

Priority Development Program

Information brochure



How to contact us

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Purpose

Frankston City Council's Priority Development Program (PDP) is designed to fast-track major planning permit applications that deliver high-quality development and stimulate local employment, in line with Council's planning policy framework.

The PDP offers an accelerated assessment process to ensure:

- Prioritised case management
- Clear, upfront advice
- A coordinated approach
- Timely decisions within 16 weeks

Scope

This guidance document explains:

- Eligibility standards identifying what applications can be considered under the PDP
- Step-by-step process for assessment
- Application Checklist outlining the required information for Council to make a decision



What applications can be considered?

To qualify for the PDP, applications must meet all the following criteria:

Cost of development

- The estimated cost of development of the land for:
 - Accommodation uses (other than camping and caravan park, group accommodation and residential hotel and small second dwelling) must be at least \$50 million.
 - Commercial and industrial uses must be in accordance with Table 2 of Clause 53.22 (Significant Economic Development) of the Frankston Planning Scheme.

Referrals

- No statutory referrals are required; or
- If referrals are required, referral responses based on the latest plans must be provided at lodgement.
- Applications requiring further referral cannot be considered under PDP.

Public Notice

- The application must be exempt from public notice.

Cultural Heritage

- No Cultural Heritage Management Plan (CHMP) required, unless an approved CHMP already exists and does not affect the proposal.

Restrictions

- There are no covenants or restrictions on title that would prevent Council from issuing a permit.

Information

- The application must contain all the information required to enable a complete assessment of the proposal. The 16 week timeframe will not start until all the information has been provided.

Pre-application Advice

- The applicant must participate in a pre-application advice meeting/s and be willing to address issues raised. This is a key condition to enter program to ensure the application assessment is not delayed with back-and-forth negotiation on merits matters.

Verification Period

- A five (5) business day verification period applies before lodgement. Applicants must submit:
 - The full application
 - A written statement demonstrating how pre-application feedback has been addressedCouncil will then confirm if the proposal qualifies for the PDP.

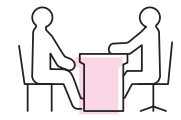




Process

The steps in the PDP process include:

Step 1



Pre-application Meeting

The applicant submits draft plans to Council to seek feedback on the design response. Council provides written feedback prior to meeting and the meeting itself serves as a workshop to develop solutions to any issues.

Step 2



Verification of Application

The applicant submits their complete application in accordance with Council's Application Checklist (see section 5 of this document). The applicant is also required to provide a written statement to Council that demonstrates how the plans have been amended to address the issues raised at the pre-application meeting. Based on this submission, Council will verify if the proposal will be treated as a priority development project.

Step 3



Application Lodged and Further Information Requested

Council reviews the application and if any elements of the application do not meet the requirements, Council will provide detailed feedback to the applicant, outlining the necessary changes or additional documentation needed.

Step 4



Further Information Received and Assessed

Once the further information is supplied, the documentation will be assessed. If information is outstanding and issues need to be addressed, written feedback will be provided to the applicant. Once all the required information has been supplied the 16-week timeframe will commence. Additionally, if the application is substantially amended during application assessment the 16-week timeframe will restart.

Step 5



Final Assessment and Decision is Made






Council officers prepare a report and a decision is made.

Application Checklist

The following items are required to be submitted at lodgement with any application submitted for the PDP process:

1. A Completed Priority Development Application Checklist Form:

Application Checklist Form

| Application Item | | | |
|---|--|------------------------------|-----------------------------|
|  | A written submission that demonstrates a willingness to address each issue raised at the pre-application meeting | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|  | A copy of any statutory referral response based on the most recent plans | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|  | An approved CHMP (if applicable) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|  | Information, plans and reports based on the relevant application type: <ul style="list-style-type: none">• Construction of Development (five or more storeys) — Quick Reference Guide• Multi-Dwelling Development Checklist• Industrial/Commercial Use and Development Checklist | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|  | Requirements of any zone or overlay applicable to your site and any particular provision set out in Clause 52 of the Frankston Planning Scheme | <input type="checkbox"/> Yes | <input type="checkbox"/> No |



2. A copy of any statutory referral response based on the most recent plans.
3. An approved CHMP (if applicable).
4. Information, plans and reports based on the relevant application type:
 - Construction of Development (Five or More Storeys) — Quick Reference Guide
 - Multi-Dwelling Development Checklist
 - Industrial/Commercial Use and Development Checklist
5. Requirements of any zone or overlay applicable to your site and any particular provision set out in Clause 52 of the Frankston Planning Scheme.

Disclaimer: Please note this checklist is for standard information required for lodgement. Additional information may be required after registration pursuant to S54 of the Planning and Environment Act 1987.

