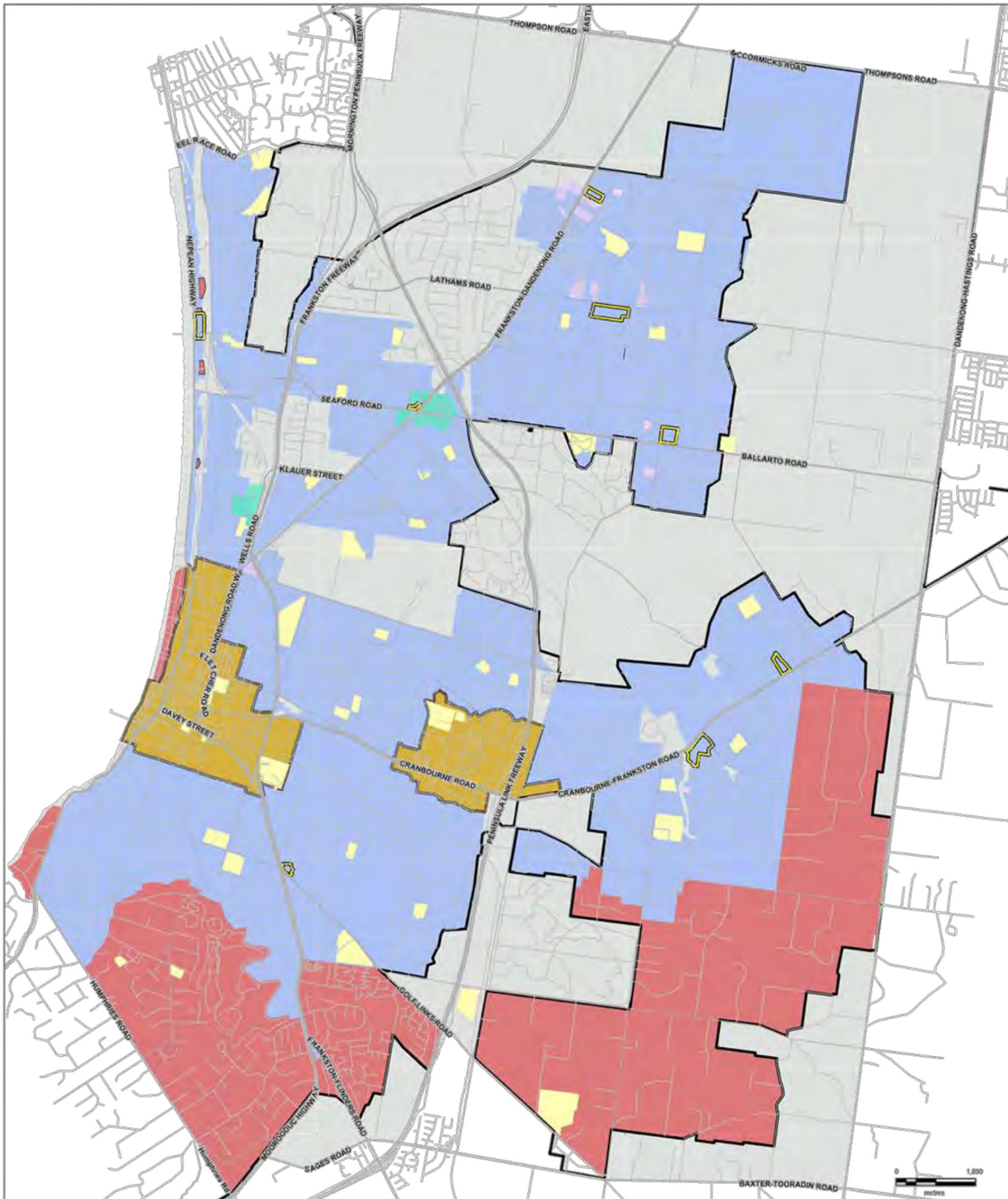
triggering a housing support response.		(secondary)	
<b>G PROMOTING SUSTAINABLE RESIDENTIAL DESIGN</b>			
G1. Prepare and adopt design guidelines for identified opportunity sites to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building 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.

# Frankston City Council Housing Framework Plan



**Housing Change Areas**

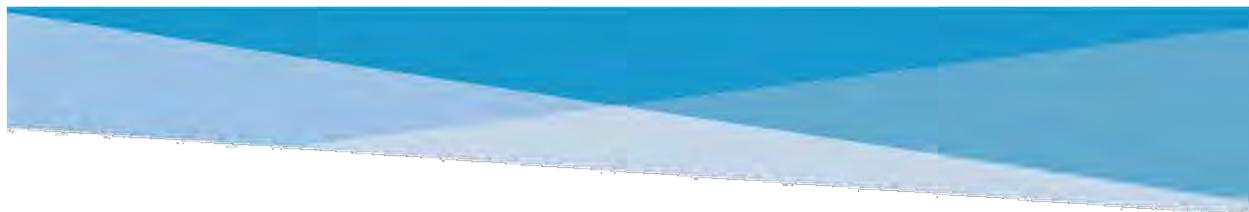
- |  |   |
|--|---|
|  Major Activity Structure Plan Areas  |  Urban Growth Boundary |
|  Substantial Change Opportunity Sites |  Key Centre            |
|  Substantial Change Areas             |  Education             |
|  Incremental Change Areas             |   |
|  Minimal Change Areas                 |   |
|  Non - Residential Areas              |   |

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## Appendix 2: Particular Provisions

The following specific provisions of the Frankston Planning Scheme have a direct impact on new residential development in Frankston City:

<b>Clause 52.06 Car parking:</b>	sets out the required number of car spaces to be provided for new development.
<b>Clause 52.00 Home Occupation:</b>	governs the use of dwellings for home based business use
<b>Clause 52.21 Private Tennis Court:</b>	allows a private tennis court without the need for a permit
<b>Clause 52.22 Crisis Accommodation:</b>	allows the use of a dwelling for crisis accommodation without the need for a permit
<b>Clause 52.23 Shared Housing:</b>	allows the use of a dwelling for shared housing without the need for a permit
<b>Clause 52.24 Community Care Unit:</b>	allows for specialised care services to be provided in self-contained accommodation without the need for a permit.
<b>Clause 54 One dwelling on a Lot:</b>	ResCode single dwelling design provisions
<b>Clause 55 Two or more dwellings:</b>	ResCode multi-dwelling design provisions
<b>Clause 56 Residential Subdivisions:</b>	ResCode subdivision provisions
<b>Clause 58 Apartment Developments:</b>	ResCode apartments design 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 implemented in April 2017 Clause 58 which encourages apartment developments to meet The State Government’s recently released “Better Apartments” design standards.



## Appendix 3: Residential Growth Zone

**32.07**

16/01/2018  
 VC142

**RESIDENTIAL GROWTH ZONE**

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 activity centres and town centres.

To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.

To ensure residential development achieves design objectives specified in a schedule to this zone.

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**

27/03/2017  
 VC110

**Design objectives**

A schedule to this zone must contain the design objectives to be achieved for the area.

**32.07-2**

16/01/2018  
 VC142

**Table of uses**

**Section 1 - Permit not required**

Use	Condition
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 2 animals.
<b>Bed and breakfast</b>	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.
<b>Dependent person's unit</b>	Must be the only dependent person's unit on the lot.
<b>Dwelling (other than Bed and breakfast)</b>	
<b>Food and drink premises (other than Convenience restaurant, Hotel and Tavern)</b>	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.
<b>Home based business</b>	
<b>Informal outdoor recreation</b>	
<b>Medical centre</b>	The gross floor area of all buildings must not exceed 250 square metres.
<b>Place of worship</b>	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a

Use	Condition
	road in a Road Zone.
<b>Railway</b>	
<b>Residential aged care facility</b>	
<b>Shop (other than Adult sex product shop and Bottle shop)</b>	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.
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.
<b>Section 2 – Permit required</b>	
Use	Condition
<b>Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)</b>	
<b>Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)</b>	
<b>Animal keeping (other than Animal boarding) – if the Section 1 condition is not met</b>	Must be no more than 5 animals.
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Car wash</b>	The site must adjoin, or have access to, a road in a Road Zone.
<b>Convenience restaurant</b>	The site must adjoin, or have access to, a road in a Road Zone.
<b>Convenience shop – if the Section 1 conditions to Shop are not met.</b>	
<b>Hotel</b>	
<b>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</b>	
<b>Market</b>	
<b>Office (other than Medical centre)</b>	The land must be located within 100 metres of a commercial zone. The land must have the same street frontage as the land in the commercial zone. The leasable floor area must not exceed 250 square metres.
<b>Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)</b>	
<b>Plant nursery</b>	
<b>Service station</b>	The site must either: <ul style="list-style-type: none"> <li>▪ Adjoin a commercial zone or industrial zone.</li> <li>▪ Adjoin, or have access to, a road in a</li> </ul>

Use	Condition
	Road Zone. The site must not exceed either: <ul style="list-style-type: none"> <li>▪ 3000 square metres.</li> <li>▪ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.</li> </ul>
<b>Shop (other than Adult sex product shop, Bottle shop and Convenience shop) – if the Section 1 conditions are not met</b>	The land must be located within 100 metres of a commercial zone or Mixed Use Zone. The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.
<b>Store</b>	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.
<b>Tavern</b>	
<b>Utility installation (other than Minor utility Installation and Telecommunications facility)</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 – Prohibited**

Use
<b>Adult sex product shop</b>
<b>Amusement parlour</b>
<b>Animal boarding</b>
<b>Animal training</b>
<b>Bottle shop</b>
<b>Brothel</b>
<b>Cinema based entertainment facility</b>
<b>Horse stables</b>
<b>Industry (other than Car wash)</b>
<b>Intensive animal husbandry</b>
<b>Motor racing track</b>
<b>Nightclub</b>
<b>Retail premises (other than Food and drink premises, Market, Plant nursery and Shop)</b>
<b>Saleyard</b>
<b>Stone extraction</b>
<b>Transport terminal</b>
<b>Warehouse (other than Store)</b>

32.07-3  
 27/03/2017  
 VC110

**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.

**32.07-4**

16/01/2018  
 VC142

**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.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

**32.07-5**

13/04/2017  
 VC136

**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. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person’s unit on a lot.

### Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

### 32.07-6 Requirements of Clause 54 and Clause 55

27/03/2017  
VC110

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.

### 32.07-7 Buildings and works associated with a Section 2 use

27/03/2017  
VC110

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2.

### 32.07-8 Maximum building height requirement for a dwelling or residential building

27/03/2017  
VC110

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres.

This building height requirement replaces the maximum building height specified in Standard A4 in Clause 54 and Standard B7 in Clause 55.

A building may exceed the maximum building height specified in a schedule to this zone if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in this zone or a schedule to this zone applies whether or not a planning permit is required for the construction of a building.

#### **Building height if land is subject to inundation**

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

**32.07-9**  
27/03/2017  
VC110

#### **Buildings on lots that abut another residential zone**

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.

**32.07-10**  
13/04/2017  
VC136

#### **Application requirements**

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 an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- 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 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.

**32.07-11**  
27/03/2017  
VC110

#### **Exemption from notice and review**

##### **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.

**32.07-12**  
29/08/2017  
VC139

#### **Decision guidelines**

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.
- The objectives set out in a schedule to 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. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

### 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.

### 32.07-13 Advertising signs

27/03/2017  
VC110

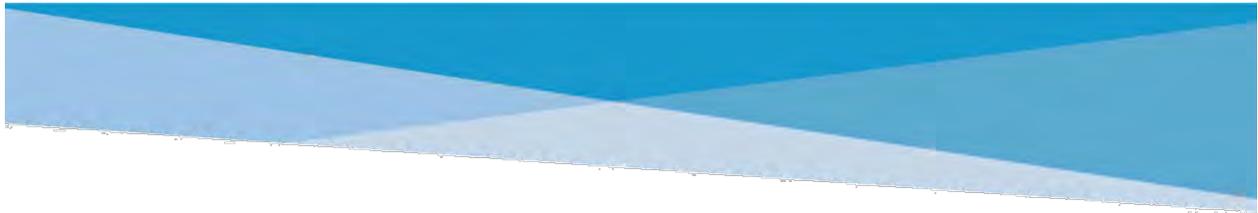
#### Notes:

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

*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**

16/01/2018  
 VC142

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 manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.  
 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 Neighbourhood character objectives**

27/03/2017  
 VC110

A schedule to this zone must contain the neighbourhood, heritage, environment or landscape character objectives to be achieved for the area.

**32.09-2 Table of uses**

16/01/2018  
 VC142

**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 based business	
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.
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. Must not require a permit under clause 52.06-3.
Railway	
Residential aged care facility	
Tramway	

Use	Condition
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01.
<b>Section 2 - Permit required</b>	
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.
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)	
Market	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)	
Plant nursery	
Service station	The site must either: Adjoin a commercial zone or industrial zone. Adjoin, or have access to, a road in a Road Zone. The site must not exceed either: 3000 square metres. 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
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)	
<b>Any other use not in Section 1 or 3</b>	

**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, Convenience shop, Food and drink premises, Market and Plant nursery)
- Saleyard
- Stone extraction
- Transport terminal
- Warehouse (other than Store)

**32.09-3**

27/03/2017  
 VC110

**Subdivision**

**Permit requirement**

A permit is required to subdivide land.

An application to subdivide land that creates a vacant lot capable of development for a dwelling or residential building, must ensure that each lot created contains the minimum garden area set out in Clause 32.09-4.

Where a vacant lot less than 400 square metres is created, that lot must contain at least 25 percent of the lot as garden area. This does not apply to land where an approved precinct structure plan or an equivalent strategic plan applies.

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-

**Class of subdivision      Objectives and standards to be met**  
 2.

**32.09-4      Construction or extension of a dwelling or residential building**

27/03/2017  
 VC110

**Minimum garden area requirement**

Whether or not a planning permit is required for the construction or extension of a dwelling or residential building on a lot, a lot must provide the minimum garden area at ground level as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 square metres	25%
501 - 650 square metres	30%
Above 650 square metres	35%

**32.09-5      Construction and extension of one dwelling on a lot**

16/01/2018  
 VC142

**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.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

**32.09-6      Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings**

13/04/2017  
 VC136

**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**

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

#### **32.09-7 Requirements of Clause 54 and Clause 55**

27/03/2017  
VC110

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.

#### **32.09-8 Buildings and works associated with a Section 2 use**

27/03/2017  
VC110

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2.

#### **32.09-9 Maximum building height requirement for a dwelling or residential building**

27/03/2017  
VC110

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 9 metres; and
- the building must contain no more than 2 storeys at any point.

A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.

- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

#### **Building height if land is subject to inundation**

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

#### **32.09-10 Application requirements**

27/03/2017  
VC110

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.

#### **32.09-11 Exemption from notice and review**

27/03/2017  
VC110

##### **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.

**32.09-12 Decision guidelines**

27/03/2017  
VC110

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.
- The objectives set out in the schedule to 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.

**32.09-13 Advertising signs**

27/03/2017  
VC110

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

**32.09-14 Transitional provisions**

27/03/2017  
VC110

The minimum garden area requirement of Clause 32.09-4 and the maximum building height and number of storeys requirements of Clause 32.09-9 introduced by Amendment VC110 do not apply to:

- A dwelling or residential building constructed on a lot before the approval date of Amendment VC110.

- A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110.
- Where a planning permit is not required for the construction or extension of a dwelling or residential building:
  - A building permit issued for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110.
  - A building surveyor has been appointed to issue a building permit for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.
  - A building surveyor is satisfied, and certifies in writing, that substantial progress was made on the design of the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.

The minimum garden area requirement of Clause 32.09-4 introduced by Amendment VC110 does not apply to a planning permit application to subdivide land for a dwelling or a residential building lodged before the approval date of Amendment VC110.

*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.*

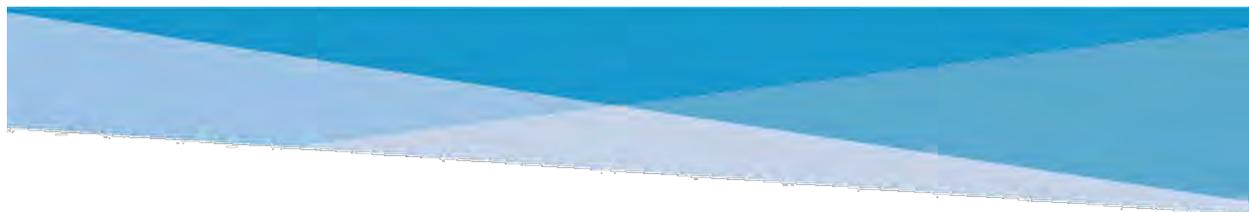
*Other requirements may also apply. These can be found at Particular Provisions.*



## Appendix 5: Mixed Use Zone

The Mixed Use Zone is already applied in the Frankston Planning Scheme. It can be found here:

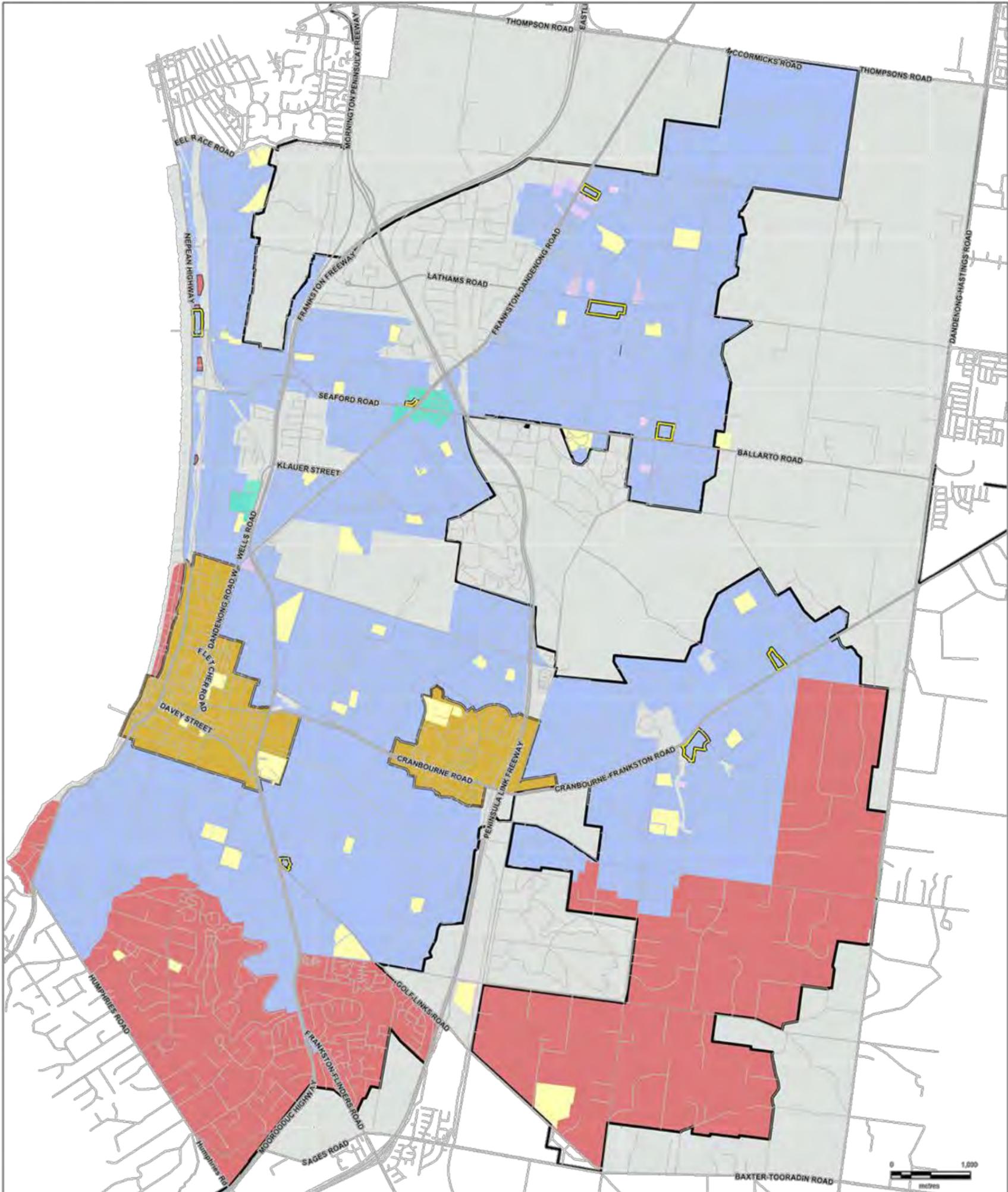
[http://planningschemes.dpcd.vic.gov.au/schemes/vpps/32\\_04.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/32_04.pdf)



## Appendix 6: Definitions

<b>Accessible housing</b>	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.
<b>Affordable housing</b>	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.
<b>Community housing</b>	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.
<b>Housing diversity</b>	Housing which varies in terms of size, type, tenure, cost and style.
<b>Housing stress</b>	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.
<b>Inclusionary Zoning</b>	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.
<b>Overlay</b>	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.
<b>Planning permit</b>	A legal document that gives permission for a use or development on a particular piece of land.
<b>Planning scheme</b>	Controls land use and development within a municipality. It contains State and local planning policies, zones, overlays, particular provisions, general provisions, definitions and maps.
<b>Public housing</b>	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.
<b>Social housing</b>	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.
<b>Zone</b>	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.

# Frankston City Council Housing Framework Plan



**Housing Change Areas**

- |  |   |
|--|---|
|  Major Activity Structure Plan Areas  |  Urban Growth Boundary |
|  Substantial Change Opportunity Sites |  Key Centre            |
|  Substantial Change Areas             |  Education             |
|  Incremental Change Areas             |   |
|  Minimal Change Areas                 |   |
|  Non - Residential Areas              |   |

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**From:** website@frankston.vic.gov.au  
**Sent:** Tuesday, 31 October 2017 9:28 AM  
**To:** Frankston City Council  
**Subject:** Have Your Say Submitted

Have Your Say Topic: Draft 'Refresh' Housing Strategy 2017

Contact Name:

Contact Postal Address:

Contact

Daytime

Telephone No:

Contact Email:

Your Feedback:

1. 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. Presently it is my feeling that neighbourhood character is not being respected - there is no point in having such provisions unless it is made clear to developers that they can't contravene these characters in their development proposals - stop them right at the beginning of the process. 2. Natural Environment. Seaford has many beautiful environmental areas - wetlands, creek, beaches - these need extra protection against inappropriate urban encroachment. 3. Population Increase. The Victorian Government is importing all these people into Victoria and expects Melbourne's municipalities to solve the problem of accommodating them all. Frankston Council should make its own decision as to how many people it wants to accept - (not just accept what is foisted by the Government) to preserve what is uniquely Frankston.



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Ass. Diploma Architectural Drafting

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[andrew@ferrisdesign.com.au](mailto:andrew@ferrisdesign.com.au)

**Frankston Housing Strategy –  
2017 Consultation draft response.**

Dear Frankston Councillors and Council members; we provide this response to the draft consultation document with following comment. We open with commendation on the production of this document, after being involved through the BDAV and a number of DELWP projects recently, I have clearly seen a direction at State level on housing and planning policy direction changes.

While I am not able to divulge some of the key details, there is no question that the objective of some key changes revolve around the framework of the SPP and LPP and simplification (removal) of MSS, overlays, permit triggers, to address an abundance of major issues with the planning system and ultimately allow an online system. Many fundamental changes will be implemented by the end of this financial year, with a second stage hinged around next year's election and any bipartisan agreement that may or may not occur thereafter. I make reference to these changes, because the objectives at State level are not often adopted/supported at local level and therefore the importance of getting this document right as it will provide the background strategic document to many new policy and statements that do not currently exist! It would appear there is likelihood that many overlays will be removed, exposing land currently zoned to General Residential Zoning, to a higher density and possibly in-appropriate development.

Unfortunately, from my experience in the field, I can see a few concerns that are going to impact the direction of Frankston moving forward. While some may be speculation, it is worth considering.

1. The apartment market is coming to a dramatic halt. In the past 10 years, we have seen almost unprecedented growth in the apartment market. It appears from industry reports and our observation, that now seems to be cooling very quickly. Arguably many overpriced. Many taken by overseas investors, where recent changes have stalled the sales and importantly pre-sales, which have enabled these projects to get out of the ground. Unfortunately, there has also been a good market for doing applications and pre-sales for projects there were never intended to be built, rather sold onto another investor once the project appears to be viable. To further hit development, the new apartment guidelines document literally makes it almost impossible to propose a 'compliant' apartment project with a loss of about 20% of residences based on previous proposed designs. On the positive, Frankston's housing price surrounding the CAA has jumped dramatically in the past 18 months, so whether that means these apartments are now viable, or whether the downturn of apartments overall will stop any builds, not sure – but the impact of not providing the residential targets in the CAA should be considered.
2. I believe the 'new' residential zones, implemented a few years ago, were a positive step, however there was a fundamental flaw in the zones, and we tried to seek resolution on this at time of consultation, with no success. There is a wide gap between a General Residential zoning, and the Residential Growth Zones, jumping from effectively one or two stories, maybe a townhouse, to five stories with a basement development. It would be incredibly surprising to be able to implement Growth zones in established residential areas without substantial Community backlash, as has happened in Dandenong, where they

have even implemented a Growth Zone and 2 years later, trying to backflip to an incremental growth area with minimal change, which is a complete mess. (C182). It is apparent that Frankston wants to re-zone much of the south of the City to Neighbourhood Zoning, however the State Government will use their bargaining chip of wanting the Growth Zone targets to be achieved. That puts the Council in a position where they either come to the table with some give and take -or dig their heels in, forcing the State Government to re-zone the land for them. I am completely convinced this will happen, and unfortunately this may not be in the areas where prefer this to happen. The reason I speculate it will not remain status quo is once overlays (may) be removed, Council will be forced to negotiate. Therefore, I believe a real consideration of this draft document needs to be a strong negotiating tool to sit down with the Ministers Office and seek an outcome in the best interest to all. This, applying to Figure 37, I believe strongly misses the mark on the proposed City Framework Housing plan.

I provide the following comments. Figures 37 and 41, largely ignore the key employment and density opportunities for Frankston. The Hospital and Monash University are keystones in the City and as such, there should be considerably more intensive development around these facilities. Adding the trainline electrification to Baxter which will no doubt happen, this provides transport network opportunities that are again missed. I believe a higher density should be extended along Beach St, out to Cranbourne Rd, and further East along the trainline route past Monash University. There is also additional opportunity in land bounded by Frankston-Dandenong Rd, The Freeway and Klauer St. An additional pocket around the Seaford/Ballarto Rd, and Frankston-Dandenong is also being missed, pending what the outcome of substantial change delivers. I am a believer in small pockets and site-by-site appropriate zoning, rather than taking expansive areas, which can lead to inconsistent development – and is a lot more politically palatable! (which the FMAC diagram does provide on page 48, which is closer aligned to my position, - but also does not tie in with figures 37 and 41.)

Conversely, and leading on from the previous statement, I do not agree with the intensive development proposed around the Cranbourne Rd and Pen. Link intersection. I believe the brush is being applied to too broad an area, based on a proposed peninsula link – which has been in operation for several years now – and as such presented issues around the area. Currently traffic is a huge issue from basically Karingal Hub, along Cranbourne Rd, through to North Rd, particularly around school times. Likewise, traffic getting on and off Pen. Link is choking Cranbourne Rd at certain times of the day. There is little public transport in and out of the Karingal Activities Centre. As such I believe the Activity Centre area should be revised to match the town centre border as a shorter-term vision. The proposal of adding a Commercial zone opposite Karingal Hub on Cranbourne Rd does not sit with me when there is no vehicle or pedestrian connection and any proposal to resolve this will make this intersection worse. Growth area connecting the Hub to Ballam Park is commendable.

#### Substantial Change areas;

I have a few concerns around the substantial change areas along Nepean Hwy, with much of this land low-lying, hard to drain – stormwater and sewer, and has environmental constraints – opportunities that have been largely ignored.

#### Mixed use Kananook;

I am interested to see what is happening in White St, Mordialloc, where the mixed use zone has been implemented, as this raises many questions around what is appropriate, what is the objective, and how various land uses work together. The proposal around Kananook Train Station in my opinion needs a very detailed document on the objectives, so the outcome are delivered, particularly if serious about the closing statement – 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. Particular consideration to traffic and garbage should be considered.

#### Seaford Road/Belvedere Retail Centre

Touched on previously, the proposed zoning includes some key land including Fernwren Place, which is relatively recent development, and is not likely to be redeveloped for many years, however further along Seaford Rd and in particular into the Frankston North Precinct, there is substantial opportunities for development along the Frankston-Dandenong Rd interface.

#### Incremental and minimal change areas

I believe this stance on policy will be short lived, as the zoning if done correctly, should provide the outcome. In particular the minimal change areas should be zoned Neighbourhood Character, with a schedule of increased side and rear setbacks, site coverage, open space requirements which will provide the outcome of restricting development, but without relying on overlays or additional restrictions. The minimal change area also needs to extend through the sweetwater creek area.

#### Other areas of missed opportunity – consideration.

A key issue around the Langwarrin area is that the three main primary schools, and the high school are at maximum capacity. They are also basically served by Cranbourne Rd, meaning at peak times, traffic is trying to cross or access Cranbourne Rd, bringing it to a standstill. This issue will be compounded over time through additional infill development, adding higher density around the Karingal proposal and the Casey development bordering Hastings road where there are hundreds of new homes proposed. As such, we would urge further consideration to planning of possible future school sites along McClelland, Quarry, Ballarto, Skye Roads, and then consider how this may affect associated residential development. The Quarry sites also may influence what the 'big' picture for this area may look like and how it may be used going into the future, with current fill from other Government projects expediting the timeframe.

One of the opening criticisms I had of the zoning controls was the transition from medium to high density development, and as such I would encourage a proposal whereby a growth area zone with a control in the schedule ensured development was kept at respectful levels outside the CAA.

In conclusion we are supportive of the document from a general sense, but feel it needs more thought and application considerations to seek an outcome that improves the built form and addresses the housing needs of the population. Elderly housing is another issue which is not really dealt with satisfactorily, however don't believe this is the document to address this issue and is likely to be dealt with at State level.

Kind Regards,

Andrew Ferris

3

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**From:**  
**Sent:** Tuesday, 31 October 2017 4:55 PM  
**To:** Housing Strategy  
**Subject:** Housing Strategy

Please see below my comments regarding the letter I received pertaining to the Frankston Housing Strategy.

As a home owner and resident of Carrum Downs, which is marked as a "substantial change area", I would have to object vigorously to any development that would increase the housing density in my court.

I am the original owner of my home and when I purchased the land I was informed that there were conditions to homes being built in the court. Namely that houses would be of a certain minimum size. An appealing incentive for me knowing that there would be medium to large homes built, increasing my investment and enticing a more middle to upper class type of individual.

Please note that we have approximately three to four rental properties in the court. We have on numerous occasions been compelled to call the police for unsatisfactory behaviour emanating from the rental properties. I feel that the current density of rental properties in the court has a detrimental effect to the value of my home.

I have absolutely no interest in encouraging medium to high density living in the court that I currently reside.

Please also be aware that there is only one entrance to the court via Fulmar street, off Frankston Dandenong road. Frankston Dandenong rd is already extremely congested during peak times and increasing housing density would exacerbate the issue.

I would also like to take this opportunity to express my concerns regarding the south bound traffic on Frankston Dandenong just after the overpass.

For some ludicrous reason there is three lanes of traffic that have to merge into two lanes directly in front of the petrol station which then opens up to three lanes again within 50 metres. Attempting to turn into Fulmar Street has nearly caused several car accidents.

Is it possible to have this investigated and potential remove this small island and provide three lanes of traffic to extend to Seaford Road.

Regards,

4

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**From:** website@frankston.vic.gov.au  
**Sent:** Tuesday, 7 November 2017 4:20 PM  
**To:** Frankston City Council  
**Subject:** Have Your Say Submitted

Have Your Say Topic Substantial Change Area

Contact Name:

Contact Postal

Address:

Skye, Vic 3977

Contact Daytime

Telephone No:

Contact Email:

Your Feedback:

Would like to know when proposed re zoning will take place. My property is  
. Looking forward to this rezoning.

5



Our Ref: 8440

8 November 2017

City of Frankston  
30 Davey Street  
Frankston VIC 3199

Dear Sir/Madam,

**RE: Submission to Draft Frankston Housing Strategy**

**Introduction**

KLM Spatial has been engaged by [redacted] to review and make a submission to the Draft Frankston Housing Strategy. [redacted] is the owner of [redacted] Langwarrin and [redacted] own [redacted] sites just outside the incremental change area identified in the adopted 2013 Housing Strategy and the proposed Draft Housing Strategy.

This submission follows several discussions between [redacted] and Council and the submission of a petition signed by owners of 27 of the 45 properties in the area outlined below, requesting that Council consider this area for inclusion in the General Residential Zone and removal of the Design and Development Overlay.



Figure 1: Sites proposed by petitioners (land owners) for rezoning and removal of DDO

The submission provides a response to the proposed Draft Housing Strategy and an outline of the petitioners' proposal to rezone the land and remove the Design and Development Overlay. As discussions with Council to date have been relatively high level, [redacted] has engaged KLM Spatial to recommend the possible components of a planning scheme amendment and to prepare a servicing and drainage report. Given the overlays affecting the land, a flora and fauna assessment has also been prepared. These are provided with the submission.

PLANNERS SURVEYORS ENGINEERS



This information is provided to introduce the concept of a planning scheme amendment for Council's consideration, would like to discuss the potential for the planning scheme amendment once the information has been reviewed and hopes to submit a formal planning scheme amendment request in the near future.

Included with this letter are the following items:

- Copy of the petition signed by the owners of 27 of the 45 lots within the area identified
- Servicing Report prepared by KLM Spatial
- Flora and Fauna Assessment prepared by Brett Lane and Associates

#### Draft Housing Strategy

Without having conducted a peer review of the projection figures stated in the Draft Housing Strategy, the document appears to have been prepared to a high standard. However, the implementation of the strategy in terms of the extent of incremental change areas shown on the Housing Framework Plan, in our view requires additional consideration.

The document states that to the year 2036, the number of new dwellings needed will be 8,540 or 427 per year on average. The suburbs expected to accommodate most growth are Carrum Downs, Langwarrin/Langwarrin South, Frankston Central and Seaford. The draft states that Langwarrin and Langwarrin South (together) are expected to have an increase in dwellings of 2,137 between 2011 and 2036 and that as the supply of broad hectare land is almost exhausted, the majority of growth in the municipality will be provided through infill housing. The draft Strategy considers that the current zoned land will be able to accommodate the forecast growth but there is scope for strategic re-assessment of key sites and areas to deliver better housing outcomes.

and the land owners who have signed her petition would like for their area of land to be considered for strategic re-assessment, given it is located immediately adjacent to the incremental change area.

It is our submission that while there may be enough land to accommodate future growth and development within the current zoning, this does not mean that development will necessarily occur to the degree required to meet expectations on these sites. Therefore, repositioning a logical area of Low Density Residential Zone land for conventional density development would assist to ensure that development is able to meet demand in Langwarrin.

It is therefore requested that the area outlined in Figure 1 which straddles Warrandyte Road, and is located south of North Road in Langwarrin is considered by Council for inclusion within the incremental change areas. Justification for this is provided in the following section.

#### Proposed planning scheme amendment

and the land owners who have signed the petition would like to pursue a planning scheme amendment to rezone the land (48 hectares approx.) from Low Density Residential Zone to General Residential Zone and to remove the Design and Development Overlay which requires a minimum lot size of 1 hectare.

#### Site and surrounds

The site is located within a low density residential area within the urban growth boundary, immediately to the south of conventional density lots. The immediately surrounding land is characterised as follows:

- North: Conventional density dwellings within the General Residential Zone (Schedule 1)
- South: Low density dwellings
- East: Low density dwellings
- West: Low density dwellings and Langwarrin Flora and Fauna Reserve which is a public conservation reserve

The site is within convenient proximity to the following shops and local facilities:

- Langwarrin Soccer Club: approximately 2.3km south-west of the site
- The Gateway Shopping Centre: approximately 2.3km north-east of the site (includes supermarket, mini major and specialty shops)
- Karingal Hub Shopping Centre: approximately 3km north-west of the site (includes supermarket, mini major and specialty shops)



- Peninsula Link Freeway entrances in both directions: 2.7km west of the site
- Peninsula Private Hospital: approximately 2.4km north-west of the site
- Langwarrin Equestrian and Recreation Reserve: approximately 1.4km north-east of the site
- Elisabeth Murdoch Secondary College: approximately 1km north of the site
- Langwarrin Primary School: approximately 1km north of the site
- Langwarrin Park Primary School: approximately 3.2km north-east of the site
- Langwarrin Community Centre: Approximately 1.4km north of the site

The area is serviced by the 771 bus route which connects the site to Gateway Shopping Centre and Centro Karingal. Along Warrandyte Road and the 789, 790 and 791 routes along Cranbourne-Frankston Road.

#### Existing Planning Controls

The land is located within the Low Density Residential Zone and is affected by the following overlays:

- Design and Development Overlay (Schedule 4- Langwarrin Rural Residential Area)
- Wildfire Management Overlay
- Environmental Significance Overlay (Schedule 1 – Areas of Botanical or Zoological Significance) (rear portion of 204 and 206 Warrandyte Road)
- Significant Landscape Overlay (Schedule 1 – Langwarrin Hinterland and Baxter – Mt Eliza Escarpment)

The Low Density Residential Zone specifies that for lots where reticulated sewerage is connected, lots may be no less than 0.2 hectares in area and for lots where reticulated sewerage is not connected, lots may be no less than 0.4 hectares. Council may publically advertise applications made under the provisions of the zone.

The Design and Development Overlay – Schedule 4 – Langwarrin Rural Residential Area has the following design objectives:

- *To maintain and enhance the well vegetated, rural residential character of land around the fringe of Langwarrin in recognition of its contribution to housing diversity and its landscape quality.*
- *To ensure that development densities are consistent with the landscape character of the area.*
- *To ensure that new development responds to established and preferred landscape character and built form in terms of building height, scale and siting.*
- *To protect water quality, particularly in the Western Port catchment*

Schedule 4 to the overlay specifies that lots must be at least 1 hectare in size and large enough to cater for year-round on-site waste disposal. Smaller lots may be created if required for public use by a government department, authority or Council.

The Wildfire Management Overlay requires that applications under this overlay are referred to the relevant fire authority for comment. Applications under the Wildfire Management Overlay must include:

- A Bushfire Hazard Site Assessment
- A Bushfire Hazard Landscape Assessment
- A Bushfire Management Statement

The Significant Landscape Overlay – Schedule 1 - Langwarrin Hinterland and Baxter – Mt Eliza Escarpment requires a permit for buildings and works but does not include any permit requirements for subdivision. The landscape character objectives of the schedule to the overlay are:

- *To conserve and enhance the area's native vegetation for its intrinsic, habitat and landscape values.*
- *To ensure that development responds to and maintains the landscape quality of the Baxter - Mt Eliza escarpment.*

The Environmental Significance Overlay – Schedule 1 – Areas of Botanical or Zoological Significance affects two areas of the land (See Attachments). The overlay requires a planning permit for subdivision and buildings and works. The environmental objectives established by the overlay are:

*To provide for the implementation of Frankston's local policy for indigenous flora and fauna, particularly to:*

- *Ensure that the development and management of land within Areas of Botanical or Zoological Significance as specified in Table 1 and shown on Map 1 to this schedule is compatible with the long term protection and enhancement of their botanical and zoological values.*
- *Protect populations or communities of native plants and/or fauna.*



### Relevant planning policies

The following clauses of the Local Planning Policy Framework of the Frankston Planning Scheme are relevant to consideration of residential subdivision:

- Clause 21.03 – Vision and Strategic Framework locates the site within an environmentally sensitive area within proximity of a Major Activity Centre (Karingal) and a Large Neighbourhood Activity Centre (Gateway Shopping Centre). The map locates the site outside of Green Wedge land.
- Clause 21.04 – Settlement states that given the amount of available greenfields land is limited, it will be necessary to provide the expected 10,200 additional dwellings up to the year 2021 through infill and medium density development.
- The Municipal Strategic Statement (MSS) of the Frankston Planning Scheme acknowledges that household sizes are reducing and the population is aging. The MSS estimates that 10,200 additional dwellings will be required up to the year 2021. Housing diversity is encouraged to provide choice and housing affordability is beginning to be a cause for concern in areas where housing has traditionally been affordable.
- Clause 22.05 refers to Outline Development Plans for Langwarrin which are to guide development of growth areas. The Outline Development Plans do not provide guidance regarding density of development.
- Clause 22.08 – Neighbourhood Character Policy places the site within Langwarrin Precinct 2 (LW2). This clause intends to encourage development and subdivision to respond appropriately to the relevant neighbourhood character context.

### Proposed Planning Scheme Amendment

It is proposed to rezone the land from Low Density Residential Zone to General Residential Zone and to remove the Design and Development Overlay to facilitate conventional density residential development of the land. It is also proposed to remove the SLO and ESO from the majority of the area. It is considered that the planning scheme amendment will assist to meet housing demand in Langwarrin which is one of the areas where the greatest demand is expected.

The key considerations for this proposal include:

- Demand for conventional and medium density lots in Langwarrin
- Whether appropriate site services are available and/or can be provided for an area to be incrementally developed or subdivided
- Whether conventional density residential development is possible in the context of existing native vegetation and landscape.

These considerations are addressed below.

### **Demand for conventional and medium density lots in Langwarrin**

and other land owners in the study area have observed that land available for conventional and medium density development in the area has been highly sought after and continues to be in high demand in the context of limited availability.

While Council considers there to be enough capacity within the current zones for expected growth, it is submitted that the area of General Residential Zoned land in Langwarrin is limited and that in practice, all of this land cannot be expected to be redeveloped or to be used for infill development. This strongly indicates that there is demand for additional General Residential Zoned land (without DDO lot size restrictions) in Langwarrin. The area outlined in Figure 1 is a logical area for inclusion in the General Residential Zone and for conventional and medium density development.

### **Servicing**

The Servicing Report provided concludes that the area can access all essential services required for development subject to meeting affected authorities' standards and specifications. A table summarising the likely requirements for network infrastructure is provided in the report.



**Native vegetation and landscape**

Broadly, the proposed rezoning will not unreasonably impact native vegetation and landscape in Langwarrin given the considerable scale of the Low Density Residential Zoned land in Langwarrin and the considerable areas covered by the Environmental Significance Overlay and Significant Landscape Overlay. In context, the area proposed for rezoning is minor. This is shown in the following figures:

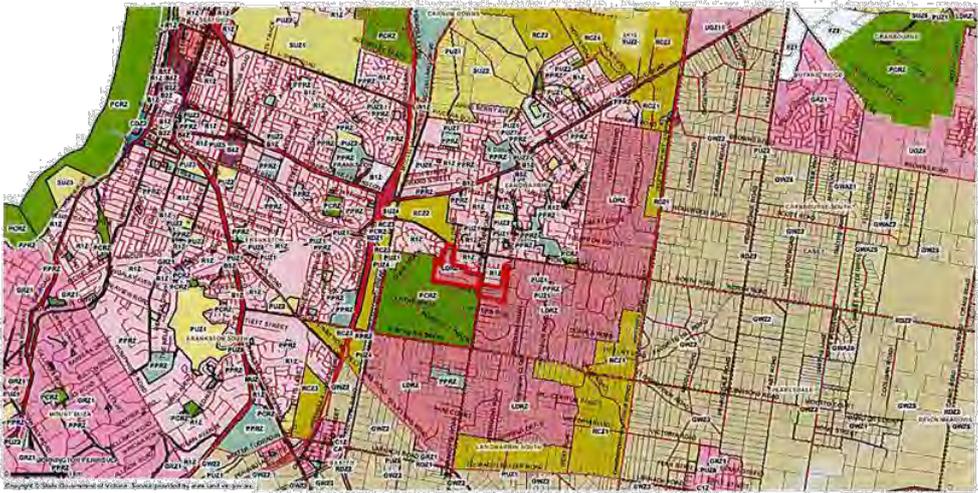


Figure 2: Zones (site outlined in red)

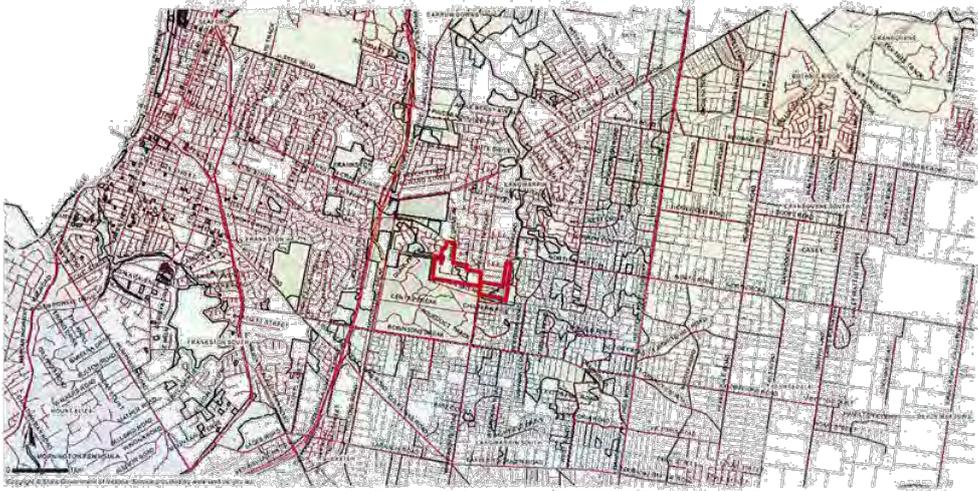


Figure 3: Significant Landscape Overlay and Environmental Significance Overlay (site outlined in red)



Flora and Fauna Report:

No listed flora or fauna species, or ecological communities were recorded during the assessment and no listed flora species and listed ecological communities were considered to occur within the study area. Five listed species are considered to have potential to occur in the area.

Development of the area would require an offset of 1.48 General Biodiversity Equivalence Units. However, acknowledging the landscape and ecological value of some of the vegetation, we have obtained information from Brett Lane and Associates to identify areas of native vegetation that are of most value and could more closely examined in the context of development proposals to reduce the impact of development. It is considered that it may be worthwhile retaining the SLO and/or ESO over some parts of the study area.

Conventional Density residential development would not have an unreasonable impact on flora and fauna and landscape within the City of Frankston. Please refer to the report prepared by Brett Lane and Associates provided.

**Conclusion**

While there may be the potential to accommodate expected demand for housing within the current zones based on site area alone, in practice, sufficient development may not necessarily occur on these sites. Given that the most growth is expected to occur in Langwarrin (among 3 other suburbs), it would be appropriate to enable conventional development in a logical location adjacent to the southern edge of the incremental change area such as the area identified in Figure 1.

We would like to request to meet with Council's Strategic Planning Department to discuss this submission and the potential to pursue a planning scheme amendment.

Should you have any queries regarding this submission, please do not hesitate to contact the undersigned on 9794 1607.

Yours Sincerely,

Genevieve Blunden  
KLM Spatial, Senior Town Planner

6

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**From:** website@frankston.vic.gov.au  
**Sent:** Wednesday, 8 November 2017 2:44 PM  
**To:** a; Frankston City Council;  
**Subject:** Have Your Say Submitted

Have Your Say  
Topic: Housing strategy 2017-2018

Contact Name:

Contact Postal Address: Frankston North

Contact

Daytime

Telephone No:

Contact Email:

Your  
Feedback:

I strongly encourage the strategy to be proceeded as I can clearly see how much and quickly the population and local housing demand grows in the pas 2 years. There are not many new properties been built around in Frankston North. For the demand on young people and seniors downsizers who are willing to purchase in the local area is high but the stocks to offer are seriously limited. So I believe townhouses and apartments are the trend for young families who are able to afford their first homes, also for senior downsizers.

7

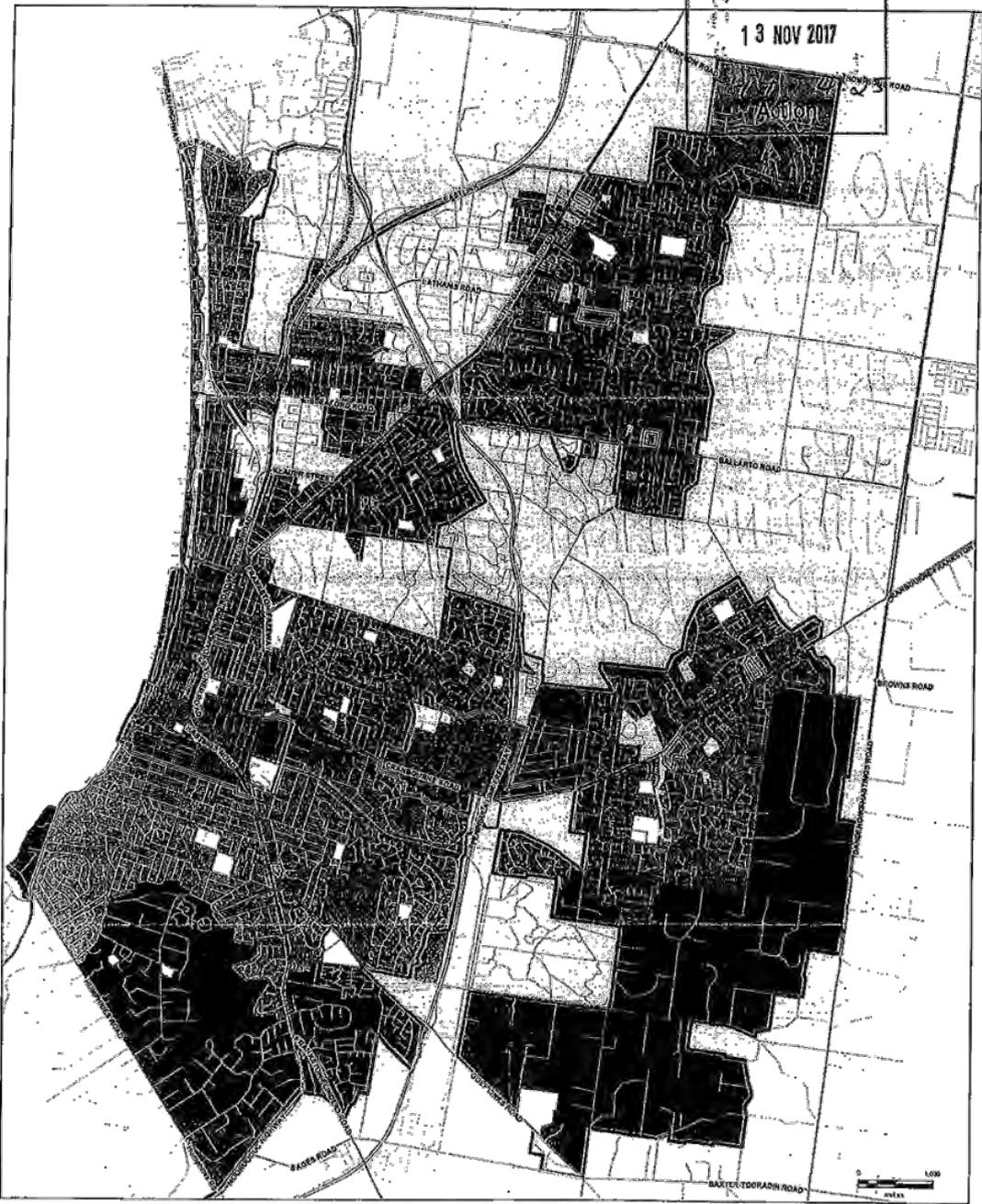
FROM

KARINGAL, VIC, 3199

NO HIGHRISE APPARTMENT BLOCKS  
FOR FRANKSTON EAST / KARINGAL  
- OR LANGWARRIN! PLEASE!  
KEEP THE MAXIMUM RESIDENTIAL  
- BUILDING HEIGHT TO THREE STOREYS AT THE MOST  
& KEEP FRANKSTON EAST / KARINGAL & LANGWARRIN  
MORE, OR LESS THE SAME, THANK-YOU.

# Frankston City Council Housing Framework Plan

Frankston City Council  
13 NOV 2017



- |                                      |                       |
|--------------------------------------|-----------------------|
| Major Activity Structure Plan Areas  | Urban Growth Boundary |
| Substantial Change Opportunity Sites | Key Centres           |
| Substantial Change Areas             | Education             |
| Incremental Change Areas             |                       |
| Minimal Change Areas                 |                       |
| Non-Residential Areas                |                       |

Printed: 15/08/2017

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Carrum Downs

Submission to the draft Refresh of the Housing Strategy 2017

We are residents and rate payers living in a small estate of approximately 90 properties bounded by Ballarto Road, Frankston Dandenong Road and Peninsula Link. This small estate has been identified in the draft strategy as suitable for 'substantial change'.

We are making a submission to the draft 'Refresh' of the Housing Strategy 2017 as we believe our estate should not be included in the 'substantial change' areas of the refreshed Housing Strategy.

Our estate consists of Fulmar Street, Fernwren Place and Turnstone Court and can be entered from Fulmar Street (car and pedestrian) and 2 pedestrian entry points to Fernwren Place from Ballarto Road. **Fulmar Street is the only entry point for any type of vehicle.** If multi-story development, apartments, dual occupancy dwellings and town houses are permitted in this estate it would drastically increase the number of people living in the estate. This could cause a real issue if an emergency such as a fire or gas leak was to occur both for residents attempting to escape and for emergency vehicles trying to access the emergency. The number of cars owned by residents would also increase leading to increased parking on nature strips, something that has already been subject to council attention in the past. The estate has no close outdoor play amenities for children and the advent of higher density living and increased population would lead to children playing in the street, a dangerous situation.

In a phone conversation with a planner from the Council Housing Strategy team it was explained that this area was deemed suitable for 'substantial change' because of the access to public transport, health and retail facilities and other community amenities. One could argue that there are many other similar areas within the City of Frankston that have not been identified as 'substantial change areas' and are indeed more suitable than our little estate.

We therefore urge council to seriously consider removing our small estate from the areas designated in the Housing Framework Plan as suitable for 'Substantive Change'.

Residents and Rate Payers



## SUBMISSION TO THE 'DRAFT FRANKSTON HOUSING STRATEGY 2017' UPDATE

Person making this submission:

Frankston South VIC 3199

e:  
t:  
m:

Date: 26 November 2017

### Exec. summary

- This submission comments on one aspect only of the Draft Housing Strategy 2017, the proposed discontinuance of the **Limited Incremental Change Areas (LICA)** identified and mapped in the Housing Strategy 2013, and the inclusion of these areas within the greatly expanded **Incremental Change Areas (ICA)** in the Draft Housing Strategy 2017 Update.
- The proposed elimination of the LICA, for which the Neighbourhood Residential Zone (NRZ) was intended,<sup>1</sup> is **not strategically justified** and not aligned with current State and Local Planning Policy.
- Retention of the identified LICA is urged with a recommended **extension** to align with the northern boundary of Frankston South in order to encompass the coastal **Character Precinct FS12**. A corresponding application of the NRZ is advocated.
- Supporting information presented focuses on Frankston South but, by extension, relates to all areas within the LICA where there is limited capacity for an increased density of new housing.

### Detail and supporting information.

Despite the statement in the Draft Strategy 2017 that "*The Frankston Housing Strategy (FHS) supports the housing objectives of the Frankston Planning Scheme,*"<sup>2</sup> the proposed elimination of the LICA is not considered to be supported by current clauses in the Frankston Planning Scheme.

<sup>1</sup> In Amendment C95, which lapsed without an implementation of the suite of the new residential zones.

<sup>2</sup> *Draft Frankston Housing Strategy Update, 2017, p4.*

A representative sample of Planning Scheme clauses is presented in support of the preservation of the LIC Areas.

**A. State Planning Policy Framework (SPPF)**

**1. Clause 9.01** currently directs that

*Where relevant, planning and responsible authorities must consider and apply the strategy Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Department of Environment, Land Water and Planning, 2017).*

The Strategy 2017 Update presents an outdated directive that **Plan Melbourne 2014** be used to guide planning decision making. As all local planning policies must align with the current State Planning Policy Framework, this opening statement needs to be updated in the Update 2017 if it is to be properly termed an Update.

**2. Clause 16.01-3 'Housing opportunity areas'**, remarkably again, is not included in the Draft Strategy 2017. It has the objective:

*To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*

Such opportunities are listed as

- In and around the Central City.
- Urban-renewal precincts.
- Areas for residential growth.
- Areas for greyfield renewal.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit oriented development.

Precinct FS12 does not afford any of these opportunities.

**B. Local Planning Policy Framework (LPPF)**

**3. Clause 21.03 entitled Vision and Strategic Framework** states

*A variety of living environments is encouraged in the municipality with... low density housing at Frankston South and opportunities for increased housing densities, particularly around the Frankston MAC., parts of Seaford and Carrum Downs.*

The proposed change would introduce medium density developments into Frankston South north of Sweetwater Creek which is contrary to the stated policy in this Municipal Strategic Statement (MSS).

**4. Clause 21.07** currently scales back the number of required new dwellings to the year 2026 to 6000, a significant reduction to the 10,200 stated previously in the MSS to be needed.

A previous **capacity analysis** established that 17,153 new dwellings to 2031 can be achieved in the Frankston and Karingal Activity Centres, Substantial Change Areas and Opportunity Sites, as identified in the 2013 Housing Strategy<sup>3</sup>.

Clearly there is ample available land to accommodate 6000 new dwellings without a need to intrude into the delineated LIC Areas.

5. **The Strategic Land Use Framework Plan at Clause 21.03-4** maps the key strategic directions for future land use planning and development. Frankston South is identified as an **environmentally sensitive area**. This compels development restraint.

6. **Clause 21.04 Settlement** lists as a Key Issue

*Managing urban development so as to minimise the impact on Frankston municipality's ecological and environmental values and ecosystems of creeks, wetlands, reserves, remnant roadside vegetation and foreshore*

Medium density developments proposed for the ICA are considered to exacerbate rather than minimise impacts on the sensitive ecological systems and environmental and biodiversity values of creek, coast and other sensitive areas, including those of Sweetwater Creek at Frankston South.

7. **Clause 21.04 Housing** lists as a Key Issue

*Encouraging increased residential development in appropriate areas of the municipality, while retaining the character of the City's established residential areas.*

**The Character Statement for Precinct FS 12** describes the precinct as

*A coastal cliff sloping towards the beach, developed with **individual houses, frequently large** and designed to take advantage of the coastal views. The area has a **spaciousness** created by the **large setbacks** and frequent lack of front fences. The vegetation types and styles vary with many properties having established native gardens that reflect the coastal location. (Bolding added)*

Medium density developments would not complement the existing or preferred established residential character of Precinct FS12.

8. **Clause 21.07-2** has the objective to

*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.*

Precinct FS12 and other nearby precincts have no easy access to any public transport service, educational institution, medical or hospital facility, shopping strip or church. It is not an appropriate location for medium density housing.

9. **Clause 21.02 Low Density Residential Areas** has the following Key issues

<sup>3</sup> The Frankston Strategy Planning Unit's written statement to Amendment C95 Panel (March 2014), based on a Capacity Analysis undertaken for the Housing Strategy 2013

*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... 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.* (Bolding added)

Frankston South has recognised leafy green landscape values that should not be reduced or marred by increased development densities which entail greater site coverage and greater building heights. Built forms (3 storeys allowable) may dominate the streetscape and skyline vistas, disallowing buildings to be set *within* the landscape. Reduced space for retention of existing canopy trees and new tree plantings is likely. Inclusion of these areas within the ICA does not align with current planning policy.

10. The Draft Housing Strategy 2017 Update finds that  
.. overlays may significantly constrain the 'yield' (number of dwellings) that can be achieved on a particular parcel of land.<sup>4</sup>

Landscape and environmental overlays including the Environmental Significance Overlay and Significant Landscape Overlay (Clause 42), Bushfire Management Overlay and Erosion Management Overlay (Clause 44), along with Design and Development Overlays (Clause 43,) apply in the Sweetwater Creek immediate and wider environs which significantly constrain development opportunities, not only on individual lots but across the wide area over which they are laid.

Such constraints indicate a limited capacity to support future housing growth.

#### C. Conclusion

- The Housing Framework Plan at Clause 21.03-4 directs housing 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.
- Areas previously mapped for Limited Incremental Change (Housing Strategy 2013) do not exhibit a capacity for change, having low levels of amenity and significant neighbourhood, environment and landscape constraints, and should be retained within this classification in the Update 2017. The inclusion of Precinct FS12 is urged.
- 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."<sup>5</sup> Added housing for population growth in LIC Areas is not needed.

<sup>4</sup> Strategy 2017, *op.cit.*, p 46.

<sup>5</sup> *Ibid.*, p42

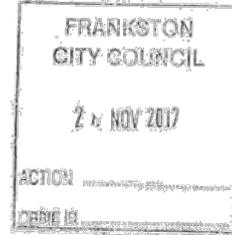
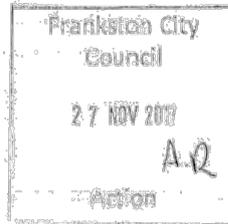
- Proposals in the Update 2017 for increased residential development in Frankston South north of Sweetwater Creek, by dint of the proposed inclusion in the ICA and retention of the current default General Residential Zone,<sup>6</sup> is not supported.
- A transition to the Reformed Neighbourhood Residential Zone for the identified areas in this submission is advocated.

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<sup>6</sup> Not introduced through an amendment process



FO9069



Submission - Draft Frankston Housing Strategy 2017  
Frankston City Council  
Strategic Planning Department

Friends of Edithvale-Seafood Wetlands Inc

Vice-President FESWI



From the Friends of Edithvale-Seafood Wetlands Inc

The Edithvale-Seafood Wetlands are one of nine Victorian wetlands which have Ramsar protection and are the only urban wetlands with this protection. They are of immense importance to the migratory birds and need to be treated with special consideration. (See [Appendix 1 'Overview of the Seafood Wetlands'](#))

The buffer zones around the wetlands are critical to the proper management of this natural resource. They act to protect the Wetlands from human disturbance and provide habitat for allied wetland fauna. (See [Appendix 2 'Buffer Zones'](#) and [Appendix 3 'Considerations of Edithvale-Seafood Wetland Site Ramsar Management Plan 2016 \(Ecology Australia\)'](#))

In retrospect, much of the housing that currently surrounds the Wetlands should not have been allowed because of the low-lying nature of the land and the impact on the wildlife. However, at the time the decisions were made, the importance of wetlands was not fully appreciated (nor indeed, in many cases, was the re-establishment of the wetland envisaged). Around many parts of the Wetlands the buffer zones are very narrow (in some places only 12 meters wide) and should have been much wider.

Generally, the older housing around the Wetlands is low density with well-established gardens and is not too obtrusive. However, any further intense development of residential land immediately abutting the Wetlands need to be sensitively managed and ideally should be disallowed. (See [Appendix 4 'Considerations of Ramsar Conventions'](#))

#### FESWI Recommendation

On 16<sup>th</sup> September 2013, Frankston Council resolved that Council makes for *"The provision of a 100 metre Neighbour Residential Zone buffer around the entire perimeter of the Seafood Wetlands:"* Although this amendment (C95) ultimately lapsed it did indicate that Council had some recognition (even back then when development pressures were far less) of the value of our unique wetlands.

*Friends of Edithvale-Seafood Wetlands Inc* believes this issue needs to be revisited. FESWI recommends that the following controls be applied to all residential land on the boundaries of the Wetlands:

- No double storeyed dwellings
- Maximum 40% site coverage
- Discourage the use of hard surfaces
- Adequate setbacks for all buildings on the boundaries abutting the Wetlands
- Muted colours be used on new and renovated buildings
- Encourage and, where possible, insist on the use of local plant species.
- Only wood paling fences to be allowed on side and back fences.
- No new cat permits to be issued

f

Vice-President

Friends of Edithvale-Seafood Wetlands Inc

## Appendix 1

### Overview of the Seaford Wetlands

The Edithvale and Seaford Wetlands possess a suite of international, national, state and regional fauna conservation values, particularly in relation to avifauna. The significance of the wetlands as foraging habitats for seasonal population of migratory waders has been recognised for many years (Carter 1975 a, b). Seaford Wetlands is a site of international importance for the Sharp-tailed Sandpiper and fulfils one of the Ramsar Convention criteria for this species as it regularly supports more than 1% of the flyway population of the species (Watkins 1993). A relatively diverse array of vegetation types and fauna habitats is present in the wetlands (Donnelly et al. 1985, Moore 1994) which are of high regional significance, given widespread habitat loss and fragmentation in the Mornington Peninsula and Greater Melbourne regions. These remnant habitats support a variety of native bird, mammal, frog, reptile, fish and invertebrate populations, several of which are of regional and state conservation significance. With the exception of the avifauna, other taxa remain undocumented. A report on the ecology of Seaford Wetlands in the mid-1980s (Donnelly et al. 1985) remains the most comprehensive account of the fauna to date. The non-avian fauna of the Edithvale Wetlands has not been documented.

A total of 192 bird species (including 12 exotic species) has been recorded since 1990 in the Edithvale-Seaford Wetlands. The avifaunal value of the Edithvale and Seaford Wetlands has been ascribed to the rarity of wetland habitats remaining in the region, the rarity of several bird species which utilise the wetlands, the overall avian richness and the drought refuge function that the wetlands provide compared to ephemeral wetlands of inland Australia (Carter 1975 a, b). Donnelly et al. (1985) note that the remnant wetlands on the Mornington Peninsula may provide an important habitat link between the nationally significant wetlands in Port Phillip and Westernport Bays.

Bird habitats at Seaford Wetlands are described by Donnelly et al. (1985). Since 1990, 25 JAMBA/CAMBA species (61% of the total listed under these treaties) have been recorded. The Sharp-tailed Sandpiper is recorded in most years, in greatest numbers at Edithvale South.

Five species listed, or nominated for listing, under the Victorian *Flora and Fauna Guarantee Act 1988* (Great Egret, Australasian Bittern, Baillon's Crake, Lewin's Rail and White-bellied Sea Eagle) have been recorded. State-significant populations and foraging and breeding habitat for the Australasian Bittern and Baillon's Crake, and regionally-significant populations and habitat for 19 other species, occur.

All three wetlands have been surveyed since the 1960s and have been the subject of detailed bird census programs (Edithvale North and South since 1989 and Seaford Wetlands since 1994). Mean and total numbers of wetland and non-wetland species and the counts of 22 selected species and eight guilds utilising distinct habitats, have been examined to assess whether avian species richness and abundance has changed over time with active management.

## **Appendix 2**

### **Buffer Zones**

Buffer zones are "...critical to the management of natural resources". See following:

Biological Criteria for Buffer Zones around Wetlands and Riparian Habitats for Amphibians and Reptiles

RAYMOND D. SEMLITSCH\* AND J. RUSSELL BODIE†  
Division of Biological Sciences, 105 Tucker Hall, University of Missouri, Columbia, MO 65211-7400, U.S.A., email semlitschr@missouri.edu †Bodie Design Group, 507 Crooked Oak Drive, Pawleys Island, SC 29585, U.S.A.

**Abstract:** Terrestrial habitats surrounding wetlands are critical to the management of natural resources. Although the protection of water resources from human activities such as agriculture, silviculture, and urban development is obvious, it is also apparent that terrestrial areas surrounding wetlands are core habitats for many semiaquatic species that depend on mesic ecotones to

complete their life cycle. For purposes of conservation and management, it is important to define core habitats used by local breeding populations surrounding wetlands. Our objective was to provide an estimate of the biologically relevant size of core habitats surrounding wetlands for amphibians and reptiles. We summarize data from the literature on the use of terrestrial habitats by amphibians and reptiles associated with wetlands (19 frog and 13 salamander species representing 1363 individuals; 5 snakes and 28 turtle species representing more than 2245 individuals). Core terrestrial habitat ranged from 159 to 290 m for amphibians and from 127 to 289 m for reptiles from the edge of the aquatic site. Data from these studies also indicated the importance of terrestrial habitats for feeding, overwintering, and nesting, and, thus, the biological interdependence between aquatic and terrestrial habitats that is essential for the persistence of populations. The minimum and maximum values for core habitats, depending on the level of protection needed, can be used to set biologically meaningful buffers for wetland and riparian habitats. These results indicate that large areas of terrestrial habitat surrounding wetlands are critical for maintaining biodiversity.

### Appendix 3

#### **Considerations of Edithvale-Seaford Wetland Site Ramsar Management Plan 2016 (Ecology Australia)**

Part of this *Ramsar Management Plan* deals with the threat of pollution to the wetlands.

##### 8.1 Pollution: Urban Stormwater- Increased Nutrients, Sediments and Toxicants P.87

Stormwater inflows potentially carry pollutants, nutrients and sediments into the wetlands from urban areas. Sedimentation can result in smothering of aquatic biota and the creation of sites for weed establishment and favour the introduction of exotic or invasive native weed species (e.g. *Phragmites australis* and *Typha* spp.) and reduce the flood carrying capacity of the wetlands by making the wetlands shallower over time. Nutrients can favour conditions suitable for eutrophication and algal blooms of wetlands. Toxicants can be delivered into wetlands which may adversely impact fauna through bioaccumulation (Ecology Australia 2001; DNRE 2002; KBR 2009; SKM 2011; DSE 2012; DEPI 2014b).

Part of this *Management Plan* deals with the threat of human disturbance to the wetlands.

##### Recreational Activities - Human Disturbance to Native Wildlife P 90-91

There is a substantial body of literature on the effects of noise and visual disturbance to waterbirds from human recreational activities and the potential implications of disturbance (e.g. Dowling and Weston 1999; Paton et al. 2000; Weston 2003; Weston and Elgar 2005 and 2007; Antos et al. 2007; Maguire

2008; DSE 2011; Glover et al. 2011, Weston et al. 2012, Taylor 2006; Weston et al. 2009 and 2012; McLeod et al. 2013; Martin 2015). Recreational disturbance has been identified as a significant risk and management issue at a number of coastal Ramsar sites, including at Cheetham Wetlands (part of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site), Western Port Ramsar Site and Edithvale-Seaford Ramsar Site (DNRE 2002; Antos et al. 2007; KBR 2009; DSE 2011). The consequences include:

- Increased energy expenditure when roosting or foraging birds are forced to fly for varying periods or distances until the disturbance has ceased. Increased movement and decreased foraging time is particularly important for migratory shorebirds which need to gain weight prior to long-distance return flights to their breeding grounds;
- Increased risks of mortality to young of breeding birds due to distraction of breeding adults from protecting nests, eggs and chicks from predators and weather (e.g. heat and cold). Decreased breeding success can result from decreased parental attention to young;
- Disturbance of roosting and foraging birds can result in reductions in breeding success and survival of adults, young and hatchlings having cumulative effects on the population;
- Avoidance of important foraging habitats resulting in a reduction in the area of available foraging habitat for waterbirds;
- Increased levels of competition between birds and mortality associated with a reduction in the area of available foraging habitat if there is a lack of other foraging habitat nearby;

#### **Appendix 4**

##### **Considerations of Ramsar Conventions**

###### **Ramsar Resolution**

At the 11th Meeting of the Conference of the Parties to the Convention on Wetlands (Ramsar, Iran, 1971) "Wetlands: home and destination" Bucharest, Romania, 6-13 July 2012 was the following resolution.

###### **Resolution XI.11**

###### **Principles for the planning and management of urban and peri-urban wetlands**

4. RECOGNIZING that the world has become increasingly urbanized and that since the mid-2000s more than 50% of the Earth's human population now resides in cities, towns and urban settlements, and CONCERNED that this trend is placing major and increasing pressure on natural resources within and beyond urban areas;

6. RECOGNIZING that urban areas have the potential to generate a range of negative impacts on the environment, and on wetlands in particular, which can vary in scale and magnitude and with a geographic scope which always extends well beyond municipal boundaries, and which can have global implications in terms of ecological foot prints;

9. STRESSING that, for the prosperity of future generations and the maintenance of wetlands, their biodiversity and their services to people, it is essential that society adopt a more sustainable approach to urbanization, recognizing the need to protect the natural resource base that sustains urban areas;

10. RECOGNIZING that urban and peri-urban wetlands provide a range of ecosystem services, including providing food, improving water quality and sustaining drinking water supplies, assisting in water security and mitigating natural hazards through the regulation of flooding and reduction of storm surges, and FURTHER RECOGNIZING that access to urban green space can make a positive contribution to people's physical and mental wellbeing;

24. RECOGNIZES that urban development should be planned and managed in a sustainable way, especially with reference to the Resolution XI.9 on an Integrated Framework for avoiding, mitigating, and compensating for wetland losses, and INVITES Contracting Parties and other relevant organizations to raise awareness of, and provide guidance on, the importance of wetlands as providers of benefits to urban populations.



## SUBMISSION TO THE DRAFT FRANKSTON HOUSING STRATEGY 2017 UPDATE<sup>1</sup>

Submitted by

Frankston South VIC 3199

E:

28 November 2017

### INTRODUCTION

1. This commentary focuses principally on the **SPPF and LPPF** inclusions in the Draft Housing Strategy 2017, on the proposed introduction of the **Residential Growth Zone** for the coastal and creek area of Seaford and the discontinuance of the **Limited Incremental Change Areas** as previously proposed in the Housing Strategy 2013.

### STATE PLANNING POLICY FRAMEWORK (SPPF) AND LOCAL PLANNING POLICY FRAMEWORK (LPPF)

2. The Strategy 2017 states at the outset that "The Frankston Housing Strategy (FHS) supports the housing objectives of the Frankston Planning Scheme," (p 4).

#### Comment:

All local planning must align with State Planning Policy which is not static but evolving. It is apparent, however, that obsolete clauses and/or obsolete clause content from the SPPF and LPPF that are no longer relevant are referenced in the Draft Strategy 2017 in support of new local housing directions.

Examples of redundant content in the Draft Strategy include:

3. P6 Draft Strategy: **Clause 9.01** of the Frankston Planning Scheme directs that **Plan Melbourne 2014** be used to guide planning decision making.

#### Comment:

**Clause 9.01** entitled "**Plan Melbourne Interpretation**" introduced on **31/03/2017** through Amendment VC134 states:

*Any references in this scheme to ... Plan Melbourne: Metropolitan Planning Strategy (Department of Transport, Planning and Local Infrastructure, 2014) must be*

<sup>1</sup> Frankston Housing Strategy 2017 Update Version 1, A3283826, as recorded in the Footer to the document.

*disregarded. Where relevant, planning and responsible authorities must consider and apply the strategy Plan Melbourne 2017-2050; Metropolitan Planning Strategy (Department of Environment, Land Water and Planning, 2017).*

5. **P6 Strategy:** 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.

**Comment:**

Plan Melbourne 2014 must be disregarded (see Paragraph 4).

6. **Strategy:** These same points are repeated in **Clause 11.04-2 'Housing Choice and Affordability'** of the Frankston Planning Scheme.

**Comment:**

**Clause 11.04-2** is entitled '**Open space management**', introduced on 31/03/2017 through Amendment VC134.

7. **P6 Strategy:** **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.

**Comment:**

**Clause 11.01-2** is entitled '**Victoria Settlement Framework**' (gazetted on 31/03/2017) which maps settlement types in Victoria.

8. **P7 Strategy:** **Clause 16 and sub clauses (16.01-1, 16.01-2, 16.01-3, and 16.01-5)** have undergone significant revision.

**Comment:**

The changes have important implications for new housing growth, for example in relation to the former preferred greater density for new housing in close proximity to the bus and tram routes that are part of the Principal Public Transport Network.

9. **Clause 16.01-3 'Strategic redevelopment sites'** has outdated content in the Draft Strategy 2017 which is shown below with strike-throughs:

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~~

**Comment:**

The current **Clause 16.01-3** in the SPPF entitled '**Housing opportunity areas**', introduced on 31/03/2017, has the following 'new' content, shown underlined, which is the content to be considered in the Update :

*Objective*

To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

*Strategies*

Identify housing development opportunities that are:

- In and around the Central City.
- Urban-renewal precincts.
- Areas for residential growth.
- Areas for greyfield renewal.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit oriented development.

**10. Summation:**

It is considered that the SPPF and LPPF clauses and clause content presented in the Draft Housing Strategy 2017 that have been discontinued or revised should be updated and re-presented in order to establish whether the housing proposals presented in the Housing Draft align with current State Government Housing Policy.

**DRAFT HOUSING FRAMEWORK PLAN**

- 11. Proposed new areas for housing are shown on a revised Housing Framework Map as follows in Figure 1.**

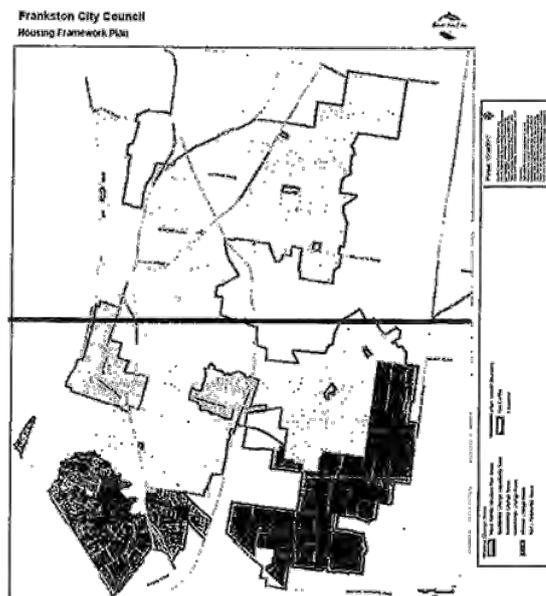


Figure 1 Housing Plan 2017

**Comment:**

It is considered that the newly designated areas for minimal change, incremental change and residential growth will effectively divide the city into two halves with virtually all areas for minimal housing change, coloured red on the Housing Plan (Fig 1), with anticipated Neighbourhood Residential Zone, now located in the southern half of the City.

**This plan is not considered to present an equitable distribution of the future population growth<sup>2</sup> with corresponding increased new housing in the residential areas outside the two major activity centres.**

**The removal of some Minimal Change Areas and all Limited Incremental Change Areas adjoining the coast, waterways, RAMSAR-listed wetlands and the Urban Growth Boundary, as were mapped in the Housing Strategy 2013, disallows an essential buffer area around areas of recognised ecological significance and conservation importance.**

**It is strongly urged that Minimal or Limited Incremental Change Areas are reinstated around waterways, wetlands and sensitive areas, as in Figure 2, with a future application of NRZ allowing maximum two storeys and a mandatory garden area.**

<sup>2</sup> Above No 1, p. 26 Estimated population in 2016 given as 137,424 and forecast population by 2031 as 153,790.



13. The MSS at **Clause 21.01** acknowledges the conservation significance of Frankston's foreshore

*The coast and foreshore reserve from Oliver's Hill in the south to Keast Park in the north is of regional significance to the conservation of biological diversity.*" (Emphasis added).

**Clause 21.01** further provides that

*In addition to the coastline, the municipality's extensive natural environment encompasses a number of environmentally significant creek and wetland areas... A network of major nature conservation reserves, smaller natural bushland reserves and vegetated creek valleys, e.g. Kananook Creek watercourse, create visual interest in the urban area, bringing the bush to the City, and providing a refuge for local plants and animals...*

*Frankston's natural bushland, wetlands and waterways...provide refuge to several plant and animal species at risk of extinction.* (Emphasis added)

**Comment:**

Because of the high environmental and conservation values of the strip between Bay and Creek at Seaford, the Housing Strategy 2013 rightly declared it to be an area for **Minimal Change** (for which NRZ was proposed in Amendment C95).

If conservation of natural values matters, minimal housing change to the strip adjoining the coast and Kananook Creek in Seaford should apply.

14. Frankston City's plans for future growth as outlined in the **Council Plan 2017-2021** 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.**

The Housing Strategy 2017 signals potentially significant numbers of new high-rise developments where land is proposed to be rezoned from **General Residential to Residential Growth**, such as along Nepean Highway Seaford, where a set 'inclusionary zoning' formula could apply to achieve a **regular supply of new dwellings into the 'social housing pool.'**<sup>3</sup>

**Comment:**

The MSS at **Clause 21.01** predicts that the majority of future population growth will occur in Skye, Sandhurst, Carrum Downs, Seaford and Frankston Central. It is not clear why the sensitive coastal area of Seaford is particularly targeted for residential growth in the Draft Strategy. It is a bayside location with sandy beaches flanked by highly valued remnant coastal vegetation.

**Clause 21.04-2** requires that development "responds to and respects the botanical and zoological values of identified areas of ecological and environmental sensitivity."

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<sup>3</sup> Above No 1, p 58

The residential areas adjacent to the environmentally important Seaford Foreshore and Kananook Creek, which is Frankston's most significant waterway, should continue to be included in the **Minimal Change Areas** as proposed in the 2013 Strategy, or **at the very least the Limited Incremental Change Areas** with the highest available level of **protection** afforded by a corresponding application of the NRZ to **ensure** the protection of natural assets, as envisaged by the Council Plan.

**15. Strategies to achieve the objectives of *Clause 21.04 Settlement* include**

*Ensure use and development adjoining ecologically sensitive areas is designed to minimise visual and environmental impact on the ecological qualities of the area.*

The current Schedule 6 to the **Design and Development Overlay (DDO6)** allows 12 metre building heights in the area north of the Mile Bridge which is higher than that permitted by the currently-applying GRZ. The Strategy Update 2017 states that

*The State Government has informed Council officers that the affected residential land at this location will need to be rezoned to a zone that allows a greater height if the design provision of DDO6 are to be retained.<sup>4</sup>*

The Update 2017 adds without explanation or justification that *"the actual DDO6 specific overlay will be removed from the Frankston Planning Scheme for his area north of Mile Bridge."*<sup>5</sup>

**Comment:**

These are puzzling statements, especially as the Update 2017 acknowledges, in line with State Government literature on the reformed residential zones, that the currently- allowed height of 12 metres in the DDO6 can be accommodated in a Schedule to the GRZ or to the NRZ( if strategically justified) to accommodate this height limit.

The shift from 'minimal change' in the 2013 Strategy to 'residential growth' in the 2017 Strategy for the Nepean Highway Seaford Coastal Strip can hardly be more dramatic. No doubt the removal of the DDO6/ 12m maximum height limit would pave the way for high rise housing developments, perhaps incorporating inclusionary zoning principles for social housing as mooted, or even to capitalise on bay views, as has been the recent case with newer two and three storey dwellings in the current GRZ. **However, these are not considered acceptable bases for applying a zone.**

**16. State Policy at *Clause 15.01-1 Urban Design* and also at *Clause 12.04-2 Settlement* seeks to ensure that "sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their *natural quality*".**

**Comment:**

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<sup>4</sup> Above No 1, p 55

<sup>5</sup> Ibid

Any added building heights over 12 metres will be **visually intrusive** upon the natural landscape of waterway and foreshore and skyline vistas across long distances. For this reason alone, NRZ or at the very least GRZ with a Schedule to the zone allowing a maximum height of 12 metres, if this is still warranted, should prevail.

17. To achieve the objective of **Clause 14.02 Water**, State Policy advocates that there be

*vegetated buffer zones at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values...*

**Comment:**

Unlike RGZ, both GRZ and NRZ have a **mandatory garden area** which is an important restriction to site coverage in residential developments in environmentally sensitive waterway locations **to assist with achieving vegetated buffer zones.**

18. The residential lots along Kananook Creek are also constrained by a **Land Subject to Inundation Overlay** (where building heights can be increased by an additional one metre in the GRZ or NRZ) and also by climate change predictions for rising sea levels in Port Phillip Bay, an acknowledged escalating threat.

The Strategy Update acknowledges that 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.*<sup>6</sup>

The MSS at **Clause 21.02** stated in 2012, and still current, that

*Research conducted by CSIRO illustrates that Frankston City Council is significantly exposed to climate extremes and natural hazards such as storm surges and coastal inundation, floods, bushfires and extreme temperatures. As a result of climate change these hazards are projected to increase in frequency and severity. ..*

*In the absence of detailed information the Council will apply the Precautionary Principle as advocated in state policy, to assist in decision making for any major developments proposed in coastal waters, along the foreshore, close to Kananook Creek and in low lying areas of the Frankston municipality. (Emphasis added).*

**Comment:**

**To allow and encourage the highest housing density with an application of the RGZ in the vulnerable, low-lying coastal area of Seaford and along Kananook Creek would not be an application of the Precautionary Principle, but surely quite foolhardy.**

19. Council's advice to the Amendment C95 Panel in 2014<sup>7</sup> was that a yield of approximately 20,000 dwellings is achievable from the Substantial Change Areas, Structure Plan Areas and Incremental Change Areas as delineated in the 2013 Housing Strategy to cater for that forecast population growth to 2031.

<sup>6</sup> Above No 1.p. P62

<sup>7</sup> Frankston Strategic Planning Unit, Letter to C95 Panel and Participants dated 24 March 2014

However, the once-projected surge in population growth over the next ten years has now been scaled back and population growth is anticipated to be 'modest' (MSS **Clause 21.02**) rather than 'continue to grow rapidly for the next 10 years, after which it will stabilise', as stated in the previous MSS. Pressures for additional new housing in any other parts of Frankston to those stated to the Panel are negligible.

- 20. The current anticipated requirement for new housing to 2026 in **Clause 21.04 'Urban Growth'** (Amendment C100, submitted for ministerial approval in December 2016, gazetted 19/10/2017) has been scaled back to 6,000, down from 10,200 additional dwellings stated to be required between 2011 and 2031 in the previous MSS.<sup>8</sup> This, coupled with the removal of the 2-dwelling limit per lot in the NRZ in March 2017, indicates that all new housing requirements can be readily accommodated elsewhere in the municipality without any need to introduce RGZ to this coastal strip.

21. **Summation:**

It is difficult to find strategic justification for the giant leap from Minimal Housing Change proposed in the Housing Strategy 2013 (Figure 3) to Residential Growth in the Housing Strategy Update 2017 for the sensitive coastal strip along Nepean Highway Seaford and the northern reaches of Kananook Creek!

MSS policy statements confirm that there is no imperative for new housing at the highest density level in this location of environmental significance.

The Residential Growth Zone for the Seaford coastal strip is not supported.



Figure 3 Minimal Change Areas, Housing Strategy 2013

<sup>8</sup> The Draft Strategy 2017 states that "the City is expected to require an additional 8,540 dwellings over the next 20 years", p.41

**b) LIMITED INCREMENTAL CHANGE AREAS**

22. The **Limited Incremental Change Areas (LICA)** proposed in the Housing Strategy 2013 have been subsumed under an expanded Incremental Change Area in the draft Housing Strategy 2017. Areas designated 'Incremental Change Areas' would be within the GRZ and allow 3-storey dwellings and, typically, two, three or four townhouses replacing a single dwelling.<sup>9</sup> The Strategy Update intends that a "substantial proportion of new housing growth in all suburbs will be provided through development in incremental change areas."<sup>10</sup>

**Comment:**

23. The ICA is not supported for areas constrained by overlays or environmental sensitivities or with Neighbourhood Character values to protect, particularly in long-established residential parts of the municipality.
24. The MSS at **Clause 21.03 Vision and Strategic Framework** states

*A variety of living environments is encouraged in the municipality with... low density housing at Frankston South and opportunities for increased housing densities, particularly around the Frankston MAC., parts of Seaford and Carrum Downs.*

**Comment:**

There is no apparent strategic justification provided for altering **the Limited Incremental Change Areas** designation in the Housing Strategy 2013 for parts of Frankston South, Sandhurst and Langwarrin to allow for medium density development.

25. The MSS at **Clause 21.04 Settlement** lists as a Key Issue

*Managing urban development so as to minimise the impact on Frankston municipality's ecological and environmental values and ecosystems of creeks, wetlands, reserves, remnant roadside vegetation and foreshore.*

**Comment:**

The discontinuance of the *Limited Incremental Change Areas* that were proposed in the Housing Strategy 2013, a **current reference document at Clause 21.07-3**, would remove the essential protective **buffer / transition areas** afforded by a corresponding inclusion in the NRZ to the areas adjoining the Urban Growth Boundary and Green Wedge, the Seaford Wetlands, Frankston's coastal areas and waterways including, Sweetwater Creek, Little Boggy Creek and the northern section of Kananook Creek.

26. Parts of Frankston South, for example along Sweetwater Creek, are in locations of extreme ecological sensitivity. The proposed GRZ in the Update 2017 will result over time as more and more applications for development occur in incremental impacts on these sensitive ecological areas and ecosystems.

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<sup>9</sup> Above No 1, p.56

<sup>10</sup> Ibid.

27. The MSS at *Clause 21.07 'Housing' Key Issues* lists

*Ensuring that neighbourhood and landscape character is respected within residential areas*

28. State Planning Policy at *Clause 16 'Housing'* includes

*Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. 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..*

This is reiterated at *Clause 21.07-2* in the local MSS:

*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*

**Comment:**

Parts of Frankston South, for example **Precinct Frankston South 12**, have no bus service, no proximity to a railway station, no easy or walkable access, particularly for residents who do not drive or are mobility-restricted, to schools, a tertiary institute, church, a shopping strip, a bank or post office, a medical, dental or veterinary surgery or a hospital. Residents are essentially reliant upon private transport.

29. As there are no known plans for improving public transport accessibility in under-served parts of Frankston South, any increase in housing development and population in such areas of poor amenity through a future application of the GRZ is not supported.

30. **Summation:**

The elimination of the *Limited Incremental Change Areas* as identified on maps in the Housing Strategy 2013 (orange areas), for which a corresponding application of the NRZ was proposed in Amendment C95, is not supported. Rather, it is advocated that the *Limited Incremental Changes Areas* are not only restored but extended in Frankston South to coincide with the northern boundary of the suburb and the northern boundary of Precinct FS 12.

**c) MINIMAL CHANGE AREAS/ NEIGHBOURHOOD RESIDENTIAL ZONE**

31. **Comment:** The retention of large areas of Frankston South, south of Sweetwater Creek, Langwarrin South and Langwarrin in the Minimal Change Area is supported.

**D. CONCLUSION**

32. The **Minimal Change Areas** and **Limited incremental Change Areas**, as delineated in the 2013 Housing Strategy, are found to be strategically justified and consistent with policy directions in the SPPF and LPPF. They should be restored in the Strategy Update 2017 to ensure the

ongoing protection of the biodiversity, landscape and neighbourhood character values of the City's coastal, creek, wetland and Green Wedge areas with a commitment to low density housing development.

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## SUBMISSION TO THE 'DRAFT FRANKSTON HOUSING STRATEGY 2017' UPDATE

### Person making this submission:

Frankston South VIC 3199

e:

f:

m:

Date: 29 November 2017

### Overview

- This submission comments on one aspect only of the Draft Housing Strategy 2017, the proposed discontinuance of the **Limited Incremental Change Areas (LICA)** identified and mapped in the Housing Strategy 2013, and the inclusion of these areas within the greatly expanded **Incremental Change Areas (ICA)** in the Draft Housing Strategy 2017 Update.
- My property is at Frankston South and I wish to make particular reference to a section of Cliff Road which includes No.'s 66, 66A + 68 (Cliff Road) down to Violet Street, Frankston South and then also on the southern side of Warringa Road (western, unmade length of Warringa Road, west of Cliff Road). I believe this rural area of Frankston South, as shown on Appendix "A" of my submission, Figure 19 Housing Strategy 2013, Percent FS 12 and "coloured orange" should now be extended for inclusion in the 2017, Draft, Frankston Housing Strategy, as a "Limited Incremental Change Area, zone.
- In the interest of uniformity, I therefore strongly urge that Limited Incremental Change Areas be retained, as in the 2013, Housing Strategy, but now be extended and included in the abovementioned defined areas of FS 12.
- The proposed elimination of the LICA, for which the Neighbourhood Residential Zone (NRZ) was intended,<sup>1</sup> is **not strategically justified** and not aligned with current State and Local Planning Policy.

<sup>1</sup> In Amendment C95, which lapsed without an implementation of the suite of the new residential zones.

- Retention of the identified LICA is urged with a recommended **extension** to align with the northern boundary of Frankston South in order to encompass the coastal **Character Precinct FS12**. A corresponding application of the NRZ is advocated.
- Supporting information presented focuses on Frankston South but, by extension, relates to all areas within the LICA where there is limited capacity for an increased density of new housing.

#### **Detail and supporting information.**

Despite the statement in the Draft Strategy 2017 that “*The Frankston Housing Strategy (FHS) supports the housing objectives of the Frankston Planning Scheme,*”<sup>2</sup> the proposed elimination of the LICA is not considered to be supported by current clauses in the Frankston Planning Scheme.

A representative sample of Planning Scheme clauses is presented in support of the preservation of the LIC Areas.

#### **A. State Planning Policy Framework (SPPF)**

##### **1. Clause 9.01** currently directs that

*Where relevant, planning and responsible authorities must consider and apply the strategy **Plan Melbourne 2017-2050: Metropolitan Planning Strategy** (Department of Environment, Land Water and Planning, 2017).*

The Strategy 2017 Update presents an outdated directive that **Plan Melbourne 2014** be used to guide planning decision making. As all local planning policies must align with the current State Planning Policy Framework, this opening statement needs to be updated in the Update 2017 if it is to be properly termed an Update.

##### **2. Clause 16.01-3 ‘Housing opportunity areas’**, remarkably again, is not included in the Draft Strategy 2017. It has the objective:

*To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*

Such opportunities are listed as

- In and around the Central City.
- Urban-renewal precincts.
- Areas for residential growth.
- Areas for greyfield renewal.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit oriented development.

Precinct FS12 does not afford any of these opportunities.

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<sup>2</sup> Draft Frankston Housing Strategy Update, 2017, p4.

## B. Local Planning Policy Framework (LPPF)

### 3. Clause 21.03 entitled Vision and Strategic Framework states

*A variety of living environments is encouraged in the municipality with... low density housing at Frankston South and opportunities for increased housing densities, particularly around the Frankston MAC., parts of Seaford and Carrum Downs.*

The proposed change would introduce medium density developments into Frankston South north of Sweetwater Creek which is contrary to the stated policy in this Municipal Strategic Statement (MSS).

### 4. Clause 21.07 currently scales back the number of required new dwellings to the year 2026 to 6000, a significant reduction to the 10,200 stated previously in the MSS to be needed.

A previous **capacity analysis** established that 17,153 new dwellings to 2031 can be achieved in the Frankston and Karingal Activity Centres, Substantial Change Areas and Opportunity Sites, as identified in the 2013 Housing Strategy<sup>3</sup>.

Clearly there is ample available land to accommodate 6000 new dwellings without a need to intrude into the delineated LIC Areas.

### 5. The Strategic Land Use Framework Plan at Clause 21.03-4 maps the key strategic directions for future land use planning and development. Frankston South is identified as an **environmentally sensitive area**. This compels development restraint.

### 6. Clause 21.04 Settlement lists as a Key Issue

*Managing urban development so as to minimise the impact on Frankston municipality's ecological and environmental values and ecosystems of creeks, wetlands, reserves, remnant roadside vegetation and foreshore*

Medium density developments proposed for the ICA are considered to exacerbate rather than minimise impacts on the sensitive ecological systems and environmental and biodiversity values of creek, coast and other sensitive areas, including those of Sweetwater Creek at Frankston South.

### 7. Clause 21.04 Housing lists as a Key Issue

*Encouraging increased residential development in appropriate areas of the municipality, while retaining the character of the City's established residential areas.*

**The Character Statement for Precinct FS 12** describes the precinct as

*A coastal cliff sloping towards the beach, developed with **individual houses, frequently large** and designed to take advantage of the coastal views. The area has a **spaciousness** created by the **large setbacks** and frequent lack of front fences. The vegetation types and styles vary with many properties*

<sup>3</sup> The Frankston Strategy Planning Unit's written statement to Amendment C95 Panel (March 2014) , based on a Capacity Analysis undertaken for the Housing Strategy 2013

*having established native gardens that reflect the coastal location.* (Bolding added)

Medium density developments would not complement the existing or preferred established residential character of Precinct FS12.

8. **Clause 21.07-2** has the objective to

*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.*

Precinct FS12 and other nearby precincts have no easy access to any public transport service, educational institution, medical or hospital facility, shopping strip or church. It is not an appropriate location for medium density housing.

9. **Clause 21.02 Low Density Residential Areas** has the following Key issues

*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... 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.* (Bolding added)

Frankston South has recognised leafy green landscape values that should not be reduced or marred by increased development densities which entail greater site coverage and greater building heights. Built forms (3 storeys allowable) may dominate the streetscape and skyline vistas, disallowing buildings to be set *within* the landscape. Reduced space for retention of existing canopy trees and new tree plantings is likely. Inclusion of these areas within the ICA does not align with current planning policy.

10. The Draft Housing Strategy 2017 Update finds that

*.. overlays may significantly constrain the 'yield' (number of dwellings) that can be achieved on a particular parcel of land.<sup>4</sup>*

Landscape and environmental overlays including the Environmental Significance Overlay and Significant Landscape Overlay (**Clause 42**), Bushfire Management Overlay and Erosion Management Overlay (**Clause 44**), along with Design and Development Overlays (**Clause 43**,) apply in the Sweetwater Creek immediate and wider environs which significantly constrain development opportunities, not only on individual lots but across the wide area over which they are laid.

Such constraints indicate a limited capacity to support future housing growth.

**C. Conclusion**

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<sup>4</sup> Strategy 2017 , *op.cit*, p 46.

- The Housing Framework Plan at **Clause 21.03-4** directs housing 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.
- Areas previously mapped for Limited Incremental Change (Housing Strategy 2013) do not exhibit a capacity for change, having low levels of amenity and significant neighbourhood, environment and landscape constraints, and should be retained within this classification in the Update 2017. The inclusion of Precinct FS12 is urged.
- 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.”*<sup>5</sup> Added housing for population growth in LIC Areas is not needed.
- Proposals in the Update 2017 for increased residential development in Frankston South north of Sweetwater Creek, by dint of the proposed inclusion in the ICA and retention of the current default General Residential Zone,<sup>6</sup> is not supported.
- A transition to the Reformed Neighbourhood Residential Zone for the identified areas in this submission is advocated.

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<sup>5</sup> Ibid., p42

<sup>6</sup> Not introduced through an amendment process

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**From:** Town Planning Enquiries <town.planning@frankston.vic.gov.au>  
**Sent:** Wednesday, 29 November 2017 3:21 PM  
**To:** Strategic Town Planning  
**Subject:** FW: Housing strategy draft update C124

Team Leader Planning & Environment Support  
Planning & Environment >> Planning Support

Civic Centre >> 30 Dayey Street Frankston >> PO Box 490 Frankston VIC 3199

-----Original Message-----

**From:** ]  
**Sent:** Wednesday, 29 November 2017 2:34 PM  
**To:** Town Planning Enquiries  
**Cc:**  
**Subject:** Housing strategy draft update C124

Dear Frankston Council,

As a resident of Fleetwood crescent, Frankston South, I feel very disappointed that our beautiful Sweetwater creek environs may be affected by all of the back garden 2 storey developments that are popping up.

Trees are being pulled out everywhere and the neighbourhood character is barely considered at all. Developers only care about the money, it has nothing to do with providing housing.

If they cared they would provide single storey units which would have less impact on the neighbourhood character. Single storey are much preferred by young families and the elderly. If you cared these are the population you would strategise to provide affordable housing for. Providing for this populous keeps family close together and would add to the community feel of the area.

Of course, the return would be less on a single storey unit, so that of course is less appealing to developers!

Also, talk of 3 storeys/10m developments will turn the area into a high rise zone with no open space! The DD09 in this area was set for a reason to protect nature, wildlife and keep the character inline with the green belt.

Why not build new developments on all the old farm land in this area?

Why hem people in like sardines, the roads can't cope. Brighton street has been developed like crazy and residents find negotiating the street dangerous with all the parked cars on it.

Please protect the treasure we have here. It takes so long for plants and trees to regrow to established form and if you allow inconsiderate building regulation this suburb will change forever!

Please consider the existing residents!

Thank you for listening ☺



**ACTION SWEETWATER CREEK INC. (A0020672J)**

**ABN 46691080767**

Postal address: P.O.Box 5294, Frankston South, Victoria 3199.

President: Jc

Secretary:

Email: [sweetwater.action@gmail.com](mailto:sweetwater.action@gmail.com)

[www.sweetwatercreek.org.au](http://www.sweetwatercreek.org.au)

Action Sweetwater Creek Inc. is an organization which has been working to improve the Lower Sweetwater Creek Reserve for 42 years. We work closely with the Council's Natural Reserves Department to rehabilitate the area to natural bushland with weekly working bees. To complement this work we try to protect the boundaries of the Reserve from inappropriate development, which has a detrimental effect on the Reserve.

We are concerned that the Housing Strategy Update 2017 changes the designation of a large area of the Sweetwater catchment area from "limited incremental change area" to "incremental change area". This has far reaching consequences as on page 56 the 2017 strategy states "substantial proportion of new housing growth in all suburbs will be provided through development in incremental change areas".

At the time of the 2013 Housing Strategy we were informed that the limited incremental change area was placed on the area due to environmental constraints hence the area was to be in a Neighbourhood Residential Zone 5. The area requires protection; the General Residential Zone will not give that protection. Sweetwater Creek is an important habitat corridor described in the Frankston Fauna Linkages and Crossing Structure Design Study 2012. Every new development along the borders and in the catchment adds extra pressure on the wildlife using the corridor, by removing vegetation and canopy trees. Waterways are commonly the main remaining semi-natural linkages in urban areas, and the MSS recognises their importance.

The creek suffers enough erosion from stormwater run-off with the current level of housing; adding more hard surfaces, with vegetation removal, will exacerbate this problem. We do not believe the Design and Development Overlays will protect the area, as shown by some VCAT decisions, where the DDO's are seen only as aspirational.

We ask that further thought be given to extra protection for the catchment area and boundaries of Sweetwater Creek Nature Reserve in the updated Housing Strategy.

Honorary Secretary  
29 November 2017

*To encourage the community to sustain, develop and enjoy the natural beauty and ecology of Sweetwater Creek Nature Reserve*

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Frankston 3199

29/11/2017

Dear Sir/Madam,

**RE: Frankston Housing Strategy Proposal letter (reference A3472698)**

I am writing to voice my vehement opposition to the proposed Frankston Housing strategy proposal which includes my residential street Taketa Crescent Frankston. After reading the jargon littered proposal from the internet and attending the offered appointment at the council to discuss the plans with a strategy planner, I solidified my understanding of the proposal in question.

If the proposed 4 story dwelling were to be erected in our residential street, there would be significant ramifications for us as residents that would substantially reduce our quality of living and wellbeing. As an owner occupier and more importantly long term resident, I bought this property in 1988 under the understanding that my quiet residential street would remain just that...a quiet residential street. Not a place for an inappropriate and out of place multi-story dwelling which in my opinion will totally ruin the landscape and culture of our current street.

Furthermore what I have also concluded from the proposal is that;

- The benefits to the council will be substantially outweighing the benefits to the residents via increased collection of rates.
- The infrastructure in our street is NOT adequate for such a dwelling and the increased parking requirements would cause significant congestion in our street. There are NO schools within walking distance and public transport is also quite limited.
- The social housing model is not appropriate in our street and crime may become more of an issue due to the poor connections for transport/employment etc and lack of appropriate management.
- Due to the nature of the curved street, safety is a significant issue for children as they cannot see cars coming around the corners, of which there will be many more sharing our road.
- We also have a lack of clarity around who will be responsible for maintaining these properties which causes significant anxiety for us long term residents who own our properties and pride ourselves on neat single dwelling properties.

You simply cannot generate extra housing in the numbers being proposed without thinking about the provisions for these residents such as public transport and other essential services such as schools/MCHN. Also, when will the additional building and congestion cease?

Peninsula Link has already caused significant traffic disruption to the residents of Frankston with Frankston Cranbourne Rd often congested from Peninsula Link to Ballam Park.

Further adding to the vast number of residents in a concentrated area will mean a hugely increased number of cars on the roads increasing traffic congestion

We as residents chose to live in Frankston due to its low and medium density housing. To provide a rationale that out high density housing is not in line with greater Melbourne suggests that you are proposing that it should be. This is not what the residents of Frankston want. It isn't appropriate and it would certainly bring in to question if we could continue to live in this location. We chose to live on the fringes of Metropolitan Melbourne for a reason, not to be inundated with low cost 'affordable' high rise buildings. This is our home.

I cannot stress enough that Taketa Crescent is not an appropriate choice for this housing strategy for many of the reasons outlined in this letter and more. The character of our street will be degraded and the value of our homes will decrease. I have spoken with all of my neighbours who share my views and we also feel that there are other more appropriate choices for a dwelling of this nature.

I am available at any time for discussion further in this matter and can be contacted on the number provided above.

Regards,

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#### **Draft Frankston Housing Strategy**

SalvoCare Eastern Homelessness & Support Services Frankston welcomes the Draft Frankston Housing Strategy and looks forward to working more collaboratively with Frankston Council to reach the most marginalised members of the Frankston community.

SalvoCare Eastern encourages the Frankston Council to consider initiatives to increase the range of housing assistance and the number of social housing properties to help people who need access to safe, affordable and secure housing options.

#### **11.0 Inclusionary Zoning**

It is noted 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'. SalvoCare Eastern would argue instead of a possible, 5% being allocated to a social housing program 10% would be a more appropriate arrangement to begin social housing supply.

#### **12.6 Specific Housing Needs groups**

SalvoCare Eastern is encouraged by the Frankston Council's determination to support youth, students, aged and disabled. We would argue the Council needs to increase its networking capabilities with local services and State Government to advocate for a youth refuge in the Frankston municipality. Young people are underrepresented with emergency accommodation and must move from their community of origin when seeking crisis accommodation such as Dandenong or Cheltenham. We should not forget single adults between 25 to 50 and couples as they are highly disadvantaged in the housing market. Privately run rooming houses are often the only option if on a new start allowance.

#### **12.7 Housing Affordability**

SalvoCare Eastern encourages the Frankston Council to work with local Services and social housing providers to be prepared to develop a submission for the State Government's State Social Housing Fund.

SalvoCare Eastern encourages the Frankston Council to be more open to social housing providers and look at replicating existing models such as those operating in the Mornington Peninsula Shire and managed by Community Housing and Housing Choices.

#### **12.8 Rooming Houses and Caravan Parks**

SalvoCare Eastern would encourage Frankston Council to engage with them when developing a target for the number of rooming house beds required for the municipality. It is encouraging to see discussion around the Public Health and Well Being Act and the Building Code, which requires registration of known rooming houses, including those unregistered premises.

#### **A8**

A housing group currently runs in Frankston. Could we suggest the Council includes SalvoCare Eastern in the group as we are the major housing support provider for the Frankston and Mornington Peninsula. It could be useful for Council to replicate the AAA Reference Group and Mornington Peninsula Housing network overseen by the Mornington Peninsula Shire to provide pathways for affordable and accessible accommodation for low income earners on the Mornington Peninsula.

**F2**

A clear definition of affordable housing would be beneficial and would need to include those receiving Centrelink benefits.

**F3**

SalvoCare Eastern has piloted the successful Community Roof Housing Model and encourages a housing First or Streets to Home housing model.

**F4**

SalvoCare Eastern is of the belief highly vulnerable clients who struggle to secure social housing are better suited to public housing model where wrap around services can more readily be accessed. SalvoCare Eastern is looking to continue to strengthen its ties with Frankston Council to bring about more positive outcomes for the most marginalised members of the Frankston community.

SalvoCare Eastern notes this Housing Strategy does not make mention of those families displaced by family violence. Is this cohort going to be included in the strategy?

In closing SalvoCare Eastern advocates for long term brick and mortar investment as a realistic solution to the lack of social housing within the Frankston municipality. Excellent pathways already exist between local organisations however without a physical structure these pathways become futile if we can't provide affordable housing.

Looking forward to reading the final Frankston Housing Strategy document and working closely with the Frankston City to achieve its aims and objectives.

Yours sincerely,

**Loretta Buckley**

*Manager-Homelessness & Support Services, Peninsula*

*SalvoCare Eastern | State Social Command Victoria*

*The Salvation Army | Australia Southern Territory*

*37 Ross Smith Avenue*

*T 03 9784 5018 |*

*03 9783 8232*

*[loretta.buckley@aus.salvationarmy.org](mailto:loretta.buckley@aus.salvationarmy.org) | [salvationarmy.org.au](http://salvationarmy.org.au) \salvocare-eastern*

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**From:**  
**Sent:** Thursday, 30 November 2017 11:39 AM  
**To:** Housing Strategy  
**Subject:** Submission re. the Draft Housing Strategy 2017

Hello Frankston Council

I wish to make the following submission re. the Draft Housing Strategy 2017.

The area marked for minimal change in Frankston South does not go far enough. I would like to see it extended from Baden Powell Drive down towards the Nepean Highway.

The area of Frankston South that I live in is planned to be an area of incremental growth. That, and the removal of the Design and Development Overlays, will mean that my street, and neighbouring streets, will 'disappear.' My area currently consists of quiet residential streets with detached houses and back gardens for the kids to play in. That will disappear and we will have multiple and high dwellings on the blocks. There will be no protection of the current neighbourhood character.

I would also like to see the retention of the Design and Development Overlays. They currently afford us little protection, but they do give us some and they recognise that neighbourhood character needs preserving.

The council needs to realise that more housing doesn't necessarily equate with affordable housing. There have recently been a few split blocks where I live and the small dwellings built on the newly formed blocks have been expensive and have taken years to sell. In some cases they still can't sell.

I also think, that by getting rid of areas like the one I live in and changing them into higher density areas will bring about a lot of problems such as lack of parking, noise and crime. There are already problems with privacy and noise on some split blocks.

Regards

[

15

The Seaford Community Committee aims to improve communication and create a stronger community in Seaford



Seaford Community Committee (SCC)

[seafordcc@gmail.com](mailto:seafordcc@gmail.com)

[www.seafordcc.org](http://www.seafordcc.org)

<https://www.facebook.com/SeafordCommunityCommittee>

## Frankston Housing Strategy 2017 Update

### Submission from Seaford Community Committee

The Seaford Community Committee (SCC) acknowledges that housing growth is required across Melbourne and that the Frankston City Council (FCC) via its Housing Strategy 2017 must meet its obligations in this regard.

The proposal to move the Regional Growth Zone from Seaford Station to the Belvedere Retail Centre is a welcome change as Frankston-Dandenong Road has the capacity to accommodate increased traffic flow, taller buildings and is already a less family-friendly area (i.e. you would not have kids playing ball in the street, unlike the streets around Seaford Primary School).

It is however very disappointing to see the previously proposed NRZ protection around the Seaford Wetlands has been removed from the strategy.

The recommendations presented below are intended to enhance the FCC Housing Strategy 2017 whilst ensuring a better outcome for our City.

### 1. Meeting Population Demands

Prior to the extraordinary population growth Melbourne is currently experiencing, measuring growth based on Residential Building Approvals (page 29) may have been sufficient.

SCC suggests that this is no longer sufficient and the FCC may need more justification of its housing projections to receive acceptance.

The recommendation under 12.5 Monitoring and Industry Engagement to: "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...." will be vital to future strategies but more data is also needed now.

On page 29, the Strategy states: "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."

As the availability of new land decreases and we rely more heavily on subdividing built-up areas, the number of dwellings lost will likely increase and the figures of Building Approvals alone will be even less appropriate.

#### SCC recommends:

- Figure 26 Building Approvals include nett change in number of bedrooms to clearly show that accommodation has and will increase

Frankston Housing Strategy 2017 Update

Submission from Seaford Community Committee, November 2017



Orabel 78 Nepean Highway

Note: Does the approved development at 78-83 Nepean Highway for 140 apartments report as One Building Approval? Reporting the bedroom gain of 259 is a more convincing statistic (100 x 2 bedrooms; 33 x 1 bedroom, 2 x 3 bedrooms and 5 x 4 bedrooms)

## 2. Maintain Housing Diversity

The Housing Strategy in its current form does not encourage sufficient housing diversity.

If we become a city of just units and apartments, the numbers per household have to decline as there will be nothing to appeal to a family unit. Attracting more families also secures service jobs in the area. Schools, child-minding centres, sporting facilities, etc. remain viable.

The statement from 2.2 Local Planning Policy (Page 8) that "low density residential areas at Frankston South and rural residential areas to the South and East of Langwarrin contribute to housing diversity" is correct BUT these areas only cater for a limited number as they are beyond the price reach of many. It should also be suggested that in maintaining a slightly higher percentage of single dwellings than Greater Melbourne, we are contributing to housing diversity in a way the inner suburbs cannot, i.e. it is not a bad thing.

### SCC recommends:

- FCC require adequate increases in accommodation before demolition is approved e.g. demolishing a structurally-sound 3 bedroom house to construct 2 x 2 bedroom units is of negligible benefit. To the contrary, it:
  - does next to nothing to meet population growth
  - adds significantly to landfill
  - changes the neighbourhood character
  - frequently reduces existing tree canopy at the expense of the environment
- Within the GRZ and NRZ areas, lots adjacent to already sub-divided lots should not be considered for subdivision without significant justification of the benefits to the FCC Housing Strategy and the neighbourhood.

Frankston Housing Strategy 2017 Update

Submission from Seaford Community Committee, November 2017.

### 3. Neighbourhood Character

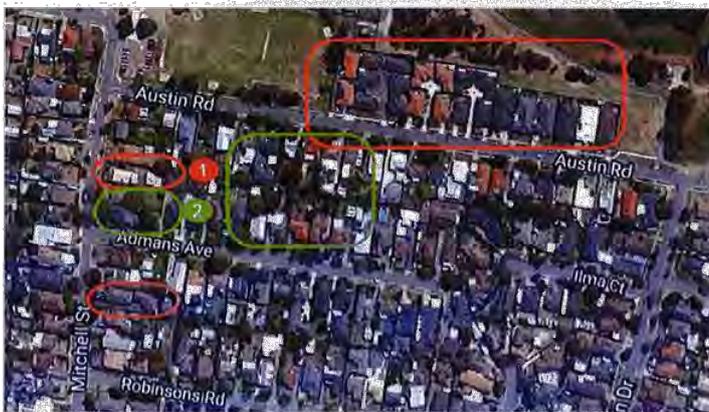
Neighbourhood character and environment will suffer without sufficient checks and balances.

For comparison, Chelsea lots were subdivided decades ago but the tree canopy of the area has never returned because there is insufficient open land to accommodate large trees and what there is has predominantly been taken up with driveways!



Chelsea - Google Maps Nov 2017

Within Seaford it can clearly be seen that the same thing is occurring whenever new development occurs. The developments circled in red occurred over multiple time periods but clearly they still have nowhere near the canopy of older neighbouring houses and never will as there is simply insufficient suitable open land available on the lot.



Seaford - Google Maps Nov 2017

Maintaining the tree canopy is important not just for neighbourhood character. Environmentally, they provide a heat sink in summer and environmental cooling, plus contribute to public good health.

