Council Meeting Agenda

2025/CM12

Monday, 11 August 2025

THE COUNCIL MEETING

Welcome to this Meeting of the Frankston City Council

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

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

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

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

When are they held?

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

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

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

25. Chair's Duty

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

25.1 *defamatory of or embarrassing to any Councillor, member of Council staff or other person;*

25.2 *abusive or objectionable in language or nature;*

25.3 *a direct negative of the question before the Chair;*

25.4 *vague or unclear in intention;*

25.5 *outside the powers of Council; or*

25.6 *irrelevant to the item of business on the agenda and has not been admitted as*

79. Chair May Remove

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

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

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

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

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

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

Live Streaming of Council Meetings

Frankston City Council is now Live Streaming its Council Meetings.

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

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

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

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

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

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

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

The Formal Council Meeting Agenda

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

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

- **Items Brought Forward**

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

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

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

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

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

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

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

- **Presentation of Petitions and Joint Letters**

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

- **Presentation of Reports**

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

- **Presentation of Delegate Reports**

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

- **Urgent Business**

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

- **Closed Meetings**

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

Opportunity to address Council

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

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

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

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

Disclosure of Conflict of Interest

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

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

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

MAYOR

NOTICE PAPER

ALL COUNCILLORS

NOTICE is hereby given that a Council Meeting of the Council will be held at the Civic Centre, Davey Street, Frankston, on 11 August 2025 at 7:00 PM.

COUNCILLOR STATEMENT

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

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

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

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

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

BUSINESS

1. APOLOGIES

2. COUNCILLOR APPRECIATION AWARDS

2.1 Presentation To The Frankston Historical Society

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING
Council Meeting No. CM11 held on 21 July 2025.

4. DISCLOSURES OF INTEREST AND DECLARATIONS OF CONFLICT OF INTEREST

5. PUBLIC QUESTIONS

6. HEARING OF SUBMISSIONS

7. ITEMS BROUGHT FORWARD

8. PRESENTATIONS / AWARDS

9. PRESENTATION OF PETITIONS AND JOINT LETTERS

10. DELEGATES' REPORTS

11. CONSIDERATION OF CITY PLANNING REPORTS

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network). 3

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14. NOTICES OF MOTION

Nil

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Nil

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C.1 Community Care Services 478

Cam Arullanantham

INTERIM CHIEF EXECUTIVE OFFICER

6/08/2025

Executive Summary

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network).

Enquiries: (Sam Clements: Communities)

Council Plan

Level 1:	Connected Places and Economy
Level 2:	Attract and invest in high quality property development to accelerate investment, generate jobs, enhance housing supply, and diversify revenue sources

Purpose

This report considers the merits of the planning application 246/2025/P to construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network) at 438-444 Nepean Highway, Frankston.

Recommendation (Director Communities)

That Council resolves to issue a Planning Permit to Planning Application 246/2025//P, subject to the conditions contained in the officers' assessment.

Key Points / Issues

- The proposal submitted by the applicant includes a 14 storey mixed-use building consisting of one shop, two food and drink premises, one Restricted Recreation Facility (Wellness Centre), one Indoor Recreation Facility (Gym/Group Fitness Classes) and 144 residential apartments. The applicant also seeks to construct early earthworks prior to the approval of the plans for the mixed-use building.

- The building is proposed to have a maximum building height to the roof level of 45.2m and to the top of the roof services of 48.2m. This exceeds the preferred height of 41m nominated in the Activity Centre Zone, however, is generally consistent with the heights of two buildings approved at the direction of the Victorian Civil and Administrative Tribunal (VCAT) at 424-426 Nepean Highway and 446-450 Nepean Highway, Frankston.

- Car parking is proposed to be provided across three basement levels accessed from Nepean Highway. A total of 202 car spaces are proposed which results in a shortfall of 19 spaces than what is required under Clause 52.06-5 of the Frankston Planning Scheme.

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network).

Executive Summary

- The application is exempt from advertising.

- Officers consider that the proposal is generally consistent with the objectives of the Planning Policy Framework and respond in an appropriate manner to the urban context of the subject land subject to conditions on any planning permit issued.

- It is recommended that Council issue a Planning Permit subject to conditions.

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

Financial Impact

There are financial costs, however, these costs can be accommodated within existing budgets. Details are provided in the Summary table in the Officers Assessment section.

Consultation

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

Analysis (Environmental / Economic / Social Implications)

The FMAC Structure Plan (2024) seeks to "*strengthen its employment, service and retail role to become the capital of the South East*." The proposal would generate investment in the city and create additional employment opportunities close to existing commercial services and public transport improving economic outcomes in this part of Frankston. In addition, the proposal would have the following benefits:

- The residential element will provide much needed city centre housing, with new residents enhancing the vitality and viability of the city centre and its hospitality and retail business.
- The proposed commercial use at ground floor level is in line with the key objectives for development in the FMAC, to establish Frankston as a major retail, hospitality and business centre and to encourage lifestyle uses, such as cafés and restaurants.
- The proposed increase in resident population will generate additional spending in and around the City centre, making a positive contribution to the revitalisation of the city centre.
- The proximity of the site to public transport, recreational facilities, and commercial and community facilities also makes it an attractive and more affordable place to live.
- It would help the FMAC compete for investment with other Melbourne Metropolitan Activity Centres and activity centres that attract investment and development of this nature.
- Potential to create new jobs and value add to the economy.

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network).

Executive Summary

The proposal would generate investment in the city and create additional employment opportunities close to existing commercial services and public transport, improving economic and social outcomes in this part of Frankston. Subject to the inclusion of conditions on any planning permit issued, it will not have a negative impact upon the surrounding area.

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

Policy Impacts

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

Gender Impact Assessments

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

Officer's Declaration of Interests

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

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

Risk Mitigation

There are no particular risks associated with this matter.

Conclusion

The proposed development is generally appropriate for the land and will make a positive contribution to the ongoing revitalisation of the Frankston Metropolitan Activity Centre subject to conditions on any planning permit issued.

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network).

Executive Summary

ATTACHMENTS

Attachment A:⇩	Locality Map - 246/2025/P - 438-444 Nepean Highway, Frankston
Attachment B:⇩	Locality Map - Aerial - 246/2025/P - 438-444 Nepean Highway, Frankston
Attachment C:⇩	Plans - Part 1 - 246/2025/P - 438-444 Nepean Highway, Frankston
Attachment D:⇩	Plans - Part 2 - 246/2025/P - 438-444 Nepean Highway, Frankston
Attachment E:⇩	Early Works Plan - 246/2025/P - 438-444 Nepean Highway, Frankston

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network).

Officers' Assessment

Summary

Reason for Reporting to Council	Councillor Interest
APPLICATION	
Address	438-444 Nepean Highway, Frankston
Proposal	Construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network)
PLANNING REQUIREMENTS	
Zoning	Activity Centre Zone (ACZ1)
Overlays	Parking Overlay, Schedule 1 (PO1)
Particular Provisions	• Clause 52.06 – Car Parking • Clause 52.29 – Land Adjacent to the Principal Road Network • Clause 53.18 – Stormwater Management in Urban Development • Clause 52.34 – Bicycle Facilities • Clause 58 – Apartment Developments • Clause 65 – Decision Guidelines • Clause 71.02 – Integrated Decision Making
Permit Trigger(s)	Clause 37.08-2 Activity Centre Zone • A planning permit is required pursuant to the Schedule to the Activity Centre Zone to use the land for Dwellings, Restricted Recreation Facility and Indoor Recreation Facility. Clause 37.08-5 Activity Centre Zone • A permit is required to construct a building or construct or carry out works. Clause 52.06-3 Car Parking • A planning permit is required to reduce the number of car parking spaces required under Clause 52.06-5 or in a

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network).