Frankston Housing Strategy 2017 Update

Submission from Seaford Community Committee, November 2017

*To protect the neighbourhood character and environment of Seaford, SCC recommends:*

- *Schedules attached to the relevant Zones need to define maximum building heights i.e. they should not be left blank to default to whatever the State Government may determine at a future date. This would retain some level of control at a local level and is within the current planning guidelines*
- *Minimum garden area needs to be at least 35% when the building height is greater than 8m irrespective of lot size (taller buildings mean more overshadowing and less chance for vegetation to re-establish)*
- *In areas where extensive subdivision has already occurred, consideration should be given to buying property to establish pocket parks thereby returning some degree of balance to the neighbourhood character and environment*

Note: The great suburban sprawl that was Melbourne's ideal for so many years expected the size of the lots to provide adequate private space without the need for the same level of public space evident in European cities. As infills become the norm, the overall planning of the suburbs must be revisited to correct this vision and public land must be acquired if we are to maintain our most liveable city reputation.

#### 4. Nepean Highway Seaford

Page 55 – Section 10.5.3

The current development along this strip of Nepean Highway never sat well under NRZ guidelines, however neither is it suitable for the NEW RGZ which is proposing bulkier, taller buildings with no allowance for garden and a height of 13.5m.

Clause 32.07-8 for RGZ currently states "If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres". The Reformed Residential Zones document dated March 2017 states that these heights can be varied "Yes, Councils can set a mandatory limit that is at least 13.5 metres"

Two contradictory guidelines – what would be the next step, raise the height even more to become the next Docklands or Gold Coast just because you would have sea views?!

This extremely sensitive area sandwiched between Kananook Creek and the Seaford Foreshore should not be subjected to the massive disturbance of deep foundations and the risk of exposing Acid Sulphate Soils just to support heights of 13.5m or greater. Neither should it lose most of its permeable ground, resulting in a massive increase to stormwater runoff into the creek and possible flooding closer to Frankston.

A recognised landscape 'rule of thumb' for suburban development for many jurisdictions worldwide where scenic views are available has been to keep buildings no higher than the tree line. This is definitely worth applying to the Nepean Highway and Kananook Creek strip.

*SCC recommends:*

- *Retaining as GRZ but with a schedule for an increased maximum height of 12 Metres (in line with DDO6) in the same way as you suggest applying current DDO6 setbacks to the schedule*
- *The Seaford Village Key Centre should have a separate zoning to protect the coastal village character of this small pocket (as with Beckwith Grove and Beach Grove, this should have the equivalent of NRZ heights)*

Frankston Housing Strategy 2017 Update

Submission from Seaford Community Committee, November 2017.

### 5. Minimal Change Areas

Page 57 - Section 10.7

Despite the statement "Minimal Change Areas have been delineated in locations that: Are identified as being acutely vulnerable to inundation due to stormwater, flooding and included within the Special Building Overlay", Minimal Change Areas are still not recognizing the many overlays within the Seaford area.

The SBO Overlays shown below have clearly NOT been considered (and as any resident living in these areas can attest flooding occurs every time there are heavy rains).



DPCD - Grid Area 04



DPCD - Grid Area 01

The CSIRO has been measuring the sea level at Seaford for many years and for the past few has been recording it at 2mm/year. The risk of flooding in the low-lying areas of Seaford IS increasing. Morally and financially, FCC may be at risk if it does not inform existing and potential homeowners of this risk.

<http://www.theage.com.au/victoria/how-a-possible-twometre-sea-level-rise-would-flood-thousands-of-melbourne-homes-20170522-gwag1.html>

<http://coastalrisk.com.au/>



The Age - 2m high tide Seaford 2100

Frankston Housing Strategy 2017 Update

Submission from Seaford Community Committee, November 2017

As the new NRZ now allows for multiple dwellings, you can have dwelling growth in anything designated NRZ whilst still affording some protection to the areas covered.

**SCC recommends:**

- Any areas covered by SBO (and those lots in close proximity) must have increased permeable land requirements in their schedules to prevent an increased risk of flooding due to stormwater and help maintain the existing water table e.g. 40%
- Ideally they would be NRZ, especially around the Seaford Wetlands and Kananook Creek, but could be GRZ in other areas provided the greater height is offset by a smaller footprint on the land
- FCC should acknowledge the potential for sea rise and future flooding across most of the Seaford area and reflect this in the zoning of this area

## 6. Urban Planning

SCC suggests that FCC consider the following when creating their final schedules:

- The trend to use the garage as additional living space and/or storage of chattels rather than the family car is leading to congestion with on-street parking becoming the norm in many suburbs.
- Although FCC has no way to directly alter the State's 52-06 Parking Guidelines nor ensure the garage is used to park the car, it can enforce setbacks within the zone schedules that would allow sufficient land for off-street parking should the owner choose to use it.
- Finally, with the increased default heights now available, additional scheduled zones should be created, fixing maximum heights to create a transition and maintain the amenity of adjacent residential zones, e.g. RGZ should not be immediately next to NRZ and GRZ should not be immediately next to the Activity Centres.

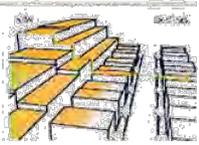
Note: Objective 1.3.3 of the Urban Design Guidelines is intended for large developments but is just as relevant to all residential areas where extreme height variances exist if any neighbourhood character is to be retained.

<https://www.planning.vic.gov.au/urban-design/urban-design-guidelines>

**Objective 1.3.3** To large development sites maintain the amenity of adjacent residential uses

**1.3.3a** Create a transition from large development sites to adjacent residential neighbourhoods using scale, built form and uses.

**TIP** A transition can be achieved through the management and site of new blocks and lots at the development site edge and the future built form, location of activities and street design.



The diagram shows a cross-section of a development site. On the left, there are several tall, multi-story residential blocks. On the right, there are several shorter, two-story residential blocks. The blocks are arranged in a way that they appear to transition from the taller blocks to the shorter blocks, with the shorter blocks being more closely spaced and having a more uniform height. The diagram is labeled 'Scale' and 'Built Form'.

Prepared by: Seaford Community Committee

Date: 26th November 2017

Frankston Housing Strategy 2017 Update

Submission from Seaford Community Committee, November 2017

Other References:

Reformed Residential Zones March 2017:

<https://www.planning.vic.gov.au/policy-and-strategy/planning-reform/reformed-zones-for-victoria/reformed-residential-zones>

**Summary of the reformed residential zones**

	Neighbourhood Residential Zone (NRZ)	General Residential Zone (GRZ)	Residential Growth Zone (RGZ)
Maximum building height/number of storeys	Mandatory 9 metres / 2 storeys	Mandatory 11 metres / 3 storeys	Discretionary 13.5 metres
Can these heights / number of storeys be varied in a schedule to the zone?	Yes. Councils can set a mandatory height limit greater than 9 metres / 2 storeys.	Yes. Councils can set a mandatory height limit greater than 11 metres / 3 storeys.	Yes. Councils can set a mandatory height limit that is at least 13.5 metres.
Is there a requirement for a minimum garden area?	Yes - mandatory	Yes - mandatory	No

The garden area requirement increases the amount of garden space that must be provided for new residential developments. New developments in the Neighbourhood Residential Zone and General Residential Zone will need to comply with the new garden area requirement. It is mandatory and cannot be varied.

Lot size	Minimum garden area
400 - 500 square metres	35%
501 - 650 square metres	30%
Above 650 square metres	25%

The garden area requirement provides the opportunity for greater housing choice in Victorian neighbourhoods while protecting the open space character.

A garden area does not include driveways, areas permanently set aside for car parking, or any building or roofed areas.

All areas that are normally associated with the use of a garden such as an entertaining area, lawn, garden beds, swimming pool or tennis court are included in the calculation of the minimum garden area.

Sustainable Melbourne

This document makes for interesting reading and many of the ideas could be incorporated in Frankston's Vision for the Future by implementing Smarter Planning (copy enclosed with submission).

sustainable.unimelb.edu.au/sites/default/files/docs/Melbourne\_What-Next.pdf (15MB - copy URL into browser)

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**From:** website@frankston.vic.gov.au  
**Sent:** Thursday, 30 November 2017 2:53 PM  
**To:** a; Frankston City Council;  
**Subject:** Have Your Say Submitted:

Have Your Say Topic     Housing strategy

Contact Name:

Contact Postal Address:

Contact

Daytime

Telephone No:

Contact Email:

Your Feedback:

Frankston has such untapped potential, the foreshore area is second to none. Allowing high rise development beach side of Nepean Highway would look ugly and not allow for further development and views from the CBD side of Nepean Highway. Implementing a tiered height zone of outdoor dining and cafes would open Frankston up. Frankston council needs to look at other seaside areas and not allow any high rise building approvals to be done without forethought on future development. I feel there is far too much focus on low end accommodation although this is very much needed Frankston also needs to have high end housing. The first thing people see when coming into Frankston is community help buildings Do you have Hepatitis, are you pregnant, Frankston council enforced low economic policy with the Ambassador development, this has emphasized Frankston to be the place to go for unsocial behavior. Station street has a new pub opened we went to dine and have a drink, lovely place but sitting outside and seeing people lined up for assistance shouldn't be located on a main street, no dignity for them and exposure to everyone. Height restrictions need to be put in place ASAP for the beach side of Nepean Highway

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**From:** website@frankston.vic.gov.au  
**Sent:** Wednesday, 6 December 2017 8:00 AM  
**To:** Frankston City Council;  
**Subject:** Have Your Say Submitted

Have Your Say  
Topic: Draft Refresh Housing Strategy 2017

Contact Name:

Contact Postal  
Address: Cranbourne West

Contact

Daytime

Telephone No:

Contact Email:

Your  
Feedback:

Frankston needs a bold plan to make itself the standout destination in Melbourne. A combination of Adelaide CBD and Gold Coast planning. Starting with a parkland border circling the city. Dividing the city from the suburbs. The south side of the city is done. Beauty park, George pentlands and Frankston Oval make a great natural barrier from the beach to morroduc Highway. From there the council needs to work on acquiring land between McMahon's road and Clarendon Street. (Large portions are currently abandoned on ready for demolition.) this land should become open public parkland. This land acquisition should continue between Catherine parade and McMahon's Road (personally I'd be trying to get 2 blocks worth. All the way to James Street.) then I'd try Aquire lands between McAllister or queen Street and the Frankston Freeway all the way up to The north side of Cricklewood Avenue. Then continue the parkland around Mereweather and Tooyal. (Please don't think I don't understand the cost and logistics associated with this.) Then I'd be encouraging the Gold Coast type development inside the new CBD boundary. First go hard for a major hotel developer to build a pier off Wells street out onto a man made island where a "Crown Casino" type hotel and or casino would be built. (Personally I'd be building a safe harbour and marina out on the bay on this same man-made island.) then I'd be very liberal with developing tall mixed residential and commercial structures on the train station side of Nepean highway. South east water was a great business to get into Frankston and a second one is key. BHP maybe after all they have a refinery in Hastings and about 4 skyscrapers in Melbourne. Get them to establish a bayside views mini office. Frankston beach views and existing parklands are second to none on the bay. We need to develop with those in mind. People will pay for those views if ther amenities are reasonable. Give them great parklands. Secure a theme park or similar in the new parkland to make Frankston a destination. We are the Gold Coast of Melbourne. Plan big.

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8th December 2017

**Re: Draft Refresh Housing Strategy 2017**

**Submission Long Island Residents Group**

Dear Sir/Madam

Long Island Residents Group wish to support Item 10.7 in the above report.

This designates Long Island/Gould Street as a **Minimal Change Area**.

As this area is currently General Residential, we understand that this will be rezoned *Neighbourhood Residential Zone* in the new planning scheme amendment to improve the operation of the residential zones, as explained in the Housing Strategy Executive Summary.

Yours Sincerely

Planning Officer - Long Island Residents Group

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**From:** website@frankston.vic.gov.au  
**Sent:** Monday, 11 December 2017 4:00 PM  
**To:** a; Frankston City Council; R  
**Subject:** Have Your Say Submitted

Have Your Say Topic: DRAFT REFRESH HOUSING STRATEGY 2017

Contact Name: E

Contact Postal Address: SEAFORD

Contact Daytime (

Telephone No:

Contact Email:

Your Feedback:

One of the best attractions about Seaford is the Kananook walking track and the beach and the wildlife in the area due to forward thinking attitudes of past councils. People that tend to move to Seaford generally appreciate the unspoilt and country feel it has to offer, in fact I moved from Carrum because the over developing that ruined the 'country village feel'. My biggest fear is that developers will have a 'free range' and ruin Seaford too. I understand that population growth and housing is a problem but it is just a 'gestamation' - what is the demongraphic growth for Frankston and exactly how much housing do we need in the future. I think Frankston council has to take into consideration the low income population and show progressive attitudes when it comes to housing affordability and availability for that demongraphic and not to let developers take advantage of the situation - exactly how much of the new developments is for low income, people with disabilities, pensioners etc. Again I cannot stress enough how concerned I am about Seaford loosing its charm as again developers get their greedy little hands on a suburb, hide behind housing strategies and completely ruin it all for short term gain with no regard for existing residents. This is an opportunity for Frankston council to show its residents that they are progressive, sympathetic and simply listen to their constituents and not be ruled by developers. Regards,

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15/12/2017

To Frankston City Council  
By email [info@frankston.vic.gov.au](mailto:info@frankston.vic.gov.au)  
And Post  
Frankston City Council  
Strategic Planning Department  
PO Box 490  
Frankston

**Re: Submission to Frankston Housing Strategy 2017**

To Whom it may concern,

Rooming houses play a vital role in minimising vulnerable people 'sleeping rough' in Frankston.

Key objectives of the Housing Strategy 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.

Clause 16.02 (Housing Form) of the Frankston Planning Scheme highlights the importance of permit exemptions for crisis accommodation in rooming houses.

In contrast to the above, the Frankston Housing Strategy 2017 at section 12.8 of p61 recommends:

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

The potential flaw of this recommendation is that by constraining rooming house beds whilst encouraging supply of new housing Frankston City Council's strategy may cause an increase in homeless sleeping rough in Frankston.

In response to this concern the following alternative recommendations are proposed:

1. Rooming house beds and numbers are not to be limited
2. Registration of rooming houses should be encouraged in the interests of compliance and safety
3. The housing affordability comparison by council is misleading as it compared the total cost of rooming house rents, bills, damage and management to the sole cost of lower-quality flat rents.
4. With only 38 registered rooming houses in the municipality operated by around 20 individuals, council should directly involve the operators with the FHS by mailout for assurance to not inadvertently create further unnecessary homelessness in Frankston.

Regards;

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**From:** website@frankston.vic.gov.au  
**Sent:** Friday, 15 December 2017 4:27 PM  
**To:** Frankston City Council  
**Subject:** Have Your Say Submitted

**Have Your Say Topic:** Rental properties Frankston North.

**Contact Name:**

**Contact Postal Address:** Frankston North

**Contact**

**Daytime**

**Telephone No:**

**Contact Email:**

**Your Feedback:**

The ratio of owner occupancy to rental properties in Frankston North has been allowed to reach a unacceptable level. The high amount of rental properties has escalated the dilapidated state of the Frankston North area. Investors that own the rental properties have been allowed to run the properties into the ground. Gaining a income from Frankston North all the while allowing the area to become run down. Council needs to enforce property clean ups and restrict the amount of investment property in the area.

25

Solidarity with homeless people and those at risk of homelessness:



SHAC3198@gmail.com  
Facebook/Forum/News: <http://www.seafordcc.org/SHAC>

Monday, 18 December 2017

## Submission from Seaford Housing Action Coalition (SHAC)

### Frankston Housing Strategy 2017 Update

#### Shelter is one of the most basic and essential human requirements

SHAC is a community group formed in Seaford in 2014 to work with and stimulate community responses to homeless people (and those at risk of homelessness) in the local community and surrounding suburbs.

SHAC's interest in the draft Housing Strategy is the provision of housing opportunities for those who are homeless, on low incomes and vulnerable to living in unsafe circumstances. These are most often single people but also families or single parents with children. The housing services offered to these people are frequently Emergency or Crisis Accommodation, intended as short-term housing. However, these stays frequently extend to medium- or longer-term covering several months or much longer.

Collectively, SHAC's work has included:

- Engaging with and listening to the experiences and life issues of homeless people (and those at risk) to understand their situation. Some of these people are residents of the Seaford Beach Cabin Park (SBCP), whilst others have been sleeping in cars, living in rooming houses, or sleeping rough in parks & other places.
- Volunteering with the 12-month interim community meals program initiated by the State Govt and Frankston City Council (FCC) after City Life and the Breakfast Club closed
- Advocating for FCC to renew the lease to the SBCP to prevent its closure and loss of 70+ accommodation units that contribute toward the emergency housing needs in the local area

This Submission offers some solutions to the problems discussed in SHAC's Report: "Sleepless in Seaford" (referenced at the end of this document).

#### 1. SHAC Recommends

- This Strategy be used as an opportunity for making policy changes to improve the situation with regard to emergency housing and that more discussion, detailed practical responses and better provision of emergency accommodation be incorporated into the Strategy, particularly for single people
- Less reliance on rooming houses as providers of emergency housing. Rooming houses are certainly not an appropriate option for many of the people seeking emergency accommodation and more suitable alternatives must be explored
- A strong case be put to the State Department of Health & Human Services (DHHS) to reconfigure some of its property portfolio to units for single people with multiple units per block
- The Strategy recognize the potential of small, well-managed cabin and caravan parks for emergency housing needs by including them in the mix of housing promoted for Frankston's future - parks with results as good as SBCP's should be encouraged
- FCC identifies potential sites for further cabin parks, including State and FCC owned land
- That the proposed Inclusionary Zoning threshold for public, social and community housing should be significantly increased: to at least 15%, as in South Australia

#### Coalition Members:

- St. Anne's Parish Social Justice Group
- Seaford Community Committee
- St. Vincent de Paul Mt Eliza Conference Social Justice Group
- Residents of the Seaford Beach Cabin Park

Frankston Housing Strategy 2017 Update

Submission from SHAC, December 2017

## 2. Rooming Houses

The significant increase in numbers of rooming houses in Frankston and surrounding suburbs in recent years is symptomatic of a lack of practical, detailed and coordinated engagement regarding emergency accommodation.

SHAC acknowledges that the Strategy calls for more discussions to facilitate new social housing projects and for improved monitoring and awareness of rooming houses to either improve their services or close down. Whilst these are useful elements, SHAC believes the Strategy should go further, with recommendations for more substantial activity.

SHAC sees the current situation with many rooming houses as potentially dangerous and miserable. Frankston can aim higher to provide a better quality of emergency housing service. The Strategy needs to be a practical vision for change. If the Strategy does not bring attention to emergency housing, it risks promoting the situation where rooming house entrepreneurs open more houses. If increased regulation and monitoring is initiated, some rooming houses will close, offering little alternative emergency housing, leading to more people sleeping rough and in cars. These outcomes would be a mistake for Frankston.

Rooming houses are frequently the only emergency accommodation on offer in Frankston. SHAC agrees with the point made in 12.8 in the Strategy that occupancy rates in rooming houses reflect more on the lack of available alternatives, rather than being the accommodation of choice. Many residents do not choose rooming houses as their first preference, but simply because they have no alternative. SHAC has heard from some rooming house operators that all of their occupancy comes via emergency housing referrals from welfare agencies.

The growing number of rooming houses in the Frankston area is demonstrating a substantial and growing need for emergency housing, particularly for singles. According to Consumer Affairs Victoria<sup>2</sup>, there are currently 44 rooming houses registered in Frankston (up from the 38 stated in the Strategy). If one adds to that, the estimated 40 or more rooming houses that operate without registration and then multiply that figure by between 5 and 9 beds per house, one gets a real feel for the a large number of emergency accommodation beds in Frankston. This means that between 300 to more than 700 people are living in Frankston's rooming houses each night. That demonstrates a very strong demand for emergency housing in the Frankston area.

Rooming houses are a private enterprise response to the need for emergency housing. There is a substantial cash flow available with room rent at or above \$200/wk. In addition to filling a need, a rooming house business can be financially attractive with significant potential profit.

They tend to be expensive, crowded and not always staffed. They put vulnerable people into needlessly exposed situations. SHAC believes that rooming houses do not always represent a "best practice" model for emergency housing and should not be as prominent in the list of services available for emergency accommodation and are not the emergency accommodation service that we should be aspiring to.

SHAC agrees with many of the concerns about rooming houses expressed in FCC's earlier paper "Building a Good Society: Housing Affordability and Homelessness, 2015"<sup>3</sup>.

- Volatility exists within many rooming houses, which can be sites for chronic drug use, dangerously low standards of sanitation and criminal and violent behaviour to the point where many homeless people are fearful of staying in them. The health and safety of neighbours of these premises are also deleteriously impacted. Consequently, rooming houses are completely inappropriate for children, mixed gender and people highly vulnerable to sexual violence (item 2.3)
- Duty of care: Both State and Commonwealth Government fund local agencies across the country through contractual agreement, to provide housing referral services. The funded services appear not to be required to consider the compatibility or personal safety of tenants in regards to the behaviours of other tenants. Once a person is offered emergency accommodation, there is most often no ongoing support to ensure the placement is suitable (item 2.4)
- Further, one or more agencies may be involved with a referred client. The complexity of a client's needs together with the complexity of legislation and the lack of suitable provisions to ensure the best possible outcome for both the most vulnerable residents as well as the broader community is increasingly more challenging (item 2.4)

Importantly, SHAC is concerned that the work by local and state governments to improve the regulation and monitoring of rooming houses will not bring sufficient change in their general operation to transform all of them into a service suitable for promotion as emergency accommodation. These improvements have been discussed for a number of years but no significant change to the sector has occurred. As the Council's 2015 paper goes on to say:

- Many rooming house operators "navigate" the loopholes in the system, which relies on five separate pieces of legislation, to maximise their profit

Frankston Housing Strategy 2017 Update

Submission from SHAC, December 2017

### 3. Cabin Parks

The Strategy appears to indicate that caravan/cabin parks are unsuitable for emergency housing, saying on page 58 that residents need to be "transitioned to more suitable accommodation options". While SHAC understands the professional housing sector's reluctance to appreciate that such "secondary housing" could be as good as some ideal (the prospect of which we believe to be completely unrealistic in view of current public housing waiting lists), we believe that this view is not well-founded and we do not support it. This view is also not supported by the people SHAC engages with.

One cabin park providing emergency accommodation that SHAC has come to know in recent years is the SBCP. It is a real community, with residents enjoying each other's company and assisting each other in many ways.

SHAC has a strong belief that small, well-managed, self-contained caravan/cabin parks like SBCP - oriented toward long-stay residents to lessen the disruptive behaviour common to short-stay accommodation - with an on-site manager and out-of-hours security, offer an emergency accommodation option that is far superior to that offered by many rooming houses.

The SBCP is a relatively small facility operating on two hectares of land with a well-established tree canopy and shade protection for the residents between the Nepean Highway and Kananook Creek in Seaford. The cabins are not spacious but they offer a safe personal space and a family-friendly atmosphere for visitors and children. It is nearly always full. Importantly SBCP is much appreciated by its residents and supported by the majority of surrounding neighbours.

SHAC recommends that FCC invite potential providers of cabin parks to assist FCC in meeting its obligation to responding to the need for emergency housing. Subject to such discussions, we would support a proposal to establish a cabin park run as a community-based operation and would be pleased to participate in any discussions with FCC and others. There is considerable expertise amongst successful rooming house and cabin park operators to assist with such a development. SHAC recommends that FCC identify possible sites in the municipality, with a view to development into modern cabin parks suitable for struggling people. This could be government- or privately-owned land. We have identified several suitable sites within the city boundaries.

We believe an initiative of this nature by FCC would receive the support of all local Members of Parliament of all political persuasions. The development of very attractive, purpose-built small houses/Tiny Houses and cabins has recently become a growth industry and they can be purchased at very affordable cost.

### 4. Department of Health and Human Services Properties

Another option for Improvements in emergency housing could come from a reconfiguration of the local portfolio of properties held by DHHS. The Strategy indicates there are over 1500 properties owned by DHHS in the Frankston municipal area. SHAC understands these properties are mostly family houses with multiple bedrooms and situated with one house per block. There could be capacity within this large quota of public housing properties to offer more housing for single people. Some properties should be reconfigured into smaller units to suit singles with multiple units per block. Many of these could be available for emergency housing, which would be a safer and more appreciated option than a room in a rooming house.

### 5. Inclusionary Zoning

This is a new and interesting idea, but at the proposed threshold of 5% of units in new developments, it is unlikely to produce many properties. It would need a development to have twenty or more units before one became available for this program. SHAC understands that developments of 20 or more units are relatively rare in Frankston. Given the number of people presenting in Frankston in need of emergency housing, we believe the inclusionary threshold should be significantly increased to at least 15%, as in South Australia.

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<sup>1</sup> SHAC's Report: "Sleepless in Seaford": <http://www.seafordcc.org/forum/viewtopic.php?f=20&t=280>

<sup>2</sup> Consumer Affairs Victoria: <https://www.consumer.vic.gov.au/housing/renting/types-of-rental-agreements/sharing-in-a-rooming-house/public-register-of-rooming-houses?rs=3199&sz=20&pg=3&ct=2>

<sup>3</sup> FCC Report: Building a Good Society: Housing Affordability and Homelessness, 2015: [http://www.frankston.vic.gov.au/files/assets/public/your\\_council/council\\_and\\_committee\\_meetings/council\\_minutes\\_and\\_agendas/agendas\\_2015/om280\\_agenda\\_-\\_16\\_november\\_2015.pdf](http://www.frankston.vic.gov.au/files/assets/public/your_council/council_and_committee_meetings/council_minutes_and_agendas/agendas_2015/om280_agenda_-_16_november_2015.pdf)

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## Proposal for a new Housing concept the "Mobile Home Tiny House" for Frankston City Council

### Executive Summary:

At KC's Realty Consulting Group P/L, T/as KC's Realty, we understand the need to deliver strategic resolutions in delivering new opportunities for a successful and profitable business.

We usually work closely with all our clients, in either a consultancy, on-site or training capacity or property sales or rentals for both Commercial and Residential. To date, these areas have been our major focus.

During this time, we continuously studied the Frankston City and surrounds property market and housing issues. We have also listened to news bulletins, followed social media and eagerly followed the current housing crisis and strategies across Victoria seeking and researching an alternative housing opportunity.

### Background:

The outcome was, we identified there is a major housing crisis in Frankston City, surrounds and other areas of Victoria.

After sitting with Leader of the Opposition, Mr Bill Shorten, on his recent visit to Frankston City, we discussed the current housing shortage in Frankston City and Victoria and I outlined my proposal regarding the "Mobile Home Tiny House" concept. He was very excited there was a viable option at hand, and he requested this proposal be sent to him personally for further discussions within Parliament.

To date owners across Victoria, have been selling off their back yards to assist them with payment of their mortgages. These blocks could be utilised for an alternative profitable use.

Instead of sub-dividing and on-selling, why not relocate a "Mobile Home Tiny House" to the site. These blocks could then provide a profitable income stream for the owner (STCA). This could be via a Residential Rental, Holiday Rental or AirBNB, at the same time provide a solution to the current housing crisis in Frankston City, surrounds and across Victoria.

Other areas such as Brisbane etc have already changed the Council's planning schemes to enable the Owners to utilise their Back Yards to install Granny Flats.

Victoria's current policy is that a Granny Flat (DPU) must be able to be moved and removed if the dependent person passes away or moves out. This therefore renders the accommodation extinct.

Therefore, over the past few months we researched for an alternative opportunity. Hopefully we can deliver a viable alternative to the current Housing Crisis in Frankston City and surrounds, and if successful could be rolled out across Victoria.



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The strategy is build and utilise a “Mobile Home Tiny House”, that is easily relocatable to an agreed site or anywhere else, as required. Tiny House communities are popping up everywhere and the idea is spreading across the world with this style of living receiving rave reviews as a viable Housing alternative.

On reviewing Frankston City Council’s Housing Strategy 2017 report, it is indicated that a requirement for 834 people and 427 new dwellings per year, with at least one third of these new homes is needed to be rental, is anticipated for Frankston City to the year 2036.

*In the meantime: Where are these people going to live?*

We are currently in the development stage. Once the “Mobile Home Tiny House” concept is fully established, we will be able to meet Council’s current expectations and satisfy any changing needs. Costings will be available on request.

#### Proposal:

Benefits from this “Mobile Home Tiny House” concept strategies are:

#### Housing:

- ✓ Lower build and purchase costs for prefabricated style exteriors
  - Beach Location
  - Designs to reflect our famous Beach Boxes ie. Styles/color schemes/building materials
  - Designing outdoor spaces for ecological sustainability
  - Self Sufficient homes by utilising solar power, composting toilet systems and utilising the culture of permaculture
- ✓ Non-building of further Housing Estate costs
- ✓ Limited infrastructure costs
- ✓ No planning permit required
  - However, a rental service fee could be charged instead of rates ie. Caravan Park fees
- ✓ “Mobile Home Tiny Houses” are movable and not a permanent fixture
- ✓ Create a “Mobile Home Tiny House” Community park ie. small community’s opportunity
- ✓ The greater community does not want to create another “Ambassador” property that invites huge bad media attention due to residents bad behaviours

#### “Mobile Home Tiny Houses” can provide many opportunities within the community:

- ✓ Commercial Rentals - a small business may only require a small space and can-not find one. Most of the time they can’t afford the high rising commercial rates for a property
- ✓ Residential Rentals - to all residents of the community
- ✓ Holiday Rentals - very little holiday rental opportunities therefore non-residents go further down the Peninsula
- ✓ AirBNB- very little AirBNB rental opportunities therefore non-residents go down the Peninsula or stay near the city
- ✓ Student Accommodation - students may not wish to reside in a Rooming House with a lot of other residents. They may prefer the privacy of their own home
- ✓ Emergency situations ie. Bush Fires-portable housing immediately available



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**Tourism:**

- ✓ Holiday Rentals and AirBNB opportunities to bring more guest tourism to Frankston City and surrounds
- ✓ With the new Street upgrades and Frankston City beautification, will attract more out of town visitors regularly visiting the area therefore generating "More Tourist \$\$\$\$"

**Community:**

- ✓ Create more jobs
- ✓ Supports local businesses financially
- ✓ Alternative housing options, for the community, than what is on offer today

**People:**

- ✓ Homeless/Low Income earners
  - Provide affordable housing with lower rentals
  - Provide community style living ie. owners/renters could incorporate Permaculture in the form of a Community Home Garden for \$\$\$ household savings
  - If the "Mobile Home Tiny House" community provides and environmental friendly utilities and plumbing options would save \$\$\$ on household expenses
- ✓ Housing support for sick families and carers
- ✓ Currently and during a recession, invariably interest rates rise causing financial stress for everyone
  - Mortgage rates increase
  - Current Rental Rates increase
  - Household expenses increase
  - Potential buyers find it difficult to enter the property market
  - Young people trying to save for a home purchase - deposit is always out of reach
  - As indicated in the Frankston City Council Housing Strategy 2017 report: 40% of incomes, who are paying more than 30% of their usual gross weekly income on housing costs ie. live in Karingal, Carrum Downs and Frankston North

**Government Housing:**

- ✓ There are many properties empty due to lack of funds to renovate
- ✓ With "Mobile Home Tiny Houses", renovation costs would be significantly less
- ✓ Give the Government housing a viable and affordable housing alternative

**Aged, Single or Lone occupancy:** *(as per Frankston City Council Housing Strategy 2017 report: this sector is the largest component of household growth)*

- ✓ Over 55's accommodation is harder to purchase if a person is on a Pension etc.
- ✓ "Mobile Home Tiny Houses" are an affordable alternative for this market sector
- ✓ Health issues may force you to a Retirement Village, when it may be too early for the individual
  - Government strategy is "Keep you at Home" for as long as you can
  - This housing opportunity will provide them with an alternative option, and a person could still - Remain at Home



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- ✓ Early inheritance for families able to gift their children with the Back Yard
  - Due to house prices continuously on the rise, young families are finding it harder to afford to get into the current housing market
  - Young families could purchase a “Mobile Home Tiny House” outright and relocate it to the parent’s site
  - If the parent’s pass away and they are required to sell the property, they can still relocate their “Mobile Home Tiny House” to another site of their choosing

**Marketing:**

- ✓ To current home owners with large blocks
- ✓ Developers that no longer wish to develop their sites at this time, or are awaiting permits that could take a substantial time, they can still earn an income from the land and assist them with interest payments
- ✓ Council may have unused land available suitable to set up a “Mobile Home Tiny House” Community Park, or small individual opportunities

**Council Planning and Regulations:**

- Council planning regulations need to be softened for:
  - Dependent persons units (DPU) planning regulations need to be reviewed/changed
  - Owners own property have the availability to relocate a “Mobile Home Tiny House” to their site
  - Costings from Council in the form of a service fee or like a caravan fee for a “Mobile Home Tiny House” on their land

**Conclusion:**

Although the Frankston City Council has presented a lot of great ideas in the past, and delivered some wonderful outcomes, it has become clear from our research that this concept would enhance the greater “overall visions” they already have in mind for Frankston City and surrounds and be able to Pilot the opportunity.

I am sure that once you have read our proposal, that you will also see how beneficial and rewarding this concept would be for the greater community of Frankston City and surrounds and later rolling this concept out across Victoria.



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#### Contact Us

There is always someone available to answer your queries at KC's Realty. Simply email [karin@kcsrealty.com.au](mailto:karin@kcsrealty.com.au) and Karin or a KC's Realty representative will contact you.

We would be delighted to work closely with the Frankston City Council on converting this Pilot concept to a viable Housing option for Frankston City and surrounds then rolling out to the greater Victoria once successful.

Looking forward in anticipation.

Yours sincerely,



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**SUBMISSION TO 'DRAFT FRANKSTON HOUSING STRATEGY 2017 UPDATE'**

**Submitter:**

Frankston South Vic 3199

27 November 2017

**Summary of submission**

1. This submission provides comment solely on the proposed discontinuance of the **Limited Incremental Change Areas (LICA)** as were mapped in the Housing Strategy 2013 (map appended to this submission), and the proposed subsuming of the LICA under an expanded **Incremental Change Area (ICA) designation** in the Draft Housing Strategy Update 2017.
2. **Retention of the Limited Incremental Change Areas** is advocated with a strong recommendation for an **extension to the boundary** of the LICA to include **Character Precinct FS12**. This would align with the northern boundary of Frankston South. Precinct FS12 is a coastal and creekside neighbourhood of environmental and landscape significance that warrants the greater protection of low density development.
3. **Supporting information** for the advocated changes is presented, based on current **State and Local Planning Policy**, with a particular focus on the Frankston South area but, by extension, it applies also to the other constrained areas shown on the 2013 LICA Map.
4. Additionally, an inclusion within the **Neighbourhood Residential Zone (NRZ)** for the areas requested to be included within the LICA is urged in any future amendment aiming to introduce the Reformed Residential Zones.

**Introduction**

1. The Draft Housing Strategy 2017 Update iterates that *"The Frankston Housing Strategy (FHS) supports the housing objectives of the Frankston Planning Scheme."*<sup>1</sup> Despite this, the elimination of the 'Limited Incremental Change Areas', as delineated in the 2013 Housing Strategy, is not considered to align with State and Local Planning Policies and Council Plans.

A selection of Planning Scheme provisions, not exhaustive, is provided in support of the retention of the 'Limited Incremental Change Areas' in the Housing Framework Plan.

**Reasons for the Retention of the Limited Incremental Change Areas inclusive of Precinct FS 12**

<sup>1</sup> Draft Housing Strategy 2017 Update, p4.

**2. Strategic justification for the discontinuance of the Limited Incremental Change Areas is not evident.**

The Municipal Strategic Statement (MSS) at **Clause 21.03 Vision and Strategic Framework** states

*A variety of living environments is encouraged in the municipality with... low density housing at Frankston South and opportunities for increased housing densities, particularly around the Frankston MAC, parts of Seaford and Carrum Downs.*

**Response:**

**The proposed expansion of the 'Incremental Change Areas' to include the former areas designated 'Limited Incremental Change Areas' would introduce medium density development into Frankston South and not retain the low density housing that is the stated housing policy for this area in the Municipal Strategic Statement at Clause 21.**

**3. A capacity analysis has indicated that over 17,000 new dwellings to 2031 can be achieved in the Frankston and Karingal Activity Centres, Substantial Change Areas and Opportunity Sites as identified in the 2013 Housing Strategy.<sup>2</sup>**

The Strategy Update 2017 reiterates these findings, declaring that *"there is adequate land supply"* in these nominated areas *"to accommodate the City's forecast population growth."*<sup>3</sup>

**Response:**

**There is no imperative for increasing the density of housing in Frankston South or in any other areas identified for 'Limited Incremental Change' in order to accommodate a growing population.**

**4. The requirement for new housing to 2026 has been downgraded substantially to 6000 in the current Clause 21.07, scaled back from the 10,200 stated to be needed in the previous MSS.**

**Response:**

**The reduced need for new housing, along with the potential for an additional housing yield with the removal of the 2- dwelling limit in the NRZ and a stated availability of land supply, indicates that future housing needs can be met without requiring infill development or multi- dwelling redevelopments in sensitive areas such as the coastal and creekside neighbourhoods of Frankston South.**

**5. Infill and multiple dwelling developments will have adverse impacts on the environmental values of Frankston South and of other suburbs.**

The MSS at **Clause 21.04 Settlement** lists as a Key Issue

*Managing urban development so as to minimise the impact on Frankston municipality's ecological and environmental values and ecosystems of creeks, wetlands, reserves, remnant roadside vegetation and foreshore.*

<sup>2</sup> Frankston Strategic Planning Unit Letter to Panel and Participants dated 28 March, 2014

<sup>3</sup> Above No 1, p 42.

**Response:**

Medium density development will exacerbate rather than minimise impacts on the sensitive ecological systems of creeks, such as Sweetwater Creek, and the coast and on the biodiversity they support.

6. The Strategic Land Use Framework Plan at Clause 21.03-4 maps the key strategic directions for future land use planning and development.  
Frankston South is identified as an environmentally sensitive area.

**Response:**

Environmental significance *compels* limits to development densities.

7. The proposed discontinuance of the Limited Incremental Change Areas as identified in the Housing Strategy 2013, which is a current reference document at Clause 21.07-3, will remove the essential buffer / transition area afforded by a corresponding application of the NRZ around waterways, wetlands, the foreshore and other areas of sensitivity including nature reserves.

**Response:**

Transition zones and vegetated buffer zones around environmentally sensitive areas may be critical to the protection of their ecological values. Clause 14.02 recognises the importance of vegetated buffers "at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values...", for example.

In creek environs, low density residential development which allows for generous setbacks and space for canopy trees and vegetation will better support this objective.

8. The preferred Neighbourhood Character of established residential areas is not upheld.

Clause 21.04 Housing in the MSS lists as a Key Issue

*Encouraging increased residential development in appropriate areas of the municipality, while retaining the character of the City's established residential areas.*

Clause 21.07 Housing reiterates the Key Issue of

*Ensuring that neighbourhood and landscape character is respected within residential areas.*

**Response:**

Precinct FS 12 is described in the Character Brochure referenced at Clause 22.08-11 as

*A coastal cliff sloping towards the beach developed with individual houses, frequently large and designed to take advantage of the coastal views. The area has a spaciousness created by the large setbacks and frequent lack of front fences. The*

*vegetation types and styles vary with many properties having established native gardens that reflect the coastal location.*<sup>4</sup> (Emphasis added)

Increased development density, as proposed for the Incremental Change Areas, typically allowing 2 dwellings or 4 units on a lot, would not respect the coastal character of the FS12 neighbourhood as described.

**9. Medium density housing is intended for areas that are in close proximity to services.**

State Planning Policy at **Clause 16.01-3 'Housing opportunity areas'** (Note: this update is not included in the Draft Strategy 2017) has the objective:

*To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*

Housing development opportunities identified at **Clause 16.01-3** are

- In and around the Central City.
- Urban-renewal precincts.
- Areas for residential growth.
- Areas for greyfield renewal.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit oriented development.

**Response:**

**Frankston South Precinct 12 and other areas mapped in the LIC Areas do not afford these opportunities for housing development.**

**10. Local Planning Policy at Clause 21.07-2 also has the objective to**

*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*

**Response:**

**Character Precinct Frankston South 12 and nearby precincts have no bus service or proximity to a railway station, no easy access to schools, a tertiary institute, church, a shopping strip, a bank or post office, a medical, dental or veterinary surgery, a hospital, particularly for residents who do not drive or are mobility-restricted.**

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<sup>4</sup> Frankston South 12 Character Statement

**Residents are essentially reliant upon private transport.**

**There are no known plans for improving public transport accessibility in this area.**

**Frankston South is a declared low density suburb due, in part, to limited access to services.**

**11. Frankston South is constrained by a number of planning overlays which restrict development.**

The cliffside and creekside areas of Frankston South, north of Sweetwater Creek, are variously subject to the Significant Landscape Overlay, Environmental Significance Overlay, Bushfire Management Overlay and Erosion Management Overlay as well as Design and Development Overlays that are detailed in **Clauses 42, 43 and 44.**

**Response:**

Such constraints indicate a limited capacity to support future housing growth. This was recognised in the Housing Strategy 2013 with the assignment of 'Minimal Change Areas' or 'Limited Incremental Change Areas.'

The Housing Strategy 2017 Update finds that '*... overlays may significantly constrain the 'yield' (number of dwellings) that can be achieved on a particular parcel of land.*<sup>5</sup>

The significant point to add is that the values to be protected, and even enhanced, by virtue of landscape and environmental overlays of this type, are found across the wide areas to which the overlays apply and are not confined to individual lots.

**12. Landscape values are a priority for retention in Frankston South**

**Clause 21.02 Key Issues: Low Density Residential Areas**

*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**... 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.** (Emphasis added)*

**Response:**

The Planning Scheme recognises that there are a number of overlapping aims that need to be achieved for Frankston South including protecting significant remnant vegetation and ecosystems, maintaining natural coastal processes and maintaining and, where possible, enhancing views and vistas.

Medium density development does not foster the protection of remnant vegetation or the maintenance of landscape values on individual sites and consequently the contribution to the retention of the wider green, treed character of the neighbourhood is reduced or lost.

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<sup>5</sup> Above No 2, p46.

### Conclusion

- The findings of a 'capacity analysis' indicate that there is an adequate land supply for new housing within activity centres, designated growth areas and opportunity sites to accommodate Frankston's forecast population growth. Expansion of the previously delineated 'Incremental Change Areas' for housing growth (2013 Housing Strategy) is not necessary.
- Areas such as Frankston South/ north of Sweetwater Creek, with significant environmental and neighbourhood constraints and a low level of residential amenity as outlined in this submission, have a limited capacity for housing change and should retain a 'Limited Incremental Change' classification.
- The proposed incorporation of the previously identified 'Limited Incremental Change Areas' (2013 Housing Strategy) with 'Incremental Change Areas' in the Draft Housing Strategy 2017 Update is not considered to be strategically justified or to align with State and Local Planning Provisions and should be reconsidered.
- The inclusion of Character Precinct FS12 within the Limited Incremental Change Areas, generally as identified in the 2013 Housing Strategy, is justified.
- A corresponding application of the Neighbourhood Residential Zone in a future amendment to introduce the reformed residential zones is appropriate for 'Limited Incremental Change Areas'.



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15<sup>th</sup> March 2018

**RE: Frankston City Council Housing Strategy**

The Responding to Alcohol and other Drugs across Frankston Mornington Peninsula Steering Committee (RAD-FMP), comprising representatives from health and community organisations, the education sector and law enforcement, would like to provide the following comment in response to the 2017 Frankston Housing Strategy.

The RAD-FMP committee supports the recommendation, **'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.'** There has been a shift away from direct government funded public housing towards use of community housing organisations as providers of social housing; however community housing providers are insufficiently resourced to meet demands. To maximise opportunities to grow social housing, strong partnerships between the public and private sector, and local and State governments are needed. A reference group comprising senior level representatives who are well-placed to make high-level decisions could assist. We recommend that the reference group also provides strategic leadership to ensure that stakeholders in Frankston best leverage on opportunities made available through the 'Homes for Victorians' Policy, such as the Social Housing Growth Fund. SalvoCare Eastern, as the leading housing support provider, would be essential to the group. The reference group could also draw on the experience of the Triple A Housing Committee which assists Mornington Peninsula Shire to improve housing outcomes in their municipality.

We also endorse the recommendation **'C3. Advocate to Places Victoria to undertake housing renewal projects within the City, particularly with the Frankston Activities Area and Karingal Activities Area.'** and envisage that this action could be led by the proposed Frankston Reference Group.

The Frankston Housing Strategy also prioritises addressing the housing needs of young people and students. Half of rough sleepers and those suffering from chronic homelessness have their first experience of homelessness when they are under 18 years. This indicates that to prevent long term homelessness, early intervention with young people at risk of homelessness is critical. A group of local youth services and housing services, through the Youth Wellbeing Stakeholder Advisory Group, have formed a Youth Homelessness Working Group who is now driving the Youth2Campaign. A summit was held last November to explore with the community and decision-makers where the solutions may lie in improving our responses to youth homelessness in Frankston. The group is now developing a campaign to advocate to State Government for resources to come to Frankston to enable some of these responses. We suggest that Council draw on the consultations and knowledge developed by

this group. As Housing support and Crisis Accommodation is one of Council's priority advocacy projects there is an opportunity to join up advocacy efforts with the Youth2Campaign to enable collective impact.

An option that currently presents itself is using some of the land that will become available as a result of the level crossing removals and improvement of Overton Road in particular. In this one area up to 12,000 square metres will become available. With access to two railway stations approximately 1 km either side of this land it is proposed that the land be used for an intergenerational co-housing project accommodating a mix of affordable and social housing. The co-housing design could adopt learnings from housing projects like 'The Commons' to achieve a small village environs.

**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.**

Information exchange already happens amongst services providers to some degree amongst existing networks; however it has been recognised that the data that is available regarding homelessness in Frankston is not very robust. The Youth Homelessness Working Group, in order to building their campaign efforts, collected existing data sets for secondary analysis and found that there were significant gaps in our data which made it difficult to present an accurate picture of homelessness in Frankston. Professor Guy Johnson from the Unison Housing Research Lab at RMIT echoed this conclusion when he presented at the Frankston Mornington Peninsula Youth Homelessness Summit. He advised that services and other stakeholders in the FMP establish common definitions of homelessness and make a stronger commitment to data collection. Good data can change social policy and influence State government funding decisions.

**F2. Consider incorporating affordable housing in the redesign and redevelopment of Council assets, such as neighbourhood houses, libraries and community centres.**

RAD-FMP strongly supports provision of a pipeline of Council assets for the purposes of delivering new community housing. To strengthen this policy position the steering committee wonders whether Frankston City Council would be willing to set aspirational targets. For example, the City of Port Phillip in their Housing Strategy has made a specific commitment to make an allocation of property and cash to an estimated value of \$30 million over the next 10 years to deliver new community housing units.

We also wonder if there is or could be a process put in place for progressively identifying underutilised Council properties suitable for community housing or mixed use development, and that this be integrated into Council's Assets Management Strategy.

With regard to the sale of Council land, the Mornington Peninsula Shire's Housing Strategy provides for options such as:

- sale of Shire land to non-profit Housing Associations at a discounted rate within the range of 15%-25% off market value
- sale of land at market rates, but then return a percentage of sale to a social housing fund to be used for social housing development.

**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.**

The steering committee agrees that we need to better identify best practices and innovations being achieved in affordable housing and improve dissemination of knowledge. RAD-FMP could support Council efforts to facilitate improved communications regarding the work coming out from the Unison Housing Research Lab at RMIT and initiatives being delivered through the University of Melbourne, such as 'Transforming Housing: Affordable Housing for All'. This is a project aimed at facilitating collaborations with industry, government and philanthropic organisations. The project team hosts workshops to facilitate networking opportunities for industry, government, NGOs and researchers.

Intergenerational co housing should also be considered as a way in which to demonstrate to developers a more appropriate form of housing development that would match to the average size of families and their predicted needs as well as embrace the philosophy of 'it takes a village to raise a child' thereby improving health and wellbeing outcomes overall.

**F5. Broker partnerships, as appropriate, between developers and social housing providers in the redevelopment of strategic sites throughout the municipality.**

RAD-FMP steering committee advocates that development proposals should assist in meeting the housing needs for all income levels in the population of Frankston. Projects that include a portion of tenants who would qualify for public housing should be considered to deliver a greater community benefit than those that do not. Diverse and mixed housing developments promote improved public health and social outcomes compared to large public housing developments. Although the primary responsibility for the provision of social housing lies with State and Federal government, Council can play an important role in brokering partnerships to enable improved social and affordable housing options. RAD-FMP Steering Committee suggests that recommendation F5 could be strengthened if the Housing Strategy incorporated some of the approaches set out in neighbouring municipality policies. For example, Port Phillip Council aims that 20% of new dwellings within multiunit developments include affordable housing, including a significant component of social housing; MPS has a statement of intent in its strategy that larger residential developments should set aside 20-33% for social housing.

To promote partnerships with developers, the steering committee also recommends that incentives be offered. For example the Council could have a policy to fast track planning applications that include social housing or waiver planning fees for applications that include social housing.

Council may also want to consider engaging the expertise of one of the nine Housing Associations that operate in Victoria, whose specific focus is to expand social housing through the purchase or construction of new housing using a mix of government funds and private sector investment.

**F6. Provide information to Council's Statutory Planners regarding the affordable housing needs of the City, to use in negotiations with developers.**

**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.**

With regard to above recommendations **F6 and F7**, we agree that Council's Statutory Planners need accurate information about the housing needs of the municipality to use in negotiations with developers. We also suggest that information regarding affordable housing needs could be used by Frankston City Council to set targets regarding social housing. For example in neighbouring municipalities, Port Phillip has a target of maintaining social housing levels at 7.2% of total housing stock; MPS has a 10-year target to increase social housing to a minimum of 3% of their total housing stock by 2021.

This information could also be used to inform the appropriate target number of rooming house beds for the City of Frankston. RAD-FMP also supports making the registration requirements for known rooming houses more robust, and the development of strategies that could improve their management. It is well known that some rooming house owners poorly manage their facilities, which are often housing people with highly complex needs. Improved communication between boarding housing, services and Council, along with resources to better respond to the complex needs of those in these boarding housing, may also assist to improve outcomes for those housed in these circumstances and reduce their impact on public amenity.

SalvoCare Eastern has also suggested that a rooming house closure strategy is needed to improve the management of tenants pending eviction before a rooming house is shut down.

**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.**

We strongly advocate for united approaches and strong relationships between stakeholders tasked with responding to our vulnerable populations experiencing homelessness. This includes housing providers, Council and Police, who are tasked with either responding to the housing needs of vulnerable populations or community concerns regarding people sleeping rough. The NSW Government has developed protocols to guide local government and police responses to homeless persons in public place. A similar or an expanded policy approach may assist in facilitating complimentary approaches to responding those who are particularly vulnerable and homeless in the Frankston municipality.

*For further information, please contact:*

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Frankston/Mornington Peninsula



**Primary Care Partnership**

**Attachment D**

Draft 'Refresh' Frankston Housing Strategy 2017 Submission Summary and Officer Response

<u>Themes</u>	<u>Number of Submissions</u>	<u>Summary of Issues</u>	<u>Officer Response</u>
Draft Housing Strategy Issues	Submitter 1, 2, 11, 17	<p>The Council need to decide on how they control growth, not State Government.</p> <p>The Draft Strategy needs to be consistent with the current SPPF, LPPF &amp; the MSS.</p> <p>The 'new' residential zones were a positive step but flawed. With the Reformed Zones, Council needs to discuss with DELWP on the best approach.</p> <p>The Housing Framework Plan is not considered to present an equitable distribution of the</p>	<p>The reformed zones seek to limit growth in areas where change and intensified built forms are not desirable for various reasons including impacts on neighbourhood and landscape character.</p> <p>The Draft Frankston Housing Strategy has been updated with the current SPPF, LPPF and the MSS. This is to be consistent with the approval of Planning Scheme Amendment C100.</p> <p>The adoption of the Draft Frankston Housing Strategy provides Council with strategic justification for determining the location and application of the reformed residential zones.</p> <p>Council needs to apply the reformed residential zones consistent with guidelines</p>

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		<p>future population growth with corresponding increased new housing in the residential areas outside the two major activity centres.</p> <p>It is acknowledged that housing growth is required across Melbourne and that Council, via its Housing Strategy 2017, must meet its obligations in this regard.</p>	<p>developed by DELWP. In order to undertake this, Council has prepared and exhibited the Draft Frankston Housing Strategy as a tool to assist Council in applying the reformed residential zones.</p> <p>The intent of the Draft Frankston Housing Strategy is to ensure that appropriate housing typologies can be provided in the right locations. It has considered changes to household sizes and family composition, household incomes and different housing desires – either to be located close to services and public transport or to have a large property away from major centres.</p>
Housing in Langwarrin	Submitter 2, 5	<p>Concerns regarding Langwarrin’s education facilities being at capacity due to infill and high density development around the Langwarrin area which already strains existing traffic volumes. Further consideration should be given to planning for possible</p>	<p>C5 of the Implementation Plan from the Draft Housing Strategy advocates to State Government to attract funding/grants for local housing projects and studies to identify local development constraints. This would include education facilities.</p>

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		<p>future school sites.</p> <p>A petition signed by owners of 27 of the 45 properties within a certain area of Langwarrin requesting that Council consider this area for inclusion in the General Residential Zone and removal of the Design and Development Overlay, Schedule 4.</p>	<p>Based on current demographic information and future projections of population growth and housing demand, there will be a demand for an additional 1,406 dwellings in Langwarrin and Langwarrin South over the next 20 years. This figure is able to be accommodated within the current General Residential Zone areas of Langwarrin and Low Density Residential Zone Langwarrin South.</p> <p>Council officers do not support a rezoning of the area specified in Submission 5 due to the above reason and due to the area's close proximity to the Flora &amp; Fauna Reserve. More justification and evidence is needed to support this rezoning proposal. Petition noted.</p> <p>It noted that Submitter 5, on behalf of the 27 landowners is</p>
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			lodging a request to prepare a Planning Scheme Amendment to Council in the near future.
Housing in Seaford	Submitter 2, 18, 22	<p>Supports the removal of Substantial Change Area from the Seaford station area &amp; supports Substantial Change in the Belvedere Activity Centre.</p> <p>Understands that Council needs to accommodate growth but needs to consider Seaford's neighbourhood character</p> <p>Object to more land being built upon, especially in the vicinity of the Seaford Wetlands where land is also flood prone.</p>	<p>Support is noted.</p> <p>Seaford has access to a range of services (such as the train station) and shops and therefore is considered an appropriate location for a mixture of single dwellings and medium density housing, provided they respond appropriately to the existing neighbourhood character.</p> <p>The land surrounding the wetlands is to remain General Residential Zone with the existing flood overlays in place. Council acknowledges that this area is in need of additional protection. It is therefore recommended that, Council investigates whether there is strategic justification in</p>

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		<p>Land bounded by Frankston-Dandenong Rd, The Freeway and Klauer St could provide higher density.</p>	<p>applying a Design and Development Overlay within the Wetlands environs. This would form part of the Implementation Plan.</p> <p>Council notes the suggestion regarding the land bounded by Frankston-Dandenong Road, the Freeway and Klauer Street. Construction of three storey apartment buildings is now permitted within the General Residential Zone. As such, the area in question is now able to support higher density development.</p>
Housing in Carrum Downs	Submitter 2, 3, 8	<p>The Substantial Change Area in the north east part of Belvedere Activity Centre is not supported (Fulmar, Turnstone &amp; Fernwren).</p>	<p>The suggestion that the north east part of Belvedere Activity Centre area should remain as General Residential Zone is noted. This area is part of the walkable catchment of the Belvedere Park shopping centre. The recommendation to rezone the specified area to Residential Growth Zone is therefore considered by Council officers to</p>

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		<p>Object to any development which leads to more traffic and Concern over parking and emergency vehicle access as Fulmar Street is the only entry point for any type of vehicle.</p>	<p>be appropriate.</p> <p>All planning proposals impacting on traffic and car parking are assessed against the car parking provisions of the planning scheme. Any concerns regarding traffic and car parking may be reasonably addressed through permit requirements.</p>
Housing in Frankston North	Submitter 2, 4, 6, 24	<p>Support Substantial Change in the south east part of Belvedere Activity Centre. In particular there are substantial opportunities for development along the Frankston-Dandenong Road interface.</p> <p>Council needs to enforce property clean up and restrict the amount of investment property in the area, in particular Frankston North.</p>	<p>Support noted. The area south east of Frankston-Dandenong Road is part of the walkable catchment of the Belvedere Park shopping centre. As such, substantial change in the south east part of Belvedere Activity Centre is considered by Council officers to be appropriate.</p> <p>Council can only enforce the clean-up of property if a complaint is lodged with Council's Local Laws department.</p>
Housing in Karingal	Submitter 2, 7, 15	<p>Substantial Change Area not supported along the Cranbourne Rodd and Peninsula Link</p>	<p>While new development may bring additional traffic, all planning proposals impacting on</p>

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		<p>intersection due to the potential for increased traffic and parking congestion at Karingal Hub. Proposal of adding a Commercial zone opposite Karingal Hub on Cranbourne Road is not logical.</p> <p>Substantial Change area connecting the Hub to Ballam Park is supported.</p> <p>Does not support high density development within Karingal or Langwarrin. Future development should remain restricted to three storeys (no substantial change along Cranbourne Road)</p>	<p>traffic and car parking are assessed against the car parking provisions of the planning scheme. Any concerns regarding traffic and car parking may be reasonably addressed through permit requirements.</p> <p>The commercial and housing needs and future growth in the Karingal area are addressed in the Karingal Major Activity Centre Structure Plan which was adopted by Council on 4 April 2013.</p> <p>Rather than applying the Commercial 1 Zone along Cranbourne Road opposite the Karingal Shopping Centre, The Mixed Use Zone would provide modest opportunities for housing growth and diversity with a mixture of single dwellings, dual occupancies and town houses while respecting existing neighbourhood character in the areas highlighted in this</p>
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		<p>Opposition to Substantial Change Area on Taketa Crescent, Frankston as any high density development would lead to more traffic and reduce the liveability and affect the neighbourhood character of the street.                  Concerned of social housing and issues relating to it.</p>	<p>submission. The same will apply to the Residential Growth Zone.</p> <p>The suggestion that the Taketa Crescent of Karingal Activity Centre area should remain as General Residential Zone is noted. This area is part of the walkable catchment of the Karingal Hub. The recommendation to rezone the specified area to Residential Growth Zone is therefore considered by Council officers to be appropriate.</p> <p>The assumption that there is a direct link between more intensive housing and social issues is not borne out by experience elsewhere in metropolitan Melbourne.</p> <p>All planning proposals impacting on traffic and car parking are assessed against the car parking provisions of the planning scheme. Any concerns regarding</p>
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			traffic and car parking may be reasonably addressed through permit requirements.
Housing Density around Kananook Station	Submitter 2	Proposed development within substantial change area around Kananook Train Station requires very detailed documents to adequately address traffic management and waste management objectives.	Advice noted. Within the proposed Amendment to implement the recommendations of the Housing Strategy, a Development Plan Overlay will be proposed for the site. This would require any Town Planning applications for any development proposed to meet requirements, in particular, traffic management and waste management. This proposed overlay can be tested at Panel.
Seaford Wetlands	Submitter 1, 10, 11, 18	Does not support the removal of the Minimal Change area surrounding the Seaford Wetlands. Intensified development of residential land immediately abutting the wetlands needs to be sensitively managed and, ideally, should be disallowed. Submitters recommended the provision of a 100 metre Neighbourhood Residential Zone buffer to	The Seaford Wetland is considered to be sacred in Frankston. However, the existing overlays are limited to the Land Subject to Inundation Overlay and Environmental Significance Overlay and are mostly found within the wetlands property and not the abutting residential land. The Minimal Change area surrounding the Wetlands was removed due to the lack of justification that the Panel assessed in C95. The Panel did comment that more research could be done.

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		<p>address this issue.</p> <p>Submitters strongly urged that Minimal or Limited Incremental Change Areas should be reinstated around waterways, wetlands and sensitive areas with a future application of NRZ allowing maximum two storeys and a mandatory garden area.</p>	<p>Council acknowledges that this area is need of additional protection. To address this issue, further investigation is recommended as part of the Strategy’s Implementation Plan. This will explore the strategic justification in applying a Design and Development Overlay within the Wetlands environs.</p>
<p>Higher Density Housing in Frankston</p>	<p>Submitter 2, 17, 18, 20</p>	<p>Higher density areas will bring about a lot of problems such as lack of parking, noise and crime.</p>	<p>The assumption that there is a direct link between more intensive housing and social issues is not borne out by experience elsewhere in metropolitan Melbourne</p> <p>All planning proposals impacting on traffic and car parking are assessed against the car parking provisions of the planning scheme. Any concerns regarding traffic and car parking may be reasonably addressed through permit requirements.</p>

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		<p>The apartment market is coming to a halt and the impact of not providing residential targets within the FMAC should be considered.</p> <p>Figures 37 and 41 largely ignore the key employment and density opportunities for Frankston. Higher density should be provided for areas surrounding:</p> <ul style="list-style-type: none"> <li>• The Hospital and Monash University</li> <li>• Along Beach St, out to Cranbourne Rd.</li> <li>• Further East along the train line route past Monash University.</li> </ul>	<p>The population within the FMAC is forecasted to increase from 3,597 to 4,209 in 2021. The Council Plan 2017 to 2021 aims to provide 1000 dwellings within the Frankston Metropolitan Activity Centre (FMAC).</p> <p>The recommendations in Planning Scheme Amendments C123 and C124 propose to implement zones which facilitate higher density. These include:</p> <ul style="list-style-type: none"> <li>• Mixed Use Zone near Monash University &amp; the Hospital precinct.</li> <li>• Residential Growth Zone along Beach Street within the FMAC. This will cater enough high-density that is in walkable distance to the Frankston Station.</li> <li>• Commercial 1 Zone along Cranbourne Road between the central part of the FMAC and the Power Centre site.</li> </ul>
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		Frankston needs a bold plan to make itself the standout destination in Melbourne.	Submission about a grand plan for Frankston Central is noted.
Incremental Change Areas	Submitter 1	Incremental Change Areas need to respect neighbourhood character. The Frankston Planning Scheme currently lacks at achieving this.	Noted. Council is conducting a review of the Neighbourhood Character Policy. Once this has been undertaken, it will go out for Community Consultation.
Limited Incremental Change Areas – Frankston South	Submitter 9, 11, 12, 27	<p>The proposed elimination of the Limited Incremental Change Area (LICA), for which the Neighbourhood Residential Zone (NRZ) was intended, is not strategically justified and not aligned with current State and Local Planning Policy.</p> <p>Retention of the identified LICA (LICA) is urged with a recommended extension to align it with the northern boundary of Frankston South to encompass the coastal Character Precinct FS12. A corresponding application of the NRZ is advocated.</p> <p>The findings of the capacity</p>	<p>Under the lapsed Planning Scheme Amendment C95, the Limited Incremental Change Area to be rezone as Neighbourhood Residential Zone (NRZ) was not supported by Panel for various reasons. A key concern was that the NRZ was applied with Schedules to restrict building height and which, in many instances, conflicted with the existing Design and Development Overlay (DDO), Schedule 8 (DDO8) and Schedule 9 (DDO9).</p> <p>The Panel for C95 felt that the</p>

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		<p>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.” Added housing for population growth in LIC Areas is not needed.</p> <p>Proposals in the Update 2017 for increased residential development in Frankston South north of Sweetwater Creek, by the proposed inclusion in the Incremental Change Area and retention of the current default General Residential Zone is not supported.</p>	<p>multitude of existing schedules to the DDO and Significant Landscape Overlay (SLO) already restricted and protected these residential areas in site specific ways. Additionally, the Panel felt that introducing the NRZ with different boundaries would only confuse and work against the site responsive provisions of the existing DDO and SLO that apply to this area. In this location the Panel found that while the policy may be to direct minimal change, the statutory mechanism to achieve this is to retain the more detailed and site response overlays that apply to this area.</p>
<p>Substantial Change Area along Nepean Hwy Seaford</p>	<p>Submitter 2, 10, 18</p>	<p>Concerns regarding the proposed Substantial Change areas along Nepean Hwy. This is due to the infrastructure and environmental constraints.</p> <p>MSS policy statements confirm that there is no imperative for</p>	<p>Concerns noted.</p> <p>During the informal exhibition period of the draft ‘Refresh’</p>

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		<p>new housing at the highest density level along Nepean Highway because of environmental significance. The Residential Growth Zone for the Seaford coastal strip is not supported.</p>	<p>Housing Strategy, the State Government introduced General Residential Zone, Schedule 3 (Frankston-Seaford Coastal Strip) which transitioned the previous 11m height limit to the present height limit on the lots facing Nepean Highway. Therefore no rezoning is required.</p> <p>The updated Housing Framework Map will be amended to show the area between Nepean Highway to Kananook Creek to Incremental Change.</p>
Affordable Housing	Submitter 16, 17, 23, 25, 26, 28	<p>The Council needs to realise that more housing doesn't necessarily equate with affordable housing</p> <p>The proposed Inclusionary Zoning threshold for public, social and community housing should be significantly increased: to at least 15%, as in South Australia.</p>	<p>Council notes that more housing does not equate with affordable housing.</p> <p>Within the draft Strategy, Council is proposing an Inclusionary Zoning model; where 5% or 1 out of 20 of dwellings constructed requires being social housing. These dwellings would be proposed within mixed-use/residential developments that are expected to occur in the</p>

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		<p>Rooming house beds and numbers are not to be limited</p> <p>This Strategy is used as an opportunity for making policy changes to improve the situation with regard to emergency housing and that more discussion, detailed practical responses and better provision of emergency accommodation should be incorporated into the Strategy, particularly for single people.</p> <p>Council should investigate the Mobile Home Tiny Houses project.</p>	<p>Mixed Use Area near Kananook Station and Road Transport (VicRoad) land near Skye-Overton Road intersection.</p> <p>Registration of rooming houses should be encouraged in the interests of compliance and safety</p> <p>However Council aim is to have less reliance on rooming houses as providers of emergency housing. Rooming houses are not considered to be an appropriate option for many people seeking emergency accommodation. More suitable alternatives must be explored.</p> <p>Council will be part of a State Government initiative to conduct Social Housing on a State Government site where Council is proposing a Mixed Use Zone. VicRoads have undertaken a similar initiative in the suburb of Maidstone where Tiny Homes</p>
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		SalvoCare Eastern Homelessness & Support Services Frankston welcomes the Draft Frankston Housing Strategy and looks forward to working more collaboratively with Frankston Council to reach the most marginalised members of the Frankston community.	were set up in road reserves.  Collaboration is noted and supported.
Schedules to Zones	Submitter 18	Schedules attached to zones need to define maximum building heights etc. Minimum garden requirements need to be at least 35% when a building is proposed to be more than 8 metres.	While Council can propose Schedules to the Zone to facilitate more prominent requirements than standard ResCode. Council does not have the ability to amend or provide an alternative Minimum Garden Area Requirement.
Minimal Change Areas	Submitter 17, 18	Areas marked for minimal change in Frankston South do not go far enough. Submitters would like to see it extended from Baden Powell Drive down towards the Nepean Highway.	The Minimal Change areas that are proposed to be rezoned Neighbourhood Residential Zone are within the areas of Design and Development Overlay, Schedule 1, 2, 3 and 7, which already have mandatory requirements that can be easily transitioned to the NRZ.

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		<p>The retention of the Design and Development Overlays currently afford little protection, but they do give some protection and recognise that neighbourhood character needs preserving.</p>	<p>The DDO8 and 9 are to remain as they are discretionary controls that still require development within the General Residential Zone to respect the neighbourhood character.</p>
Sweetwater Creek Valley	Submitter 13, 14	<p>Disappointed that Sweetwater creek environs may be affected by all of the back garden 2 storey developments that are popping up. The DD09 in the area was set for a reason to protect nature, wildlife and keep the character in line with the green belt.</p> <p>Concerned that the Housing Strategy Update 2017 changes the designation of a large area of the Sweetwater catchment from "limited incremental change area" to "incremental change area".</p> <p>Don't believe the Design and</p>	<p>There are existing controls in place to protect the environment of the Sweetwater Creek valley (The Design and Development Overlay Schedule 8). There is an also current control that seeks to further protect the environs of the Sweetwater Creek Valley by strengthening existing control (Design and Development Overlay Schedule 9).</p> <p>Under the lapsed Planning Scheme Amendment C95, the Limited Incremental Change Area to be rezone as Neighbourhood Residential Zone (NRZ) was not supported by Panel for various reasons. A key concern was that the NRZ was applied with Schedules to restrict building</p>

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		Development Overlays will protect the area, as shown by some VCAT decisions, where the DDO's are seen only as aspirational.	height and which, in many instances, conflicted with the existing Design and Development Overlay (DDO), Schedule 8 (DDO8) and Schedule 9 (DDO9).
Long Island	Submitter 21	Support Council's recommendation that Gould Street – Long Island be designated as a Neighbourhood Residential Zone	Support for Council's recommendation noted.
Building Heights	Submitter 19	Allowing high rise development along the beach side of Nepean Highway would be ugly and not allow for further development and views of the CBD side of Nepean Hwy. Height restrictions need to be put in place ASAP for the beach side of Nepean Highway.	Concern noted. Amendment C123 to the Frankston Planning Scheme proposes preferred height limits within the central part of Frankston Metropolitan Activity Centre. This has been adopted by Council in April 2018 and will be approved by the Minister for Planning late 2018.

REPORT

# ‘Refresh’ Housing Strategy Engagement

*Frankston City Council*

FINAL, 15 JANUARY 2018

## Privacy

Capire Consulting Group and any person(s) acting on our behalf is committed to protecting privacy and personally identifiable information by meeting our responsibilities under the *Victorian Privacy Act 1988* and the *Australian Privacy Principles 2014* as well as relevant industry codes of ethics and conduct.

For the purpose of program delivery, and on behalf of our clients, we collect personal information from individuals, such as e-mail addresses, contact details, demographic data and program feedback to enable us to facilitate participation in consultation activities. We follow a strict procedure for the collection, use, disclosure, storage and destruction of personal information. Any information we collect is stored securely on our server for the duration of the program and only disclosed to our client or the program team. Written notes from consultation activities are manually transferred to our server and disposed of securely.

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## Consultation

Unless otherwise stated, all feedback documented by Capire Consulting Group and any person(s) acting on our behalf is written and/or recorded during our program/consultation activities.

Capire staff and associates take great care while transcribing participant feedback but unfortunately cannot guarantee the accuracy of all notes. We are however confident that we capture the full range of ideas, concerns and views expressed during our consultation activities.

Unless otherwise noted, the views expressed in our work represent those of the participants and not necessarily those of our consultants or our clients.

'REFRESH' HOUSING STRATEGY ENGAGEMENT, FRANKSTON CITY COUNCIL, FINAL,

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# 1 Introduction

## 1.1 Background

Frankston City is steadily growing and with this population growth comes a need to plan sustainably. The Frankston Housing Strategy (Strategy) provides a framework for housing growth and provides guidance to inform both strategic and day-to-day decision making within Frankston City.

Frankston City Council (Council) has completed a draft 'refresh' of the Strategy which focuses on likely population growth and housing demands to 2036. Capire Consulting Group (Capire) was contracted by Council to deliver public consultation to gain feedback from the community and housing providers to understand key issues around the provision of housing in the municipality.

The objectives of the engagement were to:

- conduct a community engagement process that reaches a wider section of people than with previous engagements
- obtain community and stakeholder views regarding different housing options, affordable/social housing and the distribution of low, medium and high-density housing
- engage with both community and Councillors for input into the refreshed Housing Strategy.

The approach used by Capire to meet these objectives is summarised below in Section **1.3 Methodology**.

'REFRESH' HOUSING STRATEGY ENGAGEMENT, FRANKSTON CITY COUNCIL, FINAL,

## 1.2 Consultant's observations

Throughout the community engagement program, Capire observed the following:

- It is sometimes hard to engage with people on a topic that is not a 'hot topic', especially on something as complex as planning controls.
- The community pop-ups were useful for raising awareness of the strategy and helped to build the capacity of interested community members to have a better understanding of planning matters. The presence of Council officers and the expert advice they provided was beneficial to raising awareness and for community capacity building.

## 1.3 Methodology

Capire undertook a mixed method approach to capture a variety of responses and to reach a broad cross-section of the community. This included:

Activity	Description
Councillor briefing meeting	Capire briefed Frankston City Councillors on Monday 30 October, 6-7pm about the community engagement process and to illicit feedback from the Councillors.
Community information pop-up sessions	Capire worked with Council's strategic planning team to deliver two community information pop-up sessions. The sessions were designed to raise awareness of the draft Strategy among the community by 'popping up' at two community events: <ul style="list-style-type: none"> <li>• Seaford Farmers' Market, Sunday 19 November, 10am-1pm</li> <li>• Frankston Sunday Market, Sunday 26 November, 10am-12pm</li> </ul>

	<p>Large maps showing the change areas were displayed, along with the Executive Summary of the Draft Strategy. A Frequently Asked Questions information sheet, containing the link to the online survey was also distributed.</p> <p>At Seaford, we spoke to 28 people. Due to poor weather conditions at Frankston, we spoke to 7 people.</p>
Meet the planner	<p>Capire supported Frankston City Council planners to deliver an 'open house' session where members of the community could come and talk to a planner about an area of specific concern within the Draft 'Refresh' Housing Strategy.</p> <p>The session was held on Tuesday 21 November, 6pm-7:30pm at Frankston City Council. 5 people attended the session.</p>
Online survey	<p>Using SurveyMonkey, an online survey was designed and linked to Council's Have Your Say page. Accompanying the survey was the Draft Strategy, the Executive Summary, Frequently Asked Questions, and maps of the changed areas.</p> <p>The questions were predominantly open-ended questions, with only the demographic questions using checkboxes.</p> <p>The survey remained open until 22 December 2017. In total, 32 surveys were completed.</p>
Formal submissions	<p>Residents were invited to formally submit their feedback on the Draft Strategy via an online feedback form or via email to the project team.</p> <p>In total, 27 submissions were received throughout the engagement period.</p>

The findings of these activities are summarised in Section 2 Findings.

'REFRESH' HOUSING STRATEGY ENGAGEMENT, FRANKSTON CITY COUNCIL, FINAL,

## 2 Findings

### 2.1 Councillor briefing meeting

Capire provided a briefing to Councillors about the community engagement process and to illicit feedback from the Councillors at a meeting on the 30<sup>th</sup> October 2017 from 6.30-7.30pm.

The following is a summary of the key issues raised at the meeting:

- One question was raised as to whether the width of roads was adequate to accommodate the housing increase. This was seen as important due to a limit of off-street parking.
- There will be a future focus on Neighbourhood Character after the adoption of the planning scheme amendment which will be a 12-month process.
- Councillor Aitkin opposed the Substantial Change Area in the Belvedere Neighbourhood Activity Centre due to there being only one local shopping centre in the area.
- The area abutting the wetlands will require protection. Areas below the flood line are proposed to be included in the minimal change area.
- In regard to the proposed high density change areas there is a need to address the provision for public transport and to develop a plan for it. The strategy is responding to this through concentration of new housing in mixed use activity centres.
- A question was raised regarding what the Housing Strategy would look if they only had to provide for half the forecast growth as indicated by population forecast data. It was acknowledged that no changes would be needed.
- A question was raised as to whether revenue would be provided from the sub-division of lots.

- A comment was made that there is capacity to provide for growth in existing backyards versus providing concentration within activity centres. There was concern about potentially increasing the population unnecessarily and causing greater impact on traffic and infrastructure.
- It was suggested to provide a hard copy of the survey at community centres and community houses.
- It was also recommended that one of the pop ups be held at the Frankston Sunday Market.

## 2.2 Community information pop-up sessions

The pop-up sessions were an opportunity to help build the community's capacity to understand the Housing Strategy and planning policy more broadly. They provided an opportunity for Council to reach a wider section of people than they have done in previous engagement activities. Those who attended the pop ups had a genuine interest in the provision of housing across the municipality in the coming years, and how it might impact their own properties, as well as the look and feel of their neighbourhoods.

Most people spoken to were concerned about high density housing and the impact that it could have on the existing residential and retail areas. People were particularly concerned about high rise developments along the Nepean Highway. Some participants suggested concentrating high density housing around train stations and on corner blocks only to protect existing neighbourhoods. Several people were worried about the impact that medium density housing would have on car parking and road safety in residential areas. Participants saw a direct correlation between an increase in housing and the need to provide better infrastructure to support the increase.

When discussing future housing in the Frankston municipality, participants hoped that equal consideration would be given to the development of affordable housing, as well as private dwellings. Environmental sustainability in design and construction was also a focus of people's concerns. It was felt that there should be more sustainable building standards for new buildings and developers should be encouraged to build 'green'.

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## 2.3 Meet the planner

A 'Meet the Planner' session was held on Tuesday, 21 November 2017 at 6pm to 7:30pm.

Five (5) people attended.

The following is a summary of the issues raised at the 'Meet the Planner' session:

- Rooming houses to be kept to a minimum.
- Residential growth is not supported in northern parts of Karingal.
- Residential growth is supported in the northern parts of Belvedere.

## 2.4 Online survey

This section summarises the feedback provided through the online survey by questions.

Overall, the feedback on the draft housing strategy from the online survey had slightly more participants with negative feelings toward the strategy refresh. The negative feedback, however, focused on national trends in population growth and an increase in development to accommodate this growth and not necessarily at the specifics of the refresh. Many participants did comment on specific aspects of the strategy with the most common themes being:

- Make sure future development is in-line with Council's vision for housing and that it respects local character.
- Ensure housing development does not impact green space and the natural environment.
- Infrastructure and services must match housing growth.
- The community are divided as to whether more social housing should be provided in Frankston City Council.

### Participant demographics

In total 31 people participated in the online survey, however the number of responses for each question varied.

### Participant suburb

Shown in Figure 1 are the suburbs of residence for survey participants with Frankston South being the most common suburb of residence with 10 participants.

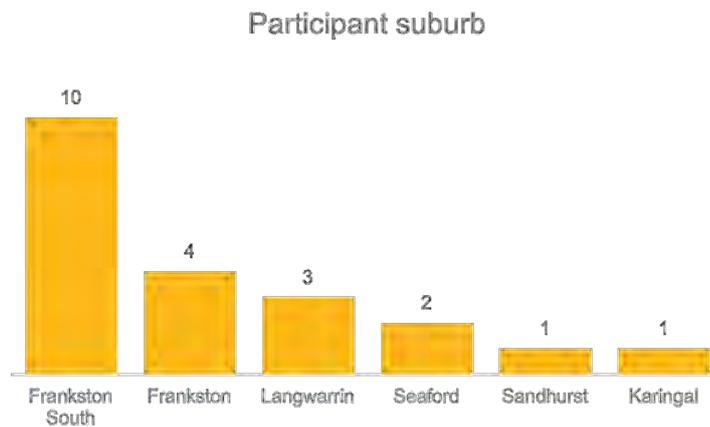


Figure 1: Participant suburb

### Home ownership status

Participants indicated what their home ownership status was such as whether they owned their home or rented a property. In total, 20 participants owned their home while one participant rented their home.

### Gender

Shown in Figure 2 is a breakdown of the participant's gender. Slightly more females took part in the survey than males.

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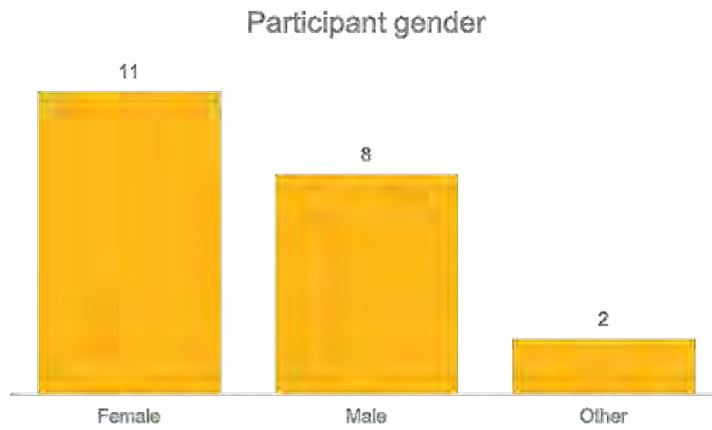


Figure 2: Participant gender

### Participant age

Shown in Figure 3 is a breakdown of the participant's age, with the most common age group being 35-44 years with eight participants.

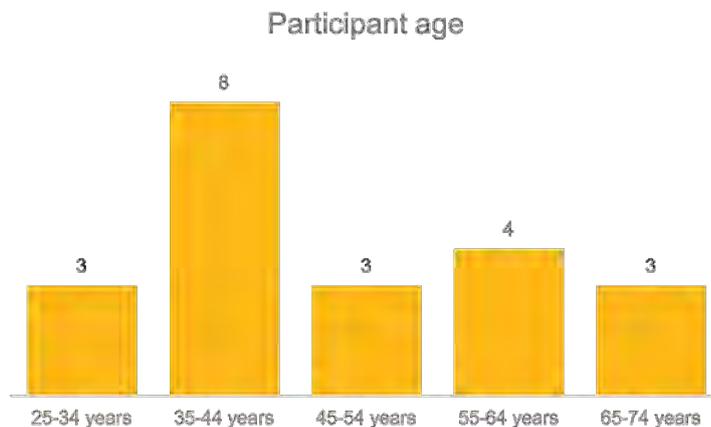


Figure 3: Participant age

### Survey responses

This section provides an overview of the survey responses by questions. The list of survey questions is provided in Section 3.1 Appendices.

#### **Question 1: Overall feedback on the 'Substantial change areas' increasing maximum height from three to four.**

Overall, more participants opposed the proposed changes than supported them. However, a significant portion of participants supported the proposal or chose not to provide a response to this question. Below is a summary of the participant's feedback grouped thematically.

#### Opposed the proposal due to concerns about increasing the population

Some participants believed that the area is already experiencing pressure due to a high population which is impacting traffic, parking and other infrastructure such as hospitals. They opposed the proposal as they felt it would add further pressure to the area's infrastructure.

#### Opposed the proposal due to amenity impacts

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Some participants believed an increase in height would impact on the area's amenity, including its 'look' and 'feel'. They said that the height would produce more shadows over neighbours and increase incidents of overlooking. Additionally, they believed it could change the village look and feel of the area.

Opposed the proposal due to environmental impacts

Some participants believed the proposal will reduce areas of the 'natural environment' particularly the beach areas and bushland due to increased development.

Support the proposal

Some participants supported the proposal without providing a reason or they had no specific feedback to provide on the proposal.

Support the proposal with conditions

Some participants supported the proposal on the following conditions:

- Future development needs to be in line with the area's vision which should respond to the natural environment and neighbourhood character.
- Other infrastructure needs to be provided alongside the growth in population.

**Question 2: Council are considering applying a set of 'inclusionary zoning' formula to new dwellings in the 'Substantial Change Areas' to allow for a mix of public and private housing, including social housing.**

Participants both supported and opposed the proposal to apply a set of 'inclusionary zoning' at a similar level. For those that supported the proposal the main reasons were:

- There is a strong need for more social housing in Victoria and increasing housing prices will mean more people will need social housing in the future.
- Mixing private and social housing together is a better method of development as it avoids creating 'ghettos'.
- Many developers are making lots of money and should give back to the community.

For those opposed to the proposal, the main reasons were:

- Frankston already has lots of social housing so it would be better to build some in another area with better access to jobs and services.
- The social housing in Frankston is in a state of disrepair and more social housing may also fall into a state of disrepair.
- It could reduce housing values.

Others did not comment on the proposal but still provided general feedback on housing development in the area. Their comments were:

- Increasing the amount of residential development will improve the area.
- More residential development will only benefit developers and reduce the amenity of the area.

**Question 3: In the draft refreshed strategy 'Incremental Change Areas' allow for a variety of housing types, including some medium density housing developments, provided they respect the character of the neighbourhood.**

Overall, more participants opposed the proposed changes than those who supported them. Below is a list of participant's feedback grouped thematically.

Oppose changes due to impact on neighbourhood feel and amenity

Many respondents believed that including some medium density housing will change the 'feel' of the areas. They commented that the area is already too busy and adding in more medium density will further impact on things such as traffic and parking availability as well as make the area too dense and busy. Additionally, one participant said, 'medium density housing should be in areas with access to employment near the city and not in Frankston'.

Oppose changes due to impact on water flows

Some participants are concerned that increased density will increase the proportion of paved/impervious surfaces and negatively impact on storm water flows. A few participants were particularly concerned about the impact run-off could have on the Sweetwater Creek.

Support changes with conditions

Often participants supported the proposal with some conditions. These conditions were:

- providing there is a limit of two-storeys

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- it does not allow for multi-apartment buildings
- development aligns with the plan's vision
- sufficient communal green space remains in these areas.

#### Support changes in full

Some participants completely supported the changes without any conditions.

#### **Question 4: Do you have any additional suggestions about how Council can manage housing density in the future?**

There were several themes across all of the participant's suggestions as to how Council can manage density in the future. These are detailed below. Of note, many participants opposed an increase in density and managing that density outright.

#### Consider environmental impacts of density and supply of green space

Often participants commented that all increases to density must not impact on the environment or detract from green spaces and parklands. One participant noted that 'Europe has a large population however when you drive through it does not feel overwhelming as they leave large green areas around and throughout the towns.' Additionally, participants were concerned that increased density could impact on the local flora and fauna.

#### Encourage density in appropriate areas

Many participants believed that Council should encourage density in areas that can accommodate an increase in population such as those close to public transport and employment opportunities. One suggested 'rezoning old industrial areas close to rail in the CBD'; while another said, 'concentrate housing density in the FMAC and KAC – not in the suburbs'. In addition, one participant commented that 'there are some places on the fringe [of the map] that could have smaller lots, doing so would increase density and rates'.

#### Discourage density in traditional low-density areas

Many participants believed that Council should not allow density increases in traditionally low-density areas. They felt that these areas should not undergo subdivisions so that there can only be one dwelling per block.

**Question 5: The proposed 'Minimal Change Areas' will require developments in these areas to be designed in line with the specific characteristics of the neighbourhood.**

Participants made a few comments on the minimal change areas. Some participants, however, were unsure of what 'designed in line with the specific characteristics of the neighbourhood' meant and did not feel comfortable making comments. Similarly, some participants did not comment on the content of the zones and instead suggested that the minimal change area be extended to include more properties. The most common comments made on the areas were:

- Requiring developments to be designed in line with neighbourhood characteristics is a must.
- This is good as it would not allow medium density or double storey developments.
- Ensure minimal change areas cover wetlands and other natural areas.

**Question 6: Do you think the new 2017 Housing Framework Map (below) should be included in the Municipal Strategic Statement?**

In general, more participants supported the inclusion of the new 2017 Housing Framework Map in the Municipal Strategic Statement than those who opposed it. Some participants would support the inclusion once further discussion has taken place and any changes or additions are included. Other participants were unsure or had no opinion on whether it should be included. A few participants, however, rejected the inclusion outright with comments including 'No, no no, no. This is a very bad idea and will only damage Frankston and Seaford. No, you should not have this included'.

**Question 7: Do you have any general comments to make about the draft refreshed Frankston Housing Strategy?**

General comments on the draft refreshed strategy were varied. Below is a list of the most common responses.

- Many participants rejected the proposed strategy outright making comments such as 'The draft is unacceptable...The city is full, that is the reality' and 'don't do it'.

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- Some participants commented there will need to be an increase in services and infrastructure to match the growth in population.
- A few participants commented 'leave the foreshore untouched'.
- One participant commented 'there is no reference to high rise/high density which is already underway' and any future development should be in line with the housing vision.
- Another commented 'SLO and DDO areas should be included in the minimal change areas'.
- One other commented that the new strategy needs to consider impacts to the storm water system.

## 2.5 Formal submissions

There were several common themes across the formal submissions received by Council as part of the engagement process. Several submitters were highly concerned about the environmental impacts that housing growth could have on local flora and fauna, particularly Sweetwater Creek Nature Reserve:

*"Medium density developments proposed for the ICA are considered to exacerbate rather than minimise impacts on the sensitive ecological systems and environmental and biodiversity values of the creek, coast and other sensitive areas, including those of Sweetwater Creek at Frankston South."*

*"We are concerned that the Housing Strategy Update 2017 changes the designation of a large area of the Sweetwater catchment area from 'limited incremental change area' to 'incremental change area'. This has far reaching consequences as on page 56 of the 2017 strategy states 'substantial proportion of new housing growth in all suburbs will be provided through development in incremental change areas'.. Sweetwater Creek is an important habitat corridor described in the Frankston Fauna Linkages and Crossing Structure Design Study 2012. Every new development along the borders and in the catchment, adds extra pressure on the wildlife using the corridor, by removing vegetation and canopy trees. Waterways are commonly the main remaining semi-natural linkages in urban areas, and the MSS recognises their importance."*

Some submitters noted that the Draft Strategy references Plan Melbourne 2014, and therefore some of the clauses were out-of-date or inconsistent with the current Plan Melbourne 2017:

*"The Strategy 2017 Update presents an outdated directive that Plan Melbourne 2014 be used to guide planning decision making. As all local planning policies must align with the current State Planning Policy Framework, this opening statement needs to be updated in the Update 2017 if it is to be properly termed an update."*

*"Any reference in this scheme to Plan Melbourne: Metropolitan Planning Strategy (2014) must be disregarded. Where relevant, planning and responsible authorities*

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*must consider and apply the strategy Plan Melbourne 2017-2050: Metropolitan Planning Strategy."*

Several submitters were concerned about the impact that medium and high-density development could have on existing neighbourhoods:

*"If the proposed four-story dwelling was to be erected in our residential street, there would be significant ramifications for us as residents that would substantially reduce our quality of living and wellbeing."*

*"The area of Frankston South that I live in is planned to be an area of incremental growth. That, and the removal of the Design and Development Overlays, will mean that my street, and neighbouring streets, will 'disappear.' My area currently consists of quiet residential streets with detached houses and back gardens for the kids to play in. That will disappear and we will have multiple and high dwellings on the blocks. There will be no protection of the current neighbourhood character."*

Other feedback on the zones and change areas are as follows:

#### **Substantial Change Areas (SCA)**

- Allocate 10% of developments to social housing.
- High-density developments have the potential to harm existing residents' quality of life.
- It does not take into account stormwater on low-lying land along the Nepean Highway or other environmental constraints.

#### **Incremental Change Areas (ICA)**

- These should be reinstated around waterways, wetlands and sensitive areas.
- Limited Incremental Change Areas (LICA) should be reinstated to strategically align with current State and Local planning policies. LICA should also be extended to encompass the Character Precinct FS12.
- Medium density housing proposed for the ICA could impact on ecologically sensitive areas, including Sweetwater Creek.
- Lots that are adjacent to already sub-divided lots should not be considered for subdivision with significant justification to the neighbourhood.

- ICA should ensure that neighbourhood character is maintained through a variety of housing types, including some medium density.
- Removal of the Design and Development Overlays will ruin the character of existing neighbourhoods.

**Minimal Change Areas (MCA)**

- These should be reinstated around waterways, wetlands and sensitive areas.
- These should be zoned Neighbourhood Character, with a schedule of increased side and rear setbacks, site coverage, open space requirements to restrict developments.
- The MCA should extend through Sweetwater Creek.
- The MCA does not recognise many overlays in the Seaford area, including highly flood prone areas – Council should acknowledge the potential for future flooding and act accordingly.
- The MCA for Frankston South doesn't go far enough – it should be extended from Baden Powell Drive down towards the Nepean Highway.
- Some submitters were pleased with the MCA and Neighbourhood Residential Zone being applied to their neighbourhoods.

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## 3 Appendices

### 3.1 Survey questions

The questions asked in the online survey were:

Question	# responses
Focusing on 'Substantial Change Areas', we're considering making an amendment to the Frankston Housing Strategy to increase the maximum height of developments in these areas, from three to four stories. Using the map below as a reference, do you have any feedback?	20
Council are considering applying a set of 'inclusionary zoning' formula to new dwellings in the 'Substantial Change Areas' to allow for a mix of public and private housing, including social housing. Do you have any feedback about this proposal?	20
In the draft refreshed strategy, 'Incremental Change Areas' (refer to the map below) allow for a variety of housing types, including some medium density housing developments, provided they respect the character of the neighbourhood. Do you have any feedback about the proposed 'Incremental Change Areas'?	20
Do you have any additional suggestions about how Council can manage housing density in the future?	20
The proposed 'Minimal Change Areas' (refer to the map below) will require developments in these areas to be designed in line with the specific characteristics of the neighbourhood. Do you have any feedback about this recommendation?	18
Do you think the new 2017 Housing Framework Map (below) should be included in the Municipal Strategic Statement?	19

Do you have any general comments to make about the draft refreshed Frankston Housing Strategy?	18
Which suburb do you live in?	21
Do you.... (What is your living arrangement, e.g. Do you own your home or rent?)	21
Gender	21
Age group	21
If you would like to be kept up to date on this and other community engagement opportunities with Council, then please provide us with your email address.	10

### 3.2 Pop-up photos



Figure 4: Photograph of pop-up stand at Seaford Farmers' Market

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### 3.3 Councillor briefing agenda

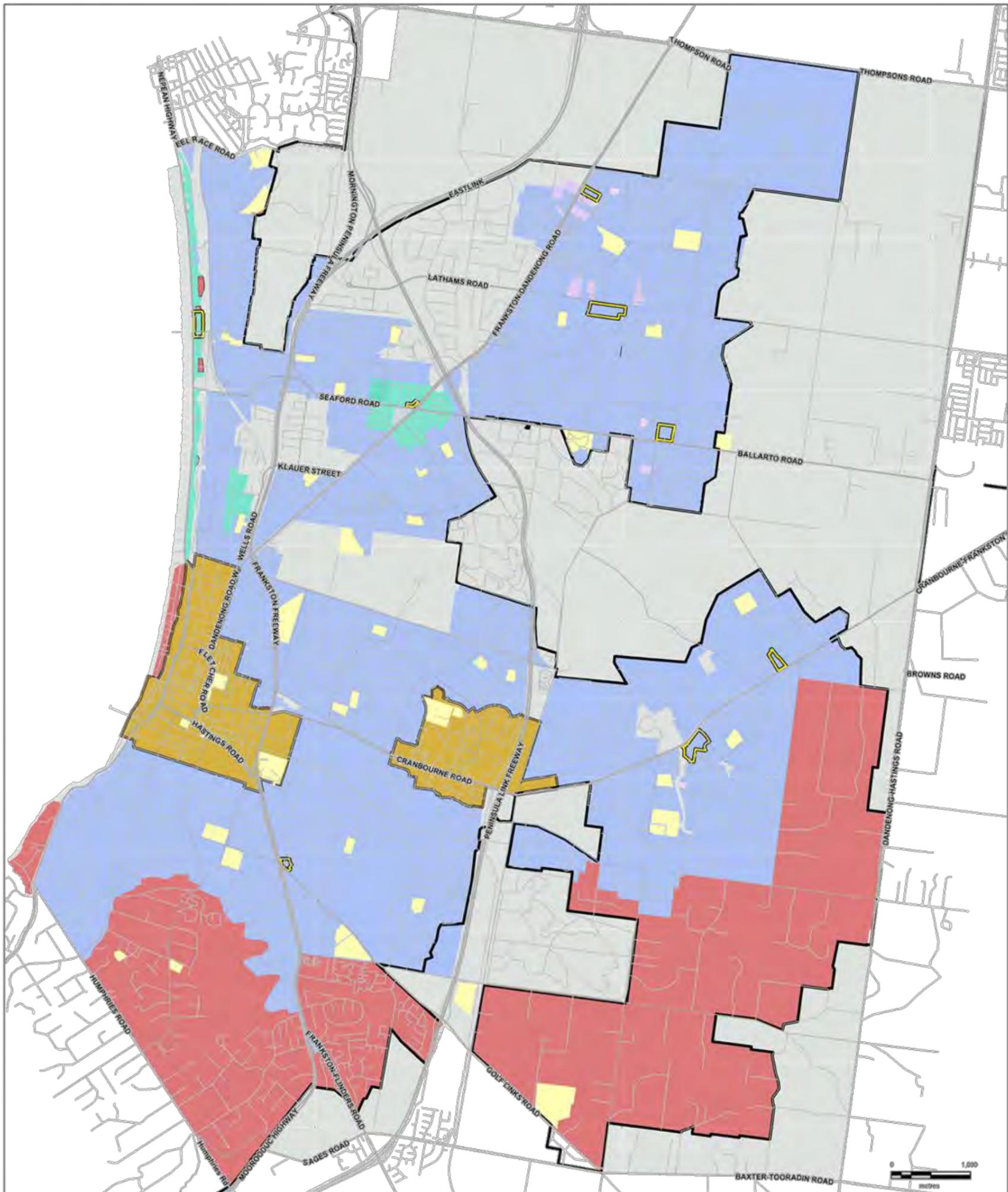
<b>Location:</b>	<b>Civic Centre 30 Davey Street Frankston</b>
<b>Date:</b>	30 October 2017
<b>Attendees:</b>	Robert Lean and Michael Papageorgiou from Frankston City Council Denise Francisco from Capire Consulting Group Frankston Councillors
<b>6.30pm</b>	<b>Welcome and Introduction</b> Purpose of the briefing
	<b>Present Refreshed Housing Strategy 2017</b> Discuss and feedback: <ul style="list-style-type: none"> <li>• What are your reactions to the refreshed Housing Strategy 2017?</li> <li>• Is there anything missing?</li> </ul>
	<b>Community Engagement Approach</b> Discussion and Q&A
	<b>Next Steps</b> Opportunities to be involved
<b>7:30pm</b>	<b>Close meeting</b>

### 3.4 Maps

On the following pages, the attached maps are:

- 2013 Frankston Housing Strategy
- 2017 Housing Framework Plan
- location of Incremental Change Areas
- location of Minimal Change Areas
- location of Substantial Change Areas and Opportunity sites

# Frankston City Council Housing Framework Plan



**Housing Change Areas**

- |  |   |
|--|---|
|  Major Activity Structure Plan Areas  |  Urban Growth Boundary |
|  Substantial Change Opportunity Sites |  Key Centre            |
|  Substantial Change Areas             |  Education             |
|  Incremental Change Areas             |   |
|  Minimal Change Areas                 |   |
|  Non - Residential Areas              |   |

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# Frankston City Council

## Housing Framework Plan - Foreshore



**Housing Change Areas**

- Major Activity Structure Plan Areas
- Substantial Change Opportunity Sites
- Substantial Change Areas
- Incremental Change Areas
- Minimal Change Areas
- Non - Residential Areas

- Urban Growth Boundary
- Key Centre
- Education

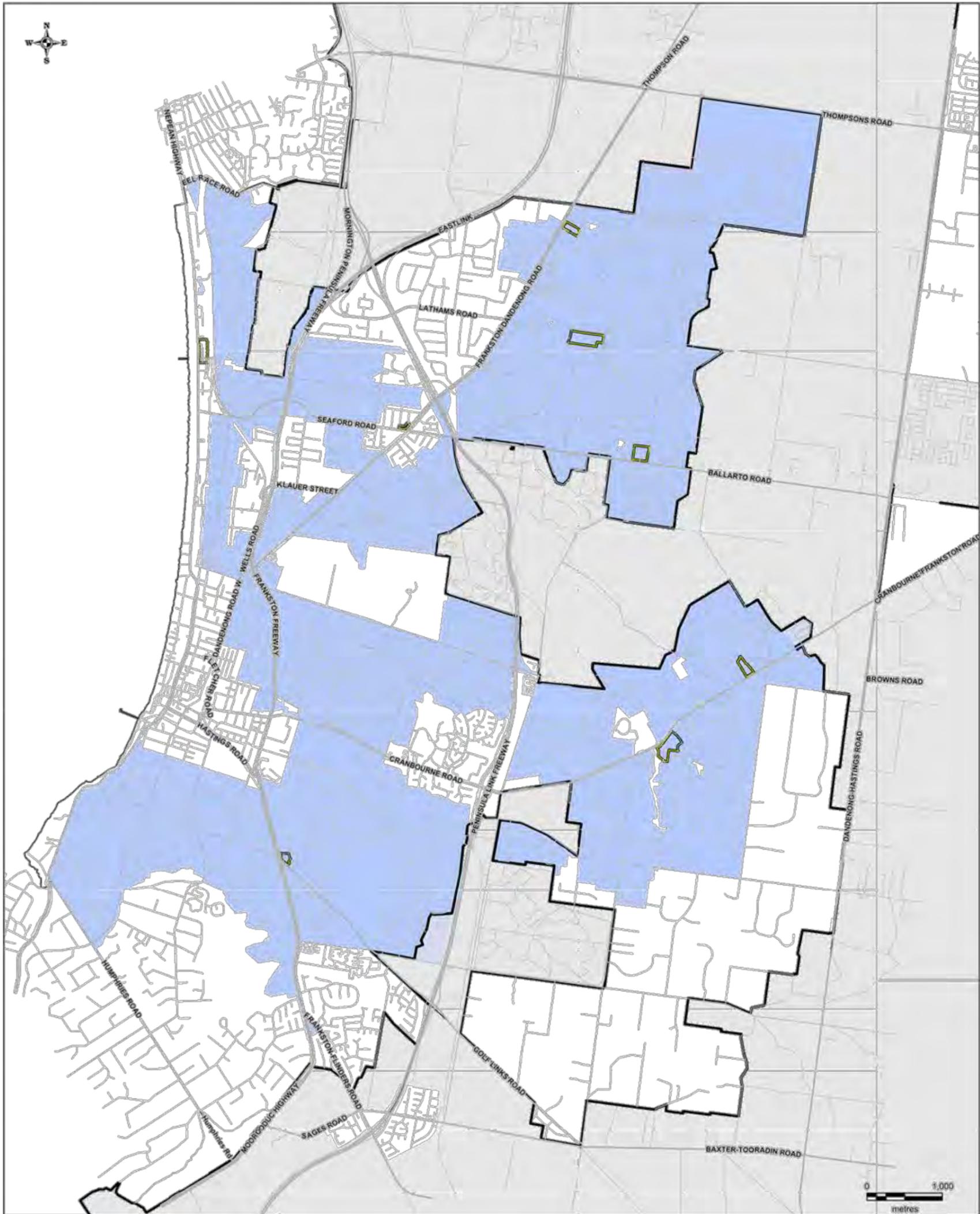
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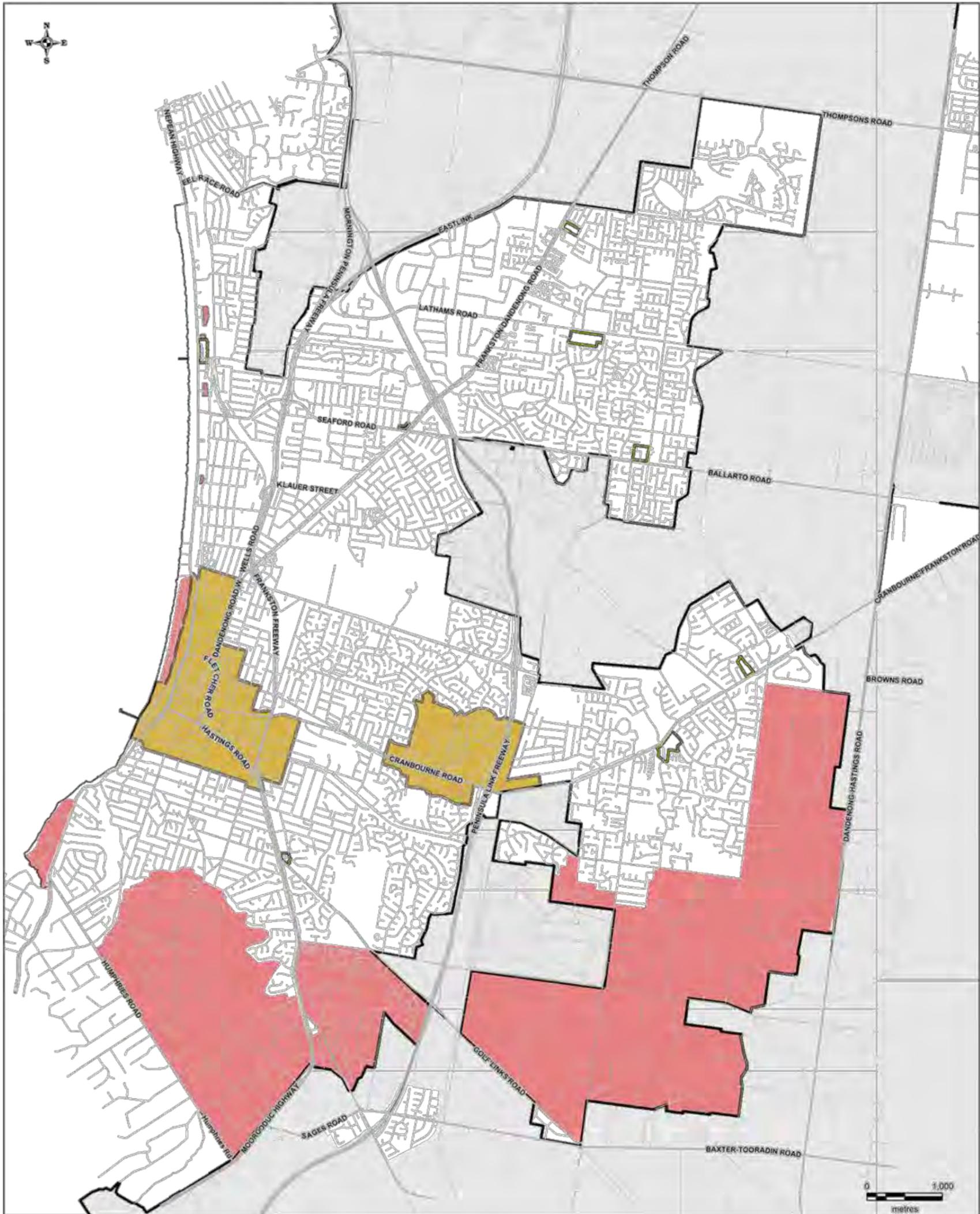
## Location of Incremental Change Areas



	<p><b>Legend</b></p> <p><i>Housing Change Areas</i></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Incremental Change Areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> Non - Residential Areas</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></span> Urban Growth Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid yellow; margin-right: 5px;"></span> Key Centre</li> </ul>	<p>Contains Council information © Frankston City Council. Reproduced by permission from the Business and Information Technology Dept, Frankston City Council, 2016. Contains Vicmap information © The State of Victoria, Department of Environment, Land, Water and Planning. Reproduced by permission, 2016.</p> <p><b>Disclaimer:</b>                  This material may be of assistance to you but Frankston City Council, the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or consequences which may arise from your relying on any information contained in this material.</p> <p style="text-align: right;">15/08/2017</p>
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# Frankston City Council

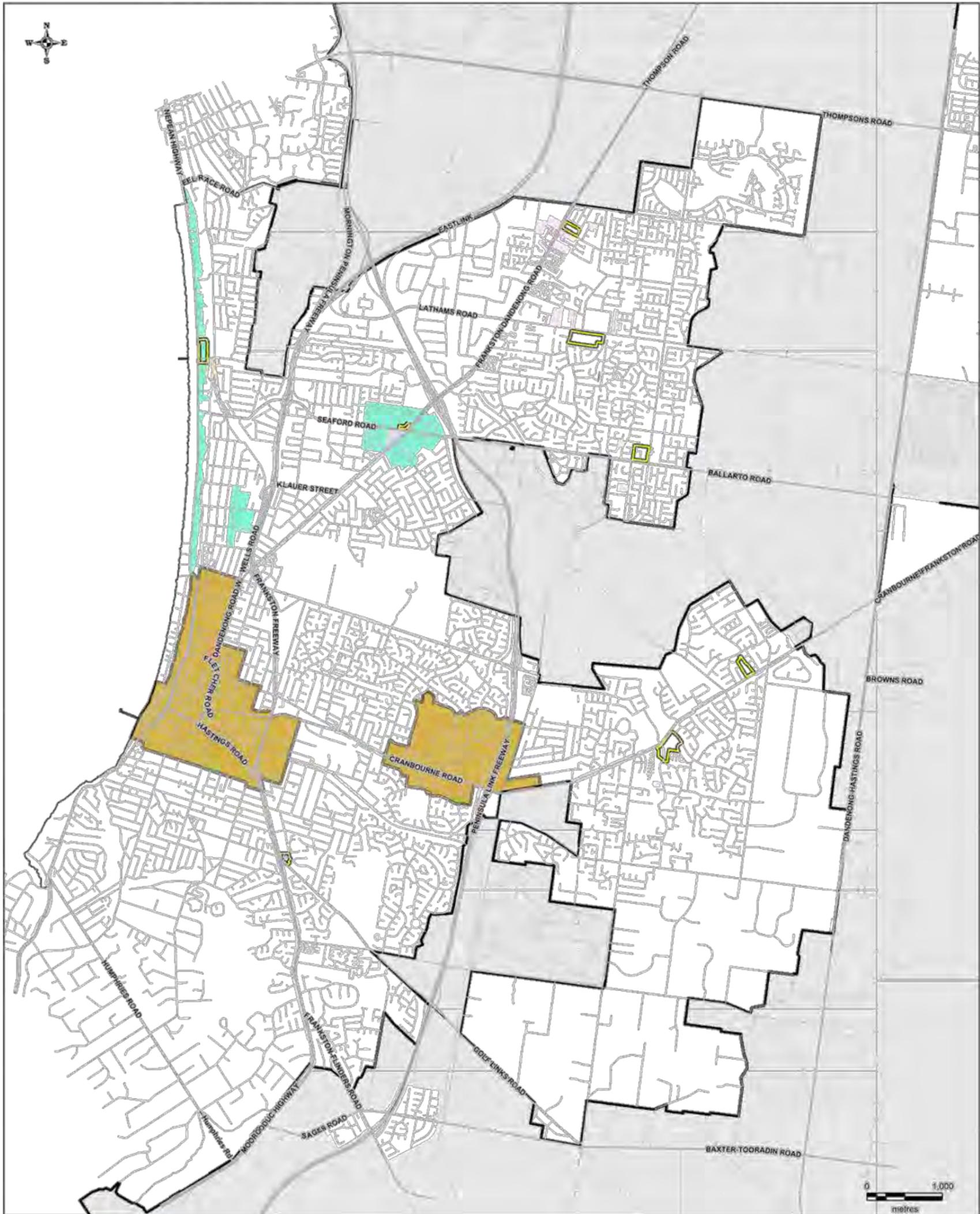
## Location of Minimal Change Areas



	<b>Legend</b> Housing Change Areas	Structure Plan Boundary Minimal Change Areas Non - Residential Areas	Urban Growth Boundary Key Centre
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# Frankston City Council

## Location of Substantial Change Areas and Opportunity Sites



	<b>Legend</b>		
	<b>Housing Change Areas</b> <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> Major Activity Structure Plan Areas <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> Substantial Change Opportunity Sites <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Substantial Change Areas <span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> Non - Residential	<span style="display: inline-block; width: 1px; height: 10px; background-color: black; border: 1px solid black; margin-right: 5px;"></span> Urban Growth Boundary <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 2px solid black; margin-right: 5px;"></span> Key Centre	Contains Council information © Frankston City Council. Reproduced by permission from the Business and Information Technology Dept, Frankston City Council, 2016. Contains Vicmap Information © The State of Victoria, Department of Environment, Land, Water and Planning. Reproduced by permission, 2016.  Disclaimer: This material may be of assistance to you but Frankston City Council, the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or consequences which may arise from your relying on any information contained in this material.

**Executive Summary****11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.**

*Enquiries: (Michael Papageorgiou: Community Development)*

Council Plan

Community Outcome:	1. Planned City
Strategy:	1.1 Community Infrastructure
Priority Action	1.1.6 Ensure community infrastructure and services match community need

**Purpose**

This report considers the merits of the planning application to amend the permit to further increase the licenced area at 101 Young Street Frankston.

**Recommendation (Director Community Development)**

That an Amended Planning Permit be issued for Application No 478/2013/P/A to amend the permit to further increase the licensed area at 101 Young St Frankston, subject to the conditions contained in the officer's assessment.

**Key Points / Issues**

- The applicant is seeking approval to increase the licensed area to sell and consume liquor at the Humdinger Bar located at 101 Young Street Frankston.
- The additional licenced area consists of the courtyard to the rear of the existing ground floor kitchen and dining area, the laneway from Young Street that leads to the courtyard and the stairwell to the first floor. It is noted that the current approval for the site includes the first floor dining area.
- No changes to the hours/days of operation or the maximum number of patrons allowed under the permit is proposed.
- The proposal is considered generally to be consistent with the relevant planning controls and policy as it will support an existing commercial use located within a commercial area.
- The matter is 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**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

**11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.****Executive Summary**

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

There are no financial implications associated with this report.

The permit application fee paid to Council is \$1,265.60. The average cost to process a planning permit application is \$1,729 which represents a difference of \$463.40.

**Consultation****1. External Referrals**

The application was referred externally to the Victoria Police however no response has been received to date.

**2. Internal Referrals**

The application was referred internally to Council's Community Strengthening Department who did not raise any concern with the application.

**3. Other relevant parties / stakeholders**

There are no other relevant parties/stakeholders.

**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

As a result of the public notification, no objections were received.

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

The proposed amendment will have no impact on the environment as no works are proposed.

Given there is to be no increase in patron number or days/hours of operation the economic and social implications of the proposal are considered to be minor.

**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**

The proposal requires a planning permit under the following provisions of the Frankston Planning Scheme:

- Clause 52.27 – Licensed Premises.

Council has complied with Section 52, 58, 60, 61, 62 and 72 of the *Planning and Environment Act 1987* in processing the planning permit application.

**11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.****Executive Summary**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.

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 proposal is satisfactory and should be supported as discussed throughout the report.

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**ATTACHMENTS**

- Attachment A: [↓](#) Locality Map
- Attachment B: [↓](#) Locality Map (Aerial)
- Attachment C: [↓](#) Existing Red Line Plan
- Attachment D: [↓](#) Proposed Red Line Plan
- Attachment E: [↓](#) Overall Red Line Plan (Existing and Proposed)

**11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.**

**Officers' Assessment**

**Summary**

<b>Existing Use</b>	Bar/Restaurant (Humdinger Bar)
<b>Site Area</b>	317.7 square metres
<b>Proposal</b>	To increase the licenced area
<b>Site Cover</b>	N/A
<b>Permeability</b>	N/A
<b>Zoning</b>	Commercial 1 Zone
<b>Overlays</b>	No Overlays
<b>Neighbourhood Character Precinct</b>	N/A
<b>Reason for Reporting to Council</b>	Application associated with Liquor

**Background**

The site has an existing restaurant and café licence and presently trades as the Humdinger Bar.

**Subject Site**

The subject site is regular in shape and is located on the south-east side of Young Street in Frankston.

The site has front and rear boundaries with a width of 14.0 metres, side boundaries of 22.0 metres and an overall area of 317.0 square metres. There are no easements on site.

The site has a fall of approximately 1.0 metre from south to north.

The subject site currently contains a double storey building and courtyard at the rear which is used for storage and contains some tables for patrons.