Officers' Assessment

	schedule to the Parking Overlay. Clause 52.29-2 Land Adjacent to the Principal Road Network • A planning permit is required to create or alter access to a road in a Transport Zone 2 (Nepean Highway).

PROCESS			
Notification of Proposal	The application is exempt from advertising.		
Objection(s)	Not applicable.		
S. 52 Referrals	Melbourne Water	**S.55 Referrals**	Department of Transport and Planning
Internal Referrals	• Strategic Planning • Urban Design • Engineering Services (Traffic and Drainage) • Waste Services • Landscape • Arborist • Environmentally Sustainable Design (ESD) • Building • Property		
LEGISLATIVE			
Title Restrictions	There are no registered restrictions which affect the land including any Agreements under Section 173 of the Planning and Environment Act 1987.		
Application Fees	The permit application fee paid to Council was $65,042.4 (reflecting the larger scale of the works and complexity of assessment). The average cost to Council to process a planning permit application is $4,301.		

Background

Subject Site

The subject site is a rectangular shaped parcel of land located on the western side of Nepean Highway. The site has a dual road frontage to Nepean Highway and Kananook Creek Boulevard and is currently vacant. The site is located within an Activity Centre Zone, Schedule 1 and has a frontage to Nepean Highway of 68.58 metres, frontage to Kananook Creek Boulevard of 68.72 metres and depth between 46.02 and 50.86

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network).

Officers' Assessment

metres. The site has an area of 3,285 square metres and a fall of approximately 3 metres from east to west (Nepean Highway to Kananook Creek).

Locality

To the north of the site is a mix of retail and commercial properties. No. 424-426 Nepean Highway which is located approximately 90m to the north of the subject site is currently vacant, but received a planning permit in 2024 at the direction of the Victorian Civil and Administrative Tribunal (VCAT) for the construction of a fourteen (14) storey mixed use development. In *OYOB Frankston Project Pty Ltd v Frankston CC* [2024], the Tribunal noted that that proposed height (47.1m inclusive of rooftop services and 45.4m excluding rooftop services) was supported noting the narrowness of the tower form and the recessive nature of the upper floor levels.

To the immediate east is Nepean Highway. Nepean Highway has a road reserve width of 40 metres with three lanes in each direction, a central median containing mature trees and parallel on-street parking to both sides of the carriageway.

To the east of the site on the other side of the Nepean Highway are commercial, office and residential properties including the Bayside Shopping Centre and Frankston Railway Station.

The Quest Apartment and Hotel building, located on the eastern side of the Nepean Highway at 437 Nepean Highway, is 10 storeys high with an overall height of 46.4 metres.

To the south of the site is 446-450 Nepean Highway which is currently vacant, but received a Planning Permit in 2024 to construct a fourteen (14) storey mixed use development in a Commercial 1 Zone, use of the land for Dwellings and Restricted Recreation Facility, alteration of access to a road within a Transport Zone 2, and the sale and consumption of liquor. The planning permit was issued at the direction of the VCAT after an appeal had been lodged by objectors.

In *Long Island Residents Group Inc. & Frankston Beach Association Inc v Frankston CC* [2024], the development at 446-450 Nepean Highway received support for a maximum building height of 49.05m from natural ground level to the top of the lift overrun. The building has a maximum height of 42.48m (from natural ground level) excluding the lift overrun and roof top amenities. The Tribunal found that proposed height is broadly consistent with the planning controls and that the fourteenth floor was sufficiently setback and visually recessive. The Tribunal also noted that the curvilinear form of the building contributed towards an acceptable outcome and was a significant improvement to an earlier permit which had been issued for the site.

Further to the south is the Frankston McDonalds, a single storey building, which abuts Wells Street. Wells Street is a local road and a key pedestrian link between the Frankston Transit Interchange and foreshore.

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Officers' Assessment

Further to the south is the five (5) storey Landmark building (height of approximately 20 metres) and the eight (8) storey South-East Water building constructed at 7R Playne Street with a maximum height of 36.5 metres.

To the west of the site is Kananook Creek. On the western side of Kananook Creek are residential properties that make up Long Island.

Kananook Creek runs parallel to the foreshore creating a natural division between the Frankston business centre and the long strip of land known as Long Island. Long Island is generally occupied by residential development of 1-2 storeys. The dwellings generally front Gould Street with private open space areas fronting Kananook Creek or the foreshore.

The built form of the surrounding area is mixed, ranging from single to multi storey developments, including the South East Water Building.

Site History

Previous planning permit applications for the site include:

- Planning Application 548/2022/P was refused by the VCAT for the construction of a 14-storey mixed-use development, use of the land for dwellings, alteration of access to a road within a Transport Zone 2 and a reduction in car parking requirements. In *Pace Development Group Pty Ltd v Frankston CC* [2024], the Tribunal raised concerns in relation to building height, upper-level setbacks to Kananook Creek Boulevard, tower width, and public realm activation, safety and design.
- Planning Application 390/2020/P was submitted to construct an eleven (11) storey mixed use building (plus basement), use of the land for a Child Care Centre and Accommodation (70 apartment) and reduction in car parking requirements at Clause 52.06.
- Planning Permit 365/2019/P was issued to construct buildings and carry out works in a Commercial 1 Zone to use the land for a Section 2 Use (Child Care Centre and Function Centre) in a Commercial 1 Zone; to reduce the number of car parking spaces required under Clause 52.06-5 (Car Parking); and to reduce the number of bicycle spaces required under Clause 52.34-5 (Bicycle Facilities).

Proposal

The proposal for the construction of a 14 storey mixed-use development includes:

- A request to construct early earthworks prior to the approval of the plans for the mixed-use building.
- The creation of 144 residential apartments including 20 x 1 bedroom apartments, 70 x 2 bedroom apartments and 44 x 3 bedroom apartments.

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Officers' Assessment

- A Food and Drink Premises (measuring 173sqm in area) facing Kananook Creek Boulevard.
- A Restricted Recreation Facility (Wellness Centre) measuring 334sqm in area at ground floor level facing Kananook Creek Boulevard. A maximum number of 5 staff and 50 patrons are proposed. The use intends to operate 7 days a week between 6am to 10pm.
- A Food and Drink Premises (measuring 207sqm in area) and a Shop (measuring 148.4sqm) facing Nepean Highway.
- An Indoor Recreation Facility (Gym/Group Fitness Classes) measuring 147.4sqm in area at ground floor level facing Nepean Highway. A maximum number of 3 staff and 25 patrons are proposed. The use intends to operate 7 days a week between 5am to 9pm.
- The creation of a 3-level basement car park accessed from Nepean Highway.
- The provision of 202 car spaces including spaces for the residential uses and the commercial tenancies, resulting in a car parking reduction of 19 spaces.
- A maximum building height to the roof level of 45.2m and to the top of the roof services of 48.2m. A podium at approximately 12.3m in height is proposed.
- The proposed development adopts a dual-tower configuration, with each tower having a maximum width of 23.8 metres connected by a central glass corridor.
- To the east boundary (Nepean Highway), a 0m setback is proposed to the podium. The tower provides a consistent upper-level setback to Nepean Highway averaging 5m.
- To the south, the podium is setback 4.5m from the boundary to provide for a central pedestrian link which will predominantly comprise of landscaping. The pedestrian link/landscape strip will extend from Nepean Highway to Kananook Creek Boulevard. The tower has a 0m setback from the pedestrian link street wall for Levels 3-7 and a 1.5m setback from the pedestrian link street wall for Levels 8-12.
- The podium is setback 3m and the tower setback between 4.7m-18.8m from Kananook Creek Boulevard (west boundary).
- The proposal includes a side setback of 4.5 metres, increasing to 7.45 metres to the northern boundary.