**Locality**

The subject site is located within the Frankston Metropolitan Activity Centre where there is a mix of commercial and residential uses including several licenced premises. Surrounding development consist of the Frankston Arts Centre and associated car parking to the south and east, offices and shops to the north fronting Playne Street and an outdoor car park to the west.

**Site History**

Previous planning permit applications for the site include:

- Planning Permit 149/2001/P was approved on 3 May 2001 for a change in trading hours.

**11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.****Officers' Assessment**

- Planning Permit 57/2007/P was approved on 9 July 2007 for internally illuminated signage.
- Planning Permit 478/2013/P was approved on 18 November 2013 to extend the liquor licence area for the consumption of liquor.

***Proposal***

It is proposed to increase the licensed area by including the courtyard to the rear/north of the existing ground floor kitchen and dining area, the laneway from Young Street that leads to the courtyard and the stairwell to the first floor as part of the area allowed to sell and consume liquor.

No variation to the current hours/days of operation or patron numbers is proposed.

It is noted that the current Planning Permit allows for the consumption and sale of liquor in the existing outdoor licenced area comprising tables on the kerbside to the front of the building for 14 patrons. Trading hours under the permit are 11am-1am Monday-Saturday, 11am-11pm on Sundays and 12 noon-11pm on Good Friday and Anzac Day.

In addition the existing Liquor Licence No. 32228337 allows for a maximum of 189 patrons within the building in addition to the 14 patrons allowed under the permit noted above. The trading hours in the Liquor Licence are the same as allowed by the current Planning Permit which is proposed to be amended.

**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 52.27 (Licenced Premises) of the Frankston Planning Scheme to increase the area that liquor is allowed to be consumed or supplied under a licence.
- 

***Notification of Proposal***

As a result of public notification, no objections were received.

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

The proposal meets the objectives of the relevant State and Local Planning Policies.

**11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.****Officers' Assessment**

Given the proposed new licensed areas are already utilised by patrons for dining (other than the stairwell) and no increase to patron numbers and hours/days of operation is proposed, the amendment is considered to be minor which will not result in any adverse amenity impacts to the surrounding area.

The applicant has indicated that they only intend to use the additional outdoor licensed area in the summer time or when weather permits and will employ additional staff as needed to service this area. The applicant has also indicated that if functions are to be held, security staff will generally be engaged. The existing endorsed management plan under Condition 5 of the permit also contains provisions for managing any potential issues which may arise from licensed premises. The management plan can be required to be amended as a condition of any approval to reflect the changes proposed to the licensed area.

Furthermore, as the existing use primarily consists of the sale/consumption of alcohol with food and the site is located within the Frankston Metropolitan Activity Centre, the proposed amendment is unlikely to have any detrimental social implications.

It is noted that including the stairwell within the licenced area is a necessary change as it allows liquor to be taken to the existing licenced first floor dining area.

No changes to the permit conditions will be required as part of the amendment however the plans submitted with the application can be endorsed identifying the additional licensed areas.

On balance it is considered that the proposed increase to the licensed area will have minimal impacts on the surrounding area and appropriately meets the relevant State and Local Planning Policies.

***Clause 52.27 Licence Premises***

The hours and days of operation and patron numbers on the existing restaurant and café licence are proposed to be retained.

***Liquor Accord***

The Planning Permit already includes a note encouraging the permit holder to become a member of the Frankston Liquor Industry Accord.

**11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.****Officers' Assessment****Recommendation (Director Community Development)**

That Council resolves to issue an Amended Planning Permit in respect to Planning Permit Application number 478/2013/P/A for a further increase to the licenced area at 101 Young Street Frankston subject to the following conditions:

**Plans**

1. Before the use of the outdoor areas for liquor consumption begins, 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 (3) 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 dotted red line replaced with a solid red line;
  - (b) Delete the solid red line across the footpath; and
  - (c) An updated management plan reflecting the increased licenced area to the rear of the site in accordance with Condition 5 of this permit.

**No Alterations**

2. The red line plan as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. No liquor can be consumed outside the licenced area.

**Prior to consumption of liquor**

4. Unless otherwise agreed in writing by the responsible authority the consumption of liquor on the nature strip/footpath must not occur until a Footpath Trading Permit has been issued and all associated works in the public realm have been completed to the satisfaction of the Responsible Authority.
5. The operator of this permit must submit a Management Plan, in which the following matters are addressed, to the satisfaction of the responsible authority:
  - a. How the operator will manage the following on and around the premises:
    1. People
    2. Security
    3. Safety
    4. Transport
  - b. The method of addressing the following principles of Council's liquor accord:
    - To minimise or eliminate practices that lead to rapid or excessive consumption of alcohol
    - To eliminate underage patronage at licensed premises.
    - To minimise movement of crowds between licensed venues particularly at late night or early hours.
    - To ensure that alcohol is consumed on licensed premises or in the home.
    - To maintain public order and a safer environment for the Frankston community

**11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.****Officers' Assessment**

- To maintain a free and competitive market between venues.
  - An Accord should be self regulating
- c. How the operator will manage the responsible serving of alcohol, and the actions to achieve this.

The Management Plan, once approved shall form part of this permit.

6. The applicant shall comply with all requirements of its liquor licence issued under the Liquor Control Reform Act 1998.
7. The consumption of liquor at the bench seating and kerb side area must be in conjunction with the serving of food.

**Hours**

8. The hours to consume liquor in the outdoor licenced area is as follows:

Monday to Saturday      11am – 1am

Sunday                      11am – 11pm

Good Friday and Anzac Day      12noon – 11pm

**Number of Patrons**

9. The number of patrons allowed to consume liquor in the outdoor licenced area is as follows:
- a. Bench seating – 14 patrons
  - b. Kerbside area – in accordance with maximum number allowed under any kerbside trading permit issued by Council
10. The premises must be vacated after the approved hours of operation in an orderly and proper manner and no nuisance is to be caused to the surrounding area/neighbourhood

**Permit Expiry**

11. This permit will expire if the following circumstances applies:
- ♦ The use of the outdoor liquor licence areas has not commenced with two (2) years from 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 a variation/amendment of this permit must be lodged with the relevant fee.
- B. The permit holder is encouraged to become a member of the Frankston Liquor Industry Accord.
- 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:

**11.2 Town Planning Application 478/2013/P/A - 101 Young Street Frankston - To amend the permit by further increasing the licenced area.****Officers' Assessment**

- Before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started;
- 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 478/2013/P – 101 Young Street Frankston

Subject Site ■



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Projection: GDA94 / MGA zone 55

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Town Planning Application 478/2013/P – 101 Young Street Frankston  
Subject Site ■



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Projection: GDA94 / MGA zone 55

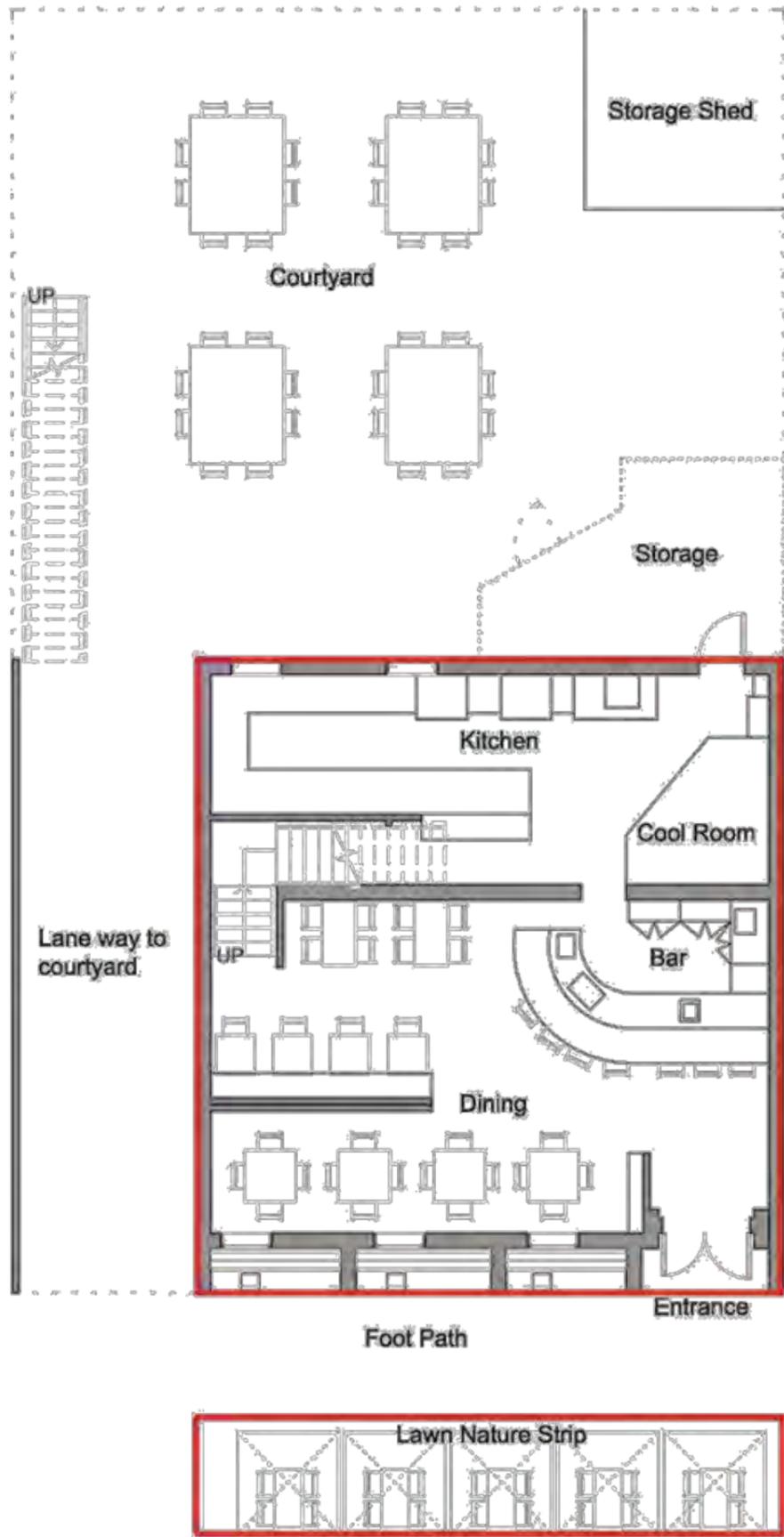
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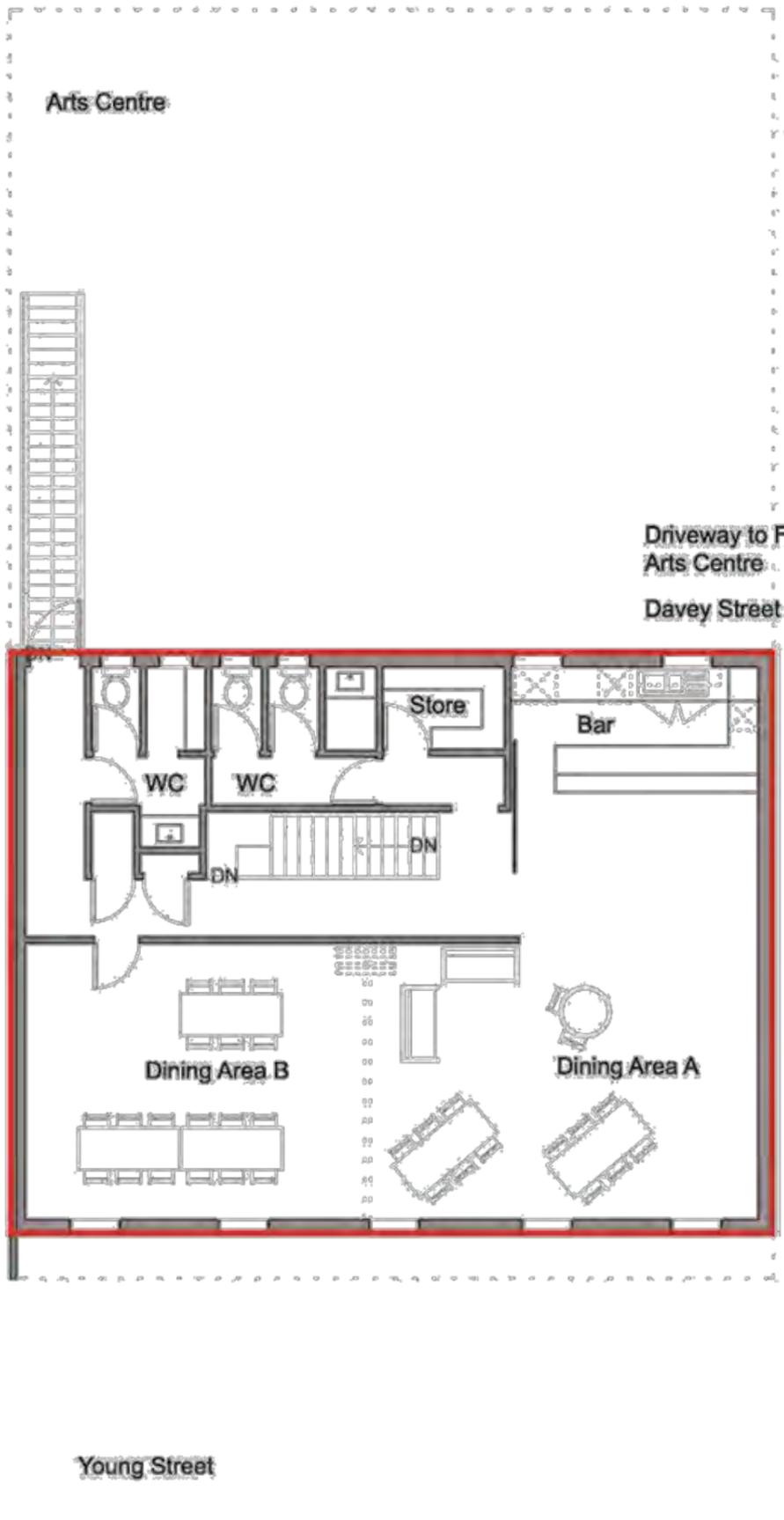
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**1** Ground Floor  
 1 : 100



**2** Level 1  
 1 : 100

**ADVERTISED PLAN**

**Humdinger Bar**  
 101 Young Street Frankston

**Proposed Floor Plans**

Project number: 0005  
 Date: February 2016  
 Drawn by: Kathryn Cross

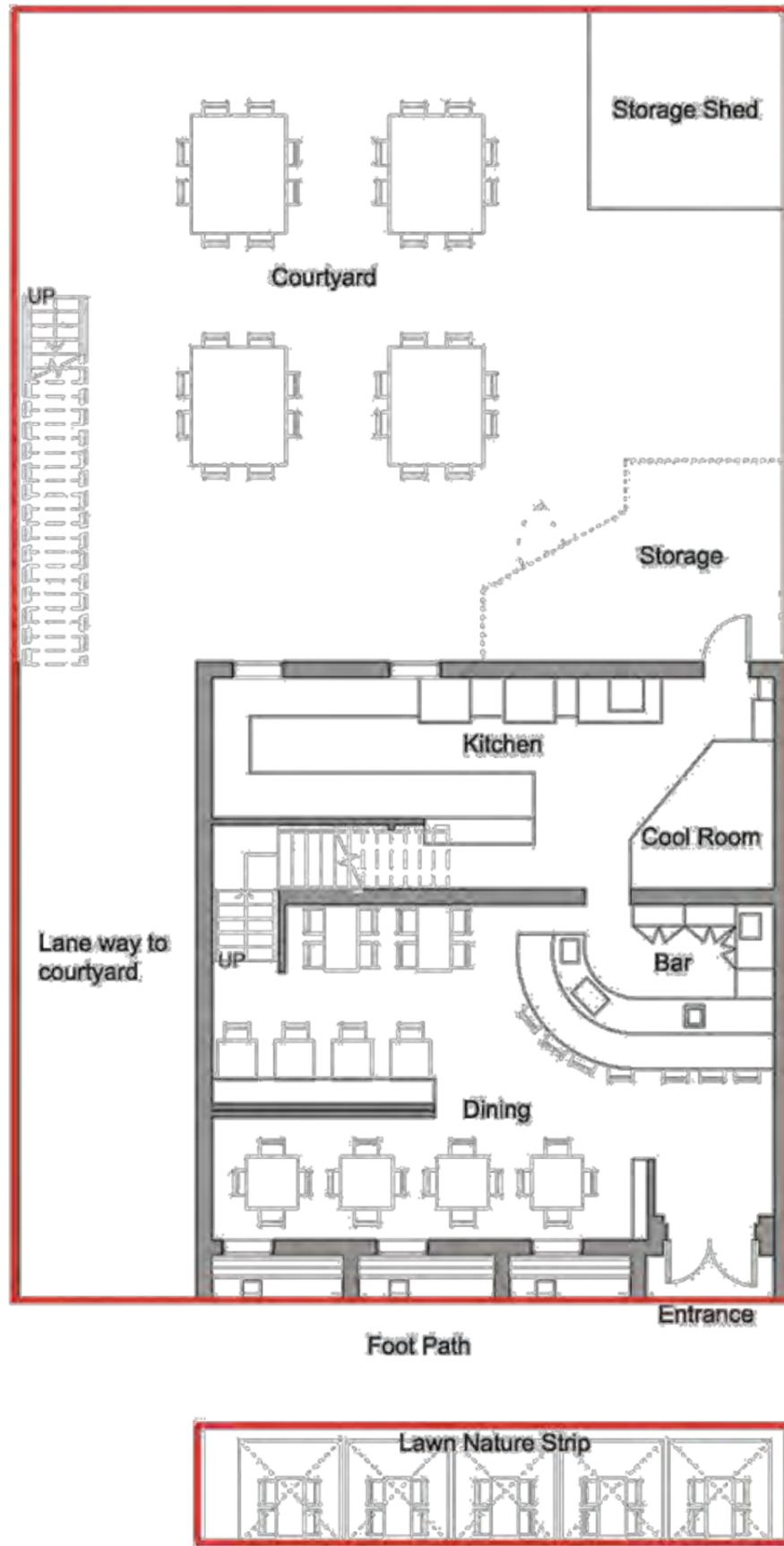
**Current Red Line Plan**

PLANNING APPLICATION  
 NUMBER 478/2013/P/A

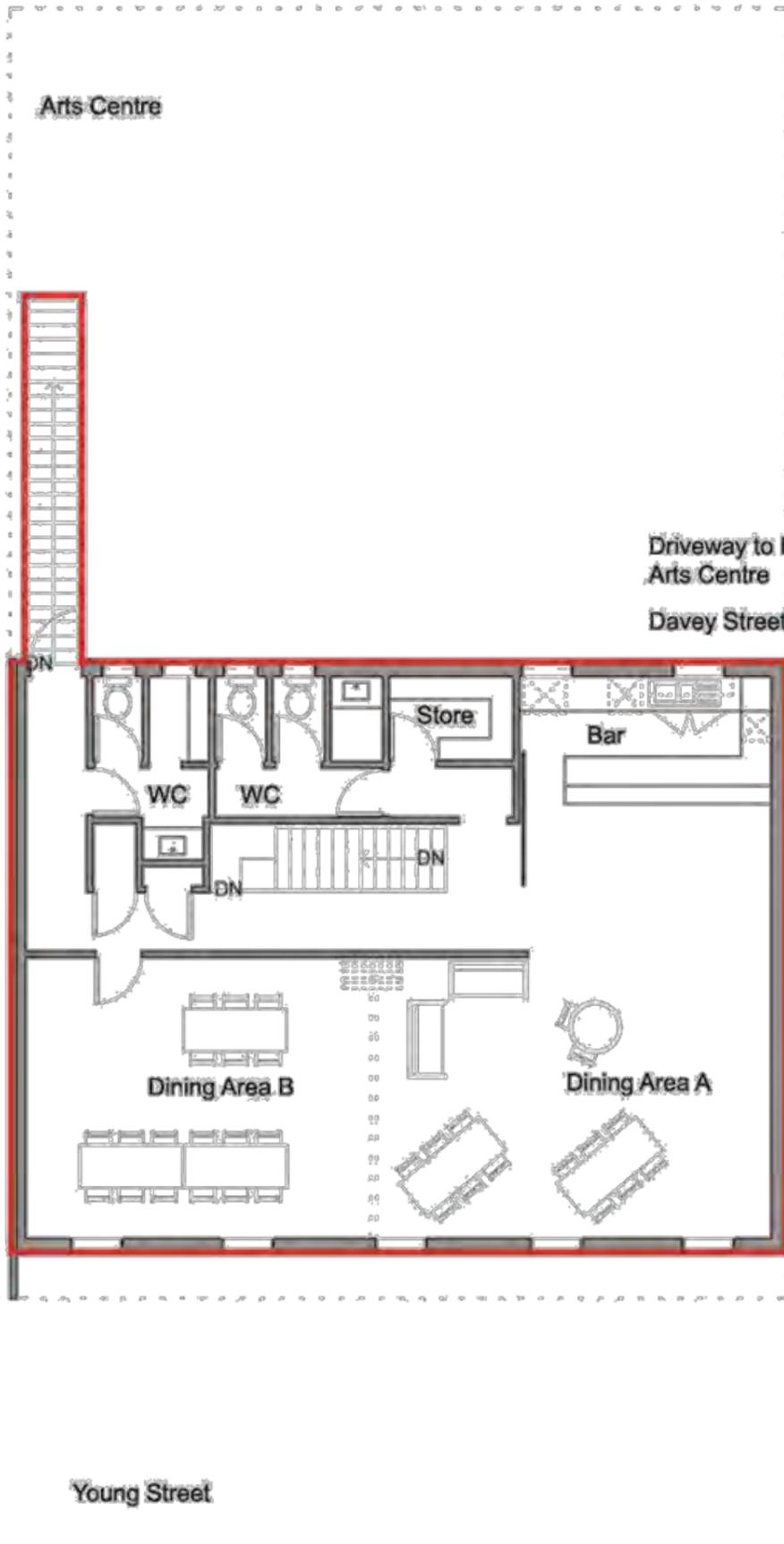


A101

Scale 1 : 100



**1** Ground Floor  
1 : 100



**2** Level 1  
1 : 100

**ADVERTISED PLAN**

**Humdinger Bar**  
**101 Young Street Frankston**

**Proposed Floor Plans**

Project number: 0005  
Date: February 2016  
Drawn by: Kathryn Cross

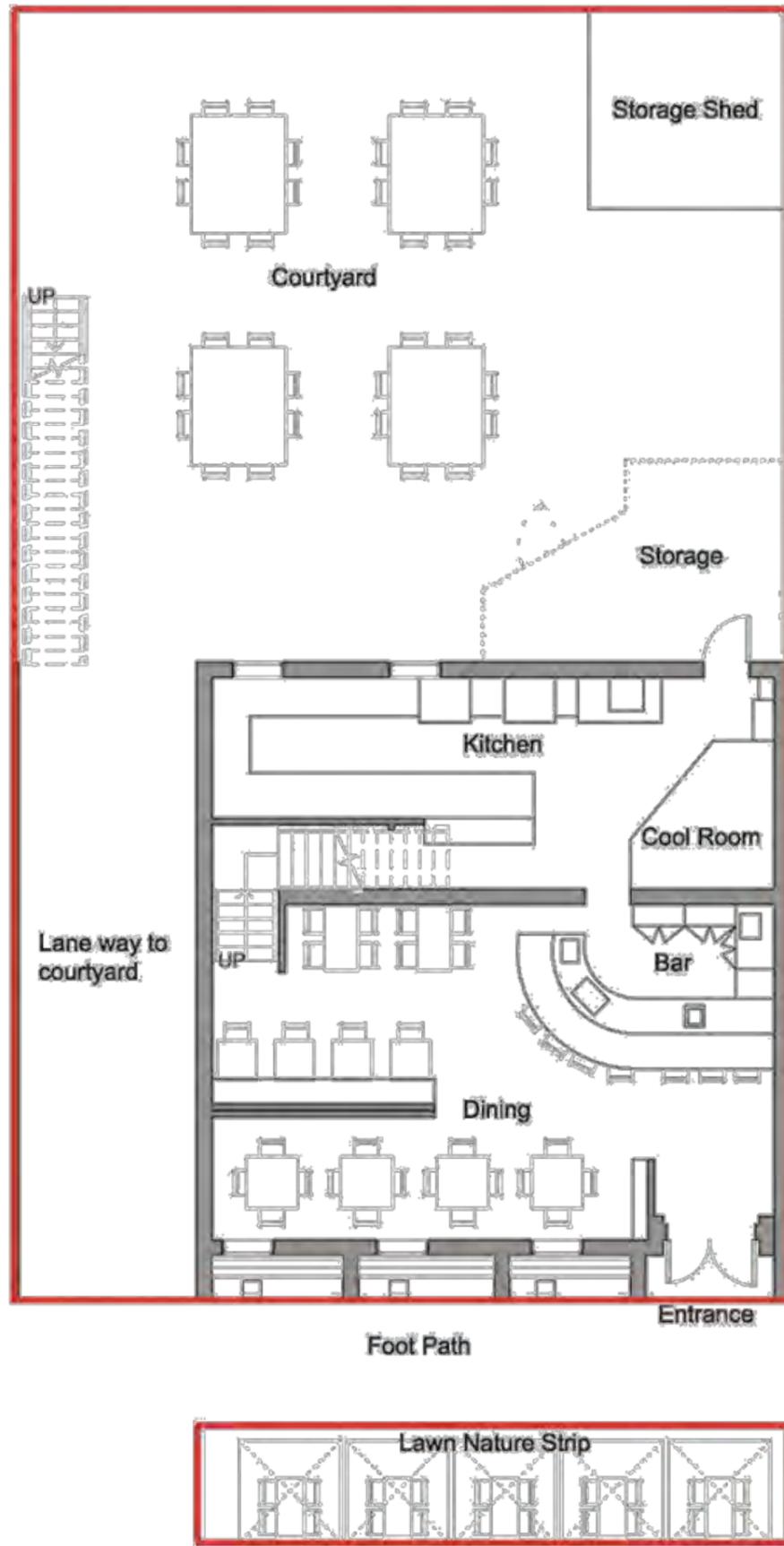
**Red Line Plan**

**PLANNING APPLICATION NUMBER 478/2013/P/A**

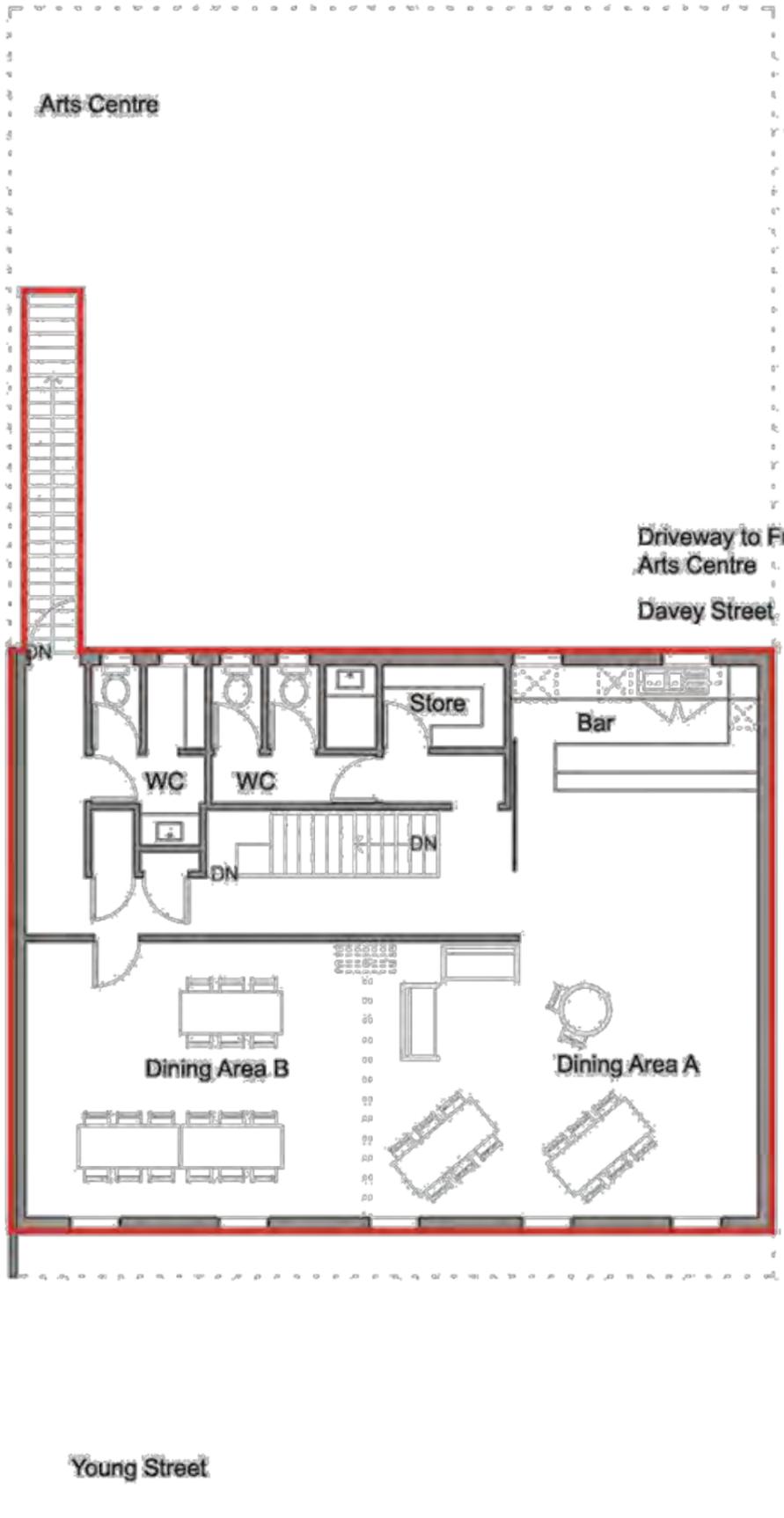


**A101**

Scale 1 : 100



1 Ground Floor  
1 : 100



2 Level 1  
1 : 100

**ADVERTISED PLAN**

Humdinger Bar  
101 Young Street Frankston

Proposed Floor Plans

Project number 0005  
Date February 2016  
Drawn by Kathryn Cross

Red Line Plan

PLANNING APPLICATION NUMBER 478/2013/P/A



A101

Scale 1 : 100

**Executive Summary****11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)**

*Enquiries: (Michael Papageorgiou: Community Development)*

Council Plan

Community Outcome:	1. Planned City
Strategy:	1.2 Development and Housing
Priority Action	1.2.3 Ensure built form, displays architectural excellence and embodies creative urban design

**Purpose**

This report considers the merits of the planning application 252/2017/P to construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) at 33 Royle Street Frankston.

**Recommendation (Director Community Development)**

That a Notice of Decision to Grant a Planning Permit be issued construct one double story dwelling to the rear of the existing dwelling at 33 Royle St Frankston, subject to the conditions contained in the officer's assessment.

**Update from previous report**

- This application was previously reported to Council's meeting of 14 May, 2018. Council resolved to defer consideration of the application to enable review of concerns expressed by a submitter about impacts to trees on neighbouring land.
- Council's arborist has inspected the land to specifically address the concerns raised. He found that one tree was located approximately 1.25m closer to the boundary of the site than shown by the applicant, but also had a lesser diameter (therefore reducing the size of the relevant tree protection zone (TPZ)).
- Council's arborist advises that providing that the visitor car parking space currently shown on the plans is removed in accordance with proposed condition 1(b), the encroachment into the TPZ of the subject tree will be less than 10% and thus acceptable.

**Key Points / Issues**

- It is proposed to construct one (1) double storey dwelling to rear of the existing dwelling.
- The proposed development is consistent with State and Local Planning Policy Frameworks as it provides an increase in the diversity and supply of housing stock within the municipality which increases housing choice for residents.
- The proposed development is considered to respond appropriately to the Frankston 5 Neighbourhood Character Precinct and Clause 55 – ResCode.
- One (1) objection was received.
- One visitor car space is proposed on site. However, it is considered inappropriate as the vehicle would not be able to exit the site in a forwards direction. Thus, the proposal is being reported to Council due to non-compliance with Council's Multi Dwelling Visitor Car Parking Guidelines.

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

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Executive Summary****Financial Impact**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

There are no financial implications associated with this report.

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

**Consultation****1. External Referrals**

The application was not required to be referred externally.

**2. Internal Referrals**

The application was referred internally to Council's Drainage Engineer, Traffic Engineer and Environment Officer who have offered no objections to the proposed development subject to conditions.

**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

As a result of the public notification, one (1) objection was received. The grounds of objection are summarised in the officer's assessment contained within this report.

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

The proposal will have a positive environmental impact as it will provide for substantial landscaping including planting of canopy trees within the site.

The proposal will have a beneficial economic impact. In the short-term it will create employment opportunities during the construction phase and in the longer-term new residents will utilise local business.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Executive Summary**

The proposal will have a net social benefit to the community. It adds to the City's diversity of housing stock to meet housing demands in an area that is accessible to a wide range of community facilities, services and transport networks.

**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.

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 provisions, zones, particular and general provisions of the Frankston Planning Scheme

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 the 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 some minor changes and the inclusion of standard conditions for a multi-residential development.

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**ATTACHMENTS**

- Attachment A: [↓](#) Locality Map
- Attachment B: [↓](#) Locality Map (Aerial)
- Attachment C: [↓](#) Development plans
- Attachment D: [↓](#) Neighbourhood Character Precinct Brochure

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)**

**Officers' Assessment**

**Summary**

Existing Use	One (1) single storey dwelling.
Site Area	676.31sqm
Proposal	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)
Site Cover	34%
Permeability	44%
Zoning	General Residential Zone
Overlays	None
Neighbourhood Character Precinct	Frankston 5
Reason for Reporting to Council	Multi Dwelling Visitor Parking Guidelines

**Background**

***Subject Site***

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

The site has front and rear boundaries with widths of 15.85 metres, side boundaries of 42.67 metres and an overall area of 676.31 square metres. A 1.83 metre wide drainage easement extends along the western boundary (rear) of the site. The site is relatively flat.

The subject site currently contains a single storey weatherboard dwelling with a pitched roof, a rear verandah, shed and a garage. A single crossover is located in the south-east corner of the site. The hedge at the front of the site has been well maintained and the dwelling is setback 8.5m from the street.

***Locality***

The surrounding area is characterised by single storey dwellings. However recent contemporary multi-unit and double storey developments are emerging in the area.

The area has a spaciousness of the streetscapes, created by the generous dwelling setbacks. There is a variation in housing design, however pitched roofs are usually prominent as is the use of weatherboard and brick external cladding.

***Site History***

No previous planning applications have been made in relation to the subject site.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)**

**Officers' Assessment**

**Proposal**

The proposal is summarised as:

Dwelling	Storeys	No. of Bedrooms	Secluded Private Open Space	Car Parking
1 (existing)	1	2 + study	Approximately 31.8m <sup>2</sup> with 3m dimension and approximately 8m <sup>2</sup> with minimum of 1.6m dimension.	2 (single garage and a tandem space)
2 (proposed)	2	4	Approximately 77m <sup>2</sup>	2 (single garage and a tandem space)

**Dwelling 1 (Existing):**

- The dwelling is single storey and comprises of a living, kitchen area, two bedrooms and a study, deck and amenities.
- A single garage is to be constructed to the rear of the dwelling.
- Access is provided via the existing crossing and driveway.
- A visitor car space is provided at the end of the driveway.
- The private open space is located mainly to the western side of the dwelling with a decking area.
- There is an established garden with lawn and pine trees at the front of the dwelling.
- The dwelling has a maximum height of approximately 4.9 metres and is constructed with weatherboard cladding and a pitched tile roof.
- No change to the front fence is proposed (1m high brick fence).

**Dwelling 2 (Proposed):**

- The dwelling is double storey and ground floor comprises of a kitchen, dining, and living area, one (1) bedroom with ensuite, front porch, single garage with tandem space and amenities.
- The first floor comprises of three bedrooms (one with ensuite), a central bathroom, a lounge and a terrace.
- Access is provided by the existing crossover and driveway.
- The private open space is located mainly to the eastern side of the dwelling with a deck.
- The maximum height of the dwelling is approximately 8 metres.

**State and Local Planning Policy Frameworks**

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

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

- Clause 11 - Settlement
- Clause 15 – Built Environment and Heritage; and
- Clause 16.01-4 – Housing Diversity.

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

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

**Planning Scheme Controls**

A Planning Permit is required pursuant to:

- Clause 32.08-6 – General Residential Zone of the Frankston Planning Scheme for the construction of 2 or more dwellings on the lot.

**Notification of Proposal**

As a result of the public notification, one (1) objection was received. A residents' discussion meeting was not required as there were less than 4 objections. The grounds of the objection are summarised as follows:

- The impact on trees along the boundary
- Overshadowing
- Overlooking
- Visual Bulk

**Referrals****Internal Referrals**

The application has been referred to the following Council Departments and the following comments were made:

**Traffic Engineer**

- Council's traffic engineer offered no objection apart from the concerns raised regarding the visitor car parking space.

As per the Council's Visitor Car Parking Guidelines, the development provides 1 visitor car parking space on-site. However, it was noted that as per Clause 52.06-9, if the access way serves four or more car spaces, it must be designed so that cars can exit the site in a forward direction. The reverse back arrangement for the visitor space does not comply with the standard and is not supported.

The car parking requirement under Council's Multi Dwelling Visitor Parking Guidelines will be discussed later in this report.

**Drainage Engineer**

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

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment****Environment Officer**

- No objection subject to inclusion of conditions on any permit issued.
- An arborist report has been provided by Dr. Peter Yau of PSY Inv Pty Ltd in November 2017.
- The vegetation within the property consists primarily of *Hesperocyparis macrocarpa* and a *Camellia japonica* all of low retention value.
- TPZ fencing will be required next to the driveway around tree grouping 11.
- The street tree is a *Brachychiton populneus* of medium retention value and is in front of the neighbouring property.
- Neighbouring trees consist of two *Agonis flexuosa* of moderate retention values and TPZs that encroach upon the back of the property, therefore protective fencing will need to be installed at the back of the property to minimise damage to the roots and deter work equipment and materials to be stored within the area.

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

The proposal is considered to meet the relevant State and Local planning policies. The development will provide for an appropriately designed medium density infill development that meets the urban consolidation objectives for Melbourne.

The proposal achieves these policies by providing a varying house type which meets the increasing and diverse needs of the community. The proposal also provides for medium density housing which makes better use of existing infrastructure and is appropriately energy efficient.

**Neighbourhood Character and Design Response**

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 Frankston 5 Neighbourhood Character Precinct. The preferred neighbourhood character statement of the precinct is:

*"The openness of the streetscape and the space around dwellings and the cohesiveness of streetscapes will be strengthened"*

The design objectives of the precinct are addressed below;

- *To encourage strengthening of the garden settings.*

The well maintained hedge and trees within the front yard are proposed to be retained. The trees to be removed are not considered to have high significance. There will be adequate space within the secluded private open space of each dwelling to accommodate canopy trees.

- *To maintain the openness of the streetscape.*

The existing hedge and low front fence will limit the openness of the streetscape. However, it is considered acceptable as this is existing and contributes positively to the landscaping of the site.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)**

**Officers' Assessment**

- *To reflect the rhythm of existing dwelling spacing.*

The dwelling is sited with adequate space by providing good setbacks on both side boundaries and to the rear reflects the existing spacing of buildings in the street. The side setback of the proposed dwelling is consistent with both the existing dwelling and also other dwellings and developments within the vicinity of the subject site.

Overall, it is considered that the proposal meets the preferred neighbourhood character objectives of Frankston Precinct 5.

**Clause 52.06 – Car Parking**

The purpose of Clause 52.06 is:

- *To ensure that 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 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.*

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

<b>Clause 52.06-5 rate for dwelling</b>	<b>Proposed No. of Dwellings</b>	<b>Car spaces required by Clause 52.06-5</b>	<b>Proposed Car Parking</b>
2 car parking spaces to each three or more bedroom dwelling, plus	2	4	Two single garages with two tandem spaces

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.

The existing crossover will provide access to both dwellings. A proposed 3.0 metre wide driveway provides sufficient turning space for the vehicles in the garage and tandem spaces to exit the site in a forwards direction.

The visitor car space is located at the end of the driveway and a vehicle would be required to reverse the length of the site back to Royle Street to exit. As per the standard, if the access way serves 4 or more vehicles, the access way must be designed so that cars can exit the site in a forward direction. Thus, the visitor car parking space within the site is considered non-compliant and must be removed. A condition is recommended accordingly.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

The existing driveway with a central grass strip is considered not suitable as the driveway will be used for more vehicles with the proposed development. Therefore, a condition is recommended to ensure that the driveway is fully reconstructed.

It is also noted that a 1.8m high fence is proposed along the north side of the driveway and would impact on the pedestrian sight lines. A condition is required to ensure that a sight triangle is provided on the north side of the driveway as per Clause 52.06.

The plans do not clearly show the 500mm space in between the garage and the tandem car spaces. Thus a condition will apply to ensure the space is indicated on plans according consistent with Clause 52.06-9 design standard 2.

**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:

**Site Layout and Building Massing**

The development proposes no change to the front street setback (8.5m) as the existing dwelling will be retained.

The proposal accords with the requirements of Standards B7 - building height for the proposed dwelling is approximately 8 metres, B8 - site coverage 34% and B9 - permeability is provided with a measure of approximately 44%. The minimum garden area requirement of 35% will be exceeded, as the development provides 38%.

Both dwellings will access solar energy adequately as the living areas and private open spaces are appropriately orientated to face north.

The entrances of the dwellings are appropriately orientated and will not be obscured or isolated from the street and internal access ways.

The development provides reasonable space for landscaping. The well maintained hedge along the frontage is proposed to be retained. However, a landscape plan will be required as a condition of permit to ensure appropriate planting as well as ensure the development integrates well within the area.

The existing crossover accounts for approximately 18% of the street frontage and complies with the standard.

The proposed garages and tandem spaces will provide convenient parking for the dwellings.

The existing Dwelling's bedroom 2 window is setback 1m from the access way. However, it is considered that the window sill height must be 1.4m to limit any noise intrusion from the shared access way. A condition will apply accordingly.

**Amenity Impacts**

The proposal is compliant with the side and rear setback requirements of Standard B17 and the walls on boundaries requirements of Standard B18.

Both garages will be constructed along the north boundary. The maximum height of the wall will be 2.8m. The wall has a length of 7.5m and complies with the standard.

The proposal will not affect any daylight to existing or north facing windows as it will maintain adequate setbacks.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

The submitted shadow diagrams indicate no significant overshadowing on secluded private open spaces of adjoining properties. Some overshadowing in the morning and afternoon is expected but will be within the acceptable limits in accordance with the standard.

The existing fencing along the south boundary is shown as 1.9m high and the north boundary fence is 2.25m high. It is considered that overlooking will be limited at the ground level into the adjoining properties at north and south sides. However, the height of the fencing along the west boundary is 1.5m and a free standing trellis is required along the west boundary to limit any overlooking. A condition is recommended accordingly.

The habitable room windows on the north and west elevations at first floor level of Dwelling 2 seems to be provided with obscure glazing above 1.5m of the finished floor level. However, it is not clearly marked on plans and it must be above 1.7m of the finished floor levels. Further, the terrace area shows a wall at south elevation to a height of approximately 1.5m. It is considered the privacy screening should be provided at west and south elevations appropriately to a height of 1.7m above finished floor level. It is further required to either provide privacy screening on the east side or demonstrate that no overlooking would occur into the adjoining property. Conditions are recommended to address these matters.

There are no external noise sources that will affect the amenity of the dwellings.

**On-Site Amenity and Facilities**

The front entry for Dwelling 1 is visible from Royle Street. Dwelling 2 is situated to the rear and the entry is visible from the driveway. The proposed dwelling entry is designed with a porch and existing dwelling with an entrance verandah to provide adequate transitional space.

Most habitable room windows for Dwelling 2 have been designed with a northerly and westerly aspect to receive adequate daylight.

The proposed Dwelling 2 will be provided with 77m<sup>2</sup> of SPOS area and this is accessible through the living/dining area.

The existing dwelling is provided with approximately 31.8m<sup>2</sup> SPOS area with 3m dimension and approximately 8m<sup>2</sup> with minimum of 1.6m dimension. Since the dwelling already exists and the SPOS area is proposed at the best possible location the access through the kitchen is considered acceptable at this instance.

The SPOS areas are located on the north-west side of the dwellings and will receive ample solar access.

A 6m<sup>3</sup> storage space is proposed to be provided for both dwellings adequately.

**Detailed Design**

The proposed design response includes façade articulation, roof forms and window proportions consistent with other development in the area.

The existing 1m high brick front fence is to be retained. A 1.8m high fence is proposed along the north boundary of the driveway. This height is considered too high and not a preferred design outcome. Thus, a condition will apply to reduce the height of this fencing to minimum of 1.5m.

Site services can be installed and readily maintained.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment****Car Parking and Council's Multi Dwelling Visitor Car Parking Guidelines**

The proposal complies with the car parking requirements of Clause 52.06 as two car spaces are provided for each dwelling. There is no requirement to provide visitor car parking on site pursuant to Clause 52.06.

The proposed development has been reviewed against the Council's Visitor Car Parking Guidelines and accordingly one visitor parking space is required on site as no on-street car parking is allowed in front of the site along Royle Street because of the bend in this road.

The plans show one visitor car parking space at the end of the access way. However, as previously mentioned, this space should be removed.

The non-compliance with the visitor car parking guidelines is acceptable for the following reasons:

- There is limited opportunity on the site to provide any additional car parking without having a substantial impact on the proposed development. Each dwelling has been provided with the required number of car spaces under the planning scheme provisions.
- There is on street car parking available to the south of the site along Royle Street.
- Council's Multi-Dwelling Visitor Parking has previously not been upheld at the Victorian Civil and Administrative Tribunal, as outlined in the Tribunal decision of *Polansky v Frankston City Council* [P549/2016]. In this case the Tribunal indicated that the proposal complied with the requirements under Clause 52.06 of the Planning Scheme and that 'the parking rates in the adopted Multi-Dwelling Visitor Car Parking Guidelines do not override the requirements of the Scheme'.

**Response to Grounds of Objection**

Most of the concerns raised by the objector have been addressed above. However, the following matters require further discussion:

The objector stated that the two large myrtle trees on the eastern side of 34 Addicott Street are inaccurately located and the encroachment into the TPZ by both the rear decking and the building itself are in excess of the 10% allowed by the standard.

It is noted that an amended arborist Report has been submitted by the applicant and has been reviewed by the Council's Environment Officer. The encroachment of TPZ (approximately 10.1%) is considered within the acceptable limits and tree protection conditions will apply on any permit issued.

Further it is raised that the shadow diagram has not been included in the submission so it is unclear whether the new dwelling will impact the sunlight that reaches the secluded private open space to the rear of 34 Addicott Street.

The shadow diagrams have been submitted and while they were available to view at Council they were inadvertently omitted from the information pack. Diagrams show no unreasonable overshadowing on any adjoining property. The objector's property will be overshadowed slightly in the morning.

**Conclusion**

The proposal is considered to be consistent with State and Local Planning Policy, ResCode (Clause 55) and will provide for appropriate medium density housing in an existing residential area.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

The design of the development is considered to be consistent with the existing and preferred neighbourhood character for Frankston and will not have an unreasonable impact on the amenity or traffic generation on the local road network. The development also provides good landscaping opportunities and with the inclusion of conditions will not detrimentally impact vegetation on adjoining properties.

**Recommendation (Director Community Development Community Development)**

That Council resolves to issue a Notice of Decision to Grant a Planning Permit in respect to Planning Permit Application number 252/2017/P for construction of one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) at 33 Royle Street Frankston, subject to the following conditions:

**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 drive is fully reconstructed with concrete.
  - b. Deletion of the visitor car parking space from all relevant plans with landscaping shown in this area.
  - c. The west elevation of the existing dwelling.
  - d. A corner splay (or area) on the north side of the driveway providing at least 50 per cent clear of visual obstructions (pedestrian triangles) extending at least 2 metres along the road frontage and 2.5 metres into the driveway.
  - e. Tandem car spaces provided with an additional 500mm in length between spaces in accordance with clause 52.06-9 of Frankston Planning Scheme.
  - f. A 1.4m sill height for the existing dwelling's bedroom 2 window on the south elevation.
  - g. Free standing trellis in accordance with Condition 9.
  - h. Minimum 1.7m high privacy screening for all habitable room windows on the north and west elevations at first floor level of Dwelling 2 in accordance with Standard B22 of Clause 55.04-6 of the Frankston Planning Scheme.
  - i. Minimum 1.7m high privacy screening on the west and south elevations of terrace of Dwelling 2 and either the provision of privacy screening at east side of the terrace in accordance with Standard B22 of Clause 55.04-6 of the Frankston Planning Scheme or demonstration that no overlooking would occur into the adjoining property.
  - j. Reduction in the height of the fence along the north side of the driveway to maximum of 1.5m.
  - k. Finished surface levels of both secluded private open space areas and finished floor level of the Dwelling 2 decking area.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

- l. All trees growing on the site and on the adjoining properties within 3m of the boundaries must be clearly illustrated on all relevant plans to demonstrate canopy width, trunk location and clearly labelled in accordance with the Tree Assessment Report prepared by Dr. Peter Yau of PSY Inv Pty Ltd in November 2017 and clearly state whether the tree is to be retained or removed to the satisfaction of the Responsible Authority.
- m. The Tree Protection Zone and Structural Root Zone for all trees to be retained and the tree protection fence locations must be illustrated on all relevant plans in accordance with Condition 5.
- n. Tree protection conditions noted in accordance with Conditions 4-7.
- o. A Landscape Plan in accordance with Condition 3.
- p. Lighting plan in accordance with Condition 19.

**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.

**Landscaping**

3. Before the commencement of buildings and works, a landscape plan in accordance with the submitted development plan, prepared by a suitably qualified landscape professional 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) a survey (including botanical names) of all existing vegetation on the site and those located within three (3) metres of the boundary of the site on adjoining properties, accurately illustrated to represent canopy width and labelled with botanical name, height and whether the tree is proposed to be retained and/or removed;
  - b) buildings on neighbouring properties within three metres of the boundary;
  - c) the delineation and details of surface finishes of all garden beds, grassed areas, pathways, driveways, retaining walls and other landscape works including areas of cut and fill throughout the development site;
  - 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 range of plant types from ground covers to large shrubs and trees;
  - f) landscaping and planting within all open areas of the site
  - g) adequate planting densities (e.g.: plants with a mature width of 1 metre, planted at 1 metre intervals);
  - h) the provision of screen planting (minimum mature height of 1.5m) within a landscape strip along the south side of the driveway and the interface of the property boundary except within pedestrian sight triangle area.
  - i) A planting theme of a minimum 20% indigenous and 40% native within each plant group;

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

- j) All existing environmental weed species are to be removed from the site and environmental and noxious weeds found in the 'Sustainable Gardening in Frankston City' (2015) booklet are not to be planted.
- k) The provision of suitable canopy trees (minimum two metres tall when planted) in the areas specified below (trees are not to be sited over easements) with species chosen to be approved by the Responsible Authority;
  - (i) One (1) within the front setback minimum mature height of 5m
  - (ii) One (1) within the private open space of both dwellings minimum mature height 5m.
- l) the provision of notes on the landscape plan regarding site preparation, including in-ground irrigation system to be provided to all landscaped areas, removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.

**Tree Protection**

- 4. Tree protection must be carried out in accordance with the Australian Standard AS 4970-2009 Protection of trees on development sites to the satisfaction of the Responsible Authority.
- 5. Prior to the commencement of the development (including vegetation removal), a Tree Protection Fence defined by a 1.8 metre high (minimum) temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting with a high visibility plastic hazard tape, must be installed at a radius of 5metres from the trunk of tree 1 parallel to the back fence line, as not to encroach further than 10% of the TPZ and minimise the chance of works materials and equipment being stored in the area, tree grouping 11 will require fencing beside the driveway to the south of the trees and along the western side appropriately to the satisfaction of the Responsible Authority. A fixed sign is to be provided on all visible sides of the Tree Preservation Fencing, stating "Tree Preservation Zone – No entry without permission from Frankston City Council".

The requirements below must be observed within this area –

- a) Coarse mulch laid to a depth of 50-100 mm (excluding street trees).
- b) No vehicular or pedestrian access.
- c) The existing soil level must not be altered either by fill or excavation.
- d) The soil must not be compacted or the soil's drainage changed.
- e) No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
- f) No storage of equipment, machinery or material is to occur.
- g) Open trenching to lay underground services e.g.: drainage, water, gas, etc. must not be used unless approved by the Responsible authority to tunnel beneath.
- h) Nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

- i) Tree roots must not be severed or injured.
- j) Machinery must not be used to remove any existing concrete, bricks or other materials.

The tree protection fence must remain in place for the duration of building and works to the satisfaction of the Responsible Authority

**Ground Protection**

6. Prior to the commencement of construction the following tree protection conditions apply within the identified Tree Protection Zones for trees being retained 1, 2 and 11 as identified in the arborist report prepared by Dr. Peter Yau of PSY Inv Pty Ltd in November 2017. All tree protection conditions must be undertaken to the satisfaction of the Responsible Authority.
- a) No excavation works are permitted for the construction of the driveway.
  - b) The existing driveway is to be removed by hand with works overseen by a suitably qualified and experienced Arborist.
  - c) To avoid compaction and damage to the tree trees a layer of organic mulch 200 mm thick must be laid with rumble planks/ crossing planks laid above the mulch prior to any construction vehicles accessing the site. This ground protection is to be maintained until the construction of the new driveway is completed.
  - d) No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
  - e) No storage of equipment, machinery or material is to occur.
  - f) Open trenching to lay underground services e.g.: drainage, water, gas, etc. must not be used unless approved by the responsible authority to tunnel beneath.
  - g) If machinery is used to remove existing structures, concrete, bricks or other materials it must be located outside of the defined Tree Protection Zones with ONLY the main arm of the machine reaching into this Zone.

**Tree Pruning**

7. All tree pruning is to be carried out by a qualified and experienced Arborist who has thorough knowledge of tree physiology and pruning methods. Pruning must be carried out in accordance with Australian Standard AS4373-2007 Pruning of Amenity Trees. Any pruning works required are to be undertaken prior to any construction works beginning on site. Any pruning of trees located on a neighbouring property should be undertaken in consultation with the property owner.
- a) Any pruning or removal of tree limbs, particularly hollow-baring tree limbs, must be to the minimum extent necessary.

**Prior to Occupation**

8. 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.

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged trees are to be replaced.

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment****Free Standing Trellis**

9. Prior to the occupation of the development a freestanding trellis (maximum 25% opening) must be erected above the existing fences in the following locations:

- a) Along the western boundary of dwelling 2 to restrict overlooking into the adjoining residential properties to a minimum of 1.7 metres above the finished floor level of dwelling 2 in accordance with Standard B22 of Clause 55.04-6 of the Frankston Planning Scheme.

The trellis must be framed and thereafter maintained to the satisfaction of the Responsible Authority.

**Drainage**

10. 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. Soakage system for Stormwater drainage shall be provided with Geotechnical design to demonstrate that effective drainage can be provided without detriment to premises and/or other properties. Design to be in accordance with CSIRO publication Water Sensitive Urban Design Engineering procedures – Stormwater, Chapter 11 – Infiltration Measures.
12. Prior to commencement of construction, detailed Drainage and Pavement design plans of the internal stormwater drainage system including drainage computations and the method of connection to the existing Council drainage infrastructure are to be submitted, approved and constructed to the satisfaction of the Responsible Authority.
13. 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:
  - a) On-site stormwater detention and rainwater tanks.
  - b) Soil percolation
  - c) Stormwater harvesting and Re-use of stormwater for garden watering, toilet flushing, etc
  - d) On-site 'bio-treatment' to reduce dissolved contaminants and suspended solids.

**Access and Parking**

14. Existing vehicle crossing to be retained, should the crossing be damaged during construction works the crossing must be reconstructed to Frankston City Council's standards and specifications to the satisfaction of the Responsible Authority.
15. Prior to occupation of the dwellings hereby permitted by this permit starts, 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;

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

- c) Surfaced with an all-weather sealcoat; and
  - d) Drained and maintained to the satisfaction of the Responsible Authority.
  - e) Car spaces, access lanes and driveways must be kept available for these purposes at all times.
16. 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**

17. 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.
18. Mailboxes shall be provided to the proposed dwelling/s to the satisfaction of the Responsible Authority and Australia Post.
19. All plumbing work, sewer pipes etc. (except for spouting and stormwater pipes) associated with the new dwelling shall be concealed from general view.
20. 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**

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

**Permit Expiry**

22. This permit will expire if one of the following circumstances applies:
  - The development is not started within two (2) years of the date of this permit.
  - The development is not completed within four (4) 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.

**Permit Notes****A. Asset Protection Permit**

Prior to the commencement of construction the operator of this planning permit

**11.3 Town planning application 252/2017/P - 33 Royle Street Frankston - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)****Officers' Assessment**

must obtain a non-refundable Asset Protection Permit from Frankston City Council's Infrastructure Department.

**B. Extension of Time**

Section 69 of the Planning and Environment Act, 1987 provides that before the permit expires or within 6 months afterwards, the owner or occupier of the land to which the permit applies may ask the responsible authority for an extension of time. Please note, 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.

Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.

**C. Variation to Planning Permit**

Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

**D. Street Numbering**

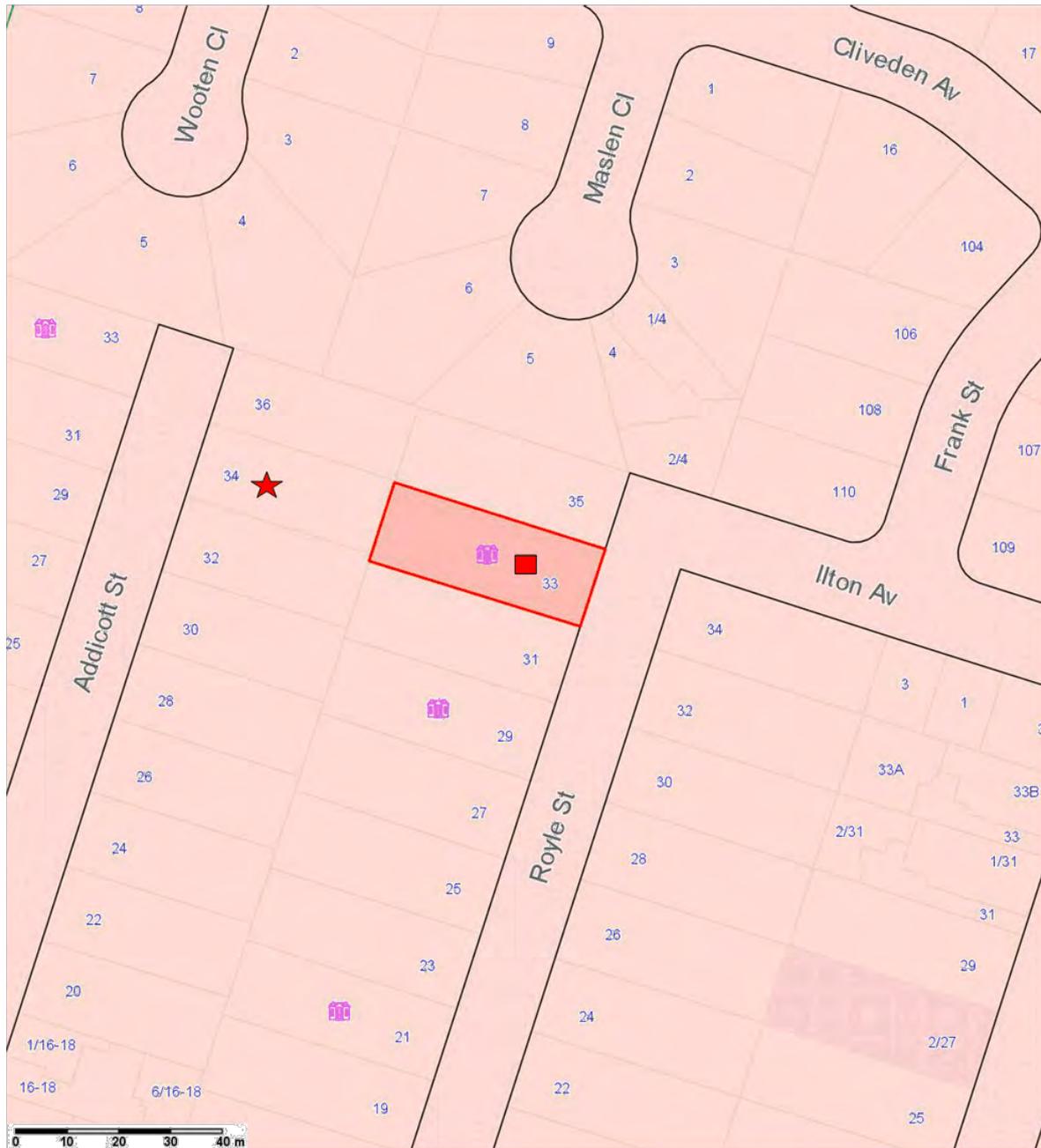
Local Government is the Authority responsible for property addressing. There is a requirement under Local Law No. 7 2.12 for the owner or occupier of each property to clearly display the street numbering allocated by Council.

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 252/2017/P – 33 Royle Street Frankston 3199

Subject site  Objectors 



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Town Planning Application 252/2017/P – 33 Royle Street Frankston 3199

Subject site  Objectors 



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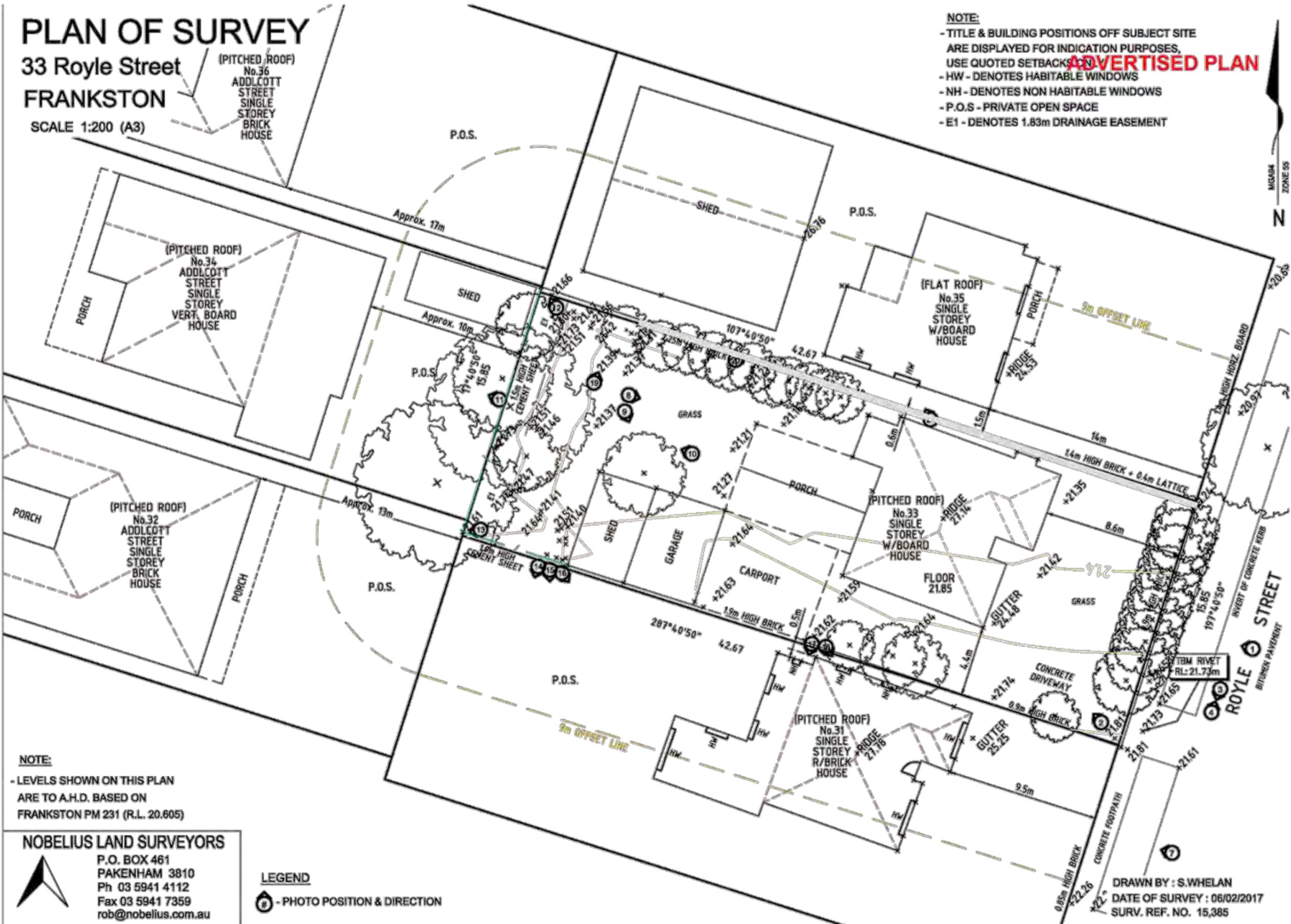
# PLAN OF SURVEY

33 Royle Street  
 FRANKSTON

SCALE 1:200 (A3)

**ADVERTISED PLAN**

- NOTE:**
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS
  - HW - DENOTES HABITABLE WINDOWS
  - NH - DENOTES NON HABITABLE WINDOWS
  - P.O.S - PRIVATE OPEN SPACE
  - E1 - DENOTES 1.83m DRAINAGE EASEMENT



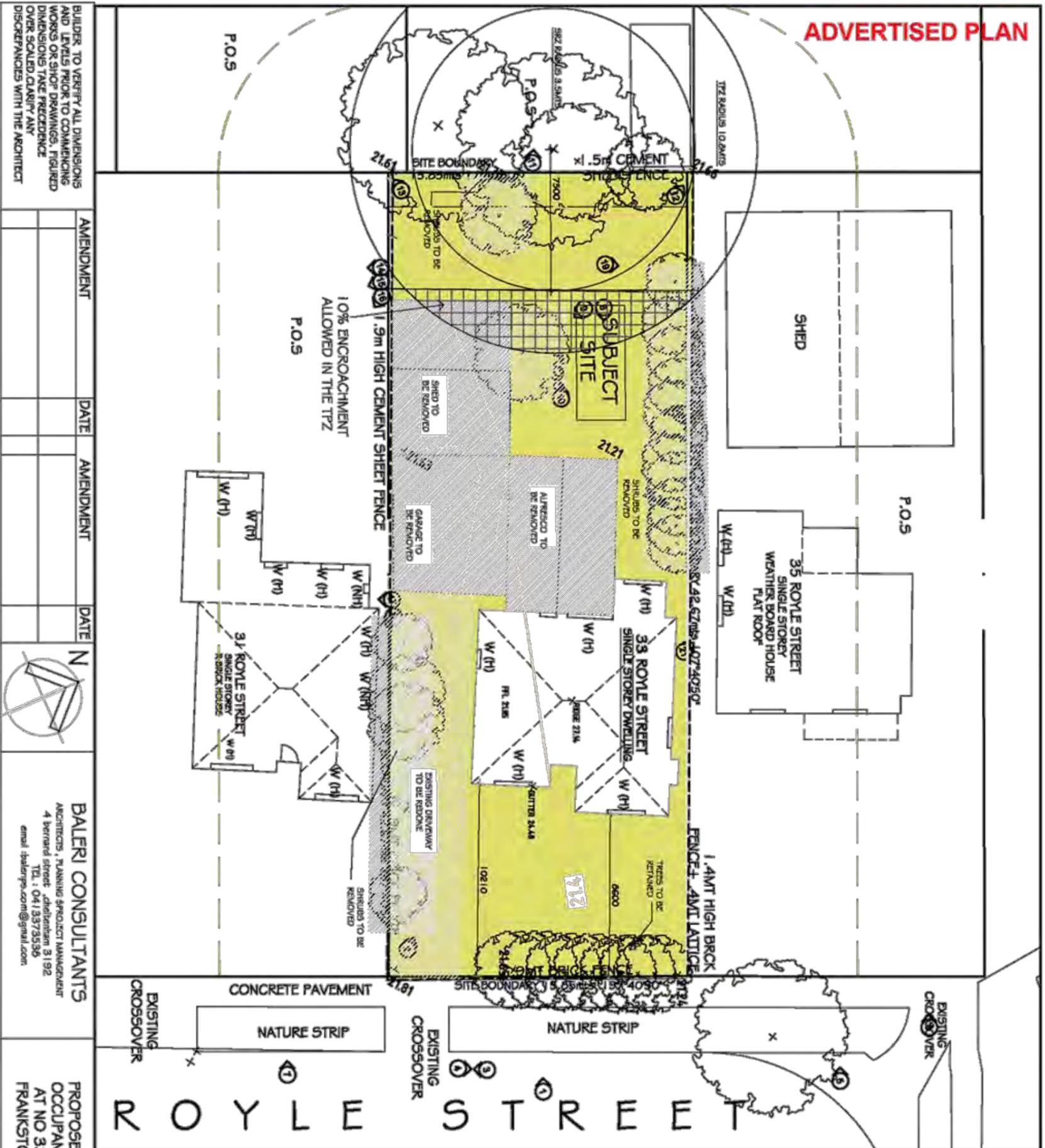
**NOTE:**  
 - LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED ON FRANKSTON PM 231 (R.L. 20.605)

**NOBELIUS LAND SURVEYORS**  
 P.O. BOX 461  
 PAKENHAM 3810  
 Ph 03 5941 4112  
 Fax 03 5941 7359  
 rob@nobelius.com.au

**LEGEND**  
 - PHOTO POSITION & DIRECTION

DRAWN BY : S.WHELAN  
 DATE OF SURVEY : 06/02/2017  
 SURV. REF. NO. 15,385

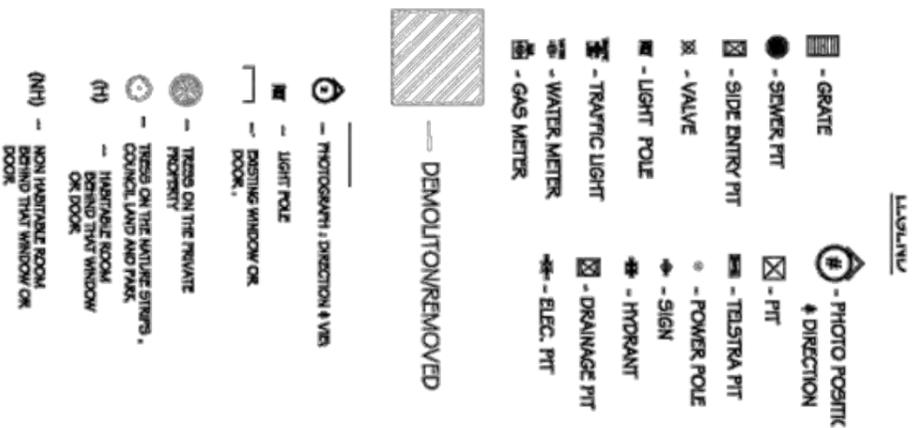




**ADVERTISED PLAN**

**CHARACTERISTICS OF THE SITE**

1. THE SAID SITE IS EAST FACING AND MEASURES 15.60 X 42.76MTRS AND CURRENTLY HAS A SINGLE OCCUPANCY STATUS
2. THE SITE IS 0.200MTRS LOWER THAN THE STREET LVL. THERE ARE A FEW SHRUBS AT THE REAR AND TOWARDS THE NORTHERN SITE BOUNDARY. DENSE THICK SHRUBS ARE FOUND ON THE EASTERN BOUNDARY OF THE SUBJECT SITE
3. THERE IS AN EASEMENT 1.8MTRS WIDE TO THE WEST BOUNDARY OF THE SITE
4. THE EXISTING HOUSE TO BE RETAINED. THE EXISTING SHEDS IN THE REAR TO BE DEMOLISHED. THE EXISTING SHRUBS IN THE REAR TO BE REMOVED. THE EXISTING 1.9MTRS FENCE ON THE SOUTH & 2.3MTRS BRICK WALL NORTH BOUNDARY WILL BE RETAINED

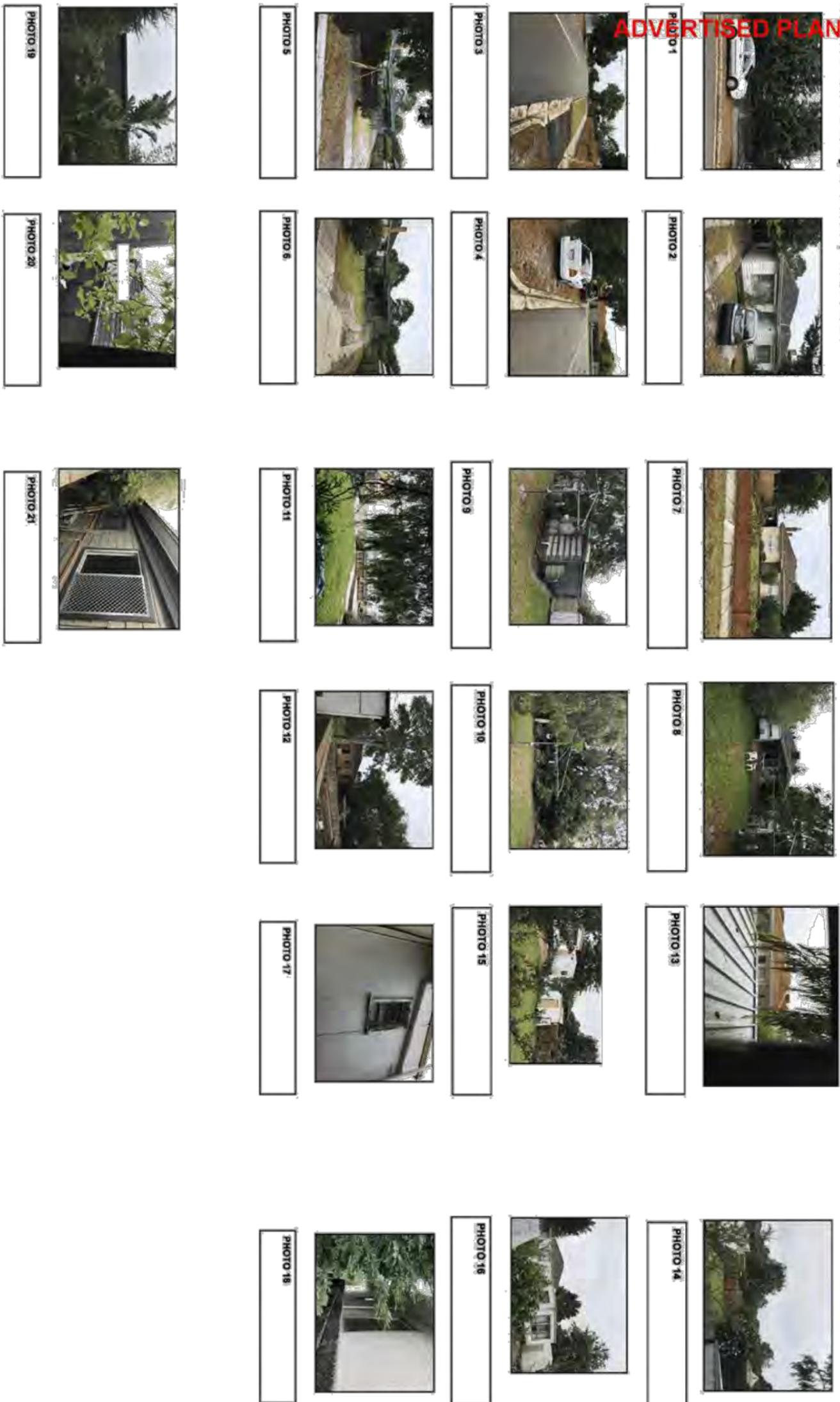


**EXISTING SITE PLAN**

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORKS OR SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED CLARIFY ANY DISCREPANCIES WITH THE ARCHITECT	
AMENDMENT	DATE
AMENDMENT	DATE
<b>BALERI CONSULTANTS</b> ARCHITECTS, PLANNING SPECIALIST MANAGERS 4 Bernard Street, Cheltenham 3192 TEL: 0413373536 email: baleri.com@gmail.com	
PROPOSED DUAL OCCUPANCY DEVELOPMENT AT NO 33, ROYLE STREET FRANKSTON 3199	
DATE 23.09.17	JOB NO 612
SCALE 1:200	SHEET NO TP 02
DRAWN - PRATIMA	CHECKED
TOWN PLANNING DEPT	

Photos for 33 Royle Street, Frankston

ADVERTISED PLAN



SITE CONTEXT PLAN -PHOTOS

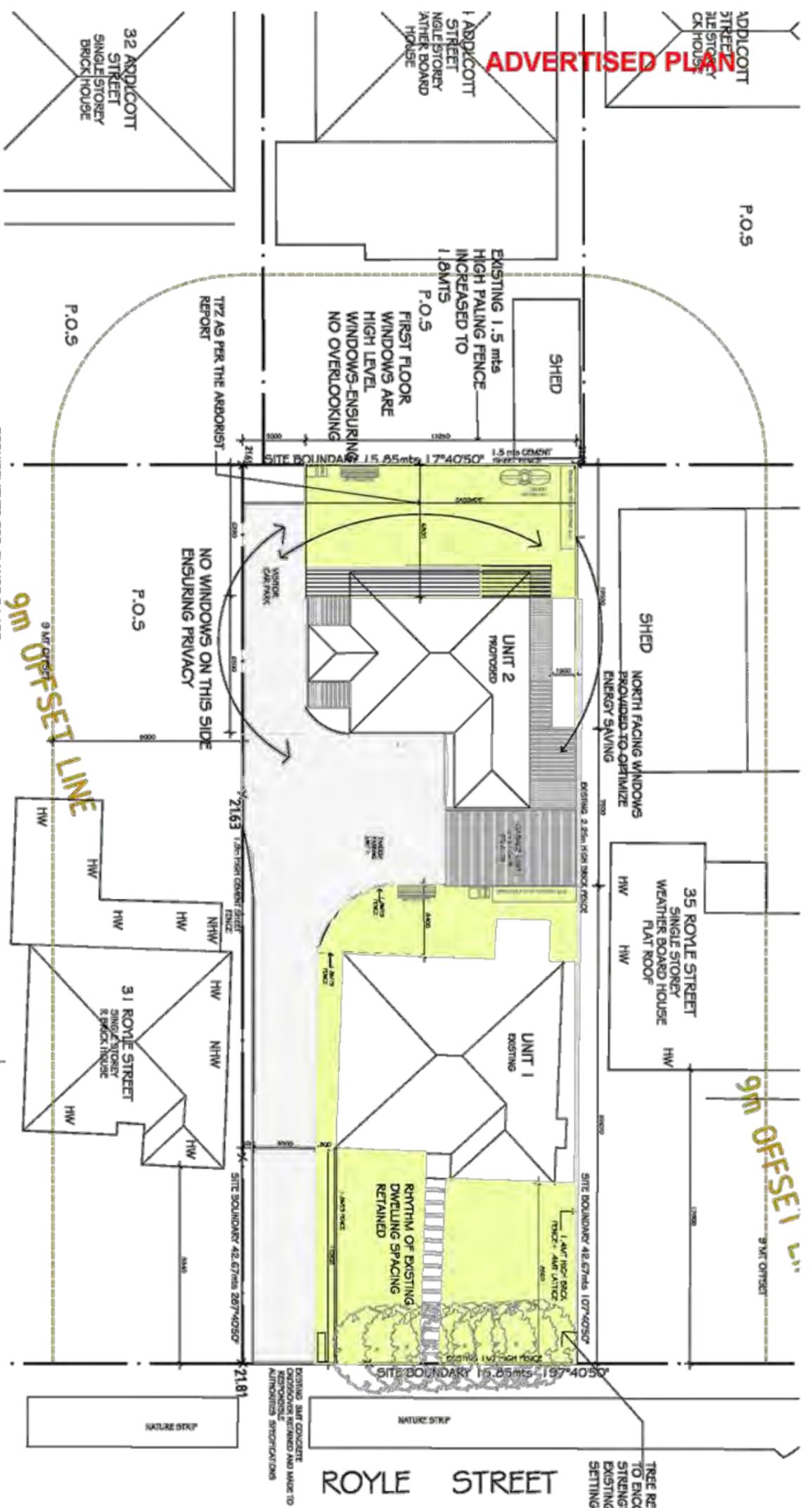
AMENDMENT	DATE	AMENDMENT	DATE

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORKS OR SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED CLARIFY ANY DISCREPANCIES WITH THE ARCHITECT

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PROPOSED DUAL OCCUPANCY DEVELOPMENT AT NO 33, ROYLE STREET FRANKSTON 3199

DATE	23.08.17	JOB NO	6112
SCALE		SHEET NO	TP 03
DRAWN - PRATIMA		CHECKED	TOWN PLANNING 2005



**SITE POTENTIAL FOR DUAL OCCUPANCY DEVELOPMENT**

1. SITE ON RESIDENTIAL ZONE 1
2. GENERALLY A FLAT SITE WITH DENSE VEGETATION AT THE REAR - PLANNING HAS BEEN REVISED ACC TO THE ARBORIST REPORT
3. AREA OF THE SITE IS 674.19 sqmts , ADEQUATE FOR DUAL OCCUPANCY DEVELOPMENT
4. NO PLANNING OVERLAYS
5. EAST FACING SITE AND ACCESS TO THE PROPOSED REAR UNIT IS FROM EAST

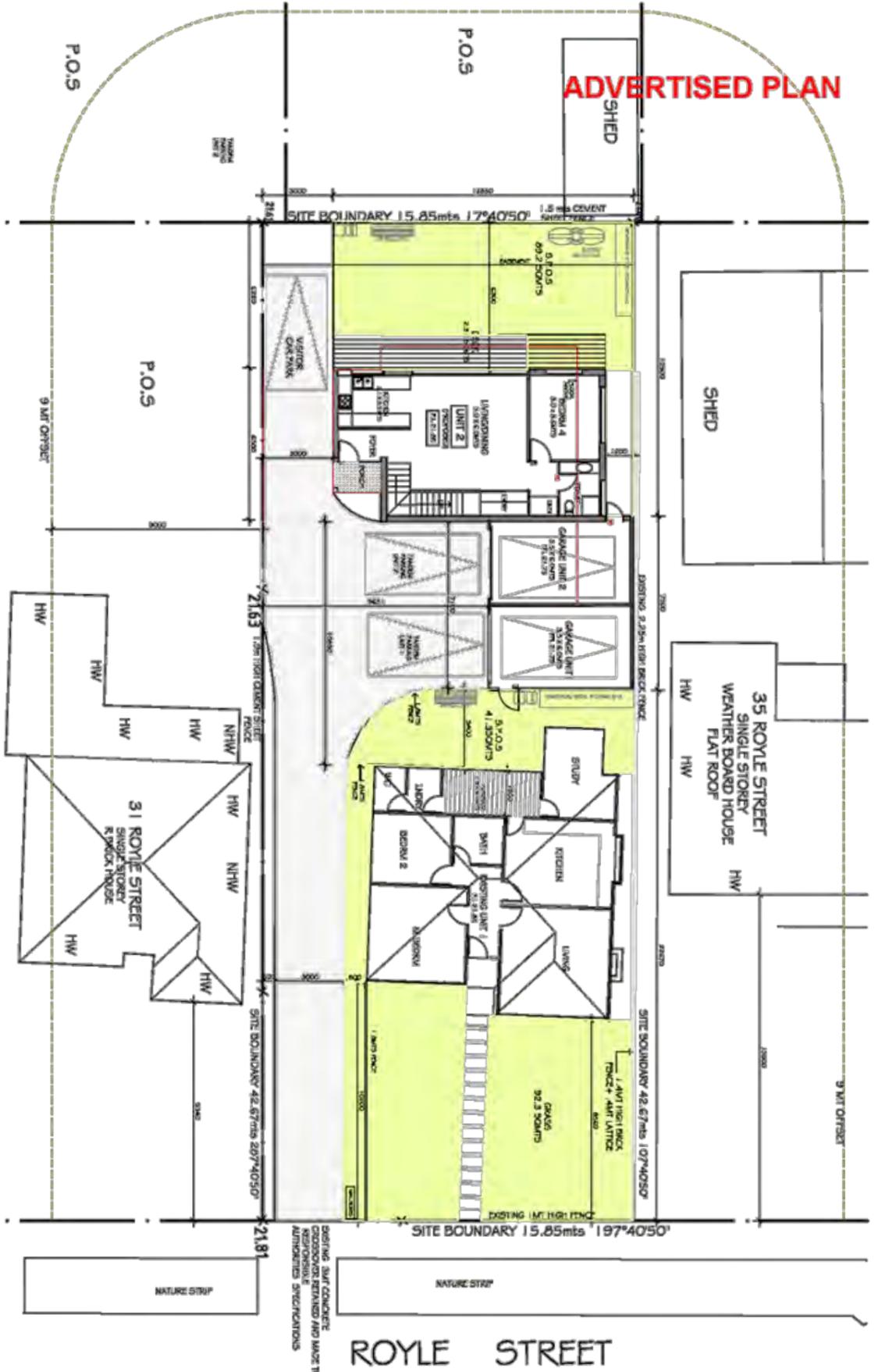
**REQUIREMENTS FOR CAUSE 54.455**

1. MINIMUM STREET SETBACK -COMPLIES - RETAINED EXISTING SET BACK
2. SITE COVERAGE (50% MINIMUM REQUIREMENT) - COMPLIES - 34% ACHIEVED
3. PERMEABILITY (25% MINIMUM REQUIREMENT ) -COMPLIES -44% ACHIEVED
4. LANDSCAPING -COMPLIES -39% GARDEN AREA ACHIEVED
5. WALL ON BOUNDARIES - COMPLIES - GARAGE ON THE NORTHERN BOUNDARY .. NORTHERN BOUNDARY HAS AN EXISTING 2.3MTRS SOLID BLK WALL
6. PRIVATE OPEN SPACE ( 40 SQMTRS WITH A MIN WIDTH OF 3MTRS ) -COMPLIES - 50SQMTRS MIN WIDTH OF 3.5MTRS PROVIDED ,
7. FRONT FENCE HEIGHT - COMPLIES - RETAINED EXISTING 0.9MT HIGH BRICK WALL
8. GARDEN AREA (35% REQUIRED) - COMPLIES - 39% ACHIEVED
9. EXISTING MATURE GARDEN -COMPLIES - MAXIMUM NO OF EXISTING TREES ARE RETAINED

10. VISITOR CAR PARK -COMPLIES - VISITOR CAR PARK PROVIDED AS PER COUNCIL GUIDELINES
11. DETAILED INFORMATION AND ANALYSIS ABOUT EXISTING TREES - COMPLIES - ARBORIST REPORT PROVIDE DESIGN REMOVED AND AMENDED IN ACCORDANCE

**SITE PLAN**

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORKS OR SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED CLARIFY ANY DISCREPANCIES WITH THE ARCHITECT	AMENDMENT	DATE	AMENDMENT	DATE	<p><b>BALERI CONSULTANTS</b> ARCHITECTS - PLANNING &amp; PROJECT MANAGEMENT 4 bernard street , cheltenham 5192 TEL : 95023483 email balericons.com@gmail.com</p>	<p><b>PROPOSED DUAL OCCUPANCY DEVELOPMENT AT NO 33, ROYLE STREET FRANKSTON 3199</b></p>	DATE 23.09.17	JOB NO 612
							SCALE 1:200	SHEET NO TP 04
							CHECKED	TOWN PLANNING DIVOS

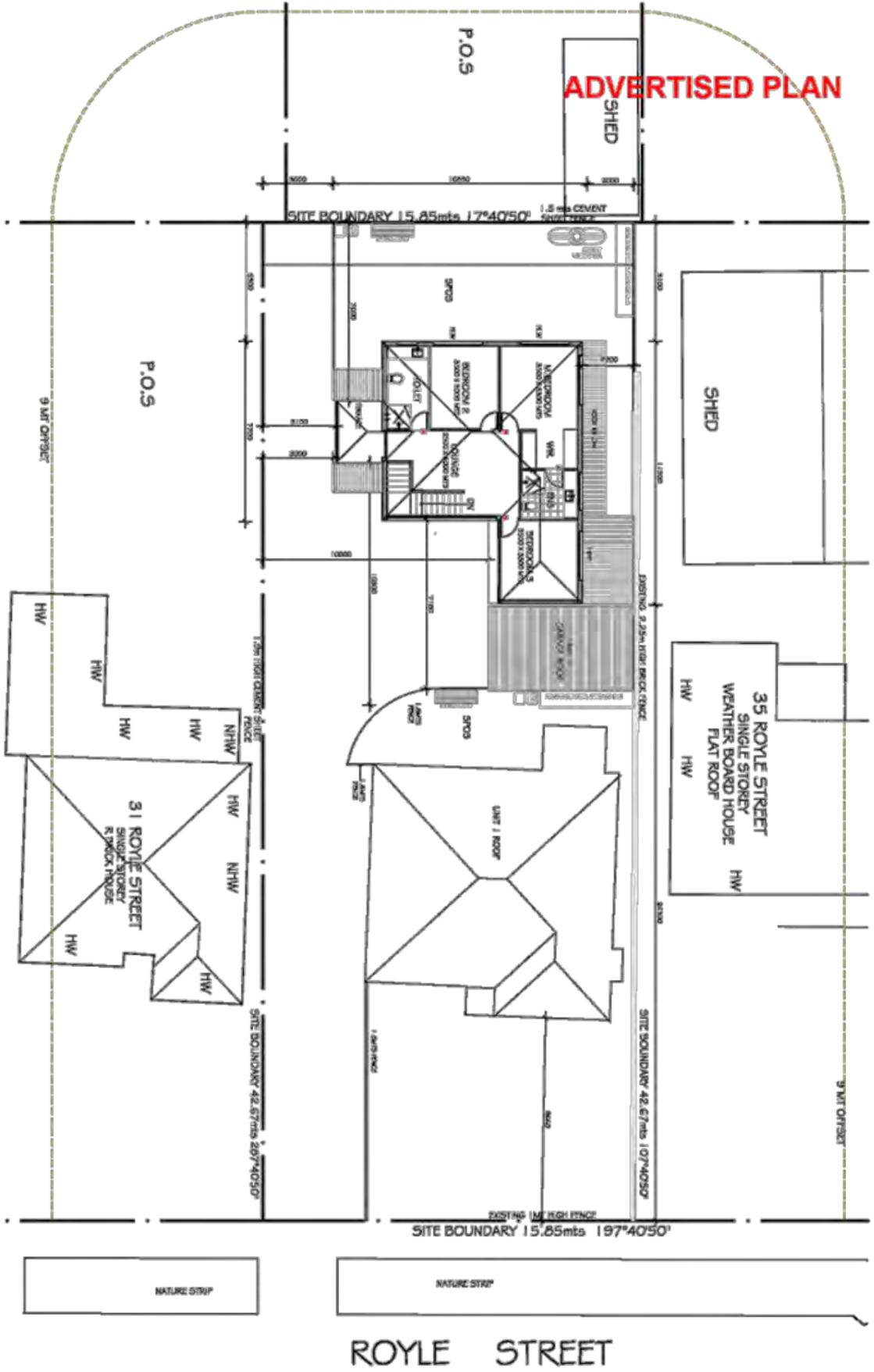


**DESIGN RESPONSE PLAN**

1. THE PROVISION FOR THE NEW DWELLING ON THE LOT IS ENTIRELY CONSISTENT WITH THE STATE & LOCAL PLANNING FRAMEWORKS AND THE OBJECTIVES OF THE RESIDENTIAL ZONE
2. THE PROPOSED RESIDENCE -UNIT 2 , IS SET AT THE REAR WITH THE PRIVATE OPEN SPACE OF 68.8 SQMTRS
3. UNIT 2 - THE MAIN LIVING , MEALS & KITCHEN AREA WINDOWS ALL FACE NORTH & WESTACROSS THE PRIVATE OPEN SPACE. THIS OFFERS NOT JUST VIEWS BUT GOOD PASSIVE SOLAR PENETRATION . THIS WILL HAVE LEAST IMPACT ON THE NEIGHBORS WINDOWS .
4. UNIT 2 IS DESIGNED TO RETAIN THE EXISTING NEIGHBORHOOD CHARACTER THE ROOF TO MATCH THE EXISTING ROOF OF THE UNIT 1 AT 21° PITCH, THE TREES ARE RETAINED TO ENCOURAGE EXISTING GARDEN SETTING
5. THE EXISTING HOUSE IS 2 BEDROOM WITH A STUDY RETAINED AS IT IS . IT IS SET 8MTRS FROM THE BOUNDARY . THE PRIVATE OPEN SPACE IS SCREENED WITH A 1.8MT SCREEN TO ACHIEVE PRIVACY.
6. THE STREET FACADE HAS BEEN RETAINED ALMOST THE SAME .
7. THE DWELLINGS TO THE REAR AND THE SIDE OF THE SUBJECT SITE ARE WELL OFFSET FROM THE REAR AND SITE BOUNDARIES , AND OVERLOOKING IS NOT AN ISSUE BECAUSE OF THE HIGH FENCE ON THE SITE BOUNDARIES
8. THE DESIGN ACHIEVES A HIGH LEVEL OF COMPLIANCE WITH THE OBJECTIVES & STANDARDS OF RESCODE

**GROUND FLOOR**

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORKS OR SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED CLARIFY ANY DISCREPANCIES WITH THE ARCHITECT		AMENDMENT	DATE	AMENDMENT	DATE		<b>BALERI CONSULTANTS</b> ARCHITECTS - PLANNING & PROJECT MANAGEMENT 4 bernard street , cheltenham 5192 TEL : 95023483 email balericons.com@gmail.com	PROPOSED DUAL OCCUPANCY DEVELOPMENT AT NO 33, ROYLE STREET FRANKSTON 3199	DATE 23.09.17	JOB NO 612
SCALE 1:100	SHEET NO TP 05	DRAWN -PRATIMA	CHECKED	TOWN PLANNING DWG09						



**AREA ANALYSIS**

UNIT NO.	NO. OF BED ROOMS	FLOOR AREA (SQM)			GARAGE + STORE	PORCH + BALCONY	GRAND TOTAL	P.O.S. (SQM)		
		GF	FF	TOTAL				S.P.O.S	DECK	REST
1	3	111.5	—	111	28.0	148.5	51.3	—	110.5	161.8
2	4	71.4	86.2	157.6	28.0	193.9	55.9	12.9	—	68.8

H.L.W. = HIGH LEVEL WINDOW

**FIRST FLOOR PLAN**

**BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORKS OR SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED CLARIFY ANY DISCREPANCIES WITH THE ARCHITECT**

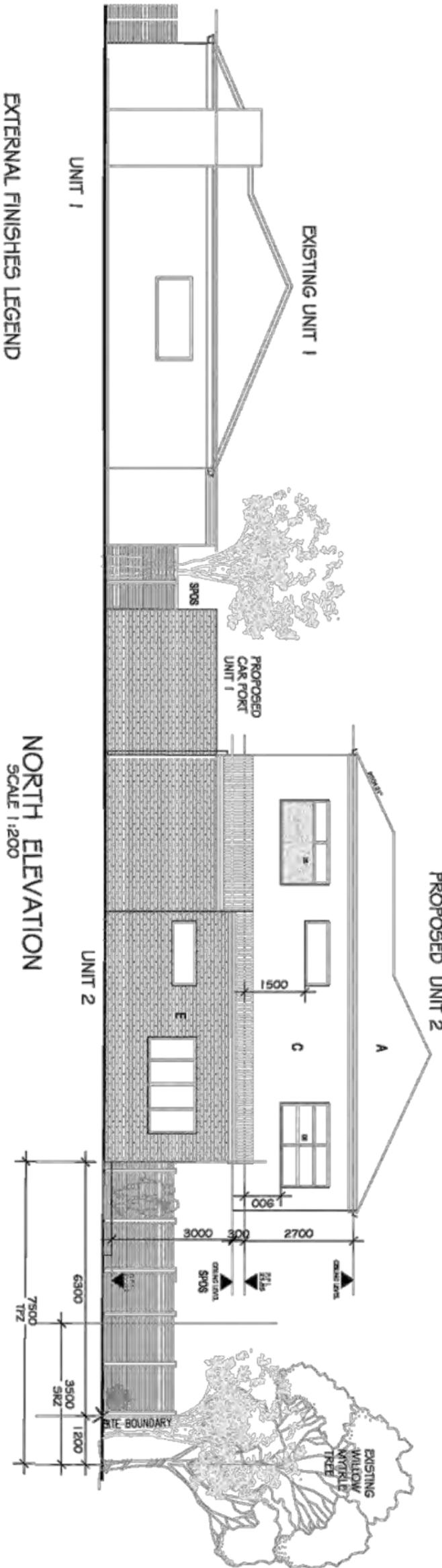
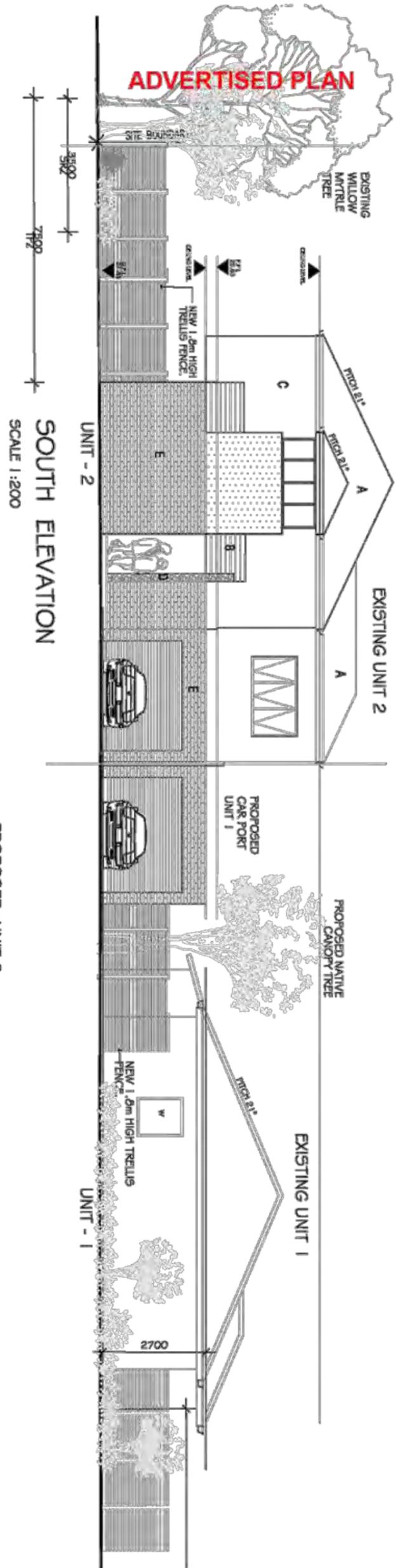
AMENDMENT	DATE	AMENDMENT	DATE



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4 Bennett Street, Cheltenham 5192  
TEL: 050234483  
email: balericonsultants@gmail.com

**PROPOSED DUAL OCCUPANCY DEVELOPMENT AT NO 33, ROYLE STREET FRANKSTON 3199**

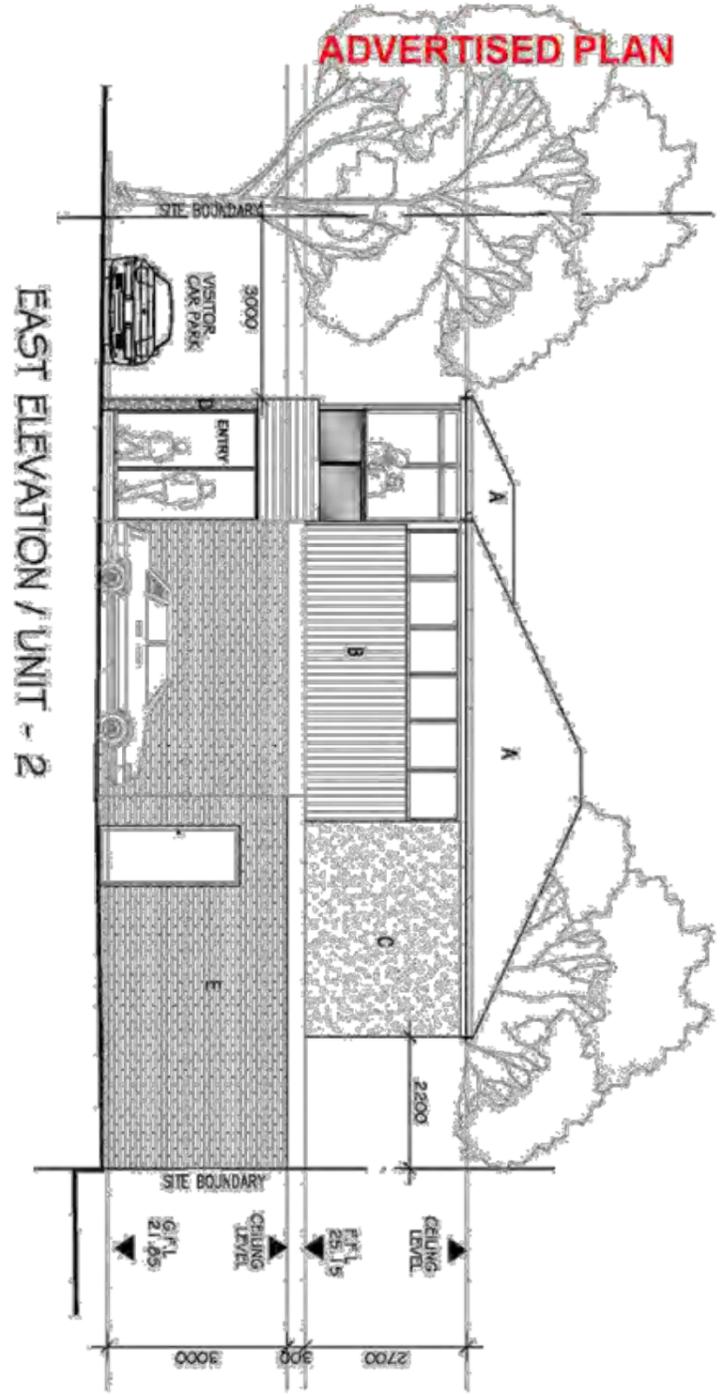
DATE	SCALE	DRAWN	CHECKED	JOB NO.	SHEET NO.
23.09.17	1:100	PRATIMA		612	TP 05



- EXTERNAL FINISHES LEGEND**
- A** RENDERED WALL (LIGHT)
  - B1** TIMBER CLADDING
  - C** RENDERED WALL (DARK)
  - CG** CLEAR GLAZING
  - D** STONE CLADDING
  - E** BRICK CLADDING
  - OG** OBSCURE GLAZING
  - MD** MAIN DOOR - TIMBER

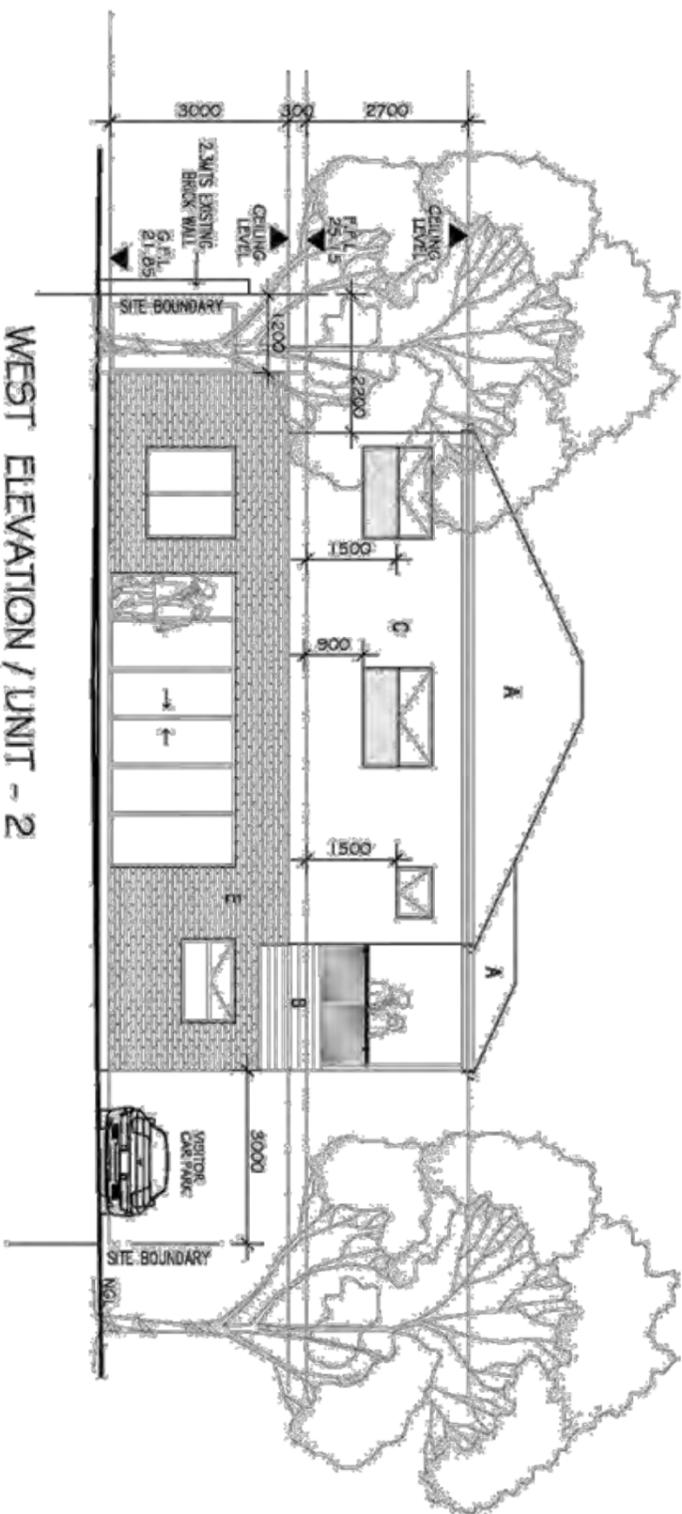
**ELEVATIONS**

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORKS OR SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED CLARIFY ANY DISCREPANCIES WITH THE ARCHITECT		AMENDMENT	DATE	AMENDMENT	DATE		<b>BALERI CONSULTANTS</b> ARCHITECTS - PLANNING & PROJECT MANAGEMENT 4 Bernard Street, Cheltenham 3192 TEL: 050234483 email: balericonsultants@gmail.com	PROPOSED DUAL OCCUPANCY DEVELOPMENT AT NO 33, ROYLE STREET FRANKSTON 3199	DATE 23.09.17	JOB NO 612
SCALE 1:100	SHEET NO TP 07	CHECKED	TOWN PLANNING DWGS							



EAST ELEVATION / UNIT - 2

- EXTERNAL FINISHES LEGEND**
- [A] RENDERED WALL (LIGHT)
  - [B] TIMBER CLADDING
  - [C] RENDERED WALL (DARK)
  - [CS] CLEAR GLAZING
  - [D] STONE CLADDING
  - [E] BRICK CLADDING
  - [GS] OBSCURE GLAZING
  - [MID] MAIN DOOR-TIMBER

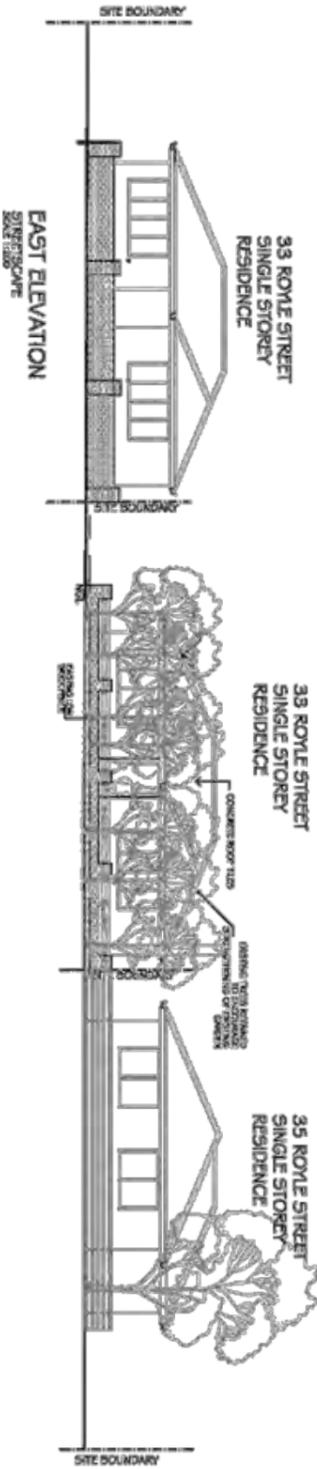
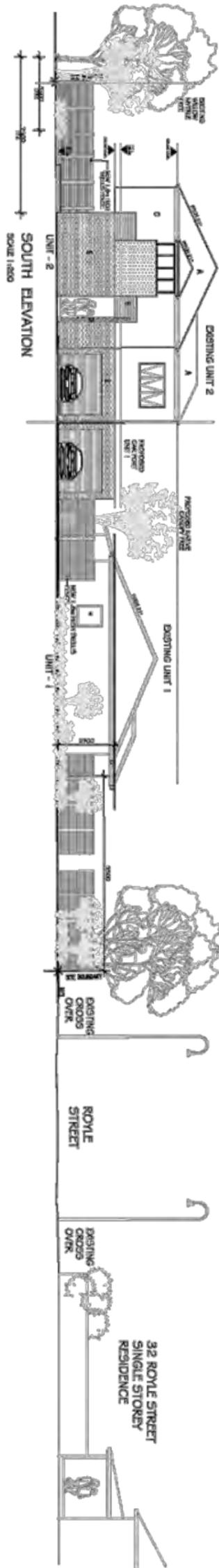
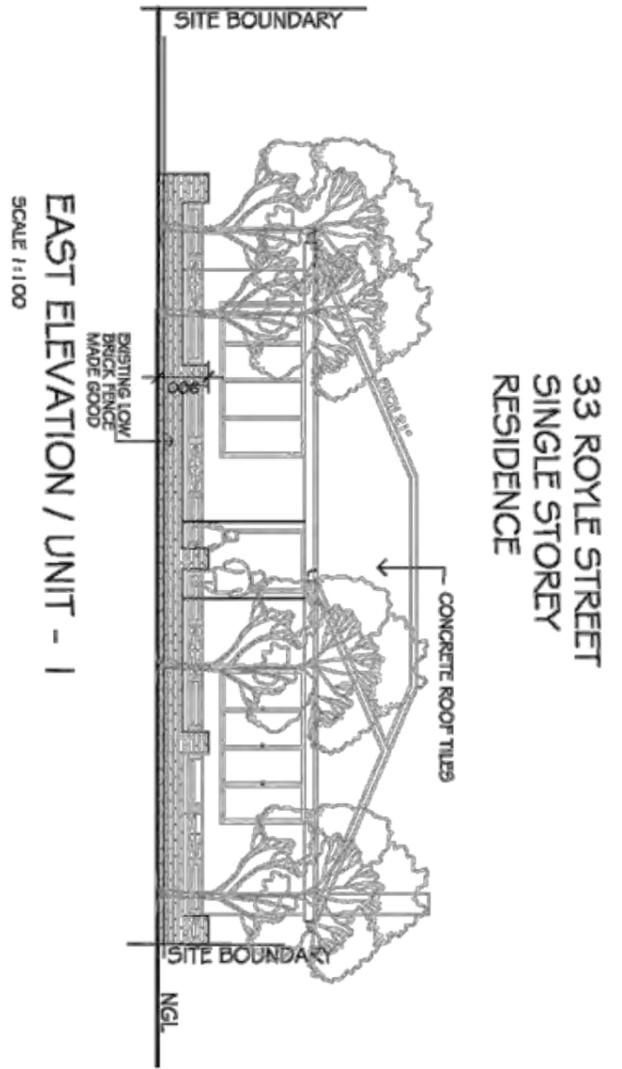


WEST ELEVATION / UNIT - 2

**ELEVATIONS**

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORKS OR SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED CLARIFY ANY DISCREPANCIES WITH THE ARCHITECT		AMENDMENT	DATE	AMENDMENT	DATE		<b>BALERI CONSULTANTS</b> ARCHITECTS - PLANNING SPECIALIST MANAGERS 14 Bernard Street, Cheltenham 3192 TEL: 95025445 email: balericonsultants@gmail.com	PROPOSED DUAL OCCUPANCY DEVELOPMENT AT NO 33, ROYLE STREET FRANKSTON 3199	DATE: 25.09.17	JOB NO: 612
SCALE: 1:100	SHEET NO: TP 05	DRAWN: PRATINA	CHECKED:	TOWN PLANNING DIVISION						

**ADVERTISED PLAN**



**ELEVATION**

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORKS OR SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED CLARIFY ANY DISCREPANCIES WITH THE ARCHITECT

AMENDMENT	DATE	AMENDMENT	DATE



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**PROPOSED DUAL OCCUPANCY DEVELOPMENT AT NO 33, ROYLE STREET FRANKSTON 3199**

DATE 23.09.17	JOB NO 612
SCALE 1:100	SHEET NO
DRAWN -PRATINA	<b>TP 05</b>
CHECKED	TOWN PLANNING DIVS





# FRANKSTON 5

## 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. The area has streetscapes of mixed garden and front fence treatment, dwelling size and style, position on the site, presence of street trees and width of nature strip. The common and unifying characteristics is an openness of the street created by the low level garden planting, the space around dwellings and visibility of front gardens from the street. Streets nearer the Frankston commercial area, particularly those with larger blocks, have been extensively redeveloped with units. Much of the street tree planting, and some garden planting, is native.

#### Key Existing Characteristics

- Architecture is predominantly single storey Inter-War (and some earlier) to 50s of mixed styles and building materials
- Front setbacks are generally 6-7 metres with 1 and 3-4 metre side setbacks
- Fences are mixed, with many low and open fence styles
- Gardens are established with native and exotic vegetation
- Roads are sealed with kerbs and footpaths on both sides of the street
- Street trees are frequently medium to large and planted regularly

#### COMMUNITY VALUES

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

- Age and blend of buildings
- Diversity of building styles
- Established gardens and mature trees
- Quality in new development

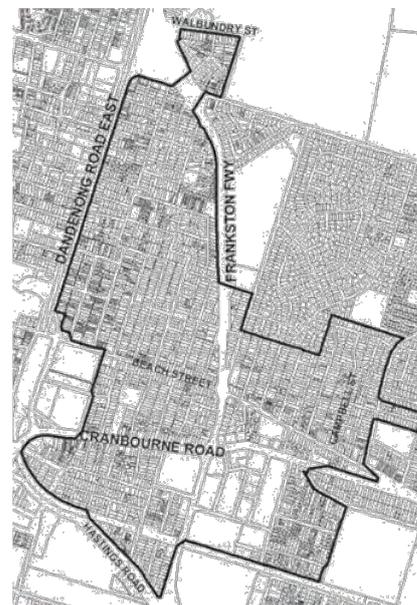
#### PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

The openness of the streetscape and the space around dwellings and the cohesiveness of streetscapes are to be strengthened by:

- Ensuring buildings respect neighbouring front setbacks
- Maintaining a generous side setback on at least one side
- Maintaining open garden frontages by encouraging no or low front fencing
- Consistent street tree planting

#### Issues / Threats

- High front fences
- Boundary to boundary development





Character Element	Objective	Design Response	Avoid
<b>Vegetation</b>	To encourage strengthening of the garden settings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species. Retain mature trees wherever possible.	Lack of landscaping and vegetation. Removal of mature trees.
<b>Siting</b>	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.
<b>Front boundary treatment</b>	To maintain the openness of the streetscape.	Provide no front fences or low, open style front fences, other than along heavily trafficked roads.	High, 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.