Planning Policy Framework

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

- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 16 – Housing
- Clause 17 – Economic Development
- Clause 18 – Transport

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Officers' Assessment

Planning Scheme Controls

A Planning Permit is required pursuant to:

- Clause 37.08-2 Activity Centre Zone

A planning permit is required pursuant to the Schedule to the Activity Centre Zone to use the land for Dwellings, Restricted Recreation Facility and Indoor Recreation Facility.

- Clause 37.08-5 Activity Centre Zone

A permit is required to construct a building or construct or carry out works.

- Clause 52.06-3 Car Parking

A planning permit is required to reduce the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.

- Clause 52.29-2 Land Adjacent to the Principal Road Network

A planning permit is required to create or alter access to a road in a Transport Zone 2 (Nepean Highway).

Particular Provisions

- Clause 52.06 - Car Parking
- Clause 52.29 - Land Adjacent to the Principal Road Network
- Clause 52.34 - Bicycle Facilities
- Clause 53.18 - Stormwater Management in Urban Development
- Clause 58 - Apartment Developments
- Clause 65 - Decision Guidelines
- Clause 71.02 - Integrated Decision Making

Reference documents

- Frankston Metropolitan Activity Centre Structure Plan, 2024.
- Frankston Housing Strategy 2013

Notification of Proposal

According to Clause 37.08-8 (Activity Centre Zone), an application to use the land for Dwellings, Restricted Recreation Facility and Indoor Recreation Facility and construct a building or construct or carry out works 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.

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Pursuant to Clause 52.29-5 (Land Adjacent to the Principal Road Network), the application to create/alter access to a Transport 2 Zone (Nepean Highway) 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.

According to Clause 52.06-4 (Car Parking), an application under Clause 52.06-3 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 if:

- The application is only for a permit under Clause 52.06-3; or
- The application is also for a permit under another provision of the planning scheme and in respect of all other permissions sought, the application 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.

The development, in its entirety, is exempt from notice and review:

- The use of land for Dwellings, Restricted Recreation Facility and Indoor Recreation Facility and the construction of a building is exempt according to Clause 37.08-8 (Activity Centre Zone).
- The use of land for Shop and Food and Drink Premises are Section 1 uses and do not require a permit or incur notice requirements.
- The proposal to create or alter access to a road in a Transport Zone 2 (Nepean Highway) is exempt according to Clause 52.29-5 (Land Adjacent to the Principal Road Network).
- The application to reduce the car parking requirements is exempt from notice and review provided the application is exempt from notice and review in all other aspects. As the application is exempt from notice and review in all other aspects, the proposal is exempt from notice under Clause 52.06 of the Frankston Planning Scheme.

Internal Referrals

The planning application was referred internally to Council's Strategic Planner, Urban Designer, ESD Officer, Landscape Officer, Arborist, Traffic Engineer, Drainage Engineer, Building Officer, Property Officer and Waste Services Officer. A summary of the relevant referral comments is provided below.

Strategic Planner

Council's Strategic Planner has reviewed the proposal and provided the following comments:

- Strategic justification is guided by the *Frankston Metropolitan Activity Centre Structure Plan 2024 (FMAC)*, the recently gazetted Activity Centre Zone – Schedule 1 and the new Victorian Government reforms, specifically that relating to housing targets. The proposal adds value to the area, by turning the vacant site into a

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mixed-use development close to the Creek, Beach, existing shops and the Train Station. It is important to note that whilst the proposal exceeds 12 storeys, it is a discretionary measure. There have been other VCAT approvals nearby, such as 424-426 Nepean Highway and 446-450 Nepean Highway which set a precedent for a 14 storey building.

- The 9.3m gap between the two towers provides spatial relief and creates the illusion of separation through a glazed connecting corridor.
- There is no upper-level setback of 3m above the pedestrian link wall. Setbacks begin at Level 8 and are significantly smaller than the preferred 3m stated by the ACZ1. This may create greater visual bulk between the site and the neighbouring Harbour development at 446-450 Nepean Highway. One of the core aims of the ACZ1 is to manage visual bulk and maintain adequate separation between buildings, especially on upper levels.

Planning Officer's Response

a.

b. It is agreed that the proposed tower setback to the pedestrian link (located to the south) does not address visual bulk or provide sufficient separation between buildings. Clause 5.4-3 of ACZ1 stipulates that a preferred 3m upper-level setback is required. However, the current plans show:

c.

- 0m setback from the pedestrian link street wall for Levels 3-7.
- 1.5m setback from the pedestrian link street wall for Levels 8-12.

Notwithstanding, the applicant sought pre-application advice from the Office of the Victorian Government Architect (OVGA) which comprises of a group of design specialists led by the Victorian Government Architect. The OVGA did not raise concerns in their written response to the proposal. Accordingly, no further changes are required to address this matter. While we accept the OVGA advice in this instance, each application will be assessed on its merits and the upper-level setbacks specified in the ACZ1 will continue to be a relevant consideration.

Urban Designer

Council's Urban Designer has reviewed the proposal and provided the following comments:

- The tower does not provide the preferred setback of 3m above the pedestrian link wall to the southern boundary which interfaces with the property at 446-450 Nepean Highway. The purpose of these upper-level setbacks is to create a reasonable separation between buildings at upper levels to allow for views and manage overall visual bulk of buildings. The intent was to create a total separation of 15m between buildings but at its closest, will only achieve ~9.7m under the current scheme. This is only two thirds of the separation the ACZ1 seeks. The applicant is providing no setback until Level 08. This is not an insignificant departure from the ACZ1.

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- The interface of the pedestrian link must contribute positively to the public realm and be integrated with the endorsed plans for Planning Permit No. 765/2021/P which is located to the south of the site at 446-450 Nepean Highway (i.e. the Harbour development). This includes but is not limited to curving of retaining walls, seating, lighting, landscaping and materials and finishes. Please note that the Australian Porphyry Stone "Earth Tones" supplied by JML International (or approved equivalent, in random form) is to be applied through the pedestrian link to match the paving of the adjoining Harbour development.
- The plans show a fully landscaped setback between the south elevation of the building and the south boundary which interfaces with the Harbour development. While an extent of landscaping is supported, a land contribution to the footpath width is preferred for an expanded walking space and a more amenable path of travel. In particular, a wider path is required to provide a greater walking space between the proposed pylons next door at the Harbour development and the retaining wall/landscaping proposed by the current application. This should be considered in association with chamfering the laneway's east entry and more considered approach to integrated seating for a better sense of arrival, access and amenity.
- How will the interface treatment be resolved in relation to the pedestrian link for both the Harbour development and the current application as it relates to wind mitigation.
- The amended plans have deleted all bicycle hoops located outside of the building. These should be reinstated except for the bicycle hoops at the eastern end of the pedestrian link which do not contribute to a positive laneway entry interface.
- There is an opportunity to further refine the entry to the south-west retail area accessed from the pedestrian link. Please consider expanding the landing area with integrated seating for a more amenable space for activation.
- The bike storage door to the pedestrian link should be redesigned to a sliding door to allow for better access.
- The podium and tower levels would benefit from a more tangible contrast in tone to strengthen the composition between the two. It currently presents as somewhat monotonous.
- The ground level interfaces are predominantly glazing. Varied glazing at ground level must be explored to introduce tactile and visually engagement materials to the street.
- Plans to denote all windows at ground level as having 75% clear glazing between a height of 0.5m – 2.0m above the footpath/public realm to ensure views are not obscured.
- Please amend the plan to ensure an accessible path of travel adjacent to the bicycle parking area as it narrows to a minimum of 1m in width at the north-west corner.

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Officers' Assessment

- Rooftop services and plant rooms to be discreetly screened and integrated into the overall design of the development.
- The amendments to the Nepean Highway interface treatment to improve accessibility (as shown in Drawing No. TP03.00, Revision 3, dated 8 April 2024) are supported.
- The changes to the Kananook Creek Boulevard interface (shown in Drawing No. AR1099, Revision D02, dated 25 June 2025) to improve accessibility and legibility of the space are supported. However, the following matters are required to be addressed:
    - Ensure compliance with AS1428.1:2021 for universal access.
    - The ramp may require hand railing. Further information is required to ensure that this does not protrude into public space, impacting upon pedestrian movement/access.
    - Ensure a coordinated and holistic approach to materials and finishes. The planter boxes, seating and all other public realm features should be integrated with the overall design of the development.
    - It appears that integrated seated forms part of the ramp, which is supported. However, it is not identified on the plans. This must be clarified including how it interfaces with the adjacent stairs.
    - Integrated lighting has not been shown on the plans and is required.

Planning Officer's Response

d. Upper levels of buildings must be designed with significant gaps to reduce the visual bulk of buildings when viewed from the foreshore and other surrounding areas and allow views to the sky when viewed from Nepean Highway. It is agreed that the proposed tower setback to the pedestrian link (located to the south) does not adequately address the requirements of the ACZ1 or the FMAC Structure Plan (2024). However, the OVGA did not raise concerns about this element of the design when the applicant sought pre-application advice on the proposal. Therefore, no further changes are required. While the OVGA's advice is accepted in this case, future applications will be assessed individually, with ACZ1 setback requirements remaining a key consideration.

While it is preferable to reduce the width of the landscape strip in line with Urban Design's feedback (to allow for a wider pedestrian link), this presents several design challenges due to the adjacent Harbour development, which was approved by VCAT in 2024. Expanding the pedestrian link in the current application would require modifications to the neighbouring development to ensure integration between the two sites. The recommendation to provide a landscape treatment was proposed by the OVGA who noted the inherent complexities involved in delivering half of a required pedestrian running east-west along the southern site boundaries when half the link is part of a pre-approved development on the adjacent property.

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Officers' Assessment

Nonetheless, additional chamfering at the eastern entry of the pedestrian link (similar to what is proposed on the western side) is considered appropriate to ensure a wider entry point. This would enhance the sense of arrival, improve access, and contribute to overall amenity. It is recommended that this be addressed through a condition on any planning permit issued.

It is noted that reducing the width of the landscape strip may also necessitate further wind mitigation measures, such as a roof, as the landscaping currently helps to reduce wind speeds. Although a desktop wind assessment has been provided, a wind tunnel modelling study has not yet been submitted. This study will be required as a condition of any planning permit to verify wind impacts and ensure appropriate mitigation, particularly in the context of the Harbour development.

With regard to the eastern chamfering of the pedestrian link, a condition will require amended plans showing a splay that can be incorporated without the need for a roof over the eastern end.

The remaining matters raised by Council's Urban Designer can be addressed as conditions on any planning permit issued.

Environmentally Sustainable Design (ESD)

Council's ESD Officer has reviewed the application and considers the submitted Green Travel Plan to be satisfactory. However, the Sustainable Management Plan requires amendments to address the following matters:

- Daylight Modelling: A daylight assessment must be provided for the entire development to substantiate the daylight access claims made in the BESS report.
- Natural Ventilation: A marked-up plan must be submitted demonstrating that at least 60% of apartments meet the natural ventilation criteria, as claimed in BESS.
- Thermal Performance (JV3 Modelling): JV3 modelling is required to demonstrate a minimum 10% improvement over the Deemed-to-Satisfy (DTS) provisions.
- Energy Ratings: Sample apartments must achieve a minimum NatHERS rating of 7 to 7.5 stars per dwelling.

In addition, it was noted that all ESD initiatives outlined in the BESS report and Sustainable Management Plan must be clearly annotated on the architectural plans.

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Officers' Assessment

Planning Officer's Response

The above matters can be addressed through conditions on any planning permit issued.

Landscape Officer

Council's Landscape Officer supported the application subject to the inclusion of the following conditions on any planning permit issued (summarised):

- Deep planting zones have been nominated along Kananook Creek Boulevard (west frontage) however this area is not open to the sky as shown on sheet 27 3.16 Sections (Version H). Planting in this area is restricted by the above storey. It is unclear what species is nominated in this location. Banksia integrifolia as listed in the schedule would not be suitable. Banksia marginata would be better suited.

- There is an opportunity to provide an indigenous canopy tree within the entrance garden bed area along Kananook Creek Boulevard (noting that this is partially above the basement area so a planter box with adequate soil depth would be required). This would be a suitable location for a Banksia integrifolia. A canopy tree is illustrated in the elevations but not indicated on the concept plans.

- Species selection must address Dietes grandiflora as a substitute for a suitable native Dianella or Lomandra species and include species selection for the pedestrian link which addresses the limited solar access available and wind impacts.

- Further detailed design is required for the planter boxes/podium planting and street tree planting pits.

- A Section 173 agreement must be entered into between Council and the landowner to ensure that the landscaping proposed along the pedestrian link is maintained by the owner's corporation noting that this is private land.

- Prior to the issue of an occupancy permit and the satisfactory planting of Council trees, payment of a landscape maintenance bond is required.

Arborist

Council's Arborist has reviewed the application and requires the following matters to be addressed through conditions on any planning permit issued:

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Officers' Assessment

- An amendment to the architectural plans to show the numbering of each street tree for identification purposes and the removal of the street tree located in front of the proposed vehicle accessway along Nepean Highway.
- The preparation of a Tree Protection Management Plan to protect existing street trees.
- Before the crossover is constructed, payment for the removal of the Council Street Tree *Laguanaria patersonii* located on the Nepean Highway must be provided to Frankston City Council.

Building Officer

Council's Building Officer identified several non-compliances with building regulations. The officer emphasised the need for the preparation of a Disability Access Report to demonstrate compliance with the Disability Discrimination Act (DDA) and relevant design standards.

A condition will be included on any planning permit issued to ensure that this matter is appropriately addressed.