## Executive Summary

### 12.1 Resolution Progress Update

*Enquiries: (Tim Frederico: Corporate Development)*

#### Council Plan

Community Outcome:	3. A Well Governed City
Strategy:	3.1 Accountable Governance
Priority Action	3.1.1 The elected representatives will provide clear and unified direction, transparent decision makers and good governance

#### **Purpose**

To update and brief Council on the current status of resolutions.

#### **Recommendation (Director Corporate Development)**

That Council:

1. Receives the Notices of Motion Report as at 4 June 2018.
2. Approves the archiving of the following Notice of Motion from the Notices of Motion Report:
  - NOM 1364 – Duplication of Lathams Road
  - NOM 1365 - Victorian Wide EBA
  - 2018/NOM8 – Utility Companies sought to consult more widely
  - 2018/NOM12 – Waiving inspection/building fees for Capital Works projects.
  - 2018/NOM17 – Support Neighbourhood Houses Funding Campaign
3. Notes that since 30 April 2018, 33 resolutions have been completed, as detailed in the Notices of Motion Report.
4. Notes that the reports listed below will not be presented back to Council by their advised dates and that a detailed explanation is provided in the body of the report.
  - Response to NOM 1316 – Former Frankston Ambassador site
  - Planning Permit Application 424/2017/P – 21 Edward Street, Langwarrin – To construct six (6) dwellings (three (3) single storey and three (3) double storey)
  - Procurement Policy 2017/2018 Review

#### **Key Points / Issues**

- At the Ordinary Council Meeting OM295 held on 19 December 2016, Council resolved that:

*“That the Chief Executive Officer is directed to provide regular updates to Council on the progress or status of Council’s resolutions resulting from Notices of Motion raised by Councillors. In order to facilitate this, a brief progress report (detailing the status of each outstanding resolution) is required to be presented to Council at each of its Ordinary Meetings in future commencing with Ordinary Meeting 296 (scheduled for the 30 January 2017).”*

**12.1 Resolution Progress Update****Executive Summary**

- The Notices of Motion Report as at 4 June 2018 is attached and will continue to be updated and reported at each Ordinary Council Meeting.
- The following 5 Notice of Motion actions are reported as 'complete' and are proposed to be archived from the document:
  - NOM 1364 – Duplication of Lathams Road
  - NOM 1365 - Victorian Wide EBA
  - 2018/NOM8 – Utility Companies sought to consult more widely
  - 2018/NOM12 – Waiving inspection/building fees for Capital Works projects.
  - 2018/NOM17 – Support Neighbourhood Houses Funding Campaign
- Since 30 April 2018, the following 33 resolution actions have been reported as 'complete':
  - Authorisation of Use of Council Seal for Years of Service Certificates
  - Woodland Precinct Local Area Traffic Management Study
  - Construction of Valley Road
  - Response to NOM 1326 - Creation of Frankston Junior / Youth Mayor
  - Response to NOM 1327- Support for new and existing Planned Activity Groups
  - Evaluation of Commercial Use of Public Open Space 2016-2017 season
  - Response to NOM 1344 - Access Friendly Frankston
  - Response to NOMs 1252 & NOM 1265 - Cleanliness of the City
  - Response to NOM 1264 - Frankston History taught in Local Schools
  - Proposed renaming of a section of "Moorooduc Highway Service Lane" to "Susono Way"
  - Sale of Council Land (Replacement of Public Open Space) - Part of 1R Yuille Street Frankston (Relocation of the Frankston Tennis Club and Other Matters)
  - Response to NOM 1350 - Community Bus Service
  - Carrum Downs Oval No 2 Reconstruction
  - Proposed GC (Group of Councils) Planning Scheme Amendment to introduce a Packaged Liquor Policy into the Frankston Planning Scheme.
  - Response to NOM 1389 - Ballam Park Precinct Improvements
  - Response to NOM 1341 - Anti-Truancy Update
  - Response to NOM 1391 - Apsley Place
  - Advocacy - Victorian Election and ALGA National General Assembly
  - MAV State Council Motions
  - Outbound Delegation to Sister City - Susono, Japan
  - Town Planning Application 328/2017/P - Use and construction of four (4) double storey dwellings - 19 O'Grady Avenue, Frankston

**12.1 Resolution Progress Update****Executive Summary**

- Planning Permit Application 188/2017/P - 30 Fulmar Street, Carrum Downs - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)
- Draft Annual Budget 2018-2019
- Delegates Report by Cr Bolam and Cr McCormack - Company Directors Course Learning Outcomes
- Urgent Business – Leave of Absence Cr M O'Reilly
- Review of Reconstruction of Carrum Downs Oval No 1
- Centenary Park Golf Course Expression of Interest
- Chief Executive Officer Key Performance Indicators for 2017/2018
- Planning Permit Application 2/2018/P - 14 Grain Store Court, Langwarrin - To construct two (2) double storey dwellings and three (3) single storey dwellings (five (5) dwellings)
- Planning Permit Application 481/2017/P - 3 McLean Court, Frankston South - To construct three (3) structures ancillary to the existing dwelling (garage, shed and alfresco area) and to build outside the registered building envelope (section 173 agreement)
- Frankston Planning Scheme Amendment C111 - Report on findings and recommendations of Panel Report
- April 2018 Town Planning Progress Report
- Capital Works Quarterly Report - Q3 - January - March 2017/18
- Due to various factors, it is sometimes not possible for reports to be brought back before Council in accordance with the time frames resolved. However, progress updates have been supplied for the items set out below:
  - *Response to NOM1316*

Former Frankston Ambassador site – Due to a number of local members of parliament being unable to attend a meeting on 27th April, a follow up meeting is now being organised for local State Members of Parliament. Accordingly, the report back to Council will need to be rescheduled for the July meeting.
  - *Planning Permit Application 424/2017/P – 21 Edward Street, Langwarrin – To construct six (6) dwellings (three (3) single storey and three (3) double storey)*

The applicant is supplying amended plans. Council Officers will need to reassess amended plans before the report can be returned to Council.
  - *Procurement Policy 2017/2018 Review*

The 2018/19 Procurement Policy is scheduled for a Councillor Briefing on 21 May 2018. The briefing of Council on this matter was held Monday 21 May 2018. Officers are preparing a report for 2 July 2018 Ordinary Meeting.

**12.1 Resolution Progress Update****Executive Summary****Financial Impact**

The State Government has introduced the “Fair Go Rates” system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

**Consultation****1. External Stakeholders**

Nil.

**2. Other Stakeholders**

Nil.

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

Making the written records available may provide some confidence regarding transparency in decision making, and is in keeping with best practice advice from the Victorian Ombudsman.

**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

Nil.

Policy Impacts

There is no impact on 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 is no risk associated with this report.

**12.1 Resolution Progress Update****Executive Summary****Conclusion**

The purpose of this report is to brief and update Council on the implementation and status of resolutions including Notices of Motion. Council Officers are continuously working to implement a range of Council resolutions and in addition to noting the work completed, it is recommended that the Notices of Motion as listed within this report now be archived.

---

**ATTACHMENTS**

Attachment A:[↓](#) Notices of Motion Cost Summary as at 4 June 2018

Attachment B:[↓](#) Notices of Motion as at 4 June 2018

**Notice of Motions Estimated Costs  
 By Councillor  
 2016 – 2020 Term**

**Table 1**

Councillor	Number	Primary Cost	Ongoing Cost	Outcome Cost
Cr Cunial	7	\$4,649	\$500	\$190,500
Cr McCormack	11	\$4,260	\$0	\$135,000
Cr Toms	28	\$3,577	\$0	\$60,000
Cr Aitken	24	\$9,654	\$0	\$55,000
Cr Bolam	66	\$18,912	\$10,000	\$149,000
Cr O'Connor	17	\$2,980	\$0	\$163
Cr Mayer	3	\$2,450	\$0	\$66,000
Cr Hampton	17	\$6,944	\$4,800	\$0
Cr O'Reilly	1	\$0	\$0	\$0
<b>TOTAL</b>	<b>174</b>	<b>\$ 53,426</b>	<b>\$ 15,300</b>	<b>\$ 655,663</b>

## Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
22-May-17	13.7	NOM 1318 - Metropolitan Waste and Resource Recovery Group Cr Hampton	<p>Council Decision: That Council formally endorse the Notice of Motion carried at last meeting of the Metropolitan Waste and Resource and Recovery Group (MWRRG) which read as follows: "That the MWRRG write to the Minister for Energy, Environment and Climate Change and Shadow Minister for Energy and Resources requesting that funding generated through the collection of the Municipal and Industrial Landfill Levy be constrained to the purpose for which the Levy was introduced and raising concerns with the Levy funds being allocated to supplement Park Victoria initiatives not related to the purpose of the Levy" Also forward to the MWRRG this endorsement along with all the amounts of money collected by this Council and which has been passed on to the State Government over the last 10 years from the Levy and what this Council has received back from the Government in programs associated directly with this Levy over this same period."</p> <p>Carried Unanimously</p>	Bruce Howden	<p>21 May 2018 - Letter from Minister was tabled in January 2018 meeting of Metro Waste and Resource Recovery Group's Strategies and Policy Advocacy Group. Have requested a copy of the letter from MWRRG. 15 January 2018 - Request MWRRG to provide date when letter was sent to Minister as outlined in Nov 2017 Waste Forum and any response received. 27 November 2017 - In November Waste forum meeting MWRRG reported that the Forum is writing to Minister D'Ambrosio advocating for additional Sustainability Fund investment and will include the position paper which outlined the process for prioritising funding from workshop in Sept. 10 July 2017 - Letter from Mayor has been sent to MWRRG. 20 June 2017 - The letter to MWRRG has been drafted and provided to Cr Hampton for any additional changes/inclusions. The letter will be finalised and sent out week commencing 19/6/17. 13 June 2017 - Letters have been prepared. Primary Cost added \$75.00 (A3365636 and A3367373)</p>	Primary Cost: \$75.00
22-May-17	13.8	NOM 1319 - Access to Hindu Temple via Boundary Lane Cr Hampton	<p>Council Decision: That the CEO investigates the cost required to open Boundary Lane to one way vehicular traffic as an alternate entry into the Hindu temple on Boundary Road and that a report be provided to the 13 June Ordinary Meeting.</p> <p>Carried Unanimously</p>	Doug Dickins	<p>21 May 2018 - Council officers have addressed issues raised by the Hindu Temple relating to speed signs, pedestrians crossing on Boundary Road and a path on Boundary Road. As part of the development of the Hindu Temple car parking, arrangements will be made within the property to provide better access. A report will be provided to the June 2018 ordinary meeting. 30 April 2018 - Council Officers again met with members of the Temple Committee on Friday 5/4/2018. It was explained that any works on Boundary Lane would need to be carried out by the Hindu Temple. As a result the Hindu Temple Committee will now investigate managing access internally within the site as part of other carpark works. There is no need now to open up Boundary Lane for access to the temple. 9 April 2018 - Council Officers will meet with members of the Temple Committee on Friday 5/4/2018 to discuss proposals for alternative access from Boundary Lane. It is proposed that any works be carried out by the Hindu Temple. 19 March 2018 - Council Officers have considered alternatives and are awaiting advice from members of the Temple Committee for a suitable time to discuss proposals from the committee. It is anticipated this meeting will be held in March. 22 February 2018 - Members of the Hindu Temple have now responded to the Council officer. Councillor Hampton and Council Officers are to meet with members of the Hindu Temple late in February to further discuss the proposal. 05 February 2018 - The officer has again contacted the temple by email to discuss the matter and was advised that they would be in touch, however the officer is still awaiting feedback. 15 January 2018 - The officer attempted to contact the Hindu Temple Committee and has sent a letter advising of the proposal and is awaiting feedback. This will be followed up in January. 27 November 2017 - Discussion with Hindu Temple Committee to occur in December 2017. 02 October 2017 - Report was considered back to Council at its 25 September 2017 meeting. Was deferred. 12 September 2017 - Subject of a report to Ordinary Meeting on 25/09/2017. 21 August 2017 - The Officer met with a Fulton Hogan representative onsite to discuss requirements to make Boundary Lane accessible. A preliminary scope of works includes: Lowering entrance and culvert under</p>	

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
13-Jun-17	13.10	NOM 1333 - Enquiry to Wells Street Lighting  Cr Aitken	Council Decision: That an immediate and a full enquiry be made into the special effect lighting in Wells Street and that a working party be established comprising the Mayor, CEO and interested Councillors who will work harmoniously together to oversee the project to achieve a satisfactory outcome.  Carried	Gillian Kay	21 May 2018 - Revised Target Date changed by: Hall-davis, Tracee From: 23 Apr 2018 To: 31 May 2018 Reason: Please refer to comments 30 April 2018 - Feedback from Councillors responding to the memo provided direction to light the pots. They will not be connected via data cable. 13 April 2018 - A memo is being prepared for Councillors advising them of options 02 March 2018 - Councillors have requested the pots outside the entertainment centre to be relocated. Options are being explored. 26 February 2018 - All lighting as part of East/West Wells completed. New bulbs for middle wells on order (from Italy). Fix for keeping uprights clear of gravel underway. 15 January 2018 - All feature lighting associated with East West Wells Street project are functional. The existing uprights, previously installed in the middle of Wells Street, have received maintenance and replacement bulbs are on order. The pots outside the entertainment centre were/are not lit due to the need to remove paving to install electrical conduits. Protection around uprights will be completed by 25 January. 02 October 2017 - Requested status update to present at Council Meeting the 25/09/2017. A gravel solution has been sourced and an RFQ prepared. This will ensure gravel/bark cannot be kicked over the up lights. Replacement bulbs for the older up lights outside the entertainment centre have been sourced at a significant cost. These are imported. Please also see NoM 1321. 21 August 2017 - All of the lighting has been audited and maintenance undertaken. Additional up lights installed where they were previously missing, seat lighting is working and new safety certificate issued where 'issues' were identified. The lighting expert will be in Frankston week of 21st August 2017 to install DX data cable box to program feature lighting. A solution to gravel is being sourced. The 'pot' lighting outside the Entertainment Centre is now connected to power (and lights) but not data cabling due to impact on paving. 31 July 2017 - Officers are working with the original lighting designer and an electrical contractor. safety issues and incomplete wiring have been identified and will be resolved. A solution to the gravel is also being explored and costed 19 July 2017 - Meeting held with Councillors and updated on the action take to get the lights to	Primary Cost: \$150
3-Jul-17	13.13	NOM 1347 - Budget addition for Pre-Schools  Cr McCormack	Council Decision: That the sum of \$5,000 be made available to each parent association of pre-schools within the municipality to assist with renewal works, maintenance, three year old kindergarten programs, advertising, children's necessities and the like. This funding is to be made available in this current year budget (from the operating surplus of Frankston City Council's 2017/2018 Budget) and each association be notified of the funding allocation and its purpose.  Carried	Joanne Ferrie	21 May 2018 - Target date remains 30 June 18. Awaiting invoice and Officers have contacted the final kinder that has not submitted invoice requesting that this is done asap. 09 April 2018 - Target date remains 30 June 18. Awaiting invoices. Officers have contacted the final two Kinders that have not submitted invoices requesting that they do so. 26 February 2018 - There are two Kinders who have not submitted an invoice. Children Services following up. 11 September 2017 - Invoices continue to be received for processing. 22 August 2017 - Noted- awaiting end of financial year account reconciliation. 19 July 2017 - Correspondence is being prepared to send to all pre-schools with a parent association with a view to this action being completed by the end of the 31 July 2017	Primary Cost: (Outcome Cost of \$135,000 added)
14-Aug-17	14.3	NOM 1354 - Urban Design Excellence  Cr Aitken	Council Decision: That a report identifying the ways in which urban design excellence may be embedded in all relevant Council processes and procedures be prepared by Council's planning department. This report is to outline the statutory planning methods currently employed by Council, and other metropolitan municipalities, which facilitate reputable urban design outcomes. The report is to also investigate alternative or additional approaches Council might adopt to improve the urban design quality of development applications.  Carried Unanimously	Gill Kay	21 May 2018 - As an outcome from the Councillor Briefing on 30 April 2018, Councillors decided to defer the report scheduled for 14/5/2018 OM as further work is required. The report is scheduled to come back to Council in July 2018. Revised Target Date changed by: Hall-davis, Tracee From: 14 May 2018 To: 20 Jul 2018 30 April 2018 - A briefing is scheduled 30 April 2018. 19 March 2018 - Further work on options being done by officers - to be scheduled for briefing in April with report to Council to follow. 15 January 2018 - A summary report on Council's urban design initiatives will be presented to Council in March 2018. 22 August 2017 - The Town Planning department will produce a report reviewing the processes Council currently employs to ensure urban design excellence is achieved in all new development applications. The department has commissioned a series of guideline documents to direct and improve the urban design and built form outcomes of medium and higher density development within the municipality. These will be presented to Council in conjunction with the findings and recommendations of the above-mentioned report.	Primary Cost:

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
14-Aug-17	14.6	NOM 1357 - Young Street Redevelopment Works  Cr Aitken	Council Decision: That Council call on the State Government to release the full financials to date (Forecast and Actual) of the Young Street Redevelopment Works.  Carried	Kate Jewell	21 May 2018 - No response received - matter has been raised at various meetings with State Govt staff. 30 April 2018 - No response received, will raise issue again at next joint State/FCC PCG meeting. 09 April 2018 - Matter has been raised with Senior Project Manager - no response. 15 January 2018 - Matter has been again raised with Senior Project Manager from Transport for Victoria. 27 November 2017 - Matter raised again with the Senior Project Manager at State Government at meeting held 14 November 2017. Noted reply forthcoming. 31 October 2017 - On the 5 October 2017, Senior Project Manager - State Government acknowledged receipt of letter and that a reply would be forthcoming. 02 October 2017 - No reply received to date. 11 September 2017 - Matter discussed with State on 25 August 2017. Official advice sent in a letter signed by the CEO and sent 6 September 2017 (A3436003). 21 August 2017 - Matter highlighted with the Senior Project Manager - State Government 17 August 2017. Listed for discussion with Council and the State at the next PCB meeting - Friday 25 August 2017.	Primary Cost:
4-Sep-17	14.2	NOM 1361 - Seaford Substation  Cr Bolam	Council Decision: That a report be provided to Council at the December Ordinary Meeting on the Iconic Seaford Substation. The report should consider: 1. The internal and external status of the Seaford Substation site; 2. Whether there is the presence of asbestos, signs of concrete cancer, concerns with the building's structural integrity; and 3. Future plans for the site, and the possible public use of the substation for community purposes (i.e. local museum, community hub etc).  Carried	Phil Cantillon	21 May 2018 - No change to the status. 30 April 2018 - Council officers have received some initial feedback from Metro on engineering elements related to the proposed 'Green Wall' concept. Over the next few months, Council officers will further refine the proposal in consultation with Metro officers to progress this matter further. 09 April 2018 - No change to the status. 22 March 2018 - Council Officers, Phil Cantillon and Vishal Gupta, met with Cr Bolam and representatives from Metro and VicTrack onsite on 16 March 2018. At the meeting, draft concept plan prepared by Council officers for the potential improvements (Green wall) to Seaford Substation was distributed and discussed. The initial concept plan was well received by the staff from Metro and VicTrack enabling some initial feedback and discussion on how to progress this matter further. There are number of issues which needs to be addressed to establish costings and potential funding contributions. It was also discussed that the timing of these works needs to take into account forthcoming works by LXRA on the Frankston Line at the Seaford Station. Council officers will continue to work with Metro and VicTrack on this matter and provide further update in due course. 19 March 2018 - A meeting with PTV is scheduled for 16 March 2018. Council Officers are working on a concept plan for green walls, for discuss with PTV as to feasibility. 26 February 2018 - Officers are still trying to arrange a meeting with PTV. A number of attempts have already been made to secure a date. 13 February 2018 - We are keen to have the involvement of the local member in discussions of this matter. Efforts are continuing in locking in an agreed date for a meeting to take place 05 February 2018 - No change to the status. 15 January 2018 - No change to the status. 27 November 2017 - No response has been received from PTV. A meeting date is being established with staff from PTV and the Local Member's office. 31 October 2017 - As at this date, no response has been received from PTV. 02 October 2017 - Background information within Council being researched and a draft letter prepared seeking status and PRV's future plans for the site and building.	Primary Cost:
4-Sep-17	14.5	NOM 1364 - Duplication of Lathams Road  Cr Hampton	Council Decision: 1. That Frankston City Council supports the duplication of Lathams Road between Frankston Dandenong Road and the M3 Freeway. 2. Councillors request the CEO to make available the most suitable qualified Council Officer to join in a working group comprising the Committee for Greater Frankston and VicRoads to scope the remodelling of Lathams Road and to develop costings for its duplication. 3. Once the costing have been established, Council vigorously lobby State Government to complete this project. 4. That the duplication of Lathams Road project is added to the Council Advocacy priorities for the upcoming State and Federal elections.  C/U	Kate Jewell	21 May 2018 - Announcement has been made that full duplication will be funded. Request closure of item CEO reviewed comments 18/5/18 - approval to close okayed. Forward to Council to approve as per normal procedure requested. Request to close please. 30 April 2018 - No further information to date, matter to remain open as advocacy item. 09 April 2018 - No further information to update. 19 March 2018 - Officers have discussed the matter with VicRoads and have been advised that the project has been included with a number of other potential road projects for future prioritisation for potential funding. 15 January 2018 - Council officer has continued to work with VicRoads on this project. VicRoads are now preparing a business case and costings for the project. 27 November 2017 - Council officers attended working group meetings with Vic Roads to scope remodelling of Lathams Road. 02 October 2017 - An advocacy letter was sent to VicRoads 19 Sept informing of Council's resolution. A meeting was also convened by communications department of Council and consultant The Agenda Group on 25 Sept planning an advocacy strategy for this project. 11 September 2017 - Acting Director Community Assets had phone conversation with VicRoads Executive officer regarding the current State Govt priority of Lathams Road with a view to establishing a working group to develop the project and costings. A formal letter will now follow together with advocacy.	Primary Cost:

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
4-Sep-17	14.6	NOM 1365 - Victorian Wide EBA  Cr Hampton	Council Decision: Alternate Recommendation by Cr Hampton That an information sheet outlining the benefits of a single Victorian wide EBA be produced and distributed to all MAV delegates prior to the May 2018 Conference. This information sheet is to outline the need for a single Victoria wide EBA agreement negotiated through the Fair Work Commission. The EBA is to have three separate sections – Inner Metropolitan, Outer Metropolitan and Country.	Russell Joiner	21 May 2018 - Adding on behalf of Brianna Alcock - A discussion paper regarding a Victorian Wide EBA was presented to Council on 13 May 2018 and has been distributed to all mayors and councillors in Victoria. This motion will be tabled at the MAV State-wide Council meeting in October 2018. 05 February 2018 - Draft will be presented to Council in April 2018 for consideration and then circulation to all MAV delegates.	Primary Cost:
25-Sep-17	14.2	NOM 1370 - Keyboard Cowards  Cr Aitken	Council Decision: That the Chief Executive Officer request Council Officers to write to the Attorney General indicating that greater controls need to be put in place in respect to statements made through Facebook and social media, currently with limited or little accountability or penalty to the writer.  Carried	Michael Craighead	21 May 2018 - Second follow up letter sent 15/5/2018. 09 April 2018 - Follow up letter to be sent. 26 February 2018 - Letters sent to Victorian Attorney-General and Commonwealth Attorney-General by ordinary post today. 08 February 2018 - A revised letter to Attorney-General is being prepared taking into account Councillor comments in the debate. 15 January 2018 - Letter to Attorney-General has been written and submitted to CEO for approval. 31 October 2017 - Draft letters being prepared	Primary Cost:
25-Sep-17	14.6	NOM 1375 - East / West Wells Street Project  Cr Hampton	Council Decision: In light of the findings around this project contained in the Pitcher Partners Internal Audit of Project Management, Council initiates a full forensic audit of this project. The Audit is to be conducted by an auditor experienced in Local Government tendering and project management processes, and an amount of \$25,000 be allocated for this purpose in the mid-year budget review. The audit is to determine who initiated the changes in the scope of the project during construction and the reasons and drivers behind it. The audit should also review the changes to the Project Management arrangements which led to the lead consultant, Aspect Studios Pty. Ltd. being removed from the project. It is expected that the Auditor will interview key staff and Councillors (both current and former) and contractors involved in the project. It should also review the process for the initiation of the scope changes and cost escalations and the timeliness of Council's approval of the changes. In consultation with the Chief Executive Officer, the Independent Auditor will prepare a brief for the scope of work to be completed. The scope is to be approved by the independent members of Council's Audit and Risk Management Committee by electronic resolution. The final report is to be presented to Council at its first Ordinary Meeting in 2018.	Martin Poole	21 May 2018 - Updating comments as per Michelle Tipton for delayed report: A report on the audit of the works has been received and will be presented to the Audit and Risk Committee at its meeting in May and will be considered by Council at its meeting in June 2018. 30 April 2018 - A report on the audit of the works has been received and will be presented to the Audit and Risk Committee at its meeting in May and will be considered by Council at its meeting in July 2018. 01 March 2018 - A report on the audit of the works is still being finalised and it is expected that the report will be presented to Council for consideration at its meeting in April 2018. 15 January 2018 - HLB Mann Judd have been reviewing project documentation and interviewing various stakeholders. A report is expected by early March 2018. 27 November 2017 - An auditor has been appointed; a project inception meeting is scheduled for 24 November 2017. 31 October 2017 - Scope is being prepared to allow for E.O.I. process to be undertaken.	Primary Cost:
16-Oct-17	14.1	NOM 1376 - Inconsistencies of Clause 52.48 - Bushfire Protection Exemptions (Known as the 10/30 Right)  Cr Aitken	Council Decision: That Council make representations through all local Members of Parliament with reference to the inconsistencies of the Clause 52.48 – Bushfire Protection Exemptions (otherwise known as the 10/30 Right) The introduction of a uniform ability for residents to remove trees without any impediment when located within 10 metres of their house (if constructed or approved prior to September 2009), entirely negates the recognition particularly of highly important or heritage trees that contribute greatly to the streetscape. The irreparable damage to the character of local communities by the provision of this exemption as it currently stands means that vast numbers of trees are being removed throughout the greater Melbourne area in situations that are at either very low or negligible fire risk because of the blanket status of this provision. This is entirely against widely upheld state policy of greening our suburbs and represents an administrative measure which was taken at a moment of understandably high public emotion following the devastating bushfires of 2009. However, as outlined above the unfortunate net effect is that vegetation has been removed from locations where it cannot be reasonably justified.  C/U	Michael Papageorgiou	21 May 2018 - Revised Target Date changed by: Hall-davis, Tracee From: 14 May 2018 To: 31 May 2018 Reason: Please refer to notes. 30 April 2018 - A Letter of Response from the Minister for Planning regarding the review of Clause 52.48 has been received dated Feb 2018. The letter acknowledges "that the municipality-wide application of the exemptions impacts areas with relatively limited bushfire risk. As you have noted, this has the potential to result in unnecessary vegetation clearance." It adds that DELWP "is fully aware of the issue and is currently in the process of reviewing exemptions to ensure a more risk-based approach to vegetation management in areas with identified bushfire hazards." Further officer contact details are provided - Andrew Gear, Executive Director, Planning, Building and Heritage, Officers will now proceed to set up a meeting with Andrew to discuss our issues further and their progress with the review. 19 March 2018 - Acknowledgement of initial letter has now been received from Minister for Planning. Awaiting response to follow-up letters. 15 January 2018 - No responses have been received as yet. Follow up letters will be sent this week. 30 October 2017 - Letters are currently being drafted to Local members of Parliament referencing the inconsistencies of the clause.	Primary Cost:
16-Oct-17	14.6	NOM 1381 - Committee for the Future Occupancy of Linen House  Cr Hampton	Council Decision: That a committee of Interested Councillors, Chief Executive Officer and appropriate Council officers be formed to oversee the future occupancy of Linen House including the Expressions of Interest (EOI) that go out to organisations interested in participating. That this committee meet on a monthly basis and report back to Council on the issues covered.  C/U	Liz Daley	21 May 2018 - Revised Target Date changed by: Hall-davis, Tracee From: 26 Apr 2018 To: 25 May 2018 Reason: Awaiting meeting outcome 30 April 2018 - Seaford Football/Netball Club have met with the Mayor and EMT whereby they discussed the preferred site at a meeting with their members. On receiving advice the meeting will be confirmed. 19 March 2018 - The first Committee meeting was held 5 March 2018 and further meetings will be scheduled monthly. 01 March 2018 - Consultant has been appointed to assist with EOI process. Committee meeting is planned for 5 March 2018. 15 January 2018 - The EOI process is being developed. Now that the holiday period has concluded, the Committee will be convened to meet at the beginning of February. 27 November 2017 - Expression of Interest process, including committee, being drafted. 31 October 2017 - Committee will be established.	Primary Cost:

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
16-Oct-17	14.8	NOM 1383 - Lack of consultation for Frankston Nature Conservation Reserve  Cr McCormack	That Council: 1. Writes to the Minister for the Environment, the Hon Lily D'Ambrosio MP, expressing concern that there has been: (a) No community consultation regarding current management arrangements for Frankston Nature Conservation Reserve; and (b) No community consultation regarding access arrangements for Frankston Nature Conservation Reserve under the current management, noting that the reserve is presently closed to the public and that the Master Plan successfully implemented at the reserve, received overwhelming community endorsement during a thorough consultation period. 2. Seeks a meeting with Parks Victoria forthwith to discuss their future management and their proposed access arrangements.  C/U	Michael Papageorgiou	21 May 2018 - Parks Victoria has established a Statement of Management Intent, which outlines the management arrangements for the reserve and is publicly available on Parks Victoria Website. There will be several 24 hour, pedestrian only access gates around the perimeter of the reserve and ranger staff will regularly patrol the reserve and undertake maintenance work and compliance activities. Council officers will meet with Parks Victoria staff on 18 May 2018 to discuss the issues of concern raised by Council in relation to the FNCR, as well as to get an update on activities in other Frankston properties, including The Pines Flora and Fauna Reserve and the Langwarrin Flora and Fauna Reserve. Revised Target Date changed by: Hall-davis, Tracee From: 14 May 2018 To: 31 May 2018 Reason: Awaiting further communication from Parks Victoria. 30 April 2018 - Council officers have arranged to meet with Parks Victoria representatives in two weeks' time, to discuss Council and resident concerns with management activities in the FNCR and to get an update of Parks Victoria's current activities in relation to matters raised by Frankston Council. 19 April 2018 - Councillors have been advised that recent works by Parks Victoria do not require planning approval from Council. Any further questions or concerns about Parks Victoria's management approach should be raised in discussion with Parks Victoria officers. 19 March 2018 - Parks Victoria officers met with Councillors and Council staff in early February 2018 when the Pines Flora and Fauna reserve were discussed. Since that time, Council officers have passed on a number of questions to Parks Victoria officers seeking further information on issues with Frankston Nature Conservation Reserve raised by community members. Parks Victoria have now opened the Frankston Nature Conservation Reserve to the general public. 02 March 2018 - Council's Environment Officers have toured the reserve with Parks Victoria. Parks Victoria are providing officers with their communications to the public regarding works and access.	Primary Cost:
20-Nov-17	14.2	NOM 1385 - The Pines Flora and Fauna Reserve  Cr Bolam	Council Decision: That a meeting be sought with Parks Victoria regarding the Pines Flora and Fauna Reserve. The Council is to request the meeting on the basis of: 1. The ongoing dumping of rubbish and vehicles in the reserve; 2. How Frankston City Council can work more closely with Parks Victoria and the 'Friends of the Pines Flora and Fauna Reserve' group insofar enhancing public safety and increased compliance with Frankston City Council and Parks Victoria bylaws. 3. Anti-social behaviour in the reserve including the use of monkey bikes/motorised scooters, vandalism, illegal fires and the consumption of alcohol; and 4. Exploring the installation of CCTV and signage (to deter anti-social behaviour) at the entrances of the reserve (notably the Ballarto Rd entrance). As well as appropriate Frankston City Council staff, interested Councillors, Parks Victoria representatives and the relevant local state member/s are to be invited (Paul Edbrooke MP and Sonya Kilkeny MP), as well as any representatives from the 'Friends of the Pines Flora and Fauna Reserve'.  Carried	Michael Papageorgiou	21 May 2018 - Revised Target Date changed by: Hall-davis, Tracee From: 1 Apr 2018 To: 31 May 2018 Parks Victoria has advised the following actions in relation to the Pines Flora & Fauna Park - "Following the 2017 fire, Parks Victoria has completed several stages of recovery works at The Pines Flora and Fauna Reserve. This includes track reconstruction and hazardous tree assessment and removal. Accordingly, the fire affected area of the park has reopened to the public. Works are scheduled to take place over the next few months to repair the perimeter mesh fence and to re-gravel the sandy tracks. Regarding flora and fauna, because most of the indigenous plants and animals in the park are adapted to survive and/or recover from fire we've already seen substantial recovery - despite the recent dry weather. As of this week the fire impacted area is showing significant green epicormic growth from the eucalyptus trees. Most of the other indigenous species in the park survive fire by re-sprouting from under the soil so we expect to see significant heath and banksia species recovery by Spring 2018. Once the heath and banksia regrowth reaches a few metres in height (which usually takes 18-24 months), Parks Victoria will recommence ongoing fuel management works which are conducted throughout the park. This will include mechanical treatment to minimise excessive build-up of heathy understory species like tea tree. An example of the park's natural ability to recover from fire can be seen to the north of the recent fire in the area near Ballarto Break. This area was burnt 18 months ago and is showing strong	Primary Cost:
19-Feb-18	14.1	2018/NOM4 - Emergency Grants  Cr Bolam	Council Decision:  That the Chief Executive Officer is to provide a report to Council at the April 2018 Ordinary Meeting, in light of the recent out-of-budget funding request from Life-Gate Inc., regarding a process for community groups and sporting clubs to make (where there is a necessitated need) 'emergency' or 'urgent' funding requests to Council outside of the budget process via a defined funding pool. The report is to: 1. Consider other active models that could be modified to a Frankston City Council version (i.e. Kingston City Council's 'Quick Grants' process); 2. What constitutes an 'emergency' and/or 'urgent' grant;	Liz Daley/Michael Craighead	21 May 2018 - Report deferred by Councillors. Briefing organised for 28 May to discuss way forward. 09 April 2018 - Draft report completed in part. Referred to Liz Daley to finalise and return for final overview. 19 March 2018 - On 2 March 2018, Council Officer contacted City of Casey, Mornington Peninsula Shire, City of Kingston and City of Greater Dandenong to identify other active models that could be modified to a Frankston City Council version. 01 March 2018 - Work has commenced on reviewing existing legislation, previous legal advice and other Council processes. A report will be prepared for the late May meeting.	Primary Cost:
19-Feb-18	14.3	2018/NOM6 - Letter to the Minister regarding Level Crossing Removal Projects  Cr Bolam	Council Decision:  That in light of the fact that no funding packages have been made available to communities and businesses affected by the Level Crossing Removal at Skye/Overton Road, the closure of Eel Race Road, and the government's decision to locate a new train stabling facility at Kananook, that Council write to the Minister for Public Transport, the Hon. Jacinta Allan MP, to call for a consistent approach to the provision of funding to communities and businesses affected by Level Crossing	Kate Jewell	21 May 2018 - No response received 30 April 2018 - No response received, will send follow up letter. 09 April 2018 - No change from previous update 19 March 2018 - No change from previous update 01 March 2018 - Letter has been prepared and forwarded, no response to date.	Primary Cost:

Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
13-Mar-18	14.1	2018/NOM 8 - Utility companies sought to consult more widely  Cr Bolam	Council Decision:  That Council writes to all utility distributors within the municipality imploring them to better consult residents, traders, and ratepayers and Council on any works (initiated by, or relevant to, them) that may impact on the amenity of given areas (i.e. cleanliness and presentation) now and into the future.  Prepares a motion for the next Municipal Association of Victoria (MAV) State Council meeting regarding asset protection for Council property.  Carried Unanimously	Gill Kay/Michelle Tipton	21 May 2018 - A NOM has been prepared for the State Council Meeting which will be considered at the meeting on Friday 18 May 2018. No further action required. Request for closure. CEO reviewed comments and agrees with the request to closure. Request to close at next Council meeting please. 1) Letters were prepared and sent 7/5/18 via mail and email. 2) Motion prepared. Request to archive. 09 April 2018 - A motion has been prepared for the MAV State Council Meeting. This motion was presented to Council for noting at its meeting on Tuesday 3rd April 2018. The motion was submitted to the MAV on 4 April 2018 for consideration at the May State Council Meeting, along with 9 other motions. 21 March 2018 - A letter has been drafted for the Mayor's signature.	Primary Cost:
13-Mar-18	14.2	2018/NOM 9 - Public Transport Advocacy  Cr Bolam	Council Decision:  1. Writes to the Minister for Transport, and Shadow Minister for Transport, requesting improved safety measures (in light of the fatalities and near misses that have occurred) at the Armstrong Road rail crossing, and Carried Unanimously 2. Writes to the Minister for Transport, and the Shadow Minister for Transport, requesting improved service delivery and public safety for/on the Route 901 bus service from Frankston to Melbourne Airport. This request is to be made due to the concerns expressed by commuters relating to anti-social behaviour and punctuality.	Doug Dickens	21 May 2018 - No response has been received to date. 30 April 2018 - Letters have been sent to Minister for Public Transport (A3583331) and Shadow minister for Public Transport (A3583333) regarding safety measures in Armstrong Road. 09 April 2018 - Letters have been drafted by Council officers (ReM A3576264 and A3578926) to the Minister for Transport and the Shadow Minister for Transport 21 March 2018 - Council officers are currently preparing letters to Minister of Transport and Shadow Minister of Transport regarding safety measures in Armstrong Road.	Primary Cost:
13-Mar-18	14.5	2018/NOM12 - Waiving inspection/building fees for Capital Works Projects  Cr Hampton	The Chief Executive Officer is requested to prepare a report for the 2018 May Ordinary Meeting on the feasibility of waiving Council inspection and building fees associated with capital works projects undertaken by Clubs at Council owned facilities.  Carried Unanimously	Gill Kay	21 May 2018 - A report was presented. All works will be undertaken by Council precluding permit fees to clubs. Request to archive. 21 March 2018 - A report will be prepared for the May meeting.	Primary Cost:
3-Apr-18	14.1	2018/NOM13 - Rescission Motion - Response to NOM 1391 - Apsley Place  Cr Bolam, Cr O'Connor and Cr Aitken	Council Decision: We, Councillors Bolam, O'Connor and Aitken, hereby give notice that at the next appropriate meeting of Council, we will move that the following decision of Council made at Ordinary Meeting 2018/OM3 held on Tuesday 13 March 2018 regarding Response to NOM 1391 - Apsley Place be rescinded: That Council notes: 1. The current actions being undertaken by officers. 2. The community meeting was held Tuesday 27 February 2018. 3. Officers continue to follow up with EPA. Should the rescission be carried, we give notice of our intention to move the following motion: That Council notes: 1. The current actions being undertaken by officers. 2. The community meeting was held Tuesday 27 February 2018. 3. Officers continue to follow up with EPA. 4. That a letter be sent to all residents and ratepayers within the proximity of Apsley Place at thirty days (outcomes and commitments from the recent public meeting) and ninety days (VCAT update - proceeding or not). 5. That all factories and businesses within close proximity to residential properties be reminded - in the form of a mail out - of their obligations in relation to both Frankston City Council and Environmental Protection Agency (EPA) rules and regulations (i.e. noise, presentation, disposal of substances etc.). 6. That the CEO be requested to provide a report on the following: a) Update on 6-7 Apsley Place, Seaford; b) Audit of all existing factories and businesses (without reasonable buffer and/or neighbouring residential zones) to determine whether they possess existing permits; c) The creation and maintenance of a 'red flag' system to keep track of properties and factories, operating without permits and/or properties and factories where ongoing grievances have been recorded due to activities at a given commercial/industrial address; d) How to improve Frankston City Council's relationship, and information sharing, with/between the EPA; and e) Frankston City Council performing its own independent and thorough site audits in 'extenuating circumstances' where either (or all) environment, wellbeing and amenity are being undoubtedly impacted upon by a commercial/industrial entity. The CEO should report to Council what funding and resources might be required to enable the organisation to have the ability to undertake such audits.	Michael P/Leonie R	21 May 2018 - A report has been prepared for Ordinary Meeting 4 June 2018 updating council on the actions of both Council, Environment Protection Authority and other agencies to date. Investigation/evidence gathering continues in conjunction with other agencies. Formal letters sent to abutting residents in vicinity. Weekly update emails to residents. Revised Target Date changed by: Hall-davis, Tracee From: 24 Apr 2018 To: 19 Jun 2018 30 April 2018 - Council has advised the business owner today of the following direction and action: "While appreciating that your client is now required to relocate his business to a new location, Council officers have determined that the current unauthorised use of the land must cease by Friday 26 May, 2018. To ensure that the unauthorised use of the land does not continue beyond the above date, Council officers are in the process of lodging an application for an Enforcement Order at the Victorian Civil and Administrative Tribunal (VCAT) to bring the use of the land into compliance with the requirements of the Frankston Planning Scheme. It should also be noted that if the unauthorised use of the land does not cease by 26 May, 2018, Council officers will also initiate proceedings against your client before the Magistrates Court as entitled under Section 126 of the Planning and Environment Act 1987. " 13 April 2018 - Work continues to respond to this NOM. 1. Noted. 2. Noted. 3. Regular meetings are scheduled with EPA. 4. A letter is being prepared. 5. There are approximately 200 properties. A reminder is being prepared. 6. A report will be prepared for 4 June OM7. 10 April 2018 - Officers from Community Safety and Environment & Planning Departments are undertaking the actions in the rescission notice and will provide a report back to Council in June 2018.	Primary Cost:
3-Apr-18	14.4	2018/NOM16 - Seaford RSL Advocacy  Cr Bolam	Council Decision: That on the basis that the Seaford RSL is located on State Government owned land and that the Seaford RSL are intending to upgrade its facilities, Council is to formally request in conjunction with the Seaford RSL, that the State Member for Carrum, Ms Sonya Kilkeny MP is to provide bona fide clarity on the future of the Seaford RSL at its present site (Station Street, Seaford). Carried	Dennis Hovenden	21 May 2018 - CEO meeting held with Ms Sonya Kilkeny MP - flagging various matters outstanding. Primary Cost: CEO noted - no formal response received as yet. 30 April 2018 - Letter signed by the CEO and sent 11 April 2018 (A3580411) 10 April 2018 - Letter being prepared to clarify Seaford RSL future at this site.	Primary Cost:

Notice of Motion Report

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
3-Apr-18	14.5	2018/NOM17 - Support Neighbourhood Houses Funding Campaign  Cr McCormack	Council Decision That Council, in recognition of the assistance Neighbourhood Houses provide to communities, through the development and delivery of services and programs that specifically respond to the needs of their communities, supports the Neighbourhood Houses Budget and Electoral Campaign, by: 1. Writing to Hon Jenny Mikakos MP, Minister for Families and Children, Minister for Early Childhood Education and Minister for Youth Affairs; Georgie Crozier MP, Shadow Minister for Families and Children, Prevention of Family Violence and Housing; and all local State Members of the Legislative Assembly and Legislative Council, seeking increased funding for Neighbourhood Houses so they can meet their community's needs; support for the 35 Neighbourhood Houses who currently do not receive any Neighbourhood House funding; and increased funding for Neighbourhood House networks to provide vital support to Neighbourhood Houses and volunteer committees. 2. Showing support for the Neighbourhood Houses campaign for increased State Government funding by advertising Council's support on Council's website and social media sites.  Carried Unanimously	Liz Daley	21 May 2018 - Letters signed and sent. Request to archive. 30 April 2018 - Letter sent. 10 April 2018 - A draft letter has been developed for approval prior to sending out to those specified in the NOM.	Primary Cost:
23-Apr-18	14.2	2018/NOM20 - Traffic calming options at the top of Balmoral Street, Frankston  Cr Toms	Council Decision Moved: Councillor Toms Seconded: Councillor Aitken That Council works with VicRoads to monitor the traffic operations of the Balmoral and Young Streets intersection in the Frankston CAD over a period of three months and that a report be presented to Council on the findings.  Carried	Doug Dickins	21 May 2018 - Young Street southbound has now been closed and is anticipated to reopen in late June / early July. Council officers are collecting previous traffic information which will assist in the investigation. 30 April 2018 - A section of Young St southbound will be closed for a period as part of the station upgrade. Council officers will discuss monitoring of the site with VicRoads for commencement when Young St is again fully open.	Primary Cost:
23-Apr-18	14.3	2018/NOM21 - Economic Resilience Package II  Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor Cunial That: 1. A report be provided at the June Ordinary Meeting on the creation of economic development scorecards to be reported to Council quarterly to determine economic prosperity in the municipality as is practiced by the Townsville City Council;	Sam Jackson	21 May 2018 - Update added on behalf of Sam Jackson - Officers are continuing to work on responding to this NOM, with the intent of presenting a report to Council on 4 June 2018. 30 April 2018 - Officers are now working on responding to this NOM, with the intent of presenting a report to Council on 4 June 2018.	Primary Cost:
14-May-18	14.1	2018/NOM23 - Operational and Performance Review  Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor McCormack That the Chief Executive Officer prepare a report for the September 2018 Ordinary Meeting of Council on options available for Council to undertake an Operational and/or Performance Audit of the delivery of operational and capital programs, to determine whether efficiencies, budget allocations and performance objectives are being achieved, having regard to	Tim Frederico		Primary Cost:
14-May-18	14.2	2018/NOM24 - Frankston 'Future Fund'  Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor Toms That a report be presented at the September 2018 Ordinary Meeting on the creation, and maintenance, of a Frankston based 'Future Fund'. The purpose of the fund is to accumulate funds for the benefit of future generations. The	Kim Jaensch		Primary Cost:
14-May-18	14.3	2018/NOM25 - Investment in CCTV  Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor Aitken That a report be presented at the August 2018 Ordinary Meeting on the use of increased CCTV technology to improve perceptions of public safety and to detect unlawful offences. The report is to consider:	Leonie Reints		Primary Cost:
14-May-18	14.5	2018/NOM27 - Waiving of Kerbside Dining Fees for affected traders during Frankston Train Station Works  Cr Toms	Council Decision Moved: Councillor Toms Seconded: Councillor Aitken That: 1. The current waiving of kerbside trading fees for businesses in the area directly affected by the Frankston Station Precinct works be extended for 2018-2019. The affected area is defined as: a. Young Street (between Playne and Beach Streets); b. Beach Street (between Young Street and the Myer entrance);	Leonie Reints		Primary Cost:
			Council Decision Moved: Councillor Toms Seconded: Councillor Aitken 2. A report be provided at the July 2018 Ordinary Meeting on providing two (2) hour car parking on Wells Street in our city	Doug Dickins		Primary Cost:
			Council Decision Moved: Councillor Toms Seconded: Councillor Aitken 3. Council allocates \$6,000 from within the 2017-2018 budget, to a four (4) week advertising campaign to encourage	Kim Jaensch		Primary Cost:
14-May-18	14.6	2018/NOM28 - Letter under seal for 2018 Commonwealth Games Participants  Cr Toms	Council Decision Moved: Councillor Toms Seconded: Councillor Aitken That a letter under seal be prepared and presented to the following participants at the Council Meeting in July 2018, who represented Australia at the 2018 Commonwealth Games, to congratulate them on their achievements on behalf of our City: - Francois Etoundi	Michelle Tipton		Primary Cost:
14-May-18	14.7	2018/NOM29 - Significant trees between Fletcher Road and Frankston Train Station  Cr Toms	Council Decision Moved: Councillor Toms Seconded: Councillor Aitken That Council writes to the Level Crossing Removal Authority (LXRA) thanking it for its written response in providing reassurance for the two (2) mature gum trees within the VicTrack car park at Frankston Train Station be retained and seeks further assurances that no other trees will be removed.  Carried	Michael Papageorgiou		Primary Cost:

**Executive Summary**

**12.2 Investment Strategy**

*Enquiries: (Kim Jaensch: Corporate Development)*

Council Plan

Community Outcome: 4. A Well Managed City  
 Strategy: 4.3 Resources  
 Priority Action 4.3.1 Continue to maintain a financially sustainable Council by advocating for operational grant funding from other tiers of Government to deliver services required by the community, ensure funding decisions are based on Council's priorities, seek alternative revenue sources and ensure the operations of Frankston Regional Recycling and Recovery Centre are financially sustainable

**Purpose**

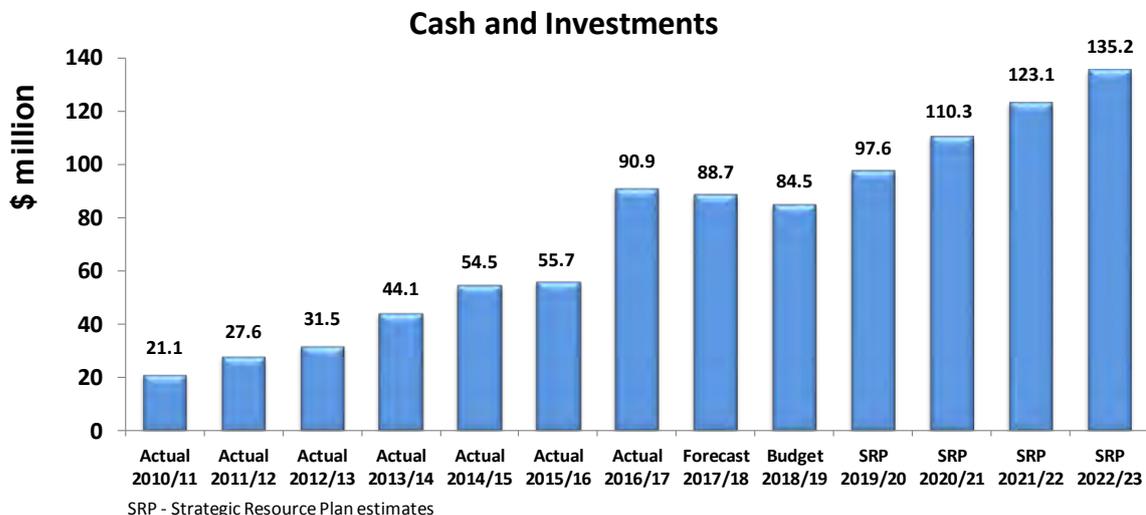
To brief Council on the investment strategy and the option to seek external expertise in relation to the investment of public funds.

**Recommendation (Director Corporate Development)**

That Council supports the principle of proactively managing its investment portfolio and endorses the recommendation to proceed under Chief Executive Officer delegation with a request for quote of an independent investment advisor on Council's public funds.

**Key Points / Issues**

- Council is complying with its current Investment Policy (adopted by Council in March 2014) that ensures effective and responsible utilisation of Council's surplus cash funds within the government legislative framework and applicable Victorian and Australian regulations. As term deposits mature, funds are spread more equitably across financial institutions as per the policy. Council's investment holdings as at 30 April 2018 were \$99.452 million (Attachment A).
- Council's cash and investments have steadily increased over time and it is anticipated that this trend will continue based on the forecast level of expenditure and capital works program as shown in the graph below:



## 12.2 Investment Strategy

### Executive Summary

- Council's current Investment Policy (Attachment B) has reached its sunset date for review (March 2018) and it is timely that Council determines its risk appetite for investments and to determine the key criteria of Council investment needs that align to 'best practice' in the sector.
- With the introduction of rate capping it is now more important than ever to ensure that Council maximises its revenue opportunities and seeks efficient process improvements when investing public funds. With such a high level of funds invested, the option of seeking independent investment advice should be considered.
- Council has limited expertise in cash or near cash investments. Funds are currently invested in term deposits and managed based on cash flow requirements over the year. Independent advisors are able to provide consolidated performance reporting across direct investments or any eligible managed funds which will assist in maximising interest income for Council.
- At no stage will Council release control over the management of its funds to an independent investment advisor. Council officers will assess the requirements and needs of the organisation and include these in the report to Council, including risk appetite, reporting needs and process improvements.
- This report is seeking endorsement from Council to proceed under Chief Executive Officer (CEO) delegation to request for quote the services of an independent investment advisor.

### Financial Impact

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

There are no financial implications associated with this report.

### Consultation

#### 1. External Stakeholders

Nil

**12.2 Investment Strategy**  
**Executive Summary****2. Other Stakeholders**

A report was presented to the February 2018 Audit and Risk Committee seeking their endorsement to prepare a report for Council to consider its investment advisory options. The Audit and Risk Committee supported the report be prepared and to explore investment advisory options given the large amount of public funds held in term deposits.

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

Nil

**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

All investments must comply with the *Local Government Act* 1989, relevant regulations and guidelines or directions issued by the Victorian Local Government Minister.

Policy Impacts

Council's Investment Policy will be reviewed as part of assessing the feasibility of obtaining independent investment advice.

Officer's Declaration of Interests

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

**Risk Mitigation**

During the Investment Policy review, an assessment and review will be made on Council's risk appetite for different funding options in line with the directions issued by the Victorian Local Government Minister. Council funds will not be transferred to any independent investment advisor. Controls will be in place to ensure that Council will receive the best returns with minimal risk.

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**ATTACHMENTS**

Attachment A: [↓](#) Investment Portfolio as at 30 April 2018

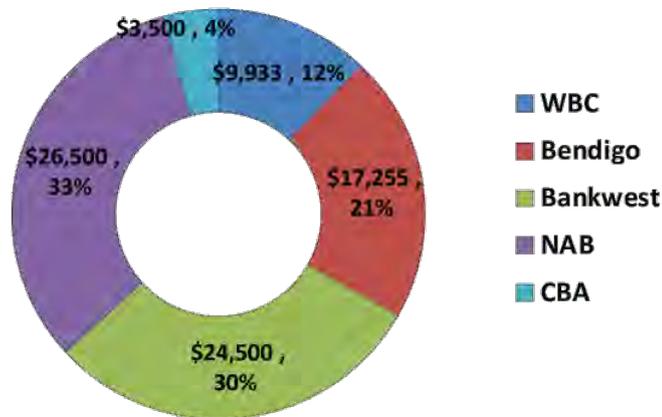
Attachment B: [↓](#) Investment Policy - March 2014

# FRANKSTON CITY COUNCIL

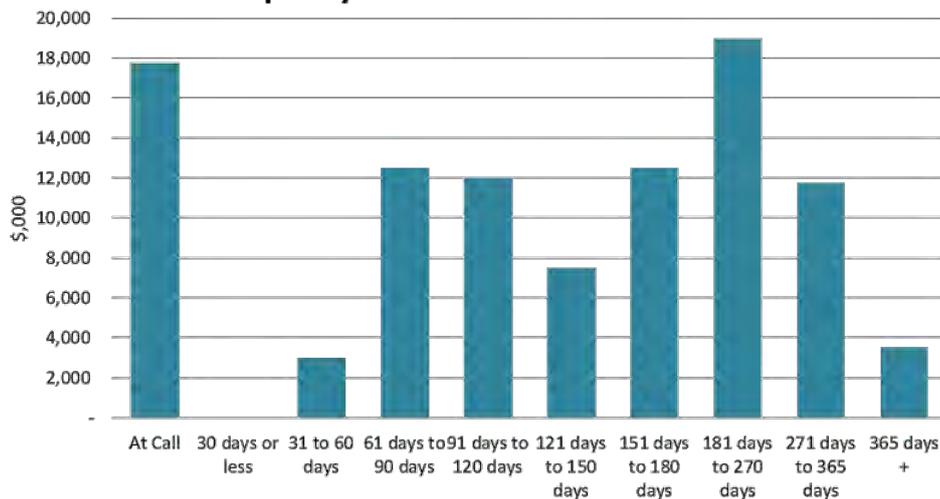
## INVESTMENT PORTFOLIO AS AT 30 APRIL 2018



**Term deposits investments by financial institution (\$,000)**



**Liquidity of investments**



Bank	Amount Invested
WBC	\$9,933,000
Bendigo	\$17,255,000
Bankwest	\$24,500,000
NAB	\$26,500,000
CBA	\$3,500,000
CBA (At Call Account)	\$17,763,430
<b>Total funds invested</b>	<b>\$99,451,430</b>

**Weighted average return on investments: 2.48%**

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
<b>Investment Policy</b>	<b>Issue: Date: 24 March 2014</b>

**1. POLICY STATEMENT:**

This policy is intended to provide guidance on the effective and responsible utilisation of Council's surplus cash funds within the government legislative framework and will conform to applicable Federal and State regulations.

Particular emphasis is directed towards investment decisions that limit unnecessary exposure to risk and optimise return on investment whilst ensuring sufficient liquidity for Council's on-going operating commitments.

**2. REASON FOR POLICY:**

The purpose of Council's investment policy is to ensure that:-

- All funds are invested in accordance with legislative and Council requirements.
- Effective internal controls are in place to minimise investment risk and unauthorised appropriation of Council funds.
- All investment transactions are appropriately authorised and documented.
- Investment decisions are based on the security of funds by limiting unnecessary exposure to risk.
- The financial yield is enhanced through prudent investment of funds whilst ensuring sufficient liquidity for Council's day to day operational commitments.
- Legally restricted funds are appropriately invested so as to earn a reasonable income towards their purposes (whilst limiting unnecessary exposure to risk).

**3. SCOPE:**

This Policy applies to all Investment officers investing Council's surplus funds.

**4. AUTHORISATION:**

This policy is managed by the Chief Executive Officer, Frankston City Council, and is approved by:

- ..... CEO, Frankston City Council
- ..... General Manager Corporate
- ..... Finance Manager

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
<b>Investment Policy</b>	<b>Issue: Date:24 March 2014</b>

**5. REVISION DATE/RELEVANT POLICIES SUPERCEDED:**

This Policy is to be reviewed every four years by the Finance Manager and the Executive Management Team from the date of the commencement of this policy.

**6. PRINCIPLES**

**6.1 LEGISLATIVE REQUIREMENTS**

All investments shall comply with the Victorian *Local Government Act 1989* (the 'Act'), relevant regulations and guidelines or directions issued by the Victorian Local Government Minister or Local Government Victoria.

Section 136 of the Act specifies the Principles of sound financial management' for local government:

- (1) A Council must implement the principles of sound financial management.
- (2) The principles of sound financial management are that a Council must:
  - a. Manage financial risks faced by the Council prudently, having regard to economic circumstances;
  - b. Pursue spending and rating policies that are consistent with a reasonable degree of stability in the level of the rates burden;
  - c. Ensure that decisions are made and actions are taken having regard to their financial effects on future generations, and
  - d. Ensure full, accurate and timely disclosure of financial information relating to the Council.

Section 143 of the Act states:

A Council may invest any money –

- a. In Government securities of the Commonwealth;
- b. In securities guaranteed by the Government of Victoria;
- c. With an authorised deposit-taking institution;
- d. With any financial institution guaranteed by the Government of Victoria;
- e. On deposit with an eligible money market dealer within the meaning of the Corporations Act; or
- f. In any other manner approved by the Minister after consultation with the Treasurer either generally or specifically, to be an authorised manner of investment for the purposes of this section.

The Minister for Local Government authorised the following investments for the purposes of section 143(f) in July 2007:

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
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- Certificates of deposit and bills of exchange
- Investments in the Treasury Corporation of Victoria
- Investments in managed investments schemes with a rating of AAm or AAf from Standards and Poors Australian Ratings
- Fixed interest securities of an Australian Authorised Deposit Taking Institution and Shares listed on the Australian Stock Exchange, subject to certain conditions. These conditions include compliance with the Prudential Statement issued by the Minister for Local Government and approval of such investments under an appropriate plan by the Department of Treasury and Finance.

**6.2 COUNCIL SCOPE**

Where practical, funds in excess of those required for the day to day operations of the Frankston City Council must be invested for a short-term period (less than one year) with an Australian Prudential Regulatory (APRA) Authorised Deposit Taking Institution (ADI) and in accordance with this Policy.

APRA is the prudential regulator of the Australian financial services industry. It oversees banks, credit unions, building societies, general insurance and reinsurance companies, life insurance, friendly societies, and most members of the superannuation industry. Their mission is to establish and enforce prudential standards and practices designed to ensure that, under all reasonable circumstances, financial promises made by institutions that APRA supervises are met within a stable, efficient and competitive system. Reference: www.apra.gov.au.

Refer **Appendix A** for the schedule of APRA Authorised Deposit Taking Institutions (ADI's) as at 18 December 2013. Note: this Schedule is regularly updated and it is the responsibility of Council Investment officers to ensure that the current list is referred to at all times.

It is the policy of Frankston City Council to invest public funds in a manner that will provide the highest investment return with the maximum security while meeting the daily cash flow demands of Frankston City Council. This policy will conform to all Federal and State statutes governing the investment of public funds.

This approach will only be varied where there is a demonstrated community benefit to the Frankston municipality in investing in a different investment product (which meets Council's investment security requirements) and where the investment differential to the best available investment is less than 10 basis points.

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**6.3 OBJECTIVES**

The primary objectives, in priority order, of Frankston City Council investment activities shall be:

- a. **Safety:** Preservation of Capital and Protection of Principal - Safety of principal is the foremost objective of the investment program. Investments of Frankston City Council shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.
- b. **Liquidity:** Frankston City Council's investment portfolio will remain sufficiently liquid to enable the entity to meet all operating requirements that might be reasonably anticipated.
- c. **Diversification:** The goals for the selection of a portfolio of specific investments are to establish levels of credit quality, diversification by issuers and diversification by security type.
- d. **Return on Investment:** The expected return from investments is between 2% and 4% above the Consumer Price Index rate.
- e. **Community Benefit:** Investments will be considered where there is a demonstrated community benefit to the Frankston municipality. The investment product (which meets Council's investment security requirements) compared to the investment differential to the best available investment must be less than 10 basis points.

**6.4 DELEGATION OF AUTHORITY**

Authority for implementation of the Policy is delegated by the Council to the Chief Executive Officer in accordance with the Victorian Local Government Act 1989.

The General Manager Corporate, the Finance Manager and the Coordinator Financial Accounting (referred to in this Policy as Investment officers) or a person acting in any of these roles, has the authority to invest surplus funds on Council's behalf in accordance with this Investment Policy.

**6.5 STANDARD OF PRUDENCE**

The standard of prudence to be used by investment officials shall be applied in the following context when managing the overall portfolio.

**6.5.1 The Prudent Person Rule**

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investments, considering the probable safety of their capital as well as the probable income to be derived.

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#### **6.5.2 Prudence**

The Coordinator Financial Accounting acting in accordance with written procedures and the investment policy and exercising due diligence shall not be personally responsible for an individual security's credit risk or market price changes, provided deviations from expectations are reported to the Finance Manager immediately, and appropriate action is taken.

#### **6.6 SAFEKEEPING**

Purchased investment securities will be held in safe custody. The trust department of a bank may be designated as custodian for safekeeping securities purchased from that bank. The custodian shall issue a safekeeping receipt to Frankston City Council listing the specific instrument, selling broker/dealer, issuer, coupon, maturity, purchase or sale price, transaction date, and other pertinent information. A Registrar of Investments will be maintained on a daily basis.

- a. **Written Procedures:** Establishment of written procedures for the operation of the investment program have been drawn up by the Financial Accountant and approved by the Finance Manager.
- b. **Content:** Procedures include reference to securities safe custody, wire transfer agreements (E.F.T.), banking service contracts and collateral/depository agreements.

#### **6.7 ACCOUNTING METHOD**

##### **6.7.1 Accounting Standards**

Frankston City Council will comply with the *Australian Accounting Standards, Australian Accounting Standards Board (AASB) pronouncements, the provisions of the Local Government Act 1989.*

##### **6.7.2 Investment Return**

Investment returns are calculated as total return, including interest earned, premiums and discounts.

##### **6.7.3 Investment Costs**

Investments will be carried at par. Investments shall not be sold for less than their value without written approval from the Chief Executive Officer.

#### **6.8 INTERNAL CONTROLS**

To minimise the potential for investment risk and unauthorised appropriation of Council funds, the following internal controls will apply:

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- All placement and redemption of investments must be authorised by any two of the Investment Officers.
- The Investment authorisation process must be carried out in accordance with any other relevant policies and procedures.
- All documentation relating to investments must be obtained and stored in both a printed form and an electronic copy placed in the electronic records management system referred to as Objective.
- The Coordinator Financial Accounting will maintain a system of written internal controls, which shall be reviewed and tested by the internal auditor at least every two years or upon any extraordinary event, i.e. turnover of key personnel, the discovery of any inappropriate activity.

**6.9 REPORTING REQUIREMENTS**

**6.9.1 Reports to Audit Committee**

The Finance Manager will provide to the Audit Committee a quarterly investment and investment earnings report. This report will include but not necessarily be limited to: Portfolio activity, instruments held, market valuation, interest earnings compared with budget and inflation as well as any narrative necessary for adequate clarification.

**6.9.2 Management Reports**

The Coordinator Financial Accounting will maintain up-to-date computer reports of portfolio activity providing reports which are timely and available both daily and weekly. A minimum monthly report is generated for management purposes and as a permanent record of investment activity. A formal review will be conducted by the Internal Auditor bi-annually to ensure compliance with policy and regulations.

**6.10 DIVERSIFICATION AND SUITABLE INVESTMENTS**

Diversification will be sought within the following guidelines with the purpose to reduce overall portfolio risk while attaining market average rates of return. The Council will diversify its investments by security type and institutions. In selecting authorised investments consideration should be given to credit rating on counterparty limits.

**6.10.1 Authorised Investments**

The Council has a very conservative Investment Policy by investing funds in accordance with Section 143 of the *Local Government Act* 1989. However, the Investment officers must also consider the prevailing

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
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international and national economic conditions when determining the most suitable financial institution for funds investment. Investment officers should seek advice from suitable qualified persons or Institutions if they are in doubt as to the suitability of an investment strategy or product.

This Investment Policy prohibits any investment carried out for speculative purposes, including the following:

- Derivative based investments;
- Principal only investments or securities that provide nil or negative cash flow;
- Stand alone securities issued that have underlying futures, options, forward contracts and swaps of any kind;
- Any securities issued in non-Australian currently; and
- 'Enhanced cash Funds' or similar products that fall within the definition of a Collateralised Debt of Obligation (CDO).

It is not considered appropriate to use the Standard and Poors ratings (or any other financial rating organisations) as a reference as to the suitability of potential investment institutions for investment.

There are two types of Council investments that are to be invested in accordance with the Investment guidelines stated above, these being:

- At Call Investment (Council's account for day to day operations and transactions). This Investment Account is operated with Council's Banker – currently the Commonwealth Bank.
- General Investment (the investment of excess funds from day to day operations for a short-term period).

**6.10.2 Diversification by Financial Institution**

Investment officers should ensure that there is proper diversification and minimisation of risk by ensuring that no more than 35% of the total investment portfolio is invested with the one financial institution. Where the aggregate of the portfolio decreases, resulting in funds exceeding 35%, the Investment officers will restructure the portfolio within a reasonable period (seven days after the existing investment matures).

The General Manager Corporate Services or the Finance Manager are authorised to allow variations of the above from time to time, on a short-term basis, to enable maximisation of return on investments with the minimisation of risk.

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**6.10.3 Maximisation for Investment Return**

Investment officers should aim to maximise where possible, favourable returns that do not jeopardise the security of funds invested. It would be anticipated that returns would exceed the consumer price index by at least 2% over a financial year.

Interest rate quotes must be obtained from a minimum of three approved financial institutions for every investment. Each financial institution will be given only one opportunity to quote per investment round and it will be assumed that each institution's first rate offer is their best offer. The Investment officers will determine the financial institution(s) for the placement of investment funds in accordance with this Policy.

**6.10.4 Investment Maturity**

Maturity limitations will depend upon whether the funds being invested are considered short term or long term funds. All funds will be considered short term except those reserved for capital projects and special assessment repayments being held for debt retirement. Investments will be limited to maturities not exceeding 36 months.

***Short Term Portfolio***

Investment maturities for operating funds shall be scheduled to coincide with projected cash flow needs and timed to comply with the following guidelines:

25% minimum to mature under six months.

25% minimum to mature over one year out to 36 months.

Maturity will also be laddered to provide for interest rate fluctuations and to minimise investment interest risk. Careful monitoring of interest rate fluctuation will provide a basis for evaluating risk and return.

***Long Term Portfolio***

For the purpose of this policy, investments with a maturity date past one year are classified as long term. The purpose of such investments is to take advantage of market interest rate movements at different times of the economic cycle.

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
<b>Investment Policy</b>	<b>Issue: Date:24 March 2014</b>

**6.11 MONITORING AND ADJUSTING THE PORTFOLIO**

Portfolios can benefit from active management. The Coordinator Financial Accounting will routinely monitor the contents of the portfolio, the available markets and the relative value of competing instruments with consideration given to credit quality and benchmarks. The portfolio will be adjusted accordingly within its parameters if there are advantageous transactions.

**6.12 PERFORMANCE EVALUATION**

Market Yield (Benchmark) is the basis used by the Coordinator Financial Accounting to determine whether market yields are being achieved. The performance of the Council's portfolio shall be expected to be between 2%-4% above the Consumer Price Index rate.

**7. ROLES AND RESPONSIBILITIES:**

Responsibility for compliance must be assumed by all Investment officers to the extent of their involvement in investment of Council's surplus funds. Internal (and external auditing) will encompass checks on compliance. Council's Finance Manager is available to assist with interpretation and to provide advice and guidance on compliance with this Policy.

**8. POLICY NON-COMPLIANCE:**

Failure to comply with this Policy has the potential to expose Council to financial loss, risks non-compliance with the 'Act' and damage of Council's reputation. In accordance with Councils staff code of conduct, which requires all staff to comply with all Council Policies, it is essential that the investment criteria outlined in this Policy be strictly adhered to.

**9. RELATED DOCUMENTS:**

**10. IMPLEMENTATION OF THE POLICY**

To be commenced immediately following Council resolution.

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
<b>Investment Policy</b>	<b>Issue: Date:24 March 2014</b>

## APPENDIX A

### List of Authorised Deposit-taking Institutions

The institutions listed on this page are regulated by APRA in accordance with the *Banking Act 1959*.

This list was last updated on 18 December 2013.

- [Australian-owned Banks](#)
- [Foreign Subsidiary Banks](#)
- [Branches of Foreign Banks](#)
- [Building Societies](#)
- [Credit Unions](#)
- [Other ADIs](#)
  - including
    - [Specialist Credit Card Institutions](#)
    - [Providers of Purchased Payment Facilities](#)
- [Authorised Non-Operating Holding Companies](#)

#### Australian-owned Banks

- AMP Bank Ltd
- Australia and New Zealand Banking Group Limited
- Bank of Queensland Limited
- Bendigo and Adelaide Bank Limited
- Commonwealth Bank of Australia
- Community CPS Australia Limited (trading as Beyond Bank Australia)
- Defence Bank Limited
- Heritage Bank Limited
- Macquarie Bank Limited
- mecu Limited (trading as bankmecu)
- Members Equity Bank Pty Limited
- National Australia Bank Limited
- Police Bank Ltd
- Police Financial Services Limited (trading as BankVic)
- Police & Nurses Limited (trading as P&N Bank)
- QT Mutual Bank Limited
- Rural Bank Limited (a subsidiary of Bendigo and Adelaide Bank Limited)
- Suncorp-Metway Limited
- Teachers Mutual Bank Limited
- Victoria Teachers Limited (trading as Victoria Teachers Mutual Bank)
- Westpac Banking Corporation

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
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### Foreign Subsidiary Banks

- Arab Bank Australia Limited
- Bank of China (Australia) Limited
- Bank of Sydney Ltd
- Citigroup Pty Limited
- HSBC Bank Australia Limited
- ING Direct (the trading name of ING Bank (Australia) Limited)
- Investec Bank (Australia) Limited
- Rabobank Australia Limited

### Branches of Foreign Banks

- Banco Santander, S.A.
- Bank of America, National Association
- Bank of Baroda
- Bank of China Limited
- Bank of Communications Co., Ltd.
- [Bank of Scotland plc](#)
- Barclays Capital (the trading name of Barclays Bank PLC)
- BNP Paribas
  - [09 December 1992](#)
  - [18 September 1986](#)
- BNP Paribas Securities Services
- China Construction Bank Corporation
- Citibank, N.A.
- Credit Suisse AG
- Deutsche Bank Aktiengesellschaft
- First Commercial Bank
- Hua Nan Commercial Bank, Ltd
- Industrial and Commercial Bank of China Limited
- ING Bank N.V.
- JPMorgan Chase Bank, National Association
- Korea Exchange Bank Co., Ltd
- Lloyds TSB Bank plc
- Mega International Commercial Bank Co., Ltd.
- Mizuho Bank, Ltd.
- Oversea-Chinese Banking Corporation Limited
- Portigon AG
- Rabobank Nederland (the trading name of Cooperatieve Centrale Raiffeisen-Boerenleenbank B.A.)
- Royal Bank of Canada
- [Standard Chartered Bank](#)
- [State Bank of India](#)

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
<b>Investment Policy</b>	<b>Issue: Date:24 March 2014</b>

- State Street Bank and Trust Company
- Sumitomo Mitsui Banking Corporation
- [Taiwan Business Bank](#)
- Taiwan Cooperative Bank, Ltd
- The Bank of New York Mellon
- [The Bank of Tokyo-Mitsubishi UFJ, Ltd](#)
- The Hongkong and Shanghai Banking Corporation Limited
- The Northern Trust Company
- The Royal Bank of Scotland N.V.
- [The Royal Bank of Scotland plc](#)
- UBS AG
- United Overseas Bank Limited
- Woori Bank

#### **Building Societies**

- B & E Ltd
- Big Sky Building Society Limited
- Greater Building Society Ltd
- Hume Building Society Ltd
- IMB Ltd
- Maitland Mutual Building Society Limited
- Newcastle Permanent Building Society Limited
- The Rock Building Society Limited
- Wide Bay Australia Ltd

#### **Credit Unions**

- Allied Members Credit Union Ltd
- Australian Central Credit Union Ltd (trading as People's Choice Credit Union)
- Australian Defence Credit Union Limited
- AWA Credit Union Limited
- Bananacoast Community Credit Union Ltd
- Bankstown City Credit Union Ltd
- Berrima District Credit Union Ltd
- CAPE Credit Union Limited
- Central Murray Credit Union Limited
- Central West Credit Union Limited
- Circle Credit Co-operative Limited
- Coastline Credit Union Limited
- Collie Miners Credit Union Ltd
- Community Alliance Credit Union Limited
- Community First Credit Union Limited
- Community Mutual Ltd
- Country First Credit Union Ltd
- Credit Union Australia Ltd

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
<b>Investment Policy</b>	<b>Issue: Date:24 March 2014</b>

- Credit Union SA Ltd
- Dnister Ukrainian Credit Co-operative Limited
- ECU Australia Ltd
- EECU Limited
- Encompass Credit Union Limited
- Family First Credit Union Limited
- Fire Brigades Employees' Credit Union Limited
- Fire Service Credit Union Limited
- Firefighters & Affiliates Credit Co-operative Limited
- First Choice Credit Union Ltd
- First Option Credit Union Limited
- Ford Co-operative Credit Society Limited
- Gateway Credit Union Ltd
- Goldfields Money Limited
- Goulburn Murray Credit Union Co-operative Limited
- Heritage Isle Credit Union Limited
- Holiday Coast Credit Union Ltd
- Horizon Credit Union Ltd
- Hunter United Employees' Credit Union Limited
- Intech Credit Union Limited
- Laboratories Credit Union Limited
- Latvian Australian Credit Co-operative Society Limited
- Lithuanian Co-operative Credit Society "Talka" Limited
- Lysaght Credit Union Ltd
- MacArthur Credit Union Ltd
- Macquarie Credit Union Limited
- Manly Warringah Credit Union Limited
- Maritime, Mining & Power Credit Union Limited
- MCU Ltd
- My Credit Union Limited
- MyState Financial Limited
- Newcom Colliery Employees Credit Union Ltd
- Northern Inland Credit Union Limited
- Nova Credit Union Limited
- Old Gold Credit Union Co-operative Limited
- Orange Credit Union Limited
- Police Credit Union Limited
- Pulse Credit Union Limited
- Qantas Staff Credit Union Limited
- Quay Credit Union Ltd
- Queensland Country Credit Union Limited
- Queensland Police Credit Union Limited
- Queensland Professional Credit Union Ltd
- Queenslanders Credit Union Limited
- Railways Credit Union Limited
- Select Credit Union Limited

<b>Frankston City Council Policy</b>	<b>Policy Number: 01/1</b>
<b>Investment Policy</b>	<b>Issue: Date:24 March 2014</b>

- Service One Credit Union Limited
- SGE Credit Union Limited
- Shell Employees' Credit Union Limited
- South West Slopes Credit Union Ltd
- Southern Cross Credit Union Ltd
- South-West Credit Union Co-Operative Limited
- Summerland Credit Union Limited
- Sutherland Credit Union Ltd
- Swan Hill Credit Union Limited
- Sydney Credit Union Ltd
- The Broken Hill Community Credit Union Ltd
- The Capricornian Ltd
- The Gympie Credit Union Ltd
- The University Credit Society Limited
- Traditional Credit Union Limited
- TransComm Credit Co-operative Limited
- Transport Mutual Credit Union Limited
- Warwick Credit Union Ltd
- WAW Credit Union Co-Operative Limited
- Woolworths Employees' Credit Union Limited
- Wyong Shire Credit Union Ltd

**Executive Summary****12.3 Adoption - Pathway Asset Management Plan**

*Enquiries: (Oliver Vido: Community Assets)*

**Council Plan**

Community Outcome:	4. A Well Managed City
Strategy:	4.3 Resources
Priority Action	4.3.2 Undertake an ongoing review of Council's assets to ensure they meet community needs

**Purpose**

For Council to endorse the proposed Pathway Asset Management Plan.

**Recommendation (Director Community Assets)**

That Council:

1. Notes the submissions received and subsequent changes to the proposed Pathway Asset Management Plan to be adopted; and
2. Adopts the Pathway Asset Management Plan.

**Key Points / Issues**

- The proposed Pathway Asset Management Plan (PAMP) is a first generation plan which details information about Council owned pathway assets including actions required to provide an agreed level of service in the most cost effective manner.
- The Plan has been developed following the pathway asset condition audit in 2016 which revealed a pathway network that is in good overall condition and relatively void of defects.
- Council's pathway assets support a broad range of community services including providing an essential link to people, businesses and destinations, social connectivity, recreation and leisure.
- Pathway infrastructure assets account for approximately \$106.9M of Council's total asset portfolio.
- Some key highlights from the proposed PAMP (Attachment A) include:
  - Council's pathway asset data knowledge and accuracy has significantly improved since the undertaking of the pathway asset condition audit in 2016; however some gaps in the data do still exist;
  - Council has sufficient funding to meet pathway asset renewal requirements over the 20 year planning period based on existing budget allocations;
  - Given the rate capped environment, Council needs to invest in a service planning mechanism to identify which services it will provide to the community, the delivery model of these services and their levels of service and the supporting infrastructure required to sustain the provision of these services;

**12.3 Adoption - Pathway Asset Management Plan****Executive Summary**

- The development of pathway works programming in the Frankston Asset Management Information System (FAMIS) is essential to maintain the integrity of the asset data, capture actual costs for maintenance works and optimise service delivery;
- Highlights the need to develop a Long Term Infrastructure Plan (LTIP) to strengthen the pathway capital works program development over a long-term outlook and ensure successful planning and delivery of projects into the future;
- There is a need to determine asset lifecycle costs for pathway capital works projects to inform future operational and renewal budget requirements and ensure appropriate funding is allocated; and,
- There is an opportunity to improve asset functionality and utilisation.
- There is an opportunity to re-assess pathway funding levels and review Council standards.
- The proposed Pathway Asset Management Plan will provide Council with the following:
  - Overall assessment of Council's current approach in managing its pathway asset portfolio;
  - 23 improvement actions to further develop Council's pathway asset management and performance; and,
  - A 20 year funding strategy to inform Council's Long Term Financial Plan (LTFP). This strategy is derived from a long-term 20 year expenditure model.
- The observations from the completion of the proposed Plan has either addressed or reinforced many of the key issues and recommendations identified in Council's Asset Management Strategy 2013-2017 and State of the Assets Report 2014.
- A formal consultation period was conducted from the 4 May until the 18 May whereby several staff submissions were received and subsequent minor document amendments have been made. No public submissions were received during this period.
- The proposed Pathway Asset Management Plan is scheduled to be reviewed and updated in 2022 following the next pathway asset condition audit.

**Financial Impact**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

**12.3 Adoption - Pathway Asset Management Plan****Executive Summary**

Over time this trend may lead to a reduction in the levels of service provided to the community and in Council's ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

Any financial implications associated with this Plan can be accommodated within existing annual budget provisions.

**Consultation****1. External Stakeholders**

External consultation took place over a three week period between 4 May and the 18 May to allow the community and user groups to provide feedback on the Plan's appropriateness.

This involved providing online access to the proposed Plan in its entirety to the community through Council's website.

There has been no external feedback received on the proposed Plan.

**2. Other Stakeholders**

Internal consultation has occurred informally through meetings with key stakeholders to seek their experiences and knowledge of Council's pathway assets and services.

Formal internal consultation has occurred from 4 May – 18 May where 3 submissions from staff were received and subsequent minor amendments were made.

The proposed Plan was reviewed by the Executive Management Team (EMT) at an EMT meeting held on the 24 April 2018. Councillors received a copy of the proposed Plan via a memo on 27 April 2018.

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

The development of the proposed Pathway Asset Management Plan has been completed in line with Council's aspirations to have minimal impact on the environment, operate efficiently and continue to support services to the Frankston community.

**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

As the responsible authority for the management of a vast pathway network, Council has a number of legislated obligations not limited to the Local Government Act (1989), Road Management Act 2004, Crown Land (Reserves) Act (1978), Disability Discrimination Act (1992), Transport Act (1983), Public Health and Wellbeing Act (2008), Occupational Health and Safety Act (2004), Heritage Act (2017), Wrongs Act (1958) and the relevant Australian Standards.

**12.3 Adoption - Pathway Asset Management Plan****Executive Summary**

Council adheres to its Road Management Plan (RMP) which outlines current road management responsibilities and practices associated with pathways within road reserves. The draft Pathway Asset Management Plan provides Council with an assessment of the current practices and requirements.

**Policy Impacts**

The preparation of the proposed Pathway Asset Management Plan has been done so in accordance with the Asset Management Policy (February 2013), Asset Management Strategy (August 2013) and the Council Plan 2017 – 2021.

**Officer's Declaration of Interests**

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

**Risk Mitigation**

A number of risks and mitigation actions have been identified through the development of this proposed Plan and/or are identified within Council's corporate risk register. Some of these actions will be able to be funded within the operational budget whilst in some cases the nominated responsible officer will be required to prepare and submit a business case to seek the required funding to address the risk.

The most critical risk identified is the potential for reduction in the pathway network performance due to the overall funding shortfall from rate capping, should that be necessary at a future time.

**Conclusion**

The proposed Pathway Asset Management Plan is a strategic document aimed at optimised lifecycle management of Council's pathway network and ensuring it continues to support critical services to the community. Within the proposed Plan, a detailed review has occurred to consider current management practices, highlight known issues, provide detailed improvement actions and present a proposed 20 year funding strategy to be incorporated in Council's Long Term Infrastructure Plan (LTIP) and Council's Long Term Financial Plan (LTFP).

The proposed Plan also highlights the importance of service planning and its role with best practice asset management as it provides Council with a vehicle to make informed service provision and asset decisions as Victorian local government agencies operate in a rate capped environment.

The proposed Plan is a first generation plan that aims to describe current practices, future improvements and serve as a basis for ongoing development and revision of future Asset Management Plans.

The preparation of this document is considered good governance and aligns with the Asset Management Policy, Strategy and Council Plan. It is recommended that Council adopts the Pathway Asset Management Plan.

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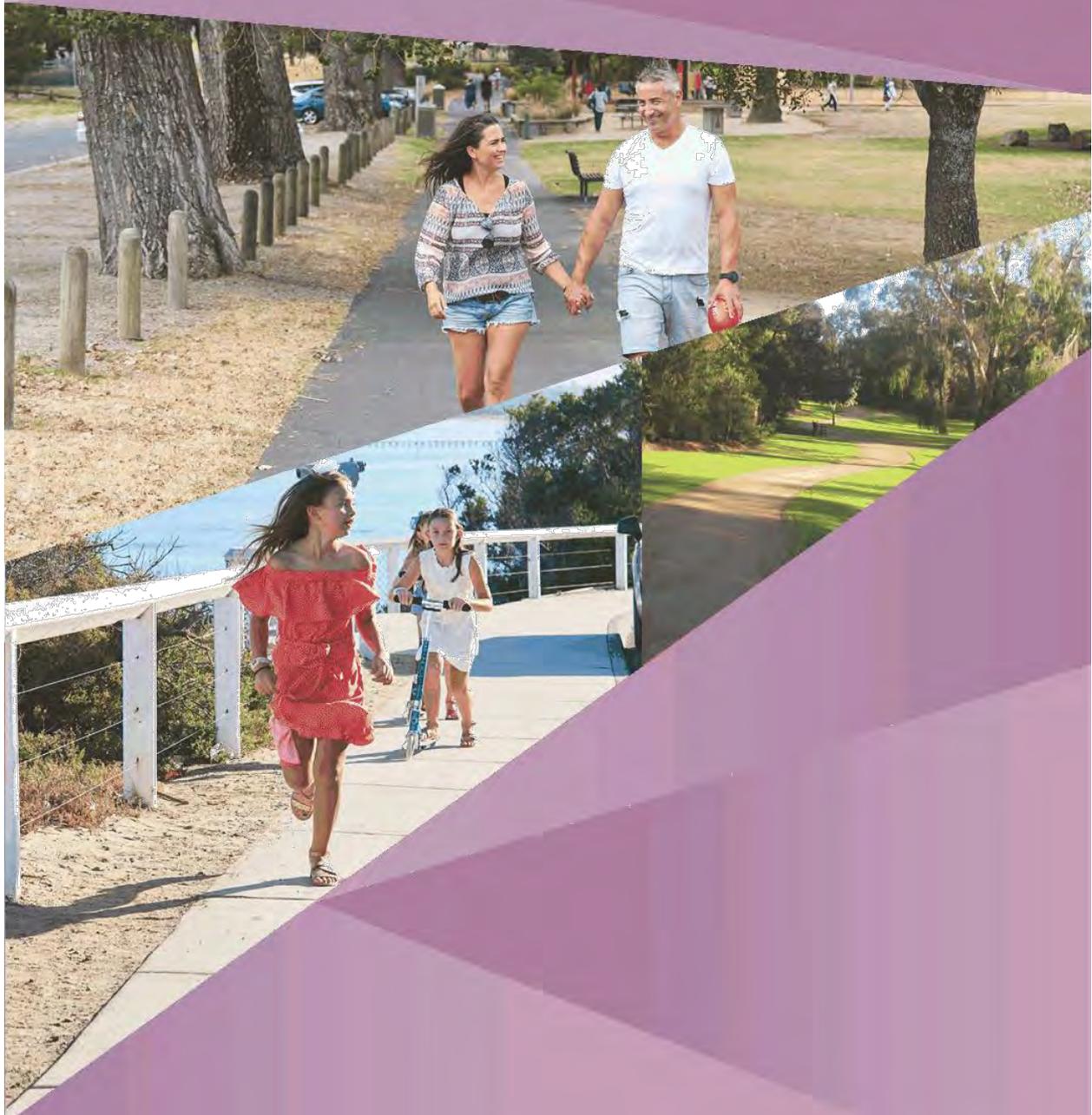
**ATTACHMENTS**

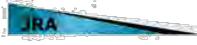
Attachment A:[↓](#) DRAFT Pathway Asset Management Plan 2018

# Pathway Asset Management Plan 2018



*opportunity » growth » lifestyle*



<b>Document Control</b>		 			
		<b>Asset Management Plan</b>			
Document ID : NAMSPLUS Concise Asset Management Plan Template_V1_170329					
Rev No	Date	Revision Details	Author	Reviewer	Approver
1	16/05/2017	Draft	Luke Ure		
2	18/05/2018	Internal Consultation Complete	Luke Ure		
3	18/05/2018	External Consultation Complete	Luke Ure		

**NAMS.PLUS Asset Management Plan Templates**

NAMS.Plus offers two Asset Management Plan templates – ‘Concise’ and ‘Comprehensive’.

The Concise template is appropriate for those entities who wish to present their data and information clearly and in as few words as possible whilst complying with the ISO 55000 Standards approach and guidance contained in the International Infrastructure Management Manual.

The Comprehensive template is appropriate for those entities who wish to present their asset management plan and information in a more detailed manner.

The entity can choose either template to write/update their plan regardless of their level of asset management maturity and in some cases may even choose to use only the Executive Summary.

The illustrated content is suggested only and users should feel free to omit content as preferred (e.g. where info not currently available).

The concise Asset Management Plan may be used as a supporting document to inform an overarching Strategic Asset Management Plan.

This is the **Concise** Asset Management Plan template.

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[www.ipwea.org/namsplus](http://www.ipwea.org/namsplus)

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## 1. EXECUTIVE SUMMARY

### 1.1 The Purpose of the Plan

Asset management planning is a comprehensive process to ensure delivery of services from infrastructure is provided in a financially sustainable manner.

This asset management plan details information about infrastructure assets including actions required to provide an agreed level of service in the most cost effective manner while outlining associated risks. The plan defines the services to be provided, how the services are provided and what funds are required to provide the services over a 20-year planning period.

This plan covers pathway infrastructure assets that are provided to support a number of key community services including sustainable transport options, recreation and leisure activities and connectivity throughout Frankston's municipality.

### 1.2 Asset Description

Within the City of Frankston there are 968kms of pathways for which Council is responsible of which 919.8kms are footpaths (95% overall) and 48.2kms are shared paths.

Council's pathways are contained within road reserves as well as open space areas and reserves. The majority of the shared and open space paths are on land managed by Council.

The Road Management Act 2004 defines a pathway as "a footpath, bicycle path or other area constructed or developed by a responsible road authority for use by members of the public other than with a motor vehicle but does not include any path which has not been constructed by a responsible road authority, or which connects to other land."

Frankston City's pathway network comprises of assets with the following material types:

- Asphalt Surface
- Concrete Surface
- Exposed Aggregate Surface
- Granitic Sand Surface
- Gravel Surface
- Paved Surface
- Spray Seal Surface

- Stamped Concrete Surface

These infrastructure assets have significant value estimated at **\$106.87M**.

### 1.3 Levels of Service

Our present funding levels are sufficient to continue to provide existing services at current levels in the medium term. This includes the ability to meet the requirements under Council's Road Management Plan 2015.

Pathways within road reserves are governed under Council's Road Management Plan 2015 (RMP) which clearly defines levels of service that must be met in order for Council to satisfy its statutory obligations.

Under the current rate capped environment, it is important to consider the various service risks and consequences including the impact to levels of service and the overall performance of the pathway network should Council be unable to meet future funding requirements.

The main service consequences are:

- Reduction in overall pathway network performance including condition, functionality and capacity due to the overall funding shortfall from rate capping
- Reduced maintenance and upkeep of pathways not covered under the RMP, such as those within open space reserves.

### 1.4 Future Demand

The main demands for new services are created by:

- Population Change
- Demographic Change
- Fuel Prices

These will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Strategies to address growing demands in the community include:

- 2 -

- All redevelopment sites required to renew paths with upgraded paths suitable for the proposed function and capacity.
- Review current development and transportation documents for impacts on walking and cycling through renewed strategies.
- Advocate the importance of the path network to community wellbeing, personal health and prosperity.
- Establish an 'Environmental Framework' for material selection in Council's Standard Drawings and work practices to negate impact of climate change on Council's pathway network.

**1.5 Lifecycle Management Plan**

**What does it Cost?**

The projected outlays necessary to provide the services covered by this Asset Management Plan (AM Plan) includes operations, maintenance, renewal and upgrade of existing assets over the 10-year planning period is \$23.16M or \$2.3M on average per year.

**1.6 Financial Summary**

**What we will do**

Estimated available funding for this period is \$32.1M or \$3.21M on average per year as per the long term financial plan and budget forecast. This is 147% of the cost to sustain the current level of service at the lowest lifecycle cost.

The infrastructure reality is that only what is funded in the long-term financial plan can be provided. The emphasis of the Asset Management Plan is to communicate the consequences that this will have on the service provided and risks, so that decision making is "informed".

The allocated funding leaves a surplus of \$898K on average per year of the projected expenditure required to provide services in the AM Plan compared with planned expenditure currently included in the Long Term Financial Plan. This is shown in the figure below.

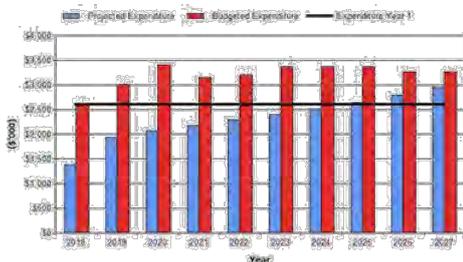


Figure values are in current (2018) dollars i.e. nominal values.

We plan to provide Pathway accessibility, connectivity and recreational services for the following:

- Operation, maintenance, renewal and upgrade of:
  - Key Central Activities Area Paths;
  - Key Access Route Paths;
  - Primary Shared Paths;
  - Secondary Shared Paths;
  - Local Access Pathways;
  - Industrial Access Pathways; and
  - Reserve Pathways,

to meet service levels set by annual budgets.

- Bay Trail and other key access route enhancements and shared paths in the municipality and delivery of the Paths Development Plan during the 10-year planning period.

**What we cannot do**

We currently allocate sufficient funding to sustain these services at the desired standard but need to manage the expectation to provide all new services being sought. Works and services that may not be provided under present funding levels are:

- New pathways (missing links) identified in the Paths Development Plan in a ten-year period
- Upgrade of existing pathway assets as identified by various strategic corporate documents relevant to pathway services

**Managing the Risks**

Our present funding levels are sufficient to continue to manage risks in the medium term.

The main risk consequences if Council was unable to maintain funding levels are:

- Reduction in pathway service levels due to the overall funding shortfall from rate capping.
- Inadequate management of unsafe assets causing either an increasing likelihood of unexpected maintenance expenditure or asset failure resulting in service disruptions.
- Renewal of assets prior to reaching their desired intervention level due to a decline in asset functionality or utilisation.

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We will endeavour to manage these risks within available funding by:

- Undertaking appropriate service planning for pathway services to allocate sufficient resources effectively and plan for future demand.
- Develop and revise both community and technical levels of service to manage and maintain pathway services to an agreed standard.
- Review this Asset Management Plan every four to five years to document asset requirements in line with Council's Asset Management Strategy.
- Undertake a rolling condition audit program in line with the review of the Asset Management Plan to ensure updated asset data and accurate financial forecasting.
- Further develop pathway asset data in the Frankston Asset Management Information System (FAMIS) to provide a centralised and transparent asset register.

### 1.7 Asset Management Practices

Our systems to manage assets include:

- Infor Public Sector (IPS) – corporate asset management system (referred to as Frankston Asset Management Information System or FAMIS within this document)
- TechnologyOne – corporate finance system
- MapInfo Pro – Geographic Information System (GIS)
- Kern Mobile – data logging application used by staff in the field

Assets requiring renewal/replacement are identified from one of three methods provided in the 'Expenditure Template'.

- Method 1 uses Asset Register data to project the renewal costs using acquisition year and useful life to determine the renewal year, or
- Method 2 uses capital renewal expenditure projections from external condition modelling systems (such as Pavement Management Systems), or
- Method 3 uses a combination of average network renewals plus defect repairs in the Renewal Plan and Defect Repair Plan worksheets on the 'Expenditure template'.

Method 2 was used for this asset management plan.

### 1.8 Monitoring and Improvement Program

The next steps resulting from this asset management plan to improve asset management practices are:

- Develop pathway asset data within FAMIS to provide a single source of truth for asset management and financial accounting and to support field staff to provide accurate works management at asset level.
- Endorse renewal ranking criteria and weightings to prioritise asset renewals.
- Implement robust asset handover processes to ensure complete asset data capture and accurate asset capitalisation following the completion of capital works.
- Review the pathway capitalisation threshold as described in Council's Capitalisation Policy and Procedure to ensure appropriate capitalisation and expense of pathway works.
- Develop a pathway hierarchy for pathways located within Council reserves and open space areas to establish better alignment with hierarchy for pathways governed under Council's RMP.
- Undertake community satisfaction surveys to determine preferences around rate/service cuts and to obtain qualitative data around the provision of pathway services.
- Establish a construction standards committee to review current pathway standard drawings and develop drawings for the new CAA streetscape palette and shopping strips.
- Better capture of lifecycle costs (additional operations, maintenance, renewal requirements) in the development of the Capital Works Program for new or upgraded pathway assets.
- Undertake functionality and capacity/ utilisation assessments to enhance the asset register and drive renewal and upgrade projects based on condition, functionality and capacity, not just condition-based works programmes.

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## **2. INTRODUCTION**

### **2.1 Background**

Frankston City Council is the responsible custodian of a vast network of infrastructure assets, which demands a high level of management in order to maintain services at the current standard.

This asset management plan was developed to demonstrate the responsible management of pathway assets (and services provided from assets), compliance with regulatory requirements, and to communicate funding needed to provide the required levels of service over a 20 year planning period.

The asset management plan follows the format for AM Plans recommended in Section 4.2.6 of the International Infrastructure Management Manual 2011.

The asset management plan is to be read with Council's Asset Management Policy, Asset Management Strategy and the following associated planning documents:

- Frankston Bicycle Strategy 2010
- Frankston City Climate Change Impacts and Adaptation Plan 2011
- Frankston City Council Annual Budget 2017 – 2018
- Frankston City Council Long Term Financial Plan 2016/2017 to 2020/2021
- Frankston City Council Plan 2017 – 2021
- Frankston City Council Road Management Plan 2015
- Frankston City Council Roads Asset Management Plan 2010
- Frankston City Council State of the Assets Report 2014
- Frankston City Health and Wellbeing Plan 2017 – 2021
- Frankston City Integrated Transport Strategy 2013
- Frankston City Open Space Strategy 2016 – 2036
- Frankston City Recreation Strategy 2009 – 2014
- Frankston Paths Development Plan 2015
- Frankston Planning Scheme

The pathway infrastructure assets covered by this asset management plan are shown in Table 1. These assets provide an essential link to people and destinations and also offer a source of recreation. Pathways provide access and connectivity within the municipality. Shared paths are used for cycling, walking and jogging and promote health and well-being benefits.

Pathways and trails in Council reserves and open space support these services and with proper planning and management, can have minimal impact on the environment whilst supporting provision of open space to community.

Council understands the importance of maintaining pathway assets to ensure the ongoing provision of these vital services to the community. This Plan should be service centric and assets should be managed according to Council's hierarchical standards and service plans in order to achieve service objectives.

Future revisions of this Plan will be informed by relevant strategic service plans which provide a detailed assessment of future service demands, levels of service and asset functionality and utilisation.

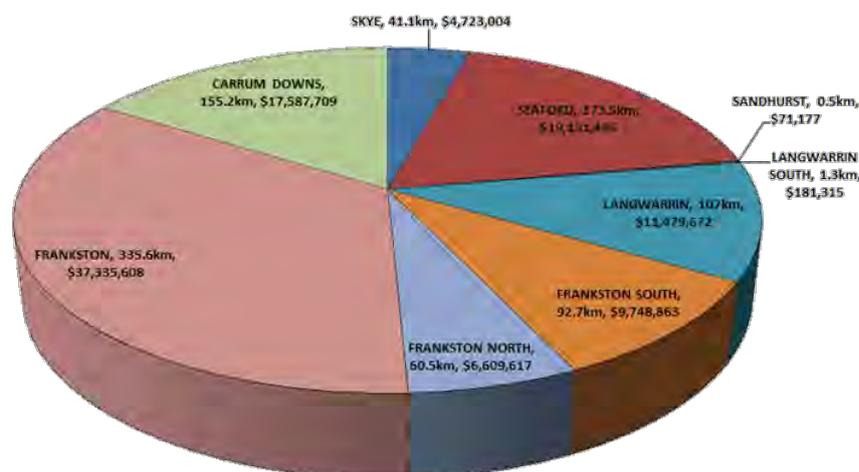
This asset management plan communicates the actions required for the responsive management of assets (and services provided from assets), compliance with regulatory requirements, and funding needed to provide the required levels of service over a 20-year planning period.

**Table 1: Assets covered by this Plan**

	Number of Segments	Length (m)	Area (m <sup>2</sup> )	Replacement Value (\$)
<b>FOOTPATH</b>	<b>22,139</b>	<b>919,772</b>	<b>1,365,453</b>	<b>\$ 99,488,418</b>
Asphalt	239	9,155	33,432	\$ 992,919
Concrete	20,605	860,295	1,216,060	\$ 94,244,616
Exposed Aggregate	177	6,561	19,503	\$ 2,340,370
Granitic Sand	276	10,873	16,492	\$ 184,714
Gravel	752	29,488	66,525	\$ 745,083
Paved	69	2,618	11,881	\$ 913,057
Spray Seal	15	613	1,113	\$ 33,070
Stamped Concrete	6	168	446	\$ 34,590
<b>SHARED PATH</b>	<b>1,155</b>	<b>48,229</b>	<b>134,659</b>	<b>\$ 7,379,983</b>
Asphalt	359	15,170	57,063	\$ 1,694,780
Concrete	712	29,767	69,568	\$ 5,391,491
Exposed Aggregate	8	342	1,027	\$ 123,234
Granitic Sand	2	76	107	\$ 1,193
Gravel	18	774	1,917	\$ 21,474
Spray Seal	56	2,099	4,977	\$ 147,810
<b>Total</b>	<b>23,294</b>	<b>968,001</b>	<b>1,500,111</b>	<b>\$ 106,868,402</b>

A breakdown of the pathway quantities in each suburb within the municipality, as well as the respective current replacement costs (CRC) is provided in Figure 1.

**Figure 1: Asset Quantities and Current Replacement Cost**



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## 2.2 Goals and Objectives of Asset Ownership

Our goal in managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing and appropriately controlling risks, and
- Linking to a long-term financial plan which identifies required, affordable expenditure and how it will be allocated.

Other references to the benefits, fundamental principles and objectives of asset management are:

- International Infrastructure Management Manual 2015<sup>1</sup>
- ISO 55000<sup>2</sup>

## 2.3 Core and Advanced Asset Management

This asset management plan is prepared as a 'core' asset management plan over a 20 year planning period in accordance with the International Infrastructure Management Manual<sup>3</sup>. Core asset management is a 'top down' approach where analysis is applied at the system or network level. An 'advanced' asset management approach uses a 'bottom up' approach for gathering detailed asset information for individual assets.

## 3. LEVELS OF SERVICE

### 3.1 Customer Research and Expectations

Frankston City Council participates in the state-wide Local Government Community Satisfaction Survey conducted by an independent firm on an annual basis. The primary objective of the survey is to assess the performance of the organisation across a range of measures to gain insight into ways to improve service delivery and efficiency for the community. This telephone survey polls a sample of 400 residents on their level of satisfaction with Council's services.

Table 2 identifies the communities overall satisfaction with several service measures related to the pathway network managed by Council. Council uses this information in developing its Strategic Plan and in the allocation of budget resources. Pathway assets contribute to the performance results of these measures and they are indicative of community satisfaction with Frankston City Council.

<sup>1</sup> Based on IPWEA 2015 IIMM, Sec 2.1.3, p 2 | 13

<sup>2</sup> ISO 55000 Overview, principles and terminology

<sup>3</sup> IPWEA, 2015, IIMM.

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**Table 2: Community Satisfaction Survey Levels**

Performance Measure	Satisfaction Level Index Score (Out of 100)								
	2012	2013	2014	2015	2016	2017	FCC Average	Metro Average	6 Year Trend
Overall Performance	62	66	63	62	61	56	62.8	63.8	↓
Liveability	80	79	82	92	90	87	84.6	N/A	↑
Safety	52	55	57	57	58	48	55.8	N/A	↓
Image	63	65	65	61	60	59	62.8	N/A	↓
Condition of local streets and footpaths <sup>4</sup>	61	62	65	64	63	59	63.0	62.4	-
Traffic Management	55	62	60	.*	.*	.*	59.0	56.0	↑
Recreational Facilities	70	72	70	.*	.*	.*	70.7	68.7	-
Environmental Sustainability	65	66	65	.*	.*	.*	65.3	64.7	-

Note: \* denotes that the survey did not include these performance measures and no data is available.

The overall performance of the organisation has shown a downward trend over the past 6 year period.

Despite this trend, survey results suggest that Frankston City is performing above average across traffic management and condition of local streets and footpaths which is reflective of the significant investment Council has made in recent years across its road and pathway assets.

Council has undertaken over \$10.6M in pathway capital works between 2010/11 and 2015/16 which included the construction of new pathways, upgrade/widening of existing pathways and renewal of defective or old pathways.

Additionally, the Frankston Central Activity Area (CAA) is currently benefitting from substantive investment utilising both state and local government level funding and projects have begun to redevelop key access routes in the CAA. This area receives a higher level of service as per the RMP based on the increased level in utilisation by the community and local business.

Adherence to a design palette within the CAA will address a number of existing issues such as reducing the number of different material types and design standards being used currently, which will hopefully reflect positively in the community satisfaction results.

Whilst there is currently no specific research on customer expectations of the pathway network, there has been a level of community consultation via the reviews and updates of Council's Road Management Plan (RMP). Community consultation in these processes resulted in relatively high level feedback of the pathway network.

Community feedback on the expectations of the pathway network should be investigated for future updates of the asset management plan.

### 3.2 Strategic and Corporate Goals

This asset management plan is prepared under the direction of the organisation's vision, mission, goals and objectives.

<sup>4</sup> 'Condition of local streets and footpaths' performance measure was changed in 2015 to 'Condition of sealed local roads in your area'

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**Our vision:**

"Lifestyle Capital of Victoria"

**Our mission:**

"We are driven by the privilege of serving our community, and providing leadership and visionary thinking to ensure Frankston City is recognised as the Lifestyle Capital of Victoria"

**Our Pathway vision is:**

"Having safe, convenient and well designed and maintained pathways are core community expectations for meeting the day to day walking needs of residents and their families. To meet these expectations, Frankston City Council is committed to planning, constructing and maintaining good quality paths throughout the City."

Council's pathway vision and strategy is encompassed by the objectives in the Integrated Transport Strategy, Paths Development Plan and the Bicycle Strategy.

The Integrated Transport Strategy was adopted by Council in April 2013. The purpose of the Strategy is to guide Council in undertaking actions which will increase the efficiency and effectiveness of the Frankston City transport network for moving people and goods.

The Paths Development Plan is a tactical plan that focuses on identifying and prioritising pathway projects which primarily provide an access function (as opposed to, for example, paths primarily used for recreation or leisure located in parks and reserves). It incorporates all paths that are within Council's responsibility, outside of the Frankston Major Activity Centre (paths in this area will be covered in separate planning process).

The Frankston Bicycle Strategy identifies a number of initiatives to provide safe and improved cycling facilities to encourage more cycling across Frankston City. In the development of the Strategy, due consideration was given to improving cycling safety and linking communities and facilities, as well the needs of all types of cyclists, regardless of their age, experience or reason for cycling.

Frankston's Recreation Strategy 2009 - 2014 addresses the broad scope of recreation provision defined as physical activity that is undertaken in the public realm for a personal sense of enjoyment. Recreation activity is defined as either competitive organised activity - often through teams and clubs - or the causal access of facilities that individuals freely pursue in their uncommitted time. Pillar 2 of the Recreation Strategy is of particular relevance to the Pathway Asset Management Plan and is as follows:

***Pillar 2 - Connected communities through safe accessible transit and open space linkages.***

"A safe trail network and the linking of open space within Frankston City for greater recreational amenity and better transit is of high priority for the community. "

Council's pathway vision supports the Frankston Planning Scheme, Health and Wellbeing Plan and Council's adopted long term outcomes as described in the Frankston City Council Plan.

The Frankston City Council Plan 2017 – 2021 outlines long term priorities and strategies to set the direction of the organisation over a four year period.

The Council Plan defines four Long Term Community Outcomes for Frankston City which are supported by specific themes, strategic indicators and corresponding four year priorities.

The Long Term Community Outcome themes and priority actions applicable to this PAMP are detailed in Table 3 below:

**Table 3: Addressing Council Plan Themes and Priority Actions in this Plan**

Theme	Priority Action	How goals and objectives are addressed in this AM Plan
<b>1. A Planned City</b>		
1.1 Community Infrastructure	1.1.6 Ensure community infrastructure and services match community needs	<ul style="list-style-type: none"> <li>Identify current technical and community levels of service for pathways.</li> <li>Provide guidance into future service requirements based on the organisations current delivery framework and financial position.</li> <li>Documentation of the future improvement actions specific to pathway service delivery.</li> <li>Highlights the need for service planning to guide future decision making and funding allocation.</li> <li>Highlights the need for improved community consultation to determine community needs and establish agreed levels of service.</li> </ul>
<b>2. A Liveable City</b>		
2.2 Vibrant and Engaged	2.2.3 Engage and support Frankston City's local areas and diverse communities to optimise facility usage and enhance equitable access to services	<ul style="list-style-type: none"> <li>Maintain pathway amenity in Frankston City through appropriate planning and management of assets for current and future users.</li> <li>Identify asset maintenance requirements to continue to provide current levels of service and maintain safe infrastructure.</li> <li>Identify service deficiencies from internal and external consultation to guide the development of the Improvement Plan.</li> <li>Align with Council's strategic documents to work towards achieving the organisational vision and mission.</li> </ul>
	2.2.5 Improve the presentation and cleanliness of Frankston City	<ul style="list-style-type: none"> <li>Highlights the importance of reviewing service standards and asset intervention levels to govern maintenance and renewal planning in line with Council's Road Management Plan.</li> <li>Identifies poor condition, aged and unserviceable assets to be included within capital planning or requiring maintenance.</li> <li>Detail Council's pathways asset management approach to guide future decision making.</li> </ul>
2.3 Health and Wellbeing	2.3.3 Enhance equitable access to sport and leisure opportunities	<ul style="list-style-type: none"> <li>Ensure a functional pathway network that provides desired recreation, transport and accessibility outcomes.</li> <li>Help to develop and maintain pathway routes that are desirable for exercise and recreational activity to promote the health and well-being of users through passive and active recreational activity.</li> <li>Highlights any gaps in the current pathway service delivery that can be enhanced to provide an improved service for the community.</li> </ul>
<b>4. A Well Managed City</b>		
4.1 Services	4.1.1 Identify service assets and service levels required to meet future community needs	<ul style="list-style-type: none"> <li>Investigate future demand requirements to determine a medium to long-term funding strategy.</li> <li>Utilise asset condition modelling to determine renewal funding requirements and optimal service delivery scenario.</li> </ul>
	4.1.2 Implement a rolling service review program	<ul style="list-style-type: none"> <li>Identifies the need to review this Plan following the completion of an asset condition audit every 4 to 5 years as per Council's AM Strategy.</li> </ul>
	4.1.4 Optimise the community's ability to access services and information	<ul style="list-style-type: none"> <li>Document and collate community consultation details and implement improvement actions as required.</li> <li>Publicly accessible document available for comment.</li> </ul>

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Theme	Priority Action	How goals and objectives are addressed in this AM Plan
4.2 Systems	4.2.3 Facilitate informed decision making through improved reporting and data management	<ul style="list-style-type: none"> <li>Develop an understanding of current asset condition through the collation of recent audit data.</li> <li>Highlight potential risks and consequences to Council from the improper management of key assets.</li> <li>Documents an Improvement Plan to address gaps in service delivery.</li> <li>Informs Council's Long Term Financial Plan and future capital works programs.</li> </ul>
4.3 Resources	4.3.2 Undertake an ongoing review of Council's assets to ensure they meet community needs	<ul style="list-style-type: none"> <li>Establishes a premise to undertake a rolling asset condition auditing program every 4 to 5 years as per Council's Asset Management Strategy.</li> <li>Highlights the need to undertake asset useful life assessments.</li> <li>Highlights the need to continue to invest in Council's Asset Management Information System and asset management practices.</li> </ul>

This asset management plan is prepared under the direction of the Council vision, mission, goals and objectives.

### 3.3 Legislative Requirements

There are many legislative requirements relating to the management of assets. These include:

**Table 4: Legislative Requirements**

Legislation	Requirement
Crown Land (Reserves) Act 1978	Provide for the reservation of Crown Lands for certain purposes including the management of such reserves and their purposes.
Disability Discrimination Act 1992	To ensure that persons with disabilities have the same rights to equality before the law as the rest of the community and to eliminate discrimination in areas such as pathway accessibility
Environment Protection Act 1970	A framework for the protection of the environment in Victoria, in accordance with the principals of environmental protection. Includes the establishment of environmental objectives and programs to prevent pollution and environmental damage. Applicable to roadside conservation areas.
Frankston Planning Scheme & Municipal Strategic Statement (MSS)	Provides a framework in which decisions about the use and development of land in Frankston City, and allows for the implementation of State, regional and local policies affecting land use.
Heritage Act 1995	Provides for the protection and conservation of places and objects of cultural heritage significance and the registration of such places and objects.
Local Government Act 1989	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Occupational Health and Safety Act 2004	Governs the key principals, rights and duties in relation to occupational health and safety.
Occupational Health and Safety Regulations	Includes Asbestos 2003; Manual Handling 1999; Noise 2004; Prevention of Falls 2003; and Lead 2000.
Planning and Environment Act 1987	Establish a framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians.
Public Health and Wellbeing Act 2008	Enact a new legislative scheme which promotes and protects public health and wellbeing in Victoria.

Legislation	Requirement
Road Management Act 2004	<p>Purpose is to establish a coordinated management system for public roads (that includes footpaths) that will promote safe and efficient State and local public road networks and the responsible use of road reserves for other legitimate purposes, such as the provision of utility services. Defines the responsible authorities for all roads within the state. It makes Council the controlling authority for Public Local Roads, Boundary Roads and parts of Declared Roads within the municipal area and it is therefore responsible for managing the infrastructure assets within them.</p> <p>Establishes a statutory framework for the management of the road network which facilitates the coordination of the various uses of road reserves for roadways, pathways and infrastructure, including the construction, inspection, maintenance and repair of public roads. Sets Council's framework for the awarding of damages for economic loss and for issues relating to civil liability.</p>
Road Safety Act 1986 & Road Safety (Road Rules) Regulations 1999	Safety requirements relating to the use and operation of the road network. Road Rules 250 & 251 relate to riding of bicycles on a pathway.
Subdivision Act 1988	Sets out the procedure for subdivision and consolidation of land and outlines the requirement of developer contribution of pathways where required by Council.
Transport Act 1983	Relates to the operation of the road network
VicRoads Standards	Used in conjunction with Council's Standards to determine minimum standards for road construction and maintenance
Wrongs Act 1958	The Act imposes several thresholds for the recovery of damages for economic and non-economic loss from personal injury and death in Victoria, as a result of negligence or fault. It defines Duty of Care and establishes the principles for determining negligence.
All other relevant Australian Standards and Codes of Practice	Such as Codes of Practice relating to Road Management Act and other relevant legislation
All other relevant State and federal Acts and Regulations	Where applicable, including Disability Discrimination Act (1992) including the Disability Standards for Accessible Public Transport (2002)
All Local Laws and relevant policies of the Organisation	Construction standards, Maintenance contracts, etc.

The organisation will exercise its duty of care to ensure public safety in accordance with section 6 – Infrastructure Risk Management Plan.

### 3.4 Customer Levels of Service

Service levels are defined service levels in two terms, customer levels of service and technical levels of service. These are supplemented by organisational measures.

**Customer Levels of Service** measure how the customer receives the service and whether value to the customer is provided.

Customer levels of service measures used in the asset management plan are:

**Quality**                                      How good is the service ... *what is the condition or quality of the service?*

**Function**                                      Is it suitable for its intended purpose .... *Is it the right service?*

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**Capacity/Use** Is the service over or under used ... *do we need more or less of these assets?*

The current and expected customer service levels are detailed in Table 5 and Table 7. Table 5 shows the expected levels of service based on resource levels in the current long-term financial plan.

**Organisational measures** are measures of fact related to the service delivery outcome e.g. number of occasions when service is not available, condition %'s of Very Poor, Poor/Average/Good, Very good.

These Organisational/Organizational measures provide a balance in comparison to the customer perception that may be more subjective.

**Table 5: Customer Level of Service**

Expectation	Performance Measure Used	Current Performance	Expected Position in 10 Years based on the current budget.
<b>Service Objective:</b> To provide a safe pathway network that meets the functional requirements for all pathway users.			
<b>Quality</b>	Provide paths of an appropriate standard and sound overall condition.	Condition profile of all Council owned and maintained paths in the municipal pathway network.	75% of paths with excellent/good condition rating (Level 1 or 2) as detailed in 5.1.3.
	Provide a pathway network that is safe and does not present significant hazards to pathway users.	The number of customer service requests in 2015/16 relating to service quality, requesting maintenance/ repairs on the condition of existing paths.	Approximately 665 requests for the pathway network received from the community (measured through Council's Customer Request/Asset Management Information System).
		<b>Confidence levels</b>	<b>High</b>
<b>Function</b>	Provide paths that meet user requirements.	Pathways identified/requested to be upgraded. For example, a footpath that does not meet Council's standard width, or a footpath to be upgraded to a shared use path.	Functionality of existing paths not yet assessed and recorded in the asset register.
	Provide paths that provide connectivity and essential access to key locations and throughout the municipality.	Missing links identified in Council's Paths Development Plan 2015 and the Bicycle Strategy 2012.	153 projects have been identified to construct missing pathway links or provide an extension of current pathway assets.
		<b>Confidence levels</b>	<b>Medium</b>
		<b>Confidence levels</b>	<b>High</b>
		<b>Confidence levels</b>	<b>Medium</b>

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	Expectation	Performance Measure Used	Current Performance	Expected Position in 10 Years based on the current budget.
<b>Capacity and Use</b>	Provide paths that meet user requirements.	Requests about crowded paths, or for paths to be widened/upgraded. Eg; from a standard footpath width of 1.5m to a shared path width of a minimum of 2 metres.	Capacity of existing paths not yet assessed and recorded in the asset register.	Steady decline in the number of requests for path widening over the 10-year planning period.
<b>Confidence levels</b>			<b>Low</b>	<b>Low</b>

Indications of community levels of service have been obtained from various sources. Primarily feedback has been sought and received from community consultation groups via recent reviews and updates of Council’s RMP and the community consultation process involved in such initiatives; however, desired community levels of service have also been informed via residents’ ongoing feedback to Councillors and staff, service requests in Council’s asset management information system and incoming correspondence.

### 3.5 Technical Levels of Service

**Technical Levels of Service** - Supporting the customer service levels are technical measures of performance. These technical measures relate to the allocation of resources to service activities to best achieve the desired customer outcomes and demonstrate effective performance.

Technical service measures are linked to the activities and annual budgets covering:

- Operations – the regular activities to provide services (e.g. sweeping and pressure cleaning)
- Maintenance – the activities necessary to retain an asset as near as practicable to an appropriate service condition. Maintenance activities enable an asset to provide service for its planned life (e.g. grinding and wedges),
- Renewal – the activities that return the service capability of an asset up to that which it had originally (e.g. pathway bay replacements),
- Upgrade/New – the activities to provide a higher level of service (e.g. widening a footpath to become a shared path) or a new service that did not exist previously (e.g. constructing a new pathway).

Service and asset managers plan, implement and control technical service levels to influence the customer service levels.<sup>5</sup>

A pathway hierarchy has been established under Council’s Road Management Plan to guide technical service levels and govern priority, inspection frequencies, intervention levels and rectification times of pathway maintenance within the road reserve. The pathway hierarchy is shown in Table 6.

<sup>5</sup> IPWEA, 2015, IIMM, p 2|28.

Table 6: Pathway Hierarchy

Path Hierarchy Classification	Desired Function/ Description	Desirable Surface Material	Desirable Width	Council's desired approach to managing these assets
<b>FOOTPATHS</b>				
Key Central Activity Area (CAA) Footpaths	Located within or adjacent to the Central Activity Area. <sup>1</sup> Cater for high to medium volume pedestrian traffic with diverse needs.	Asphalt or Concrete	1.4 to 2.4 m	Provide for safe movement of pedestrians within the Central Activity Area. Provide high quality, aesthetically pleasing sealed paths. Prioritise for DDA compliance.
Key Access Footpaths	Provide direct access to shopping and service precincts, transport hubs, schools, preschools, recreational facilities, parks, community centres, childcare centres, tourist attractions, religious centres, hospitals, facilities for seniors, and other public attractions. Cater for high to medium pedestrian traffic volumes with diverse needs.	Asphalt or Concrete	1.4 to 2.4 m	Provide good quality sealed paths on both sides of the road. Provide safe access for pedestrians. Prioritise for DDA compliance.
Industrial Access Footpaths	Located within industrial precincts. Withstand heavy vehicles	Asphalt or Concrete	1.4 m	Provide safe access for pedestrians. Provide suitable construction to withstand occasional heavy vehicle usage. In low use areas provide path on one side of the road only.
Reserve Footpaths <sup>2</sup>	Located within Council open space reserves, including the Foreshore. Cater for variable volumes of pedestrian traffic.	Asphalt or Concrete or Unsealed or Timber	1.4 to 2.4 m	Provide safe access within Reserves. Provide suitable construction to withstand maintenance vehicle usage
Local Access Footpaths	Service predominantly suburban residential areas. Cater for low volume pedestrian traffic with diverse needs.	Asphalt or Concrete	1.4 m	Provide safe access for pedestrians. In low use areas provide paths on one side of the road.
<b>SHARED PATHS</b>				
Primary Shared Paths	Provide an alternative to the road system for pedestrians and cyclists travelling through the City. Cater for high to medium pedestrian and cyclist volumes and high speed cyclists.	Asphalt or Concrete	3.0 m	Provide a safe aesthetically pleasing environment for cyclists and pedestrians. Provide suitable construction to withstand maintenance vehicle usage.

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Path Hierarchy Classification	Desired Function/ Description	Desirable Surface Material	Desirable Width	Council's desired approach to managing these assets
Secondary Shared Paths	Provide an alternative to the road system for pedestrians and cyclists travelling locally within the municipality. Cater for moderate pedestrian and cyclist volumes	Asphalt or Concrete	2.5 m	Provide a safe environment for cyclists and pedestrians. Provide suitable construction to withstand maintenance vehicle usage.

Table 7 shows the technical levels of service expected to be provided under this AM Plan. The 'Desired' position in the table documents the position being recommended in this AM Plan.

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Table 7: Technical Levels of Service

Service Attribute	Service Activity Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **
<b>Operations</b>				
	To ensure a safe, clear and clean pathway network is provided to all pathway users.	<p>Routine sweeping and pressure cleaning of sealed pathways.</p> <p><b>FP-ROU-001 CAA Footpath Pressure Cleaning</b></p> <p><b>FP-ROU-002 CAA Footpath Sweeping</b></p> <p>Clearing of obstructions to pathway users.</p> <p><b>SP-REA-005 Clear Obstructions - Shared Path</b></p> <p><b>F-REA-005 Clear Obstructions – Footpath</b></p> <p>F-001 Debris hazardous to pedestrians or obstructing drainage F-012 Dead Animal F-002 Dumped rubbish</p> <p>Percentage of routine defect asset inspections (RMP). Pathways account for 50% of asset inspectors time (2 EFT).</p>	<p>Pressure clean designated footpaths in Central Activity Area only – 6 monthly</p> <p>Sweeping designated footpaths in Central Activity Area only – Weekly</p> <p>Removal of dumped rubbish/ debris that poses a hazard to cyclists or pedestrians and/or obstructs stormwater flows.</p> <p>Removal of dumped rubbish that poses a hazard to pedestrians and/or obstructs stormwater flows and traffic movements.</p>	Service standards are reviewed as part of the review of Council's RMP. This includes revising intervention levels, inspection frequencies and rectification timeframes.
		<b>Budget</b>	<p>CAA Footpath Pressure Cleaning - \$65,206</p> <p>CAA Footpath Sweeping - \$65,206</p> <p><u>EFT Asset Inspectors - 2 x 0.5 - \$90,568</u></p> <p><b>TOTAL - \$220,980 per annum</b></p>	Operational requirements to remain steady over the next 10 years. Council will require \$2,209,800 in operational expenditure over the next 10 years to continue to fund

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Service Attribute	Service Activity Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **																
				pathway operational activities.  <b>TOTAL - \$220,980 per annum</b>																
<b>Maintenance</b>																				
	Ensure that the path assets are well maintained, free of hazards for all pathway users.	<p><b>F-REA-001 Concrete Footpath Maintenance</b>                      Provide temporary and/or permanent repair of vertical displacements, holes, edge breaks, lifted/ subsided/ distressed areas posing a potential hazard to pedestrians.                      Treatment may involve wedging, grinding, crack sealing and/or bay replacement.                      FC-001 Vertical displacement/ tripping hazard &gt;25mm                       FC-002 Dislodged wedge                      FC-003 Cracks &gt;10mm wide and 200mm long</p> <p><b>F-REA-002 Asphalt Footpath Maintenance</b>                      Provide temporary and/or permanent repair of loose, missing and dislodged pavers posing a potential hazard to pedestrians.                       FP-001 Vertical displacement/ tripping hazard &gt;25mm                      FP-002 Loose, missing or dislodged pavers with gaps &gt;20mm</p>	<p>Performance results were compiled for the April 2017 review of Council's Road Management Plan.</p> <p>The following statistics represent the organisations performance in meeting the timeframes applicable for each maintenance activity for the initial assessment, temporary works (where applicable) and the rectification works.</p> <p>The results have been summarised below for the period of 01 September 2015 to 31 March 2017:</p> <table border="1" data-bbox="1115 890 1635 1129"> <thead> <tr> <th>Activity</th> <th>14-15</th> <th>15-16</th> <th>16-17</th> </tr> </thead> <tbody> <tr> <td>Initial Assessment</td> <td>71%</td> <td>63%</td> <td>61%</td> </tr> <tr> <td>Temporary Works</td> <td>62%</td> <td>83%</td> <td>51%</td> </tr> <tr> <td>Rectification Works</td> <td>89%</td> <td>89%</td> <td>82%</td> </tr> </tbody> </table>	Activity	14-15	15-16	16-17	Initial Assessment	71%	63%	61%	Temporary Works	62%	83%	51%	Rectification Works	89%	89%	82%	A target of 90% compliance (± 10%) with the RMP has been set.
Activity	14-15	15-16	16-17																	
Initial Assessment	71%	63%	61%																	
Temporary Works	62%	83%	51%																	
Rectification Works	89%	89%	82%																	

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Service Attribute	Service Activity Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **
		<p><b>F-REA-003 Paved Footpath Maintenance</b></p> <p>Provide temporary and/or permanent repair of loose, missing and dislodged pavers posing a potential hazard to pedestrians.</p> <p>FP-001 Vertical displacement/ tripping hazard &gt;25mm                      FP-002 Loose, missing or dislodged pavers with gaps &gt;20mm</p> <p><b>F-REA-004 Constructed Unsealed Footpath Maintenance</b></p> <p>Provide temporary and/or permanent repair of surface corrugations and/or potholes posing a potential hazard to pedestrians.</p> <p>Treatment may include grading and/or spot gravelling of constructed path with crushed rock.</p> <p>FU-001 Potholes &gt;50mm deep and 150 mm diameter                      FU-002 Corrugations/ subsided areas &gt;50mm deep</p> <p><b>F-REA-006 Path Edge Repair</b></p> <p>Provide temporary and/or permanent repair of depressions at the interface of the constructed paths and the surrounding ground</p> <p>Treatment may involve topping up with topsoil,</p>		

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Service Attribute	Service Activity Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **								
		gravel or sand.  F-003 Path edge failures >75mm deep at the interface of the constructed path and adjacent ground  <b><i>F-REA-007 Tactile Paver Repair</i></b>  Provide temporary and/or permanent repair of tactile pavers.  F -014 Damaged tactile pavers (cracked or worn) that could be hazardous to pedestrians										
		<b>Budget</b>	<u>Reactive Maintenance</u> <b>TOTAL - \$ 422,650 p.a.</b>	<u>Reactive Maintenance</u> <b>TOTAL - \$ 422,650 p.a.</b>								
<b>Renewal</b>												
	Maintain a safe pathway network of connected walking and cycling routes for all pathway users.	Renewal of all poor condition paths (condition 4 and 5) identified through condition audits, routine zone works utilising the maintenance intervention levels under the Road Management Plan (RMP), reactive customer requests and internal maintenance referrals.  If >2 sq. m of pathway is damaged or distressed, temporary protection works are undertaken and the repair is prioritised as part	Council's renewal budget is utilised to address defects found to be above the intervention level of RMP defects and where there is greater than 2m <sup>2</sup> of pathway being replaced.  The breakdown of pathway defects recorded in FAMIS since July 2014: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Defect Code</th> <th>Activity Type</th> <th>Defects</th> <th>% of Total Defects</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Defect Code	Activity Type	Defects	% of Total Defects					
Defect Code	Activity Type	Defects	% of Total Defects									

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Service Attribute	Service Activity Objective	Activity Measure Process	Current Performance *				Desired for Optimum Lifecycle Cost **
		of Council's asset renewal program. Renewal may consider realignment of paths to minimise impact of trees.	F-REA-001	Concrete Footpath Maintenance	3,323	62.53%	
			F-REA-002	Asphalt Footpath Maintenance	112	2.11%	
			F-REA-003	Paved Footpath Maintenance	150	2.82%	
			F-REA-004	Constructed Unsealed Footpath Maintenance	64	1.20%	
			F-REA-005	Clear Obstructions - Footpath	1,192	22.43%	
			F-REA-006	Path Edge Repair (nature strip top-up)	207	3.90%	
			F-REA-007	Tactile Paver Repair	4	0.08%	
			SP-REA-001	Concrete Shared Path Maintenance	101	1.90%	
			SP-REA-002	Asphalt Shared Path Maintenance	17	0.32%	
			SP-REA-003	Unsealed Shared Path Maintenance	6	0.11%	
			SP-REA-004	Sealed Shared Path Edge Repair	5	0.09%	
			SP-REA-005	Clear Obstructions - Shared Path	132	2.48%	
			SP-REA-006	Shared Path Line Marking Maintenance	1	0.02%	
					<b>5,314</b>	<b>100.00%</b>	
		<b>Budget</b>	<u>2017/18 Renewal Budget</u>				<u>2017/18 Renewal</u>

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Service Attribute	Service Activity Objective	Activity Measure Process	Current Performance *	Desired for Optimum Lifecycle Cost **
			\$ 1,540,000	<u>Budget</u> \$ 1,540,000
<b>Upgrade/New</b>				
	Develop a safe network of well-connected walking and cycling routes. Pathways should meet the legislative requirement for Disability Discrimination Act access.	The number of square metres path replaced each year through path upgrade/new capital projects.  Note: This excludes inherited path assets.	Pathway missing links identified through the Paths Development Plan, totalling 153 projects worth an estimated \$8.5M of works. <ul style="list-style-type: none"> <li>• 2014/15 – 3,679m of new/ upgraded pathways constructed by Council</li> <li>• 2015/16 – 2,645m of new/ upgraded pathways constructed by Council</li> </ul>	All walking and cycling routes are constructed to meet Council's standards and are compliant with Australian Standards and with relevant legislative requirements.
		<b>Budget</b>	<u>2017/18 New/ Upgrade Budget</u> \$ 425,000	<u>2017/18 New/ Upgrade Budget</u> \$ 425,000

Note: \* Current activities and costs (currently funded).

\*\* Desired activities and costs to sustain current service levels and achieve minimum life cycle costs (not currently funded)

Frankston City Council is yet to fully quantify desired levels of service. This will be addressed in future revisions of this Asset Management Plan.

It is important to monitor the service levels provided regularly as these will change. The current performance is influenced by work efficiencies and technology, and customer priorities will change over time. It is noted that review and establishment of the agreed position which achieves the best balance between service, risk and cost is essential.

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## **4. FUTURE DEMAND**

### **4.1 Demand Drivers**

Drivers affecting demand include population change, changes in demographics, seasonal factors, vehicle ownership rates, consumer preferences and expectations, technological changes, economic factors, agricultural practices and climate change.

### **4.2 Demand Forecasts**

The present position and projections for demand drivers that may impact future service delivery and use of assets were identified and are documented in Table 8.

### 4.3 Demand Impact on Assets

The impact of demand drivers that may affect future service delivery and use of assets are shown in Table 8.

**Table 8: Demand Drivers, Projections and Impact on Services**

Demand drivers	Present position	Projection	Impact on Services
Population Change	<p>Total Population – 126,446 (Australian Census, 2011)</p> <p>Current population growth rate is estimated to be 1.05% p.a.</p>	<p>Population growth rate in the City of Frankston is forecast to be on average 0.78% per annum until 2026.<sup>6</sup></p> <p>Thus, by 2026 the population is expected to increase to approximately 142,090 or by 15,644 people, and by 2036 a population of 152,494.</p> <p>The annual rate of population growth within Frankston City municipality is forecast to reduce over the next 20 years from 1.05% in 2016 to only 0.42% in 2036.</p> <p>Population growth and increased urban density is expected to be concentrated around the Frankston city centre, neighbourhood activity centres, sustainable transport centres and residential opportunity sites with large areas of undeveloped land.</p> <p>Growth neighbourhoods include Carrum Downs, Frankston, Langwarrin and Seaford.</p>	<ul style="list-style-type: none"> <li>Population growth will mean an increased use of the municipal pathway network, whilst a slowing population growth rate will mean a gradual decline in the need for new or upgraded pathways further into the future.</li> <li>Urban development in growth neighbourhoods will increase demand on pathway connectivity. New pathways or upgrades to existing pathways will be necessary to ensure quality, interconnectivity to key destinations and services within the municipal area are easily accessible and fit for purpose.</li> </ul>

<sup>6</sup> Population and demographic data obtained through 'forecast.id' and the Australian Bureau of Statistics

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Demand drivers	Present position	Projection	Impact on Services
Demographic Change	<p>Age distribution:                      0 – 9 years = 12.9% or 16,312 people                      10 – 19 years = 13% or 16,438 people                      20 – 44 years = 35% or 44,256 people                      Over 45 years = 39.1% or 49,441 people</p> <p>People aged 60 years and over make up 19.1% of Frankston City's population.</p>	<p>A significant increase in the number of people aged between 65-79 years is expected over the next 10 years, equating to an average annual growth of 4.14%.</p> <p>By 2036, people aged 55 and over will represent an additional 4.51% of the total population as compared to 2011. All other ages have a lesser representation across the total population, except ages 5-9, which is expected to see an insignificant increase of 0.06% in representation.</p> <p>The predictions indicate an ageing demographic in Frankston City.</p>	<ul style="list-style-type: none"> <li>• An ageing demographic in Frankston will have an impact on the functionality of the pathway network. Pathway widths, gradients and cross falls will need to be compliant for elderly pathway users and the mobility impaired</li> <li>• Demand for improved accessibility to reserves and recreational facilities, to cater for residents with reduced mobility.</li> <li>• Ensure that growth areas are designed to facilitate the use of sustainable modes<sup>7</sup></li> </ul>
Fuel Price	<p>40 week (July 2016 to April 2017) state average petrol prices (Australian Institute of Petroleum, 2017)                      Minimum: 104 cents per litre                      Maximum: 138 cents per litre</p>	<p>Historic trends show a gradual increase in the cost of crude oil resulting in an increase in fuel price over the long term.</p>	<ul style="list-style-type: none"> <li>• The increased running costs of motor vehicles could result in a reduced amount of vehicle ownership or use. This would impact the pathway network and put greater demand on connectivity to key destinations and public transport services.</li> <li>• Reduced vehicle ownership or use could expose 'walking gaps' and critical missing links in the pathway network, or assets where the existing level of service or functionality is not sufficient.</li> </ul>

<sup>7</sup> Frankston Integrated Transport Strategy 2013

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Demand drivers	Present position	Projection	Impact on Services
Customer Preferences	Substantial influx of people to the Frankston Foreshore can be expected during the summer months.	<p>Increasing trend in the number of visitors to the foreshore areas due to population growth and increasing air temperatures from global warming.</p> <p>The importance of physical activity to people's wellbeing is well recognised and documented and so it is expected that Frankston's ageing population will continue to value pleasant and safe pathways which caters to a variety of needs.</p>	<ul style="list-style-type: none"> <li>• Pathway assets in and around the foreshore will experience heavier usage in summer months. These assets need to adequately provide connectivity to the Central Activity Area (CAA) as well as recreation and exercise.</li> <li>• Increased pressure on cleaning and maintenance services based on seasonal changes and high usage periods.</li> <li>• Demand on maintenance service levels to provide aesthetically pleasing and functional pathways.</li> <li>• Increased risk with heavier usage if any defects are not appropriately managed.</li> </ul>
Leisure Trends	A growing technological society which inadvertently results in people reducing the amount of time spent outside for leisure purposes.	Increasing trend to people choosing to spend leisure time using technology instead of available recreational services.	<ul style="list-style-type: none"> <li>• Possible underutilisation of pathway assets due to a lack of interest, accessibility issues or due to more attractive leisure alternatives.</li> </ul>
Employment	<p><u>Total labour force = 64,215</u>                      Full time worker = 38,122 (59.4%)                      Part time worker = 18,642 (29%)                      Away from work = 3,818 (5.9%)                      Unemployed = 3,633 (5.7%)</p>	An increased percentage of people working part time or working from home and an increase in the number of retirees. Increase in jobs in the Frankston CAA and industrial precincts as a result of various Council Plan initiatives for building future growth, liveable city and sustainable city.	<ul style="list-style-type: none"> <li>• Increased utilisation of the pathway network, in particular Key Central Activities Area (KCAA) pathways, Industrial Area pathways and Key Access routes.</li> <li>• Heightened need for enhanced public transport connectivity.</li> </ul>

Demand drivers	Present position	Projection	Impact on Services
Climate Change	<p>Community awareness growing on the risks of climate change and the impact on community infrastructure.</p> <p>As a result, companies are required to become increasingly more environmentally responsible when developing products, undertaking construction processes etc.</p>	<p>Fluctuations in the average annual rainfall and catchment stream flows.</p> <p>Increased extreme weather events including droughts, storms, storm surges and number of extreme fire risk days.</p> <p>Progressive rise in sea level.</p> <p>New products will be developed which are more environmentally friendly and have a reduced embodied energy.</p>	<ul style="list-style-type: none"> <li>• Increased frequency and intensity of extreme rainfall events may damage or flood unsealed pathways.</li> <li>• Accelerated degradation of materials, structures and foundations may occur through increased ground movement and changes in groundwater.</li> <li>• Increased temperature and solar radiation could reduce the life of asphalt on asphalt pathway surfaces.</li> <li>• Increased temperature stresses the steel in reinforced pathways through expansion and increased movement.</li> <li>• Increased risk of wildfire can result in high risk for tree damage close to roadways (falling trees).</li> <li>• Change in construction standards as alternative products are developed.</li> </ul>
More litigious society	<p>Claims against Council for personal injury on paths are low.</p>	<p>Claims against Council for personal injury and incidence that occur on paths could increase.</p>	<ul style="list-style-type: none"> <li>• Increased cost in defending Council actions and payments to claimants.</li> <li>• Pressure to ensure maintenance standards are maintained as per Council's Road Management Plan.</li> </ul>
Lifestyle changes	<p>Community becoming more aware of health benefits of physical activity such as walking and cycling starting to undertake more of these activities.</p>	<p>Increasing recreational walking and cycling and public life activities on the path network.</p> <p>Potential for increased demand for shared pathways which support a variety of recreational and transport services.</p>	<ul style="list-style-type: none"> <li>• Change in path function and capacity, and increased demand for responsive maintenance, repairs and establishing cleaning and tidying services.</li> <li>• Increased investment into shared pathways as societal trends change.</li> </ul>

#### 4.4 Demand Management Plan

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in Table 9. Further opportunities will be developed in future revisions of this asset management plan.

**Table 9: Demand Management Plan Summary**

Demand Driver	Impact on Services	Demand Management Plan
Population Change	Increased demand for an extension to the path network, change to path function and capacity.	All redevelopment sites required to renew paths with upgraded paths suitable for the proposed function and capacity.  Review current development and transport documents for impacts on walking and cycling through renewed strategies.
Demographic Change	Increased width of paths and better compliance with Disability Discrimination Act design and construction requirements.	Increase basic widths of paths to suit two people with walking aids, or other mobility devices, so they can move along a path together.  Improve controls and monitoring of building activities and associated driveway crossovers to ensure Disability Discrimination Act compliance in the walking/cycling area.
Fuel Price	Increased demand and utilisation of path network, connectivity to public transport services and alternative modes of transport.	With all predictions indicating that the price of oil is going to continue to increase people will be looking for cheaper forms of transport, the pathway network needs continued functionality and utilisation/ capacity assessment to ensure it is meeting a shifting landscape.
Customer Preferences	Increased pressure on cleaning and maintenance services based on seasonal changes and high usage periods.  Demand on maintenance service levels to provide aesthetically pleasing and functional pathways.	Develop a service plan that identifies pathway service requirements and community expectation.  Encourage the community to take responsibility for verge area outside their properties.  Establish a path cleaning and edge tidying programs.  Document community service levels to understand desired service outcomes.
Leisure Trends	Reduced use of the pathway network for walking, running and cycling as alternative leisure activities are sought by the community.	Advocate the importance of the path network to community wellbeing, personal health and prosperity.
Employment	A greater concentration of workers in Frankston CAA and industrial precinct, it is therefore likely there will be more pathway users and cyclists in Frankston.	Establish higher service standards for both design and function of pathway assets in heavily utilised areas, in particular the Frankston CAA.

Demand Driver	Impact on Services	Demand Management Plan
Climate Change	<p>More rapid deterioration of paths, increasing frequency of inspections and maintenance and repairs.</p> <p>Growing need to become environmentally responsible.</p>	<p>Establish an 'Environmental Framework' for material selection and work practices. Increased frequency and intensity of extreme rainfall, wind and lightning events is likely to cause significant damage to sealed and unsealed pathways.</p> <p>Review design standards for unsealed pathways in reserves and determine suitable sites for their installation.</p>
More litigious society	<p>Increased cost in defending Council actions and payments to claimants.</p>	<p>Improve work recording and retrieval systems.</p> <p>Establish and implement agreed service standards with the community and then monitor the responsiveness and timelines of maintenance and repair activities.</p>
Lifestyle changes	<p>Change in path function and capacity, and increased demand for responsive maintenance, repairs and establishing cleaning and tidying services.</p>	<p>Pathway functionality to meet shifting requirement of a population with greater health awareness, seeking recreational use and exercise supported by the footpath and shared path network.</p> <p>Deliver on prioritised pathway projects as describe in the Frankston Paths Development Plan 2015.</p>

**4.5 Asset Programs to meet Demand**

The new assets required to meet demand can be acquired, donated or constructed. Additional assets are discussed in Section 5.4. The summary of the cumulative value of additional asset is shown in Figure 2.

*Figure 2: Upgrade and New Assets to meet Demand – (Cumulative)*

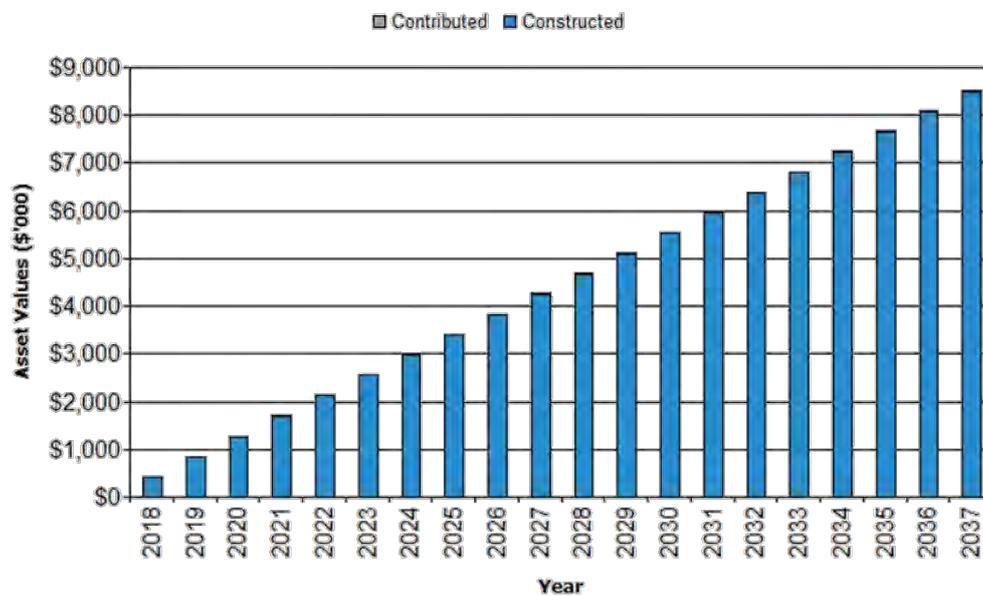


Figure values are in current (2018) dollars.

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Acquiring these new assets will commit ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs for inclusion in the long term financial plan further in Section 5.

Based on recent year's total contributed assets from developments (gifted), it is forecast that the annual increase in pathway assets Council acquires via developer will be minimal.

## **5. LIFECYCLE MANAGEMENT PLAN**

The lifecycle management plan details how Frankston City Council plans to manage and operate the assets at the agreed levels of service (defined in Section 3) while managing life cycle costs.

### **5.1 Background Data**

#### **5.1.1 Physical parameters**

The assets covered by this asset management plan are shown in Table 1.

Council's pathway networks consists of footpaths and shared paths that provide an essential link to people and destinations and also offer a source of recreation.

In addition to pathways that provide connectivity within the municipality, pathways are also a source for active and passive recreational activity used for walking, cycling and jogging and promote health and well-being benefits.

Pathways and trails in Council reserves and open space support these passive and structured recreational services and with proper planning and management, can have minimal impact on the environment whilst supporting provision of open space to community.

Pathway infrastructure located within the road reserve is routinely inspected and managed under Council's RMP. As part of Council's cyclic programme of condition audits of its major asset categories, a pathway condition audit was conducted of the full municipal network inclusive of all pathway assets owned and maintained by Frankston City Council in December 2016. This audit was undertaken in accordance with Council's Asset Management Strategy 2013 and Council's State of the Assets Report 2014.

The 2016 pathway condition audit was essential in the collation of asset data and has served as a significant data validation of Council's asset register, which underpins the writing of this Plan, revaluation of the asset category on Council's Balance Sheet, and for the upload into Council's corporate asset management system (FAMIS).

Despite the vast improvements to Council's pathway asset data, certain information such as the construction year still remains at a low confidence level due to a number of reasons as described throughout this Plan.

Assets covered within this Plan are typically short life (granitic sand and asphalt paths) and medium life (concrete and paved) assets.

The age profile of the assets included in this AM Plan are shown in Figure 3.

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Figure 3: Asset Age Profile

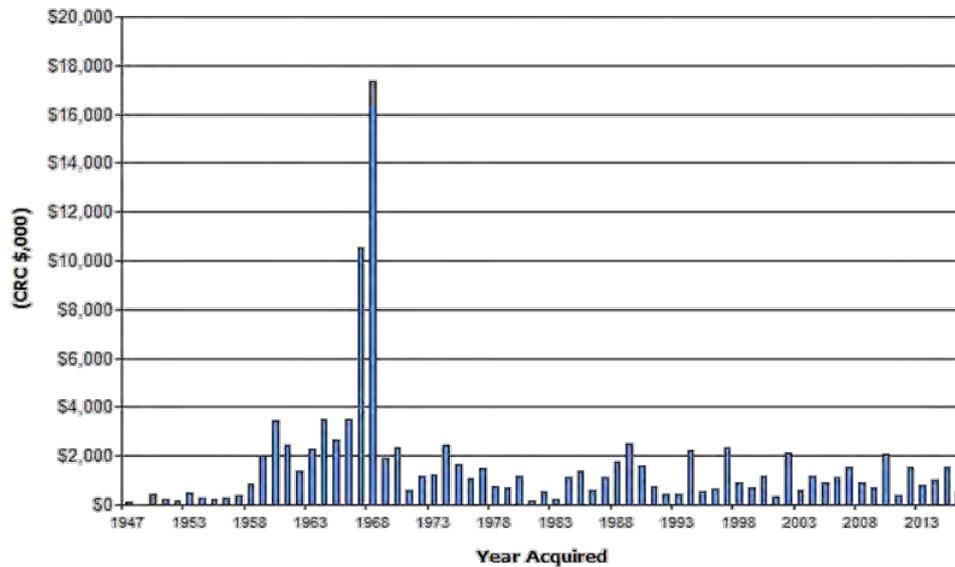


Figure values are in current (2018) dollars.

According to the asset age profile, 52.7% of pathway assets were constructed prior to 1976, with 32.9% of assets constructed between 1966 and 1975. 39.6% of pathway assets have been constructed since 1986.

When considering the age profile it should be noted that these construction years have been sourced from Council’s SMEC Pavement Management System (PMS), a system used by Council to model pavement and surfaces of the road network. There is a reasonable level of confidence in the values of the year of construction for Council’s roadways but due to a lack of data management for pathways located outside of the road reserve, much of the construction years of pathways located outside of the road reserve have been assumed from the condition.

Moreover, whilst the level of confidence in the original construction years is relatively high, there is concern over the lack of recorded treatments in the asset register that have been applied to the pathway network over many years of Council management. The issues that the lack of data management poses to the condition profile of the municipal pathway network are explored further in Section 5.1.3.

Figure 4: Asset Age Profile (grouped in 10 year periods)

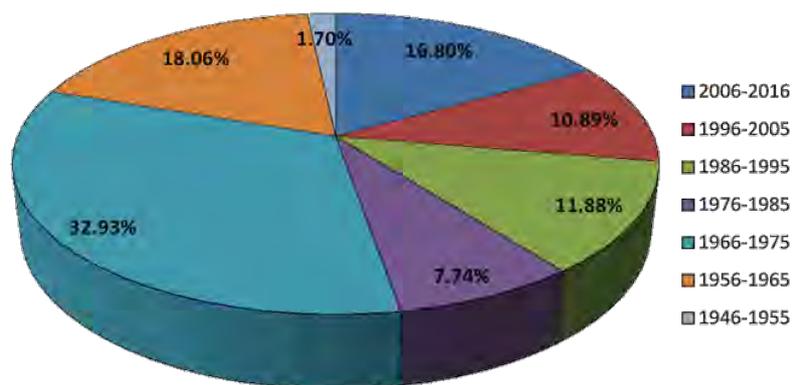


Figure 4 shows the spread of construction in 10-year periods. Further analysis indicates significant growth during the period of 1966 – 1975 that can be attributed to the significant development in the suburbs of Frankston, Frankston South, Frankston North and Seaford at the time.

**5.1.2 Asset capacity and performance**

Assets are generally provided to meet design standards where these are available.

Pathway assets primarily exist to support connectivity and recreational services to the community. Council’s services are generally provided to meet design standards where these are available.

Locations where deficiencies in service performance are known are detailed in Table 10.

**Table 10: Known Service Performance Deficiencies**

Location	Service Deficiency
Operations/ Maintenance Functional Work Flows	<p>Maintenance and operational activities are carried out with service units split based on the service activity e.g. inspections, pathway grinds and wedges, maintenance zone works, etc. These practices need to be further investigated as to whether further efficiencies can be discovered and implemented and to ensure over-servicing of pathway assets is not occurring.</p> <p>An example of this is where regular maintenance zone works is being undertaken as a precautionary measure when defects are not exceeding intervention levels set out in the RMP.</p>
Operations/ Maintenance Works Programming and Reporting	<p>Since 2014, routine and reactive activities are being undertaken via FAMIS. Whilst these workflows are capturing significant data that can be used to inform future works programmes and launch advanced asset management strategies, the reporting functionality of the relatively infant asset management system is not being utilised to its full potential. Furthermore, there are some minor data deficiencies relating to the resources, defect location and details that are entered for certain work orders as a result of system/software restrictions and human error.</p> <p>Rollout of FAMIS to all maintenance crews dealing with pathways will ensure consistency in the approach to pathway maintenance i.e. path edge failures currently being referred to parks crews through PCS rather than FAMIS.</p>
Asset Register	<p>Council has only recently developed a spatial asset register for the pathway network. Asset data has been linked from the previous register stored in SMEC however this was limited to pathways located in road reserves and omitted paths and trails located in reserves, open space and other linkages. Following an external condition audit in 2016 many of the data deficiencies have been addressed. However, further data including functionality and utilisation assessments in accordance with strategic goals outlined in the Integrated Transport Strategy, Bicycle Strategy, etc. need to be developed.</p>
Reserves Pathway Maintenance	<p>Footpaths, shared paths and trails located outside the road reserve are not governed by the RMP and as such, have been managed much more sporadically and on an ad-hoc basis. In the absence of detailed service levels with refined frequencies, intervention levels and timeframes developed in consultation with the community, it is difficult to determine whether Council is currently falling short, meeting or exceeding community expectation in these open spaces.</p>

Location	Service Deficiency
Reserves Pathway Construction	Many instances of granitic sand pathways that have not been constructed in accordance with Council's standard drawing for such assets (SD 335). Granitic sand pathways that have not been boxed or have been constructed where longitudinal grade are greater than 2% has resulted in pathways requiring more frequent maintenance and in some cases, pathways are failing to reach their full design life. Additionally, there are instances of unsealed pathways being constructed in flood plains and overland flow paths resulting in severely corrugated pathways following storm events.
Lodgement of Reactive Maintenance Requests	Inadequate service request information provided to operational staff at the time of their lodgement, causing confusion relating to specific location and type of work that is required. This is usually a result of a communication breakdown between the customer service unit and the operational staff carrying out the request.
Asset Handover	Council does not currently have a complete, detailed asset handover process to ensure constructed and gifted assets are accepted by a cross section of Council including the Asset Owner and Maintenance Manager.

The above service deficiencies were identified from various staffs expertise and knowledge.

**5.1.3 Asset condition**

Condition is monitored at an operational level through ongoing asset inspections in accordance with Council's RMP as well as via external condition audits on major asset categories conducted on a four-year cyclic programme.

External auditing has been completed to validate existing register data and to address known gaps in the asset condition data.

Frankston City Council's 'State of the Assets Report 2014' highlights several key issues with the pathway network, some of which are included in Table 10 above. Issues as follows:

Footpaths

- Historically gravel paths have been constructed with inadequate consideration of overland stormwater flows. As a result, when it rains, much of the gravel is washed away leaving a corrugated path that needs to be refilled and re-compacted by park maintenance crews after each storm at considerable cost to Council. This unnecessary cost could be avoided by altering the design of the paths to account for drainage requirements.
- There is a long history of minimal proactive maintenance of paths that are not located within the road reserve. Historically Council has had a poor understanding of the quantity of these assets.
- Design standards applied to subdivisions is not applied to Council projects.
- There is a lack of clarity regarding the definition of maintenance and renewal as it relates to paths. Council's path renewal intervention levels have not been documented. This makes it difficult to estimate the true maintenance and true renewal budget requirements.
- Footpath renewals are undertaken based on annual inspections. Predictive asset deterioration modelling and prioritisation is not undertaken by Council's Asset Planning team.
- Condition audit data collected in 2009 was incomplete and was not used to develop a footpath renewal program.

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- Data validation using aerial photography identified additional footpaths which have not been previously valued.
- Available data suggests renewal is underfunded.

Shared Paths

- Shared path renewal is ad-hoc and reactive. Renewals are undertaken based on annual inspections. Predictive asset deterioration modelling and prioritisation is not undertaken by Council’s Asset Planning team.
- Condition audit data collected in 2009 was incomplete and was not used to develop a shared path renewal program.
- There is a long history of minimal maintenance of paths that are not located in the road reserve.
- Shared path design standards have not been established.
- Data validation using aerial photography identified additional shared paths which have not been previously valued.
- Available data suggests renewal is underfunded.

The 2014 report identifies a number of priority actions to address the above issues. Actions and their current progress status based on the recent Asset Management Strategy Progress Report are shown in the table below:

**Table 11: Recommendations from the State of the Assets Report 2014**

Recommendation	Key Targets	Priority	Progress Status
<b>Footpaths</b>			
<b>FAMIS Asset Register – Paths (Related AM Strategy Action ID 14, 15)</b>	<ul style="list-style-type: none"> <li>• Develop a Footpath Asset Register in FAMIS (linked to GIS).</li> <li>• Include all available data regarding hierarchy classification, condition, material and widths.</li> </ul>	High	~75% complete
<b>Revalue Footpaths (Related AM Strategy Action ID 9)</b>	<ul style="list-style-type: none"> <li>• Use quantities from the revised footpath register data.</li> <li>• Review useful life assumptions for each material and hierarchy classification.</li> <li>• Document the valuation methodology.</li> </ul>	Medium	~85% complete
<b>Condition Audit (Related AM Strategy Action ID 18)</b>	<ul style="list-style-type: none"> <li>• Establish asset data collection specifications for the condition audit of all footpaths to ensure data collected meets all stakeholder needs and will be suitable for storage within FAMIS (with links to GIS).</li> <li>• This data specification must be used for all future data collection.</li> </ul>	Medium	~90% complete
<b>Establish design standards for footpaths (Related AM Strategy Action ID 8)</b>	<ul style="list-style-type: none"> <li>• Align the design standards with path hierarchy adopted in the Road Management Plan.</li> <li>• Include a standard for gravel paths that addresses known drainage problems.</li> </ul>	Medium	~90% complete

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Recommendation	Key Targets	Priority	Progress Status
<b>NEW ACTION 9. Develop Annual Footpath Renewal Program and fund accordingly</b>	<ul style="list-style-type: none"> <li>Use the 2009 footpath condition audit results until the next audit is undertaken.</li> <li>Paths in open space are expected to require significant renewal funding in order to improve the condition profile.</li> <li>The program should be delivered by a dedicated renewal budget.</li> </ul>	High	Complete
<b>Shared Paths</b>			
<b>FAMIS Asset Register – Paths (Related AM Strategy Action ID 14, 15)</b>	<ul style="list-style-type: none"> <li>Develop a Shared path Asset Register in FAMIS (linked to GIS).</li> <li>Validate and consolidate all existing data.</li> <li>Include all available data regarding hierarchy, material and widths.</li> </ul>	High	~75% complete
<b>Develop Path Asset Valuation Policy (Related AM Strategy Action ID 20)</b>	<ul style="list-style-type: none"> <li>As part of the development of an asset valuation policy consider adjusting the Financial Report to display the valuation of Shared Paths separate to Roads (Other).</li> </ul>	High	Completed
<b>Establish design standards for shared paths (Related AM Strategy Action ID 8)</b>	<ul style="list-style-type: none"> <li>Align the design standards with path hierarchy adopted in the Road Management Plan (i.e. Primary and Secondary Shared Paths).</li> </ul>	Medium	~90% complete
<b>Condition Audit (Related AM Strategy Action ID 18)</b>	<ul style="list-style-type: none"> <li>Establish asset data collection specifications for the condition audit of all shared paths to ensure data collected meets all stakeholder needs and will be suitable for storage within FAMIS (with links to GIS).</li> <li>This data specification must be used for all future data collection.</li> </ul>	High	~90% complete
<b>Following a condition audit of the shared paths develop and fund an annual shared path renewal program.</b>	<ul style="list-style-type: none"> <li>Following a condition audit of the shared paths develop and fund an annual shared path renewal program.</li> </ul>	High	Complete

The report also details a pathway asset performance assessment based on an A – E rating system as shown in Figure 5.

Figure 5: 'Frankston City Council State of the Assets Report - 2014' Assessment Approach

Criterion	Description					
<b>Data Reliability</b>	<p>This provides an indication of whether the asset data (quantity, valuation, condition) is complete, accurate and current.</p> <p>The reliability of Council's key asset data impacts all asset management decisions. In particular, it impacts the accuracy of estimated renewal funding required to maintain the condition of the asset portfolio at an appropriate standard.</p>					
	<table border="1"> <tr> <td>A - Highly Reliable</td> <td>B - Reliable</td> <td>C - Uncertain</td> <td>D - Unreliable</td> <td>E - Not Available</td> </tr> </table>	A - Highly Reliable	B - Reliable	C - Uncertain	D - Unreliable	E - Not Available
A - Highly Reliable	B - Reliable	C - Uncertain	D - Unreliable	E - Not Available		
<b>Service &amp; Asset Planning</b>	<p>This provides an indication of whether the current and desired service levels (community, maintenance and renewal) are documented, measurable and based on community consultation findings.</p>					
<b>Documentation Quality</b>	<p>In order for Council to undertake reliable service, asset (and associated budget) planning it is important to have clarity regarding the services that Council assets are required to support. Without a clear understanding of service level requirements it is difficult to ensure appropriate investment in asset creation, upgrade, renewal and maintenance.</p>					
	<table border="1"> <tr> <td>A - Excellent</td> <td>B - Good</td> <td>C - Fair</td> <td>D - Poor</td> <td>E - Not Available</td> </tr> </table>	A - Excellent	B - Good	C - Fair	D - Poor	E - Not Available
A - Excellent	B - Good	C - Fair	D - Poor	E - Not Available		
<b>Renewal Funding Adequacy</b>	<p>This indicates the extent to which the current renewal funding level dedicated to the asset group meets funding considered necessary to:</p> <ul style="list-style-type: none"> <li>• address any known backlog of "poor" condition assets, and</li> <li>• retain the current condition distribution of the asset class (i.e. keep pace with the natural rate of asset deterioration)</li> </ul> <p>As noted above, this is dependent on the quality of the underlying asset data (quantities, condition, replacement costs and life estimates.)</p>					
	<table border="1"> <tr> <td>A - Excellent</td> <td>B - Good</td> <td>C - Fair</td> <td>D - Poor</td> <td>E - Very Poor</td> </tr> </table>	A - Excellent	B - Good	C - Fair	D - Poor	E - Very Poor
A - Excellent	B - Good	C - Fair	D - Poor	E - Very Poor		

Figure 6 summarises the status of data reliability, documentation quality and renewal funding adequacy for Council assets (including pathways) based on the assessment approach as at 2014.

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Figure 6: Current Asset Performance Summary

Asset Class / Sub-Class	Data Reliability			Service & Asset Planning Document Quality					Renewal Funding Adequacy
	Asset Quantity	Valuation (Est. Life & Replacement Cost)	Asset Condition	Service Plan	Community Service Levels	Asset Management Plan	Renewal Service Levels	Maintenance Service Levels	
<b>Property</b>									
Land	B	B	NA	D	D	C	NA	C	NA
Buildings	B	B	B	D	D	C	D	C	B
<b>Infrastructure</b>									
Bridges & Structures	A	A	A	D	D	C	B	B	A
Streetscape Infrastructure	C	C	C	D	D	C	B	A	C
Stormwater Infrastructure	B	B	A	D	D	C	B	A	C
Pathways	C	C	B	D	D	C	B	B	C
Open Space Infrastructure	D	D	D	D	C	C	D	D	D
<b>Plant &amp; Equipment</b>									
Furniture & Equipment	D	E	NA	D	D	E	E	E	D
Plant & Machinery	B	B	NA	D	D	C	C	B	B

According to Figure 6, the Pathways infrastructure asset class received a fair performance assessment overall.

The lack of thorough auditing for pathways at the time resulted in significant gaps in the asset data.

Throughout the development and implementation of the Frankston Asset Management Information System (FAMIS), Council’s initial focus has been on the development of Roads, Bridges, Facilities, Drainage and Pathway asset data, based on the relative risk, value and criticality of these asset classes.

Improvement in pathways data reliability is essential to driving asset planning, service planning and renewal funding requirements, which is necessary for the maturity of Council’s asset management practices.

A full condition audit has been undertaken on pathway assets in response to Improvement Action 18 of the Asset Management Strategy 2013 – 2017; the development of a pathways condition audit methodology and the implementation of a rolling audit program.

The Pathways Asset Condition Audit was conducted in December 2016 on all Council owned and maintained pathway assets to address deficiencies in pathways asset data.

It is intended that the audit will guide and inform the process and methodology for all future collection of pathway asset condition data. Repeatability in the audit methodology will ensure data integrity, resulting in improved knowledge of physical assets, long term asset planning applications and help to inform future revisions of this Asset Management Plan.

Condition data sourced from the recent 2016 condition audits has a high level of data confidence, whilst asset construction year data derived from condition assessments has a low level of data confidence.

The condition profile of our assets is shown in Figure 7.

**Figure 7: Asset Condition Profile**

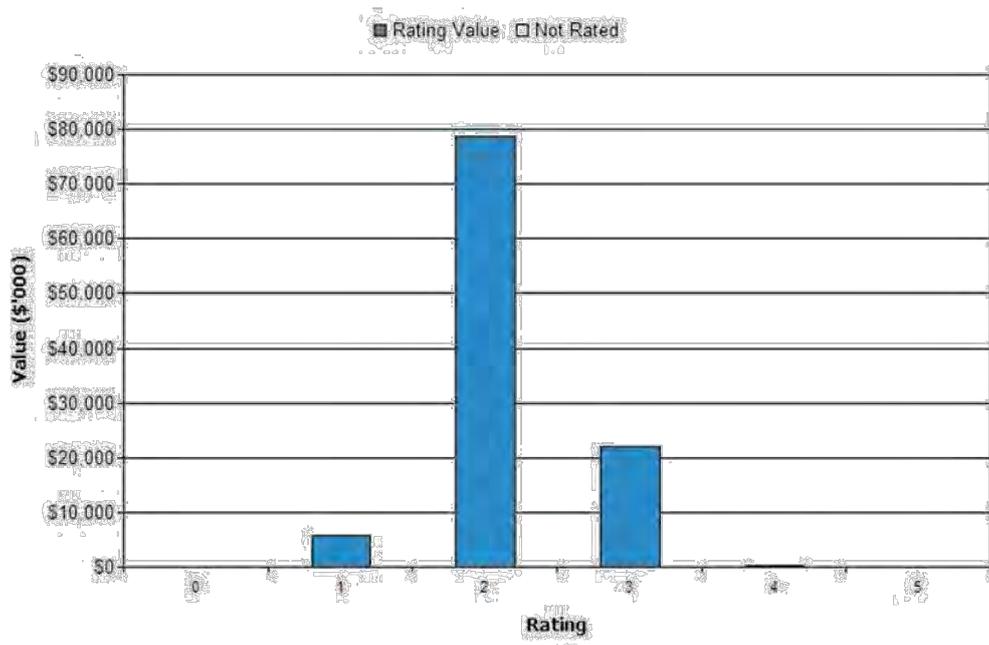


Figure Values are in current (2018) dollars.

Council has adopted a standard ‘top-down’ approach where asset condition is measured using a 1 – 5 grading system<sup>8</sup> as detailed in Table 12.

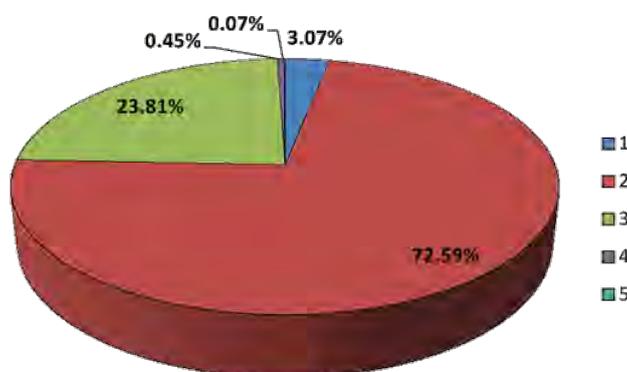
This ‘Core’ level approach is suitable for Council’s pathways assets if data currency is maintained and visual assessment procedures can be standardised in the future.

**Table 12: Condition Grading Model**

Condition Rating	Description	Action	Estimated Remaining Life
1 – Excellent	Asset is as new	No additional maintenance required Continue current maintenance programs	95%
2 – Good	Asset is functional and displays superficial defects only	Minor maintenance intervention may be required No component replacement required	75%
3 – Fair	Asset is functional but shows signs of moderate wear and tear	Minor maintenance intervention and/or minor component replacement maybe required	50%
4 – Poor	Asset functionality is reduced Asset has significant defects affecting major components	Significant ongoing maintenance intervention or major component or asset replacement required	25%
5 – Failed	Asset is not functional	Asset requires decommissioning and/or replacement	5%

Results from the 2016 pathway condition audit indicate a healthy pathway network. Analysis of the pie chart below shows less than 1% of Council’s pathway assets are in ‘poor’ or ‘failed’ condition whilst approximately 75% of the network has been assessed as being in ‘excellent’ or ‘good’ condition.

**Figure 8: Pathway Network Condition**



A total of 99.47% of Council owned pathways in the municipality are condition 3 (fair) or better indicating that there is very little renewal backlog of pathway assets.

<sup>8</sup> IPWEA, 2015, IIMM, Sec 2.5.4, p 2|80.

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The results of the 2016 pathway condition audit indicate there is very little correlation between age (construction year) and condition. This highlights a significant issue with the construction year data and the disparity reveals that it is not appropriate for the purpose of modelling the renewal requirement of these assets. Additionally, it identifies the need to monitor and review asset useful lives.

The primary reason for this disparity is the nature of the pathway network and the way maintenance and renewal works have been managed in the asset register since the earliest known construction year of 1946. Many years of pathway works have been undertaken to the assets without processing these treatments in the asset register and monitoring these updates as they occur.

This has resulted in older pathway segments that were originally constructed many years ago but the numerous treatments over its useful life have resulted in a segment with a 'patchwork quilt' of treatments. As a result the pathway network consists of some assets that were constructed over 50 years ago that currently are still are flat, functional, and relatively void of defects. These assets may be showing signs of surface oxidation and look aged however from under the most recent condition assessment; have been rated condition 2 or 3 according to IPWEA's 'top-down' condition grading system.

For these reasons, pathway condition provides a reliable means for determining future asset renewal requirement.

Examples of old pathway segments that are in 'good' condition can be seen in the condition audit imagery below:

**Figure 9: Image of Footpath Segment on Bangor Drive**



Footpath 35540,1,3 – Bangor Drive, Frankston – Segment 42 years old, assessed as condition 2

**Figure 10: Image of Footpath Segment on Jacana Avenue**



Footpath 22070,1,1 – Jacana Avenue, Frankston – Segment is 50 years old, assessed as condition 2

**Figure 11: Image of Footpath Segment on Armstrongs Road**



Footpath 11090,1,1 – Armstrongs Road, Seaford – Segment 42 years old, assessed as condition 2

## 5.2 Operations and Maintenance Plan

Operations include regular activities to provide services such as public health, safety and amenity, for example pressure cleaning, sweeping, rubbish collection.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating.

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again, e.g. footpath grinds, bay replacements, etc.

Reactive maintenance is unplanned repair work carried out in response to ad-hoc service requests and management/supervisory directions such as removal of vertical displacements, corrugations and edge break.

Planned maintenance is repair work that is identified and managed through a maintenance management system (MMS), such as the works management module in the Frankston Asset Management Information System (FAMIS). MMS activities include inspection, assessing the criticality of the risk (likelihood and consequence), prioritising, scheduling, actioning the work and reporting what was done to develop a transparent maintenance history and improve long-term maintenance and service delivery performance.

Specific maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including replacement or repair of various infrastructure components that fall under Council's capitalisation threshold. This work falls below the capital/maintenance threshold but may require a specific budget allocation.

Traditionally Council has utilised its operational and maintenance expenditure to manage inspections, operational activity such as clearing obstructions and minor pathway works such as footpath grinds and wedges. The majority of Council's pathway maintenance is funded from the capital renewal budget, a budget that is used in both minor pathway treatments (exceeding 2m<sup>2</sup>) and longer lineal lengths of pathway renewals.

There is an imbalance between the funding of maintenance and renewal works and an opportunity for improvement exists to better adhere to a capitalisation threshold for pathway works. This opportunity will need to be further investigated and any potential changes to Council's Capitalisation Policy and its pathway capitalisation threshold will require subsequent budget adjustments and an adherence to the revised threshold.

Expenditure has been classified as shown in the table below.

**Table 13: Operational and Maintenance Expenditure Classification**

Maintenance Expenditure	Operational Expenditure
Concrete Footpath Maintenance	Labour (incl. Oncosts)
Asphalt Footpath Maintenance	Inspections
Paved Footpath Maintenance	PPE, Uniforms, Tools, Equipment and Park Materials
Constructed Unsealed Footpath Maintenance	Utilities
Path Edge Repair (nature strip top-up)	Vehicle Expenses
Tactile Paver Repair	Overheads
Concrete Shared Path Maintenance	Routine Footpath Pressure Cleaning
Asphalt Shared Path Maintenance	Routine Footpath Sweeping

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Maintenance Expenditure	Operational Expenditure
Unsealed Shared Path Maintenance	Clear Obstructions - Footpath
Sealed Shared Path Edge Repair	Clear Obstructions - Shared Path
	Shared Path Line Marking Maintenance

Based on the above classifications, Council’s actual past maintenance expenditure is shown in Table 14.

**Table 14: Maintenance Expenditure Trends**

Year	Maintenance Expenditure (\$,000's)	Operational Expenditure (\$,000's)	Total Annual Expenditure (\$,000's)	Annual Budget (\$,000's)	Variance (\$,000's)
2012/13	\$ 363	\$ 242	\$ 605	\$ 536	- \$69
2013/14	\$ 402	\$ 230	\$ 632	\$ 601	- \$31
2014/15	\$ 377	\$ 233	\$ 610	\$ 616	+ \$6
2015/16	\$ 365	\$ 237	\$ 602	\$ 634	+ \$32
2016/17	\$ 418	\$ 213	\$ 631	\$ 644	+ \$13

Note: Positive variance indicates annual expenditure short of the budget figure, whilst negative variance indicates annual expenditure over the budget figure.

Historic maintenance and operational expenditure was obtained through Council’s financial accounting system, based on the actual costs to deliver services for the corresponding year.

At present, Frankston City Council does not have adequately structured maintenance and operational accounts in its financial system to capture precise costs at an activity level for planned and reactive maintenance expenditures for pathway assets. Maintenance costs are being recorded in FAMIS via unit rate tables rather than utilising system integration between the finance system and the asset management system.

The integration between Council’s financial and asset systems has been identified as a key improvement that will allow for expenditure classification at a detailed asset / activity level.

Information around the different types of maintenance expenditure (routine, reactive, planned, and specific) is currently being captured in FAMIS in the works management module but all costs are based on unit rates and there is no link to the actual costs incurred in Council’s finance system. A future improvement opportunity exists to integrate the works management in FAMIS with the actual maintenance and operational costs in Council’s finance system; Technology One.

This improvement aligns with Improvement Action 14 – ‘Continue to Invest in Council’s Asset Management Information System (AMIS) & Associated Business Process Improvements,’ from Councils Asset Management Strategy 2013 – 2017 and is included in Table 28: Improvement Plan.

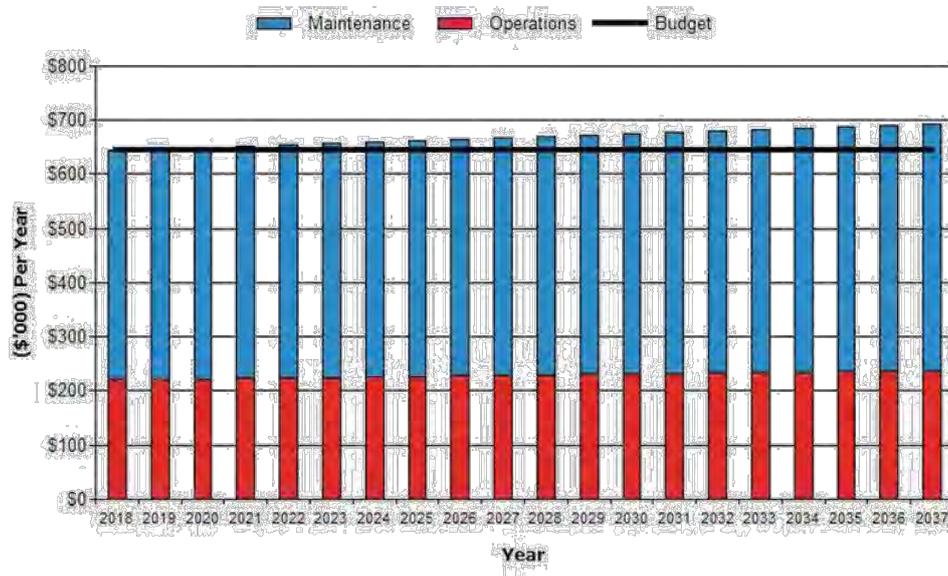
Maintenance expenditure levels are considered to be adequate to meet projected service levels, which may be less than or equal to current service levels. Where maintenance expenditure levels are such that they will result in a lesser level of service, the service consequences and service risks have been identified and highlighted in this AM Plan and service risks considered in the Infrastructure Risk Management Plan.

The levels of service detailed in Section 3.5 will be superseded by revised technical service levels following Council’s review of the RMP in 2017 and subsequent amendments to be made to the Plan in 2018.

**Summary of future operations and maintenance expenditures**

Future operations and maintenance expenditure is forecast to trend in line with the value of the pathway asset stock as shown in Figure 12. Note that all costs are shown in current 2018 dollar values (nominal values).

Figure 12: Projected Operations and Maintenance Expenditure



As mentioned, there is an opportunity to better utilise a capitalisation threshold for pathway works so minor pathway maintenance is correctly funded from the maintenance budget. If a revised capitalisation threshold were implemented for pathway works there will be a requirement to make subsequent budget adjustments to enable adherence to the revised threshold.

This would allow officers to easily separate maintenance expenditure from renewal expenditure and increase the confidence and reliability of asset lifecycle forecasts and analysis.

Deferred maintenance, i.e. works that are identified for maintenance and unable to be funded are to be included in the risk assessment and analysis in the infrastructure risk management plan.

No maintenance activities have been identified for deferral given that Council’s current funding capacity is sufficient to meet the current standards over the long term outlook.

In order to improve the above forecasts, Council must undertake appropriate lifecycle analysis of discretionary capital projects at the planning phase to understand the long term funding impacts.

Maintenance is funded from the operating budget where available. This is further discussed in Section 7.

### 5.3 Renewal/Replacement Plan

Renewal and replacement expenditure is major work which does not increase the asset’s design capacity but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is considered to be an upgrade/expansion or new work expenditure resulting in additional future operations and maintenance costs.

Assets requiring renewal/ replacement are identified from one of three methods provided in the ‘Expenditure Template’:

- Method 1 uses Asset Register data to project the renewal costs using acquisition year and useful life to determine the renewal year, or

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- Method 2 uses capital renewal expenditure projections from external condition modelling systems (such as Pavement Management Systems or Moloney Modelling etc.), or
- Method 3 uses a combination of average network renewals plus defect repairs in the Renewal Plan and Defect Repair Plan worksheets on the 'Expenditure template'.

Method 2 has been used for the development of this asset management plan.

#### Asset Useful Life

As opposed to other asset categories where useful lives have been determined at a component and sub-component level, pathway asset useful lives have been assessed at a material level. This has resulted in a mix of useful lives based on the design life and strength of the various materials used in pathway construction.

Further investigation is required to establish useful lives that are not only applicable to the various pathway materials, but also to the pathway hierarchy as described in Council's Road Management Plan and individual pathway segments according to location and degradation trends.

An optimised Moloney condition model which closely represents Council's current long-term renewal practices has been utilised under the Method 2 approach for this Asset Management Plan.

Asset useful lives play an important role in the condition modelling and have a significant impact on the long term funding requirement for an asset. Further information on the limitations and assumptions of the condition modelling is provided in Section 7.

Pathways have been categorised under a Moloney asset set based on their materials and respective useful lives to execute the condition modelling. Due to the synergies within the modelling input where useful lives of different surface types aligned, different pathway assets have been rolled up into one of three asset sets which each have a nominated asset useful life, intervention level and asset degradation curve. Asset components with similar characteristics (useful life, asset degradation and intervention level) have been grouped to model accurate long term asset funding requirements.

The Moloney asset set and useful lives of assets used to develop projected asset renewal expenditures are shown in Table 15. Useful lives were recently reviewed following the Pathway Condition Audit 2016 and were determined based on analysis of the 2016 audit data, in conjunction with industry benchmarking, existing asset knowledge, staff expertise and guidance from IPWEA's 'Useful Life of Infrastructure' Practice Note 12, 2017.

**Table 15: Useful Lives of Assets**

Moloney Asset Set	Length (m)	Useful life (Years)	Modelled Useful Life (Years)
Concrete & Paved Paths	899,231	50	50
Asphalt & Spray Seal Paths	27,043	20	20
Gravel & Granitic Sand Pathways	41,205	10	10

Asset useful lives should reflect the actual service performance of an individual asset, and not the design life (IPWEA, 2016). It is recommended that useful life assessments are undertaken in the future to ensure ongoing refinement to capital renewal and financial planning and reporting.

#### Renewal and Replacement Strategies

The organisation will plan capital renewal and replacement projects to meet level of service objectives and minimise infrastructure service risks by:

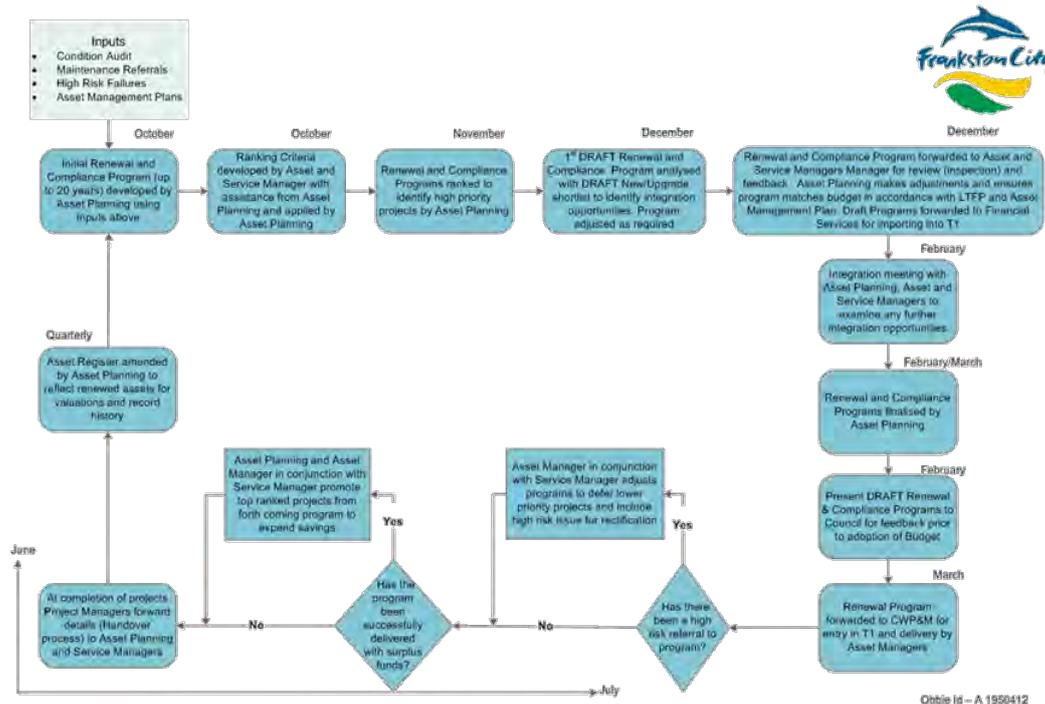
- Planning and scheduling renewal projects to deliver the defined level of service in the most efficient manner,
- Undertaking project scoping for all capital renewal and replacement projects to identify:

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- the service delivery 'deficiency', present risk and optimum time for renewal/replacement;
- the project objectives to rectify the deficiency;
- the range of options, estimated capital and life cycle costs for each option that could address the service deficiency;
- evaluate the options against evaluation criteria adopted by the organisation;
- select the best option to be included in capital renewal programs;
- Using 'low cost' renewal methods (cost of renewal is less than replacement) wherever possible;
- Maintain a current infrastructure risk register for assets and service risks associated with providing services from infrastructure assets and reporting Extreme and High risks and residual risks after treatment to management and Council;
- Review current and required skills base and implement workforce training and development to meet required delivery and renewal needs;
- Maintain a current hierarchy of critical assets and capital renewal treatments and timings required; and
- Review management of capital renewal and replacement activities to ensure Council is obtaining best value for resources used.

Council's non-discretionary CWP development process is shown in Figure 13.

Figure 13: Non-Discretionary Capital Works Planning Process



**5.3.1 Renewal ranking criteria**

Asset renewal and replacement is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (e.g. reconstructing a pathway to continue to facilitate connectivity, exercise and recreation), or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (e.g. longitudinal and transverse cracking in a footpath)<sup>9</sup>.

It is possible to get some indication of capital renewal and replacement priorities by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have high use and subsequent impact on users would be greatest,
- Have a total value representing the greatest net value,
- Have the highest average age relative to their expected lives,
- Are identified in the AM Plan as key cost factors,
- Have high operational or maintenance costs, and
- Have replacement with a modern equivalent asset that would provide the equivalent service at a savings<sup>10</sup>.

The current ranking criteria used to determine priority of identified renewal and replacement proposals is detailed in Table 16.

**Table 16: Renewal and Replacement Priority Ranking Criteria**

Criteria	Weighting
Condition/Risk	No Ranking Criteria Adopted
Hierarchy	No Ranking Criteria Adopted
Functionality	No Ranking Criteria Adopted
Corporate/Strategic Objectives	No Ranking Criteria Adopted
<b>Total</b>	<b>100%</b>

Historically, Council has undertaken the renewal of pathway assets focusing on pathways in poor condition and pathways that pose the greatest risk to users and/or Council. Typically pathway assets in poor condition will expose Council and the community to some form of risk.

Pathway hierarchy, corporate/strategic objectives and functionality are secondary criteria and have been used to prioritise those assets of similar condition and risk factor.

All future project ranking and prioritisation, including both non-discretionary and discretionary projects, will be governed by the Frankston City Council Capital Works Project Evaluation and Ranking Procedure, which is in a draft state and is due to be adopted in 2018.

This procedure adopts a method to evaluate and rank each proposed project, within a sub-program, against criteria for achievement of a Quadruple Bottom-Line (QBL) outcome categorised by:

- Governance;
- Social;

<sup>9</sup> IPWEA, 2015, IIMM, Sec 3.4.4, p 3|91.

<sup>10</sup> Based on IPWEA, 2015, IIMM, Sec 3.4.5, p 3|97.

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- Economic; and
- Environmental requirements and benefits.

Under this procedure, non-discretionary pathway works will be split into 2 subprograms; (1) Footpaths Compliance and Safety Upgrades Via Citywide Footpath Inspection and (2) Footpaths Renewal Program.

The relevant asset manager, program objectives and ranking criteria for projects that fall within the two non-discretionary pathway subprograms are as follows:

#### 1. FOOTPATHS COMPLIANCE AND SAFETY UPGRADES VIA CITYWIDE FOOTPATH INSPECTION

**Asset Manager:** Manager Engineering Services

##### Program Objectives

The objective of this program is to improve safety for all pedestrians and to ensure compliance with the Road Management Plan.

**Table 17: Footpath Compliance and Safety Project Ranking Criteria**

Assessment Criteria	Rating	Score
<b>Governance (Go) – 10% Weighting (Pa + Au)</b>		
How well does the project align with program objectives (Pa)	Significantly Moderately Slightly Not at all	8 4 2 0
Has the facility been audited? (Au)	OHS&RMP&DDA OHS or RMP or DDA Assessed by staff No	8 6 3 0
<b>Social Outcome (So) – 50% Weighting (Co + Rf)</b>		
How well does the project improve Safety Compliance (Co)	Significantly Moderately Slightly Not at all	8 4 2 0
Path Hierarchy (Rf)	Key CAA Footpaths Key Access Path Primary Shared Secondary Shared Local Access Industrial Access	8 7 6 5 4 7
<b>Economic Assessment (Ec) – 30% Weighting (Vm+Ac)</b>		
Asset Condition being rectified (Ac)	Failed Poor Fair Good Excellent No change to condition	5 4 3 1 0 0
Cost of the Repairs/km (Cr)	\$000s/km	NA
Value for Money (Vm)	(So+Rf+Ac+Ea)/Cr	8 to 1
<b>Environmental Assessment (Ea) – 10% Weighting (En)</b>		
To what extent does the project benefit the environment considering energy reduction/efficiency, reduction of greenhouse gas emissions, water consumption, the use of recycled materials and minimising the use of resources? Are there positive environmental initiatives in the project? (En)	Significantly Moderately Slightly Not at all	8 4 2 0

**2. FOOTPATHS RENEWAL PROGRAM**

**Asset Manager:** Manager Engineering Services

**Program Objectives**

The objective of this program is to replace damaged, dangerous and aged footpaths across the municipality, as determined from condition audits.

**Table 18: Footpath Renewal Program Project Ranking Criteria**

Assessment Criteria	Rating	Score
<b>Governance (Go) – 10% Weighting (Pa + Au)</b>		
How well does the project align with program objectives (Pa)?	Significantly Moderately Slightly Not at all	8 4 2 0
Has the facility been audited (Au)?	OHS&RMP OHS or RMP Assessed by staff Other	8 4 2 0
<b>Social Outcome – 60% Weighting (Sa + Rf)</b>		
How well does the project contribute to: <ul style="list-style-type: none"> <li>• safety improvements</li> <li>• DDA Compliance</li> <li>• Improved Function (Sa)</li> </ul>	Significantly Moderately Slightly Not at all	8 4 2 0
<b>Economic Assessment (Ec) – 20% Weighting (Vm+Ac)</b>		
Road Function (Rf)	Key CAA Footpaths Key Access Path Primary Shared Secondary Shared Local Access Industrial Access	8 7 6 5 4 7
Asset Condition being rectified (Ac)	Failed Poor Fair Good Excellent No change to condition	5 4 3 1 0 0
Cost of the Repairs/sqm (Cr)	\$000s/sqm	NA
Value for Money (Vm)	(So+Ac+Ea)/Cr	5 to 1
<b>Environmental Assessment (Ea) – 10% Weighting (En)</b>		
To what extent does the project benefit the environment considering energy reduction/efficiency, reduction of greenhouse gas emissions, water consumption, the use of recycled materials and minimising the use of resources? Are there positive environmental initiatives in the project? (En)	Significantly Moderately Slightly Not at all	8 4 2 0

It is important that future renewals are strictly based on the adopted renewal and replacement priority ranking criteria to ensure all aspects of an asset are considered prior to renewal. Given the health of the current municipal pathway network, an improvement for future revisions of this plan is to incorporate functionality and utilisation assessments in the asset register to drive renewals based on functionality and not just condition i.e. development of fit for purpose pathways.

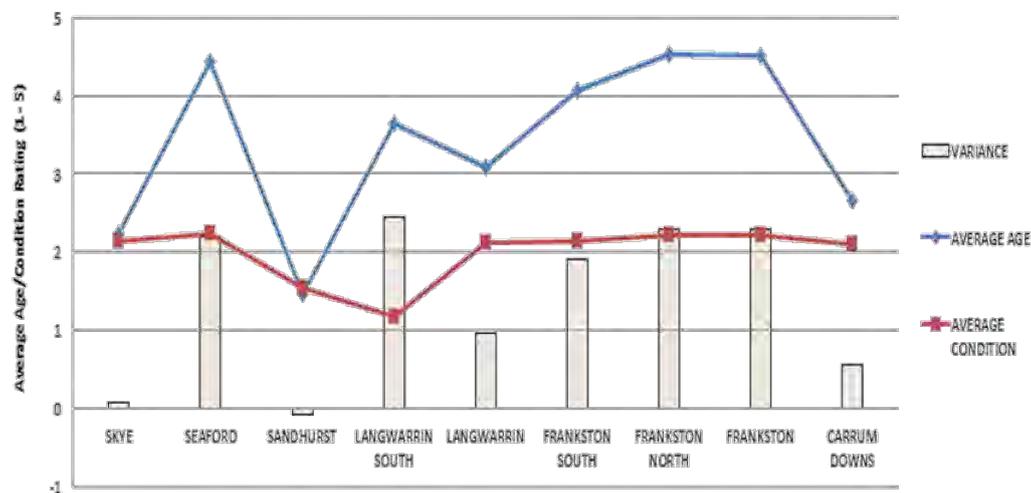
When considering the prioritisation of pathway asset renewals, it is important to identify the difference between an “aged” asset and an asset which is in a poor condition.

“Aged” assets may be visually unappealing however may still be in a relatively good condition and may remain functional and not require renewal for several years, as supported by 2016 condition audit data.

An asset which is in poor condition can be identified by having reduced functionality and/or significant defects to major components of the asset requiring prompt attention as described in Section 5.1.3.

An assessment of asset age against asset condition was undertaken on 2016 condition audit results and is shown in Figure 14. As with the condition rating of pathways, the age assessment of pathways is such that a rating of 1 is ‘as new’ and a rating of 5 is ‘aged’ or ‘dilapidated’.

**Figure 14: Average Asset Age Assessment Compared to Average Asset Condition Assessment on a 1 – 5 Rating**



The graph above analyses the concrete and paved pathway group which constitutes 92.2% of pathway assets (892.68km). Consistently across the individual suburbs in the Frankston municipality, the current condition of pathway assets is significantly better than the condition derived from the age profile of the same assets. The variance in older, more established suburbs such as Frankston, Frankston North, Frankston South and Seaford is significant. This further illustrates the need to model the renewal requirement based on condition and not the construction year as treatments over the years have not been adequately monitored and processed into the asset register.

Council may wish to renew an old asset despite it being in acceptable condition, if it is of significant importance to the community or service it is supporting, in order to maintain high visual appearance, amenity and level of service to meet community expectations in high profile areas throughout the municipality.

The next step to developing advanced renewal programmes is to determine the priority and timing of works through assessing pathways with consideration of its hierarchy, service planning and service levels, and combining this assessment with the asset performance of the pathway segment.

**Renewal and replacement standards**

Renewal work is carried out in accordance with the following Standards and Specifications.

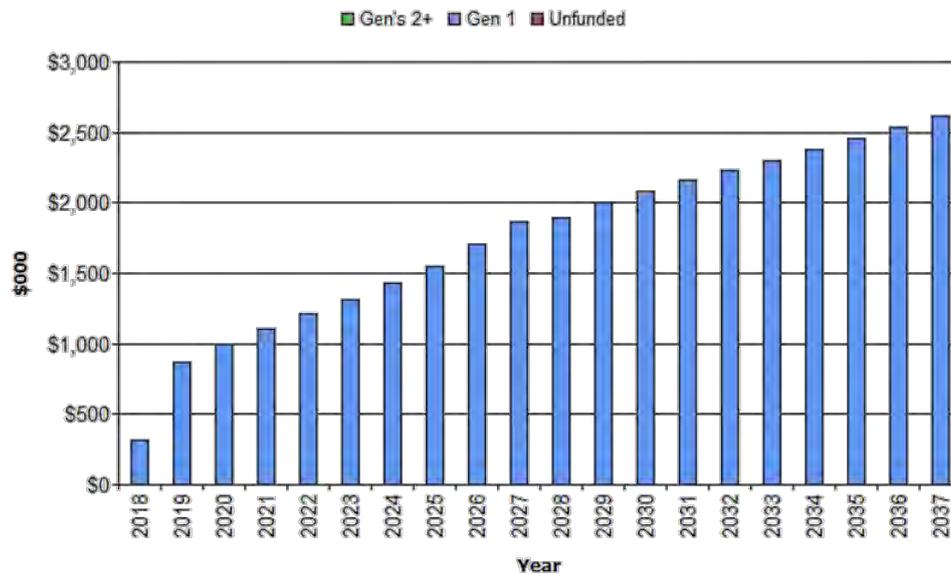
- AS/NZS ISO 31000:2018 Risk management - Guidelines
- Frankston City Council Standard Drawings June 2013
- Austroads Guide to Road Design and Guide to Traffic Management
- VicRoads Traffic Engineering Manual Volume 1, 2 and 3
- Relevant VicRoads Road Design Notes and supplements to the Austroads Guide to Road Design

**5.3.2 Summary of future renewal and replacement expenditure**

Projected future renewal and replacement expenditures are forecast to increase over time when the asset stock increases. The expenditure required is shown in Figure 15.

The projected capital renewal and replacement program is shown in Appendix B.

**Figure 15: Projected Capital Renewal and Replacement Expenditure**



Replacement expenditure forecasts are expected to fluctuate annually as different assets reach the end of their useful lives at different times and require renewal, upgrade or disposal.

The Moloney Modelling tool has been considered the best approach when determining the capital outlays required for Council's pathway assets given it is based on asset condition as opposed to using the construction year (age).

Figure 15 shows the capital renewal requirements over the next 20 years based on the output from Moloney Modelling, as well as the expected consequential renewal as a result of discretionary capital works. Note that all amounts shown are nominal values which have not been adjusted for inflation.

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Given the healthy overall condition of the pathway network, the renewal requirement for 2018/19 is \$865K, steadily increasing over the 20 year profile to \$2.62M in 2036/37. With these fluctuations, it is prudent to assess the average annual asset consumption (AAAC) based on the formula below:

$$\text{Average Annual Asset Consumption (AAAC)} = \frac{\text{Current Replacement Cost (CRC)}}{\text{Useful Life}}$$

**Equation 1: Average Annual Asset Consumption (AAAC)**

Using this measure, the total AAAC for pathways across each of the various material types and their respective useful lives is \$2,299,622.59. Therefore it is reasonable to assume a long-term annual renewal requirement of ~\$2.3M.

The long-term 50 year renewal modelling requirement, plotted against the 20-year budget model of the draft 20-year Capital Works Program is detailed in Appendix D.

Deferred renewal and replacement, i.e. those assets identified for renewal and/or replacement and not scheduled in capital works programs are to be included in the risk analysis process in the risk management plan.

Renewals and replacement expenditure in the capital works program will be accommodated in the Long Term Financial Plan (LTFP). This is further discussed in Section 7.

It is critical to ensure that there are sufficient resources to deliver renewal works as a significant risk to Council is being unable to deliver the required program.

**5.4 Creation/Acquisition/Upgrade Plan**

New works are those that create a new asset that did not previously exist, or works which will upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost. These additional assets are considered in Section 4.5.

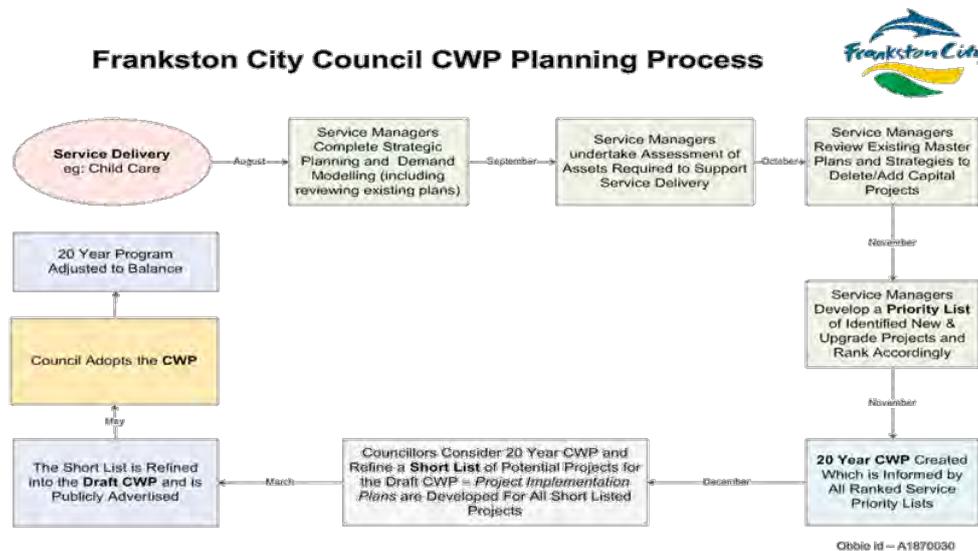
Council constructs new assets or upgrades/expands existing assets based on the 20 year discretionary Capital Works Program (CWP). Discretionary capital works typically result from the need to address growing demands of the community, deliver higher levels of service, deliver a new service or address a known gap in an existing service.

Council's 20 year discretionary CWP requires several improvements beyond the 5 year planning period for pathway initiatives, where projects and funding have not yet been nominated or committed to. In particular, the requirement for missing links scheduled to be constructed under the Paths Development Plan totalled \$8.5M in works. To deliver on this plan an average of \$425K will need to be spent per annum on constructing new pathway links over a 20 year long-term period.

Approximately \$143M has been delivered through Council's discretionary CWP over the past 6 years comprising of 2.25% or \$3.2M in pathway discretionary expenditure.

Council's discretionary CWP planning process is shown in Figure 16.

Figure 16: Discretionary Capital Works Planning Process



5.4.1 Selection criteria

New assets and upgrade/expansion of existing assets are identified from various sources such as community requests, proposals identified by strategic plans (including masterplans) or from the service manager. Capital works project proposals are reviewed to verify need and to develop a preliminary lifecycle cost estimates. Verified proposals are ranked by priority and available funds and scheduled in future works programmes.

The Paths Development Plan 2015 has prioritised the construction of missing pathway links throughout the municipality through the use of a simplified multi criteria assessment method.

The criteria categories for the prioritisation are:

- Safety
- Connectivity
- Amenity
- Strategic Objectives

Table 19 shows the criteria and scoring used for evaluating new pathway projects identified under the Paths Development Plan.

Table 19: Paths Development Plan Project Ranking Criteria

Category		Criteria	Explanation	Scoring
ACCIDENT RISK (Current)	1	Traffic Volumes	A higher volume of traffic using a street or road increases the risk to pedestrians	20
				14
				10
				6
				4
			2	
	2	Pedestrian and Cyclist Density	The higher the density of pedestrians and cyclists the higher the risk of accidents with passing vehicles (current, mainly comparative pedestrian, volumes)	10
				8
				6
				4
				2
			0	
	3	Posted speed limit	The higher the speed of vehicles the greater the risk of accidents with pedestrians and cyclists and greater the severity	20
				16
				12
		8		
		4		
4	Road and Pedestrian Environment	The road and verge environment influence how close pedestrians and cyclist may be to vehicles, and affect the visibility and manoeuvrability for both pedestrians/cyclists and motorists. Factors include number of lanes, road width, sightlines and gradient. Poorer environments score higher as they will benefit most from improvement.	10	
			8	
			5	
			2	
			0	
5	Alternative Access	Availability of alternative access, such as a pathway on one side of the road, may influence whether pedestrians/cyclists walk or cycle along the road carriageway.	5	
			2	
			0	
			65	
			25%	
CONNECTIVITY (Potential)	6	Activity Node 1	Activity nodes attract both pedestrians and cyclists. More intense activities generate higher demand which increases with proximity to the activity centre. Some activities, such as schools and retirement villages, are also accessed by the more vulnerable and require a higher standard of pathway.(Select highest score and if example not listed use similar activity)	10
				8
				8
				4
				4
			2	
			0	
	7	Activity Node 2	(as for Activity Node 1)	10
	8	Adjacent Land Use	The type and density of adjacent land use influences the level of demand for pathway connections. Higher density areas require a higher standard of pedestrian and cyclist's access to support the surrounding land use.	10
		10		
		8		
		5		
		4		
		4		
		2		
			30	
			25%	

Category		Criteria	Explanation	Scoring
STRATEGIC	9	Contributes to completion of existing network(s)	Proposed pathway may contribute to building up or completing a planned walking or cycling network	10 7 3
	10	Supports land use and other Council plans	Proposed pathway may be essential or contribute to a planned area development or land use activity	5 3 1
				15
				75%
AMENITY	11	Current amenity for pedestrians and cyclists	A new or improved pathway will improve the amenity for users and for adjacent land uses. Locations with currently poor amenity will benefit most from pathway construction or upgrading	10 8 6 4 0
				10
				75%
				100.0%

The Manager of Engineering Services is the Service Manager responsible for the prioritisation of all pathway discretionary projects.

Pathway discretionary projects are ranked and prioritised under the following Capital Works Program sub-service programs:

- Pathways Initiatives
- Bicycle Initiatives

It should be noted that there are often pathways constructed or upgraded as part of other capital works programs such as roads, open space and streetscapes.

Council's draft Capital Works Project Evaluation and Ranking Procedure outlines the method to evaluate and rank each proposed discretionary pathway capital works project based on a QBL approach. Future discretionary pathway projects will be prioritised using this procedure.

The relevant asset manager, program objectives and ranking criteria for projects that fall within the Pathways Service Program are as follows:

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**1. PATHWAYS – NEW & UPGRADE CAPITAL WORKS**

**Asset Manager:** Manager Engineering Services

**Program Objectives** (proposed)

The objective of this program is the creation or upgrade of paths to link with existing pathways, new paths and bus stops.

Assessment Criteria	Rating	Score
<b>Governance (Go) – 10% Weighting (Pa+Pd)</b>		
How well does the project align with program objectives (Pa)?	Significantly Moderately Slightly Not at all	8 4 2 0
How well does the project align with the Paths Development Plan (Pd)?	Significantly Moderately Slightly Not at all	8 4 2 0
<b>Social Outcome (So) – 60% Weighting (Ps+Pc+Cp+Li)</b>		
Is the path within 400m of the following facilities (Ps): 1. Serves Schools 2. Recreational Facilities 3. Public Transport 4. Retirement Villages (Note – scores cumulative)	Yes Yes Yes Yes	3 3 3 3
Path Hierarchy (Pc)	Key CAA Footpaths Key Access Path Primary Shared Secondary Shared Local Access Industrial Access	8 7 6 5 4 7
Is the path a combined pedestrian/bike path (Cp)?	Yes No	2 0
Does the path connect other pathways (Li)?	Yes No	2 0
<b>Economic Assessment (Ec)– 20% Weighting (Pe + Vm)</b>		
Is the path within 400m of the following facilities (Pe): 1. Shops 2. Places of business 3. Provides connections to activity centres 4. Major commuter route 5. Access to industry (Note – scores cumulative)	Yes Yes Yes Yes Yes	3 3 3 3 3
Cost of the path	\$000's	
Length of path	km	
Cost of the Path/km (Cp)	\$000s/km	NA
Value for Money (Vm)	(So+Pe+Ea)/Cp	8 to 1
<b>Environmental Assessment (Ea) – 10% Weighting (En)</b>		
To what extent does the project benefit the environment considering energy reduction/efficiency, reduction of greenhouse gas emissions, water consumption, the use of recycled materials and minimising the use of resources? Are there positive environmental initiatives in the project? (En)	Significant Moderate Slightly Not at all	8 4 2 0

**2. BICYCLE FACILITIES – NEW & UPGRADE CAPITAL WORKS**

**Asset Manager:** Manager Engineering Services

**Program Objectives (Proposed)**

The objective of this program is to create or upgrade on-road and off-road bicycle routes and improve bicycle facilities in order to promote cycling.

Assessment Criteria	Rating	Score
<b>Governance (Go) – 10% Weighting (Pa + Bp)</b>		
How well does the project align with program objectives (Pa)?	Significantly Moderately Slightly Not at all	8 4 2 0
Is the path included in Councils Cycling Strategy and/or Bicycle Plan (Bp)?	Yes No	8 0
<b>Social Outcome (So) – 50% Weighting (Pf+Pc+Or)</b>		
What is the function of the path (Pf):		
1. Serves Schools	Yes	3
2. Recreational Route	Yes	3
3. Links to Public Transport	Yes	3
4. Links to a broader network	Yes	3
{Note – scores cumulative}		
Path Classification (Pc)	Key CAA Path Key Access Path Primary Shared Path Secondary Shared Path Local Access Path Industrial Access Paths	8765 4 7
On Road/Off Road Path (Or)	Off Road On Road	3 2
<b>Economic Assessment (Ec)– 30% Weighting (Pa+Vm)</b>		
What is the function of the path:		
1. Provides connections to activity centres	Yes	3
2. Major commuter route	Yes	3
3. Access to industry	Yes	3
{Note – scores cumulative} (Pa)		
Cost of the path	\$000's	
Length of path	km	
Cost of the Path/km (Cp)	\$000s/km	NA
Value for Money (Vm)	(So+Pa+Ea)/Cp	5 to 1
<b>Environmental Assessment (Ea) – 10% Weighting (En)</b>		
To what extent does the project benefit the environment considering energy reduction/efficiency, reduction of greenhouse gas emissions, water consumption, the use of recycled materials and minimising the use of resources? Are there positive environmental initiatives in the project? (En)	Significant Moderate Slightly Not at all	8 4 2 0

**Capital Investment Strategies**

The organisation will plan capital upgrade and new projects to meet level of service objectives by:

- Planning and scheduling capital upgrade and new projects to deliver the defined level of service in the most efficient manner,
- Undertake project scoping for all capital upgrade/new projects to identify:
  - the service delivery 'deficiency', present risk and required timeline for delivery of the upgrade/new asset,
  - the project objectives to rectify the deficiency including value management for major projects,
  - the range of options, estimated capital and life cycle costs for each options that could address the service deficiency,
  - management of risks associated with alternative options,
  - evaluate the options against evaluation criteria adopted by Council, and;
  - select the best option to be included in capital upgrade/new programs.
- Review current and required skills base and implement training and development to meet required construction and project management needs,
- Review management of capital project management activities to ensure Council is obtaining best value for resources used.

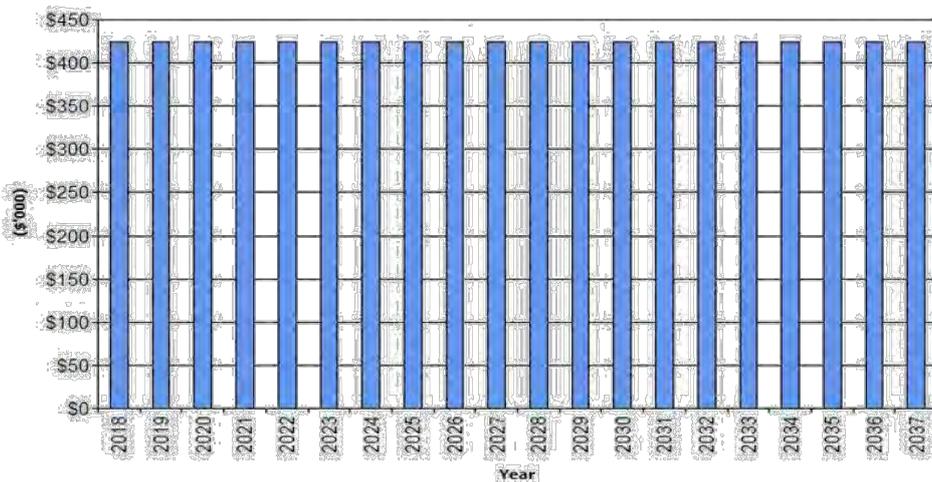
**5.4.2 Summary of future upgrade/new assets expenditure**

Projected upgrade/new/expansion asset expenditures from Council's 20 year discretionary Capital Works Program (CWP) are summarised in Figure 17. All amounts are shown in 2018 values.

Forecasts for the first 5 years of the planning period fluctuate in the draft Capital Works Program due to the number of competing priorities and available funding. For the purposes of this plan the long-term average of \$425K per annum has been applied due to the lack of long-term discretionary capital planning available. This figure also balances with the long-term requirement to deliver on the estimated \$8.5M required in missing links identified in the Paths Development Plan.

The projected upgrade/new capital works program is shown in Appendix B.

**Figure 17: Projected Capital Upgrade/New Asset Expenditure**



Expenditure on new assets and services in the capital works program will be accommodated in Council's Long Term Financial Plan but only to the extent of the available funds. The acquisition of new assets via the discretionary Capital Works Program will have lifecycle cost implications, as the organisation will need to commit to the funding of ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required.

Discretionary projects and budgets will be most susceptible to change under the rate capped environment, with renewal and compliance (non-discretionary) capital works being a priority.

**5.4.3 Summary of asset expenditure requirements**

The financial projections from this asset plan are shown in

Figure 18 for projected operating (operations and maintenance) and capital expenditure (renewal and upgrade/expansion/new assets). Note that all costs are shown in 2018 values and no cost escalation factor for inflation has been applied.

The bars in the graphs represent the anticipated budget needs required to achieve lowest lifecycle costs whilst the budget line indicates what is currently available. The gap between these informs the discussion on achieving the balance between services, costs and risk to achieve the best value outcome.

**Figure 18: Projected Operating and Capital Expenditure**

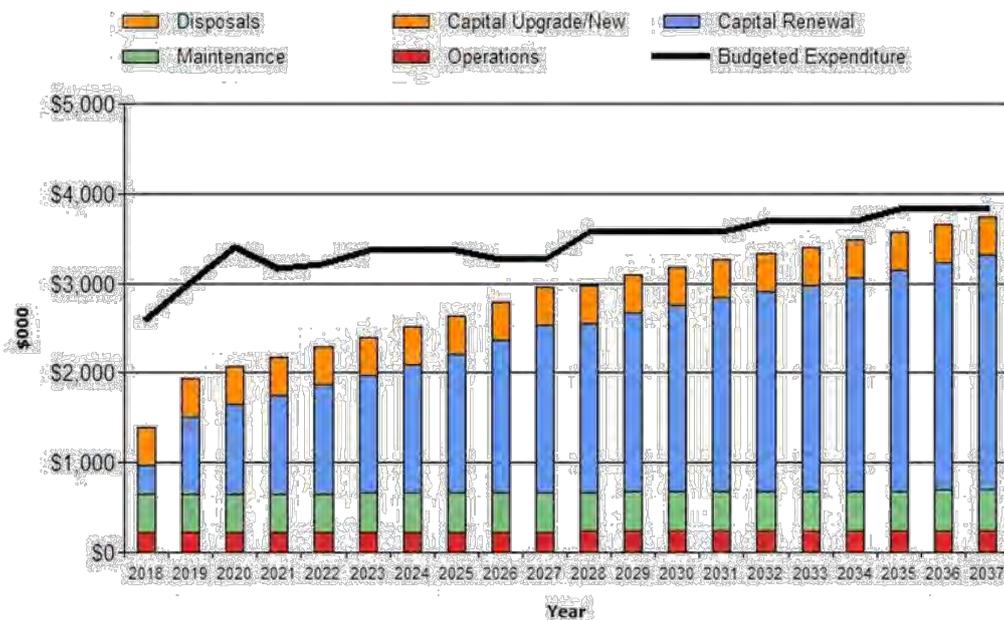


Figure 18 data is shown in Table 20 below.

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**Table 20: Projected Operating and Capital Expenditure (\$'000)**

Year	Maintenance	Operations	20 Year Discretionary CWP	Capital Renewal (Moloney Model)	Required Expenditure (Opex & Capex)	Budgeted Expenditure (Opex & Capex)	Annual Variance (Shortfall / Surplus)
2018	\$423	\$221	\$425	\$320	\$1,389	\$2,609	\$1,220
2019	\$424	\$222	\$425	\$865	\$1,936	\$3,011	\$1,075
2020	\$426	\$223	\$425	\$1,000	\$2,074	\$3,414	\$1,340
2021	\$428	\$224	\$425	\$1,105	\$2,182	\$3,167	\$985
2022	\$429	\$225	\$425	\$1,210	\$2,289	\$3,219	\$930
2023	\$431	\$225	\$425	\$1,315	\$2,396	\$3,381	\$985
2024	\$433	\$226	\$425	\$1,430	\$2,514	\$3,384	\$870
2025	\$434	\$227	\$425	\$1,550	\$2,636	\$3,386	\$750
2026	\$436	\$228	\$425	\$1,705	\$2,794	\$3,289	\$495
2027	\$438	\$229	\$425	\$1,865	\$2,957	\$3,292	\$335
2028	\$440	\$230	\$425	\$1,890	\$2,985	\$3,595	\$610
2029	\$441	\$231	\$425	\$2,000	\$3,097	\$3,597	\$500
2030	\$443	\$232	\$425	\$2,080	\$3,180	\$3,600	\$420
2031	\$445	\$232	\$425	\$2,160	\$3,262	\$3,602	\$340
2032	\$446	\$233	\$425	\$2,230	\$3,334	\$3,729	\$395
2033	\$448	\$234	\$425	\$2,300	\$3,407	\$3,732	\$325
2034	\$450	\$235	\$425	\$2,380	\$3,490	\$3,735	\$245
2035	\$451	\$236	\$425	\$2,460	\$3,572	\$3,862	\$290
2036	\$453	\$237	\$425	\$2,540	\$3,655	\$3,865	\$210
2037	\$455	\$238	\$425	\$2,620	\$3,738	\$3,868	\$130
<b>TOTAL</b>	<b>\$8,774</b>	<b>\$4,588</b>	<b>\$8,500</b>	<b>\$35,025</b>	<b>\$56,887</b>	<b>\$69,337</b>	<b>\$12,450</b>

Forecast values were determined through a number of key inputs into the NAMS.Plus Expenditure Template Form 3 (see Appendix C Budgeted Expenditures Accommodated in LTFP).

Maintenance and operational forecasts were determined as per Section 5.2 and do not include the maintenance and operational requirement for new assets (constructed or gifted) acquired during the planning period.

Capital new and upgrade requirements have been determined using Council's 20 year discretionary CWP by averaging all pathways project budgets from the first 5 years of the planning period due to gaps in the long term planning after 5 years.

Capital renewal has been determined using Moloney Condition Modelling. Forecasts also incorporate compliance requirements from Council's 20 year non-discretionary CWP along with capital renewal requirements of the current asset stock from the asset condition modelling.

Budget expenditure combines Council's discretionary and non-discretionary CWP including compliance and the 2017/18 pathways operating budget of \$644K.

Figure 18 above shows a funding surplus in each year of the long-term expenditure profile. The annual variance is significant in the first 10 years, culminating in a total budget surplus of \$12.45M over 20 years. This is indicative of the lack of condition data available to the organisation prior to the 2016 condition audit, which has proven that Council pathway assets are in a healthy condition and do not require significant renewal during this period.

Further reasoning of the budget surplus is Council's previous practices were to model the asset register using pre-defined degradation curves in the Moloney Modelling software tool. Previous financial projections were based on the 'Average' pre-defined condition spread in the software. Without the overall health of the network known to Council, renewal modelling results were producing figures to be utilised for the renewal of condition 4 and 5 pathways in the current period when in fact, this renewal requirement is not expected to be felt for another 10 years.

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As detailed in Section 5.3.2 of this plan, it is prudent to assess the AAAC for pathways as a means of gauging the average long-term renewal requirement. Whilst the budget level far exceeds the renewal requirement in

Figure 18, particularly in earlier years, the average projected renewal funding of \$2.37M in the 20 year CWP is consistent with the AAAC of \$2.3M.

On analysis of the updated renewal requirement following the results of the 2016 condition audit, a redistribution of renewal funding over the 20 year period is required to eliminate the significant surplus in the budgeted expenditure profile.

It is recommended that surplus renewal funds as identified in Section 7.1 are reduced to align the budgeted expenditure profile with the renewal requirement profile. A proposed funding strategy is shown in Table 24 which attempts to align budgets to asset requirements based on available information.

## 5.5 Disposal Plan

The disposal of assets is a critical part of the asset lifecycle and should be considered throughout service planning processes. It enables Council to reduce its asset management liabilities once assets have reached their useful lives or have become obsolete, as well as create opportunity for new assets and services to fill the gaps identified within service plans.

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation. Any costs or revenue gained from asset disposals is accommodated in Council's Long Term Financial Plan (LTFP).

Council's Asset Options Policy and Procedure are in the final stages of development and are planned for adoption in the near future.

The Asset Options Policy is intended to guide decision making around the assessment, rationalisation and disposal of Council owned assets in line with community needs and expectations.

The Asset Options Procedure will provide guidance to Council officers implementing the Asset Options Policy, and will focus primarily on steps to take to assess, rationalise, transfer and dispose high value, physical assets.

The adoption of the Policy and Procedure will provide the framework to determine assets which require rationalisation and disposal.

At this stage, no pathway assets have been identified for disposal or rationalisation.

Under the new Policy and Procedure, there will be an opportunity to assess and rationalise surplus pathway assets that are in dead end streets and not currently serving a purpose for the community or pathways in local road reserves where a pathway may exist on both sides of the road.

Pathway assets will be further investigated to determine the required levels of service and alternative options for service delivery, if any.

## 6. RISK MANAGEMENT PLAN

The purpose of infrastructure risk management is to document the results and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Guidelines.

Risk Management is defined in ISO 31000:2018 as: 'coordinated activities to direct and control an organisation with regard to risk'<sup>11</sup>.

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<sup>11</sup> ISO 31000:2018, p 2

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An assessment of risks<sup>12</sup> associated with service delivery from infrastructure assets has identified critical risks that will result in loss or reduction in service from infrastructure assets or a 'financial shock' to Council. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks.

### 6.1 Critical Assets

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. Similarly, critical failure modes are those which have the highest consequences.

Critical assets have been identified and their typical failure mode and the impact on service delivery are as follows:

**Table 21: Critical Assets**

Critical Asset(s)	Failure Mode	Impact
Key Central Activity Area (CAA) Footpaths	<p>Damage from vehicles, developers, fallen trees, tree roots, significant asset failures and climate change events.</p> <p>Personal injury or public liability claims due to hazards exceeding intervention levels as set out in Council's Road Management Plan.</p>	<p>Safe movement of pedestrians within the Central Activity Area may be affected, resulting in disruption of businesses and services in the Frankston CAA.</p> <p>Organisation not meeting the desired service level of providing high quality, aesthetically pleasing sealed paths in the CAA.</p> <p>Risk to people (particularly those with mobility issues) and property non-compliance to regulations (such as DDA).</p>
Key Access Footpaths	<p>Damage from vehicles, developers, fallen trees, tree roots, significant asset failures and climate change events.</p> <p>Personal injury or public liability claims due to hazards exceeding intervention levels as set out in Council's Road Management Plan.</p>	<p>Safe movement of pedestrians on key access routes throughout the municipality resulting in disruption of connectivity to key destinations and services such as schools, shopping centres, hospitals, public transport, etc.</p> <p>Organisation not meeting the desired service level of providing high quality paths in key access routes.</p> <p>Risk to people (particularly those with mobility issues) and property non-compliance to regulations (such as DDA).</p>
Primary Shared Paths	<p>Damage from vehicles, developers, fallen trees, tree roots, significant asset failures and climate change events.</p> <p>Personal injury or public liability claims due to hazards exceeding intervention levels as set out in Council's Road Management Plan.</p>	<p>Safe movement of pedestrians and cyclists on primary shared paths throughout the municipality.</p> <p>Organisation not meeting the desired service level of providing high quality paths in key access routes.</p> <p>Risk to people (particularly those with mobility issues) and property non-compliance to regulations (such as DDA).</p>
Tactile Ground Surface Indicators (TGSIs)	<p>Damaged, displaced, worn, vandalised or non-compliant TGSIs can result in personal injury and public liability claims. Failure may result in a number of people being unable to utilise the pathway network.</p>	<p>Visually impaired people may rely on TGSIs to safely navigate Council's pathway network.</p>

By identifying critical assets and failure modes investigative activities, condition inspection programs, maintenance and capital expenditure plans can be targeted at the critical areas.

<sup>12</sup> Corporate Risk & OH&S Workplace Hazard Register

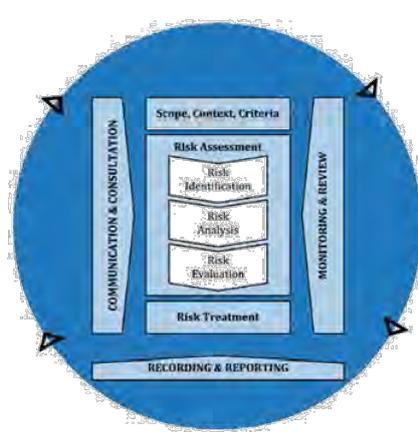
## 6.2 Risk Assessment

Managing risks is undertaken through a structured approach consistent with Council's Risk Management Framework which is based on the Risk Management Guidelines ISO 31000:2018.

It is an analysis and problem solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks.

By following and applying this process, it provides a decision that informed management as to whether the situation is considered an acceptable or unacceptable level of risk.

Figure 19: Risk Management Process<sup>1</sup>



The risk assessment process involved three key elements:-

1. Identification
2. Analysis; and
3. Evaluation

An assessment of risks<sup>2</sup> associated with service delivery from infrastructure assets has identified the critical risks that will result in significant loss, 'financial shock' or a reduction in service.

Critical risks are those assessed with 'Extreme (requiring immediate corrective action) or 'High' (requiring corrective action) risk ratings identified in the Infrastructure Risk Management Plan. The residual risk and treatment cost after the selected treatment plan is implemented is shown in Table 23. These risks and costs are reported to management and Council.

Under Council's Road Management Plan (RMP), all defects are given a public safety risk rating which is used to prioritise works and identify if temporary protection works are required. A public safety risk assessment process has been developed in accordance with Council's Risk Management Framework to ensure the consistent assessment of risks.

The Evaluation process is detailed in Table 22.

<sup>1</sup> ISO 31000:2018 Risk Management - Guidelines – page 3

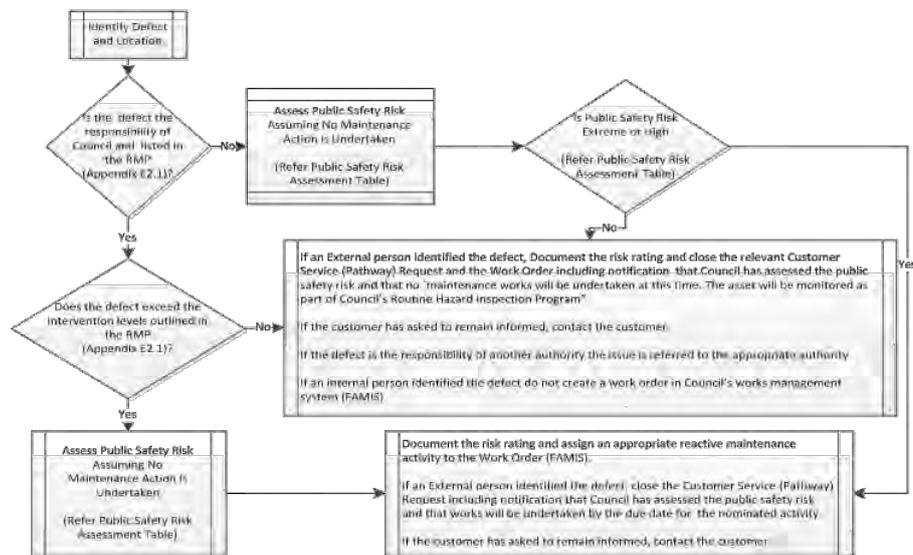
<sup>2</sup> Risk Management Framework – 2018

Public safety risk assessments are undertaken by:

- Council’s routine defect inspector(s) as part of the routine defect inspections described in this document;
- Council officers, with responsibility for asset maintenance, when potential hazards are brought to their attention via requests logged into Council’s customer service system (Pathways);
- Council officers, with responsibility for asset maintenance, when undertaking ad hoc inspections, while undertaking other duties on site.

The detailed public safety risk assessment process is illustrated in the figure below. Officers use this process to assess the consequences and likelihood of an identified defect or hazard. The risk rating is assigned to the resulting work order and is an indication of the consequence if no action was to be undertaken by Council.

**Figure 20: Public Safety Risk Assessment Process**



The assigned risk level determines whether temporary protection works are required and is used to create prioritised schedules of rectification works with the objective of meeting the reactive maintenance activity timeframes set out in this document and within Council’s Road Management Plan to ensure, ensuring that higher risks are addressed ahead of lower public safety risks.

When undertaking the risk assessment Council Officers consider the needs of vulnerable road users. In a situation where a defect may cause travel in a mobility aid to be unsafe, the risk is automatically assessed ‘High’. This triggers the requirement for temporary works to mitigate the risk.