Traffic Engineer

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

- The submitted Green Travel Plan and Sustainability Management Plan, both prepared by Sustainable Development Consultants, refer to electric vehicle charging points infrastructure to 5% of all car parks. This is not detailed on the Architectural Plans and must be shown.
- The plans must be amended to show dimensioned parking spaces, access lane and driveways including corner splays at the proposed vehicle crossover on Nepean Highway. In addition, it is recommended that a convex mirror be installed on the southern side of the ramp to assist with providing visibility between vehicle and pedestrian movements.
- Storage abutting parking spaces in Basement 01 and 02 is shown to open outwards into the parking bays, including where parked vehicles overhang wheel stops. It does not appear that this complies with Design Standard 2 (Diagram 1) of Clause 52.06-9 of the Frankston Planning Scheme regarding required clearances. Please review and amend.
- The plans appear to show one accessible car parking space to be provided on Basement 01 adjacent to the lift lobby. We would accept a condition requiring the provision of two accessible spaces.

Planning Officer's Response

The above matters can be addressed through conditions on any planning permit issued.

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Drainage Engineer

Council's Drainage Engineer supports the proposal and the applicant's request for early earth works subject to conditions on any planning permit issued.

Waste Services Officer

Council's Waste Services Unit reviewed the Waste Management Plan (WMP) submitted with the application and advised that it was satisfactory. Notwithstanding, there have been several design changes to the layout of the building which will be required to be reflected on the WMP. Accordingly, condition on any planning permit issued will require that this matter is addressed.

Property Officer

Council's Property Officer advised that the development proposes a canopy outside of the property boundary, encroaching into the airspace of the Nepean Highway. Nepean Highway is a Crown/Government Road. Council's Property Officer requested that the applicant be required to enter into a Section 173 agreement in respect of the canopy that projects into the airspace of the Nepean Highway Road Reserve, to cover Public Liability Insurance, Indemnity for Council and the Crown and the continuity of appropriate maintenance to ensure the continued safety of the structures, and to minimise any risk to public safety. It was also noted that a S173 Agreement was required for the pedestrian link/landscape strip located along the southern boundary as this will be publicly accessible but maintained in private ownership.

Planning Officer's Response

The above matters can be addressed through conditions on any planning permit issued.

External Referrals

Department of Transport and Planning
The application was referred to the Department of Transport and Planning in accordance with Section 55 of the *Planning and Environment Act 1987*. The Department raised no objections to the proposal subject to the inclusion of standard conditions on any planning permit issued.

Melbourne Water
The application was referred to Melbourne Water under Section 52 of the *Planning and Environment Act 1987.* Notification was given pursuant to Clause 5.4-4 of the ACZ1 which requires that the internal area of buildings and any basements are designed to be protected from inundation from Kananook Creek in a 1% Annual Exceedance Probability flood event and under a 2100 sea level rise scenario. Melbourne Water raised no objections to the proposed development subject to the inclusion of conditions on any planning permit issued.

Other Consultation

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Officers' Assessment

Office of the Victorian Government Architect (OVGA)

As part of the pre-application process, the applicant sought design advice from the OVGA, a panel of design specialists led by the Victorian Government Architect. The OVGA provided the following key feedback:

- Support for 14 storeys, exceeding the preferred maximum building height of 12 storeys, in the context of neighbouring approved developments and emerging character of the area.
- Support for expressing the building as two separate masses connected by a glazed link as a response to the discretionary requirement for a maximum building length of 45 metres.
- Four main areas requiring design refinement are identified:
    - The glazed link between the towers requires improvements to meet light reflectant and environmental performance standards.
    - The ground floor and lobby levels should be amended to remove platform lifts, improve equitable access, and address level changes across the site.
    - The public link design to require the Harbour development at 446-450 Nepean Highway to provide a footpath connection and the current application under consideration to provide a significant landscape strip (adjacent to the full length of the footpath). Wind screening and roofed interventions should be removed.
    - Ensure residents of the building (particularly in relation to the interface between the two towers) are protected from overlooking and have adequate access to daylight.

Planning Officer's Response

In response to the OVGA's recommendations, the following comments are provided:

- The applicant submitted a Reflected Glare Assessment with the application which confirms that the materials to the proposed link will not pose any safety concerns. The Sustainable Management Plan and Council's ESD officer raised no environmental concerns regarding the materials.
- Council's Urban Designer has recommended several changes to improve the ground plane, lobby levels, access and street level building design. The applicant has made several amendments, and further improvements are required as proposed by the conditions included within this report.
- The proposal includes a significant landscape strip adjacent to the pedestrian link which forms part of the Harbour development, consistent with the OVGA feedback. A Wind Assessment was submitted, however, wind tunnel modelling was not undertaken. A condition on any planning permit issued will require this modelling to

assess the need for wind mitigation measures. The permit condition also discourages the use of wind screens and roofed areas to preserve sunlight access and improve the public realm outcome.

- In relation to access to daylight, the Sustainable Management Plan identifies that the daylight provision is satisfied, however, a comprehensive daylight assessment was not submitted to substantiate the daylight access claims made in the report. Accordingly, a condition on any permit issued will require that this matter is addressed. In relation to internal overlooking between the towers, a condition is proposed to require compliance with Clause 58 of the Frankston Planning Scheme.

Discussion

Planning Policy Framework

There is broad strategic support for a major development on the subject site. Overall, the development proposal is considered to be consistent with the broader strategic objectives of the Planning Policy Framework which encourage the revitalisation of activity centres with higher, more intense development that provides a range of commercial and community facilities as well as housing diversity and affordability.

The site's locational attributes make it an ideal site for redevelopment subject to the building design, overall height and site context response implementing the strategic objectives of relevant local planning policies including the Activity Centre Zone, FMAC Structure Plan (2024) and the Frankston Housing Strategy.

In this case, Council must consider whether the proposed development is in keeping with the Activity Centre Zone. In addition, Council must consider whether the proposed development is justified on the basis of net community benefit in the form of the architectural merit, the provision of additional housing within the city centre and the capacity of the development to revitalise and promote further development within the city centre.

Clause 15.01-2L-01 Environmentally Sustainable Development
This policy applies to residential and non-residential development and seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

In accordance with Clause 15.01-2L-01, a Sustainability Management Plan has been provided with the application. Council's ESD Officer has reviewed the Sustainability Management Plan and has no objection subject to conditions. A Green Travel Plan was also provided with the application in accordance with Clause 15.01-2L-01, and was considered satisfactory.

Activity Centre Zone, Schedule 1

The site is located within Precinct 4 - Promenade (Sub-precinct 4A) of the Activity Centre Zone, Schedule 1 (ACZ1) and includes the following precinct objectives:

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Officers' Assessment

- *To encourage built form along Nepean Highway that is responsive to its role as a green boulevard and supports outdoor dining and social interaction.*
- *To activate Kananook Creek, Nepean Highway, Beach Street, Wells Street, Playne Street and Davey Street with retail, restaurants, cafes, arts and entertainment uses across the day and night and increase connectivity between the Promenade and the City Centre.*
- *To support residential and office uses on upper levels of buildings.*
- *To encourage built form that creates a high quality backdrop when viewed from the foreshore reserve and Kananook Creek.*
- *To address the potential visual dominance of development when viewed from the foreshore reserve and Gould Street residences.*

The ACZ1 identifies the following design and development requirements for this site as:

- A forty-one (41) metre preferred maximum building height.
- A twelve (12) metre street wall height.
- A three (3) metre ground floor setback to Kananook Creek Boulevard.
- A ten (10) metre upper level setback from the street wall to Kananook Creek Boulevard to contribute to a recessive tower form when viewed from the west.
- Development above 35m (10 storeys) should be set back so that it is recessive from the tower form when viewed from the opposite Gould Street properties. The assessment should be measured from a distance of 10.0m from the rear boundary of the Gould Street properties.
- A four and a half (4.5) metre ground floor setback to the southern boundary to provide pedestrian access to Kananook Creek and the foreshore.
- A three (3) metre upper-level setback from a street wall where the street wall abuts a pedestrian link to create a total of 15.0m building separation.
- A zero (0.0) metre ground floor setback to Nepean Highway.
- A five (5) metre upper level setback from the street wall to Nepean Highway.
- Preferred minimum solar access to be maintained to the following:
  - The eastern edge of Kananook Creek between 10am and 2pm on 22 September.
  - The Kananook Creek trail between 10am and 2pm on 22 September.
  - Within 7.0m of the eastern property boundary of Nepean Highway between 10am and 2pm on 22 September. This measurement accounts for future widening of the Nepean Highway footpath.
- Towers should be designed with slender forms, narrower than the 45m width specified in Section 4.4 Design of tower elements, that maximise spaces between built form elements.
- Preferred minimum floor to floor heights at ground level of 4.0m.
- Preferred minimum floor to floor heights above ground level to street wall height of 3.5m.
- Preferred maximum above street wall height of 3.5m for non-residential uses and 3.2m for residential uses.

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Officers' Assessment

- Where development shares a common boundary with an adjoining site and no interface treatment is identified in the specific Precinct Requirements, the following side and rear setbacks above the street wall height should be provided to achieve adequate sunlight, outlook and privacy for habitable rooms and reduce the visual bulk of development:

Overall Building Height	Preferred minimum side and rear setback above the street wall
Up to 28.0m	4.5m
Between 28.0m and 42.0m	6.0m
Above 42.0m	10.0m

Assessment against the planning provisions

Use

The proposed use of the development for accommodation in the form of apartments, retail, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) is consistent with the ACZ1 which encourages complementary uses including higher density residential development. These land uses are typical of a commercial precinct and contribute positively to activation and public realm outcomes.

It is noted that the current architectural plans do not accurately describe the nature of each use as this information has been provided on a separate document. Accordingly, a condition on any planning issued will require that the architectural plans are amended to accurately describe each use.

The Restricted Recreation Facility (Wellness Centre) fronting Kananook Creek Boulevard proposes up to 5 staff and 50 patrons operating daily from 6am to 10pm. The Frankston Planning Scheme defines a Restricted Recreation Facility as "*land used by members of a club or group for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming. It may also include use by members' guests, or by the public on payment of a fee*."

The Indoor Recreation Facility (Gym/Group Fitness Classes) fronting Nepean Highway proposes up to 3 staff and 25 patrons operating daily between 5am to 9pm. The Frankston Planning Scheme defines an Indoor Recreation Facility as "a building used for indoor leisure, recreation, or sport."

These uses including Wellness Centre and Gym/Fitness Classes are considered appropriate for the following reasons:

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- Noise impacts have been considered in the Acoustic Report and are not expected to be unreasonable. Notwithstanding, the Acoustic Report recommends further assessment at the detailed design stage noting the current activities of the uses and proposed machinery are unknown. Accordingly, a condition on any permit issued will require the preparation of a report prior to the occupation of the development confirming that all measures specified in the Acoustic Report have been implemented in accordance with the approved plan.

- Traffic impacts are addressed in the submitted traffic report.

- Operating hours are standard and reasonable for this context.

- Light spill and emissions can be managed through standard planning permit conditions.

Overall, the proposed recreation uses are compatible with the ACZ1 objectives and are expected to operate without generating unreasonable off-site impacts, subject to standard permit conditions.

Building height

The ACZ1 sets out development objectives including preferred height controls for this area. The ACZ1 specifies a podium height of 12 metres or three storeys along both Nepean Highway and Kananook Creek Boulevard. The proposed development provides a three-storey street wall to both interfaces, with a height of approximately 12.3 metres, which is only marginally above the preferred height.

As such, the proposal is considered to be generally consistent with the podium height and number of levels outlined in Clause 5.4-3 (Precinct Requirements) of the Frankston Planning Scheme.

The ACZ1 identifies a preferred maximum building height of 41 metres. The proposed development seeks approval for a building with a maximum height of 45.2 metres to the roof level, and 48.2 metres to the top of rooftop services, exceeding the preferred height by 4.2 metres and 7.2 metres respectively.

While the proposal exceeds the preferred height, it is noted that VCAT has recently approved two developments in close proximity to the site with comparable building heights, providing relevant precedent and context for assessing the appropriateness of the current proposal.

- No. 424–426 Nepean Highway, approximately 90 metres north of the subject site, was approved by VCAT in *OYOB Frankston Project Pty Ltd v Frankston CC [2024]* for a 14-storey mixed-use development with a maximum height of 47.1 metres (inclusive of rooftop services) and 45.4 metres (excluding rooftop services). The

Tribunal supported the height, citing the narrow tower form and recessive upper levels as contributing to an acceptable built form outcome.

- No. 446–450 Nepean Highway, located to the south of the subject site, was also approved by VCAT in *Long Island Residents Group Inc. & Frankston Beach Association Inc v Frankston CC [2024]* for a 14-storey mixed-use development with a maximum height of 49.05 metres to the top of the lift overrun, and 42.48 metres excluding rooftop structures. Importantly, this approval followed an earlier permit for a more visually bulky and less articulated building. The Tribunal found the revised proposal to be a significant improvement, noting the curvilinear form, and the recessiveness of the upper levels as key factors in mitigating building mass and height. The Tribunal stated:

  "We agree with Council and the respondent that the proposal is an improvement to the building approved for the existing permit. We find the curvilinear form, and the progressive setbacks, will present as a 'softer' image that will mitigate the additional building mass and height when compared to the current approved permit."

  These decisions demonstrate a willingness to support increased height where the built form responds sensitively to its surroundings and contributes positively to the urban character. In this instance, the northern tower appears a storey lower than the southern tower and the uppermost levels of the building are well setback and visually recessive.

  Given the recent VCAT decisions and the evolving built form context along this precinct, the proposed height is considered acceptable noting the uppermost levels are relatively minor in scale and unlikely to be visually intrusive from either short or long-range views

  <u>Sustainable and Adaptive Use Requirements</u>

  Clause 5.4-3 of ACZ1 includes adaptive design provisions that specify preferred minimum floor-to-floor heights to support long-term flexibility and internal amenity:

  - Preferred minimum floor to floor heights at ground level of 4.0m.
  - Preferred minimum floor to floor heights above ground level to street wall height of 3.5m.
  - Preferred maximum above street wall height of 3.5m for non-residential uses and 3.2m for residential uses.

  The proposed development generally complies with these provisions. Commercial tenancies fronting Nepean Highway exceed the preferred 4.0 metre ground level height, supporting high internal amenity. Due to site constraints (including the slope of the land), commercial spaces fronting Kananook Creek Boulevard have slightly

reduced floor-to-floor heights but still maintain a functional and well-designed internal environment.

Within the street wall the floor-to-floor heights are proposed at 3.2 metres (where 3.5m is required). Given the nature of the development, it is unlikely that there will be future desire to convert these spaces to alternative uses. Accordingly, the floor-to-floor heights proposed are considered suitable. Above the street wall, residential levels also maintain 3.2 metre heights, aligning with ACZ1 requirements and supporting a high standard of internal amenity.