*Table 22: Public Safety Risk Assessment Process*

<b>1. NOMINATE THE MOST LIKELY PUBLIC SAFETY CONSEQUENCE</b>	
<b>CONSEQUENCE (as defined by the Risk Management Framework – People &amp; Public Safety)</b>	<b>DESCRIPTION</b>
<b>CATASTROPHIC</b>	Death or injury or illness (medical or psychological) resulting in permanent inability to work.
<b>MAJOR</b>	An injury or illness (medical or psychological) resulting in a permanent loss of a function or sense
<b>MODERATE</b>	An injury or illness (medical or psychological) resulting in a temporary loss of a function or sense or a permanent diminution of a function or sense
<b>MINOR</b>	An injury or illness (medical or psychological) which has no long term or residual effects
<b>INSIGNIFICANT</b>	Minor physical injuries or illnesses from which the person will fully recover with no residual effects
<b>2. THE LIKELIHOOD FOR THE PURPOSE OF THIS ASSESSMENT WILL CONTAIN THE FOLLOWING CHARACTERISTICS</b>	
<b>ALMOST CERTAIN</b>	<p>A negative public safety consequence is expected to occur in most circumstances. For example:</p> <ul style="list-style-type: none"> <li>• Defect exceeds intervention level specified in the RMP</li> <li>• The size/ extent of the defect exceeds the intervention level specified in the RMP by more than 100%</li> <li>• Defect is in an area which is not illuminated at all</li> <li>• Asset user has little or no opportunity to identify and safely avoid the defect or hazard</li> <li>• High usage of the asset by frail individuals including the elderly/ children/ disabled</li> <li>• The nature of the defect would make it difficult to identify at night</li> </ul>
<b>LIKELY</b>	<p>A negative public safety consequence will likely occur in most circumstances. For example:</p> <ul style="list-style-type: none"> <li>• Defect exceeds intervention level specified in the RMP</li> <li>• The size/ extent of the defect exceeds the intervention level specified in the RMP by 75% to 100%</li> <li>• Defect is in an area which is poorly illuminated.</li> <li>• Asset user has minimal opportunity to identify and safely avoid the defect or hazard</li> <li>• Moderate to high usage of the asset by frail individuals including the elderly/ children/ disabled</li> <li>• The nature of the defect would make it difficult to identify at night</li> </ul>
<b>POSSIBLE</b>	<p>A negative public safety consequence is possible to occur at some time. For example:</p> <ul style="list-style-type: none"> <li>• Defect exceeds intervention level specified in the RMP</li> <li>• The size/ extent of the defect exceeds the intervention level specified in the RMP by 50% to 75%</li> <li>• Defect is in an area with variable/ restricted visibility</li> <li>• Asset user has some opportunity to avoid the defect Grade is variable</li> <li>• Moderate usage of the asset by frail individuals including the elderly/ children/ disabled</li> </ul>

<b>UNLIKELY</b>	A negative public safety consequence will be unlikely to occur. For example: <ul style="list-style-type: none"> <li>Defect exceeds intervention level specified in the RMP</li> <li>The size/ extent of the defect exceeds the intervention level specified in the RMP by less than 50%</li> <li>Defect is in an area with good visibility</li> <li>Asset user can easily avoid the defect</li> <li>Asset usage is low and infrequent</li> <li>Occasional usage of the asset by frail individuals including the elderly/ children/ disabled</li> </ul>				
<b>RARE</b>	A negative public safety consequence will be rare and only occur in exceptional circumstances <ul style="list-style-type: none"> <li>Defect exceeds intervention level specified in the RMP</li> <li>The size/ extent of the defect is equal to the intervention level specified in the RMP</li> <li>Defect is in an area with good visibility</li> <li>Defect is easily avoidable</li> <li>Rare usage of the asset by frail individuals including the elderly/ children/ disabled</li> </ul>				
<b>3. EVALUATE THE RISK</b>					
<b>LIKELIHOOD</b>	<b>CONSEQUENCE</b>				
	<b>INSIGNIFICANT</b>	<b>MINOR</b>	<b>MODERATE</b>	<b>MAJOR</b>	<b>CRITICAL</b>
<b>ALMOST CERTAIN</b>	MODERATE	HIGH	HIGH	EXTREME	EXTREME
<b>PROBABLE</b>	MODERATE	MODERATE	HIGH	HIGH	EXTREME
<b>POSSIBLE</b>	LOW	MODERATE	MODERATE	HIGH	EXTREME
<b>UNLIKELY</b>	LOW	MODERATE	MODERATE	HIGH	HIGH
<b>RARE</b>	LOW	LOW	MODERATE	MODERATE	HIGH

This risk assessment process recognises the need for Council to mitigate all extreme and high public safety risks, regardless of whether the defect is described in the Road Management Plan. For officers responsible for delivering day-to-day maintenance, it reinforces the importance of addressing higher risk defects ahead of lower risk defects given funding and other practical constraints.

Whenever a maintenance issue is rated as an Extreme or High risk, Council will undertake works to mitigate the risk and provide temporary protection to the community. Temporary risk mitigation works will occur, within 1 or 5 days respectively. The target completion date for temporary works is calculated in actual days from the date the issue was identified by a routine or ad hoc defect inspection. In the case of community requests, the target completion date is calculated from the date a Council maintenance officer commenced the initial assessment of the request.

Temporary works may take the form of providing protection from the defect through the use of signs, barriers or other temporary repair measures. When undertaking temporary works, officers recognise that the needs of all road users must be accommodated, including people with special needs.

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Table 23: Critical Risks and Treatment Plans

Service or Asset at Risk	What can Happen	Risk Rating (Extreme, High)	Risk Treatment Plan	Residual Risk*	Treatment Costs
Pathway Services	Reduction in overall pathway network performance due to the overall funding shortfall from rate capping.	High	<ul style="list-style-type: none"> <li>Undertake appropriate service planning for pathway services to allocate available resources effectively and plan for future demand.</li> <li>Develop and implement pathways service standards with community involvement, through Council's Asset Management Information System.</li> <li>Develop a Long Term Infrastructure Plan (LTIP) to document future capital works and expenditure needs.</li> </ul>	Medium	Allowance already made within existing resources.
Pathway Services	Inadequate management of unsafe assets causing either an increasing likelihood of unexpected maintenance expenditure or asset failure resulting in service disruptions.	High	<ul style="list-style-type: none"> <li>Improvement of the pathway asset register and works programming in FAMIS to continue to develop the centralised asset management system.</li> <li>Review the Asset Management Plan every four to five years and document asset requirements in line with Council's Asset Management Strategy.</li> <li>Undertake a rolling condition audit program to coincide with the review of the Asset Management Plan to ensure updated asset data and accurate financial forecasting is reported.</li> <li>Council's Road Management Plan is used as a policy defence against public liability claims associated with the management of the pathway network. The document outlines intervention levels and work timeframes which ensures unsafe assets are addressed appropriately.</li> </ul>	Low	\$76K FAMIS Consultancy Fees / Vendor Support  \$153K licensing and mobile hardware.
Pathway Services	Supporting pathway infrastructure including tactiles, line marking, grip handles, signage etc. that does no longer comply with standards.	High	<ul style="list-style-type: none"> <li>Establish a design standards committee to regularly review and update all design standards and standard drawings related to pathway infrastructure, ensuring that the replacement and installation of new pathway infrastructure is compliant with current day requirements.</li> </ul>	Low	\$0 Staff Time

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Service or Asset at Risk	What can Happen	Risk Rating (Extreme, High)	Risk Treatment Plan	Residual Risk*	Treatment Costs
Pathway Services	Renewal of assets prior to reaching their desired intervention level due to a decline in asset functionality, utilisation or appearance.	High	<ul style="list-style-type: none"> <li>Assess pathway functionality and utilisation as part of the development of a pathways service plan to connect asset requirements with service levels and assist in capital works prioritisation.</li> <li>Utilise the Pathways Asset Management Plan to guide decision making and to inform the LTFP to achieve long term sustainability.</li> </ul>	Low	\$0 Staff Time
Pathway Services	Ineffective community engagement to support the decision making process regarding planning; service delivery and capital works.	High	<ul style="list-style-type: none"> <li>Utilise the current Community Engagement Policy, Community Engagement Strategy and Local Area Plans.</li> <li>Undertake Service Planning and Service Review to address future demands.</li> </ul>	Medium	\$0 Staff Time
Pathway Services	Continued investment in infrastructure that is not fit for purpose or no longer needed by the community.	High	<ul style="list-style-type: none"> <li>Endorse and implement the Asset Options Policy and Procedure.</li> <li>Undertake Service Planning and Service Review to identify assets which require rationalisation.</li> <li>Carry out a desktop review and detailed investigation of assets that are identified as not being fit for purpose as per the Asset Options Policy and Procedure.</li> </ul>	Medium	\$0 Staff Time
Pathway Services	Changing climate leading to more extreme weather events including sea level rise, storm surges, bushfires etc.	High	<ul style="list-style-type: none"> <li>Carry out the remaining prioritised Adaptation Actions listed within Council's Climate Change Impacts and Adaptation Plan 2011 and review/develop a new plan.</li> <li>Continue to update, monitor and act on Council's Strategic Risk Register and treatment plans.</li> <li>Ongoing progress reporting of climate change indicators and Council's Adaptation Actions.</li> <li>Establish a Construction Standards Committee to review and update standards for pathways in Council managed reserves to ensure the construction of suitable (sealed or unsealed) pathways.</li> <li>Consideration of overland flow paths, retarding basins, detention systems and flood prone areas when renewing or constructing a new pathway.</li> </ul>	Medium	Approximately \$3 – 5M to deliver Adaptation Actions associated with climate change over 10 years as of 2014/15.

Note \* The residual risk is the risk remaining after the selected risk treatment plan is operational.

Pathway assets which have been assessed as having a high inherent risk are considered as critical assets and are described in Section 6.1.

### 6.3 Infrastructure Resilience Approach

The resilience of our critical infrastructure is vital to our customers and the services we provide. To adapt to changing conditions and grow over time we need to understand our capacity to respond to possible disruptions and be positioned to absorb disturbance and act effectively in a crisis to ensure continuity of service.

Resilience is built on aspects such as response and recovery planning, financial capacity and crisis leadership.

Our current measure of resilience is detailed in Section 6.2 of this Plan.

### 6.4 Service and Risk Trade-Offs

The decisions made in adopting this AM Plan are based on the objective to achieve the optimum benefits for the community from the available resources.

#### 6.4.1 What we cannot do

The organisation is well placed to avoid service and risk trade-offs as the current budget in the LTFP for pathways operations, maintenance, and renewal is sufficient to meet the current long term funding requirements. Despite this, long-term financial projections and needs can quickly change under a rate-capped environment and it is important to consider impacts of being unable to sustain current service levels.

In the case of being unable to maintain required funding levels, Council will preserve non-discretionary budget allowances over discretionary budget outlays in the first instance. The construction of new pathways (missing links) and upgrade or enhancement of existing pathway assets would be deferred to ensure renewal and compliance works are prioritised.

It is possible that Council would need to adjust its current levels of service for operations and maintenance activities and indeed, renewal projects. This could include:

- Routine defect inspection
- Routine maintenance – intervention levels and timeframes
- Reactive maintenance – intervention levels and timeframes
- Operations – High pressure cleaning and sweeping, removal of pathway obstructions
- Pathway renewals – potential review and adjustment in asset useful lives, less renewal replacements

#### 6.4.2 Service trade-off

Operations and maintenance activities and capital projects that cannot be undertaken will maintain or create service consequences for users. Service trade-offs due to a lack of available funding may include:

- Reduction of new and upgraded pathways in the municipality
- Delayed renewal / replacement of existing pathways (adjustment in pathway asset useful lives)
- Reduced inspection frequency of higher priority pathways based on the pathway hierarchy
- Longer duration of temporary and rectification works
- Longer duration for obstructions including dumped rubbish to be removed from pathways
- RMP intervention levels for pathway hazards may need to be reviewed and increased

#### 6.4.3 Risk trade-off

The operations and maintenance activities and capital projects that cannot be undertaken may maintain or create risk consequences. These include:

- Poorer quality pathway assets at each respective level of the pathway hierarchy
- RMP intervention levels for pathway hazards may need to be reviewed and increased
- Temporary works such as pathway closures may have a longer duration and cause disruption of services
- Less provision of shared pathways to the community

These actions and expenditures are considered in the projected expenditures, and where developed are included in the Risk Management Plan.

## 7. FINANCIAL SUMMARY

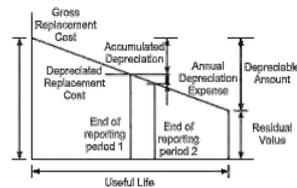
This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

### 7.1 Financial Statements and Projections

#### 7.1.1 Asset valuations

The best available estimate of the value of assets included in this asset management plan are shown below. Assets are valued at fair value at cost to replace service capacity.

Gross Replacement Cost	\$ 106,868,401.54
Depreciable Amount	\$ 106,868,401.54
Depreciated Replacement Cost <sup>14</sup>	\$ 60,753,736.09
Annual Average Asset Consumption	\$ 2,299,622.59



#### 7.1.1 Sustainability of service delivery

Two key indicators for service delivery sustainability that have been considered in the analysis of the services provided by this asset category, these being the:

- asset renewal funding ratio, and
- medium term budgeted expenditures/projected expenditure (over 10 years of the planning period).

#### Asset Renewal Funding Ratio

Asset Renewal Funding Ratio<sup>15</sup> 178%

The Asset Renewal Funding Ratio is the most important indicator and indicates that over the next 10 years of the forecasting that we expect to have 147% of the funds required for the optimal renewal and replacement of assets.

Whilst the current level of funding is excessively high in comparison to the requirement, this is due to a lack of detailed condition data that is only recently available to Council following the condition audit of the full municipal pathway network in December 2016.

#### Medium term – 10 year financial planning period

This asset management plan identifies the projected operations, maintenance and capital renewal expenditures required to provide an agreed level of service to the community over a 10 year period. This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

<sup>14</sup> Also reported as Written Down Value, Carrying or Net Book Value.

<sup>15</sup> AIFMM, 2015, Version 1.0, Financial Sustainability Indicator 3, Sec 2.6, p 9.

These projected expenditures may be compared to budgeted expenditures in the 10 year period to identify any funding shortfall. In a core asset management plan, a gap is generally due to increasing asset renewals for ageing assets.

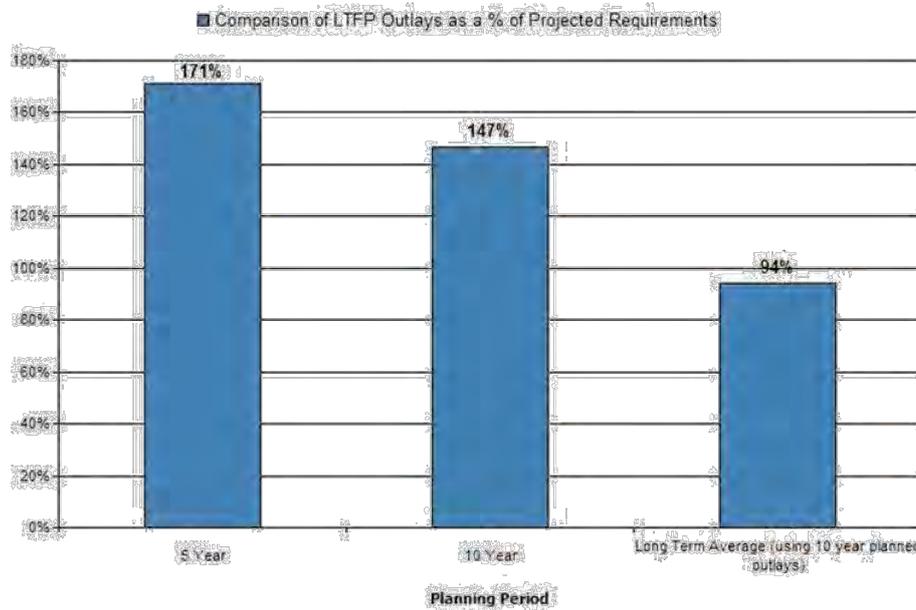
The projected operations, maintenance and capital renewal expenditure required over the 10 year planning period is \$2,317,000 on average per year.

Estimated (budget) operations, maintenance and capital renewal funding is \$3,215,000 on average per year giving a 10 year funding surplus of \$898,000 per year. This is 138% of the projected expenditures needed to provide the services documented in the asset management plan (excluding upgrade and new assets delivered under Council's discretionary capital works program).

Providing services from infrastructure in a sustainable manner requires the matching and managing of service levels, risks, projected expenditures and financing to achieve a financial indicator of approximately 1.0 for the first years of the asset management plan and ideally over the 10-year life of the Long Term Financial Plan.

Figure 21 shows the asset management financial indicators over the 10 year planning period and for the long term lifecycle based on the current budget.

**Figure 21: Asset Management Financial Indicators**



**7.1.2 Projected expenditures for long term financial plan**

Table 24 shows the projected expenditures for the long term financial plan.

Expenditure projections are in 2018 values.

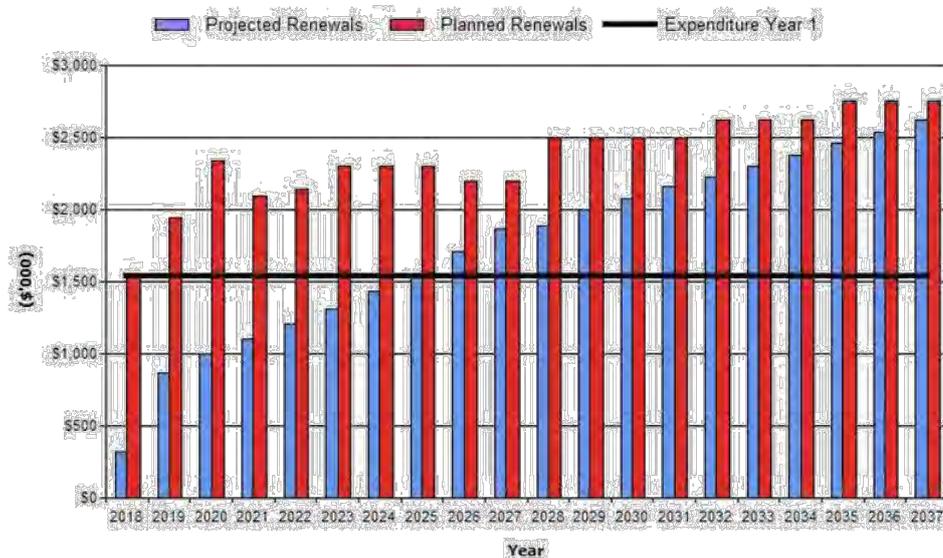
**Table 24: Projected Expenditures for Long Term Financial Plan (\$000)**

Year	Operations (\$000)	Maintenance (\$000)	Projected Capital Renewal (\$000)	Capital Upgrade/ New (\$000)	Disposals (\$000)	Proposed Annual Budget (\$000)
2017	\$221	\$423	\$320	\$425	\$0	\$1,389
2018	\$222	\$424	\$865	\$425	\$0	\$1,936
2019	\$223	\$426	\$1,000	\$425	\$0	\$2,074
2020	\$224	\$428	\$1,105	\$425	\$0	\$2,182
2021	\$225	\$429	\$1,210	\$425	\$0	\$2,289
2022	\$225	\$431	\$1,315	\$425	\$0	\$2,396
2023	\$226	\$433	\$1,430	\$425	\$0	\$2,514
2024	\$227	\$434	\$1,550	\$425	\$0	\$2,636
2025	\$228	\$436	\$1,705	\$425	\$0	\$2,794
2026	\$229	\$438	\$1,865	\$425	\$0	\$2,957
2027	\$230	\$440	\$1,890	\$425	\$0	\$2,985
2028	\$231	\$441	\$2,000	\$425	\$0	\$3,097
2029	\$232	\$443	\$2,080	\$425	\$0	\$3,180
2030	\$232	\$445	\$2,160	\$425	\$0	\$3,262
2031	\$233	\$446	\$2,230	\$425	\$0	\$3,334
2032	\$234	\$448	\$2,300	\$425	\$0	\$3,407
2033	\$235	\$450	\$2,380	\$425	\$0	\$3,490
2034	\$236	\$451	\$2,460	\$425	\$0	\$3,572
2035	\$237	\$453	\$2,540	\$425	\$0	\$3,655
2036	\$238	\$455	\$2,620	\$425	\$0	\$3,738
<b>TOTAL</b>	<b>\$4,588</b>	<b>\$8,774</b>	<b>\$35,025</b>	<b>\$8,500</b>	<b>\$0</b>	<b>\$56,887</b>

Providing services in an optimised and cost effective manner will require reconciling the projected asset renewal and replacement requirement to meet agreed service levels with the corresponding Capital Works Program budgets accommodated in the long term financial plan.

Figure 22 shows the projected asset renewal and replacement expenditure over the 20 years of the AM Plan. The projected asset renewal and replacement expenditure is compared to renewal and replacement expenditure in the capital works program, which is accommodated in the long term financial plan. Project asset renewal and replacement expenditure over the 20 year period have been determined through Moloney Condition Modelling utilising 2016 pathway condition audit results.

Figure 22: Projected and LTFP Budgeted Renewal Expenditure



## 7.2 Funding Strategy

Funding for assets is provided from the budget and long term financial plan.

The financial strategy of the entity determines how funding will be provided, whereas the asset management plan communicates how and when this will be spent, along with the service and risk consequences of differing options.

## 7.3 Valuation Forecasts

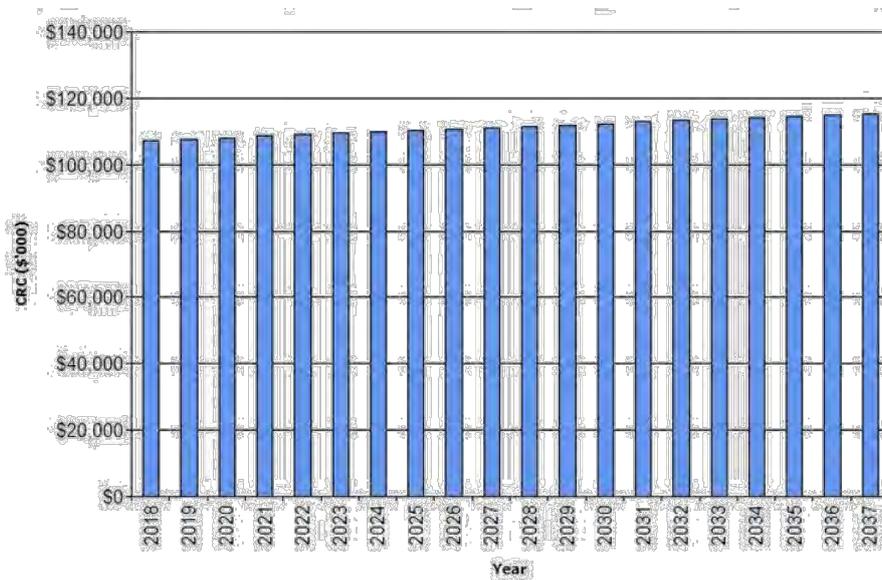
Asset values are forecast to increase as additional assets are added to the municipal pathway network from construction and acquisition by Council and from gifted assets constructed by land developers and others and donated to Council.

Additional assets will generally add to the operations and maintenance needs in the longer term, as well as the need for future renewal. Additional assets will also add to future depreciation forecasts.

Council will continue to construct and upgrade pathway assets to support services and growing community demands as described in Section 4. Population growth and changing demographics are primary drivers for Council to improve and expand its municipal pathway network. Service plans and other strategic documents such as the Integrated Transport Strategy and the Paths Development Plan will be used to guide pathway discretionary works to meet service needs and to maintain adequate provision of quality pathways assets.

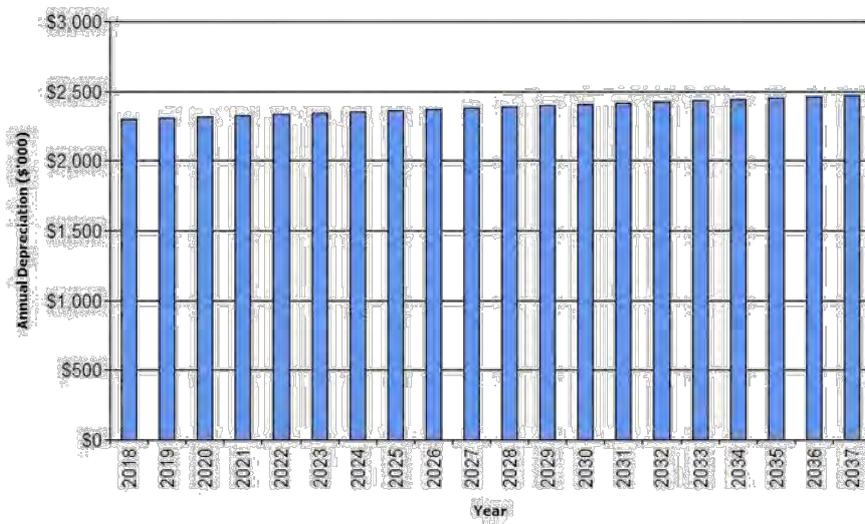
Figure 23 shows the projected asset values over the planning period (nominal values, not adjusted for inflation).

**Figure 23: Projected Asset Value – Current Replacement Cost**



Depreciation expense values are forecast in line with asset values as shown in Figure 24.

**Figure 24: Projected Depreciation Expense – Annual Depreciation**

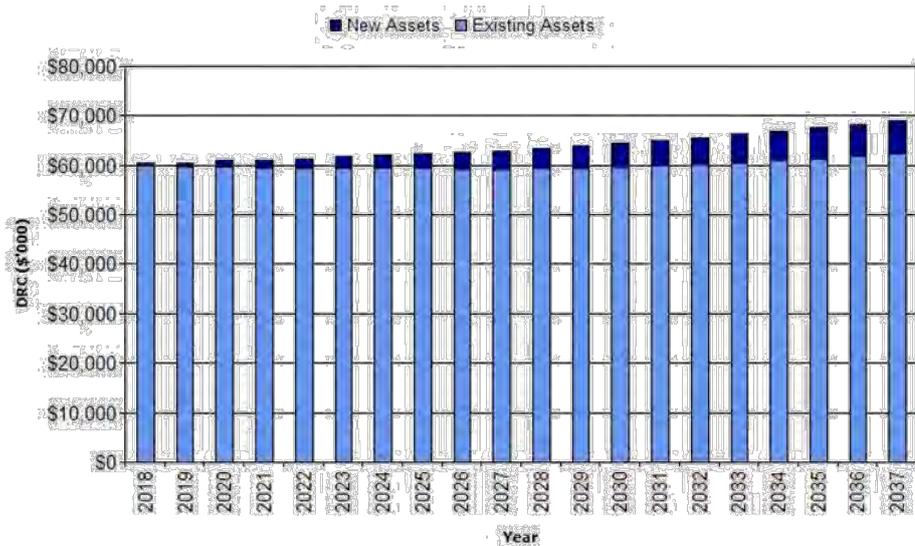


The increase in projected depreciation expense is due to additions to the asset stock from constructed assets based on Council's 20 year discretionary CWP and gifted assets acquired via developments. Discretionary expenditure has been averaged across the long-term profile due to insufficient project information for discretionary works beyond 5 years.

In order to accurately forecast projected asset values and depreciation expense, the renewal apportionment from the discretionary works was omitted to ensure only the upgrade, new and expansion aspects of the project were reflected in the forecasts.

The depreciated replacement cost will vary over the forecast period depending on the rates of addition of new assets, disposal of old assets and consumption and renewal of existing assets. Forecast of the assets' depreciated replacement cost is shown in Figure 25. The depreciated replacement cost of contributed and new assets is shown in the darker colour and in the lighter colour for existing assets.

**Figure 25: Projected Depreciated Replacement Cost – Written Down Value**



Existing asset depreciated replacement cost has been determined using the current depreciated replacement cost of assets plus budgeted renewal expenditure less their annual depreciation.

New asset depreciated replacement costs have been determined using Council's 20 year discretionary CWP.

An increasing projected depreciated replacement cost in existing assets (lighter colour), indicates that annual (budgeted) renewal funding is currently exceeding annual asset depreciation over the 20 year planning period, resulting in an increased carrying value of the asset portfolio.

To maintain existing asset depreciation replacement cost and hence maintain existing assets at their current condition/value, Council must better align its renewal funding with the current requirement of the asset stock. Current funding in line with the Average Annual Asset Consumption (AAAC) is resulting in overfunding renewals to the current requirement. Better alignment of renewal funding to the renewal requirement will ensure the carrying value of Council's pathway network assets remain relatively constant.

#### 7.4 Key Assumptions Made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this asset management plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts.

Key assumptions made in this asset management plan and risks that these may change are shown below in Table 25.

**Table 25: Key Assumptions made in AM Plan and Risks of Change**

Key Assumptions	Risks of Change to Assumptions
Utilising a Method 2 approach (Moloney Condition Model) to provide more accurate renewal funding requirements instead of Method 1 (Asset Register).	<b>Moderate Risk</b> Ideally, Method 1 would be utilised as it determines funding requirements based on the asset register and individual asset useful lives.
Forecasts within the Plan have been based on an intervention level of 7 out of 10 where 0 is 'new' and 10 is 'unserviceable'.	<b>Low Risk</b> Scenario 2 provides the most cost effective funding strategy for Council based on current asset condition.
0.001% asset growth from donated or contributed assets to the organisation free-of-cost.	<b>Low Risk</b> Frankston City is not experiencing significant growth and development.
All assets within Council's pathway network will remain in Council's ownership throughout the planning period.	<b>Low Risk</b> Asset handover is a possibility however infrastructure assets are likely to remain under Council's ownership.
Additional maintenance and operational expenditure requirements from new/upgraded assets have been assumed negligible over this planning period due to the low ongoing costs required for most pathways infrastructure assets.	<b>Moderate Risk</b> The addition of new assets can have some effect on operational/maintenance requirements, due consideration of asset lifecycle costs should be given to capital projects raised under the discretionary capital works program.
Agreed technical and community levels of service will remain constant throughout the planning period.	<b>High Risk</b> Significant budget constraints due to rate capping could result in the need to reduce some pathways service standards or the need to rationalise existing pathway assets.
Asset age and remaining life was assumed based on useful lives from industry standards and asset condition, which was determined based on Council's condition grading model.	<b>Medium Risk</b> Significant variance in asset useful lives and hence the remaining life of an asset can influence the renewal modelling and will affect asset funding requirements.
Modelling assumed that an asset renewal returns the asset to an 'as new' condition.	<b>Low Risk</b> All pathway assets are typically renewed to an 'as new' condition.
Capital works to renew assets based on perceived functionality have not been considered within forecasted requirements.	<b>Medium Risk</b> Council is yet to manage renewals based on functionality as well as condition but this could increase in future practice.
Renewal works contained within Council's 20 year non-discretionary CWP has no upgrade or expansion component.	<b>Low Risk</b> Renewal programs can sometimes include some minor aspect of expansion or upgrade works.

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## 7.5 Forecast Reliability and Confidence

The expenditure and valuations projections in this AM Plan are based on best available data. Currency and accuracy of data is critical to effective asset and financial management. Data confidence is classified on a 5 level scale<sup>16</sup> in accordance with Table 26.

**Table 26: Data Confidence Grading System**

Confidence Grade	Description
A Highly reliable	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm$ 2%
B Reliable	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm$ 10%
C Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm$ 25%
D Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete and most data is estimated or extrapolated. Accuracy $\pm$ 40%
E Unknown	None or very little data held.

A data confidence assessment has been undertaken on key elements of this AM Plan and is shown in Table 27.

The estimated confidence level for and reliability of data used in this AM Plan is considered to be B – Reliable.

**Table 27: Data Confidence Assessment for Data used in AM Plan**

Data	Confidence Assessment	Comment
Demand drivers	C	Estimated and sourced from Council's Integrated Transport Strategy and Paths Development Plan. Service planning is required to improve confidence.
Growth projections	B	Frankston City online profile and 2011 Census data used.
Operations expenditures	C	Determined using past actual expenditures. Expenditure type classification remains uncertain.
Maintenance expenditures	C	Determined using past actual expenditures. Expenditure type classification remains uncertain.
Projected renewal expenditure.	B	20 year non-discretionary capital works program based on asset condition modelling. Need to incorporate functionality and utilisation assessments to improve forecasting.
- Asset values	C	Estimated using straight line depreciation. Reliant on useful life asset data.
- Asset useful lives	B	Sourced from analysis of external Pathway Condition Audit 2016, staff knowledge and industry guidelines/ benchmarking including the Useful Life of Infrastructure Practice Note 12, 2017.

<sup>16</sup> IPWEA, 2015, IIMM, Table 2.4.6, p 2 | 71.

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Data	Confidence Assessment	Comment
- Condition modelling	B	Based on Moloney Condition Modelling revised in April 2017.
- Network renewals	B	Based on Moloney Condition Modelling revised in April 2017.
- Defect repairs	C	Workflows managed in FAMIS, integration between financial system is still required.
Upgrade/New expenditures	C	Short to medium term (5 years) planning available. New pathways are informed by the Paths Development Plan.
Disposal expenditures	D	Asset Options Policy & Procedure documents to be used to generate a 5 year rationalisation plan.

Asset data used in the preparation of this AM Plan is assessed as having a high confidence level aside from construction year data which has a low confidence level. There are known gaps in the data such as pathway functionality and utilisation assessments and a specific action has been included within Table 28: Improvement Plan to address this gap.

In order to improve data confidence and reliability of this asset management plan, tasks in the Improvement Plan should be carried out within their given timelines and documented in future revisions of this Plan.

## **8. PLAN IMPROVEMENT AND MONITORING**

### **8.1 Status of Asset Management Practices<sup>17</sup>**

#### **8.1.1 Accounting and financial data sources**

Financial transactions, budgets and forecasts are recorded in Council's corporate financial system TechnologyOne (T1).

Accountabilities for financial systems

Finance Officers and Financial Accountants under the Financial Services Department are accountable for the management of the financial system.

Accounting standards, regulations and guidelines

Local Government Act 1989, Section 131 Annual report – contents

Australian Accounting Board Standards (AASB):

- AASB 13 Fair Value Measurement
- AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors
- AASB 116 Property, Plant and Equipment
- AASB 2015-7 Amendments to Australian Accounting Standards – Fair Value Disclosures of Not-for-Profit Public Sector Entities
- Interpretation 1030 Depreciation of Long-Lived Physical Assets: Condition Based Depreciation and Related Methods

Australian Infrastructure Financial Management Guidelines, IPWEA Australian Edition 2015

<sup>17</sup> ISO 55000 Refers to this the Asset Management System

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#### Capital/maintenance threshold

Where work is carried out on an asset which increases the capacity beyond its original design capacity or service potential and the area of works is greater than 2m<sup>2</sup>, it will be considered as capital improvement. The financial threshold for capitalisation of pathway works and utilisation of this threshold has been identified as an area for improvement for the organisation and has been included in Table 28: Improvement Plan.

This capitalisation threshold is subject to review prior to the next revision of this Plan.

#### Required changes to accounting financial systems arising from this AM Plan

- The chart of accounts can be improved through enabling the clear separation of operational, maintenance and renewal expenditure.
- Allow the split of maintenance expenditures into planned and reactive classification.
- Improved reporting on capital expenditures as renewal or upgrade/new/expansion including the apportionment of renewal expenditure from discretionary projects, and the apportionment of new/upgrade/expansion expenditure from renewal projects.
- Continued input and development of a single corporate pathways asset register to provide transparency in asset data, and to allow for financial calculations such as depreciation, for asset valuations.

#### 8.1.2 Asset management data sources

Council's pathway assets have traditionally been managed using inventory situated in Microsoft Excel spreadsheets and in Council's Geographical Information System, MapInfo. Pathway asset data is in the process of being further developed for migration into Council's asset management system.

Council is finalising the implementing of an Asset Management Information System (AMIS) **Infor Public Sector (IPS)** from the vendor 'Infor'. This system is known to internal Council staff as the Frankston Asset Management Information System (FAMIS).

FAMIS will be the source of truth for the pathway asset register and Maintenance Management System. FAMIS is facilitated by Kern Mobile enabling staff to log maintenance and inspection data whilst in the field. Additionally, the system can be used to undertake condition audits, store, verify and analyse asset data.

It is recognised that ongoing system improvements and configuration will be required after the final system rollout as business processes and reporting requirements evolve.

#### Asset registers

Historically a pathway asset register has existed but is has been incomplete and pathway treatments were not adequately managed and processed in the asset register. The development of a centralised pathway asset register is driven by Improvement Action 15 of Council's Asset Management Strategy 2013 – 2017.

Whilst works management on pathways is occurring in FAMIS, the defects and subsequent rectification works are yet to be processed against the pathway segments and are still being actioned against the road reserve. This has been identified as a future improvement to the system and is documented within Table 28: Improvement Plan.

#### Linkage from asset management to financial system

- Identification and accountability of Council asset data and financial transactions to ensure compliance with accounting standards and other regulatory requirements.
- Provision of an asset register that stores the data needed for asset valuations and predictive condition-based asset deterioration modelling.
- Support asset valuation processes including updates of the asset register details and inputs into financial reports.

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- Integration of FAMIS with relevant financial information systems i.e. TechnologyOne.

Accountabilities for asset management system and data maintenance

AMIS Officers and Asset Planning Officers under the Sustainable Assets Department are accountable for the management and data maintenance of FAMIS.

Required changes to asset management system arising from this AM Plan

- Pathway asset data development and migration to FAMIS to establish a centralised asset register that supports operational works management.
- Generate pathways works programs to the individual pathway segments through FAMIS for the Operations Department to streamline and enhance maintenance operations.
- Record defects and condition of pathways to the individual pathway segments.
- Appropriate capitalisation of pathway assets to capture construction/renewal dates at a pathway segment level.
- Monitor and record useful lives of individual assets to refine valuations and renewal modelling.

## 8.2 Improvement Plan

The asset management improvement plan generated from this asset management plan is shown in Table 28.

**Table 28: Improvement Plan**

Task No	Task	Responsibility	Resources Required	Timeline
1.	Consolidate pathway asset data and migrate into FAMIS to provide a single source of truth for asset management, financial accounting and for the Road Management Plan. It will also support field staff to provide accurate works management at asset level.	Technical Staff	Staff Time, FAMIS	2018/19
2.	Endorse renewal ranking criteria and weightings to prioritise pathway asset renewals.	Executive & Technical Staff	Staff Time	2018/19
3.	Establish a committee of internal stakeholders to annually review, monitor and amend Council's construction standards.	Executive & Technical Staff	Staff Time	2018/19
4.	Review the pathway capitalisation threshold in Council's Capitalisation Policy and Procedure to ensure to appropriate capitalisation and expense of pathway works.	Technical Staff	Staff Time	2018/19
5.	Improve internal processes around the collection of reactive request information to attain all necessary information to carry out the works without delays.	Technical Staff	Staff Time	2018/19
6.	Develop a pathway hierarchy for pathways located within Council reserves and open space areas to establish better alignment with hierarchy for pathways governed under Council's RMP.	Technical Staff	Staff Time	2018/19
7.	Implement robust asset handover processes to ensure complete asset data capture and accurate asset capitalisation following the completion of capital works.	Executive & Technical Staff	Staff Time	2019/20
8.	Undertake community satisfaction surveys to determine preferences around rate/ service cuts and to obtain qualitative data around the provision of pathway services.	Technical Staff	Staff Time	2019/20

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Task No	Task	Responsibility	Resources Required	Timeline
9.	Better capture of lifecycle costs (additional operations, maintenance, renewal requirements) in the development of the Capital Works Program for new or upgraded pathway assets.	Technical Staff	Staff Time	2019/20
10.	Update accounting structure in TechnologyOne so that the actual costs for planned and reactive maintenance, renewal, new and upgrade works can be more accurately determined to enhance asset accounting and ensure compliance.	Technical Staff	Staff Time	2019/20
11.	Develop a Pathways Infrastructure Risk Management Plan.	Technical Staff	Staff Time	2019/20
12.	Develop a Long Term Infrastructure Plan (LTIP) to document key pathway initiatives over the 10 year period.	Executive & Technical Staff	Staff Time	2019/20
13.	Refine Council's 1-10-20 year discretionary capital works program and align with the Long Term Financial Plan and strategic requirements for the pathway network.	Executive & Technical Staff	Staff Time	2019/20
14.	Develop standard drawings for the new CAA Streetscape Palette and shopping strips.	Executive & Technical Staff	Staff time	2020/21
15.	Undertake functionality and capacity/ utilisation assessments to enhance the asset register and drive renewal and upgrade projects based on condition, functionality and capacity, not just condition-based works programmes.	Technical Staff	Staff Time	2020/21
16.	Integrate asset management system with the financial system to ensure actual costs associated with works management, inspections, reactive and planned maintenance are captured against the various activities.	Technical Staff	Staff Time	2020/21
17.	Carry out community consultation to determine community levels of service and agreed technical levels of service, following trade-offs and consideration of risks.	Executive & Technical Staff	Staff Time	2020/21
18.	Adopt and implement Council's Asset Options Policy and Procedure to govern asset disposals. Develop a 5 year asset rationalisation plan to identify any assets for disposal or re-purposing.	Executive & Technical Staff	Staff Time, Asset Options Policy & Procedure	2020/21
19.	Develop a Pathways service plan to manage demand and provide strategic direction for Council's pathway network.	Executive & Technical Staff	Staff Time	2021/22
20.	Utilise 'scenario' based modelling in the Moloney Modelling software tool to provide various funding strategies for future revisions of this asset management plan.	Technical Staff	Staff Time	2021/22
21.	Develop a useful life assessment report for all pathway assets using the 'Remaining/Useful Life Assessment template developed by IPWEA. Assessments to be conducted based on individual asset circumstances including asset type, desired level of service, financial consideration and environmental factors.	Technical Staff	Staff Time, IPWEA Template	2021/22
22.	Continue to monitor and improve the accuracy and validity of pathway asset data to improve confidence levels.	Technical Staff	Staff Time	Ongoing
23.	Continue to monitor deliverability across capital works and maintenance programs to ensure Council is reaching defined Key Performance Indicators (KPIs).	Technical Staff	Staff Time, FAMIS	Ongoing

### 8.3 Monitoring and Review Procedures

This asset management plan will be reviewed during annual budget planning processes and amended to show any material changes in service levels and/or resources available to provide those services as a result of budget decisions.

The AM Plan will be updated every 4-5 years in line with the rolling condition audit program, to ensure it represents the current service level, asset values, projected operations, maintenance, capital renewal and replacement, capital upgrade/new and asset disposal expenditures and projected expenditure values incorporated into Council's Long Term Financial Plan.

The AM Plan has a life of 4-5 years (Council election cycle) and is due for complete revision and updating within 2 years of each Council election.

### 8.4 Performance Measures

The effectiveness of the asset management plan can be measured in the following ways:

- The degree to which the required projected expenditures identified in this asset management plan are incorporated into the long term financial plan,
- The degree to which 1-5 year detailed works programs, budgets, business plans and corporate structures take into account the 'global' works program trends provided by the asset management plan,
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the Strategic Plan and associated plans,
- The Asset Renewal Funding Ratio achieving the target of 1.0.

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## 10. APPENDICES

Appendix A Projected 10 year Capital Renewal and Replacement Works Program

Appendix B Projected 10 year Capital Upgrade/New Works Program

Appendix C LTFP Budgeted Expenditures Accommodated in AM Plan

Appendix D Projected 50-year Capital Renewal and Replacement Works Program

Appendix E Road Management Plan 2015 – Footpath Maintenance Activities

Appendix F Central Activity Area Boundary – Zone 0

Appendix G Glossary

**Appendix A Projected 10-year Capital Renewal and Replacement Works Program**

10 year Projected Capital Renewal and Replacement Program from Moloney Model. The 50 year renewal and replacement profile is detailed in Appendix D.

**Frankston CC  
 Projected Capital Renewal Works Program - Pathways\_S2\_V1**

(\$000)

Year	Item	Description	Estimate
2018		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$230
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
2018		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$60
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
2018		<b>Total</b>	<b>\$320</b>

2019		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$775
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
2019		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30

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	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$60
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2019</b>		<b>Total</b>	<b>\$865</b>

(\$000)

Year	Item	Description	Estimate
<b>2020</b>		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$910
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2020</b>		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$60
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2020</b>		<b>Total</b>	<b>\$1,000</b>

Year	Item	Description	Estimate
<b>2021</b>		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$1,010
	2		
	3		
	4		
	5		
	6		
	7		
	8		

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	9		
	10		
<b>2021</b>		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$65
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2021</b>		<b>Total</b>	<b>\$1,105</b>

(\$000)

Year	Item	Description	Estimate
<b>2022</b>		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$1,115
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2022</b>		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$65
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2022</b>		<b>Total</b>	<b>\$1,210</b>

<b>2023</b>		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$1,220
	2		
	3		
	4		

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	5		
	6		
	7		
	8		
	9		
	10		
<b>2023</b>		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$65
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2023</b>		<b>Total</b>	<b>\$1,315</b>

(\$000)

Year	Item	Description	Estimate
<b>2024</b>		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$1,330
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2024</b>		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$70
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2024</b>		<b>Total</b>	<b>\$1,430</b>

<b>2025</b>		<b>Network Renewals</b>	
-------------	--	-------------------------	--

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	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$1,450
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2025</b>		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$70
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2025</b>		<b>Total</b>	<b>\$1,550</b>

(\$000)

Year	Item	Description	Estimate
<b>2026</b>		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$1,600
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2026</b>		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$75
	3		
	4		
	5		
	6		
	7		
	8		
	9		

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	10		
<b>2026</b>		<b>Total</b>	<b>\$1,705</b>

<b>2027</b>		<b>Network Renewals</b>	
	1	Moloney Modelling - Pathway Condition Data - Renewal Requirement	\$1,760
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2027</b>		<b>Defect Repairs</b>	
	1	CWP 3440 - Footpath Compliance Service Programme - Bicycle Chicane Upgrades	\$30
	2	CWP 3562 - Footpath Compliance Service Programme - Crossings Programme	\$75
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2027</b>		<b>Total</b>	<b>\$1,865</b>

**Appendix B Projected Upgrade/Exp/New 10-year Capital Works Program**

10 year Projected Capital Upgrade/New Program from Worksheet - *Upgrade-New Program* on the NAMS.PLUS Expenditure Template

**Frankston CC  
 Projected Capital Upgrade/New Works Program - Pathways\_S2\_V1**

(\$000)

Year	Item	Description	Estimate
2018	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2018</b>		<b>Total</b>	<b>\$425</b>

(\$000)

Year	Item	Description	Estimate
2019	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2019</b>		<b>Total</b>	<b>\$425</b>

(\$000)

Year	Item	Description	Estimate
2020	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		

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	10		
<b>2020</b>		<b>Total</b>	<b>\$425</b>

(\$000)

Year	Item	Description	Estimate
2021	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2021</b>		<b>Total</b>	<b>\$425</b>

(\$000)

Year	Item	Description	Estimate
2022	1	CWP - Pathways Service Programme - Pathway Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2022</b>		<b>Total</b>	<b>\$425</b>

(\$000)

Year	Item	Description	Estimate
2023	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2023</b>		<b>Total</b>	<b>\$425</b>

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(\$000)

Year	Item	Description	Estimate
2024	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2024</b>		<b>Total</b>	<b>\$425</b>

(\$000)

Year	Item	Description	Estimate
2025	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2025</b>		<b>Total</b>	<b>\$425</b>

(\$000)

Year	Item	Description	Estimate
2026	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2026</b>		<b>Total</b>	<b>\$425</b>

(\$000)

Year	Item	Description	Estimate
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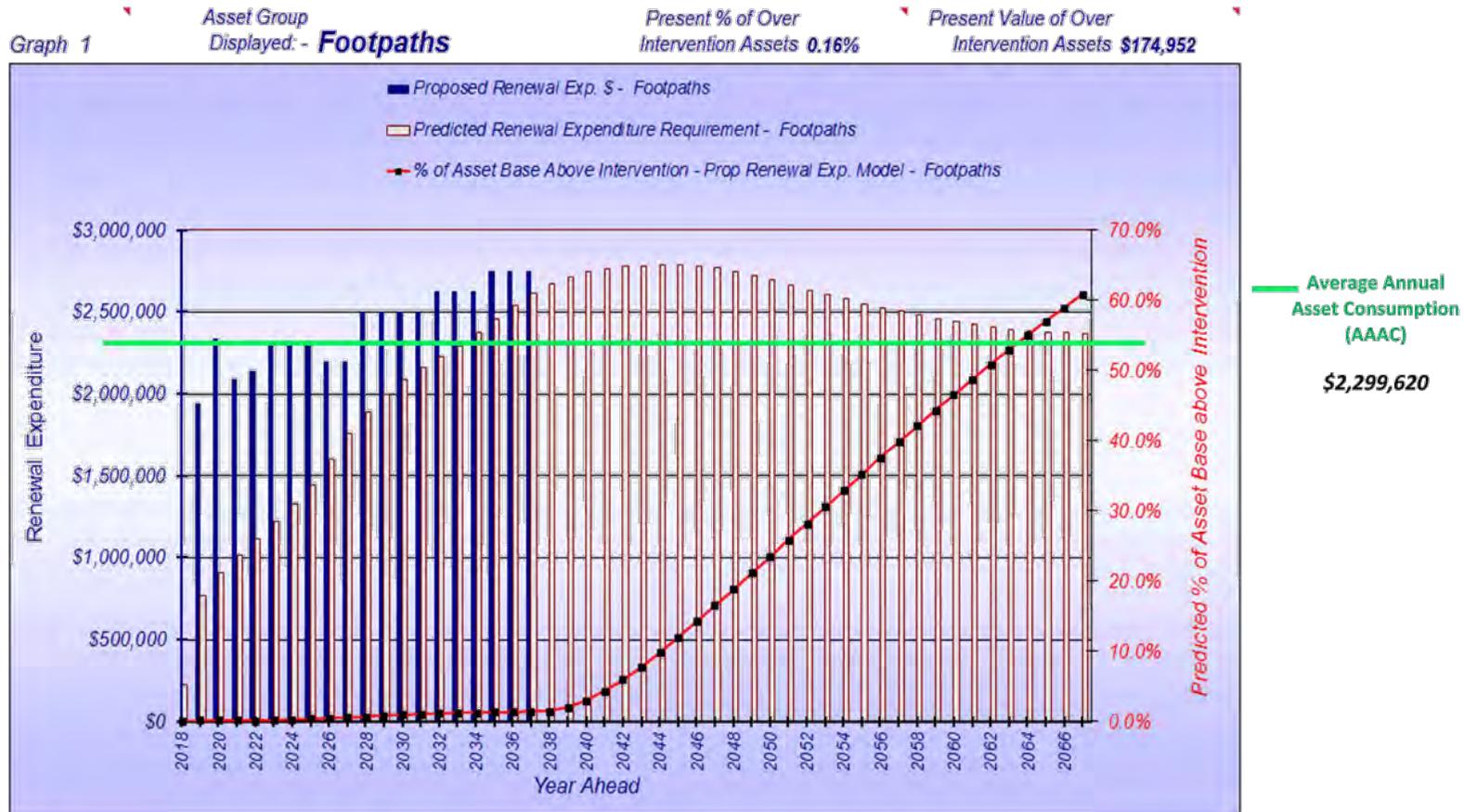
2027	1	CWP - Pathways Service Programme - Paths Development Plan	\$425
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<b>2027</b>		<b>Total</b>	<b>\$425</b>

**Appendix C Budgeted Expenditures Accommodated in LTFP**

10 year Budgeted Expenditures from Worksheet - Form 3 Expenditure Planning on the NAMS.PLUS3 Expenditure Template.

NAMS.PLUS3 Asset Management Frankston CC										
© Copyright. All rights reserved. The Institute of Public Works Engineering Australia										
Pathways_S2_V1		Asset Management Plan								
First year of expenditure projections 2018 (financial yr ending)										
<b>Asset values at start of planning period</b>		Calc: CRC from Asset Register				<b>Operations and Maintenance Costs for New Assets</b>				
Current replacement cost	\$106,868 (000)	This is a check for you.				Additional operations costs	0.21%			
Depreciable amount	\$106,868 (000)					Additional maintenance	0.40%			
Depreciated replacement cost	\$60,753 (000)					Additional depreciation	2.15%			
Annual depreciation expense	\$2,299 (000)					Planned renewal budget (information only)				
Planned Expenditures from LTFP										
20 Year Expenditure Projections Note: Enter all values in current 2018 values										
Financial year ending	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Expenditure Outlays included in Long Term Financial Plan (in current \$ values)										
<b>Operations</b>										
Operations budget	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221
Management budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AM systems budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total operations</b>	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221
<b>Maintenance</b>										
Reactive maintenance budget	\$423	\$423	\$423	\$423	\$423	\$423	\$423	\$423	\$423	\$423
Planned maintenance budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specific maintenance items budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total maintenance</b>	\$423	\$423	\$423	\$423	\$423	\$423	\$423	\$423	\$423	\$423
<b>Capital</b>										
Planned renewal budget	\$1,940	\$1,940	\$2,340	\$2,090	\$2,140	\$2,300	\$2,300	\$2,300	\$2,200	\$2,200
Planned upgrade/new budget	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425
Non-growth contributed asset value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Asset Disposals</b>										
Est Cost to dispose of assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Carrying value (DRC) of disposed assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Expenditure Outlays Requirements (e.g from Infrastructure Risk Management Plan)										
Additional Expenditure Outlays required and not included above	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Renewal	to be incorporated into Forms 2 & 2.1 (where Method 1 is used) OR Form 2B Defect Repair (where Method 2 or 3 is used)									
Capital Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
User Comments #2										
Forecasts for Capital Renewal using Methods 2 & 3 (Form 2A & 2B) & Capital Upgrade (Form 2C)										
Forecast Capital Renewal from Forms 2A & 2B	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Forecast Capital Upgrade from Form 2C	\$320	\$865	\$1,000	\$1,105	\$1,210	\$1,315	\$1,420	\$1,550	\$1,705	\$1,865
	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425

**Appendix D Projected 50-year Projected Capital Renewal and Replacement Works Program Using Moloney Model**



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### Appendix E Road Management Plan 2015 – Pathway Maintenance Activities

Reactive maintenance is undertaken as described in the Road Management Plan section E.4.1.

REACTIVE MAINTENANCE ACTIVITY TITLE/ DESCRIPTION	DEFECT INTERVENTION LEVELS	TARGET RESPONSE TIMES	
		INITIAL ASSESSMENT (Working Days)	RECTIFICATION WORKS (Working Days)
<b>FOOTPATHS</b>			
<p><b>F-REA-001 Concrete Footpath Maintenance</b> Provide temporary and/or permanent repair of vertical displacements, holes, edge breaks, lifted/ subsided/ distressed areas posing a potential hazard to pedestrians.</p> <p>Treatment may involve wedging, grinding, crack sealing and/or bay replacement.</p> <p><i>&gt;2 sq. m are damaged, temporary protection works are undertaken and the repair is prioritised as part of Council's asset renewal program. Renewal may consider realignment of paths to minimise impact of trees.</i></p>	<p>FC-001 Vertical displacement/ tripping hazard &gt;25mm</p> <p>FC-002 Dislodged wedge</p> <p>FC-003 Cracks &gt;10mm wide and 200mm long</p>	2 days	45 days
<p><b>F-REA-002 Asphalt Footpath Maintenance</b> Provide temporary and/or permanent repair of holes, edge breaks, lifted// subsided/ distressed areas posing a potential hazard to pedestrians.</p> <p><i>If the distressed area is &gt;2 sq. m. temporary protection works are undertaken and the repair is prioritised as part of Council's asset renewal program. Renewal may consider realignment of paths to minimise impact of trees.</i></p>	<p>FA-001 Potholes &gt;25mm deep and 150 mm diameter</p> <p>FA-002 Mounding/ undulations &gt;100mm resulting from tree root uplift</p> <p>FA-003 Cracks &gt;10mm wide and 200mm long</p>	2 days	45 days
<p><b>F-REA-003 Paved Footpath Maintenance</b> Provide temporary and/or permanent repair of loose, missing and dislodged pavers posing a potential hazard to pedestrians.</p> <p><i>If the distressed area is &gt;2 sq.m temporary protection works are undertaken and the repair is prioritised as part of Council's asset renewal program. Renewal may consider realignment of paths to minimise impact of trees.</i></p>	<p>FP-001 Vertical displacement/ tripping hazard &gt;25mm</p> <p>FP-002 Loose, missing or dislodged pavers with gaps &gt;20mm</p>	2 days	45 days

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REACTIVE MAINTENANCE ACTIVITY TITLE/ DESCRIPTION	DEFECT INTERVENTION LEVELS	TARGET RESPONSE TIMES	
		INITIAL ASSESSMENT (Working Days)	RECTIFICATION WORKS (Working Days)
<p><b>F-REA-004 Constructed Unsealed Footpath Maintenance</b> Provide temporary and/or permanent repair of surface corrugations and/or potholes posing a potential hazard to pedestrians.  Treatment may include grading and/or spot gravelling of constructed path with crushed rock.</p>	<p>FU-001 Potholes &gt;50mm deep and 150 mm diameter FU-002 Corrugations/ subsided areas &gt;50mm deep</p>	2 days	45 days
<p><b>F-REA-005 Clear Obstructions - Footpath</b> Removal of dumped rubbish that poses a hazard to pedestrians and/or obstructs stormwater flows and traffic movements.</p>	<p>F-001 Debris hazardous to pedestrians or obstructing drainage F-012 Dead Animal F-002 Dumped rubbish</p>	2 days	14 days
<p><b>F-REA-006 Path Edge Repair</b> Provide temporary and/or permanent repair of depressions at the interface of the constructed paths and the surrounding ground  Treatment may involve topping up with topsoil, gravel or sand.</p>	<p>F-003 Path edge failures &gt;75mm deep at the interface of the constructed path and adjacent ground</p>	3 days	60 days
<p><b>F-REA-007 Tactile Paver Repair</b> Provide temporary and/or permanent repair of tactile pavers.</p>	<p>F-014 Damaged tactile pavers (cracked or worn) that could be hazardous to pedestrians</p>	2 days	45 days
<b>SHARED PATH</b>			
<p><b>SP-REA-001 Concrete Shared Path Maintenance</b> Provide temporary and/or permanent repair of vertical displacements, holes, edge breaks, lifted// subsided/ distressed areas posing a potential hazard to cyclists or pedestrians.  Treatment may involve wedging, grinding, crack sealing and/or bay replacement.  <i>If &gt;2 sq. m are damaged, temporary protection works are undertaken and the repair is prioritised as part of Council's asset renewal program. Renewal may consider realignment of paths to minimise impact of trees.</i></p>	<p>SPC-001 Vertical displacement/ tripping hazard &gt;25mm in sealed path SPC-002 Dislodged wedge SPC-003 Cracks &gt;10mm wide and 1m long</p>	2 days	40 days

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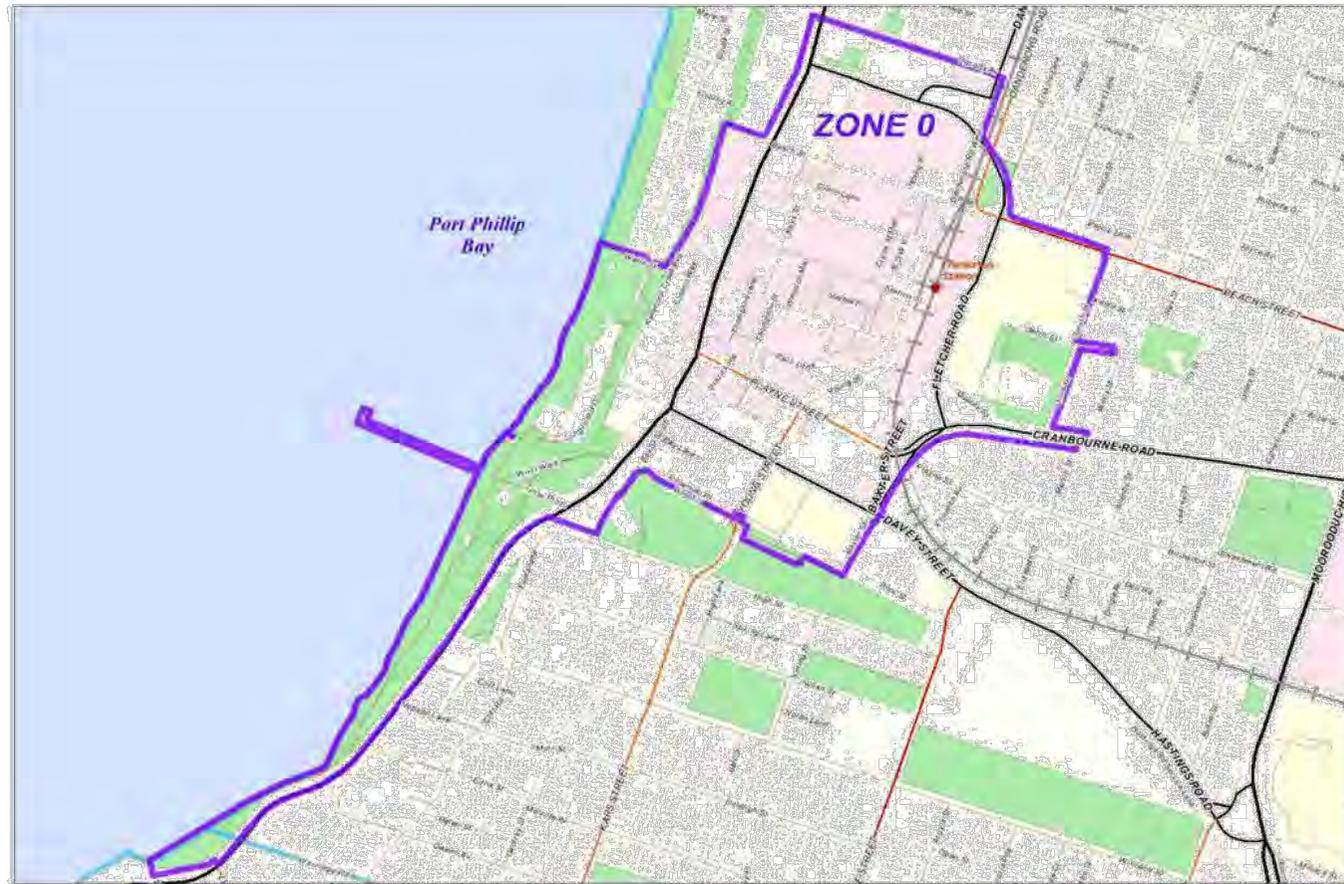
REACTIVE MAINTENANCE ACTIVITY TITLE/ DESCRIPTION	DEFECT INTERVENTION LEVELS	TARGET RESPONSE TIMES	
		INITIAL ASSESSMENT (Working Days)	RECTIFICATION WORKS (Working Days)
<p><b>SP-REA-002 Asphalt Shared Path Maintenance</b></p> <p>Provide temporary and/or permanent repair of holes, edge breaks, lifted// subsided/ distressed areas posing a potential hazard to cyclists or pedestrians.</p> <p>If the distressed area is &gt;2 sq. m. temporary protection works are undertaken and the repair is prioritised as part of Council's asset renewal program. Renewal may consider realignment of paths to minimise impact of trees.</p>	<p>SPA-001 Potholes &gt;50mm deep and 150 mm diameter</p> <p>SPA-002 Mounding/ Undulations &gt;100mm resulting from tree root uplift</p> <p>SPA-003 Cracks &gt;10mm wide and 1m long</p>	2 days	40 days
<p><b>SP-REA-003 Unsealed Shared Path Maintenance</b></p> <p>Provide temporary and/or permanent repair of surface corrugations and/or potholes posing a potential hazard to cyclists or pedestrians.</p> <p>Treatment may include grading and/or spot gravelling with crushed rock.</p>	<p>SPU-001 Potholes &gt;50mm deep and 150 mm diameter</p> <p>SPU-002 Corrugations/ potholes &gt;50mm deep</p>	3 days	60 days
<p><b>SP-REA-004 Sealed Shared Path Edge Repair</b></p> <p>Provide temporary and/or permanent repair of depressions at the interface of the constructed shared paths and the surrounding ground</p> <p>Treatment may involve topping up with topsoil, gravel or sand.</p>	<p>SP-001 Path edge failures &gt;75mm deep at the interface of the constructed path and adjacent ground</p>	3 days	60 days
<p><b>SP-REA-005 Clear Obstructions - Shared Path</b></p> <p>Removal of dumped rubbish/ debris that poses a hazard to cyclists or pedestrians and/or obstructs stormwater flows.</p>	<p>SP-003 Dirt/ silt/ debris likely to cause slipping or obstruct stormwater flow</p> <p>SP-012 Dead Animal</p> <p>SP-002 Dumped Rubbish</p>	2 days	14 days
<p><b>SP-REA-006 Shared Path Line Marking Maintenance</b></p> <p>Replace damaged/ dislodged or missing pavement markers (RRPMs &amp; RPMs). Reinstate faded regulatory line marking.</p>	<p>SP-007 Damaged/ dislodged or missing pavement markers (RRPMs &amp; RPMs);</p> <p>SP-008 Faded shared path line marking (&lt;50% effective reflectivity)</p>	2 days	30 days

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Routine maintenance is undertaken as described in the Road Management Plan section E.4.2.

ASSET CATEGORY	ROUTINE MAINTENANCE ACTIVITY TITLE	ACTIVITY DESCRIPTION	FREQUENCY
FOOTPATHS	FP-ROU-001 CAA Footpath Pressure Cleaning	Pressure clean designated footpaths in Central Activity Area only.	6 monthly
FOOTPATHS	FP-ROU-002 CAA Footpath Sweeping	Sweeping designated footpaths in Central Activity Area only.	weekly

**Appendix F Central Activity Area Boundary – Zone 0**



## Appendix G Glossary

### Annual service cost (ASC)

- 1) Reporting actual cost  
The annual (accrual) cost of providing a service including operations, maintenance, depreciation, finance/opportunity and disposal costs less revenue.
- 2) For investment analysis and budgeting  
An estimate of the cost that would be tendered, per annum, if tenders were called for the supply of a service to a performance specification for a fixed term. The Annual Service Cost includes operations, maintenance, depreciation, finance/ opportunity and disposal costs, less revenue.

### Asset

A resource controlled by an entity as a result of past events and from which future economic benefits are expected to flow to the entity. Infrastructure assets are a sub-class of property, plant and equipment which are non-current assets with a life greater than 12 months and enable services to be provided.

### Asset category

Sub-group of assets within a class hierarchy for financial reporting and management purposes.

### Asset class

A group of assets having a similar nature or function in the operations of an entity, and which, for purposes of disclosure, is shown as a single item without supplementary disclosure.

### Asset condition assessment

The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

### Asset hierarchy

A framework for segmenting an asset base into appropriate classifications. The asset hierarchy can be based on asset function or asset type or a combination of the two.

### Asset management (AM)

The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

### Asset renewal funding ratio

The ratio of the net present value of asset renewal funding accommodated over a 10 year period in a long term financial plan relative to the net present value of projected capital renewal expenditures identified in an asset management plan for the same period [AIFMG Financial Sustainability Indicator No 8].

### Average annual asset consumption (AAAC)

The amount of an organisation's asset base consumed over the course of a year. This is calculated by dividing the depreciable amount by the useful life (or total future economic benefits/service potential) and totalled for each and every asset OR by dividing the carrying amount (depreciated replacement cost) by the remaining useful life (or remaining future economic benefits/service potential) and totalled for each and every asset in an asset category or class.

### Borrowings

A borrowing or loan is a contractual obligation of the borrowing entity to deliver cash or another financial asset to the lending entity over a specified period of time or at a specified point in time, to cover both the initial capital provided and the cost of the interest incurred for providing this capital. A borrowing or loan provides the means for the borrowing entity to finance outlays (typically physical assets) when it has insufficient funds of its own to do so, and for the lending entity to make a financial return, normally in the form of interest revenue, on the funding provided.

### Capital expenditure

Relatively large (material) expenditure, which has benefits, expected to last for more than 12 months. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal,

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expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly. Capital expenditure includes discretionary expenditure (optional) and non-discretionary expenditure (required).

**Capital expenditure - expansion (discretionary)**

Expenditure that extends the capacity of an existing asset to provide benefits, at the same standard as is currently enjoyed by existing beneficiaries, to a new group of users. It is discretionary expenditure, which increases future operations and maintenance costs, because it increases the organisation's asset base, but may be associated with additional revenue from the new user group, e.g. extending a drainage or road network, the provision of an oval or park in a new suburb for new residents.

**Capital expenditure - new (discretionary)**

Expenditure which creates a new asset providing a new service/output that did not exist beforehand. As it increases service potential it may impact revenue and will increase future operations and maintenance expenditure.

**Capital expenditure - renewal (non-discretionary)**

Expenditure on an existing asset or on replacing an existing asset, which returns the service capability of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it generally has no impact on revenue, but may reduce future operations and maintenance expenditure if completed at the optimum time, e.g. resurfacing or resheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval.

**Capital expenditure - upgrade (discretionary)**

Expenditure, which enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond that which it had originally. Upgrade expenditure is discretionary and often does not result in additional revenue unless direct user charges apply. It will increase operations and maintenance expenditure in the future because of the increase in the organisation's asset base, e.g. widening the sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, enlarging a grandstand at a sporting facility.

**Capital funding**

Funding to pay for capital expenditure.

**Capital grants**

Monies received generally tied to the specific projects for which they are granted, which are often upgrade and/or expansion or new investment proposals.

**Capital investment expenditure**

See capital expenditure definition

**Capitalisation threshold**

The value of expenditure on non-current assets above which the expenditure is recognised as capital expenditure and below which the expenditure is charged as an expense in the year of acquisition.

**Carrying amount**

The amount at which an asset is recognised after deducting any accumulated depreciation / amortisation and accumulated impairment losses thereon.

**Class of assets**

See asset class definition

**Component**

Specific parts of an asset having independent physical or functional identity and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality.

**Core asset management**

Asset management which relies primarily on the use of an asset register, maintenance management systems, job resource management, inventory control, condition assessment, simple risk assessment and defined levels of service, in order to establish alternative treatment options and long-term cash flow predictions. Priorities are usually

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established on the basis of financial return gained by carrying out the work (rather than detailed risk analysis and optimised decision- making).

**Cost of an asset**

The amount of cash or cash equivalents paid or the fair value of the consideration given to acquire an asset at the time of its acquisition or construction, including any costs necessary to place the asset into service. This includes one-off design and project management costs.

**Critical assets**

Assets for which the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. Critical assets have a lower threshold for action than noncritical assets.

**Current replacement cost (CRC)**

The cost the entity would incur to acquire the asset on the reporting date. The cost is measured by reference to the lowest cost at which the gross future economic benefits could be obtained in the normal course of business or the minimum it would cost, to replace the existing asset with a technologically modern equivalent new asset (not a second hand one) with the same economic benefits (gross service potential) allowing for any differences in the quantity and quality of output and in operating costs.

**Deferred maintenance**

The shortfall in rehabilitation work undertaken relative to that required to maintain the service potential of an asset.

**Depreciable amount**

The cost of an asset, or other amount substituted for its cost, less its residual value.

**Depreciated replacement cost (DRC)**

The current replacement cost (CRC) of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset.

**Depreciation / amortisation**

The systematic allocation of the depreciable amount (service potential) of an asset over its useful life.

**Economic life**

See useful life definition.

**Expenditure**

The spending of money on goods and services. Expenditure includes recurrent and capital outlays.

**Expenses**

Decreases in economic benefits during the accounting period in the form of outflows or depletions of assets or increases in liabilities that result in decreases in equity, other than those relating to distributions to equity participants.

**Fair value**

The amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arms length transaction.

**Financing gap**

A financing gap exists whenever an entity has insufficient capacity to finance asset renewal and other expenditure necessary to be able to appropriately maintain the range and level of services its existing asset stock was originally designed and intended to deliver. The service capability of the existing asset stock should be determined assuming no additional operating revenue, productivity improvements, or net financial liabilities above levels currently planned or projected. A current financing gap means service levels have already or are currently falling. A projected financing gap if not addressed will result in a future diminution of existing service levels.

**Heritage asset**

An asset with historic, artistic, scientific, technological, geographical or environmental qualities that is held and maintained principally for its contribution to knowledge and culture and this purpose is central to the objectives of the entity holding it.

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**Impairment Loss**

The amount by which the carrying amount of an asset exceeds its recoverable amount.

**Infrastructure assets**

Physical assets that contribute to meeting the needs of organisations or the need for access to major economic and social facilities and services, e.g. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally the components and hence the assets have long lives. They are fixed in place and are often have no separate market value.

**Investment property**

Property held to earn rentals or for capital appreciation or both, rather than for:

- (a) Use in the production or supply of goods or services or for administrative purposes; or
- (b) Sale in the ordinary course of business.

**Key performance indicator**

A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target. Performance indicators commonly relate to statutory limits, safety, responsiveness, cost, comfort, asset performance, reliability, efficiency, environmental protection and customer satisfaction.

**Level of service**

The defined service quality for a particular service/activity against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental impact, acceptability and cost.

**Life Cycle Expenditure**

The Life Cycle Expenditure (LCE) is the average operations, maintenance and capital renewal expenditure accommodated in the long term financial plan over 10 years. Life Cycle Expenditure may be compared to average Life Cycle Cost to give an initial indicator of affordability of projected service levels when considered with asset age profiles.

**Loans / borrowings**

See borrowings.

**Maintenance**

All actions necessary for retaining an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep assets operating, e.g. road patching but excluding rehabilitation or renewal. It is operating expenditure required to ensure that the asset reaches its expected useful life.

- **Planned maintenance**  
Repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown criteria/experience, prioritising scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
- **Reactive maintenance**  
Unplanned repair work that is carried out in response to service requests and management/ supervisory directions.
- **Specific maintenance**  
Maintenance work to repair components or replace sub-components that need to be identified as a specific maintenance item in the maintenance budget.
- **Unplanned maintenance**  
Corrective work required in the short-term to restore an asset to working condition so it can continue to deliver the required service or to maintain its level of security and integrity.

**Materiality**

The notion of materiality guides the margin of error acceptable, the degree of precision required and the extent of the disclosure required when preparing general purpose financial reports. Information is material if its omission, misstatement or non-disclosure has the potential, individually or collectively, to influence the economic decisions of

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users taken on the basis of the financial report or affect the discharge of accountability by the management or governing body of the entity.

**Modern equivalent asset**

Assets that replicate what is in existence with the most cost-effective asset performing the same level of service. It is the most cost efficient, currently available asset which will provide the same stream of services as the existing asset is capable of producing. It allows for technology changes and, improvements and efficiencies in production and installation techniques

**Net present value (NPV)**

The value to the organisation of the cash flows associated with an asset, liability, activity or event calculated using a discount rate to reflect the time value of money. It is the net amount of discounted total cash inflows after deducting the value of the discounted total cash outflows arising from e.g. the continued use and subsequent disposal of the asset after deducting the value of the discounted total cash outflows.

**Non-revenue generating investments**

Investments for the provision of goods and services to sustain or improve services to the community that are not expected to generate any savings or revenue to the Council, e.g. parks and playgrounds, footpaths, roads and bridges, libraries, etc.

**Operations**

Regular activities to provide services such as public health, safety and amenity, e.g. street sweeping, grass mowing and street lighting.

**Operating expenditure**

Recurrent expenditure, which is continuously required to provide a service. In common use the term typically includes, e.g. power, fuel, staff, plant equipment, on-costs and overheads but excludes maintenance and depreciation. Maintenance and depreciation is on the other hand included in operating expenses.

**Operating expense**

The gross outflow of economic benefits, being cash and non-cash items, during the period arising in the course of ordinary activities of an entity when those outflows result in decreases in equity, other than decreases relating to distributions to equity participants.

**Operating expenses**

Recurrent expenses continuously required to provide a service, including power, fuel, staff, plant equipment, maintenance, depreciation, on-costs and overheads.

**Operations, maintenance and renewal financing ratio**

Ratio of estimated budget to projected expenditure for operations, maintenance and renewal of assets over a defined time (e.g. 5, 10 and 15 years).

**Operations, maintenance and renewal gap**

Difference between budgeted expenditures in a long term financial plan (or estimated future budgets in absence of a long term financial plan) and projected expenditures for operations, maintenance and renewal of assets to achieve/maintain specified service levels, totalled over a defined time (e.g. 5, 10 and 15 years).

**Pavement management system (PMS)**

A systematic process for measuring and predicting the condition of road pavements and wearing surfaces over time and recommending corrective actions.

**Quadruple Bottom Line (QBL)**

Approach to assessing an organisation's performance through consideration of their economic, environmental, social and cultural sustainability.

**Recoverable amount**

The higher of an asset's fair value, less costs to sell and its value in use.

**Recurrent expenditure**

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Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operations and maintenance expenditure.

**Recurrent funding**

Funding to pay for recurrent expenditure.

**Rehabilitation**

See capital renewal expenditure definition above.

**Remaining useful life**

The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining useful life is useful life.

**Renewal**

See capital renewal expenditure definition above.

**Residual value**

The estimated amount that an entity would currently obtain from disposal of the asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

**Revenue generating investments**

Investments for the provision of goods and services to sustain or improve services to the community that are expected to generate some savings or revenue to offset operating costs, e.g. public halls and theatres, childcare centres, sporting and recreation facilities, tourist information centres, etc.

**Risk management**

The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence.

**Section or segment**

A self-contained part or piece of an infrastructure asset.

**Service potential**

The total future service capacity of an asset. It is normally determined by reference to the operating capacity and economic life of an asset. A measure of service potential is used in the not-for-profit sector/public sector to value assets, particularly those not producing a cash flow.

**Service potential remaining**

A measure of the future economic benefits remaining in assets. It may be expressed in dollar values (Fair Value) or as a percentage of total anticipated future economic benefits. It is also a measure of the percentage of the asset's potential to provide services that is still available for use in providing services (Depreciated Replacement Cost/Depreciable Amount).

**Specific Maintenance**

Replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, replacement of air conditioning equipment, etc. This work generally falls below the capital/ maintenance threshold and needs to be identified in a specific maintenance budget allocation.

**Strategic Longer-Term Plan**

A plan covering the term of office of councillors (4 years minimum) reflecting the needs of the community for the foreseeable future. It brings together the detailed requirements in the Council's longer-term plans such as the asset management plan and the long-term financial plan. The plan is prepared in consultation with the community and details where the Council is at that point in time, where it wants to go, how it is going to get there, mechanisms for monitoring the achievement of the outcomes and how the plan will be resourced.

**Sub-component**

Smaller individual parts that make up a component part.

**Useful life**

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Either:

- (a) The period over which an asset is expected to be available for use by an entity, or
- (b) The number of production or similar units expected to be obtained from the asset by the entity.

It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the Council.

**Value in Use**

The present value of future cash flows expected to be derived from an asset or cash generating unit. It is deemed to be depreciated replacement cost (DRC) for those assets whose future economic benefits are not primarily dependent on the asset's ability to generate net cash inflows, where the entity would, if deprived of the asset, replace its remaining future economic benefits.

Source: IPWEA, 2009, Glossary



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**Executive Summary****12.4 Lessons learnt from the Carrum Downs/Frankston North fires in January 2018**

*Enquiries: (Leonie Reints: Community Development)*

Council Plan

Community Outcome:	2. Liveable City
Strategy:	2.2 Vibrant and Engaged
Priority Action	2.2.5 Improve the presentation and cleanliness of Frankston City

**Purpose**

To inform Council on lessons learnt from the Carrum Downs/Frankston North fires and actions and measures that are being considered in relation to emergency management and bushfire mitigation initiatives.

**Recommendation (Director Community Development)**

That Council:

1. Notes the concerns of the community have been acknowledged by both individual state agencies and Council who have subsequently undertaken 'after action' reviews. It has been recognised that education and awareness of the community needs to be improved.
2. Notes state government agencies have the responsibility for responding to emergency events and the co-ordination of relief and recovery is undertaken by Council.
3. Notes Council officers have placed community education and awareness on the next Municipal Emergency Planning Committee (MEMPC) meeting scheduled in July for discussion an appropriate action.
4. Notes the relief and recovery response by Council officers to the Carrum Downs fire received high praise from State Agencies.
5. Notes the proposed legislative changes demonstrate the evolution of Municipal Emergency Management Planning arrangements. Once implemented:
  - A review of the Municipal Emergency Management Planning Committee will be undertaken to ensure capability to meet statutory obligations and meet state wide emergency management planning arrangements
  - A review of resource requirements to ensure capacity to meet the statutory obligations and planning arrangements. Subject to the need for additional resources a report will be presented to the Executive Management Team for consideration.
6. Notes that Parks Victoria report the Pines Flora & Fauna Reserve is regenerating and has already seen a substantial recovery.
7. Notes that a report will be brought back to 2 July 2018 Ordinary Meeting to allow Council to consider nominating delegate(s) to the MEMPC.

**Key Points / Issues**

- A Community Meeting was held at the Frankston North Community Centre in February 2018 with interested residents and Councillors, Local Members of Parliament, local response agencies and council officers

**12.4 Lessons learnt from the Carrum Downs/Frankston North fires in January 2018****Executive Summary**

- The primary responsibility for responding to emergencies during an emergency event falls upon the relevant state agency in accordance with the Emergency Management Manual of Victoria.
- The majority of feedback provided by the community was in relation to the lack of community warnings during and after the bushfire. It should be noted that the lead agency in any given emergency is responsible for community messaging (e.g. CFA) and on the ground evacuations are directed by VicPol. Concerns expressed at the community meeting have been conveyed to the emergency response agencies for the Carrum Downs fires and also to relevant government agencies who have acknowledged improvements should and will be made in emergency situations within their protocols. While these improvements are outside of Local Government's legislative responsibilities there is a strong commitment to work collaboratively to address this through the Municipal Emergency Management Planning Committee (MEMPC). Notwithstanding this, the response agencies have reported that many resources such as ABC 774, Emergency VicApp and the Vic Emergency Website were not actively used by members of the community during the Carrum Downs bushfire. Increasing awareness of these sources of information to build awareness and guide choices as part of community education will be an area of focus.
- This was the first emergency event to trigger the opening of an Emergency Relief Centre by Council officers resulting in high praise from the responding agencies for the timeliness, coordination and efficiencies in the running of the centre. A network of Council facilities have been identified for use as relief centres in the event they should be needed. A relief centre is operationalised dependant on the location of the emergency event and the prevailing conditions. Council also has a mobile emergency relief trailer, which carries all equipment required to support relief and recovery. The trailer was utilised to set up the Emergency Relief Centre at Frankston North. Examples of the inventory includes: signs, food, water, toiletries, pet food, documentation, hi viz vests etc.
- Responsible Council officers regularly engage and communicate with all agencies and has been used as the benchmark for other Councils with regards to forging a holistic approach to emergency management.
- Frankston City Council is a support agency in an emergency event by providing the co-ordination of relief and recovery.
- Proposed legislative changes demonstrate the evolution of Municipal Emergency Management Planning arrangements to ensure they are in line with state and regional emergency management plans. This includes ensuring that representatives of the committee are conversant with statutory obligations and state wide emergency management arrangements, so that the committee is best able to manage strategic capability and capacity issues affecting emergency management within the Municipality.

**12.4 Lessons learnt from the Carrum Downs/Frankston North fires in January 2018****Executive Summary**

The membership of the MEMPC is determined by which agencies and organisations have statutory responsibilities under the *Emergency Management Manual Victoria (EMMV)* or represent a major hazard facility. These are outlined under section 2.3.2 of the Municipal Emergency Management Plan (Attachment B). The current representation of key organisations is based on experience and qualifications to ensure local responses to statutory requirements and emergencies are commensurate with the state government's expectations. While the current committee has recently been reviewed and endorsed by the Municipal Emergency Management Planning Committee in March 2018 the legislative changes will trigger another review of committee membership once the Bill is enacted. The findings / recommendations will be included as a revision of the Terms of Reference.

- Councillors have expressed their desire to have them, as community leaders, represented on the MEMPC. A report will be brought back to 2 July 2018 Ordinary Meeting to allow Council to nominate delegate(s).
- Parks Victoria has stated that most of the indigenous plants and animals in the Pines Flora and Fauna Reserve are adapted to survive and/or recover from fire and the reserve has already seen substantial recovery - despite the recent dry weather. As of this week the fire impacted area is showing significant green epicormic growth from the eucalyptus trees. Most of the other indigenous species in the park survive fire by re-sprouting from under the soil so we expect to see significant heath and banksia species recovery by spring 2018. Once the heath and banksia regrowth reaches a few metres in height (which usually takes 18-24 months), Parks Victoria will recommence ongoing fuel management works which are conducted throughout the park. This will include mechanical treatment to minimise excessive build-up of heathy understory species like tea tree.

**Financial Impact**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

Officers will continue to monitor all new legislative responsibilities and if further resources are required a report will be presented to the Executive Management Team and any financial implications referred to Mid-Year Budget Review.

**12.4 Lessons learnt from the Carrum Downs/Frankston North fires in January 2018****Executive Summary****Consultation****1. External Stakeholders**

A Community Meeting was held at the Frankston North Community Centre on Wednesday 10<sup>th</sup> February 2018 with interested residents and Councillors, Local Members of Parliament, local response agencies and council officers.

The main feedback provided by the community was in relation to the lack of community warnings during and after the bushfire. This feedback has been provided to the response agencies and to relevant government agencies who are responsible for community warnings in emergency situations. Examination by response agencies identified many resources were available to the community to obtain warnings / advice this included, the Emergency Phone Application, Radio, Internet and emergency services workers however these were not used. This has highlighted to state agencies that more community education is required in urban areas, these agencies have stated they will investigate this further and partner with Council where needed.

Another issue identified was that some community members were evacuated to a nearby shopping centre, whilst Police who are the responsible agency for evacuations have identified that this was not ideal, it was the safest and best location until the Emergency Relief Centre (ERC) was established. Police and Council Officers attended the shopping centre, made themselves clearly identifiable and spoke with all people to advise that a more suitable location with shade, water, food and relevant support agencies was available at the Frankston North Community Centre. Police continued to maintain their presence and engagement with the community at the shopping centre until the conclusion of the event. Most people spoken to were there to observe the fire and informed officers they wished to stay at the shopping centre.

An After Action Review was undertaken on Tuesday 27 February 2018 with all relevant agencies. Council officers received high praise from the responding agencies for the timeliness, coordination and efficiencies with the opening and running of the centre.

Parks Victoria has stated that:

*“Following the 2017 fire, Parks Victoria has completed several stages of recovery works at The Pines Flora and Fauna Reserve. This includes track reconstruction and hazardous tree assessment and removal. Accordingly, the fire affected area of the park has reopened to the public.*

*Works are scheduled to take place over the next few months to repair the perimeter mesh fence and to re-gravel the sandy tracks.*

*Regarding flora and fauna, because most of the indigenous plants and animals in the park are adapted to survive and/or recover from fire we've already seen substantial recovery - despite the recent dry weather. As of this week the fire impacted area is showing significant green epicormic growth from the eucalyptus trees. Most of the other indigenous species in the park survive fire by re-sprouting from under the soil so we expect to see significant heath and banksia species recovery by Spring 2018. Once the heath and banksia regrowth reaches a few metres in height (which usually takes 18-24 months), Parks Victoria will recommence ongoing fuel management works which are conducted throughout the park. This will include mechanical treatment to minimise excessive build-up of heathy understory species like tea tree.*

**12.4 Lessons learnt from the Carrum Downs/Frankston North fires in January 2018****Executive Summary**

*An example of the park's natural ability to recover from fire can be seen to the north of the recent fire in the area near Ballarto Break. This area was burnt 18 months ago and is showing strong heathy regrowth.*

*Parks Victoria plans to continue to work with Melbourne Water to manage weeds along Boggy Creek."*

**2. Other Stakeholders**

Relevant internal council departments have reviewed internal processes and procedures to identify any improvements that needed to be made. For example improving access to relief centres for key council officers after hours.

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

Council's responsibility in relation to Emergency Management has increased significantly in the last two years with the reforms being implemented by the State Government; these will continue to grow with more emphasis being put in to Relief & Recovery which is the legislative responsibility of Local Government.

It has been identified that there is a need to better educate and build resilience within the community.

**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

There is a growing responsibility on Local Government in relation to emergency management and this is evident through legislative changes within the *Emergency Management Manual of Victoria, Country Fire Authority Act 1958 and Emergency Management Act 2013* This is in addition to the newly amended Emergency Management Legislation Amendment Bill 2018 which aims to refine responsibilities and relationships across the sector (see Attachment A)

The reform with the largest impact for local government is the legislative requirement to provide the statutory position of Municipal Recovery Manager (MRM). This newly mandated role is in addition to the already mandated positions of Municipal Emergency Resource Officer (MERO) and Municipal Fire Prevention Officer (MFPO) currently delegated to the position of the Coordinator Compliance and Safety.

The Emergency Management Legislation Amendment Bill 2018 was circulated to Councils on 20 February 2018. This Bill substantially alters the Emergency Management (EM) landscape in Victoria by creating a clearly defined State, Regional, and Municipal structure to guide both planning and governance arrangements.

New section 59G of the Emergency Management Act requires all municipal councils to appoint one or more Municipal Emergency Management Officer(s) (MEMO). This is a new statutory role that provides a contact point within the municipal council for liaising with other agencies in relation to emergency management activities. The MEMO is also responsible for assisting with coordination of emergency management activities internally within Council. This includes activities relating to mitigation, response and recovery.

**12.4 Lessons learnt from the Carrum Downs/Frankston North fires in January 2018****Executive Summary**Policy Impacts

A full review of the Municipal Emergency Management Plan (MEMP) and sub plans is now required due to the significant changes within the emergency management sector.

This review will take place throughout 2018 with a new plan to be presented to Council in early 2019 if required.

Other plans may be affected and identified during this process such as Council's Business Continuity Plan and these will be updated and amended as required.

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 new focus of the integration of municipal plans with those at the regional and state level is designed to increase overall risk mitigation through all levels of emergency management planning.

Updated procedures will be created to meet the provision of emergency relief and recovery at small scale incidents to mitigate the risks to affected community members through the timely provision of appropriate emergency accommodation and material aid.

**Conclusion**

The feedback provided by the Community primarily revolves around communication and awareness during the emergency event. Communication and direction of the community lies with state agencies during an emergency event until there is a formal handover to relief and recovery (primarily Council).

All measures undertaken by Council both during and after the Carrum Downs fires emergency event were considered to be more than adequate and were met with high praise from all other agencies.

After agencies conducted their internal reviews of the event it was acknowledged that community education and awareness needs improvement. It will be recommended to the MEMPC representatives that these improvements be discussed at the next MEMPC meeting in July to enable Councillors to be updated on the improvements.

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**ATTACHMENTS**

- Attachment A: Emergency Management Legislation Amendment Bill 2018  
Overview (*Under Separate Cover*)
- Attachment B: 2.3.2 - MEMPC Membership
- Attachment C: Photos - Pines Flora and Fauna Reserve - May 2018

### **2.3.2. Membership**

The Frankston MEMPC membership includes:

- Frankston City Council
  - MERO, MRM and Emergency Management Officer
  - Deputy MEROs and MRMs
  - Assistant MRMs
  - MECC Managers
  - Environmental Health
  - Fire Prevention
  - Animal Management
  - Infrastructure
  - Operations
  - Building Surveyor
  - Communications
- MERC (Victoria Police)
- Ambulance Victoria
- Brotherhood of St Laurence
- Coast Guard
- Community Support Frankston
- Country Fire Authority
- Department of Economic Development, Jobs, Transport and Resources (DEDJTR)
- Department of Education and Training (DET)
- Department of Health and Human Services (DHHS)
- Frankston Life Saving Club
- Melbourne Water Eastern Treatment Plant
- Parks Victoria
- Peninsula Health
- Peninsula Link
- Red Cross
- United Energy
- VCCEM
- VicRoads
- VICSES







**Executive Summary****12.5 Council Plan Performance Report - Quarter three 2017-2018**

*Enquiries: (Judi Krznaric: Corporate Development)*

**Council Plan**

Community Outcome:	4. A Well Managed City
Strategy:	4.2 Systems
Priority Action	4.2.3 Facilitate informed decision making through informed reporting and data management

**Purpose**

To report on the Quarterly Council Plan Performance Report for quarter three January – March 2018 on the Council Plan 2017-2021.

**Recommendation (Director Corporate Development)**

That Council receives and notes the Quarterly Council Plan Performance Report for quarter three, January – March 2018.

**Key Points / Issues**

- The Council Plan Quarterly Performance report provides a status of the four year priorities, strategic indicators, major initiatives and initiatives delivering towards each long term community outcome in the Council Plan 2017-2021. The annual performance of the Council Plan is published in the Annual Report.
- The Quarterly Council Plan performance report has been formally noted by Council each financial quarter since February 2011. The report is available on Councils website and upon request.
- In 2017-2018 the year one initiatives of the Council Plan 2017-2021 are being reported. There are currently 77 per cent of initiatives on track.

**Highlights for the third quarter are as follows:****Long term Community Outcome 1: A Planned City**

The Frankston Arts Centre has undergone internal works including kitchen replacement, toilet upgrades, first floor lift installation and the redevelopment of the green room which now includes a rear balcony and function space available for hire.

Progress on the redevelopment of the Jubilee Park netball stadium continues with concept designs selected for consultation with various stakeholders.

**Long Term Community Outcome 2: A Liveable City**

The Waterfront Festival incorporated the Commonwealth Games Queen's Baton Relay and was well attended.

Progress continues for an education and library hub in Langwarrin. An architect has been appointed with site selection and analysis being a priority.

The Active Sports Program to encourage engagement of Aboriginal and Torres Strait Islander community members in sport attracted 20 clubs.

**Long term Community Outcome 3: A Well Governed City**

Live Streaming of Council Meetings became available via the Council's website in January.

**12.5 Council Plan Performance Report - Quarter three 2017-2018****Executive Summary**

An advocacy briefing session was held with local organisations and community groups interested in partnering with Council to identify key advocacy projects.

**Long term Community Outcome 4: A Well Managed City**

The Frankston Regional Recycling and Recovery Centre (FRRRC) continues to perform well with record tonnes of waste and customers during the third quarter.

The Digital Strategy is complete with the Information Technology Strategy under development and due for completion in June 2018.

Council's staff engagement survey was conducted in March with results to be available in June.

**Financial Impact**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

There are no known financial implications for the quarterly performance reports.

**Consultation****1. External Stakeholders**

The Council Plan 2017-2021 was developed through a detailed community consultation process to determine four year priorities. The Quarterly Council Plan Performance Report is available to the community via Council's website and in hardcopy upon request.

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

There are no known environmental, economic and social implications with the Council Plan Quarterly Performance report.

**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

Reporting for quarter two has been prepared according to the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

**12.5 Council Plan Performance Report - Quarter three 2017-2018****Executive Summary**Policy Impacts

There are no known impacts to policy decisions relevant to the quarterly performance reports.

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 main risk associated with quarterly performance reporting is the potential for inaccurate reporting of data. This has been reduced via the quarterly reporting process. The reports are reviewed by the Audit and Reporting Performance Project Team and Executive Management Team prior to going to Council and the Audit and Risk Committee.

**Conclusion**

The quarter three performance report highlights that Council is performing well and is overall making progress on year one of its commitments with 77 per cent of initiatives on track for completion. Seven per cent of initiatives have been completed which include the Waterfront Festival and Queens Baton relay being successfully delivered, the adoption of the Health and Wellbeing Plan 2017-2021 with year one implementation commencing and the live streaming of Council meetings.

Council continues to advocate to the Victorian Government for funding to deliver on its key community priorities which includes the health hub that will offer essential welfare support services.

It is significant to note that since the quarter three report was completed the Federal Government has announced funding of \$225m towards electrifying of the railway line to Baxter. State Government has now initiated the Business Case study which will include preliminary designs and evaluation of options. Council officers will be assisting in the development of the Business Case.

The annual performance of the Council Plan will be published in the 2017–2018 Annual Report.

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**ATTACHMENTS**

Attachment A:[↓](#) Quarterly Performance Report - Council Plan - Quarter Three - January - March 2018

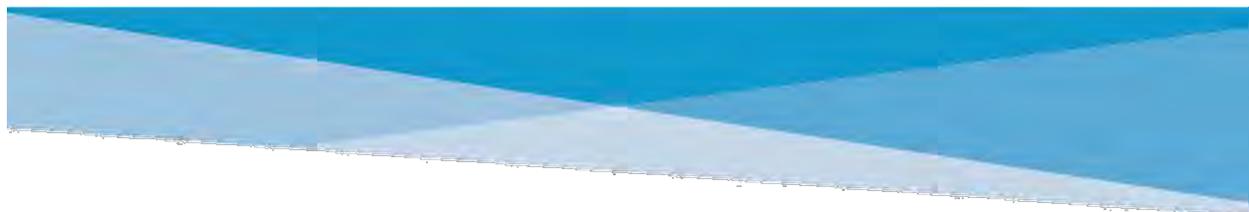
# Frankston City Council Plan Quarterly Performance Report



*opportunity » growth » lifestyle*



Quarter Three:  
January–March 2018



## Council Plan

The Council Plan 2017-2021 is a strategic document which guides the planning, development, allocation of resources and provision of services to the Frankston City Community. It includes the strategic objectives for the Council, strategies for achieving these for at least four years, strategic indicators for monitoring achievement of the strategic objectives and a strategic resource plan. The following are the four long term community outcomes as detailed in the Council Plan.

### 1. A Planned City

page 4

A vibrant city providing housing, stunning beaches, a beautiful natural environment and arts and cultural experiences. Everything you want at your doorstep—shopping, education, employment, recreation and a lifestyle the envy of others.

### 2. A Liveable City

page 8

Welcoming neighbourhoods, green streets and thoroughfares, parks and natural reserves, an active foreshore and vibrant town centres delivering a living environment that is second to none. An active and healthy community that is connected through participation in activities at our local and regional sporting facilities, events and festivals.

### 3. A Well Governed City

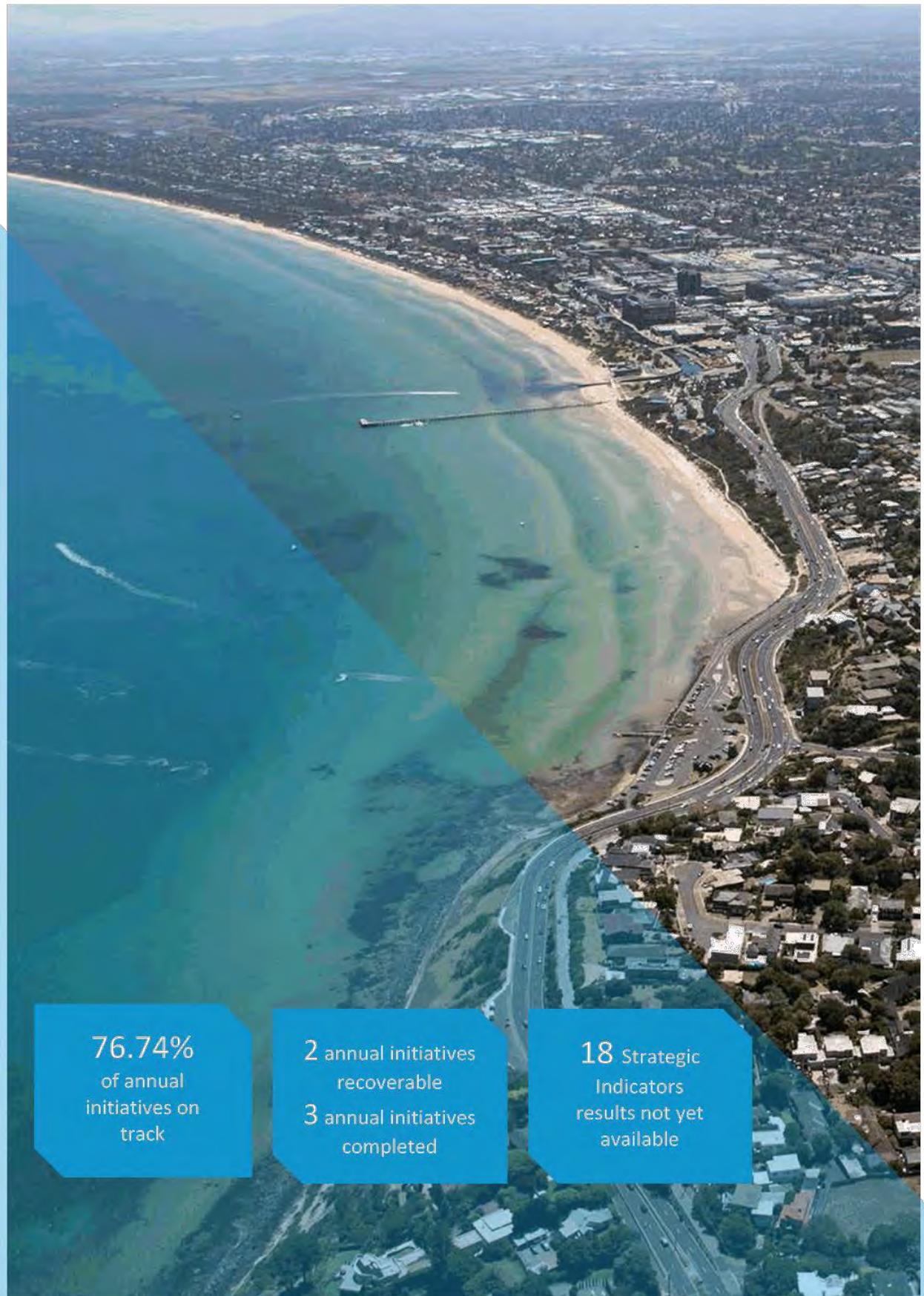
page 13

An elected Council that is driven by the privilege of serving its community and providing leadership and vision to ensure Frankston City is recognised as the Lifestyle Capital of Victoria.

### 4. A Well Managed City

page 16

Proudly delivering services to improve our community's lifestyle. An organisation that is recognised amongst its peers as a leader in the sector and one that is founded upon its engagement and connection to its community.

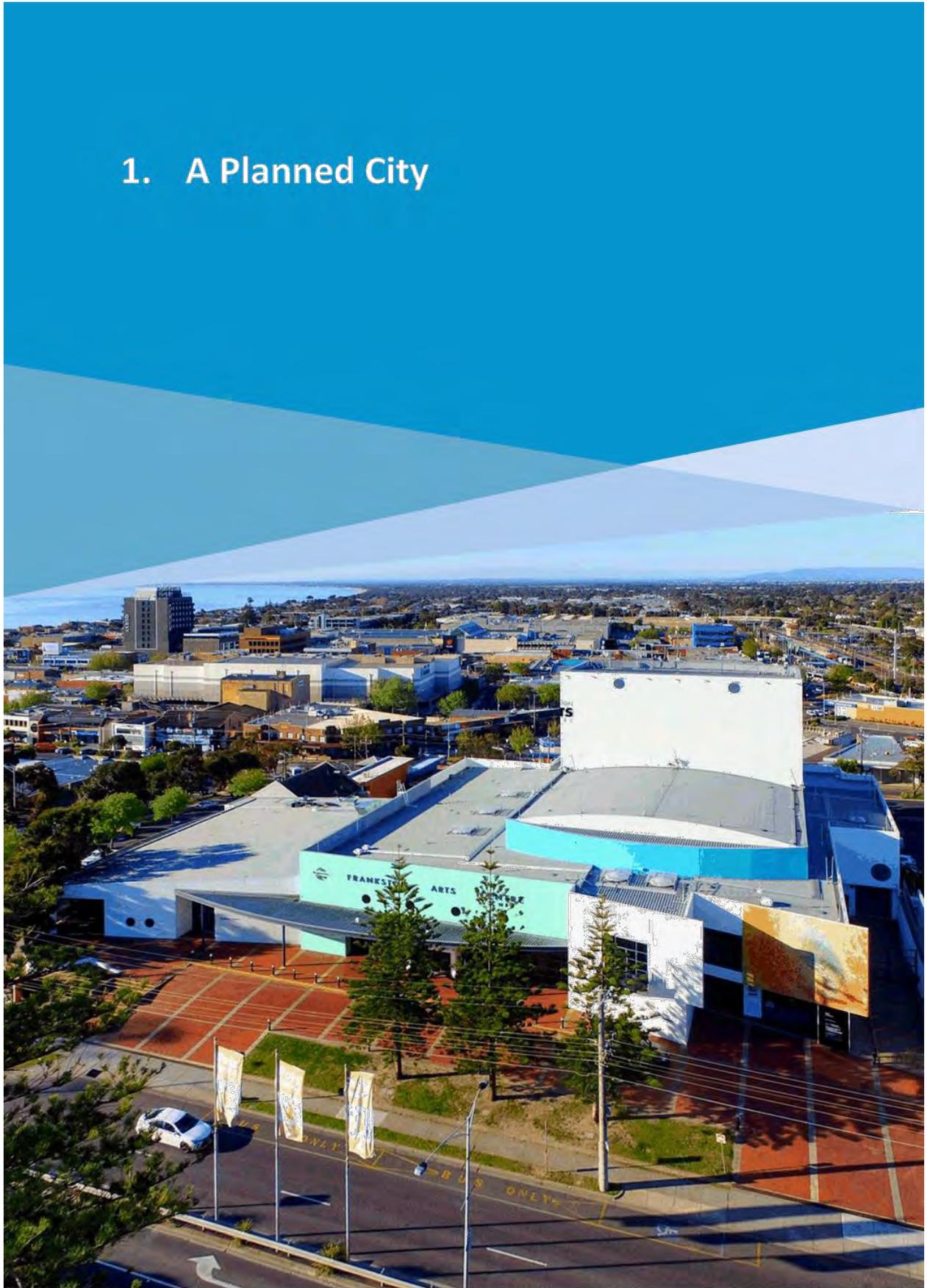


76.74%  
of annual  
initiatives on  
track

2 annual initiatives  
recoverable  
3 annual initiatives  
completed

18 Strategic  
Indicators  
results not yet  
available

# 1. A Planned City



## Long term community outcome one:

### A Planned City

The following statement reviews the performance of Council against the Council Plan including results achieved in relation to the strategic indicators against the priorities included in the Council Plan.

#### Executive Summary – Director Community Development

Work continues on a business case for the electrification of the rail line to Baxter and for catalyst development in the city centre.

The Frankston Arts Centre has undergone internal works including kitchen replacement, toilet upgrades, first floor lift installation and the redevelopment of the green room which now includes a rear balcony and function space available for hire.

Progress on the redevelopment of the Jubilee Park netball stadium continues with concept designs selected for consultation with various stakeholders.

Work has continued to attract residential development with time taken to decide planning applications results showing council in the top five benchmarked<sup>1</sup> councils in the Metropolitan region.

■ On track    
 ■ Recoverable    
 ■ Off track    
  Not yet available    
 ✓ Completed

Strategic priorities	Strategic Indicator	Frequency	Target 17/18	YTD June 2017-2018	Progress comments	Status
Residential development in FMAC	New dwellings in Frankston Metropolitan Activities Centre (FMAC)	Annual	≥ 1,000 by 2021	-	Indicator reported annually	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>
Protect and Enhance natural Environment	Council's greenhouse gas emissions	Annual	Establish a baseline by 30 June 2018	-	Indicator reported annually	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>
Protect and Enhance natural Environment	Kerbside collection waste diverted from landfill	Annual	≥ 52%	-	Indicator reported annually	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>
Green Wedge	Adopt a Green Wedge Management Plan	Annual	Plan adopted by 30 June 2018	-	Indicator reported annually	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>

## Theme 1.1 Community Infrastructure

### Infrastructure for people, families and business

Four Year Priorities Council Plan 2017-2021	Major Initiatives 2017-2018 Year One	Progress comments	Status
Work with the Victorian Government to develop a business case for a catalyst development as a further stage of the Frankston	Work with the Victorian Government to develop a business case for a catalyst development as a further	Council has been discussing with the Victorian Government the potential for the relocation of a department into the Frankston Central Activities Area, along	<span style="color: green;">■</span>

<sup>1</sup> Local Government Performance Reporting Framework (LGPRF) comparisons were made with Metropolitan group Councils including, Bayside, Brimbank, Glen Eira, Greater Dandenong, Kingston, Knox, and two interface councils, Mornington and Casey.

Four Year Priorities Council Plan 2017-2021	Major Initiatives 2017-2018 Year One	Progress comments	Status
Station Precinct Redevelopment	stage of the Frankston Station Precinct redevelopment.	with an Australian Government department and some Council services. A business case is being developed.	
	Finalise a business case for a catalyst development in the city centre.	Following completion of a business case, further discussions will occur.	
Redevelop the existing Frankston Arts Centre and Civic Centre precinct to attract a 5 star hotel	Redevelop the existing Frankston Arts Centre and Civic Centre precinct to attract a 5-star hotel	Completed works in the Arts Centre precinct includes, replacement of the kitchen, toilet upgrades, first floor lift installation and upgrades to the green room and rear balcony to create a VIP lounge area. Further redevelopment and /or expansion will be considered as part of the catalyst development project.	
Undertake a feasibility study to relocate Council's Operations Centre and allow for an exemplar urban renewal project	Undertake a feasibility study to relocate Council's Operations Centre and allow for an exemplar urban renewal project	The options of the 4.2 hectare site continues to be investigated including the options for meeting future housing needs.	

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
Advocate to Government for: - Electrification to Baxter - Funding for Regional Sporting Facilities, including: - Belvedere Reserve - Jubilee Park Netball Stadium - Centenary Park Regional Tennis facility - National Broadband Network (NBN) Rollout	Commence delivery of the Jubilee Park Netball Stadium	A preferred concept design has been selected and is currently being finalised through consultation with internal and external stakeholders. Council is sourcing funding for part of this project.	
	Complete business case for electrification of Baxter Rail	The scope of the business case has been finalised by the Victorian Government with work to commence shortly.	
Ensure community infrastructure and services match community need	Prepare a 20-year Community Infrastructure Plan based on fit for purpose requirements for: - Accessible universal services - Projected leisure and recreational facilities - Early years facilities	A Community Infrastructure Plan is complete for accessible universal and early years services. An assessment criteria to identify future leisure and recreational facility is being scoped	

## Theme 1.2 Development and housing

Development and housing that services diverse needs

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
Attract high-density residential apartments and commercial office accommodation	Attract high-density residential apartments, including affordable housing in and around the Frankston Metropolitan Activity Centre (FMAC)	One city centre development is now completed and occupied, a number of similar developments are under construction whilst others are progressing through Council approval processes.	
	Develop a Development Contributions Plan	An Open Space Contributions Plan has been completed by consultants. A Councillor briefing has been booked for June.	
Ensure built form, displays architectural excellence and embodies creative urban design	Adopt a Housing Strategy	The revised Housing Strategy will be considered at a Council meeting in May.	
Improve public car parking options	Finalise the cash in lieu parking scheme	A revised Council report incorporating independent panel recommendations will be considered at a Council meeting in May.	

## Theme 1.3 Natural and sustainable environment

Natural environment is protected and enhanced, resources are used efficiently and waste is minimised

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
Reduce Council's energy use and greenhouse emissions and progress towards carbon neutrality	Refresh the Energy and Emissions Reduction Plan	Data on Council's assets and additional emission sources informed the analysis of Council's future emissions forecast. Opportunities were investigated to reduce Council's energy usage, costs, emissions, and to identify investment scenarios. A Councillor briefing to seek input and direction will occur in June 2018.	
	Educate and engage the community through Council's Greening our Future community events and information	Council's <i>Greening Our Future</i> events attracted 394 participants, including 225 households at the annual <i>Detox Your Home</i> day where 5,691 kilograms of household chemicals were collected and diverted from landfill. This is an increase from 4,951 kilograms in 2016-2017.	
Protect the values of the Green Wedge and Implement a management plan	Develop the Green Wedge Management Plan	The report on public consultation for the Green Wedge Management Plan will be presented to Council at a briefing in July. This will be followed by a consultant study brief to complete the document.	

## 2. A Liveable City



## Long term community outcome two: Liveable city

The following statement reviews the performance of Council against the Council Plan including results achieved in relation to the strategic indicators against the strategies included in the Council Plan.

### Executive Summary – Director Community Development

Frankston City Council continues to be an active and healthy community. The annual Waterfront Festival incorporated the Commonwealth Games Queen’s Baton Relay this year and was well attended.

Progress continues for an education and library hub in Langwarrin. An architect has been appointed with site selection and analysis being a priority.

Council continues to advocate to the Victorian Government for a health hub that will offer key welfare support services.

The Active Sports Program to encourage engagement of Aboriginal and Torres Strait Islander community members in sport attracted 20 clubs.

■ On track    
 ■ Recoverable    
 ■ Off track    
  Not yet available    
 ✓ Completed

Strategic priorities	Strategic Indicators	Frequency	Target 17/18	YTD June 2017-2018	Comments	Status
Business and Jobs	Jobs in Frankston City	Annual	≥ 5,000 jobs to be achieved by 2021	NA	Indicator reported annually	<input type="checkbox"/>
Health and education	Degree courses on offer in Frankston City	Annual	Establish a baseline by 30 June 2018	NA	Indicator reported annually	<input type="checkbox"/>
Five star hotels	Five star accommodation	Annual	Accommodation secured by 2021	NA	Indicator reported annually	<input type="checkbox"/>
Events, Arts and Culture Destination	Frankston Arts Centre, festivals and events attendance	Annual	>305,000 in attendance	NA	Indicator reported annually	<input type="checkbox"/>
Health and Education	0-1 infants enrolled in maternal Child health (MCH) service	Annual	≥2,000 enrolments	NA	Indicator reported annually. This quarter there were 487 enrolments	<input type="checkbox"/>
Service-rich	Service utilisation per funded hours through Home and Community Care (HACC) and Commonwealth Home and Support Programme (CHSP)	Annual	≥94,913 hours	NA	Indicator reported annually. This quarter there were 19,914 hours	<input type="checkbox"/>

**Theme 2.1 Employment, education and economy**

Diverse local employment opportunities and increased community capacity

Four Year Priorities Council Plan 2017-2021	Major Initiatives 2017-2018 Year One	Progress comments	Status
<b>Develop a knowledge, creativity and skills based economy that generates employment opportunities</b>	Expand and enhance business programs including: Business Investment program Build Your Business Program	Council is trialling the expansion of the Small Business Mentoring program. The initiative has so far seen ten businesses participate and several others are on a waiting list. Council has held 18 small business coaching sessions and three workshops as part of the 2018 Build Your Business program.	
<b>Attract industry and employment in the health and education fields</b>	Facilitate an environment that supports start-up businesses	The Entrepreneurs Network has been re-established and is being reviewed with the intent to expand support to members.  The 2017-2018 Small Business Grants program has concluded with two businesses successfully receiving \$15,000 grants.	
Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>Facilitate the development of industry informed education courses that meet employer industry needs</b>	Work with education providers to further develop education courses	The South East Melbourne Alliance is waiting to receive the Workforce Futures Project Survey data from the Victorian Skills Commissioner to provide to stakeholders.  An Education Precinct Framework has been identified and outcomes are currently being established that will support the local education and training sectors.	

## Theme 2.2 Vibrant and engaged

An active, engaged and equitable community

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>Promote Frankston City's reputation as an arts, festivals and events destination</b>	Expand the 2018 Waterfront Festival and promote the Queen's Baton Relay	The Waterfront Festival and Queen's Baton Relay events were successfully delivered in February and both events were well attended.	
	Deliver the HATCH arts incubator program	The program has moved to stage two and will support four contemporary artists via a mentor and development program, creative space and production advice.	
<b>Engage and support Frankston City's local areas and diverse communities to optimise facility usage and enhance equitable access to services</b>	Work with the community to deliver local initiatives in the Community Plan	Frankston City Community Plan 2017-2021 was adopted by Council in September 2017. An approach to building civic pride by engaging community in delivery of local initiatives will be presented to Council in April.	
<b>Develop an education and library hub in Langwarrin</b>	Complete a feasibility study for an education and library hub in Langwarrin	An Architect was awarded the contract to undertake feasibility and concept design services for the new facility with site selection and analysis being a priority. Planning commenced with key stakeholders to develop a community engagement plan.	

## Theme 2.3 Health and well being

Community understands and actively pursues a healthy lifestyle

Four Year Priorities Council Plan 2017-2021	Major Initiatives 2017-2018 Year One	Progress comments	Status
<b>Facilitate the delivery of a health services hub in the Health precinct</b>	Facilitate the delivery of a health services hub in the Health precinct	Council continues to advocate to the Victorian Government for a health hub incorporating integrated services including addiction rehabilitation services. Peninsula Health Ambulatory Care Plan has been submitted to State Government for capital funding consideration.	

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>Enhance equitable access to sport and leisure opportunities</b>	Improve club governance and upgrade facilities to enhance inclusion and participation	The Active Sports Program to encourage engagement of Aboriginal and Torres Strait Islander community members in sport attracted 20 clubs.	
<b>Adopt a Health and Wellbeing Plan 2017-2021</b>	Adopt the Health and Well Being Plan 2017-2021 and implement year one actions	Health and Wellbeing Plan 2017 – 2021 was adopted by Council in October 2017. Year one actions are being implemented.	

### 3. A Well Governed City



Long term community outcome three:

## A Well Governed City

The following statement reviews the performance of Council against the Council Plan including results achieved in relation to the strategic indicators against the priorities included in the Council Plan.

### Executive Summary – Director Corporate Development

Live Streaming of Council Meetings became available via the Council’s website in January. An advocacy briefing session was held with local organisations and community groups interested in partnering with Council to identify key advocacy projects.

■ On track    
 ■ Recoverable    
 ■ Off track    
  Not yet available    
 ✓ Completed

Strategic Indicators	Frequency	Target 17/18	YTD June 2017-2018	Comments	Status
Community satisfaction with Council decisions	Annual	≥ 58	NA	Indicator reported annually	<input type="checkbox"/>
Councillor attendance at Council meetings	Annual	≥ 85%	NA	Indicator reported annually	<input type="checkbox"/>
Councillor advocacy priorities	Annual	Advocacy priorities achieved by 30 June 2018	NA	Preparation of an implementation plan for the Advocacy Strategy is underway.	<input type="checkbox"/>

### Theme 3.1 Accountable governance

Well governed and reputable

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>The elected representatives will provide:</b> - Clear and unified direction - Transparent decision makers - Good Governance	Implement live streaming of open council meetings and recording of closed council meetings	Live Streaming of Council meetings was implemented in January and can be accessed on the Council website.	<span style="color: blue;">✓</span>

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
	Deliver greater transparency through developing and implementing processes and protocols	The Governance Local law for Meeting Procedures and Councillor Code of Conduct are currently being reviewed and will be presented to Council for formal consideration.	
<b>The elected representatives will promote:</b> - Powerful advocacy - Meaningful engagement - Credible reputation	Advocate for Frankston City in the lead up to the state and federal government elections	An advocacy briefing session was held in February with local organisations interested in partnering with Council to identify key advocacy projects.	
	Develop a Councillor program to expand Councillor skills, knowledge and strategic capabilities	The Councillor Training and Development policy was adopted by Council in December 2017 and provides a framework for the expansion of Councillor skills, knowledge and strategic capabilities.	

## 4. A Well Managed City



## Long term community outcome four: **A Well Managed City**

The following statement reviews the performance of Council against the Council Plan including results achieved in relation to the strategic indicators against the priorities included in the Council Plan.

### Executive Summary – Director Community Assets

Work continues on transforming Frankston City Council into a leading local government organisation. The Frankston Regional Recycling and Recovery Centre (FRRRC) performed well with record tonnes of waste and customers during the third quarter. The digital strategy is complete. The Information Technology Strategy is under development and due for completion in June. Council’s staff engagement survey was conducted in March as results will be available in June.

■ On track    
 ■ Recoverable    
 ■ Off track    
  Not yet available    
  Completed

Strategic Indicator	Frequency	Target	YTD	Comments	Status
		17/18	June 2017–2018		
Community satisfaction with Council's customer service	Annual	≥ 71	NA	Indicator reported annually	<input type="checkbox"/>
Asset renewal funding maintained	Annual	≥ 95%	NA	Indicator reported annually	<input type="checkbox"/>
Adjusted Capital Works Program	Annual	≥ 90% Program delivered	NA	Indicator reported annually	<input type="checkbox"/>
Adjusted underlying surplus (or deficit)	Annual	≥ 19.30%	NA	Indicator reported annually	<input type="checkbox"/>
Employee engagement	Annual	Establish a baseline by 30 June 2018	NA	Indicator reported annually	<input type="checkbox"/>

## Theme 4.1 Services

Highly valued and utilised services

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>Identify service assets and service levels required to meet future community needs</b>	Implement the Service Planning Framework	The Service Planning and Costing Framework has been developed and work is underway with departments to develop a service catalogue.	
<b>Implement a rolling service review program</b>	Conduct service reviews as determined	With the development of the Service Planning and Costing Framework, a schedule of more detailed service reviews is now being developed.	
<b>Ensure a positive customer experience</b>	Implement the Customer Focused Strategy	<p>The Langwarrin Service Centre and Civic Centre foyer have been upgraded to improve customer service.</p> <p>The <i>Ease of Doing Business</i> survey results have been presented to department managers for review.</p> <p>New initiatives are being trialled in the call centre queue to reduce the abandoned call rate and queue time.</p>	
	Develop a Digital Engagement Strategy and implement year one actions	The Digital Strategy is complete and under implementation.	

## Theme 4.2 Systems

Systems for ongoing effectiveness and efficiency

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>Review and develop a four-year Information Technology Strategy to guide Council's efficient use of technology</b>	Develop and adopt a four-year IT Strategy	The Digital Strategy is complete. The Information Technology Strategy is under development and due for completion in June.	
	Implement a contract management system	Tenders for the new system closed in March 2018 and submissions are being shortlisted.	

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>Facilitate informed decision making through informed reporting and data management</b>	Complete a business case for the development of improved reporting and data management	The Digital Strategy has confirmed the need for improved reporting and data management. The work on this initiative will commence next financial year.	<input type="checkbox"/>

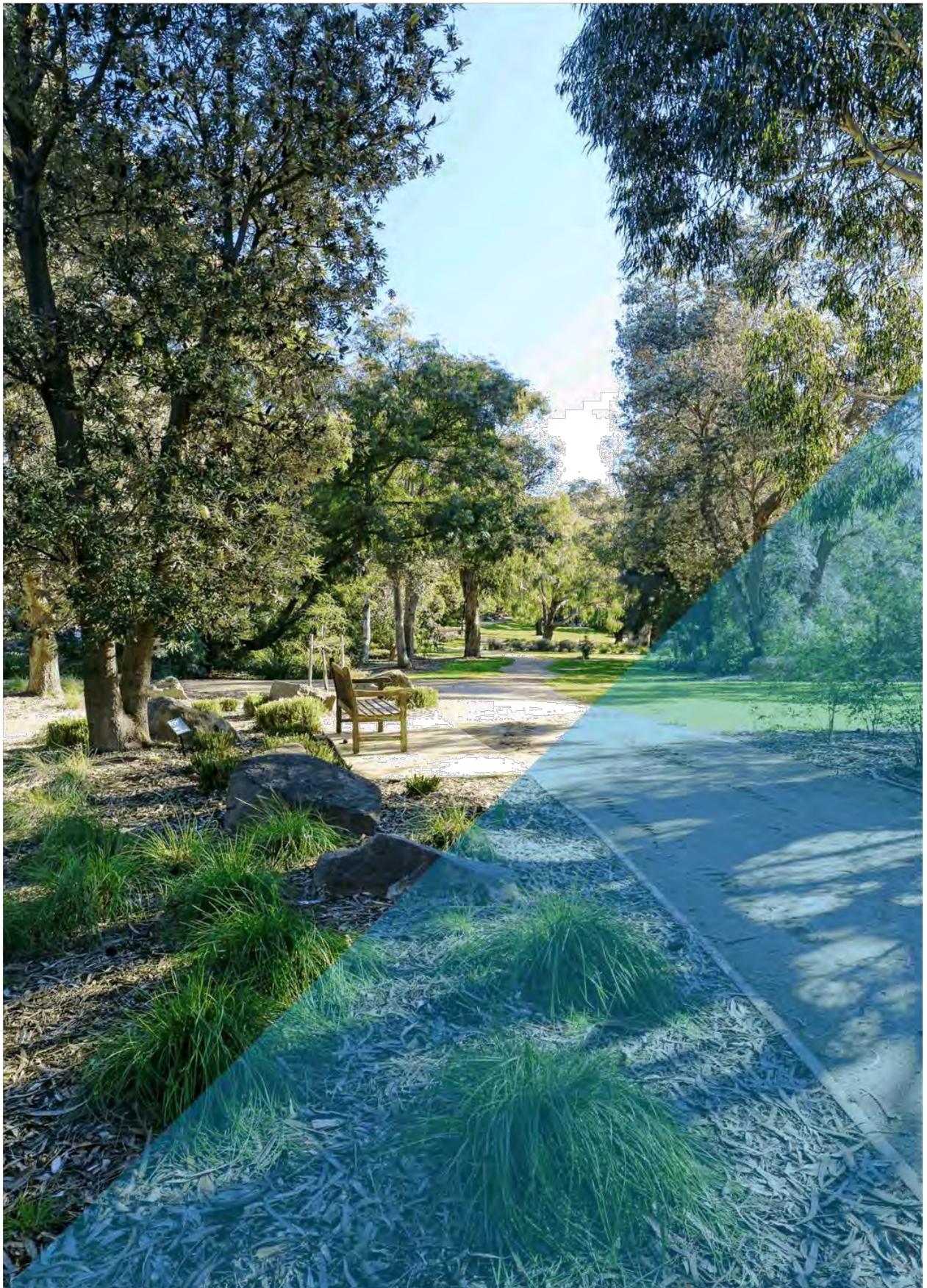
### Theme 4.3 Resources

#### Optimise resource management

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>Continue to maintain a financially sustainable Council:</b> - Advocate for operational grant funding from other tiers of Government to deliver services required by the community - Ensure funding decisions are based on Council's priorities - Seek alternative revenue sources	Manage the financial performance of the Frankston Regional Recycling and Recovery Centre (FRRRC)	FRRRC is performing well with record tonnes of waste and customers for this quarter. The high intake volumes of building renovation waste and garden organic waste has continued.	
<b>Undertake an ongoing review of council's assets to ensure they meet community needs</b>	Deliver the annual Capital Works Program (deliver 90% of capital works program)	Significant progress has occurred on the delivery of the program, with the actual expenditure of \$22.86 million by the end of third quarter. Overall expenditure is expected to be 91 per cent of the total adjusted budget. Annual project delivery rate is forecast to achieve 94 per cent.	
	Continue to improve Council's asset management knowledge and planning	The Asset Planning team continue to work on delivering the internal audit recommendations and have commenced reviewing the Asset Management Strategy.	
	Determine the future use and management of Belvedere Reserve	An Expression of Interest process will shortly commence for groups interested in utilising the site.	

**Theme 4.4 People**  
 Capable and engaged people

Four Year Priorities Council Plan 2017-2021	Initiatives 2017-2018 Year One	Progress comments	Status
<b>Create a sustainable workforce</b>	Develop and implement a workforce plan	Development of a Workforce Plan is scheduled to commence in May 2018.	<input type="checkbox"/>
<b>Enhance a high performing culture</b>	Develop and implement the Learning and Development Framework	The Learning and Development Framework has been approved. Implementation is scheduled for July 2018.	<input type="checkbox"/>
<b>Position Frankston City Council as an employer of choice</b>	Conduct an employee engagement survey and implement an action plan	Council's staff engagement survey was conducted in March 2018. Results will be available in June 2018.	<input checked="" type="checkbox"/>





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COUNCIL**

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**Executive Summary****12.6 Update on Short Term Accommodation/Party Houses**

*Enquiries: (Leonie Reints: Community Development)*

Council Plan

Community Outcome:	2. Liveable City
Strategy:	2.3 Health and Well-being
Priority Action	2.3.5 Adopt a Health and Wellbeing Plan 2017-2021

**Purpose**

To brief Council on the current actions being undertaken by Council Officers in relation to unregistered Short Term Accommodation/party houses and complaints of noise nuisance.

**Recommendation (Director Community Development)**

That Council:

1. Notes Officers act under *General Local Law 2016 No 8, Public Health & Wellbeing Act 2008, Environment Protection Act 1970* and the *Building Act 1999 (Acts)*.
2. Notes Officers proactively apply the provisions of the Local Law and Acts in respect of investigating and prosecuting complaints received in relation to short term accommodation/party houses.
3. Notes Council has listed the matter of non-registration of a Short Term Accommodation property at the Magistrates Court on 14 June 2018. The outcome of this case will set the precedence not only for Frankston City Council but for other Local Government agencies. Further, issues of non-compliance with building regulations are also being separately pursued.
4. Notes Council officers have researched all short term accommodation in Frankston and have a letter prepared to send to them pending the outcome of the court case.

**Key Points / Issues**

- Councillors provided direction to take strong action with regards to short term accommodation, particularly where renters cause a nuisance for other residential properties. In this scenario the owner of property is held accountable under the law.
- There are two key issues with regard to Short Term Accommodation, both of which are pursued by Council through the provisions in the Public Health & Wellbeing Act 2008. The first is the provision for Short Term Rental Accommodation to be registered as Prescribed Accommodation under the *Public Health and Wellbeing Act 2008* (H & W Act).

To pursue Prescribed Accommodation registration under the Public Health & Wellbeing Act 2008 the Building Act 1993 also becomes relevant as there are a number of components to assess and pursue where relevant. A property used for short-term accommodation with 5 people or more must:

- Have a Prescribed Accommodation Permit,
- Comply with relevant use (under the Building Interim Regulations 2017) and,

**12.6 Update on Short Term Accommodation/Party Houses****Executive Summary**

- Not breach Noise & Nuisance provisions (as per *Public Health & Wellbeing Act 2008* (H & W Act) and the *Environment Protection Act 1970* (EP Act))

The second issue is noise and nuisance, which can occur at any residential property whether it be caused by an owner/ occupier, long or short term renter. While excessive noise can also be pursued through Section 67 in the EP Act, the prohibition provision hold for 72 hours only, whereas the prohibition options in Section 94 of the H&W Act remain in situ.

The process in broad terms includes:

- Investigate allegations; and if sufficient evidence
- Issue a Prohibition Notice under the H & W Act
- If there is a failure to comply:
  - Prepare a Brief of Evidence for the Coordinator Prosecutions,
  - Issue a summons for Nuisance (120 points or \$19,028; **and**
  - Issue a 'Failure to Comply with the Prohibition Notice' (120 points or \$19,028). This results in a total fine of up to \$38,056 to the owner of the property.
- Enquiries indicate that very few Councils in Victoria apply the 'Prescribed Accommodation' provisions as this type of premise is new and there is insufficient defined guidance in legislation provided to Councils. Officers have requested advice from both Maddocks and MAV and are currently waiting on responses.

#### Noise and nuisance

Council officers investigate all notified noise and nuisance complaints. The investigation includes collecting evidence from complainants' logged instances and neighbours' statements affected by the issue. Primarily evidence relies on the complainant being able to demonstrate the impact of the noise / nuisance on their health and wellbeing and as such requires the complainant to provide this evidence, including being prepared to give evidence in court. Often complainants are unwilling to do this, which significantly compromises Council's ability to effectively address the matter. Where this occurs Council advises that should the complainant wish to pursue the matter they have the option of taking it to Court as a civil matter.

- i. Overall, the gathering of sufficient evidence is a lengthy process and often frustrating for complainants and officers alike. However, as an initiative Council officers and local Police have agreed a collaborative approach to resolve issues more quickly. The collaboration takes the form of a jointly created a template for police officers to use when responding to a 000 call that will enable Vicpol's evidence to be used in a Council prosecution of a noise complaint.

With this arrangement Council officers are pursuing the strongest use of the available legislation as per the process described above.

**12.6 Update on Short Term Accommodation/Party Houses****Executive Summary**Prescribed accommodation

- Very few Councils in Victoria currently register Short Term Accommodation under the *Public Health & Wellbeing Act 2008* due to the current legislation not clearly reflecting the legislative requirements of Local Government to register and regulate these types of premises. A number of Councils appear to be taking different approaches or no approach at all. Officers have explored existing options within legislation and as a result of a current investigation has listed a matter in court. The Magistrate's finding on 14 June 2018 will set the precedence of dealing with these types of premises not only for Frankston City Council but for other Victorian Councils.
- The growing trend for short term accommodation and the lack of understanding by the community also creates a resource challenge for Local Government to administer the annual inspections, registration renewals and follow up on complaints.

Status of complaints currently under investigation

- To date, Council has received two complaints in relation to properties in Gould Street and Nursery Avenue allegedly operating as Short Term Accommodation under the *Public Health & Wellbeing Act 2008*. Prior to these complaints no complaints of this type have been received. The complaints originally stemmed from noise and nuisance issues hence the term 'party houses'.
- The owner of the one of the properties subject to complaint is complying with officers' requests to voluntarily register the property as 'prescribed accommodation'. Whereas the owner of the other property has not been willing to work with Council Officers to either achieve compliance or to register his property. Council's Prosecutor has listed the matter of non-registration of this property in the Magistrates Court 14 June 2018 and officers are continuing to gather evidence to support this case.
- As at 24 April 2018 Council officers identified 50 listings on Stayz and Airbnb for places accommodating 6+ guests within the Frankston Municipality. (Attachment C). While Stayz provide the addresses of the majority of listed properties, Airbnb do not provide a specific address until after a booking is made. All listings come with the option of direct messaging the property owners.
- Both of the current complaints relate to properties listed on Airbnb. They have been advised in writing that Council has received complaints about their listed properties allegedly breaching the *Public Health & Wellbeing Act 2008*. (Attachment A)  

Airbnb responded 17 April 2018 advising that they are an online platform and do not own, operate, manage or control accommodations. However, they do take these type of complaints seriously and are committed to notifying hosts when they receive a complaint and provided options for both Council and residents to submit complaints. (Attachment B)
- Letters have been prepared and will be sent to all identified properties on Stayz.com and Airbnb to advise them of their obligations to be registered as Prescribed Accommodation where their property can be used as short term accommodation for more than 5 people dependent on the outcome of the court case on 14 June 2018.

**12.6 Update on Short Term Accommodation/Party Houses****Executive Summary****Financial Impact**

The State Government has introduced the “Fair Go Rates” system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

At this time there are no financial implications associated with this report. However, should all 50, of the currently advertised properties on Stayz.com and AirBnB be required to register as Prescribed Accommodation there will be an increase in workload estimated to be 950 hours per annum equivalent to 0.5 EFT at an approximate cost of \$50,000 per annum. The workload demand will be monitored and discussed with EMT as required. This would be partially offset by the additional income of approximately \$12,000, from the registration of the premises.

**Consultation****1. External Stakeholders**

The complaints that we have received from affected members of the community are in relation to noise, amenity and safety.

Officers are working in conjunction with VicPol to obtain adequate evidence to undertake enforcement.

Officers have sought legal advice in relation to the requirement of Council to register and regulate this type of premise.

**2. Other Stakeholders**

Council officers continue to work with property owners and complainants.

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

State Government legislation and Local Laws aim to improve the social fabric of the community through introduction of appropriate controls over various activities.

The demand for holiday and short term accommodation for other purposes such as business is on the increase and meets a growing demand in the tourism sector and as such should not be deterred. However, this is to be balanced with the right of neighbouring residents to enjoy the natural peace and quiet of their own property and not be impacted upon by noise and nuisance.

Each complaint is investigated on a case by case basis according to gathering of information from all parties concerned.

**12.6 Update on Short Term Accommodation/Party Houses****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

Residential Accommodation is a class of Prescribed Accommodation and is defined by the *Public Health & Wellbeing Regulations 2009* as any house, building or other structure used as a place of abode where a person or persons can live on payment of consideration to the proprietor.

This definition excludes premises, where other than the family of the proprietor not more than 5 people are accommodated and which is not a rooming house.

An Authorised Officer from the Building Services Team may enter a premises, which is reasonably suspected to have been converted to a Prescribed Accommodation Premise, for the purposes of determining whether the Building Act 1993 (Act) or the Building Interim Regulations 2017 are being complied with or for assisting in the enforcement of the safety of buildings and of building and plumbing standards under this Act. With recent changes to the Building Legislation Council is no longer required to give 24 hours notice to the owner and occupier of the premises to gain entry.

*The Building Act 1993* and the Building Code of Australia sets out the minimum standards for buildings including:

- Fire Safety Systems
- Minimum structural standards
- Health and amenity

Council is currently seeking legal advice from Maddocks to clarify if the buildings are classed as Prescribed Accommodation under the Building Code of Australia and if so what enforcement powers Council Officers have.

Policy Impacts

Environmental Health and Building Services have procedures to assist in investigating these types of complaints which ensure that all complaints are investigated in a consistent manner to achieve the most appropriate outcome for the community.

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 adequate legislation to enable officers to carry out investigations and resolve or abate the noise nuisance occurring, however, it should be noted that these types of investigations are lengthy.

**Conclusion**

Frankston City Council is taking a strong stand on Prescribed Accommodation and use of same as 'party houses'. The matter is listed at the Magistrates Court 14 June 2018 and if upheld it will set the precedence of dealing with these types of premises not only for Frankston City Council but for other Local Government agencies as well.

**12.6 Update on Short Term Accommodation/Party Houses****Executive Summary**

Subject to Magistrates decision, Officers will continue to engage with the owners of advertised short term rental properties to ensure registration. Resource requirements will be monitored and additional needs escalated to EMT.

In accordance with current practice, Complainants are advised to contact 000 about noise nuisance occurring outside of the prescribed hours. This evidence will then be shared by VicPol and Council to assist in supporting the investigation and potential prosecution.

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**ATTACHMENTS**

- Attachment A: [↓](#) CEO Letter to Airbnb - March 2018
- Attachment B: [↓](#) Airbnb Response - 17 April 2018
- Attachment C: [⇒](#) Listings on Stayz and Airbnb within the Frankston Municipality - 24 April 2018 (*Under Separate Cover*) - **CONFIDENTIAL**

Reference: A3568656

Airbnb  
888 Brannan Street  
Floor 4  
**SAN FRANCISCO CA 94103**

21 March 2018

To whom it may concern,

**BREACH OF PUBLIC HEALTH AND WELLBEING ACT 2008**

Frankston City Council has recently received a number of complaints at Airbnb properties within the Frankston Municipality.

The complaints received are in breach of the Public Health and Wellbeing Act 2008, section 58 in relation to causing a nuisance and section 67 for trading as an unregistered prescribed accommodation premise.

These complaints are currently being investigated by Council's Environmental Health Unit where unfortunately enforcement action will be required.

I understand that your website directs all Airbnb properties to contact the Council in which they are located, however Council requests that you contact the registered Airbnb properties within Frankston City Council and request that they register their business as legally required under the Public Health and Wellbeing Act and that they comply with all legislation relating to noise and nuisance.

Council is legally obligated to investigate all complaints under the Public and Wellbeing Act 2008 and to remedy any nuisances occurring which may include issuing notices, penalty infringement notices or commencing legal proceedings.

I would kindly request a response regarding these matters.

Yours sincerely

Dennis Hovenden  
**CHIEF EXECUTIVE OFFICER**

**Leonie Reints**

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**From:** response@airbnb.com  
**Sent:** Tuesday, 17 April 2018 7:50 PM  
**To:** Frankston City Council  
**Subject:** Airbnb: Airbnb Customer Service



**Ana L, Apr 17, 02:49 PDT:**

Dear Mr Dennis Hovenden,

My name is Ana and I hope this message finds you well.

I am writing to you with regards to your letter dated 21 March 2018 on the breach of Public Health and Wellbeing Act 2008.

Firstly, I would like to inform you that Airbnb is an online platform and does not own, operate, manage or control accommodations. We do, however, require hosts to represent that they have all the rights to list their accommodations. As such, we take these types of complaints seriously and are committed to notifying hosts when we receive them.

Please reply to this email with links to the Airbnb listings and a scanned copy of a letter detailing your specific allegation or request, including your contact information.

Although we are unable to evaluate private contract terms and cannot arbitrate these disputes, we will share your letter with the users responsible for the listings.

In addition, we would like to inform you that we have a dedicated page if neighbours are being impacted by hosting activity at a specific address, please visit <https://www.airbnb.com/neighbors> to communicate your specific concern.

Please let us know if you need any additional assistance.

Best regards,

Ana  
[www.airbnb.com/help](http://www.airbnb.com/help)

THIS EMAIL IS A SERVICE FROM AIRBNB'S CUSTOMER EXPERIENCE



## Executive Summary

### 12.7 Frankston Memorial Park - Renewal of toilet block

*Enquiries: (Tim Frederico: Corporate Development)*

#### Council Plan

Community Outcome:	3. A Well Governed City
Strategy:	3.1 Accountable Governance
Priority Action	3.1.1 The elected representatives will provide clear and unified direction, transparent decision makers and good governance

#### **Purpose**

To respond to a resolution of the Council at its meeting 14 May to seek a report on capital works required at the Frankston Memorial Park and to seek direction on renewal and replacement options for the existing toilet block.

#### **Recommendation (Director Corporate Development)**

That Council :

1. Notes the Cemetery Trust's previous support of the proposal to replace the toilet facility.
2. Endorses that the sum of \$150K be referred to the 2019/20 Budget to design and build a single ambulant unisex toilet at Frankston Memorial Park on a smaller scale to the existing facility or such other design Council may determine.

#### **Key Points / Issues**

In August 2010 a Cemetery Master Plan Review was completed and presented to Council.

A part of the Master Plan was to utilise the toilet block at the Cemetery as a niche wall, which would continue to provide an income stream to Council.

In October 2013 the Cemetery Trust Committee decided to reject the proposal due to the cost involved, leaving the building (Built in the 1930s) in a state of disrepair. The building has continued to deteriorate with quite a few bricks now missing from one of the buttresses.

A structural engineer's report (**Attachment A**) has confirmed that it would now cost more to repair the building than replace it. Whilst the building continues to deteriorate the Municipal Building Surveyor considers there is no danger of immediate collapse or an immediate public danger.

The deterioration of the building, need for a toilet and replacement options were discussed with members of the Cemetery Trust Committee when it met on the 15<sup>th</sup> of March 2017. It was agreed by the Committee that the best option was to replace the building with a single unisex toilet on a much smaller scale than the current facility and that several options should be presented to Council for consideration including a scaled down version of the current facility. Replacement of the toilet block was put on hold pending review of the Cemetery's operations which is now underway.

In order to provide Council with a quote for the cost of a replacement toilet on a smaller scale of a similar design the involvement of an architect is required, which comes at an additional cost of approximately \$10K for the design and drawings only.

**12.7 Frankston Memorial Park - Renewal of toilet block****Executive Summary**

The Facilities Department has built a customised single access Male/Female disabled compliant toilet building with a design that is very similar to the current toilet block at Frankston Memorial Park, however on a smaller scale, with weatherboard cladding and colour bond roofing for an estimated price of \$100K. **(Attachment D)**. The weatherboard cladding could potentially be replaced by brick at an estimated price of \$120K. It is recommended that the Council view the drawings for this facility and decide, whether the involvement of an architect is required.

As quotes were obtained some time ago they have been adjusted below to allow for expected cost increases:

1. AUSCO Modular Pty Limited – Disable / Ambulant Toilet Facility - **\$29,205 exclusive of GST. (Attachment B)**
2. Modus Yarra 1 – 1 x single access Male/Female disabled compliant toilet building. Inclusive of plumbing 1 metre from building edge, concrete pad, building erection and fit out - **\$35,400 exclusive of GST. (Attachment C)**
3. LCC – 1 x single access Male/Female disabled compliant toilet building. Customised layout, weatherboard cladding, concrete pad, colour bond roofing - **\$100,000 exclusive of GST** or in brick **\$120,000 exclusive of GST. (Attachment D)**
4. Exeloo Orbit 21D – 1 x single cubicle public toilet, “Touch Free” fully automated, disabled compliant, exterior walls 316 grade stainless steel panels - **\$202,500 exclusive of GST. (Attachment E)**

Note the above quotes do not include the cost of demolition, paving, sewerage, water pipes and general landscaping, which based on the age of the current building will likely also have to be replaced.

**Financial Impact**

The State Government has introduced the “Fair Go Rates” system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

Preliminary cost estimates range between \$30K to \$202K exclusive GST depending on the decision taken. This does not include the cost of demolition, paving, sewerage and water pipes, which based on the age of the current building, will likely also have to be replaced.

**12.7 Frankston Memorial Park - Renewal of toilet block****Executive Summary**

The cost of these works has not been allowed for in the proposed 2018/19 budget currently on public exhibition. The project could be referred to the 2018/19 midyear budget review or the following years budget.

**Consultation****1. External Stakeholders**

Not applicable

**2. Other Stakeholders**

Not applicable

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

Not applicable

**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

Not applicable

Policy Impacts

Not applicable

Officer's Declaration of Interests

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

**Risk Mitigation**

A decision needs to be made on a replacement toilet in the near future before the toilet block does become a potential danger and more urgent action is required.

**Conclusion**

The current toilet block at Frankston Memorial Park is in a poor state and it is now cheaper to replace it than repair it. The Cemetery Trust Committee has requested options for a single replacement toilet to be presented to Council for determination. A direction is now required from the Council.

**12.7 Frankston Memorial Park - Renewal of toilet block****Executive Summary****ATTACHMENTS**

Attachment JV16272 - Site Inspection Report

A:[↓](#)

Attachment AUSCO Modular Pty Limited

B:[↓](#)

Attachment Modus Yarra 1

C:[↓](#)

Attachment LCC Customised Layout

D:[↓](#)

Attachment EXELOO Orbit Model 21D

E:[↓](#)



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*Attachment A*

2<sup>nd</sup> November 2016

Our Ref: JV16272

Kepan Qiao  
Frankston City Council  
30 Davey Street,  
Frankston, VIC 3199

**Site Inspection of Cracked Brickwork at Frankston Memorial Park Toilets**

A site inspection was conducted at the Frankston Memorial Park toilets on Tuesday the 25<sup>th</sup> October 2016. The toilet block was located at the Cranbourne Road entry. The purpose of the site visit was to structurally assess the cracked brickwork located around the toilet block. The toilet block seems to be approximately 70 years old and comprised of a tile roof, double brick walls on a strip footing around the perimeter and an infill slab as the floor.

On inspection a numerous amount of cracks and defects were found all around the structure. The following cracks can be seen in the photographs below.

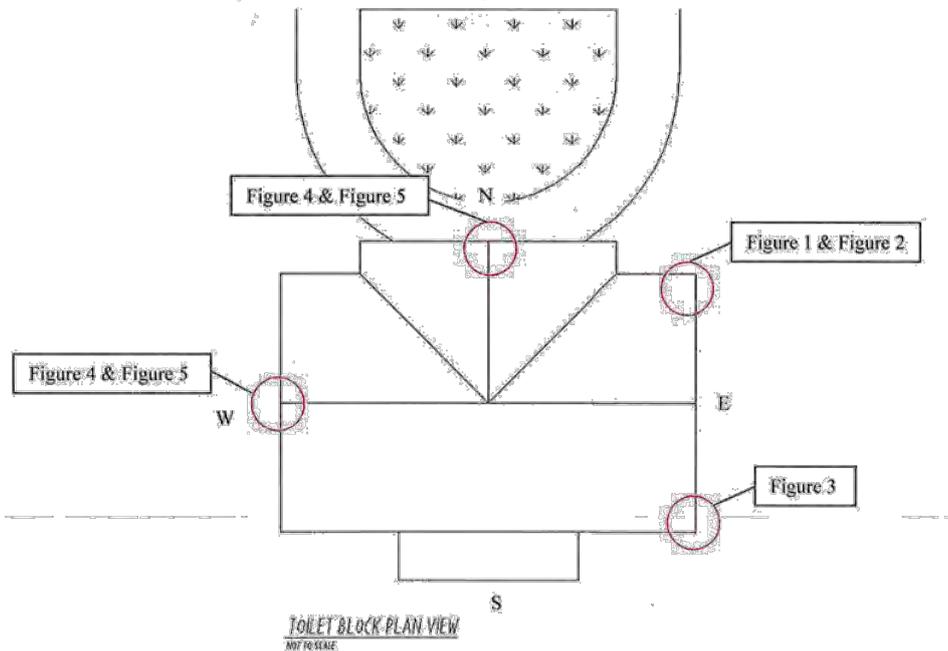




Figure 1: Cracked down pip and separation at corner



Figure 2: Separation at corner and bricks broken away



Figure 3: Brick work above arch way level has moved in.



Figure 4: Brick wall bowing



Figure 5: Brick wall bowing



Figure 6: Cracking above arch way, front entry



Figure 7: Cracking above arch way at entry, steel plate installed in the past to rectify pervious cracking



Figure 8: Degree of wall movement and footing rotation



Figure 8: Degree of wall movement and footing rotation.

Taking into consideration what was observed on site; the east and west walls have moved significantly due to their footings rotating/rolling. Figure 1 shows a damaged downpipe located at the corner of the north and east wall. Cracking and separation has occurred around this area (most likely due to the damaged downpipe). The west wall has a lot of bowing occurring and this is also due to the footing rotating/rolling. The north end of the building has numerous amount of cracking occurring above the arch way. In Figure 7 the bolted steel plate is evidence that rectification work has been done in the past to fix pervious cracks. There are cracks below the steel plate as seen in Figure 6.

Over all the building has moved due to a number of reasons;

- The structure is very old.
- The workmanship is not of the best quality due to the mortar cracking.
- The drought that occurred several years ago would have disturbed the soil's bearing capacity and settlement.
- Drainage problems – damaged or blocked down pipes and gutters.
- No articulation joints.

In regards to rectification works to the current structure; we believe that it would cost more to rectify the structure then to demolish and rebuild a new structure.

For any further queries, feel free to contact this office.

J.V. Consulting Engineers Pty Ltd

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pg. 4

Yours sincerely,

Kosta Culic

J.V. Consulting Engineers Pty Ltd

(John Varkulevicius C.E ARMIT., B.E., EC 1399)

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Friday, September 18, 2015

Frankston City Council  
PO Box 490  
Frankston  
VIC 3199



Ausco Modular Pty Limited  
ACN 010 654 994 ABN 14 010 654 994  
13.62.11 www.ausco.com.au

Dear Mr Paul Usatov,

**RE: Disable Toilet Facility (Quote Number: 0230001257)**

It is with pleasure that we submit our proposal for the above project.

**Ausco Modular** has been providing modular and relocatable buildings to Australian and International customers for more than 50 years. Our Fast, Flexible and Reliable service is a key reason why more customers choose to do business with **Ausco Modular** than any other modular building company in Australia.

When dealing with Ausco Modular you have the security of working with a member of the world's largest modular infrastructure and secure space group, Algeco Scotsman. To read more about our parent company, please visit [algecoscotsman.com](http://algecoscotsman.com).

**Ausco Modular** offers the following benefits for you:

- **Durability:** We have been manufacturing, selling, hiring and servicing our buildings for longer than anyone else. We operate one of Australia's largest modular building hire fleets and will give you comfort to know that we use the same materials and standard of workmanship in your buildings as we do in our own. Our buildings are not just designed and engineered, but put to the test in our NATA certified R&D testing facility.
- **Flexibility:** Customising your building is easy. We provide a range of options designed to offer the latest in functionality and style.
- **Environment:** Ausco Modular proactively lives out the need to minimise the impact of our operations and equipment on the environment in everything we do.
- **Safety:** We are committed to providing a safe working environment for our employees, contractors and visitors. We are leading the way in risk management and improving safety in our industry. When you purchase an Ausco Modular building you can rest assured it has been constructed in a safe environment by safe people who *Live, Work and Learn Safely*.
- **Full turnkey service:** Our team are well-trained professionals. With branches and manufacturing facilities strategically located throughout Australia, we'll be with you every step of the way from conceptual design, building approvals and project management, through to transportation, construction and practical completion. Read more about Ausco Modular at [ausco.com.au](http://ausco.com.au) or by calling **13 62 11**.

Your **Ausco Modular** Sales Quotation is attached.

**Ausco Modular** looks forward to discussing this offer with you.  
Please call me on 0418 325 171, should you require any further assistance.

Yours Sincerely,

**Len Comeskey**  
Business Development Rep  
Mobile: 0418 325 171  
Email: [len.comeskey@ausco.com.au](mailto:len.comeskey@ausco.com.au)  
**Ausco Modular Pty Limited**



# AUSCO MODULAR SALES QUOTATION

Ausco Modular Pty Ltd  
5/101 Princes Highway  
Dandenong South, VIC 3175

Ausco Modular Pty Limited.  
ACN 010 654 994 ABN 14 010 654 994  
13 62 11 www.ausco.com.au

Phone: 03 8710 0200  
Fax : 03 8710 0299

**AUSCO CONTACT:** Len Comeskey (0418 325 171)  
**QUOTE NUMBER :** 0230001257 **REVISION NO:** 1

**CUSTOMER NO#:** 001380  
**TO:** Frankston City Council  
PO Box 490  
Frankston  
VIC 3199  
  
**Phone:** 13 0032 2322  
**Fax:** 03 9784 1094

**PROJECT REF:** Disable Toilet Facility  
**CLIENT PO #:**  
**SITE ADDRESS:** Joy Street Community Garden  
Joy Street Frankston  
VIC 3199  
  
**SITE CONTACT:** Mr Paul Usatov - Project Manag  
**SITE PHONE:** 03 8773 9532  
**SITE MOBILE:**  
**EMAIL:** Paul.Usatov@frankston.vic.gov.au

Item Number	Description	Qty	Unit Price	Total Price
CUSTOM BUILD	Supply Customer Specified Building As Per Specifications <i>Abution Disabled / Ambulant - 4.2m x 3.0m In accordance with attached drawing 18645-002 - A01-A.</i>	1	20,940.00	20,940.00
TRANS HIRE DELIVERY	Delivery To Site & Installation <i>In accordance with attached Annexure B &amp; C for Scope of Supply.</i>	1	1,500.00	1,500.00
EXTRA OVER	Customer Requested Extra Over Items <i>Comprises of the following certificates for Building Permit Application: - Building Structural Certification. - Site Soil Report. - Footing Design Structural Certification. - Building Electrical Compliance Certificate. - Building Plumbing Compliance Certificate</i>	1	1,765.00	1,765.00
<b>Sub-Total:</b>				24,205.00
<b>GST Amount:</b>				2,420.50
<b>Total including GST:</b>				26,625.50

This Quotation incorporates the following attached documents:

- Standard Conditions of Quotation & Sale
- Annexure A: Building Specification
- Annexure B: Site Works
- Annexure C: Additional Notes
- Trade Application
- Credit Card Payment Authority
- Drawings
- Other Information (Specify):

**STEP 1: COMPLETE THIS SECTION**

This Quotation is signed by an officer of the Customer being a person authorised by the Customer to do so.

Signed by Authorised Officer:

Name of Authorised Officer:

Date of Signature:

**STEP 2: FAX QUOTE BACK 03 8710 0299**

**STEP 3: SEND DEPOSIT AS DISCUSSED WITH AUSCO SALES REP TO THE AUSCO ADDRESS ABOVE**

This Quotation is signed by an officer of Ausco Modular being a person authorised by Ausco Modular to do so.

Signed by Authorised Officer:

Name of Authorised Officer: **Len Comeskey**

Date of Request: **11-Sep-2015**

Date of Issue: **18-Sep-2015**





Ausco Modular Pty Limited  
ACN 010 654 994 ABN 18 010 654 994

Reference: Frankston City Council  
Quotation Number: 230001257

**ANNEXURE B: SITE WORKS:**

Note;

Installation is subject to the conditions as stated below;

indicates activity to be undertaken and/or the responsible party for that activity.

**Preliminary:**

Site Inspected	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Installation by Ausco Full Install	<input type="checkbox"/>	Ausco Part Install <input type="checkbox"/> Install by others - <input type="checkbox"/>
Principal Contractor	Client <input type="checkbox"/>	No <input type="checkbox"/>
After-Hours Work	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Council Planning Approval	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>
Building Permit Approval	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>
Engineering Certification	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>
Soil Test Responsibility	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>

**Site Details:**

1st Site	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Site Accessibility	Clear & Accessible <input type="checkbox"/>	Access Restrictions - <input type="checkbox"/>
Type of Ground	Natural Earth <input type="checkbox"/>	Other - <input type="checkbox"/>
Rock Excavation (If Required)	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>
Site services provided by client	Electrical <input type="checkbox"/>	Water <input type="checkbox"/> Toilets <input type="checkbox"/>
Transport Unloading	Client <input type="checkbox"/>	Ausco Crane Truck <input type="checkbox"/> Ausco Mobile Crane <input type="checkbox"/> Size Allowed - <input type="checkbox"/>
Identification of Underground Services	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>

**Footing Details:**

Footing Type	Dry Laid Blocks <input type="checkbox"/>	Other - <input type="checkbox"/>
Structure Tie - Downs	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Finished Floor Height	450mm <input type="checkbox"/>	Other - <input type="checkbox"/>

**Services Connections:**

Electrical Connection Type	Aerial <input type="checkbox"/>	Underground <input type="checkbox"/>	Distance - <input type="checkbox"/>
Electrical Connection Responsibility	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	
Electrical Module Looping	N/A <input type="checkbox"/>	Ausco <input type="checkbox"/>	
Telephone Connection	N/A <input type="checkbox"/>	Ausco <input type="checkbox"/>	
Data IT Connection	N/A <input type="checkbox"/>	Ausco <input type="checkbox"/>	
Fire Monitoring & Fire Service	N/A <input type="checkbox"/>	Fire Extinguisher <input type="checkbox"/>	Other - <input type="checkbox"/>
Lifting Building Harnessing	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	
Plumbing Water Connection	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Distance - <input type="checkbox"/>
Plumbing Sewer Connection	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Distance - <input type="checkbox"/>
Plumbing Gutters & Downpipes Supplied	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	
Plumbing Storm Water Connection	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Distance - <input type="checkbox"/>

**Building Installation Details:**

Complex Wall Joins	Not Applicable <input type="checkbox"/>	Set & Flush <input type="checkbox"/>	Other - <input type="checkbox"/>
Floor Covering	Vinyl <input type="checkbox"/>	Carpet & Underlay <input type="checkbox"/>	Other - <input type="checkbox"/>
Climate Control	Not Applicable <input type="checkbox"/>	Split System A/C's <input type="checkbox"/>	Security Cages <input type="checkbox"/> Other - <input type="checkbox"/>
Window Fittings	Not Applicable <input type="checkbox"/>	Bar Security Screen <input type="checkbox"/>	Window Blinds <input type="checkbox"/> Other - <input type="checkbox"/>

**Site Works:**

Steps & Landing to Each External Door	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Other - <input type="checkbox"/>
Steps & Landing to One External Door	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Other - <input type="checkbox"/>
Steps to Verandah	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Other - <input type="checkbox"/>
Disable Ramp to Each External Door	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Other - <input type="checkbox"/>
Disable Ramp to One External Door	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Other - <input type="checkbox"/>
Disable Ramp to Verandah	Client <input type="checkbox"/>	Ausco <input type="checkbox"/>	Other - <input type="checkbox"/>
Termite Treatment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Under Floor Plinth	Client <input type="checkbox"/>	Timber <input type="checkbox"/>	Colour Coated Steel <input type="checkbox"/>
Other	Covered verandah shown on drawing supplied & installed by others.		





Ausco Modular Pty Limited  
ACN 010 654 994 ABN 14 010 654 994

Reference: Frankston City Council  
Quote No: 0230001257

**SALE ANNEXURE C**

**Exclusions;**

- Planning, Building and Asset Protection Permits and fees.
- This quotation excludes any permit appeal process and/or multiple applications.
- All determinations and/or rulings by Council or other governing parties outside the scope of this quotation.
- Site perimeter fencing & barricading.
- Connection to electrical, plumbing and data services.
- Connection to fire service supply and or fire service monitoring.
- Civil works to create a clear level pad for the building installation.
- This quotation excludes any site allowances, induction programs or site OH&S requirements other than Ausco Modular current programs.
- This quotation excludes any type of site excavation.
- This quotation excludes the upgrade, if required of any existing site services.

**Qualifiers;**

- This quotation is subject to pre-delivery site inspection.
- This proposal is subject to site conditions remaining unchanged from date of inspection.
- Building location to be clearly marked by client.
- Building location to be clear of debris or other obstructions.
- Installation is subject to receipt by Ausco Modular of all relevant permits.
- Delivery and off-load is subject to a clear dry accessible unrestricted site suitable for crane truck.
- Delivery has allowed between Monday to Friday 7am to 4pm (not including Public Holidays)
- Site services & amenities to be provided by others.
- A minimum separation of 3 meters from any existing buildings and/or property boundary is required.
- A minimum separation of 6m is required from any existing two storey buildings.
- A minimum separation of 10m is required from existing fire hose stands.
- Subfloor design assumes soleplate directly onto existing founding material
- Standard subfloor design is based upon ground level bearing pressure of min 125Kpa.
- Standard subfloor design is based upon a clear, dry and level site.
- Final subfloor design & cost is subject to Soil & Engineering Reports by others.
- Structure "Tie Downs" is subject to Soil and Engineering Reports by others.
- Energy Certification is based upon final site location and building design, no allowance has been made for upgrade of building specification if required.
- Engineering Certificates comprises: Structural Design, Footing Design, Soil Report and Energy Efficiency Report, required for Building Permit application.
- The building and site design is subject to approval by relevant Building Code authority any required changes shall be deemed as a variation to contract and charged to client accordingly.





Ausco Modular Pty Limited  
ACN 010 654 994 ABN 14 010 654 994

Page 2.

**General Information;**

A Planning and Building Permit may be required for this project prior to any works commencing on your site. If you are taking responsibility for providing these permits you will need to provide Ausco Modular with a copy of each Permit prior to any works commencing.

• **Planning Permit.**

We would recommend that you make contact with your Local Council's Statutory Planning Department to ascertain if a Planning Permit is required or if a letter of exemption is available for this project. This process can take a number of months and should your application be rejected it may require an appeal process. This appeal process may also require an independent Planning Consultant to be appointed at an additional cost to the Permit.

• **Building Permit.**

Ausco Modular is able to undertake the process for the Building Permit only. Should you wish for Ausco Modular to apply for the Building Permit on your behalf it would be appreciated if you could supply the following documents.

1. Planning Permit or letter of exemption.
2. Site plan to scale.
3. Services plan to scale.
4. Copy of title.

As part of this Permit process Ausco Modular would allow for Engineering Footing design to be prepared, as well as Structural Certification, Floor Plans, Elevation Drawings and Energy Rating Certification of the building to be undertaken.

• **Asset Protection Permit.**

The majority of Local Councils are now requiring an Asset Protection Permit to be issued to protect Council property such as footpaths, nature strips and the like when any works is being undertaken in their Municipality, where there is a potential to do damage to any Council property.

Each Municipality has a different cost structure and no allowance has been made for this permit.

• **Commercial Terms;**

Only Ausco Modular Standard Conditions of Quotation and Sale shall apply.

• **Payment Terms & Schedule:**

1. First Progress Payment – 50% of total contract value – payable 14 days from date of invoice. Works shall only commence upon receipt of payment.
2. Second & Final Payment – 50% of total contract value – payable 14 days from date of invoice. Initiated at time of Practical Completion and/or project handover.

• **Commercial Exclusions;**

1. Retention monies shall not apply to this proposal or subsequent contract.
2. Liquidated damages shall not apply to this proposal or subsequent contract.
3. Bank Guarantee's shall not form part of this proposal or subsequent contract.

(12-2012)



**AUSCO MODULAR STANDARD CONDITIONS OF QUOTATION AND SALE  
GOODS AND MINOR WORKS INSTALLATION**



PAGE 1 of 3

**1. Definitions**

**Accessories** means goods that have not been manufactured by Ausco but which are provided by Ausco for use by the Customer with the Goods.

**ASQ** means the sales Quotation prepared by Ausco for the Customer and which bears a quotation number.

**Ausco** means Ausco Modular Pty Ltd (A.B.N. 14 010 654 994).

**Building Specification** means the documents referred to in Annexure A to the ASQ.

**Contract Sum** means the total price provided for in the ASQ plus any variations and any additional costs including transport costs that Ausco is entitled to pursuant to the Contract.

**Contract** means these terms being Ausco's Standard Conditions of Quotation and Sale Goods and Minor Works Installation, the ASQ and all attachments thereto.

**Customer** means the party referred to in the ASQ.

**Date of Commencement** means the date that Ausco receives from the Customer a signed copy of the ASQ or such other date as may be advised by Ausco from time to time.

**Date of Delivery** means 8 weeks from the date of the receipt by Ausco from the Customer of the signed ASQ or as advised by Ausco from time to time.

**Date of Practical Completion** means the date of the completion of the Sale Goods or site works if applicable by Ausco as determined by Ausco at its discretion.

**Goods** mean goods manufactured and supplied by Ausco pursuant to the Contract.

**Non Standard Goods** means goods which in Ausco's opinion are non-standard goods irrespective of whether the non-standard goods are manufactured by Ausco or not.

**PPSR** means the Personal Property Securities Register.

**PMSI** means a purchase money security interest as defined in the PPSA.

**PPSA** means the Personal Property Securities Act 2009 and any other legislation and regulations in respect of it and the following words, and all related terms, in clause 17 and have the respective meanings given to them in the PPSA: "security interest", "security agreement", "financing statement", "financing change statement", "verification statement", "attached", "attachment" and "perfected".

**Sale Goods** means any new or used goods as forms part of the Works which at all times shall be subject to this Contract.

**Services** means those services provided for in Annexure B Site Works to the ASQ.

**Site** means the site or location provided for in the ASQ.

**Used Goods** means goods owned by Ausco which have been used and which may have been modified by Ausco for the purposes of the Contract.

**Works** means the Works, the Goods and the Services for which the ASQ relates.

**2. Lapse of Quotation**

2.1 The ASQ shall lapse 30 days from the date of issue and may be withdrawn by Ausco at any time for any reason.

**3. Placement of Order**

3.1 These terms and conditions shall prevail against any other conditions whatsoever notwithstanding any conflicting terms contained in the Customer's purchase order.

3.2 Ausco will only accept the Customer's order if satisfied of its credit worthiness. If the quotation and sale incorporates installation by Ausco, then the provisions of clause 11 will apply but not otherwise.

**4. Completion and Program**

4.1 It is expressly agreed and acknowledged that any advice given by Ausco whether verbal or in writing as to the completion and/or programming of the Works shall be a statement made in good faith based on Ausco's known manufacturing and/or project commitments at the time of the advice.

4.2 Ausco reserves the right to revise any commencement and/or any completion date for any activity whatsoever after undertaking a review of Ausco's manufacturing and/or project commitments prevailing at the date of the Customer's acceptance of the ASQ.

4.3 Ausco will advise the Customer of the program for the commencement and the completion of the Works.

4.4 The Works will be deemed to have reached Practical Completion if in the reasonable opinion of Ausco they are either complete ready for shipment, or in the case of manufacture and installation, fit for occupation and for use. If the Works are delayed for any reason beyond the control of Ausco, then the completion date will be deemed extended for the period of delay.

4.5 If Ausco is delayed in achieving Practical Completion of the Works for any reason other than its own act or omission, then Ausco will be entitled to be paid all reasonable costs of delay including overhead recovery.

4.6 If the Customer directs Ausco to change its program for the performance of the Works then Ausco will comply with any such reasonable direction. Ausco shall advise the Customer of the cost and time implications of the Customer's direction. The Customer shall pay all of Ausco's reasonable costs including overhead recovery incurred in following such Customer's direction.

**5. Payment and GST**

5.1 The Customer will pay the Contract Sum provided for in the ASQ plus any adjustments and all applicable GST and any imposed statutory or other charges whatsoever.

5.2 The Customer will pay any deposit as provided for in the ASQ on placement of the order plus any necessary prescribed disbursements.

5.3 Where the Customer is responsible for its own installation of the Goods then the Customer shall have access to inspect the Goods 24 hours prior to dispatch and shall pay the balance of the Contract Sum before the Goods are dispatched.

5.4 All payments required to be made by the Customer to Ausco under the Contract will be made free of any set off or counterclaim and without deduction or withholding whatsoever.

5.5 If delivery is delayed at the request of the Customer and such delay is for more than 7 days then payment of the balance of the Contract Sum shall become immediately due and payable to Ausco including any applicable storage costs and the Goods shall at all times be at the sole risk of the Customer.

5.6 If Ausco agrees to allow the Customer to make monthly progress payments for the Goods and / or Installation, then Ausco will make a monthly progress claim on the last Friday of each month and the Customer shall pay the amount of the progress claim within 14 days of the date of the progress claim without any deduction whatsoever.

5.7 If installation is to be completed by Ausco then the balance of the cost of the Works excluding the cost of installation will be paid by the Customer prior to dispatch from Ausco's manufacturing facility. The cost of installation will be paid by the Customer to Ausco within seven (7) days from the date of handover of the Works by Ausco to the Customer or upon the Customer taking occupancy or possession of the Works, whichever is the sooner.

**6. Escalation**

6.1 If the date of commencement of manufacturing is more than 4 months after the ASQ date, Ausco may apply escalation to the Contract Sum. The escalation formula will be based on the rise and fall of input costs and will be determined by Ausco unless otherwise agreed between the parties.

**7. Insurance**

7.1 If the Contract is for the supply of the Goods only, then the Customer at its own cost and expenses will be responsible for arranging its own insurance ex Ausco manufacturing works:

7.2 If delivery is arranged by Ausco at the Customer's cost then Ausco will take out an insurance policy to cover the Goods in transit and Ausco's liability to insure will cease immediately upon delivery of the Goods except when Ausco is installing the works. The Customer will only require Ausco to make good loss or damage to the amount obtained by Ausco from the insurer and Ausco shall not be liable to the Customer whatsoever for any other damages or consequential loss whatsoever.

7.3 Ausco shall take out insurance cover with respect to the Works up to practical completion if it is carrying out installation of the Works.

7.4 The customer shall ensure that they have their own Public Liability Insurance for legal liabilities to third parties for bodily injury and/or property damage, in connection with any work carried out by them, their employees, agents and contractors in relation to the Contract.

7.5 Ausco shall take out Public Liability Insurance cover with respect to the Works up to practical completion if it is carrying out installation of the Works.

**AUSCO MODULAR STANDARD CONDITIONS OF QUOTATION AND SALE  
GOODS AND MINOR WORKS INSTALLATION**



PAGE 2 of 3

- 7.6 The Customer shall, to the extent of their negligence, indemnify Ausco, its agents, employees, successors and its permitted assigns and will keep them indemnified and forever held harmless against all loss, damages, claims and awards of any kind which may be imposed upon or awarded against either Ausco, its agents, employees, successors and/or its permitted assigns arising either directly or indirectly out of the Works and/or the Used Goods.
- 8. Delivery and Packaging**
- 8.1 Unless otherwise provided for in the ASQ the Customer shall pay all transport costs whatsoever.
- 8.2 For supply and deliver contracts where no installation is involved, delivery will be deemed complete if the Goods are delivered to the Site referred to in the ASQ irrespective of whether or not the Customer is in attendance for receipt of the delivery of the Goods. All risk shall pass to the Customer on delivery of the Goods.
- 9. Tie Downs**
- 9.1 Ausco recommends that all transportable buildings be secured to the ground with tie downs. The Contract Sum does not include the cost of tie downs unless specifically provided for in writing in the ASQ.
- 10. Testing and Inspections**
- 10.1 The Customer shall bear the cost of all tests and inspections whatsoever.
- 11. Site Conditions**
- 11.1 The Customer, at its own cost, shall assume all responsibility for all site conditions above and below the surface, including all environmental matters as may be applicable to the site. The Customer also warrants that it has sought and obtained all necessary approvals and shall be deemed to have made all necessary due inspections, made all inquiries of all matters pertaining to the Site and warrants that the Works are capable of being performed on the Site.
- 11.2 The Customer will at all times, ensure that Ausco have sufficient access to the Site to do all things required to be done under the Contract. The Customer will provide adequate site facilities, including adequate vehicular off loading, adequate secure storage for Ausco's equipment and adequate facilities so that Ausco can perform the works safely.
- 12. Subcontracting**
- 12.1 Ausco may subcontract any part of its obligations under this Contract.
- 13. Quality Assurance**
- 13.1 Ausco's Quality Assurance program shall apply with respect to this agreement.
- 13.2 The Customer will be provided with a copy of Ausco's Quality Assurance program on request and is deemed in any event to have read and understood its provisions.
- 14. Work Health and Safety**
- 14.1 Ausco's Work Health and Safety policy shall apply with respect to the Contract.
- 14.2 The Customer will be provided with a copy of Ausco's Work Health and Safety policy on request and is deemed in any event to have read and understood its provisions.
- 15. Variations**
- 15.1 If the Customer instructs Ausco in writing or Ausco considers any instruction from the Customer verbal or written to be an instruction to perform a variation then Ausco will perform the variation but only after the Customer has agreed the price in writing within 7 days of receipt by Ausco of the instruction. The agreed price of the variation will be added to or deducted from the Contract Sum. Reasonable extensions of time or reductions of time to the Contract shall be granted to Ausco for variations to the works.
- 16. Retention of Title**
- 16.1 Notwithstanding that risk in part of the Works may pass to the Customer, property in and title to any part of the Works and the Goods comprised in the Works will not pass to the Customer until all of the Contract Sum and all other money payable by the Customer to Ausco has been paid in full and until such time the Customer will hold the Goods as a bailee of Ausco and a fiduciary relationship will exist between Ausco and the Customer.
- 17. PPSA**
- 17.1 If Ausco determine that this Contract (or a transaction in connection with it) is or contains a security interest for the purpose of the PPS Law, the Customer agrees to do anything (including containing consents, completing, signing and producing documents and supplying information) which Ausco ask for and consider necessary for the purposes of:
- (a) ensuring that the security interest is enforceable, perfected and otherwise effective; and/or
  - (b) enabling Ausco to apply for any registration, complete any financing statement or give any notification, in connection with the security interest; and/or
  - (c) enabling Ausco to exercise rights in connection with the security interest.
- 17.2 Ausco are not required to give any notice under the PPSA (including notice of verification statement) unless the notice is required by the PPSA to be given and cannot be waived. Customer must not:
- (a) create any security interest or lien over any of Ausco Personal Property whatsoever (other than security interests granted in favour of Ausco);
  - (b) sell, lease or dispose of any interest in the Ausco Personal Property; or
  - (c) give possession of the Ausco Personal Property to another person except where Ausco expressly authorise Customer to do so.
- 17.3 Neither Customer nor Ausco will disclose information of the kind mentioned in section 275(1) of the PPSA and the Customer will not authorise, and will ensure that no other party authorises, the disclosure of such information. This clause does not prevent disclosure where such disclosure is required under section 275 of the PPSA because of the operation of section 275(7) of the PPSA.
- 18. Liquidated Damages**
- 18.1 Notwithstanding that Ausco may fail to deliver the Sale Goods to any delivery point, have available for collection or, carry out any Site Works or perform any other obligation under this Contract by a specific date, Ausco is not liable to the Customer for any damages, whether liquidated or unliquidated.
- 19. Indemnity and Release**
- 19.1 The Customer shall use the Sale Goods at the risk of the Customer and releases, indemnifies and forever holds harmless Ausco from all actions, claims and liabilities in respect of damage to property or death or injury to any person resulting directly or indirectly from the Sale Goods or their use or the services provided by Ausco to the Customer.
- 20. Liability of Ausco**
- 20.1 Ausco will not be liable to the Customer, or any third party, for any loss or damage (including but not limited to consequential loss) howsoever caused by the Sale Goods, the provision of the Site Works or the Customer use of the Sale Goods.
- 20.2 Ausco's liability under or in connection with this Contract is limited to, at Ausco's discretion, the resupply of the Goods or Works (as the case may be) or payment of an amount equal to the Goods.
- 20.3 Subject to clause 24.2 there shall be no implied warranties applicable to this Contract.
- 20.4 Ausco will not be liable for any losses or damages suffered by the Customer as either a direct or indirect consequence of any regulatory non-compliance whatsoever resulting from any act or omission on the part of the Customer. The Customer warrants that it has made its own independent inquiries from appropriate professionals on all statutory and regulatory compliance issues as relates to the Contract.
- 20.5 It is expressly agreed that the Customer will not pursue any claim against Ausco and will not hold Ausco liable for any losses or damages suffered by the Customer as either a direct or indirect consequence of any change to any statutory requirement or regulatory compliance issue whatsoever that occurs after the commencement of the Contract.
- 20.6 Ausco will have all rights and remedies set out in this Contract in addition to those otherwise available at law. All such rights and remedies are cumulative. The Customer must pay all costs and expenses paid or incurred by Ausco in enforcing its rights under or in connection with this Contract, the supply of the Sale Goods and the provision of Site Works (if applicable) including, without limitation, legal fees and court costs.
- 21. Default by Customer**
- 21.1 If the Customer defaults in any provision of the Contract or commits any act of insolvency or enters into a composition with its creditors, or goes into administration, receivership or liquidation, then Ausco shall be entitled to reclaim any of the Goods as remains the property of Ausco.

**AUSCO MODULAR STANDARD CONDITIONS OF QUOTATION AND SALE  
GOODS AND MINOR WORKS INSTALLATION**

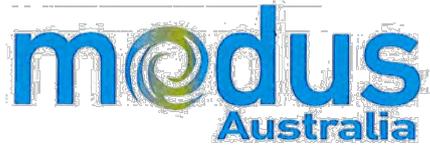


PAGE 3 of 3

- Ausco may also set off any amounts owing by Ausco to the Customer as against any amounts owing by the Customer to Ausco and/or suspend or cancel any credit facilities granted to the Customer or suspend or cancel the Works or make a demand upon the Customer for security and any legal or other costs incurred by Ausco shall be recoverable by Ausco as against the Customer on a full indemnity and solicitor client basis.
- 21.2 The Customer indemnifies and releases Ausco against all claims whatsoever arising out of the Contract as a result of or in connection with Ausco taking possession of the Goods.
- 21.3 If Ausco repossesses the Goods from any Connected Location, then the Customer shall fully indemnify Ausco for all costs and matters arising there from.
- 21.4 Ausco may also set off any amounts owing by Ausco to the Customer as against any amounts owing by the Customer to Ausco and/or suspend or cancel any credit facilities granted to the Customer or suspend or cancel the Works or make a demand upon the Customer for security and any legal or other costs incurred by Ausco shall be recoverable by Ausco as against the Customer on a full indemnity and solicitor client basis.
- 22. No Assignment, Sale or Transfer:**
- 22.1 The Customer must not, without the consent in writing of Ausco, assign its rights under the Contract or subcontract any part of the performance of the Contract.
- 23. Warranty**
- 23.1 Any claim made on warranty must be made in accordance with the manufacturer's requirements for making claims or within 12 months (or such period as provided for in the ASQ) after completion of the Works. Notification of any claim must be made in writing within 14 days of the defect becoming known to the Customer.
- 23.2 If any Goods are to be repaired for any reason whatsoever then the Customer will be liable to bear all of the cost of the return and delivery of the Goods if onsite repair is impractical as determined by Ausco.
- 23.3 This warranty shall not apply where the damage complained of was caused by an Act of God or any act, or omission, negligence or contributory negligence of the Customer, its servants or agents or another.
- 23.4 In the case of Accessories Ausco is not liable for any warranty and offers no warranty with respect to Accessories but will endeavor to pass on the manufacturer's warranty whatsoever for Accessories.
- 23.5 The sale of Used Goods including any fixtures and fittings by Ausco to the Customer shall be on an as is where is basis without Ausco being liable to give any warranty whatsoever. The Customer acknowledges that the Used Goods may not comply with any existing Australian or other Standard, or any relevant building code, regulation or legislative requirement including by laws. The Customer acknowledges to having inspected and satisfied itself with regard to the condition of the Used Goods.
- 23.6 Customers are advised that sustained operation of air conditioners installed in the building on 'cool' may result in moisture ingress / condensation forming that may result in damage to the building structure and may affect occupant welfare. In high humidity conditions and/or where ponding of water under or adjacent to the buildings occurs, turn off the air conditioning periodically (3-4 hrs. / day) or ensure thermostat is set to a minimum of 25 degrees. The warranty will not apply where damage to the building results from a failure by the building occupier to follow these directions.
- 24. Warranty Design Fitness for Purpose**
- 24.1 Ausco offers no warranty whatsoever that the Sale Goods are fit for the intended purpose of the Customer.
- 24.2 No provision of the Contract shall be read as modifying any rights or liabilities implied by the Competition and Consumer Act 2010 or any equivalent State legislation which cannot be excluded or modified.
- 24.3 Ausco will not be required to define or prescribe the fitness for purpose criteria with respect to the Works, this will be the responsibility of the Customer at all times.
- 24.4 In the case of Non Standard Goods, the Customer assumes all responsibility whatsoever for the fitness for purpose of the Non Standard Goods and does not seek from Ausco nor does Ausco offer any warranty whatsoever as to the fitness for purpose for Non Standard Goods.
- 25. Design for Non Standard Goods**
- 25.1 If the Customer requires Non Standard Goods, then the Customer must provide Ausco with all information required by Ausco to manufacture the Non Standard Goods and Ausco shall not under any circumstances whatsoever be deemed to have sufficient knowledge of the intended use or purpose of any of the Non Standard Goods.
- 25.2 If the Customer provides design information including working drawings, briefs and any other design documentation that may be necessary for Ausco to construct the Non Standard Goods then the Customer is deemed and will be accepted as having warranted the accuracy and completeness of any documents provided by either the Customer or the Customer's agents to Ausco as relates to the Non Standard Goods.
- 25.3 The Customer warrants that all of the works described in any of the design documents that the Customer has supplied complies in all respects with the provisions of the Building Code of Australia and all applicable codes, Standards, rules, regulations and laws whatsoever.
- 25.4 The Customer shall be responsible for prescribing the fitness for purpose with respect to the design for Non Standard Goods.
- 26. Buyback Option and Sale of Used Buildings**
- 26.1 If the Customer decides to resell part or all of the Goods under the Contract, then the Customer shall first offer the Goods for sale to Ausco at a price and on terms stipulated by the Customer.
- 26.2 If Ausco elects to purchase the Goods from the Customer then in such case the Customer shall warrant that it has title in the Goods, free of all encumbrances, charges or other security interest or claims and that there are no impediments for the completion of such sale whatsoever.
- 26.3 If Ausco elects not to purchase the Goods, then the Customer may sell the Goods to any third party provided that the terms and price of such sale are not more favorable to the third party than those offered to Ausco unless Ausco consents in writing to the contrary.
- 27. Confidential Information, Specifications and Drawings**
- 27.1 Any documents whatsoever disclosed by Ausco to the Customer and which are marked or are to be treated as confidential by the Customer will not be disclosed by the Customer to any third party without Ausco's written consent.
- 27.2 Ausco retains all copyright and intellectual property rights whatsoever in all materials it uses or provides to the Customer relating to the performance of the Works.
- 27.3 If the Customer provides Ausco with any drawings or other material or documents then the Customer warrants that it is entitled to use those documents and indemnifies and holds harmless Ausco from any claims that may be brought against Ausco in relation thereto.
- 28. Industrial Relations**
- 28.1 The Customer shall bear the costs of all industrial relations matters applicable to the Contract outside of Ausco's reasonable control. Ausco shall be reimbursed by the Customer for all reasonable costs incurred by Ausco as a consequence of any changes to any award or applicable site conditions after the date of this Contract.
- 29. Jurisdiction**
- 29.1 This contract between Ausco and the Customer shall be subject to the laws of the State of Queensland and the Customer agrees to submit to the non-exclusive jurisdiction of the Courts of Queensland and the Federal Court of Australia.
- 30. Waiver**
- 30.1 A party's failure or delay to exercise a power or right does not operate as a waiver of the power or right. A waiver is not effective unless in writing.
- 31. Disputes**
- 31.1 If the dispute is not resolved by negotiation within 28 days of receipt of an invitation to negotiate, the parties will attempt to resolve in good faith through an Alternative Disputes Resolution procedure (ADR). If this is unsuccessful then either party can refer the matter to arbitration.







Restrooms and Toilet Buildings

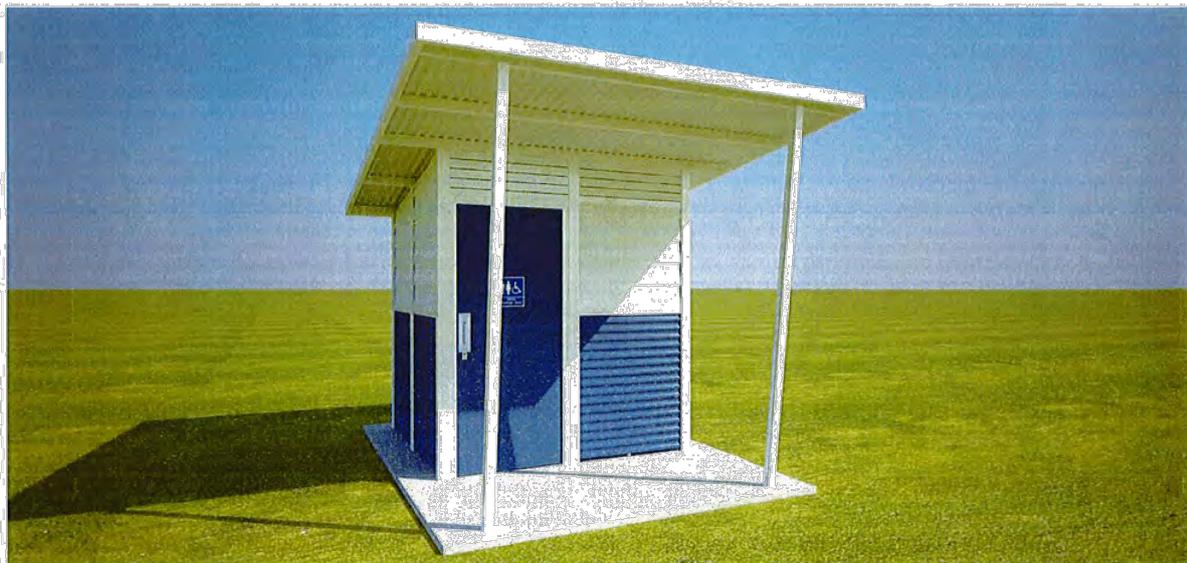
MA2588

## Toilet Building Proposal

For

FRANKSTON CITY COUNCIL

Cemetery





Solutions | Service | Quality

## Table of Contents

About Modus Australia.....	3
Scope of Works.....	4
Building Configuration.....	6
Building Colours.....	7
Investment Value.....	8
Conditions of Quotation.....	9

### Sample of the Modus Public Amenity range .....



..... Many more options available. Speak to a consultant for further details.

**COST EFFECTIVE RESTROOM SOLUTIONS**

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modusaustralia.com.au



Solutions | Service | Quality

## Why Modus Australia Toilet Buildings?

✓ **Cost Effective**

*Less expensive than standard brick and tile*

✓ **Easy to Erect**

*Minimal trade skills required*

✓ **Low Maintenance**

*All coated steel – timber free*

✓ **Vandal Resistant**

*Materials selected for strength and durability*

✓ **Robust**

*Suitable for cyclonic areas*



### Experience

MODUS AUSTRALIA has been manufacturing and supplying Restrooms and Toilet Buildings for over a decade, and has a valuable client base covering a wide range of entities including Local Governments, Roads Authorities, Communities, Project Developers, National Parks and Mining Companies.

### Compliance

MODUS AUSTRALIA has dealt extensively with government bodies and regulatory authorities, and can provide all the relevant documentation and technical support to meet the statutory requirements relating to the supply and installation of its products.

MODUS AUSTRALIA provides a range of products that comply with the relevant Australian Standards applicable to their categories.

### Durability

MODUS AUSTRALIA is committed to providing durable, vandal resistant Toilet Buildings that minimize ongoing maintenance and withstand the wear and tear of public use.

### Accessibility

MODUS AUSTRALIA offers a range of Toilet Buildings that are compliant with Access & Mobility Australian Standard No. 1428-2009.

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modusaustralia.com.au



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Friday, 31 March 2017

Frankston City Council  
Attention: Kepan Qiao

MODUS AUSTRALIA  
32 Turbot Street  
Brisbane QLD 4000  
ABN: 53 147 987 095  
ACN: 147 987 095  
info@modusaustralia.com.au  
www.modusaustralia.com.au

Dear Kepan,

Thank you for your valued enquiry regarding our Toilet Buildings. Please see the below proposal for your consideration. We trust it meets with your satisfaction.

## Scope of Supply

### YARRA 1 Toilet Building, Universal Access

The Yarra® Toilet Building distinguishes itself from a standard toilet building with a distinctive skillion style roof line, designed to integrate seamlessly into any environment whilst adding an architectural compliment to its surroundings. Available in a variety of configurations; installed, or in a simply-erected, modular kit form system.



Yarra-1 Toilet Building

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modusaustralia.com.au



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### Wall Panel System

Proprietary walling system comprises of highly corrosion resistant hot dip galvanized metal frames @ 1200mm wide. Panels are clad externally with Colorbond Custom Orb sheeting to mid height and powdercoated aluminium fascia planking above. Horizontal slats are located above door height at front, for ventilation of the building. Walls are lined internally with durable Miniorb sheeting in Zinalume finish for superior strength and serviceability.

### Roof

The skillion building roof is sheeted in Colorbond Custom Orb material and includes a portion light sheet over each cubicle to allow ingress of natural light.

### Easy Installation

Each wall panel has preset nutserts in each side of the steel frames, which are fitted to the vertical joining channels provided. These are bolted to the ground as per the setout instructions which are included with the building kit. The doors are supplied complete with hinges, locks, handles and signage. Purlins are bolted to the top of the building frame, and roof sheeting and trims are then fitted to complete the building.



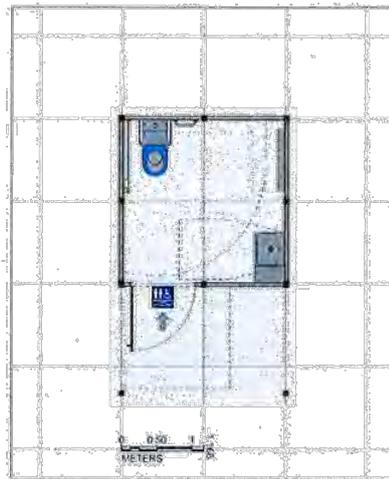
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modusaustralia.com.au



Solutions · Service | Quality

## Building Configuration



### Internal Fixtures Include:

- 1 x Porcelain Toilet Pan & Cistern
- 1 x Large Stainless Steel Wash Hand Basin with Knee Operated Time Flow Tap
- 1 x Set of Stainless Steel Grab Rails
- 1 x Single Toilet Roll Dispenser
- 1 x Baby Change Station

### Additional Fixtures Include:

- 1 x Distribution Enclosure with Main Switch and MCB/RCD
- 2 x 600mm Batten Lights

*(Please Note: Only items in the above lists included in the building price. Pipes, conduits, cables, switches etc. are not included.)*

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modusaustralia.com.au



## Building Colours

### LEGEND

☉ Also available in COLOREBOND® Ultra steel for coastal and industrial environments. All other colours are available in COLOREBOND® Ultra steel on request, please speak with your supplier.

☉ Also available in COLOREBOND® Stainless steel for severe coastal and industrial environments. Please speak to your supplier for more information regarding availability.

For further details on the legend, please refer to the back page!

### CLASSIC colour range



CLASSIC CREAM<sup>☉</sup>  
SA = 0.32, BCA = L



PAPERBARK<sup>☉</sup>  
SA = 0.42, BCA = M



PALE EUCALYPT<sup>☉</sup>  
SA = 0.60, BCA = N



WOODLAND GREY<sup>☉</sup>  
SA = 0.71, BCA = D



DEEP OCEAN<sup>☉</sup>  
SA = 0.75, BCA = D



COTTAGE GREEN<sup>☉</sup>  
SA = 0.75, BCA = D



MANOR RED<sup>☉</sup>  
SA = 0.60, BCA = D



NIGHT SKY<sup>☉</sup>  
SA = 0.96, BCA = D

### CONTEMPORARY colour range



SURFIST<sup>☉☉</sup>  
SA = 0.32, BCA = L



EVENING HAZE<sup>☉</sup>  
SA = 0.13, BCA = M



SHALE GREY<sup>☉☉</sup>  
SA = 0.43, BCA = N



DUNE<sup>☉☉</sup>  
SA = 0.47, BCA = M



COVE<sup>☉</sup>  
SA = 0.54, BCA = M



WINDSPRAY<sup>☉☉</sup>  
SA = 0.58, BCA = M



GULLY<sup>☉</sup>  
SA = 0.63, BCA = D



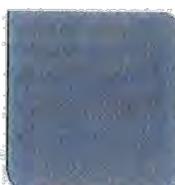
MANGROVE<sup>☉</sup>  
SA = 0.64, BCA = D



WALLABY<sup>☉</sup>  
SA = 0.67, BCA = D



JASPER<sup>☉</sup>  
SA = 0.68, BCA = D



BASALT<sup>☉</sup>  
SA = 0.69, BCA = D



IRONSTONE<sup>☉</sup>  
SA = 0.74, BCA = D



TERRAIN<sup>☉</sup>  
SA = 0.69, BCA = D



MONUMENT<sup>☉</sup>  
SA = 0.73, BCA = D

[View Online](#)

PLEASE NOTE: PRICING ALLOWS FOR THE ABOVE COLOURS FROM THE STANDARD RANGE ONLY

COST-EFFECTIVE RESTROOM SOLUTIONS

1300 945 930  
modusaustralia.com.au

# PROPOSAL

Quote: EXTQ7087-A  
Date: Apr 12, 2017

To: Kegan Qiao  
Frankston City Council  
PO Box 490  
Cnr Young & Davey Streets  
FRANKSTON, VIC 3199  
Australia  
T: 03 8773 9532

**modus**  
Australia  
Restrooms & Toilet Buildings  
32 Turbot Street  
Brisbane QLD 4000  
ABN: 53 147 967 085  
ACN: 147 967 085  
info@modusaustralia.com.au  
[www.modusaustralia.com.au](http://www.modusaustralia.com.au)

SALES CONTACT	PROJECT / JOB	PAYMENT TERMS
Damien Davies		T.B.A.

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	INSTALLATION: Installation of 1x single access Male/Female disabled compliant toilet building. Scope includes plumbing, concrete pad, building erection and fitout. Installation includes plumbing 1 metre from building edge.	\$29,460.00	\$29,460.00

<b>SUBTOTAL</b>	\$29,460.00
<b>GST</b>	\$2,946.00
<b>TOTAL</b>	\$32,406.00

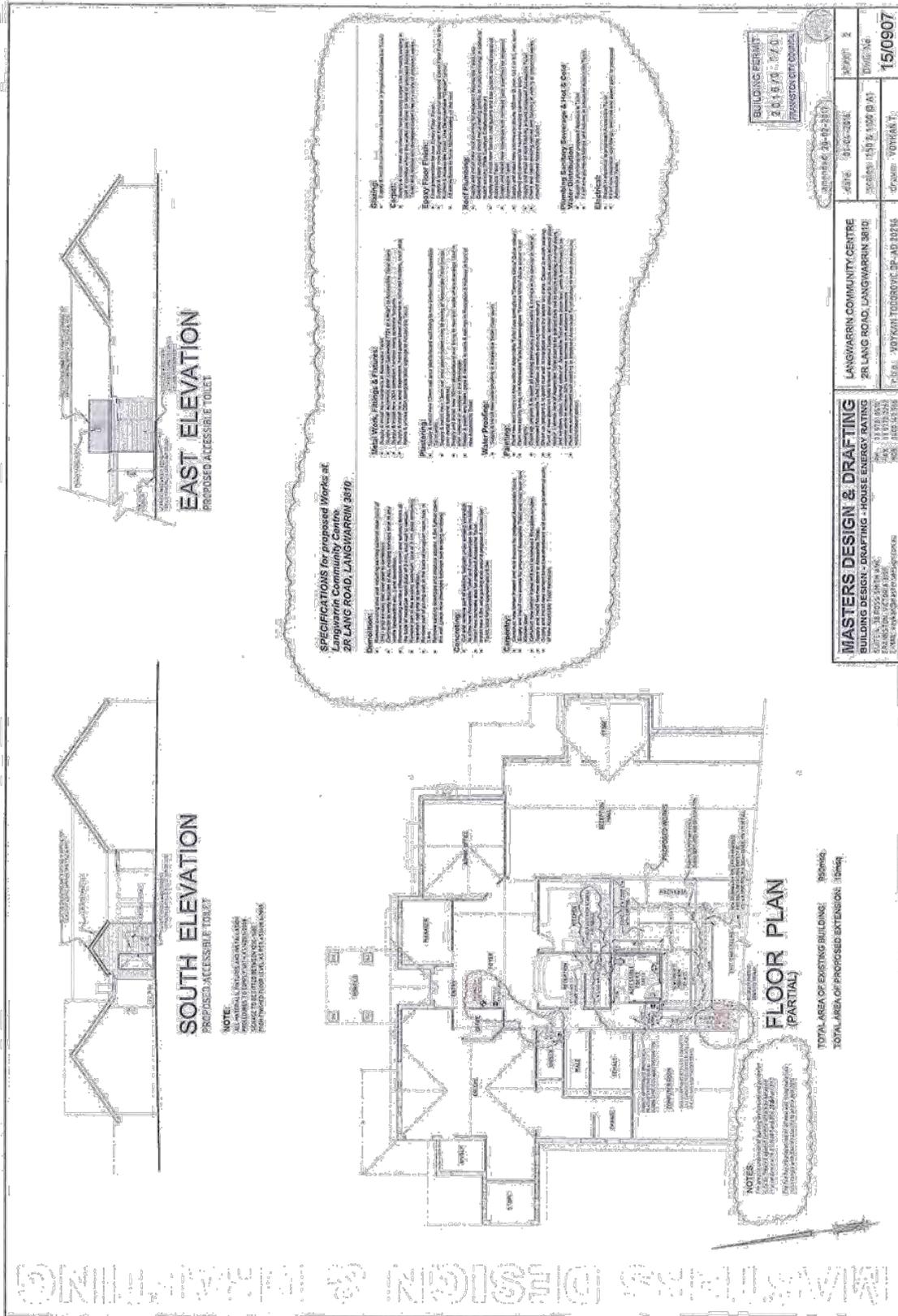
Thank you for the opportunity to assist you with a quotation.  
If you have any queries do not hesitate to contact the undersigned.

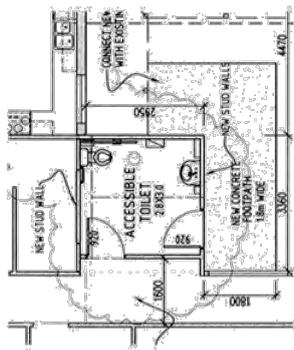
Best Regards,

Damien Davies  
Sales Consultant

Please contact me if I can be of further assistance.

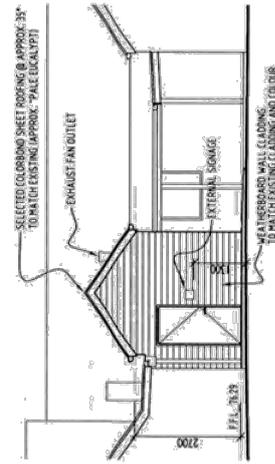
Prices quoted are for a total order, variations are subject to review. Quote is subject to Modus Australia's terms and conditions. Quotation valid for 30 days. Credit card payments incur 2.03% surcharge. Freight charges and packaging charges additional if not included in the above quotation.



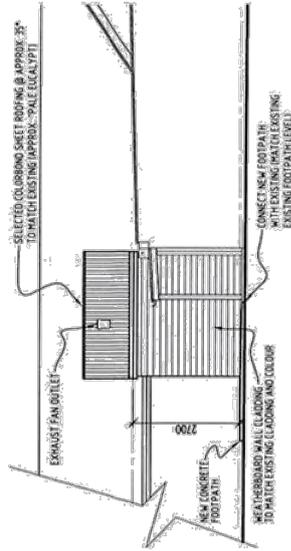


PLAN

SITE PHOTOS

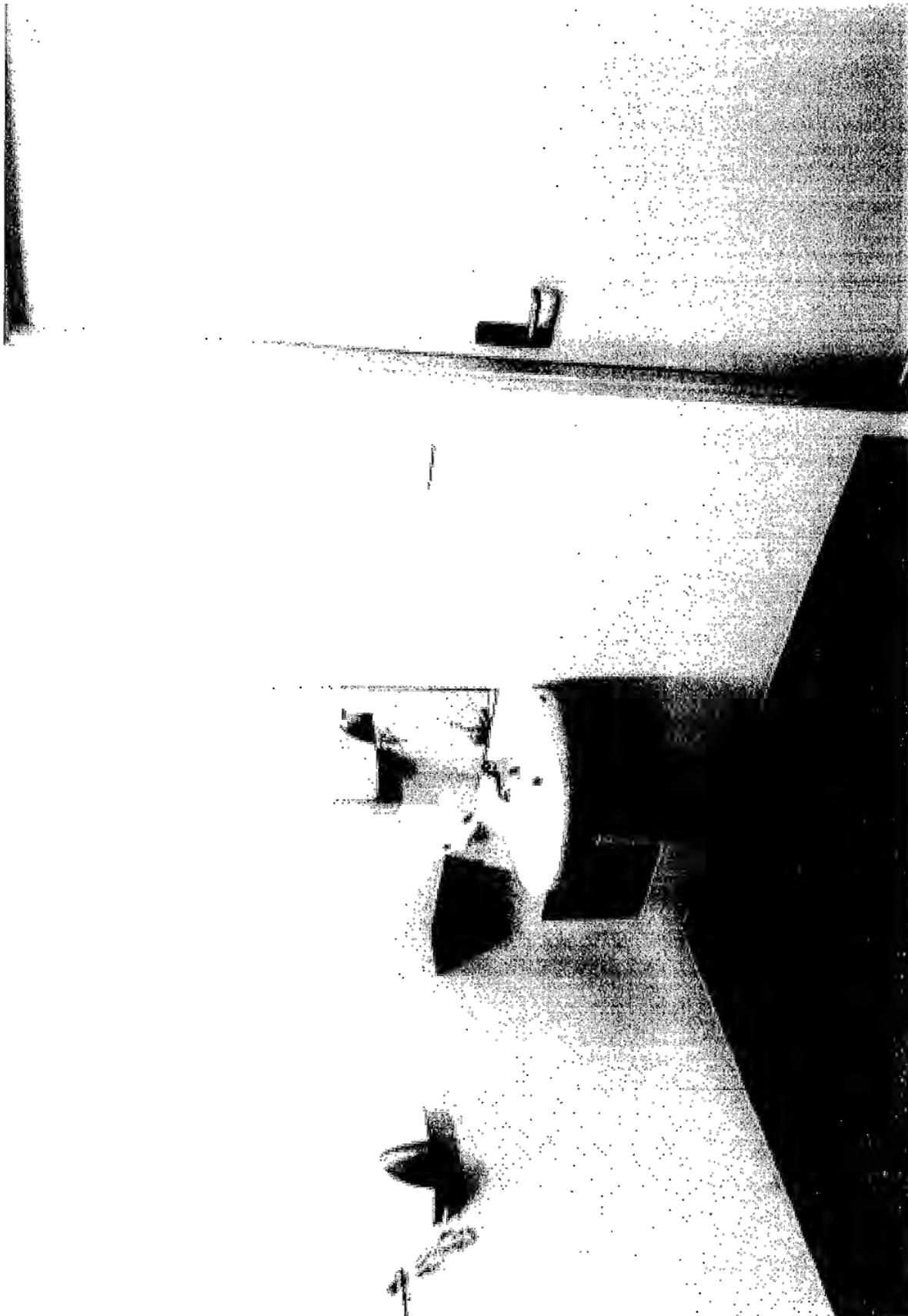


FRONT ELEVATION



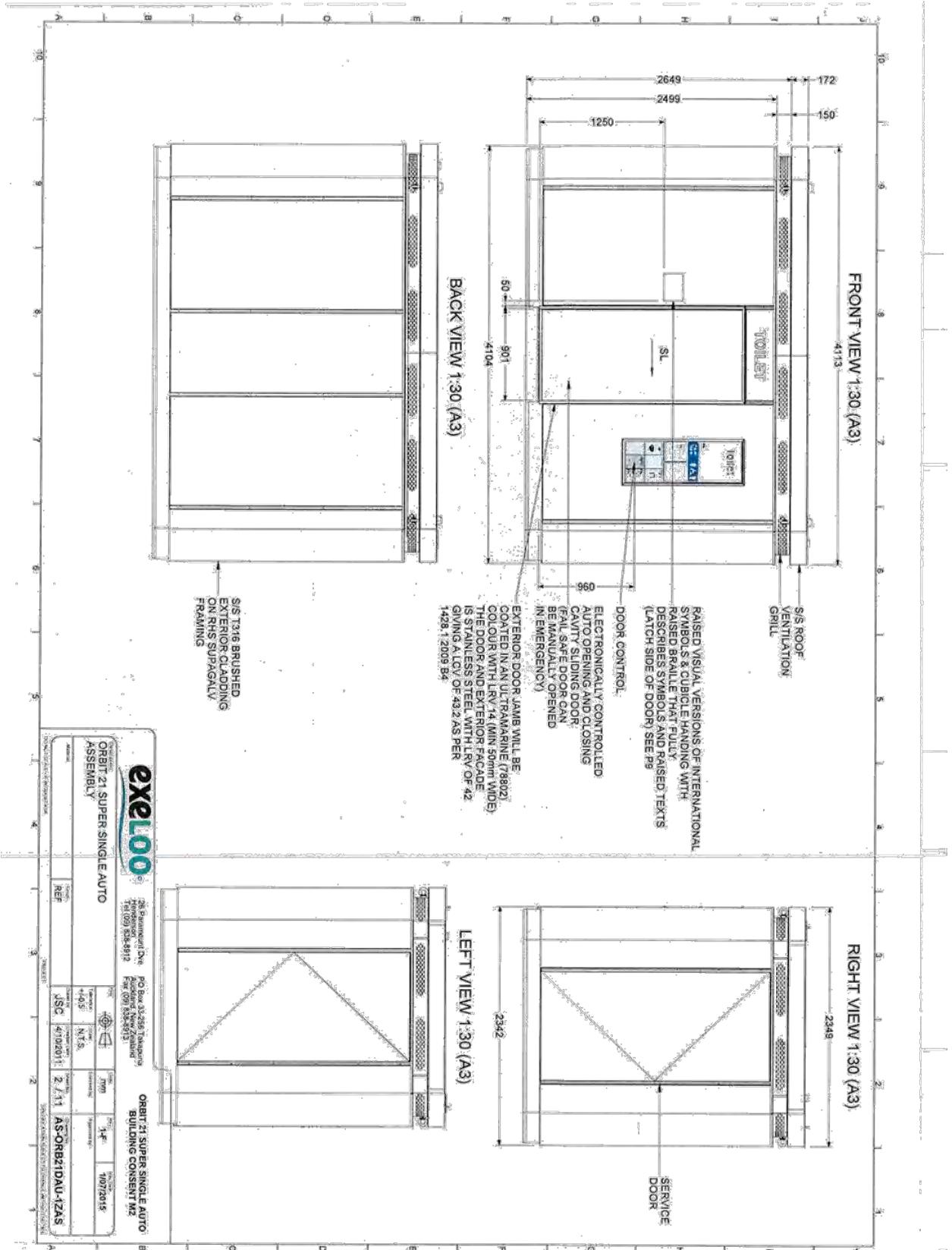
SIDE ELEVATION

LANGWARRIN COMMUNITY CENTRE TOILET 2017



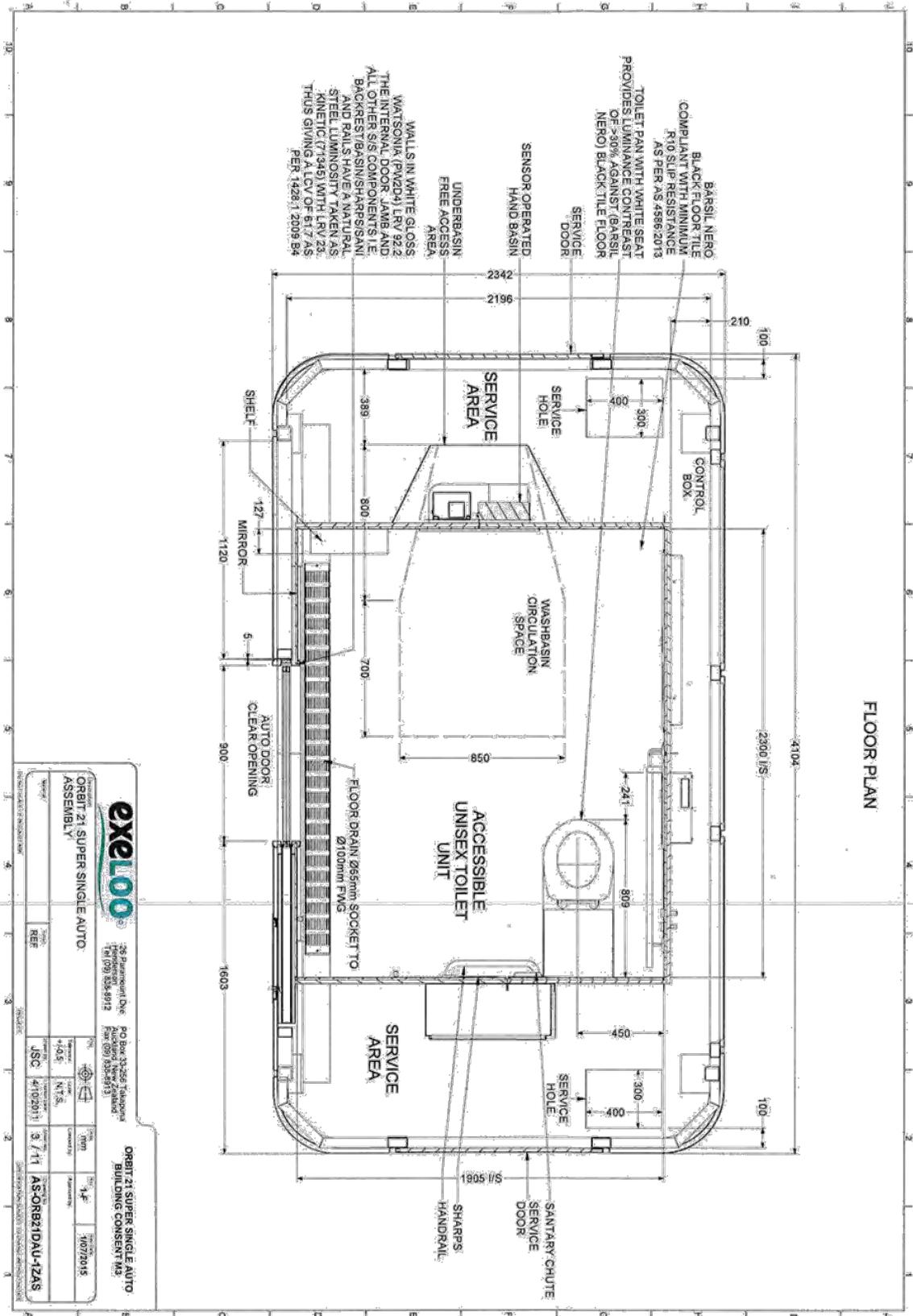








Orbit Automated - Interior



**exeloo**

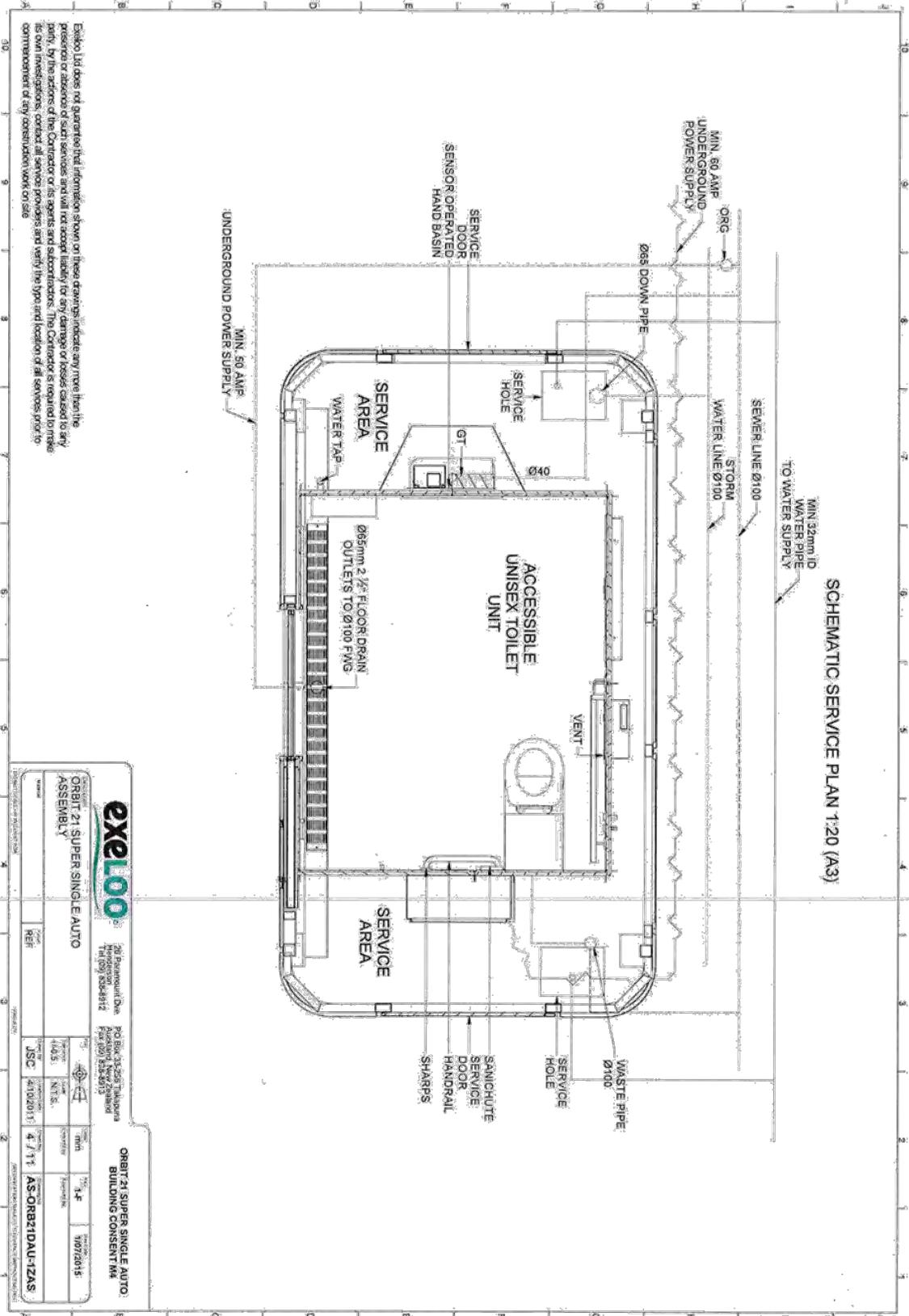
ORBIT 21 SUPER SINGLE AUTO ASSEMBLY

26 Parliament Drive  
 Tel: (09) 834-8912  
 Fax: (09) 834-8913

PO Box 21226  
 Auckland  
 New Zealand

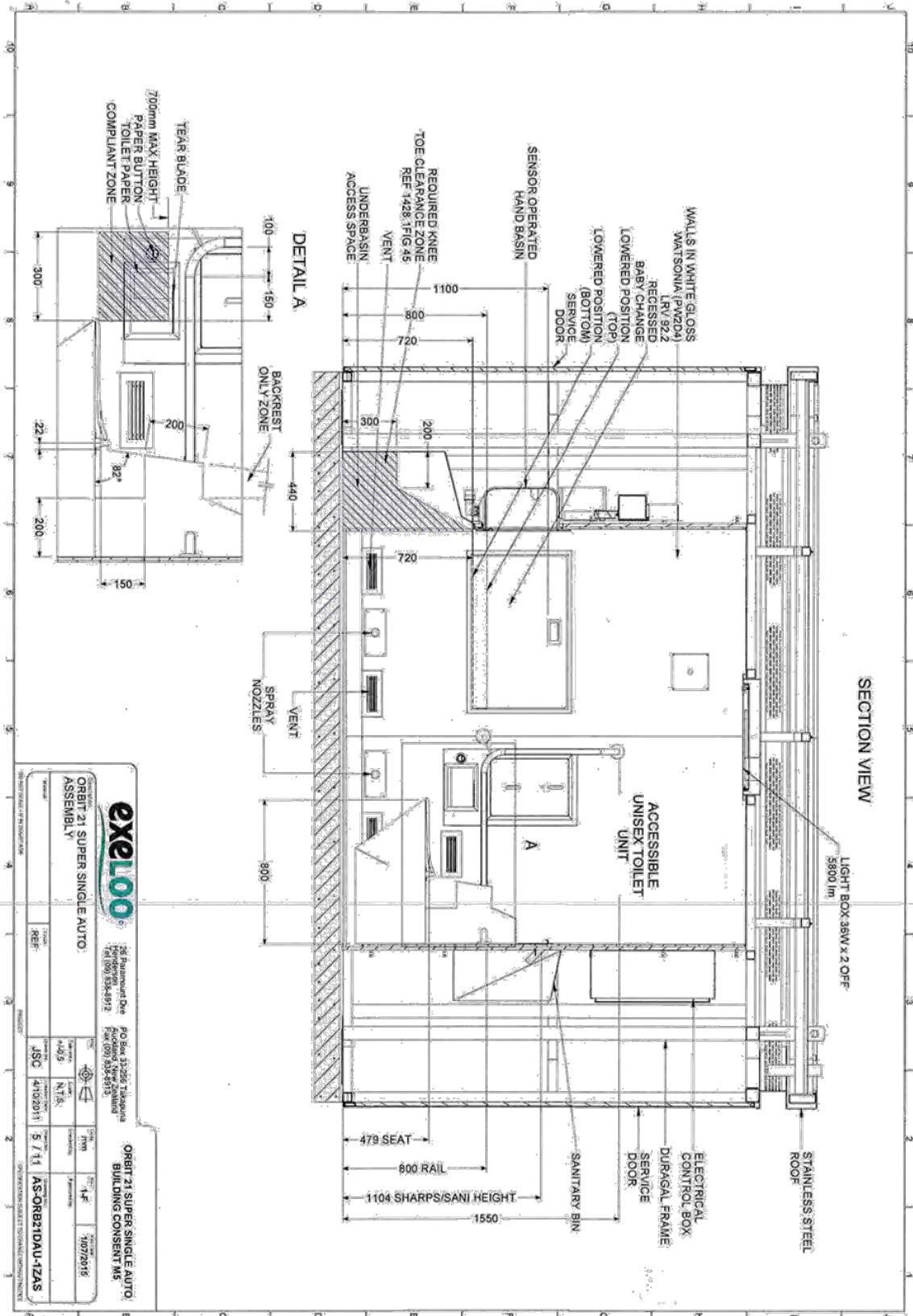
ORBIT 21 SUPER SINGLE AUTO BUILDING CONSENT M3

Model	AS-CR821DAU-12AS
Scale	1:100
Date	3/7/11
Author	JSC
Check	AS-CR821DAU-12AS
Issue	1/07/2015



Exeloo Ltd does not guarantee that information shown on these drawings indicate any more than the presence or absence of such services and will not accept liability for any damage or losses caused to any party, by the actions of the Contractor or its agents and subcontractors. The Contractor is required to make its own investigations, contact all service providers and verify the type and location of all services prior to commencement of any construction work on site.

<b>exeloo</b>		70 Pennington Drive PO Box 31-255 Takarua Tairāroa 4112		PO Box 31-255 Takarua Tairāroa 4112	
ORBIT 21 SUPER SINGLE AUTO ASSEMBLY		ORBIT 21 SUPER SINGLE AUTO BUILDING CONSENT FM		19072015	
Scale	1:50	Drawn	NTS	Checked	4/1/11
Author	JSC	Project No.	4102011	Consent No.	AS-ORB21DAU-1ZAS

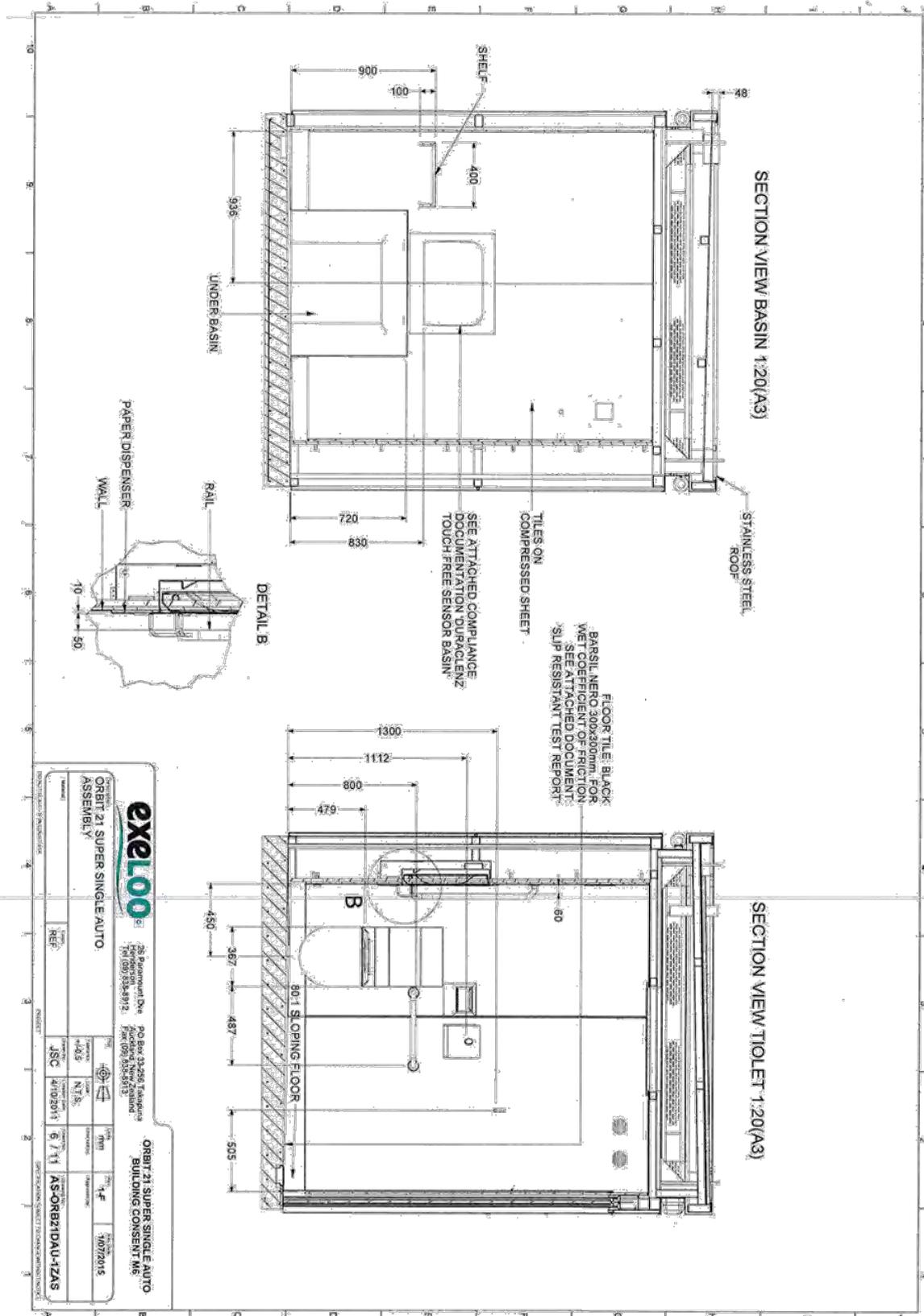


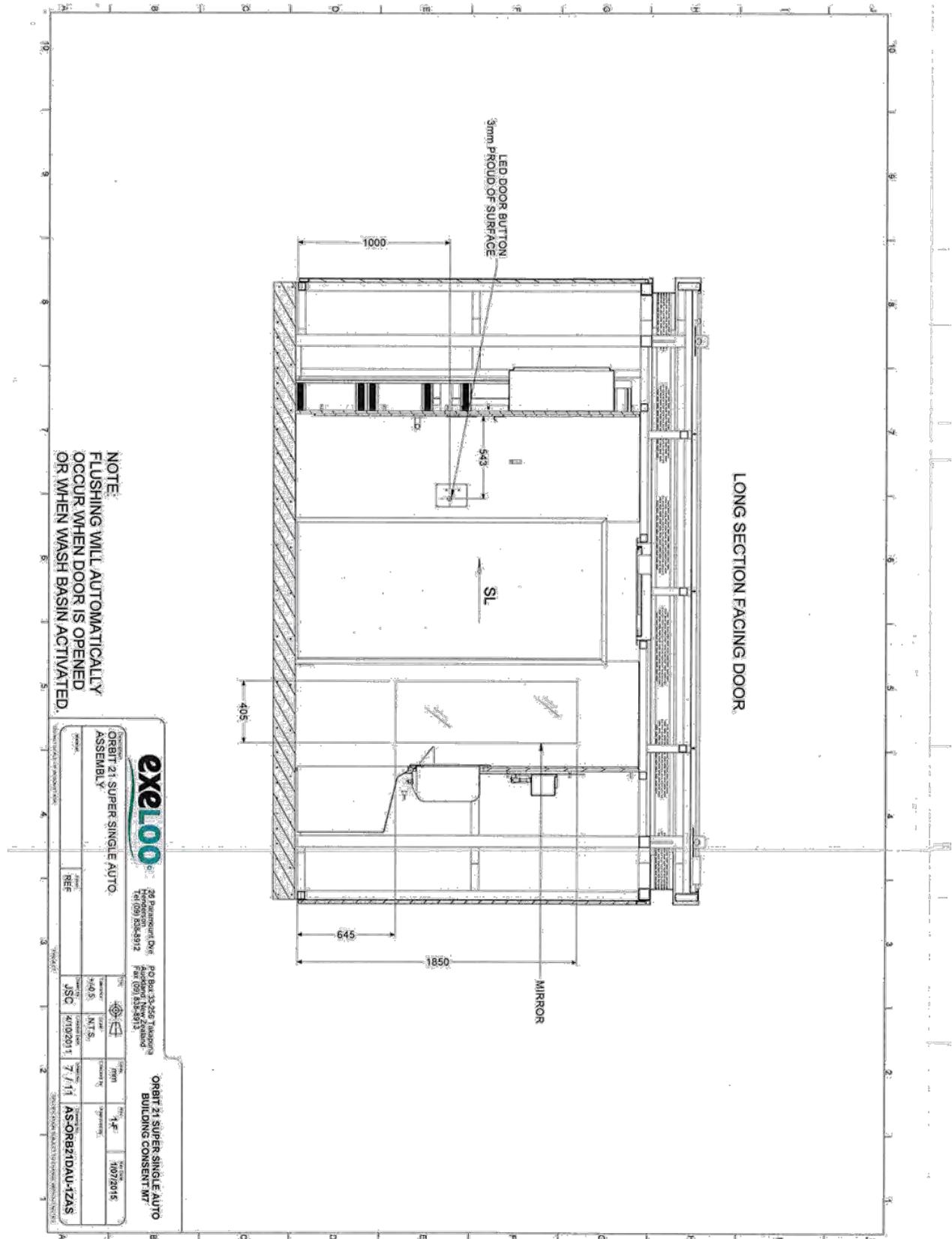
**exeloo** 216 Burnside Drive, PO Box 31369, Takapuna  
 Auckland, New Zealand Tel: (09) 834-8912 Fax: (09) 834-8913

**ORBIT 21 SUPER SINGLE AUTO BUILDING CONSSENT M5**

Model	ASSEMBLY	Rev	1
Manufacturer	JSC	Part No	4102011
Material	N/A	Rev	5 / 11
Issue	1/F	Date	1/07/2018
Project	AS-ORBIT1DAU-1ZAS	Client	

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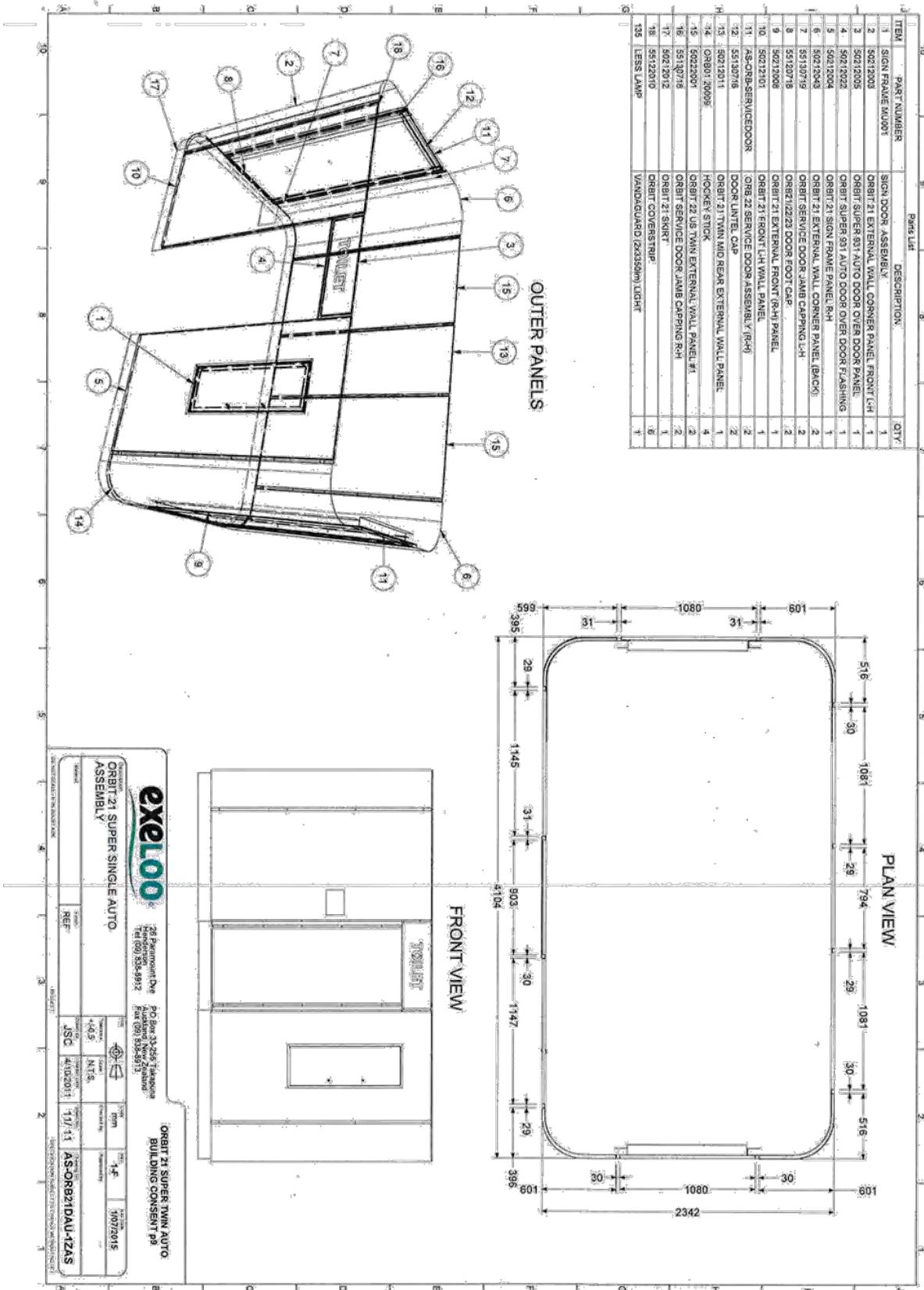


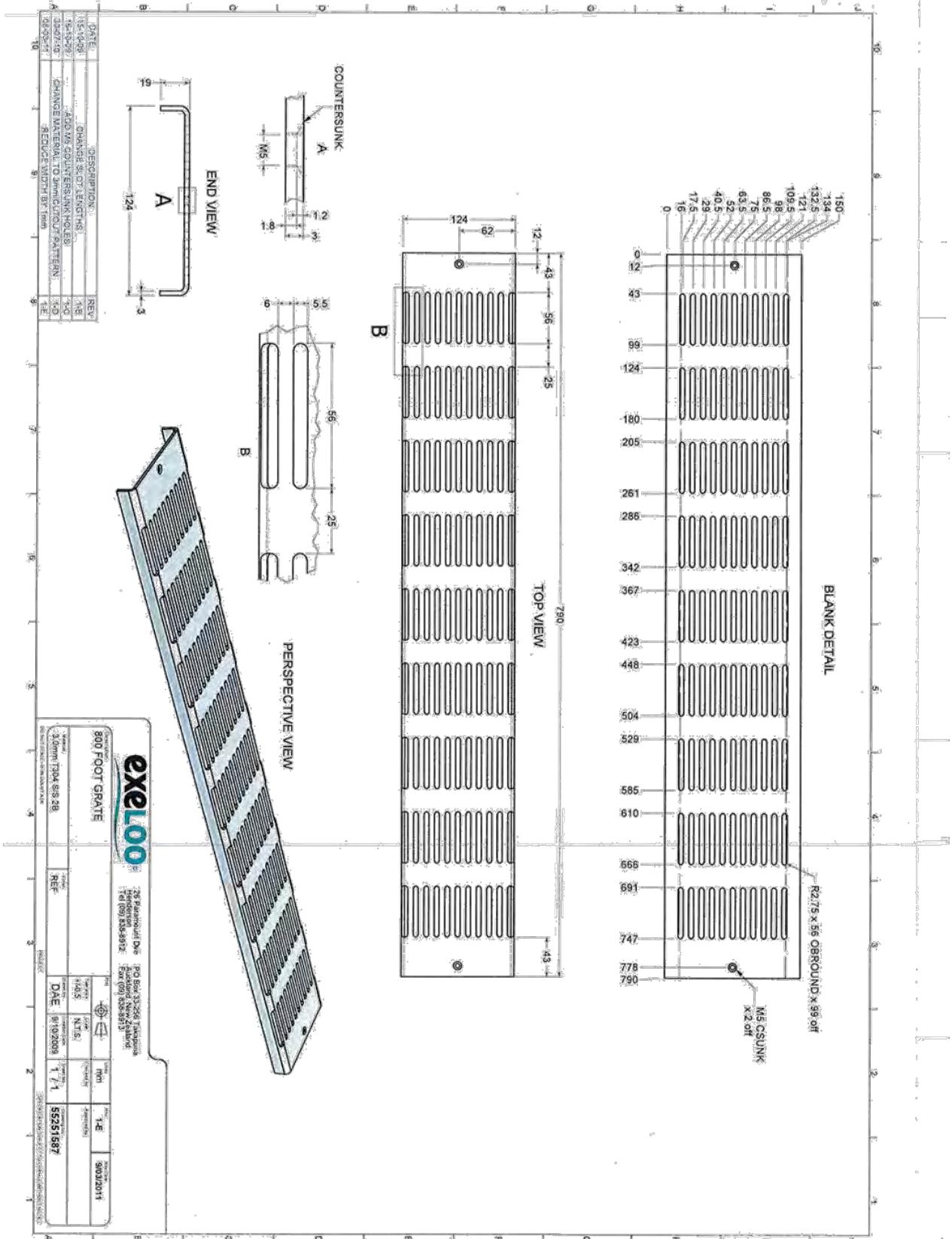












## Executive Summary

### 12.8 Hearing of submitters - proposed discontinuance of unused government road - corner North and Aldershot Roads, Langwarrin

*Enquiries: (Tim Frederico: Corporate Development)*

#### Council Plan

Community Outcome:	3. A Well Governed City
Strategy:	3.1 Accountable Governance
Priority Action	3.1.1 The elected representatives will provide clear and unified direction, transparent decision makers and good governance

#### **Purpose**

To provide background information to the hearing of submissions regarding the proposed discontinuance of an unused government road at the corner of North and Aldershot Roads, Langwarrin.