Setbacks

North Boundary (Side Boundary)

Under ACZ1, upper-level setbacks are required to ensure appropriate building massing and visual separation. Specifically:

- Buildings up to 28 metres in height require a minimum setback of 4.5 metres.
- Buildings between 28 and 42 metres require a 6 metre setback.
- Buildings exceeding 42 metres must provide a 10 metre setback.

The proposal includes a side setback of 4.5 metres, increasing to 7.45 metres, which generally complies with the applicable controls. The only area of non-compliance relates to Level 12, which is proposed to be set back 7.45 metres from the northern boundary, rather than the required 10 metres.

Notwithstanding this variation, Level 12 comprises rooftop recreation and amenity spaces with no substantial built form. These elements are expected to be recessive in nature and are unlikely to result in significant visual impacts when viewed from either short or long-range perspectives. As such, the minor non-compliance is considered acceptable in the context of the overall design response.

East Boundary (Nepean Highway)

The podium of the development complies with the requirements of the ACZ1 and proposes a 0m setback to Nepean Highway.

The tower provides a consistent upper-level setback to Nepean Highway averaging 5m, which is consistent with the ACZ1 controls.

South Boundary (Side Boundary/Pedestrian Link)

While the ground floor setback of 4.5 metres to the south boundary complies with the requirements of the ACZ1, the upper-level setback does not meet the preferred

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standards. The ACZ1 stipulates a 3.0 metre upper-level setback from the street wall where it abuts a pedestrian link, resulting in a total desired building separation of 15.0 metres. This is intended to maintain openness, visual permeability, and pedestrian comfort.

The current proposal provides:

- 0.0 metres setback from the pedestrian link street wall for Levels 3–7.
- 1.5 metres setback for Levels 8–12.

These setbacks fall short of the preferred standard outlined in ACZ1 and, as such, do not sufficiently mitigate the perceived visual bulk or maintain the intended spatial separation between built forms along the pedestrian link.

Notwithstanding this, the applicant sought pre-application design advice from the Office of the Victorian Government Architect (OVGA), whose multidisciplinary panel reviewed the proposal. In their written response, the OVGA did not raise concerns regarding the proposed setbacks. On this basis, no further design changes are considered necessary to address this specific matter.

It is important to note, however, that while the OVGA's advice is accepted in this instance, each application is assessed on its individual merits. The preferred upper-level setbacks specified in ACZ1 remain a relevant planning consideration and will continue to inform future assessments to ensure built form outcomes align with the strategic intent of the zone.

West Boundary (Kananook Creek Boulevard)

The ACZ1 requires a ground floor setback of 3m to Kananook Creek Boulevard. The plans show that a 3m setback has been provided which is in accordance with the policy framework. The setback area provides sufficient space for outdoor dining, and while some level changes are proposed they are a significant improvement to the previous proposal considered by VCAT which was refused. Further refinement of the entry to the building and along the Kananook Creek Boulevard interface (in accordance with advice from Council's Urban Designer) is proposed to be addressed as a condition on any planning permit issued.

The ACZ1 specifies a preferred 13 metre upper-level setback to Kananook Creek Boulevard to contribute to a recessive tower form when viewed from the west. The proposed building form has been articulated into two distinct towers, each achieving different urban design outcomes:

- Northern Tower: This component adopts a lower, recessed form with a 13m setback, consistent with the ACZ1 controls.

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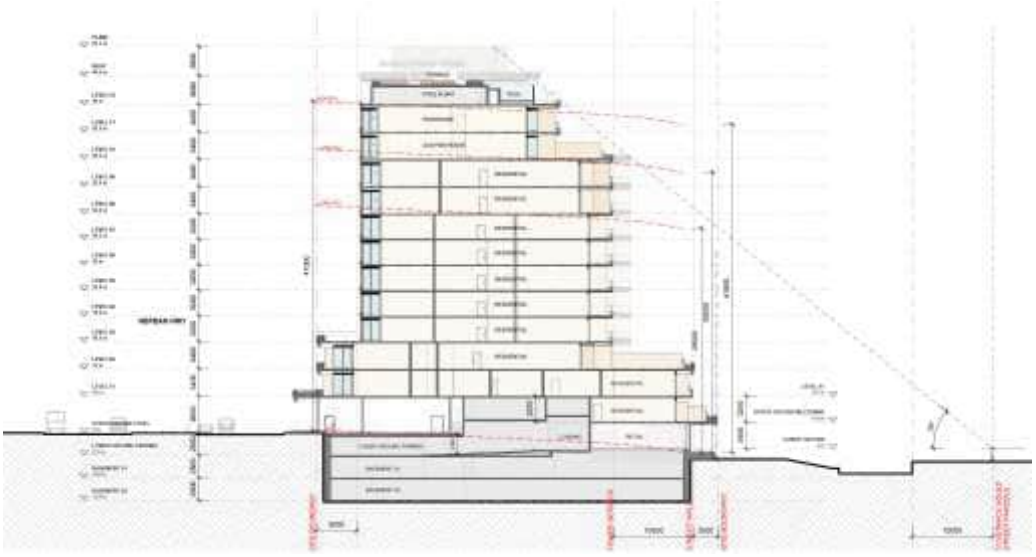
Officers' Assessment

- Southern Tower: This tower has a varied setback ranging between 4.7m-18.8m from the boundary. This is considered an appropriate transition between the adjacent Harbour development (at 446-450 Nepean Highway) and the northern tower. With consideration of context, and in particular the creek's alignment in relation to the site, a reduced setback to this interface to reflect the shifting alignment of the creek is not considered inappropriate.

Accordingly, the proposed setbacks to Kananook Creek Boulevard are supported.

Development above 35m in height

ACZ1 requires that development above 35m (10 storeys) should be set back so it has minimal visibility from the opposite Gould Street properties. The level of visibility is required to be measured from a distance of 10.0m from the rear boundary of the Gould Street properties. The amended plans include a diagram showing compliance with the requirement except for small sections of roofs and a balcony that encroaches within the setback (as shown below in a cross section prepared by the applicant). These encroachments are minor and would be minimally visible from the rear properties on the opposite side of Kananook Creek along Gould Street.



Tower Width

The ACZ1 encourages tower forms to be slender, narrower than 45 metres, to enhance visual separation between built form elements and reduce perceived bulk. The proposed development responds positively to this objective by adopting a dual-tower configuration, with each tower having a maximum width of 23.8 metre.

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The two towers are connected by a central glazed element housing a corridor. This link is designed as a lightweight, transparent structure that maintains through-block visual permeability and reinforces the separation between the two primary built forms.

The dual-tower approach is supported, not only for its architectural expression but also for the efficiencies it provides in terms of shared services and circulation. Visualisations submitted with the application demonstrate that this design strategy is effective in mitigating visual bulk (one of the key reasons for the tower width control) and in establishing two clearly legible, distinct forms.

Compared to the previous iteration of the proposal which was refused by VCAT, the towers adopts a noticeably narrower and more articulated built form. The recessed glazed link between the towers is expected to minimise building bulk and assists in the development appearing as two separate buildings in the broader urban context.

Overshadowing

The ACZ1 specifies a preferred minimum solar access to be maintained to the following:

- The eastern edge of Kananook Creek between 10am and 2pm on 22 September.
- The Kananook Creek trail between 10am and 2pm on 22 September.
- Within 7.0m of the eastern property boundary of Nepean Highway between 10am and 2pm on 22 September. This measurement accounts for future widening of the Nepean Highway footpath.