#### **Recommendation (Director Corporate Development)**

1. That the submissions be received.
2. Councillors note that a detailed report will be submitted to a future Council meeting to enable Council to formally consider the matters raised in the submissions.

#### **Key Points / Issues**

- At Ordinary Meeting 2018/OM1 on 29 January 2018 in response to a request from the Department of Treasury and Finance ('DTF'), Council resolved to commence the statutory procedures to discontinue an unused government road at the corner of North and Aldershot Roads in Langwarrin.
- A survey plan showing the section of road proposed to be discontinued was supplied by the DTF - see [Attachment A](#). The advertised plan with the relevant section of road shown hatched is included as [Attachment B](#).
- The proposal was advertised in the Frankston Leader on 26 February 2018 and on Council's website, and letters were sent to the owners of adjoining properties to notify them of the proposal.
- Two submissions have been received from adjoining property owners, both of whom object to the proposal. De-identified copies of the submissions are included as [Attachment C](#) and [Attachment D](#).
- Both of the submitters have asked to speak to Council in support of their submission. The hearing of the submissions has been listed for this meeting, to commence as soon as possible after 7:00pm.

#### **Financial Impact**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

**12.8 Hearing of submitters - proposed discontinuance of unused government road - corner North and Aldershot Roads, Langwarrin****Executive Summary**

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

There are no financial implications associated with this report.

The outcome of the discontinuance proposal will have a negligible financial impact on Council. The section of government road that is proposed to be discontinued is on Crown land – it is neither owned nor managed by Council. The DTF has paid Council's costs of undertaking the statutory discontinuance procedure, so that Council is not out of pocket for the required work.

**Consultation****1. External Stakeholders**

Public notice of the intention to discontinue the road was given in the Frankston Standard Leader and on Council's website, and individual notifications were sent by post to each of the adjoining land owners.

If the discontinuance proceeds, public notice of the discontinuance will be published in the Victoria Government Gazette and the DTF will then manage all matters associated with the anticipated subsequent sale of the land.

**2. Other Stakeholders**

Staff in Council's Town Planning, Biodiversity, Traffic, Governance and Commercial Services teams have been consulted in respect of the proposal.

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

The land comprising the road which is proposed to be discontinued has been assessed by the Department of Environment Land Water and Planning (DELWP) as surplus Crown land. The land has been occupied for grazing purposes for more than 19 years, under a licence issued by the DELWP. The road has never been constructed as a road, nor been included on Council's road register, and Council has previously advised the DELWP that the road is not required for public use, either now or in the future.

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

The rights protected under the Charter of Human Rights and Responsibilities have been considered in the preparation of this report.

Legal

The statutory procedures for the discontinuance of a road are set out in Schedule 10, clause 3 of the Act.

The requirements for public consultation are set out in sections 207A and 223 of the Act.

**12.8 Hearing of submitters - proposed discontinuance of unused government road -  
corner North and Aldershot Roads, Langwarrin****Executive Summary**

Council will hear and consider the submissions in accordance with these provisions.

Policy Impacts

Nil.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no conflict of interest in this matter.

**Risk Mitigation**

It is important that Council's decision is fully informed and made with the benefit of complete and correct information. Hearing and considering any submissions to the proposal is an essential part of the decision making process.

**Conclusion**

The DTF has asked Council to undertake a statutory discontinuance process in relation to a section of government road on Crown land, which is currently being used for grazing. The proposal has been advertised and two submissions have been received opposing the discontinuance proposal. Both submitters have requested the opportunity to speak to Council regarding their submissions.

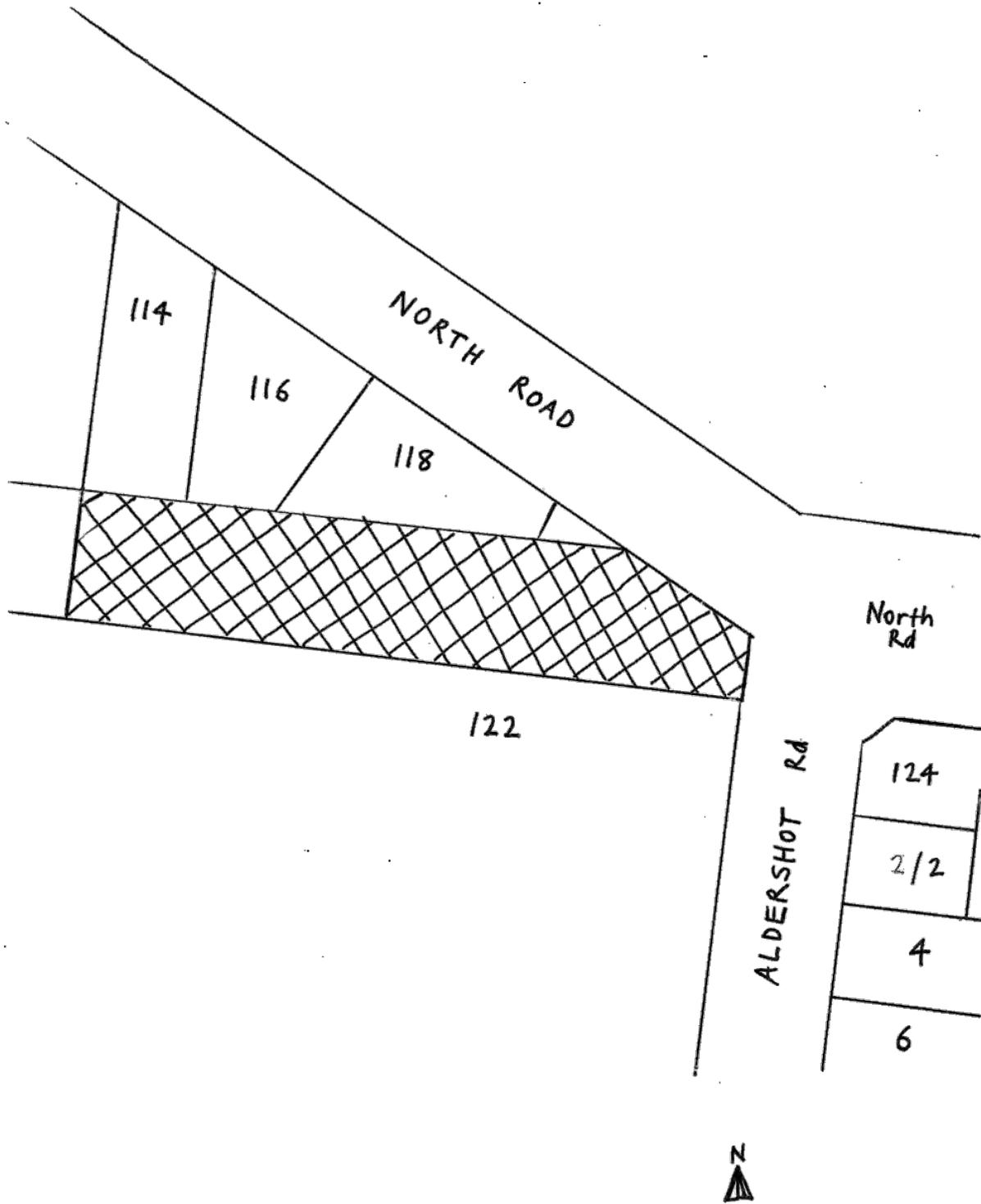
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**ATTACHMENTS**

- Attachment A: [↓](#) DTF survey plan  
Attachment B: [↓](#) Plan with road shown hatched  
Attachment C: [↓](#) Submission 1  
Attachment D: [↓](#) Submission 2

<b>PLAN OF CROWN ALLOTMENT</b>		<b>OP124292</b>
<p><b>LOCATION OF LAND</b></p> <p>COUNTY : MORNINGTON                  PARISH : LANGWARRIN                  CROWN ALLOTMENT : 2014</p>	<p><b>NOTATIONS:</b></p> <p>E-1 : WATER SUPPLY                  E-2: DRAINAGE AND SEWERAGE</p>	
ORIGINAL SHEET SIZE: A3	CERTIFICATION BY SURVEYOR	SHEET 1 OF 1
SCALE 1:500 	I, John Peter Kenter of 55 Marine Parade, Hastings, VIC, 3915 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 05/04/2017, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.  Signed by John Peter Kenter 26/06/2017 Licensed Surveyor, Surveying Act 2004	
FILE REF: F16/69 SURVEYORS REF: 11662CA V2 DRAWN: A.D. 26/06/2017 EXAMINED: T.H. 3/11/2017	Digitally signed by: John Peter Kenter (Speedie Development Consultants Pty Ltd), Surveyor's Plan Version (02), 26/06/2017, SPEAR Ref: S102874V	Certified by Craig Leslie Sandy Surveyor-General 04:46 PM 23/11/2017
<b>OFFICE OF SURVEYOR-GENERAL VICTORIA</b> DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		

Amended by: John Peter Kenter, 14/11/2017.



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**From:** [REDACTED]  
**Sent:** Sunday, 25 March 2018 9:00 PM  
**To:** Frankston City Council  
**Subject:** Proposed road discontinuance of government rd Langwarrin (submission)

I write to you in with reference to your proposal to discontinue government rd Langwarrin . I am shocked and concerned with council having a meeting on 29 January 2018 and resolved" That statutory procedures be commenced pursuant to schedule 10,clause 3 of the local Government act 1989" without prior contacting myself and the other 3 adjoining property owners, possibly your wording in your letter sent after your meeting may have been different as the use of unused road ,never been used road and not being required to be used in the future has no truth to it at all. I have been the property owner of [REDACTED] for the last 19 years adjoining this road and have used it as an access when required for all of those years a gate to enter my property has also been there for 19 years . This is not the first time a proposal like this had been made, back in 20 August 2015 the Department of environment,land,water and planning sent a letter with a similar request, a [REDACTED] I believe he is the son of the property 122 on your plans requesting the road be closed and offered for sale, the letter stated that should I agree complete the attached form. The letter also asked for a response to the letter , a phone number and the person to speak to. I did contact a [REDACTED] the senior property officer of the DELWP and was advised that the letter sent was for consent only and by not completing the form it was considered that I don't agree to its closure in any way or form. I was also advised that this road could not be closed without my consent . I do find it troubling that the DELWP would have informed council that this land was considered surplus crown land after me previously stating that I do indeed use this road for access.

In this submission I request to be heard at council and would like you to respond to me in regards to your wording. Any person making a submission is entitled to request (in the submission itself) to be heard at a council meeting in support of the submission, either in person or by a person acting on his or her behalf. As I want to be heard in regards to this matter but I am by no way in support of it. Why is it that only people who support this submission the only ones who can be heard, please explain.

I have also spoken to my neighbours [REDACTED] who informed me that he also had spoken to the DELWP and stated that he did not want the road to be discontinued,and a very new neighbour only today of [REDACTED] who has only owned the property for 2 weeks now and has no knowledge at all of this proposal.As there are only 4 property owners adjoining this road and 3 are not wanting it to be closed that council needs to reevaluate there proposal and look after the interest first of the people that the closure would affect .I look forward to a response and would like to be notified about anything regarding this matter.

Yours sincerely

[REDACTED]  
Property owner of [REDACTED]

Sent from my iPad

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**Subject:** FW: Notification ref A3541167

**From:** [REDACTED]@ [REDACTED].com [mailto:[REDACTED]@ [REDACTED].com] On Behalf Of [REDACTED]  
**Sent:** Tuesday, 27 March 2018 7:57 AM  
**To:** Michael Craighead  
**Subject:** Fwd: Notification ref A3541167

[REDACTED]

**Ph: 03** [REDACTED] or [REDACTED]  
Mon - Fri **8:00am - 5:30pm**  
Open Most Sat: **8:30am - 2:30pm**

----- Forwarded message -----  
**From:** [REDACTED] <[REDACTED]@ [REDACTED].com>  
**Date:** 26 March 2018 at 20:01  
**Subject:** Notification ref A3541167  
**To:** [michaelcraighead@frankston.vic.gov.au](mailto:michaelcraighead@frankston.vic.gov.au)

Hi Michael

Thank you for taking my phone call today.

As discussed, we have just taken possession of [REDACTED] as of 26th February this year. We were unaware of the proposal to discontinue use of road immediately behind our property.

I am hereby submitting my disagreement with the proposal as follows

- We based our purchase of this property on the fact that the Section 32 clearly shows this as a road and not a block of land.....without any impeding overlay abutting this property. I also contacted all the asset owners (including Melbourne Water) to ensure I was aware of all the situations affecting our block and the land abutting the rear boundary. In all correspondence and plans we were sent, it is shown clearly as a road.....not a proposed road.....not an overlay with allowance for a road.....but a road. Furthermore, on enquiry with the asset owners, we were led to believe that this had been left to access the rear of properties [REDACTED] due to the nature of the large easement on the front of these blocks (10.06m) .
- Our block being [REDACTED] is an awkward block at best due to the setback (easement).....but we accepted this believing that this being a government road, we should be able to negotiate some sort of access to the rear (even temporary for building purposes).
- I am concerned at how we create a safe entry and exit from the block considering the volume of traffic coming from Langwarrin end.
- I am unsure of how we could have made ourselves aware of this proposal prior to taking possession of the land. We did our due diligence in contacting the asset owners along with a thorough check of Section 32. If we had been aware of the proposal then we would have possibly chosen to buy elsewhere.

My contact details are listed below if you require anything further.

Thanks

[Redacted]

[Redacted]

[Redacted]

**Ph:** [Redacted] **or** [Redacted] **:** [Redacted]  
Mon - Fri **8:00am - 5:30pm**  
Open Most Sat: **8:30am - 2:30pm**

**Executive Summary****12.9 Hearing of submitters – proposed Annual Budget 2018-2019**

*Enquiries: (Kim Jaensch: Corporate Development)*

**Council Plan**

Community Outcome:	4. A Well Managed City
Strategy:	4.3 Resources
Priority Action	4.3.1 Continue to maintain a financially sustainable Council by advocating for operational grant funding from other tiers of Government to deliver services required by the community, ensure funding decisions are based on Council's priorities, seek alternative revenue sources and ensure the operations of Frankston Regional Recycling and Recovery Centre are financially sustainable

**Purpose**

To provide Council with public submissions relating to the proposed Annual Budget 2018-2019 for consideration prior to adoption of this document.

**Recommendation (Director Corporate Development)**

That Council hears and considers the public submissions relating to the proposed Annual Budget 2018-2019 prior to its adoption.

**Key Points / Issues**

- At its meeting of 23 April 2018, Council resolved to commence the statutory process to make the proposed Annual Budget 2018-2019 available for public comment.
- A public notice was placed in The Age and Frankston Standard Leader inviting public submissions and stating that Council will consider all written and verbal submissions at its Ordinary Meeting held on 4 June 2018.
- At the time of writing this report Council has received eight (8) written submissions, and five (5) have confirmed that they wish to address Council at the Hearing of Public Submissions on 4 June 2018. A copy of the written submissions are attached as Supporting Information to the Agenda. Should Council receive any further submissions, these will be distributed under separate cover.
- The proposed/amended Annual Budget 2018-2019 will be presented to Council for adoption at its Special Meeting held on 12 June 2018.

**Financial Impact**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

**12.9 Hearing of submitters – proposed Annual Budget 2018-2019****Executive Summary**

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

**Consultation****1. External Stakeholders**

At its Ordinary Meeting on 23 April 2018, Council resolved to advertise its proposed Annual Budget 2018-2019 seeking submissions from interested parties. A hearing of submitters meeting has been scheduled for Monday 4 June 2018 to consider submissions and to hear from any person or organisation wishing to be heard in support of their written submission.

***Proposed Annual Budget 2018-2019***

Eight (8) written submissions were received with five (5) submitters requesting to be heard to support their submission in relation to the meeting held on Monday, 4 June, 2018.

<b>Proposed Annual Budget 2018-2019</b>	<b>Issue</b>	<b>Request to be heard? (5 Minutes)</b>
Submission 1	Mr. Rod Atherton Architect drawings and cost estimate for the extension and upgrade of the Belvedere Bowls Club's clubhouse	Yes
Submission 2	Mr Norm Jardine Preparation of drawings for pavilion extensions at Bruce Park for the Heatherhill Cricket Club, Frankston Rovers Junior Football Club and Bruce Park Tennis Club	Yes
Submission 3	Mr Geoffrey Crowder Various queries on budget items. Requesting that \$50 per property or \$150,000 be allocated from the differential rate, on Commercial and Industrial properties split \$100,000 to the Committee for Greater Frankston and \$50,000 to the Frankston Business Chamber.	No
Submission 4	Mr. Tim Costello and Ms. Ann Bardsely The Alliance for Gambling Reform is seeking \$25,000 from the City of Frankston. In requesting these funds, they invite Frankston to join with their principal partner councils.	Yes

## 12.9 Hearing of submitters – proposed Annual Budget 2018-2019

**Executive Summary**

<b>Proposed Annual Budget 2018-2019</b>	<b>Issue</b>	<b>Request to be heard? (5 Minutes)</b>
Submission 5	Ms. Estelle Gray Waste Management	No
Submission 6	Mr Roland Stadly Lyrebird Community Centre are seeking to receive an additional 5 hours per week of NHCP, worth approximately \$15k per annum.	No
Submission 7	Mr. Peter Anscombe Various issues including: - Budget transparency - Sporting and recreation activity - Implementation of strategies - Operational efficiencies	Yes
Submission 8	Mr. Brendan Hatswell Green Wedge Management Plan	Yes

**2. Other Stakeholders**

The Executive Management Team has been consulted in the lead up to the preparation of the Annual Budget 2018-2019. Council's Audit and Risk Management Committee will be provided with a copy of the documents at their next scheduled meeting.

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

Economic implications in regards to this report are detailed under Section 'Financial Implications' above. The Annual Budget 2018-2019 allocates significant resources to the implementation of the Council Plans Key Community Outcomes.

The Annual Budget 2018-2019 recognises the leadership role Council has within the community to actively promote sound environmental outcomes and to facilitate other levels of government and the community to act in a similar vein.

The Annual Budget 2018-2019 contains financial resourcing for a wide range of programs that deliver important community services to the Frankston community. The Annual Budget 2018-2019 is based on the principle of maintaining services that are presently available to the community with some minor service growth to meet service demands.

**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.

**12.9 Hearing of submitters – proposed Annual Budget 2018-2019****Executive Summary**Legal

The proposed Annual Budget 2018-2019 is prepared in accordance with the *Local Government Act 1989* and relevant Australian Accounting Standards.

Policy Impacts

Nil.

Officer's Declaration of Interests

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

**Risk Mitigation**

There are no direct risk implications arising from this report.

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**ATTACHMENTS**

Attachment A:	<a href="#">↓</a>	Submission 1
Attachment B:	<a href="#">↓</a>	Submission 2
Attachment C:	<a href="#">↓</a>	Submission 3
Attachment D:	<a href="#">↓</a>	Submission 4 (email)
Attachment E:	<a href="#">↓</a>	Submission 4 (attachment)
Attachment F:	<a href="#">↓</a>	Submission 5
Attachment G:	<a href="#">↓</a>	Submission 6
Attachment H:	<a href="#">↓</a>	Submission 7
Attachment I:	<a href="#">↓</a>	Submission 8



## **BELVEDERE BOWLS CLUB INC.**

Reg No A-8997E                      ABN 92 875 525 810  
P O Box 1017                              T: 9776 8289  
Belvedere Park                              F: 9786 96  
SEAFORD Vic 3198    E: [belvederebowls@bigpond.com](mailto:belvederebowls@bigpond.com)

Friday 18<sup>th</sup> May 2018

**Mr Dennis Hovenden**  
Chief Executive Officer  
Frankston City Council  
30 Davey Street  
Frankston 3199

Dear Mr Hovenden:

**RE – Submission to include Belvedere Bowls Club Upgrade in the Frankston City Council Draft Budget.**

On behalf of the Belvedere Bowls Club Inc. I am writing seeking your assistance in amending the 2018-2019 FCC draft budget. Our proposal is to include the \$70,000 that we have been advised by Council is needed to get the architect drawings and accurate cost estimation for the proposed extension and upgrading of our clubhouse facility.

To assist in moving this forward and into the FCC 2018-19 budget the Belvedere Bowls Club will provide \$20,000 towards the \$70,000 cost, which will reduce the Council's outlay to \$50,000.

We believe that there are compelling reasons to modify the draft budget to include this project and these include:

- It is the opinion of the BBC Board and members that to delay finalising the scope of the project and the estimated cost beyond the 2018-2019 financial budget year will be detrimental to the club. The existing Committee room structure that was supplied by Council over 35 years ago has major structural problems, which include asbestos and the advice that we have is that the building is beyond repair.
- The temporary toilets that we are using are inadequate and are the subject of complaints from our members and visitors.
- Because of the size of the clubrooms we are unable to maximise the full potential of our greens as we are unable to accommodate all teams should all three greens be used. This results in a loss of revenue to the club.
- The Belvedere Bowls Club provides a facility for the Seaford and Carrum Downs areas as our membership is spread across all Frankston council wards.
- The club has been active in seeking support from both Federal and State Governments for financial support and while these approaches have been positive there is a need to provide them with an accurate scope of the project with appropriate cost estimates.

Over the past 24 months the club has expanded its membership and increased the sporting facilities available within the Frankston area, and in particular Seaford and Carrum Downs, with the construction of

the third green. While this was constructed by Council and Council provided some funding it is important that the Council recognises that the Belvedere Bowls Club provided over \$450,000 in cash plus the labour of our members. We believe that this must be taken into account when consideration is given to adding the \$50,000 outlay by the Council in budget year 2018-2019.

In the meantime please feel free to contact me at any time should you require any further information.

Yours Sincerely,



**Rod Atherton**  
**President**  
**Belvedere Bowls Club Inc.**



Copies to:

Mayor Cr Colin Hampton  
Deputy Mayor Cr Lillian O'Connor  
Cr Sandra Mayer BA GAICD  
Cr Michael O'Reilly  
Cr Glenn Aitken  
Cr Kris Bolam JP  
Cr Brian Cunial  
Cr Quinn McCormack  
Cr Steve Toms



[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 17 May 2018 11:18 AM  
**To:** [REDACTED]  
**Subject:** Have Your Say Submitted

Have Your Say Topic Proposed 2018-2019 Annual Budget

Contact Name: [REDACTED]

Contact Postal Address: [REDACTED]

Contact Daytime Telephone No: [REDACTED]

Contact Email: [REDACTED]

Your Feedback: I wish to have added in to the Budget an allowance of \$50,000 for the preparation of drawings for pavilion extensions at Bruce Park for the Heatherhill Cricket Club , Frankston Rovers Junior Football Club and Bruce Park Tennis Club - We have been told that Federal monies are available for pavilion works and wish to take advantage of this - I , on behalf of the clubs involved , wish to be heard at the submissions hearing on Monday 4th June.

24<sup>th</sup> May 2018

Geoffrey Crowder  
[REDACTED]  
[REDACTED]

Frankston City Council  
[REDACTED]  
Corporate Development

**Draft Annual Budget 2018/2019**

Dear [REDACTED]

I have read through the Draft Budget and note some of the allocations. I would appreciate an explanation and clarification on the following matters:-

M\$2,500,000 Frankston Park oval lighting  
M\$2,320,000 Carrum Downs Recreation Reserve  
M\$1,050,000 Relocation of Sporting Clubs from R.F. Miles oval to Belvedere Reserve  
\$700,000 fit out on Frankston Yacht Club  
\$560,000 Reserve Funds "business transformation"  
M\$45,939,000 Employee entitlements  
M\$1.87 Interest on Council debt of M\$35,090,000  
M\$1,952,000 parking fees

There are a few other matters I would like to comment on:-

1. \$255,000. Investigation of Breakwater at Oliver's Hill boat ramp. Council have already spent well over M\$1 of Ratepayer's money pursuing the idea of a Marina at the foot of Oliver's Hill which will never, and should never, happen. These piece meal projects, including recent costs looking at relocating the Coast Guard, are a total waste of money and do nothing to enhance our Community. The proposal to create a Safe Boat Harbour by extending the Pier is constantly rejected out of hand, but it is practical, possible at modest cost with ongoing revenue stream to Council, and a focal point for our City exactly where it should be, within walking distance of our transport and shops. Can I suggest that the \$255,000 be re allocated to such a study. I have introduced the best Marine architect to Council in the past, and am happy to follow up again if needed.
2. M\$3,530,000 footpaths and bicycle paths. The millions of dollars that continue to be spent on bicycle paths is a disgraceful waste of our money. The concentration is on our main roads which lessen the lanes available to cars and make it more dangerous for cyclists. The number of people using them in outer urban areas such as ours is almost nil. Distances are too great and 99% of those that do use them are just exercising. That's

not the right place to be doing it. There are safe off road trails such as Peninsula Link, the Railway Line and Langwarrin Reserve.

3. \$900,000 per year. That is the 25% additional levy on Industrial Property Rates which is now in its 5<sup>th</sup> year. The 2920 properties pay M\$4,500,000 at an average of \$1540 each. The differential rate is to "ensure that all rateable land makes an equitable contribution to the cost of Council including enhancement of the economic viability of the Industrial area through targeted programmes and projects. It will be some of those items described in the budget."

Once again there is nothing in this Budget for capital works in the Industrial area. The big concentration is on the City Centre, and they get their money's worth at the moment for the additional M\$1.5 they are paying. It is pleasing to see Council recognising the work done by the Committee for Greater Frankston by joining as a member. They, and the Frankston Business Chamber, continue to do good work complementing Council, promoting jobs and development in our City.

My suggestion is that \$50 per property or \$150,000 be allocated from the differential rate, on Commercial and Industrial properties split \$100,000 to the Committee for Greater Frankston and \$50,000 to the Frankston Business Chamber. These two organisations devote all of their efforts to promoting jobs in our City. The money will not be wasted, it will go towards the cost of their offices and staff. A similar situation already exists in other Councils, and it is only right that the pressure be taken off raising money to exist, and devoted to the cause of bettering our City.

I would appreciate an early response to my queries before the draft budget is presented to Council.

Yours sincerely



Geoffrey K. Crowder  
FREI. FAPI. CPP VALUER

CC all Councillors

**To:** Councillors Office  
**Subject:** RE: HPRM: FW: Budget submission 2018 / 19 Budget

**From:** Tim Costello [REDACTED]  
**Sent:** Friday, 25 May 2018 12:19 PM  
**To:** Councillor Colin Hampton; Councillor Lillian O'Connor; Councillor Sandra Mayer; Councillor Michael O'Reilly; Councillors Office; Councillor Kris Bolam; Councillor Brian Cunial; Councillor Quinn McCormack; Councillor Steve Toms  
**Subject:** Budget submission 2018 / 19 Budget

Dear Frankston City Councillors

I'm delighted to have become a resident of Frankston City, and look forward to working with you to reduce the damage done by the 519 poker machines in our community. I'm a board member of the Alliance for Gambling Reform, and have attached a copy of our budget submission that we have forwarded to your budget submission process.

The Alliance is seeking \$25,000 from the City of Frankston. In requesting these funds, we invite Frankston to join our principal partner councils. In 2017/18, 12 metropolitan councils (Melbourne, Knox, Bayside, Banyule, Kingston, Hume, Darebin, Moreland, Whittlesea, Brimbank, Wyndham and Dandenong) made \$25,000 contributions as part of our fundraising campaign.

I'd like to speak to the Council as part of the budget submission presentations, along with Ann Bardsely, who has personally lived through the terrible damage poker machines cause.

Please don't hesitate to get in touch with me or our Executive Director Tony Mohr at [REDACTED] if you have any questions.

Regards

Rev Tim Costello  
Spokesperson and Board member  
Alliance for Gambling Reform



**2018**

**Submission to the  
City of Frankston  
Budget 2018/19**

**Partnership grant request from the  
Alliance for Gambling Reform**



## Grant Request

### INTRODUCTION

The Alliance for Gambling Reform is a collaboration of organisations with a shared concern about the demonstrably harmful aspects of gambling and its normalisation in Australian culture. We campaign for reforms of the gambling industry that reduce the harm it causes.

We are in possession today of knowledge that was not known when poker machines were first introduced in Victoria some 25 years ago. We now understand the deliberately deceptive, addictive and misleading programming of poker machines and the impact that this causes on hundreds of thousands of Victorians and on our local communities.

We recognise gambling addiction as a public health issue, with no acceptable level of harm from poker machines. We will pursue a suite of policies that prevent and reduce the harm from poker machine gambling, starting with;

- Elimination of machine design features that increase the likelihood of addiction such as losses disguised as wins and near misses,
- \$1 maximum bet & maximum hourly loss rate of \$120 per hour, and
- changes to the licensing regulations for poker machines that enable communities to have a say over the location of machines in their community

These policies mark the beginning of a continuous process of preventing harm from poker machines, not the end.

The Alliance is seeking \$25,000 from the City of Frankston. In requesting these funds, we invite Frankston to join our principal partner councils. In 2017/18, 12 metropolitan councils (Melbourne, Knox, Bayside, Banyule, Kingston, Hume, Darebin, Moreland, Whittlesea, Brimbank, Wyndham and Dandenong) made \$25,000 contributions as part of our fundraising campaign.

These funds enabled the Alliance to offer individual support to councils for activities to prevent harm from gambling, and importantly allowed us to continue our ground-breaking work pressuring AFL clubs to get out of the pokies business, putting the pressure on Woolworths over their unconscionable conduct and furthering our campaign for meaningful regulatory reform.

### INFORMATION – CONTACTS

	Contact 1	Contact 2
Prefix.	Mr	Dr
First name	Tony	Susan
Surname	Mohr	Rennie
Position	Executive Director	Director
Phone	██████████	██████████
Email	██████████	██████████
Website	<a href="http://www.pokiesplayyou.org.au">www.pokiesplayyou.org.au</a>	



**Grant Request**

**ALLIANCE FOR GAMBLING REFORM INFORMATION**

<b>Name of Organisation/Group</b>	Alliance for Gambling Reform
<b>Is your Organisation/Group known by another name</b>	No
<b>Australian Business Number (ABN)</b>	[REDACTED]
<b>Postal Address</b>	c/o VLGA, Ground Floor, 60 Leicester St Carlton VIC
<b>Incorporation Registration Number</b>	[REDACTED]
<b>Type of organisation</b>	Incorporated association
<b>Registered for GST</b>	Yes
<b>Are you a charity</b>	Yes
<b>Charity type</b>	Health Promotion Charity
<b>Deductible Gift Recipient (DGR) ?</b>	Yes
<b>Do you have any Tax Concessions?</b>	N/A
<b>Public Liability Insurance</b>	[REDACTED]

## Grant Request



### SECTION 1 : PROJECT SUMMARY

#### History of AGR

Since the introduction of poker machines into Victoria, individuals and organisations have been advocating for measures to reduce harm. Occasionally, advocacy efforts have led to improvements such as the removal of ATMs from gambling venues. However, the power of the gambling industry is such that they quickly mitigate against harm minimisation efforts and continue to deliver more and more harmful and dangerous products.

Prior to the creation of the Alliance, advocacy efforts were often ad-hoc and uncoordinated. Advocates sometimes supported conflicting strategies and had different advocacy asks. The gambling industry benefitted from this lack of coordination with a slick and unified publicity and lobbying machine to ensure that they achieved outcomes which maximized profits whilst doing little to protect Victorians from harm.

Following the failure of reforms proposed by Federal independent Andrew Wilkie, a number of eminent Australians and longtime gambling reform advocates began conversations with a view to creating a body that could run a successful campaign to counter the power and influence of the gambling industry and see meaningful reform introduced to protect Australians from poker machine harm. The Alliance grew from these conversations. One of Australia's foremost communications and marketing experts, the late Neil Lawrence, was a key leader in this area and the ground breaking documentary that he produced, *Ka-Ching*, marked a critical turning point in our ability to reframe debate around poker machines to focus on their dangerous, addictive and misleading features.

With the financial backing of some generous private philanthropy, the Alliance was created to forge a far more effective approach by driving collaboration across these different fronts. In doing so, the Alliance is building a powerful base of supporters at the grassroots to propel forward the case for change and to re-frame the case for change so that it is more compelling and more likely to succeed than previous efforts.

We are a national alliance but have a heavy focus on Victoria and local government is very much at its core. Indeed the Alliance was formed shortly after the successful *Enough Pokies* campaign which Victorian councils formed in the lead up to the 2014 state election. Other organisations involved in the Alliance include the Salvation Army, the MAV, the VLGA and the Gambling Impact Society.

#### Summary of Alliance activity

The Alliance is advocating for reforms to the gambling industry to reduce the harms it causes. Our focus is on poker machines but we advocate for changes to sports and on-line gambling which would also reduce harm.

We are confident that **our campaign can win** because we have a strong strategy:

1. **Build a national supporter base** for poker machine reform, with alliance members
2. **Re-frame the debate** back to the root cause of the problem – machines designed for addiction and a predatory gambling industry.
3. **Encourage clubs to divest** from pokies by demonstrating that their members want to see their club lead.
4. **Use our community power to move politicians** to support the reforms that ensure all clubs and pubs are made safe from machines that were designed to be dangerous.



## Grant Request

The past twelve months has seen outstanding achievements in terms of media profile and movement building. Notably, the Alliance has maintained pressure on the AFL and AFL clubs which is starting to pay dividends with the Geelong, Melbourne and Greater Western Sydney Football Clubs all announcing that they are getting out of the business. Other AFL clubs have indicated a desire to move in the same direction.

The Alliance has run a strong campaign targeting Woolworths and their unconscionable conduct. Alliance Director ran for the Woolworths Board where she gave [a powerful speech](#). As a result the Woolworths Chairperson has made an undertaking that the company will consider \$200 cash out limits and reductions to opening hours.

In addition, the Alliance has assisted community members to actively participate in VCGLR licensing process which has contributed to 2017 being the most successful year ever in the VGCLR for seeing EGM applications getting refused.

Finally, the Alliance has launched the Champions for Change program. The program empowers people with experience of gambling harm to participate in reform advocacy in a number of ways that is meaningful to them. The program is an innovative, impactful and essential part of the Alliance campaign for gambling reform.

The Alliance is keen to develop a partnership with Frankston Council. Frankston has 519 poker machines across nine venues that take \$170,981 from the community every day. Your residents deserve higher levels of protection which we would like to assist you to achieve.

### SECTION 2 : OUR GRANT PROPOSAL

<b>Campaign Name</b>
The Pokies Play You

<b>How much funding is the Alliance requesting from Council?</b>
\$25,000

<b>Total AGR budget</b>
\$471,000 for 2018/19

## Grant Request



### How will the City of Frankston will benefit from this campaign?

The greatest benefit for the City of Frankston of this campaign comes from working in concert with the Alliance and our 65 partner organisations to advocate for state and national legislative reforms.

The legislative changes advocated by the City of Frankston and the Alliance will reduce gambling harm and disadvantage far more than is possible under the current regulatory regime.

In addition to the benefits of working in collaboration, becoming a financial partner would entitle Frankston to:

1. Opportunity to work directly with a member of the Alliance's politics and media strategy team at a grass roots level to ensure that local messaging is crafted in a way that amplifies, and is amplified, by the broader Alliance campaign
2. Opportunities for the Alliance spokespeople such as Tim Costello to create local media coverage of gambling issues in Frankston, subject to availability
3. Media and strategic support for Council actions on any matters relating to EGM licencing and planning and for Council advocacy. We anticipate that this could result in better outcomes for lower spend than full investment in VCGLR and VCAT processes.
4. Enhanced ability to deliver effectively on the Frankston Gambling Policy, with a particular focus on section 3 'Informing the Community' and 4 'Advocacy and collaboration'
5. Promotion of Frankston gambling related events to Alliance supporters, such as community consultation forums, festival events, educational events or Ka-Ching! screenings
6. Your residents and ratepayers will understand the relevance and timeliness of this issue and see their Council as a leader in this field.

### SPECIFIC PROJECT / CAMPAIGN ACTIVITIES 2018 / 19

Below are some of the activities which we are looking to deliver over the next year.

#### A. Victorian Election Strategy:

1. Change the debate from "personal responsibility" and "responsible gambling" to "reducing gambling harm".
2. Reduce the credibility and influence of the poker machine and gambling industry.
3. Secure support for as many of our policies as we can from major parties, minor parties and independents.
4. Establish relationships with Members of Parliament who are prepared to advocate for gambling reform post the election.
5. Leverage opportunities to change the debate and reduce industry credibility by
  - Connecting our Woolworths and AFL campaigns to state politics as appropriate
  - Working with our Leadership councils to increase local visibility through local media, billboards, signage and supporter events
6. Work with councils and Champions for Change to build relationships with politicians to



## Grant Request

- Secure some policy wins, especially around un-used licenses
- Establish a group of MPs prepared to advocate for reform post-election

### B. AFL Strategy

Aim of this campaign: Public awareness and engaging campaign which aims to build momentum against the AFL's association with pokies and focuses on the better and more family-friendly alternative models for funding clubs.

Bigger picture strategy: This campaign fits into our broader strategy of shaming the gambling industry and like tobacco, making them unattractive to be associated with.

### C. WOOLWORTHS Strategy

Aim of this campaign: Acknowledging that Woolworths aims to keep its pokies association as quiet as possible, we aim to raise awareness with a campaign focused on publicity (both grassroots and national) and divestment from Woolies.

Bigger picture strategy: Similar to AFL, demonstrate that an association with pokies is detrimental to reputation.

### Role for Frankston residents

The Alliance will work with the City of Frankston to tailor the communications strategy and materials to suit residents so that they can:

- Learn more about the need for legislative reform to minimise gambling harm
- Share educational materials with their friends, family, neighbours and peers
- Get involved in advocacy for reform of the industry through social media, email or volunteer events in the council area
- Participate in community engagement activities organised by the council that have been designed to align with Frankston policy and Alliance goals
- Organise their own advocacy group with support from the Alliance, if a crucial mass of residents is reached

### Role for City of Frankston

Cooperation at this level of advocacy is most effective when councils and the Alliance work together to develop and deliver materials and activities.

- Frankston communications team sharing relevant community demographic and communications research specific to the Frankston so that Alliance staff can tailor communications plans and materials to suit.
- Use of Alliance communications materials in the Frankston
- Promotion of relevant Alliance community engagement actions to residents and community groups in the Frankston
- Frankston community development team working with Alliance staff and board members when developing community development activities
- Frankston advocacy team coordinating with Alliance staff and board on activities such as government submissions and meetings with Ministers

## Grant Request



### Credentials of AGR staff and board

The Board of the Alliance is made up of individuals who bring expertise, networks, and organisation and other skills required by the Alliance.

Members of the Board are;

- Allison Keogh** (NSW)
- Kathryn Arndt**, CEO, Victorian Local Government Association (VLGA)
- Jason Davies-Kildea**, The Salvation Army
- Cr Geoff Lake**, City of Monash\*
- Dr Mark Zirnsak**, Victorian Inter-Church Gambling Taskforce
- Dr Susan Rennie**, Darebin City Council\*
- Rev Tim Costello**, Australian Churches Gambling Taskforce
- Leigh Mason**, Gambling Impact Society NSW
- Jason Kildea-Davies**, The Salvation Army
- Tom Cummings** (Vic)
- David Beguely**, (Vic)

\* These board members do not formally represent their organisation on the Board.

The Board has a number of advisors:

- Jan Black**, Municipal Association of Victorian (MAV)

The Alliance has a number of paid staff:

- Tony Mohr**, National Campaign Manager
- Stephen Mayne**, Communications Advisor
- Kate de Costa**, NSW campaigns coordinator
- Hillary Montague**, Campaigns Coordinator
- Victorian Councils Advisor (being recruited)**
- Champions for Change Coordinator (being recruited)**

### AUTHORITIES & DECLARATIONS

I certify to the best of my knowledge, that the information provided in this submission is correct and discloses a full and accurate statement of the Alliance for Gambling Reform's details and proposal and agree to meet accountability set by Council.

Authorised person's name	Tony Mohr
Signature of authorised person	
Position held	Executive Director
Date	25 <sup>th</sup> May 2018

[REDACTED]

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**From:** website@frankston.vic.gov.au  
**Sent:** Tuesday, 22 May 2018 2:05 PM  
**To:** Mark Calleja; Frankston City Council; Roger Crew  
**Subject:** Have Your Say Submitted

Have Your Say  
Topic Budget - Waste management

Contact Name: Estelle Gray

Contact Postal  
Address: [REDACTED]

Contact

Daytime

Telephone No: [REDACTED]

Contact Email: [REDACTED]

Your  
Feedback:

I understand the need to increase the waste charges due to the situation with China, but I would like to suggest additional options for residents to choose from for their recyclable waste. I already do not fill my recycle bin each fortnight and will now be charged even more for a half empty bin. I am requesting an option for either a smaller sized recycle bin or a monthly recycle collection to offset the rising costs for those of us who do not produce as much waste.



18<sup>th</sup> May 2018

Frankston City Council  
Attention: Mayor Cr Colin Hampton

Dear Colin,

I am writing to you to request that Frankston City Council consider an increase to Lyrebird's neighbourhood house funding in Council's proposed budget for 2018-2019.

Lyrebird missed out on a much-needed increase in Neighbourhood House Coordination Program (NHCP) funding in the recent State budget and we respectfully request that Council give this matter serious consideration, especially given that FCC have reported an underlying budget surplus in the last financial year and has projected surpluses in the projected draft budget.

At present, Lyrebird receives 25 hours per week of funding from the NHCP. We understand that Karingal PLACE and Belvedere Community Centre receive the same hours as Lyrebird, while Frankton North Community Centre receives 35 hours per week and Orwil Street Neighbourhood House receives 30 hours per week.

Lyrebird had been hoping to receive an additional 5 hours per week of NHCP, worth approximately \$15k per annum to us which equates to \$288 per week. State government provided no increase to Lyrebird at all.

Some 5 years ago, Council reduced grants to Lyrebird and since then, Lyrebird has had no increase in Council funding whatsoever, not even by the CPI or the average capped rate rise of 2.25%. If Council had increased Lyrebird's neighbourhood house funding by this rate, our funding would have risen to over \$54k per annum, a significant increase over current funding and still well below the equivalent rate of 5 years ago. Worse, we have needed to constantly absorb the reduced financing impost that all levels of government (including Council) have imposed on us, as a community focussed, not for profit organisation.

Over the past 5 years, costs, especially wages, have risen by far more than 2.25% and reporting and governance costs have increased, including those to Council. Our ability to pass on commensurate increases in our fees have not kept pace with these increased costs as vital services to our community continue to be charged as befits a neighbourhood house and the constantly changing needs of our growing community.

Lyrebird have been at the forefront of reducing costs and improving efficiencies and productivities for over 12 years now and do not have a limitless capacity to absorb increased costs and still provide the exemplary services that are a hallmark of our Centre, management and staff. Indeed, in this current financial year, we have found it critical to reduce the hours of a number of staff, but may still not achieve a break even status, which does not bode well for next year. Unfortunately, while we have reduced the hours of these staff, we know that some of them are working the same and even more hours and trying to keep it quiet. This becomes a potential risk for the Centre.

*bringing the community together*

phone 9782 0133  
fax 9782 0379

203-205 Lyrebird Drive  
Carrum Downs 3201

admin@lyrebird.org.au  
www.lyrebird.org.au

04 9400 9999



2018/19 will see further increases in wages and the projected deficit for this year will be pushed harder as we move into the next. Merely bringing funding back to past traditional levels will not and cannot fix the issue.

Lyrebird cannot continue to deliver the full range of services on offer now without additional financial support from Frankston City Council and we urge you to consider this in your upcoming budget review for 2018-2019.

Yours sincerely,

A handwritten signature in black ink, appearing to read "R. Stadly".

Roland Stadly  
Chair  
Lyrebird Community Centre Inc.



*bringing the community together*

phone 9782 0133 | 203-205 Lyrebird Drive | admin@lyrebird.org.au  
fax 9782 0379 | Carrum Downs 3201 | www.lyrebird.org.au

04 June 2018 OM7

**Submission on 2018-19 Council Budget. - Peter Anscombe**

**1. Budget documents are not transparent.**

The published budget documents are largely a commentary on rating levels and capital works programs.

The information on rating levels highlights inefficiencies and inequities of the largely irrelevant by today's standards on the "rating on valuations" method.

The relevance of charging an **unrealised capital gains tax** as a rating method in the current speculative residential real estate environment and the distortion of the current residential/commercial/industrial balance needs to be urgently addressed. The recent FMAC improvements on Wells/Young Streets demonstrates how some property owners gain significant direct capital gain at public expense, yet the commercial sector is budgeted to pay a 15% REDUCTION in total over the previous year. The residential sector pays 5.4% MORE.

There is very little comment or financial/outcome reporting on the current year's projected results, effectively limited to one page of a few bulk line items showing approx \$25m operating surplus to be ostensibly applied to capital works and reserves.

Therefore the budget process denies the opportunity for public input and comment on the cost and effectiveness of the current year's operations.

The only remotely comparative information lies in the 2016-17 Annual report which in itself is selective and certainly not all embracing and does not align with the proposed budget.

There is no apparent unit costing either in the budget or annual report and/or evidence of internal cost shifting.

**Therefore the whole of the Council's day to day operations are effectively shielded from public scrutiny.**

**2. Frankston City should not be an agent of the State Government for capital works on the foreshore reserves.**

The debacle over the abject failure of the decisions on the Yacht Club development goes unreported both texturally and financially.

The provision of Coastguard facilities is a State Government matter, not one for Frankston Council. The State Government is responsible for boating management and safety and has its own boating income stream. In the big picture there would not be many Frankston ratepayers who would directly benefit from these foreshore capital works. These works should therefore be deleted from the budget.

**3. Sporting and recreation activity goes unreported.**

The debacle around the Basketball facility and other recent sporting facilities headlines highlights the need for a consistent and equitable approach to all the sport and recreation services provided by the Council, including library, Art Centre, PARC, and other more "traditional" sports. Failure to have

a robust charging policy for all “voluntary/optional” recreation can bring the Council in breach of anti competitive legislation when compared to “voluntary/optional” recreation services provided by private sector, i.e predatory pricing.

The Council should be charging the full cost of specific facilities (over and above a basic community recreation standard) from the users. Any form of internal cross subsidisation is inequitable and denies the potential use of the facility for more appropriate and equitable uses.

The budget provides for \$13.5m in new capital works for recreational leisure and community facilities yet there is no mention about the effect of the cost of operation, management, depreciation etc of this expenditure will ripple into the current and future budgets and how cross subsidisation will occur without full cost recovery of dedicated users.

#### 4. Impact of implementation various strategies.

To me the disconnect between various adopted strategies particularly in the operational areas is often apparent and seems to me to be an organisational structural issue with many areas operating in their own “bubble” oblivious to their impact on other operational and policy areas.

a. For example the somewhat technically flawed Urban Forest Strategy ignores and belittles the possible negative impact vegetation has on private and community property and infrastructure.

Because the operational impact is hidden, we cannot assess the value of damage to roads, footpaths and drains by street trees in particular, yet the council is happily planting street trees in infrastructure vulnerable areas and under powerlines and public lighting making footpaths dangerous to use in the dark, let alone the damage to concrete paving.

b. PS amendment C111. This provides that the Council will be potentially subsidising to the order of approx 50% say \$15-20k per car space it might provided in FMAC.

The revenue collected from developer contributions will have to be accounted for, managed, and discounted in corporate overheads and the corresponding liability will have to be brought forward in the balance sheet, yet there is no mention of this in the forward estimates.

#### Summary.

With the level of liquidity and operational surplus it is not surprising that the Council did not seek an exemption from rate capping requirements.

As it is not possible to comment on operational outcomes I am not able to comment on the effectiveness, cost and social worth and outcomes of recurrent program efforts.

However I am quite confident from my observations and meeting people around the community that there are still plenty of operational efficiencies to be gained from a concentrated focus on core local government business and the implementation of robust management and accounting procedures which can lead to transparent operational performance reporting.

I do not believe that there is an organisation anywhere which could not achieve operational efficiencies with good management.

There is an old management adage “what gets measured gets done” and a lot more performance measurement needs to be done at Frankston City Council.

To me, a look at the corporate structure indicates where some of the organisational disconnect and inefficiencies might lie.

In my opinion, local government is at a cross roads.

The inefficient and costly mishmash of Federal/State/local relationships along with the failure to comprehensively report on operations reduces credibility of the organisation in the eyes of the community and can only lead to calls for further for industry reform and perhaps a return to Commissioners.

I would like to appear before the Council in support of this submission.

Peter Anscombe.

Attention: Manager Financial and Corporate Planning

Please find below a submission in relation to the proposed Frankston City Council 2018/19 budget.

This submission is being lodged on behalf and is fully supported by the landowners located in the Green Wedge Zone, specifically the area known as Precinct Two (2), all names available upon request.

**I, and the land owners represented, state unreservedly that we do wish to be heard in support of the submission.**

**Further, I, and the land owners represented would welcome the opportunity to appear in person.**

Topic:

- Green Wedge Management Plan

We have reviewed the proposed 2018/19 budget and find a single mention of the Green Wedge Management Plan, being PDF page 19 / document page 17, which states "Complete and adopt Green Wedge Management Plan"

After verbal and written correspondence to the Frankston City Council, we have now established that the Green Wedge Management Plan:

- 1) In the 2017/18 budget had \$100,000 set aside
- 2) The amount spent to date is confidential
- 3) That the difference between the budget and the unknown spend to date will not carry forward to the 2018/19
- 4) That the completion and budget will fall under the Strategic Planning Projects which has a budget of \$380,000

We would like to ensure that:

- 1) The Green Wedge Management Plan is completed
- 2) That the considerable work undertaken by the public during the Green Wedge Engagement Group is honoured by fulfilling point 1
- 3) That the appropriate and listed reports and surveys that the public requested during the Green Wedge Engagement Group and which is written up in the current version, per Mosaic who facilitated and compiled the report (Council holds this report, we can supply if required):
  - a. Undertaken at the Council's request by the appropriate people and organisations
  - b. The budget has the allocated funds to facilitate the above

We look forward to the opportunity to discuss this further.

[REDACTED]

Regards

Brendan Hatswell

Accountant & Registered Tax Agent

Fellow Member NTAA

**Executive Summary****13.1 Response to NOM 1319 - Access to Hindu Temple via Boundary Lane**

*Enquiries: (Doug Dickins: Community Assets)*

Council Plan

Community Outcome:	1. Planned City
Strategy:	1.1 Community Infrastructure
Priority Action	1.1.6 Ensure community infrastructure and services match community need

**Purpose**

To brief Council on the outcome of discussions with the management of the Hindu Temple regarding access to Hindu Temple via Boundary Lane.

**Recommendation (Director Community Assets)**

That Council:

1. Notes this report responds to NOM 1319 – Access to Hindu Temple via Boundary Lane;
2. Notes that the Hindu Temple's management has agreed to explore alternative access and circulation improvements within the Temple site through improvements to the Temple's Master Plan;
3. Resolves that access to the Hindu Temple remains from Boundary Road and not proceed with the construction of Boundary Lane to accommodate vehicle traffic at this point in time.

**Key Points / Issues**

- At its meeting on 22 and 23 May 2017 (OM301), a Notice of Motion was tabled regarding provision of an alternate access to the Hindu Temple via Boundary Lane. Council resolved:  
*“That the CEO investigates the cost required to open Boundary Lane to one way vehicular traffic as an alternate entry into the Hindu temple on Boundary Road and that a report be provided to the 13 June Ordinary Meeting”.*  
The scope was to provide a least cost to Council methodology of opening Boundary Lane to one way vehicular traffic.
- A Council Report was tabled at meeting OM307 on 25 September 2017 in response to this Notice of Motion, where it was resolved  
*“That the matter be deferred pending discussions with the Hindu Temple Committee in Carrum Downs with a view to seeking a resolution to this issue”.*
- In considering this matter, Council officers determined that land acquisition would be required to construct the road to a suitable standard and further that a contribution would be required from the Hindu Temple in line with Council's Special Charge Scheme Policy. However a low cost option to both Council and the Hindu Temple could be explored.
- An alternative proposal was put to the Hindu temple management to manage access on the existing site and create a second access off Boundary Road. This could be incorporated in the Hindu Temple Master Plan which identified future internal roads and car park. The benefits would be that construction of

**13.1 Response to NOM 1319 - Access to Hindu Temple via Boundary Lane****Executive Summary**

Boundary Lane would not be required, and therefore no cost to Council or the Hindu Temple.

- At a second meeting attended by the Temple management and Council officers the Hindu Temple management agreed that managing access and traffic within the site would provide the required access at a lesser cost to all stakeholders.
- The Hindu Temple management also raised several other matters which have been investigated and resolved. These matters related to speed limit signs, a section of missing footpath and whether a pedestrian crossing could be installed, all in Boundary Road.
- Following consultation with Hindu Temple management it is now considered that access to the Hindu Temple from Boundary Lane is not required and Council should not proceed with the construction of Boundary Lane at this time.

**Financial Impact**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

There is no financial impact with the recommendation to Council.

**Consultation****1. External Stakeholders**

The Mayor and Council officers met with the Temple Management on site on 27 February 2018. Council officers have continued to liaise with the Hindi Temple management in reaching a solution.

**2. Other Stakeholders**

Nil

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

Access to the Temple can be improved through internal site changes.

**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.

**13.1 Response to NOM 1319 - Access to Hindu Temple via Boundary Lane****Executive Summary**Legal

There are no legal implications associated with this report.

Policy Impacts

Special Charge Scheme policy is relevant to this report. If Council were to resolve to construct Boundary Lane to provide access to the Temple, financial contribution for the construction would be sought from the Temple and abutting properties through a Special Charge 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**

There are no risks associated with the recommendation.

**Conclusion**

As the Hindu Temple management are exploring an alternative access solution through improvements within the temple site, it is recommended that access to the Temple remain from Boundary Road. There is no longer a need to construct Boundary Lane to accommodate vehicle traffic at this point in time. This will avoid cost to both Council and the Hindu Temple.

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**ATTACHMENTS**

Nil

**Executive Summary****13.2 Response to NOM 1384 - Citywide Summit - Building Civic Pride**

*Enquiries: (Liz Daley: Community Development)*

Council Plan

Community Outcome:	2. Liveable City
Strategy:	2.2 Vibrant and Engaged
Priority Action	2.2.3 Engage and support Frankston City's local areas and diverse communities to optimise facility usage and enhance equitable access to services

**Purpose**

To brief Council on building civic pride using a Local Area approach across the municipality.

**Recommendation (Director Community Development)**

That Council:

1. Notes proposed Civic Pride Local Area Community Projects approach; and
2. Notes the existing budget will be adjusted to enable implementation of projects which are anticipated to cost \$10,000 2018/19 and \$6,000 2019/2020.

**Key Points / Issues**

- At its meeting on 29 January 2018, Councillor Bolam tabled a Notice of Motion 1384 regarding Citywide Summit. Council resolved:  
*“Notes that the remaining two actions in the 2017-2021 Community Plan be provided in greater detail at the next Ordinary Meeting in the form of a report with anticipated delivery estimation; and*  
*Notes that immediate themes/projects with a focus on improving Frankston’s image and cultivating civic pride, within the 2017-2021 Community Plan, also be included in the aforementioned report with anticipated costings and delivery estimation.”*
- The NOM was raised in response to a report detailing outstanding actions in Community Plans dating back to 2013 where the actions sought to increase civic pride. The two actions referred to that are yet to be commenced are:
  - “Get a working group together to make the trial outdoor cinema at Monterey Reserve a reality”; and
  - “Join other like-minded community members and help implement the Community Plan”.
- Whilst the Monterey Reserve action is focused on Frankston North community the second action is broad reaching covering all local areas municipal wide. Seven ‘local areas’ in the Frankston municipality are defined as: Langwarrin; Carrum Downs, Skye, Sandhurst; Seaford; Frankston North; Karingal; Frankston Central, Frankston Heights; and Frankston South.
- The Community Plan 2017-2021 has been developed following extensive consultation. This included the ‘Think Big’ community consultation in late 2016 that brought together stakeholders from across all suburbs of Frankston City as well as interest groups from health, community, business and sport.

**13.2 Response to NOM 1384 - Citywide Summit - Building Civic Pride****Executive Summary**

- The Community Plan 2017-2021 reflects the needs and aspirations of the community in each local area and, as such, it is appropriate it is implemented alongside communities taking a strength based community building approach. Civic pride is enhanced when community is empowered and has ownership over activities and issues that affect their lives.
- To this end, the Community Plan has been reviewed to respond to NOM1384 and to understand opportunities in each local area for community members to work alongside officers to *“Join other like-minded community members and help implement the Community Plan”*.
- In addition to the action identified in Frankston North, a series of activities has been identified in each local area. These include:
  - oral / art history stories in Seaford; Langwarrin and Frankston South;
  - pop up veggie gardens in Frankston Central and Frankston Heights;
  - a community day in Karingal; and
  - establishing a Carrum Downs community newsletter.

There is flexibility within these suggested activities for adjustment according to the indicated desires of the communities who gather together to work on the activities.

- Communities will also have the opportunity to learn from each other; network more broadly across the municipality and celebrate their success when activities culminate into an end of project Showcase Event. Bringing together all groups who have contributed to projects will highlight the strength and capacity of the people of Frankston City. Regular social media updates throughout the projects will provide a broader reach and engage new residents.

**Financial Impact**

The State Government has introduced the “Fair Go Rates” system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

The existing budget will be adjusted to enable implementation of projects which are anticipated to cost \$10,000 in 2018/19 and \$6,000 in 2019/20.

**13.2 Response to NOM 1384 - Citywide Summit - Building Civic Pride****Executive Summary****Consultation****1. External Stakeholders**

External stakeholders were the participants of the original Think Big consultation that informed the Community Plan 2017-2021. These stakeholders were residents from the seven Local Areas of Frankston City as well as groups involved in family services, mental health support, business, environmental projects, disability access, pet owners and emergency relief.

**2. Other Stakeholders**

In developing the Community Plan 2017-2021 other departments and teams including Compliance and Safety, Environment, Recreation and Youth Services were consulted to identify alignment between the community's requests and suitable Council projects and programmes.

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

The social impact of these Civic Pride projects will be increased social networks across communities, stronger connections with Council and a feeling of satisfaction in projects undertaken. Bringing diverse elements of community together such as young people and seniors to work together on a shared, achievable goal in their Local Area will foster relationships and a sense of belonging and pride.

The showcase event at the end of the community based projects will build skills in presentation and team work. It will also promote the achievements and learnings in each Local Area to an audience from across the municipality.

**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

The legal obligations are minor and involve health and safety considerations working with volunteers to undertake the project work and food safety guidelines for any public event.

Policy Impacts

Frankston City Council's Community Plan 2017-2021 directly informs the actions proposed in 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 major risks of this action are that the community would not engage in the projects and that the projects would not be finished on time.

These risks would be minimised the following actions: allowing time for the engagement phase of project; inviting both established and emerging groups; negotiating timelines with the working groups that reflect their availability as volunteers; and allocating sufficient funds for completion of project. These strategies are best practice when working in partnership with community members.

**13.2 Response to NOM 1384 - Citywide Summit - Building Civic Pride****Executive Summary**

Total project cost is \$16,000 spread over two financial years. Costs in 2018/19 are \$10,000 and in 2019/20 \$6,000 and these can be met within current budgets.

**Conclusion**

Using a place based approach to build on existing connections across suburbs and forging new ones will build civic pride. The final showcase event will allow residents and stakeholders across Frankston City to proudly present their projects and learn from each other.

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**ATTACHMENTS**

Attachment A:[↓](#) Building Civic Pride - local area project plans

Attachment B:[↓](#) Building Civic Pride - local area engagement and implementation timelines

## 13.2 Response to NOM 1384 - Citywide Summit - Building Civic Pride

**Officers' Assessment****Background**

- Councillor Bolam tabled a Notice of Motion regarding a Citywide Summit at Council's meeting of 20 November 2017. Council resolved:  
*"That a report be provided at the January Ordinary Meeting on consolidated data derived during numerous public consultations (ie: 'Think Big' workshops, Frankston 2025 brainstorming, Frankston City Community Plan outcomes, etc) in relation to unexplored initiatives designed to improve the image of Frankston and enhance civic pride. The ideas considered in the context of this report should be tangible, realistic and within the confines of local government purview."*
- This report was tabled on 29 January 2018 and, in response, Council resolved:  
*"Notes that the remaining two actions in the 2017-2021 Community Plan be provided in greater detail at the next Ordinary Meeting in the form of a report with anticipated delivery estimation; and*  
*Notes that immediate themes/projects with a focus on improving Frankston's image and cultivating civic pride, within the 2017-2021 Community Plan, also be included in the aforementioned report with anticipated costings and delivery estimation."*
- The resolution referred to two actions in the 2017-2021 Community Plan that are yet to be commenced. These are:
  - "Get a working group together to make the trial outdoor cinema at Monterey Reserve a reality"; and
  - "Join other like-minded community members and help implement the Community Plan".
- Whilst the Monterey Reserve action is focused on Frankston North community the second action is broad reaching covering all local areas municipal wide. Seven 'local areas' in the Frankston municipality are defined as: Langwarrin; Carrum Downs, Skye, Sandhurst; Seaford; Frankston North; Karingal; Frankston Central, Frankston Heights; and Frankston South.

**Issues and Discussion**

- The Community Plan 2017-2021 was developed following extensive consultation including the 'Think Big' community consultation in late 2016. This brought together stakeholders from across all suburbs of Frankston City as well as interest groups from health, community, business and sport.
- The Community Plan 2017-2021 reflects the needs and aspirations of the community in each local area and, as such, it is appropriate it is implemented alongside communities taking a strength based community building approach. Civic pride is enhanced when community is empowered and has ownership over activities and issues that affect their lives.
- The Community Plan has been reviewed to respond to NOM1384 and to understand opportunities in each local area for community members to work alongside officers to "Join other like-minded community members and help implement the Community Plan".

**13.2 Response to NOM 1384 - Citywide Summit - Building Civic Pride****Officers' Assessment**

- A number of proposed projects to work towards enhancing Frankston's image and community pride, with a focus on harnessing our municipality's talent to implement the Plan have been identified. Use of a community development model to enable ongoing involvement of the community is integral to the implementation approach. Participants' will build a sense of satisfaction working with others in their area.
- In addition to the action identified in Frankston North, the proposed capacity building projects in each local are:
  - Community history stories: These are proposed to take place in Seaford; Langwarrin and Frankston South, however it is likely they will look distinctly different as the approach will be community led. For example, in Seaford it is proposed to engage with community committees; markets; sporting clubs; environmental groups; schools; and community centres to document stories and develop a shared understanding of the important features and characters past and present in the Seaford area. It is envisioned portable stories will be displayed across Seaford using the soon to be commissioned Mobile Youth Hangout. The format of the stories might be photographic, pictorial, oral, video, and so forth depending on the group. Further information is included in the attached project outline.
  - Pop up vegie gardens: This is proposed for Frankston Central and Frankston Heights. The idea is to invite schools, hospital, PARC, tertiary institutions, retirement villages and others to decide what form the pop up vegie will take and the locations. Community interest will be harnessed to maintain the garden for the set period of time in particular locations. This area is divided by a rail line and has dispersed community facilities. In Frankston Heights there is no central community meeting place which makes engagement more challenging. This project is a mobile and soft entry to community engagement with strong potential to appeal across all demographics to build social connection and a sense of "shared space". Further information is included in the attached project outline.
  - Community newsletter: This is proposed in Carrum Downs to enable broad access to information and create connections for people who are out of the municipality due to work commitments for most of the day. The approach has arisen out of previous feedback and interest from other community development activities in this local area that spans three suburbs and requires some creative approaches to engagement. A newsletter may commence a discussion that may lead to other activities. Further information is included in the attached project outline.
- Once Community working groups are established, all projects will commence with preparatory work on understanding changing demographics and new Census data as it relates to their area. All Community working groups will come together in April 2019 to network and learn about each other's approaches and projects. There will be access to other development programs through a Community Learning Program that includes public speaking, governance and other topics.

**13.2 Response to NOM 1384 - Citywide Summit - Building Civic Pride****Officers' Assessment**

- The projects will take a staged approach through the Local Areas, taking into account available staffing resources, with five projects starting by July 2018 and two others commencing by February 2019. See attached “Building Civic Pride – Project Engagement and Implementation” for details. The Showcase Event is planned for March 2020, with all project groups presenting at a conference style event.
- With all of the proposed projects there is flexibility for adjustment according to the indicated desires of the communities who gather together to work on the projects.
- Communities will also have the opportunity to learn from each other; network more broadly across the municipality and celebrate their success when activities culminate into an end of project Showcase Event. Bringing together all groups who have contributed to projects will highlight the strength and capacity of the people of Frankston City. This may also keep the energy amongst groups who see and seek to duplicate the projects of other groups.
- Regular social media updates throughout the projects will encourage broader engagement and participation.
- A program budget will be developed (within existing resources) to support activities and a Showcase Event.

**Options Available including Financial Implications**

Option 1: Approve the proposed approach to building civic pride through local area specific projects.

The advantage of this option is that it builds community capacity to achieve their own outcomes rather than Council ‘doing’ the work for them. In this way, civic pride is enhanced as well as social networks and connection with Council.

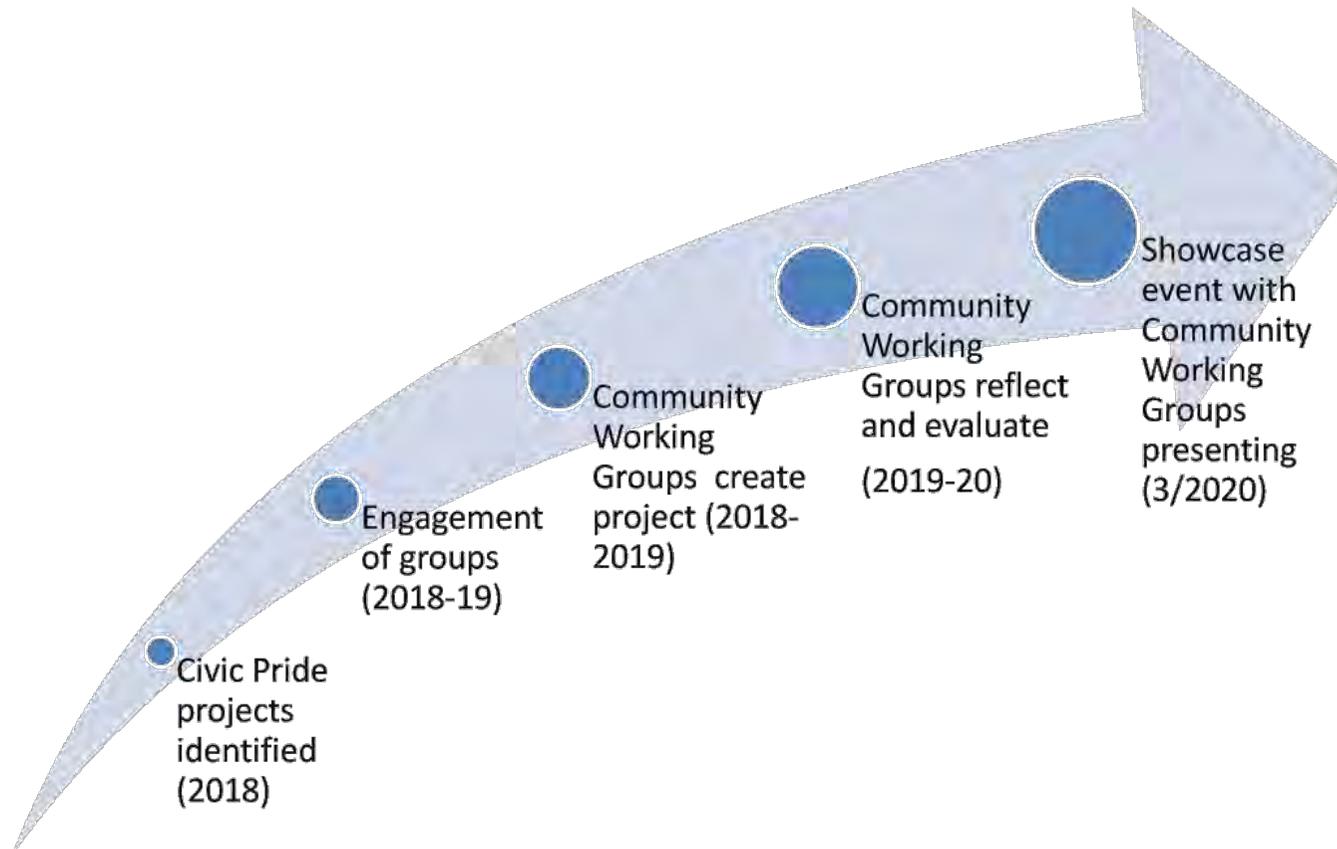
Project costs of \$10,000 in 2018/19 and \$6,000 in 2019/2020 will be met within existing budget.

Option 2: Do not approve the proposed approach to building civic pride through local area specific projects.

There are no budget requirements in this option.

## BUILDING CIVIC PRIDE – WORKING IN LOCAL AREAS – PROCESS AND OUTLINES

### Process of Local Area projects



PROJECT	LOCAL AREA	STAKEHOLDERS AND PARTNERS	COMPLEXITY/ COMMUNITY CHARACTERISTICS	COMMUNITY DEVELOPMENT APPROACH	
				Timeline	Outcomes
<p><b>Stories of 3198</b></p> <p>Community Plan -</p> <p><i>“Provide and promote opportunities for community connectedness and a sense of community pride”</i></p>	<p><b>Seaford</b></p>	<ul style="list-style-type: none"> <li>-Belvedere Community Centre</li> <li>-Maternal &amp; Child Health Centre</li> <li>-sports clubs (cricket, bowling, footy, bmx club)</li> <li>-Seaford Beach Clean Up</li> <li>-Friends of Edithvale-Seaford Wetlands</li> <li>-Downs Estate Community Project</li> <li>-Seaford Community Committee</li> <li>-RSL</li> <li>-community groups (seniors, service providers, religious)</li> <li>-seniors groups</li> <li>-railway station</li> <li>-schools and pre-schools</li> <li>-businesses</li> </ul>	<ul style="list-style-type: none"> <li>-varying demographics in different parts of the suburb</li> <li>-community groups with different aims and priorities</li> <li>-influx of young families</li> </ul>	<ul style="list-style-type: none"> <li>•July 2018 – invite stakeholders to introductory session</li> <li>•August 2018 – host introductory session</li> <li>•September 2018 – February 2019 – Community working group identify potential stories, collect them and decide on format of photos and interviews</li> <li>•March 2019 – launch of ‘Stories of Seaford 3198’</li> <li>•May – September 2019 Mobile Youth Hangout to travel and display photos and stories to parks/sporting clubs/community settings throughout suburb</li> <li>•March 2020 – community led presentation on Carrum Downs Community Newsletter at Frankston City Showcase event</li> </ul>	<ul style="list-style-type: none"> <li>-connections created across diverse groups in local area</li> <li>-increased community knowledge of local stories and histories</li> <li>-travelling display</li> <li>-connections across various age groups eg : youth and elderly</li> <li>-potential for continuing Local Area Committee/Planning Group providing a voice for residents and strong links to the broader municipality</li> </ul>

PROJECT	LOCAL AREA	STAKEHOLDERS AND PARTNERS	COMPLEXITY/ COMMUNITY CHARACTERISTICS	COMMUNITY DEVELOPMENT APPROACH	
				Timeline	Outcomes
<p><b>Our Karingal Community Day</b></p> <p>Community Plan -</p> <p><i>“Increase the use of open space, through events and activities”</i></p>	Karingal	<ul style="list-style-type: none"> <li>-existing Karingal Local Area Planning group</li> <li>-local businesses</li> <li>-schools and pre-schools</li> <li>-other community groups, including seniors, Karingal PLACE, religious groups</li> <li>-Karingal Hub and other businesses</li> <li>-Ballam Park and other sporting clubs</li> <li>-Maternal &amp; Child Health Centre families</li> <li>-Karingal Market organisers</li> </ul>	<ul style="list-style-type: none"> <li>-distinct cohorts : long term homeowners ; transient tenants</li> <li>-state government responsibility for roads/footpaths on freeway/Peninsula Link</li> </ul>	<ul style="list-style-type: none"> <li>•January 2019 - meet with existing Local Area Planning group and inviting new members from local groups and stakeholders</li> <li>•March 2019 - run introductory session to share current census and statistical data about the local area</li> <li>•May – October 2019 - Community Working Group uses their local networks to consult then plans and develops Community Day</li> <li>•December 2019 - Our Karingal Community Day</li> <li>•March 2020 – community led presentation on ‘Our Karingal’ community day at Frankston City Showcase event</li> </ul>	<ul style="list-style-type: none"> <li>-community pride</li> <li>-ongoing relationships and planning for other activities</li> <li>-planning group and other community groups’ committees participating in Council’s governance training</li> <li>-wide reach into community</li> <li>-opportunities for sustainability</li> </ul>

PROJECT	LOCAL AREA	STAKEHOLDERS AND PARTNERS	COMPLEXITY/ COMMUNITY CHARACTERISTICS	COMMUNITY DEVELOPMENT APPROACH	
				Timeline	Outcomes
<p><b>Stories of Frankston South</b></p> <p>Community Plan –</p> <p><i>“Explore new events and initiatives to bring the community together”</i></p>	Frankston South	<ul style="list-style-type: none"> <li>-Frankston South Community &amp; Rec Centre</li> <li>-PLOS and Peninsula Arts Society</li> <li>-Norman Ave shops and other businesses</li>   <li>- reserves (Frankston Reservoir, Sweetwater Creek)</li> <li>-retirement villages (Baxter and Vasey)</li> <li>-Parks (Delacombe, Overport, Baxter)</li> <li>-schools and pre-schools</li> <li>-religious groups</li> <li>-sporting clubs (tennis, footy, cricket, soccer, dance)</li> <li>-scouts and guides</li> </ul>	<ul style="list-style-type: none"> <li>-2 major highways dividing the area</li> <li>-older cohort than other local areas</li> <li>-includes hilly, sloped areas</li> </ul>	<ul style="list-style-type: none"> <li>•August 2018 - invite all stakeholders to form Community working group</li> <li>•September 2018 - Run introductory session to share current census and statistical data about the local area</li> <li>•October 2018 – March 2019 - Community working group to scope project and use own networks to contribute stories. Identify stories of people and places to be researched and collected. Community members to write stories and photographer to add pictures</li> <li>•May 2019 - launch project</li> <li>•Mobile Youth Hangout to travel and display photos and stories to parks/sporting clubs/community settings throughout suburb</li> <li>•March 2020 – community led presentation on ‘Stories of Frankston South’ at Frankston City Showcase event</li> </ul>	<ul style="list-style-type: none"> <li>-connections created across diverse groups in local area</li> <li>-increased community knowledge of local stories and histories</li> <li>-travelling display</li> <li>-connections across various age groups eg : youth and elderly</li> <li>-potential for continuing Local Area Committee/Planning Group</li> </ul>

PROJECT	LOCAL AREA	STAKEHOLDERS AND PARTNERS	COMPLEXITY/ COMMUNITY CHARACTERISTICS	COMMUNITY DEVELOPMENT APPROACH	
				Timeline	Outcomes
<p><b>Outdoor cinema</b></p> <p>Community Plan -</p> <p><i>“Trial an outdoor cinema at Monterey Reserve”</i></p>	Frankston North	<ul style="list-style-type: none"> <li>-Frankston North Community Centre</li> <li>-Mens Shed</li> <li>-Frankston City Council Youth Services</li> <li>-schools and pre-schools</li> <li>-scouts and guides</li> <li>-community garden</li> <li>-nursing home</li> <li>-service providers eg : HIPPY, Ardoch</li> <li>-resident working group</li> <li>-sporting clubs</li> </ul>	<ul style="list-style-type: none"> <li>-weather dependent</li> <li>-need to have back up plan if inclement weather</li> </ul>	<ul style="list-style-type: none"> <li>•July 2018 – Frankston North Community Group to invite other stakeholders to participate in this innovative event</li> <li>•August - Introductory session (including up to date Census and statistical data)</li> <li>• September 2018 – February 2019 - Community working group plans for, runs and evaluates event</li> <li>•April 2019 – Community Working Group to attend forum and meet other groups from municipality</li> <li>•November 2019 – Training session on presenting/public speaking</li> <li>•March 2020 – community led presentation on Outdoor Cinema or other Frankston North community project at Frankston City Showcase event</li> </ul>	<ul style="list-style-type: none"> <li>-local entertainment within walking distance</li> <li>-strengthen existing relationships</li> <li>-empower residents</li> <li>-improve local pride</li> <li>-improve links with Council</li> <li>-showcase local talent</li> <li>-increase use of local facilities</li> </ul>

PROJECT	LOCAL AREA	STAKEHOLDERS AND PARTNERS	COMPLEXITY/ COMMUNITY CHARACTERISTICS	COMMUNITY DEVELOPMENT APPROACH	
				Timeline	Outcomes
<p><b>Stories of Langwarrin</b></p> <p>Community Plan -</p> <p><i>"...promote community connections and learning"</i></p>	Langwarrin	<ul style="list-style-type: none"> <li>-churches, including St Basils and St Lukes</li> <li>-schools and pre-schools</li> <li>-environmental groups</li> <li>-sporting clubs</li> <li>-scouts and guides</li> <li>-Langwarrin Community Centre</li> <li>-Ahmadiyya Muslim community</li> <li>-Men's Shed</li> <li>-Langwarrin Community Garden</li> <li>-Langwarrin Township Committee</li> <li>-Gateway Plaza</li> <li>-Retirement Villages</li> </ul>	<ul style="list-style-type: none"> <li>-2 suburbs : Langwarrin and Langwarrin South with differing neighbourhood character ie : suburban and rural</li> <li>-divided by major road (Cranbourne-Frankston Rd)</li> <li>-Langwarrin Township Committee with many priorities already established</li> </ul>	<ul style="list-style-type: none"> <li>•July-August 2018 - FCC set up Community working group inviting all stakeholders</li> <li>•September 2018 - Run introductory session to share current census and statistical data about the local area</li> <li>•October 2018 - April 2019 - identify stories of people and places to be researched and collected. Community members to write stories and take photographs</li> <li>•May 2019 launch of 'Stories of Langwarrin'</li> <li>•June – October 2019 - 'What Bus' to travel and display photos and stories to parks/sporting clubs/community settings throughout suburb</li> <li>•March 2020 – community led presentation on 'Stories of Langwarrin' at Frankston City Showcase event</li> </ul>	<ul style="list-style-type: none"> <li>-connections created across established and newer groups in local area</li> <li>-increased community knowledge of local stories and histories</li> <li>-travelling display</li> <li>-connections across various age groups eg : youth and elderly</li> </ul>

PROJECT	LOCAL AREA	STAKEHOLDERS AND PARTNERS	COMPLEXITY/ COMMUNITY CHARACTERISTICS	COMMUNITY DEVELOPMENT APPROACH	
				Timeline	Outcomes
<p><b>Carrum Downs Community Newsletter</b></p> <p>Community Plan –</p> <p><i>“Work towards more planned and incidental opportunities for community members to come together”</i></p>	<p><b>Carrum Downs, Skye &amp; Sandhurst</b></p>	<ul style="list-style-type: none"> <li>-schools and pre-schools, including Good Start Early Learning</li> <li>-sporting clubs</li> <li>-religious groups including Hindu Society</li> <li>-scouts and guides</li> <li>-service providers</li> <li>-Lyrebird Centre</li> <li>-Bendigo Bank</li> <li>-Brotherhood of St Laurence Aged Care</li> <li>-Sandhurst Residents Association</li> </ul>	<ul style="list-style-type: none"> <li>Takes in 3 suburbs ie : Carrum Downs, Sandhurst and Skye</li> <li>-limited public transport available</li> <li>-emerging Indian community</li> </ul>	<ul style="list-style-type: none"> <li>•February 2019 – invite all stakeholders to introductory session</li> <li>•March 2019 - Run introductory session to share current census and statistical data about the local area</li> <li>•April 2019 - Community Working Group to attend forum and meet other groups from municipality</li> <li>•April – July 2019 Community working group scope newsletter, identify community resources and oversee graphic design of newsletter template</li> <li>•August 2019 – launch of first edition of newsletter</li> <li>•September – November 2019 Community working group create 2<sup>nd</sup> edition for December 2019</li> <li>•March 2020 – community led presentation on Carrum Downs Community Newsletter at Frankston City Showcase event</li> </ul>	<ul style="list-style-type: none"> <li>-informed and connected community</li> <li>-increased civic pride</li> <li>-stronger relationships between community groups, schools, business</li> <li>-community working together on shared goals</li> <li>-stronger push into community through working with partners</li> <li>-collaboration for increased future community events</li> </ul>

PROJECT	LOCAL AREA	STAKEHOLDERS AND PARTNERS	COMPLEXITY/ COMMUNITY CHARACTERISTICS	COMMUNITY DEVELOPMENT APPROACH	
				Timeline	Outcomes
<p><b>Pop up veggie garden boxes</b></p> <p>Community Plan – <i>“Provide infrastructure that supports health and wellbeing</i></p>	<p><b>Frankston Central &amp; Heights</b></p>	<ul style="list-style-type: none"> <li>-Orwil St community house and Ebdale Hub</li> <li>-PARC</li> <li>-schools and pre-schools</li> <li>-tertiary institutions (Monash and Chisholm)</li> <li>-hospitals (Frankston Hospital and Frankston Private Hospital)</li> <li>-other community groups and service providers</li> <li>-religious groups</li> <li>-sporting clubs</li> <li>-strip shops on Heatherhill Rd, Shaxton Circle, Beach St and Towerhill Rd</li> </ul>	<ul style="list-style-type: none"> <li>-area includes CAD, residential areas and waterfront</li> <li>-end of the metro rail line/major transit interchange</li> <li>-6 modes of transport available (walk, train, bus, car, cycle, boat)</li> <li>-little previous voice from residents of Frankston Heights (no centre/hub for that community)</li> </ul>	<ul style="list-style-type: none"> <li>•July 2018 – contact groups and stakeholders to promote project and invite them to introductory session</li> <li>•August 2018 – introductory session to share current census and statistical data about the local area</li> <li>•September 2018 – March 2019 – Community working group evaluates and decides on locations and oversees construction of boxes</li> <li>•May 2019 – January 2020 – veggie boxes pop up and are tended by local residents and groups</li> <li>•November 2019 – Training session on presenting/public speaking</li> <li>•March 2020 – community led presentation on Frankston Central and Frankston Heights pop up veggie boxes at Frankston City Showcase event</li> </ul>	<ul style="list-style-type: none"> <li>-development of a local residents group</li> <li>-links created between residents and Council</li> <li>-fresh, healthy produce to eat</li> </ul>

PROJECT	AREA	STAKEHOLDERS AND PARTNERS	COMPLEXITY/ COMMUNITY CHARACTERISTICS	COMMUNITY DEVELOPMENT APPROACH	
				Timeline	Outcomes
<p><b>Frankston Community Showcase</b></p> <p>Community Plan –  <i>“It’s important for Frankston to showcase ourselves. Change our perceptions and being proud of our city.”</i></p>	Citywide	Project Working Groups from all Local Areas	n/a	<ul style="list-style-type: none"> <li>•April 2019 – all Community working groups invited to a forum to meet each other, network and share knowledge</li> <li>•September 2019 – invite each Project Working Group to nominate a member to the Frankston Showcase committee</li> <li>•October 2019 – Frankston Showcase committee to set date and venue of one day conference style event</li> <li>•November 2019 – training session in presenting/public speaking offered to all participants</li> <li>•December 2019-February 2020 – Project Working Groups develop a presentation. Showcase committee plan for event.</li> <li>•March 2020 – Frankston Showcase event bringing together all the Project Working Groups</li> </ul>	<ul style="list-style-type: none"> <li>-recognition of varying approaches to projects</li> <li>-learning from other communities</li> <li>-developing relationships across suburbs in municipality</li> <li>-building civic pride</li> </ul>

## BUILDING CIVIC PRIDE – LOCAL AREA ENGAGEMENT AND IMPLEMENTATION

### Seaford – Stories of 3198

2018 May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Jan	Feb	Mar	
	<b>I</b>	<b>N</b>	<b>H</b>	Community working group collect stories and create format							<b>L</b>	<b>M</b>	Display stories across area including Mobile Youth Hangout						<b>T</b>				<b>C</b>

### Karingal – Our Community Day

2018 May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Jan	Feb	Mar
								<b>I</b>	<b>N</b>	<b>H</b>	<b>M</b>	Community working group plan for Community Day						<b>T</b>	Community Day			<b>C</b>

### Frankston South – Stories of Frankston South

2018 May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Jan	Feb	Mar
		<b>I</b>	<b>N</b>	<b>H</b>	Community working group collect stories and create format						<b>M</b>	<b>L</b>	Display stories across area including Mobile Youth Hangout						<b>T</b>			<b>C</b>

#### LEGEND

**I** = Council staff identify stakeholders (previous and new)

**N** = Council staff invite stakeholders/promote introductory session

**H** = Council staff host introductory session with participants over a meal, including demographics data and identifying community resources

**L** = Launch of project

**M** = all Community working groups meet to network and share knowledge

**T** = training session for Community working groups on presentation skills/public speaking

**C** = Community Showcase event to promote projects, inspire civic pride and make links across municipality

## BUILDING CIVIC PRIDE – LOCAL AREA ENGAGEMENT AND IMPLEMENTATION (cont'd)

### Frankston North – Outdoor Cinema

2018 May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Jan	Feb	Mar	
		<b>I</b>	<b>N</b>	<b>H</b>	Community working group plan event			Outdoor cinema	Evaluation		<b>M</b>								<b>T</b>	Outdoor cinema(TBC)			<b>C</b>

### Langwarrin - Stories of Langwarrin

2018 May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Jan	Feb	Mar	
		<b>I</b>	<b>N</b>	<b>H</b>	Community working group collect stories and create format						<b>M</b>	<b>L</b>	Display stories across area including Mobile Youth Hangout						<b>T</b>				<b>C</b>

### Carrum Downs/Skye/Sandhurst – Community Newsletter

2018 May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Jan	Feb	Mar
								<b>I</b>	<b>N</b>	<b>H</b>	Community working group develop newsletter and template				<b>L</b> 1 <sup>st</sup> edition			<b>T</b>	2 <sup>nd</sup> edition			<b>C</b>

#### LEGEND

**I** = Council staff identify stakeholders (previous and new)

**N** = Council staff invite stakeholders/promote introductory session

**H** = Council staff host introductory session with participants over a meal, including demographics data and identifying community resources

**L** = Launch of project

**M** = all Community working groups meet to network and share knowledge

**T** = training session for Community working groups on presentation skills/public speaking

**C** = Community Showcase event to promote projects, inspire civic pride and make links across municipality

## BUILDING CIVIC PRIDE – LOCAL AREA ENGAGEMENT AND IMPLEMENTATION (cont'd)

### Frankston Central and Heights – Pop Up Veggie Boxes

2018 May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Jan	Feb	Mar
	<b>I</b>	<b>N</b>	<b>H</b>	Community working group identify and negotiate suitable sites for pop-ups					Constructio n of boxes		<b>M</b>	Herb boxes pop up across local area				Vegie boxes pop up across local area		<b>T</b>	Vegie boxes pop up across local area			<b>C</b>

### FINAL SHOWCASE EVENT – all Community Working Groups

2019 Jan	Feb- Mar	Apr	May - Oct	Nov	Dec	2020 Jan	Feb	Mar
		<b>M</b> eting of all Community working groups to network and share projects		<b>T</b> rainig session on presenting/public speaking to develop skills of Community working groups		Community working groups prepare their presentation		<b>C</b> ommunity Showcase 'conference' style event to promote projects, inspire civic pride and build links across the municipality

#### LEGEND

**I** = Council staff identify stakeholders (previous and new)

**N** = Council staff invite stakeholders/promote introductory session

**H** = Council staff host introductory session with participants over a meal, including demographics data and identifying community resources

**L** = Launch of project

**M** = all Community working groups meet to network and share knowledge

**T** = training session for Community working groups on presentation skills/public speaking

**C** = Community Showcase event to promote projects, inspire civic pride and make links across municipality

**Executive Summary****13.3 Response to 2018/NOM13 - Recission Motion - NOM 1391 - Apsley Place**

*Enquiries: (Leonie Reints: Community Development)*

Council Plan

Community Outcome:	2. Liveable City
Strategy:	2.2 Vibrant and Engaged
Priority Action	2.2.5 Improve the presentation and cleanliness of Frankston City

**Purpose**

To update Council on the progress of items raised as part of Notice of Motion (NOM) 1391.

**Recommendation (Director Community Development)**

That Council:

1. Notes the current actions being undertaken by officers with regard to 6-7 Apsley Place.
2. Notes legal advice highlights that Council does not have the power under the Planning and Environment Act to enter properties without reasonable suspicion.
3. Resolves to:
  - a) Continue a complaints based system of enforcement compliance
  - Or
  - b) Establish a schedule of programmed desk top audits noting that once resourcing this method can be effected subject to EMT consideration there will be a further cost to Council of \$46k per annum.
  - Or
  - c) Undertake a programme of desk top audits over the next 6 months whereby detected anomalies will be investigated at a cost of \$65K which will be referred to the mid year budget for approval
4. Continues to examine pollution (noise, air, water) complaints about industrial properties on a case by case basis in co-operation with the Environmental Protection Authority to ensure they fulfil appropriate testing in a timely way.

**Key Points / Issues**

1. At its meeting on 13 March 2018, Councillor Bolam tabled a Notice of Motion regarding concerns at 6 – 7 Apsley Place Seaford. Council resolved:

*That Council notes:*

1. *The current actions being undertaken by officers.*
2. *The community meeting was held Tuesday 27 February 2018.*
3. *Officers continue to follow up with EPA*
4. *That a letter be sent to all residents and ratepayers within the proximity of Apsley Place at thirty days (outcomes and commitments from the recent public meeting) and ninety days (VCAT update – proceeding or not).*

**13.3 Response to 2018/NOM13 - Recission Motion - NOM 1391 - Apsley Place****Executive Summary**

5. *That all factories and businesses within close proximity to residential properties be reminded – in the form of a mail out – of their obligations in relation to both Frankston City Council and Environmental Protection Agency (EPA) rules and regulations (i.e. noise, presentation, disposal of substances etc).*
6. *That the CEO be requested to provide a report on the following –*
  - a) *Update on 6 – 7 Apsley Place Seaford;*
  - b) *Audit of all existing factories and businesses (without reasonable buffer and/or neighbouring residential zones) to determine whether they possess existing permits;*
  - c) *The creation and maintenance of a ‘red flag’ system to keep track of properties and factories, operating without permits and/or properties and factories where ongoing grievances have been recorded due to activities at a given commercial/industrial address;*
  - d) *How to improve Frankston City Council’s relationship, and information sharing, with/between the EPA; and*
  - e) *Frankston City Council performing its own independent and thorough site audits in ‘extenuating circumstances’ where either (or all) environment, wellbeing and amenity are being undoubtedly impacted upon by a commercial/industrial entity. The CEO should report to Council what funding and resources might be required to enable the organisation to have this ability in ‘extenuating circumstances’.*

*This report is to be presented by the June 2018 Ordinary Meeting.*
7. *Writes to the appropriate Minister and Shadow Minister, outlining the need for clear legislative direction to ensure that complaints in relation to all aspects of discharge from industries be investigated in a timely and thorough manner.*

The status of work to date in response to the NOM is outlined as per resolution 6. The update on current actions is outlined in Item 6a to 6e.

As per resolution 6a the status of the work to date:

- A letter was sent to all residents and ratepayers within the proximity of Apsley Place
- A letter was sent to all factories and businesses within close proximity of Apsley place in the form of a mail out reminding them of their obligations
- Officers continue to build the relationship with the EPA in relation to noise and odour complaints who have undertaken further testing. At the time of the report the results have not been advised to Council.
- Barking Dog Complaints - Letters were sent 17<sup>th</sup> April 2018 to surrounding properties requesting information to establish if other residents were experiencing nuisance caused by a barking dog. Council has only received 2 responses and Officers have left phone messages for these complainants with no response received to date. The barking dog diaries were mailed to them 8<sup>th</sup> May.
- Unsightly Property - Officers have undertaken several inspections to ensure that the property is not unsightly. While there has been no evidence to support the property being classed as unsightly the operator has been spoken to 22 May about the need to ensure materials stored are secured. on his property only and no rubbish left once they commence relocation.

**13.3 Response to 2018/NOM13 - Recission Motion - NOM 1391 - Apsley Place****Executive Summary**

- Planning – The factory operator provided a written undertaking to cease use of the land on 25 May, 2018. As at the date the 22 May this has been reconfirmed. Should operation continue post this date Council officers will take the matter to court, however should operation cease no further planning enforcement action will be necessary.

**Response to 6b:**

It should be noted that legal opinions previously obtained by Municipal Enforcement Officers indicate that Council does not have power to 'proactively' inspect premises for compliance with permits or the planning scheme – Council must have reasonable cause (such as a complaint) that an offence is occurring before it can invoke its inspection powers.

The current system is reactively whereby officers investigate complaints. There are not additional costs to continuing this approach.

As an alternative a desktop audit of all existing factories and businesses without reasonable buffer from neighbouring residential properties can be undertaken by administratively checking the advertised business of the property is consistent with the permit. There are 270 businesses with 300 permits in this category. However, should an inconsistency be detected further investigation will be required before it can be determined if reasonable cause exists to physically audit a property.

A desktop audit will require recalling archived files @ \$50 per file (or \$13,500), manually reviewing the information and correlating the information with publically available business information @ 2 hours per permit or 79 days (\$32,897), which equates to approximately .3EFT). Should an inconsistency be detected it would need to be determined if there is reasonable cause to enter the property for a physical audit. This also would require an initial 2 hours per audit, however, there may be considerable follow up work that would need to be undertaken. It is difficult to estimate what this might involve at this stage.

A third option exists to undertake the desktop audit as described above through a temporary 6 month full time appointment at a cost \$65K. This cost includes salary and retrieval of archives.

**Response to 6c:**

There are challenges with creating red flags in the system. The current information management system does not have the current capability to enable a rapid identification of industrial properties in close proximity to residential land use. However, staff have accessed manual records (card system) to identify 270 industrial properties with over 300 existing permits (some properties have multiple permits. Notwithstanding difficulties with the current capability of the system a manual process for improved monitoring of complaints and outstanding planning compliance matters has been developed to avoid delays in action to bring uses into compliance. This involves review of the volume of outstanding investigation matters and timeframes by the Statutory Planning Co-Ordinator and Senior Investigations Officer to flag unresolved or sensitive compliance matters for resolution.

**Response to 6d:**

Council Officers have established regular meetings with EPA whereby areas of concern and complaints can be raised. Officers have increasing confidence there will be improved responsiveness to complaints made to the EPA.

**13.3 Response to 2018/NOM13 - Recission Motion - NOM 1391 - Apsley Place****Executive Summary**

Response to 6e:

Two options are offered with regard to responding to extenuating circumstances associated with complaint:

Option 1: Should Council wish to continue to examine each complaint on a case by case basis and undertake environmental laboratory testing an initial amount of \$100K would need to be included in future budgets and a further increase in the legal budget to address any non-compliance in court including obtaining fine/s with costs awarded or achieve compensation. History has shown that these types of cases can exceed \$50K, whereas currently the EPA take on this role. As a notional cost per annum Council should allow \$150K per annum. This is not recommended as Council has a historical position of not taking on State Government responsibilities.

Option 2: Should Council wish to examine each complaint on a case by case basis working collaboratively with the EPA there would be no additional cost to Council as the EPA would undertake the appropriate testing in a timely way. This is recommended.

**Financial Impact**

The State Government has introduced the "Fair Go Rates" system, placing a cap on Council rates which has restricted the level of increases that Council can apply to its rate revenue. Rate revenue constitutes 63 per cent of all Council revenue.

The rate cap over the past two financial years has been 2.5 per cent and 2.0 per cent respectively and will be 2.25 per cent in 2018-2019.

The rate cap percentages are based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services. The cost of providing Council services has been increasing well in advance of the rate cap applied by State Government.

Over time this trend may lead to a reduction in the levels of service provided to the community and in Councils ability to fund both new facilities and the ongoing renewal of existing facilities.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

To continue a complaints based method of enforcing compliance there are no additional costs.

The alternative has additional costs of \$46,500 per annum to undertake desktop audits of existing permits of factories and businesses without a reasonable buffer from residential properties. As it will be difficult to recruit .3EFT further exploration of options to deliver this work is being undertaken and will be discussed with EMT should resolve to undertake the audits on a scheduled program.

Based on Option 2 as the recommended option there are no financial implications associated with recommendations in this report.

**Consultation****1. External Stakeholders**

Consultation has been undertaken with Environment Protection Authority, RSPCA, Worksafe and local residents.

**13.3 Response to 2018/NOM13 - Recission Motion - NOM 1391 - Apsley Place****Executive Summary****2. Other Stakeholders**

This matter has been managed by several departments within council including Community Safety, Operations and Planning & Environment.

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

Council's Local laws and much State Government legislation aim to improve the fabric of the community through enforcement of appropriate controls over various activities.

**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

Council will comply with the provisions of the relevant legislations and General Local Law 2016 No 8 where authorised, however Council Officers have no authority under the Environment Protection Act in relation to industrial companies for issues of pollution, odour and noise.

Policy Impacts

There are no policy impacts associated with 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**

Negative environmental issues have a compounding impact on the community. To mitigate against the impact on the community council and other agencies work in partnership to share intelligence and provide a consistent approach to addressing these issues.

**Conclusion**

This report provides the response to a resolution of Council from the Ordinary Meeting of 13 June 2018 that required a report be prepared to advise Council of the actions taken by officers in response to complaints from residents regarding 6 - 7 Apsley Place Seaford.

This report offer three options to address non-compliance with planning permits

- a) Initiated through complaints
- b) Via a scheduled programme of desktop audits overtime @\$46K
- c) Undertake a desktop audit over 6 months through a 6 months temporary appointment @ \$65K

This report also recommends undertaking investigations of breaches of the Environmental protection Act on a case by case basis in co-operation with the EPA where relevant which incurs no additional cost to Council.

13.3 Response to 2018/NOM13 - Recission Motion - NOM 1391 - Apsley Place

**Executive Summary**

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**ATTACHMENTS**

Attachment A: Legal Advice (*Under Separate Cover*) - **CONFIDENTIAL**

**14.1 2018/NOM30 - Council to bid for 1 x W-Class Tram and 1 x Z-Class Tram**

On 21 May 2018 Councillor Bolam gave notice of his intention to move the following motion:

1. That the Chief Executive Officer writes to the Minister for Transport, the Hon Jacinta Allan MP and VicTrack spokesperson, Mr James O'Brien commending them on the scheme to sell historic trams which will see the preservation and continued use of the decommissioned trams;
2. That Council notes the purchase cost of a tram is \$1K and supports the making a thorough and in depth submission to Victrack to purchase 1 X W Class tram and 1 X Z class tram (total = \$2000);
3. A report be submitted to the July Ordinary Meeting exploring the best and most appropriate use of the trams including but not limited to:
  - as a training cafe (White Street Mall);
  - a community meeting space (Beach St - Nepean Highway).
 The report must also include:
  - implementation costs associated with each option and recommendation/s to be considered at the mid-year budget review for both the capital and operational costs; and
  - Suitable locations for permanent options, which are to include but not be limited to White Street Mall and Beach Street - Cranbourne Road.
4. That a submission/s also be prepared in the event Council wishes to formally enter into an Expression of Interest bid for the aforementioned trams noting that the deadline is 6 July 2018.

**COMMENTS BY DIRECTOR COMMUNITY DEVELOPMENT**

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	The opportunity has been discussed with Director Community Development. Further infrastructure issues also need to be considered.
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	<b>YES</b>
3. Is the NoM clear and well worded?	<b>YES</b>
4. Is the NoM capable of being implemented?	<b>YES</b> An Expression of Interest can be prepared.
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	<b>YES</b>

## 14.1 2018/NOM30 - Council to bid for 1 x W-Class Tram and 1 x Z-Class Tram

Question for Consideration	
6. Is the NoM within the powers of a municipal Council?	<b>YES</b>
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	<b>YES</b>
8. Is the NoM consistent with all relevant legislation?	This will be dependent on the preferred options / location and all considerations of final use of the trams.
9. Is the NoM consistent with existing Council or State policy or position?	Council does not have a formal position.
10. Is the NoM consistent with Council's adopted strategic plan?	Not directly, however the installation of the trams could add to the visitor experience and contribute to economic growth.
11. Can the NoM be implemented without diversion of existing resources?	<b>NO</b> Dependent on the preferred option there will be a considerable outlay including transportation, refitting and site works to accommodate the trams. Considerable project management time will be required dependent on the preferred option as well as engineering investigations.
12. Can the NoM be implemented without diversion of allocated Council funds?	<b>NO</b> Dependent on the preferred options the funding required will be significant; indicated by PTV to be up to approximately \$600K or greater dependent on final solution being pursued by Council.  Should Council resolve to implement this NoM other existing projects will need to be reprioritised to allow for the required expenditure.
13. Are funds available in the adopted budget to implement the NoM?	<b>NO</b>

**14.1 2018/NOM30 - Council to bid for 1 x W-Class Tram and 1 x Z-Class Tram**

Question for Consideration	
<b>14. What is the estimated cost of implementing the NoM?</b>	<b>NO</b> – as yet undetermined Year 1: \$ Recurring: \$ Comments: Will need to consider as well the future maintenance costs associated with the final options.

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**ATTACHMENTS**

Nil

**14.2 2018/NOM31 - Improvements to the Planning Process**

On 4 June 2018 Councillor Bolam gave notice of his intention to move the following motion:

That Council:

1. Supports officers reporting the average legal and officer costs together with the number of planning consultants and lawyers associated with each month's resolved VCAT cases as part of the monthly Town Planning Report.
2. Approves officers conveying residents' and ratepayers' concerns (on their behalf where agreed) to Council's legal representatives where a related planning matter is scheduled for VCAT.
3. Mandates the amended 'town planning application call-in' template, which will be attached to all reports called in by Councillors (see attached).
4. Endorses Resident Discussion Meetings be required for all applications where there are more than three objectors and the applicant is willing to attend.
5. Notes that Town Planning Progress Reports will be presented no later than 2 months after the cessation of the month on the proviso that State Government data is available.
6. Seeks a report on the process for establishing a Frankston Native Vegetation Offsets Policy for the October Ordinary Meeting.

**COMMENTS BY DIRECTOR COMMUNITY DEVELOPMENT**

Question for Consideration	
<p><b>1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?</b></p>	<p><b>YES</b></p> <p>Of the 6 points in the NOM, 3 are similar to current practice and 3 represent a substantial change from current practice (These are Points 1, 3 and 6). However there is no particular difficulty in introducing these changes.</p>
<p><b>2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?</b></p>	<p><b>YES</b></p>
<p><b>3. Is the NoM clear and well worded?</b></p>	<p><b>YES</b></p> <p>Re item 4, for clarity, officers would recommend against holding RDMs in those cases where an officer recommendation to refuse is proposed. An RDM takes time and effort to arrange and conduct, for all parties, and it would save time to proceed to a Notice of Refusal without holding an RDM first.</p>

## 14.2 2018/NOM31 - Improvements to the Planning Process

Question for Consideration	
4. Is the NoM capable of being implemented?	<b>YES</b>
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	<b>NO</b>
6. Is the NoM within the powers of a municipal Council?	<b>YES</b>  Note that the wording of Point 2 allows submitter information to be shared with Council's legal representatives, without compromising Council's obligation to protect its interests before VCAT.
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	<b>YES</b>
8. Is the NoM consistent with all relevant legislation?	<b>YES</b>
9. Is the NoM consistent with existing Council or State policy or position?	<b>YES</b>
10. Is the NoM consistent with Council's adopted strategic plan?	<b>YES</b>
11. Can the NoM be implemented without diversion of existing resources?	<b>YES</b>  Point 6 requires the preparation of report on establishing an offsets policy for the city. This may require some specialist input, however the initial report can be provided with a reallocation of existing resources.  However delivery of a new locally based Native Vegetation Offsets Policy will require a future project allocation.
12. Can the NoM be implemented without diversion of allocated Council funds?	<b>YES</b>  See comment for 11 above.
13. Are funds available in the adopted budget to implement the NoM?	<b>YES / NO</b>  See comment for 11 above

**14.2 2018/NOM31 - Improvements to the Planning Process**

Question for Consideration	
<b>14. What is the estimated cost of implementing the NoM?</b>	For Points 1 through to 5, no significant costs are envisaged.  Point 6 will incur limited costs for an initial report.  Implementation of a new Native Vegetation Offsets Policy could require around \$50,000 to \$80,000 to prepare and implement the study, including consultant and legal advice costs.

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**ATTACHMENTS**

Nil

**14.3 2018/NOM32 - Waiving of Kerbside Trading Fee**

On 29 May 2018 Councillor Glenn Aitken gave notice of his intention to move the following motion:

The waiving of the Kerbside trading fee, as per the formula adopted by Council at its Ordinary Meeting of 14 May 2018 (2018/OM6), be extended to include the remainder of Young Street up to Davey Street, Frankston.

**COMMENTS BY DIRECTOR CORPORATE DEVELOPMENT/COMMUNITY DEVELOPMENT**

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	<b>YES</b>
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	<p><b>YES</b></p> <p>Comments: This NOM expands upon a previous NOM that was supported by Council at its Ordinary Meeting on 14 May – when Council resolved to waive permit fees for Kerbside Trading within the defined affected area.</p> <p>The affected area has defined as:</p> <ul style="list-style-type: none"> <li>a. Young Street (between Playne and Beach Streets);</li> <li>b. Beach Street (between Young Street and the Myer entrance);</li> <li>c. Ross Smith Avenue East;</li> <li>d. Balmoral Street;</li> <li>e. Station Street; and</li> <li>f. Wells Street (Young Street - Park Lane on south side and Young Street - Shannon Street Mall on north side).</li> </ul>
3. Is the NoM clear and well worded?	<p><b>YES</b></p> <p>Comments: On the basis that the extended affected area extends further south along Young Street to Davey Street – this NOM will benefit one business – Humdinger.</p> <p>Officers have not interpreted the NOM to include any Davey Street businesses.</p>
4. Is the NoM capable of being implemented?	<b>YES</b>

## 14.3 2018/NOM32 - Waiving of Kerbside Trading Fee

Question for Consideration	
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	<b>NO</b>
6. Is the NoM within the powers of a municipal Council?	<b>YES</b>
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	<b>NO</b> Comments: As the Frankston Station works are a State Government project it is appropriate that there be a level of support for local businesses during the works. As such Council Officers are already working with the State Government to encourage businesses to commence or improve their kerbside dining facilities – which also includes the waiving of permit fees and the provision of a small grant to upgrade their furniture. The intent of this NOM complements this program.
8. Is the NoM consistent with all relevant legislation?	<b>YES</b>
9. Is the NoM consistent with existing Council or State policy or position?	<b>YES</b> Comments: Council has waived the Kerbside Trading Permit Fees in the affected area in 2017-2018 due to the difficulty being experienced by businesses during the protracted program of streetscape works in Wells Street and Young Street). While businesses in the expanded affected area will not be required to pay a fee for kerbside trading – they will still need to meet all other provisions of the Kerbside Trading Guidelines and the relevant Local Law.
10. Is the NoM consistent with Council's adopted strategic plan?	<b>YES and NO</b> Comments: While Council does have a role to facilitate an environment that stimulates jobs growth, it is also required to be financially responsible in accordance with the adopted budget. The further amendment to forecast income is not within the draft 2018-2019 Frankston City Budget.

## 14.3 2018/NOM32 - Waiving of Kerbside Trading Fee

Question for Consideration	
11. Can the NoM be implemented without diversion of existing resources?	<p><b>YES</b></p> <p>Comments: Please note - Officers will still be required to enforce compliance with the Kerbside Trading Guidelines and relevant Local Law.</p>
12. Can the NoM be implemented without diversion of allocated Council funds?	<p><b>NO</b></p> <p>Comments: On the basis of current Kerbside Trading Permits within the extended affected area it is expected that the waiving of fees would result in a reduction in income of approximately \$1,400.</p> <p>Please note – that while Council is considering the waiving of fees for the full financial year – the Frankston Station project and the impact on traffic flow and commuter parking is expected to be finalised by late 2018.</p>
13. Are funds available in the adopted budget to implement the NoM?	<p><b>NO</b></p> <p>Comments: refer to above</p>
14. What is the estimated cost of implementing the NoM?	<p>Year 1: \$1,400</p> <p>Recurring: \$0</p> <p>Comments: This brings the total anticipated waiving of fees to an estimated \$10,400.</p>

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**ATTACHMENTS**

Nil

**17. 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 discuss the following Agenda items and all documents associated with the consideration and discussion of it, that are designated confidential information by me, pursuant to Section 77(2)(c) of the Local Government Act 1989 (the Act) on the following grounds

**C.1 Award of Contract 2017/18-87 Seaford North Soccer Pavilion - Change Rooms Extension**

Agenda Item C.1 Award of Contract 2017/18-87 Seaford North Soccer Pavilion - Change Rooms Extension is designated confidential as it relates to contractual matters (s89 2d)

**C.2 Sandhurst and Sandarra Estates - Asset Condition Audit and Investigation**

Agenda Item C.2 Sandhurst and Sandarra Estates - Asset Condition Audit and Investigation 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 Microsoft Licensing Agreement and Services Renewal**

Agenda Item C.3 Microsoft Licensing Agreement and Services Renewal is designated confidential as it relates to contractual matters (s89 2d)

**C.4 620 McClelland Drive, Langwarrin**

Agenda Item C.4 620 McClelland Drive, Langwarrin is designated confidential as it relates to legal advice (s89 2f)

**C.5 Frankston Charitable Fund Grants**

Agenda Item C.5 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.6 Minutes of the Frankston Arts Board - 22 May 2018**

Agenda Item C.6 Minutes of the Frankston Arts Board - 22 May 2018 is designated confidential as it relates to contractual matters (s89 2d)

**C.7 Major Projects - Jubilee Park Indoor Stadium & Centenary Park Regional Tennis and Gymnastics Centre**

Agenda Item C.7 Major Projects - Jubilee Park Indoor Stadium & Centenary Park Regional Tennis and Gymnastics Centre 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.8 Corporate Device Replacement**

Agenda Item C.8 Corporate Device Replacement is designated confidential as it relates to contractual matters (s89 2d)

**C.9 Frankston Skate Park Management Tender**

Agenda Item C.9 Frankston Skate Park Management Tender is designated confidential as it relates to contractual matters (s89 2d):



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Signed by the Acting CEO