Shadow analysis indicates that the Kananook Creek footpath along the eastern bank experiences minor overshadowing for approximately 10 minutes after 10am at the equinox. This impact is considered negligible and does not compromise the intent of the control.

Similarly, the eastern footpath of Nepean Highway is affected for approximately 6 minutes before 2pm. This brief overshadowing is also considered minor and acceptable.

The proposal meets the requirements for solar access to Kananook Creek.

Overall, the proposal satisfies the solar access requirements and demonstrates a considered response to the ACZ1 objectives for public realm protection.

Reflected Glare

The Reflected Glare Assessment submitted with the application identifies that glazing with a coefficient of reflectivity not greater than 20% reflective glazing is proposed. However, Planning Practice Note No. 96: Glare and Reflectivity suggests 15% light reflectance is appropriate. Notwithstanding, the Reflected Glare Assessment notes for this development that there will no disability glare for motorists and as such there is no need for the reflectivity to be limited to 15%. Accordingly, a condition on any planning permit issued will

require that light reflectivity from external materials and finishes must not reflect more than 20% of specular visible light.

Soil Investigation Works

An Acid Sulphate Soil Investigation was submitted with the application, which demonstrated that the soil within the site is shown to be within the adopted criteria and that the site is not impacted by acid sulphate soils. The report recommends that no further site soil assessment is necessary and no further management is required. It is therefore considered that the site is suitable for the proposed development and use.

Response to Previous VCAT Decision

The previous application for the subject site was refused by the Victorian Civil and Administrative Tribunal (VCAT) in *Pace Development Group Pty Ltd v Frankston CC [2024]*. The Tribunal identified several key concerns relating to built form, public realm interface, and integration with surrounding development. The current application has been revised to address these matters through changes to building height, setbacks, tower separation, and public realm design.

The following section outlines each of the refusal grounds and provides a response demonstrating how the current proposal seeks to resolve or mitigate the issues previously identified.

- *The building height should be reduced to meet the preferred height outlined under DDO14.*

  Planning Officer's Response

  The ACZ1 identifies a preferred maximum building height of 41 metres. The proposed development seeks approval for a building with a maximum height of 45.2 metres to the roof level, and 48.2 metres to the top of rooftop services.

  As outlined above, the proposed height is consistent with recent VCAT decisions for developments at 424–426 and 446–450 Nepean Highway, Frankston, which reflect an evolving built form context in the precinct. The northern tower is designed to appear one storey lower than the southern tower, contributing to a more varied and visually balanced skyline.

  Level 12 is proposed to accommodate resident recreation and amenity spaces, including expansive wrap-around terraces. These elements are significantly recessed from the building edge, ensuring the uppermost level reads as a visually recessive form with minimal impact on the surrounding streetscape.

  Given the precedent established by recent VCAT approvals and that the upper levels are unlikely to be visually intrusive from either short or long range viewpoints, the proposed height is considered acceptable.

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Officers' Assessment

- *The mid-tower setback from Kananook Creek Boulevard should meet the requirement specified in the Structure Plan, 2023.*

  Planning Officer's Response

  The ACZ1 specifies a preferred upper-level setback of 13 metres from Kananook Creek Boulevard to support a recessive tower form when viewed from the west. The current proposal responds to this objective through a dual-tower configuration that provides improved articulation and separation compared to the previous scheme refused by VCAT.

  - The northern tower adopts a lower, recessed form with a 13-metre setback, fully consistent with the ACZ1 control.

  - The southern tower includes a varied setback ranging from 4.7 to 18.8 metres. This represents an increased upper-level setback compared to the earlier proposal and provides a more appropriate transition between the adjacent Harbour development at 446–450 Nepean Highway and the northern tower. The variation in setback is considered appropriate in the context of the site's relationship to the creek, particularly given the shifting alignment of Kananook Creek along this interface.

  The revised setbacks demonstrate a clear design improvement and a more sensitive response to the site's context. The proposal is considered to meet the intent of the ACZ1 controls by delivering a visually recessive built form, enhancing public realm amenity, and addressing previous concerns raised by Council. Accordingly, the proposed setbacks to Kananook Creek Boulevard are supported.

- *The tower form should be split and separated with a clear gap of at least 9 metres to allow for both a reduction in tower width and greater visual permeability for areas behind the site towards Port Phillip Bay.*

  Planning Officer's Response

  As part of the revised proposal, the building design has been substantially reconfigured to address the Tribunal's previous concerns regarding excessive massing and insufficient separation between built forms. In particular, the introduction of a glazed link between the two tower elements appropriately responds to the Tribunal's guidance that future development should incorporate a minimum 9-metre separation.

  While a 9m separation has not been provided, the design modification results in two clearly defined vertical elements with a glazed link, reducing the overall perceived bulk of the development. The mid-tower separation improves visual permeability across the site and contributes to a more legible architectural outcome. The revised

approach better aligns with the Tribunal's expectations for improved spatial separation and a more refined built form.

- *The public realm activation to Kananook Creek Boulevard and Nepean Highway as currently proposed requires further work to balance conflicting design objectives, i.e. the flood level requirements and the activation of the west façade at ground/street level.*

  Planning Officer's Response

  The proposal now incorporates a more nuanced ground level design that responds to flood level constraints while enhancing activation through reduction to finished ground levels to better connect to Kananook Creek Boulevard, at grade outdoor dining, removal of platform lifts and pedestrian-oriented elements. There are some opportunities for further refinement and permit conditions have been proposed in accordance with advice from Council's Urban Designer.

- *Public safety and crime prevention design should be at the forefront of design response with respect to the interface between the public and private realm.*

  Planning Officer's Response

  The ACZ1 requires a ground floor setback of 3m to Kananook Creek Boulevard. The plans show that a 3m setback has been provided which is in accordance with the policy framework. The setback area provides sufficient space for outdoor dining, and while some level changes are proposed they are a significant improvement to the proposal considered by VCAT which was refused.

  The revised design incorporates CPTED (Crime Prevention Through Environmental Design) principles, including improved lighting, passive surveillance, and clear delineation between public and private spaces. It is noted that further changes are required and have been addressed as conditions on any planning permit issued.

- *The proposed pedestrian link should be integrated with the adjacent pedestrian link proposed to the south in the now approved Harbour development.*

  Planning Officer's Response

  The revised proposal significantly improves the pedestrian link design, addressing concerns raised by the Tribunal. The previous scheme featured two independent 4.5 metre wide paths divided by a solid wall, which was found to be an unacceptable outcome.

  The revised proposal has significantly improved this interface, acknowledging the complexities of delivering only half of a public pedestrian link where the adjoining half forms part of an already approved development.

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To address this, the applicant proposes that the approved Harbour development to the south will accommodate the primary pedestrian path, while the subject site will contribute to the public realm through a fully landscaped strip with some chamfering (i.e. a splay) on the western end to allow for path to connect to the Harbour development.

This landscape led approach enhances the pedestrian experience and visually connects Nepean Highway to Kananook Creek, reinforcing the site's natural context. While the ACZ1 seeks a 9 metre wide link, a seamless alignment is unlikely due to the existing approval next door. The proposed landscaping is considered to offer a greater public benefit by softening the built form and improving amenity consistent with advice from the OVGA.

To further improve access and arrival experience, additional chamfering at the eastern entry (similar to the western side) is recommended. This would widen the entry point and enhance pedestrian amenity. A condition requiring amended plans to incorporate this splay, without necessitating a roof structure, is appropriate.

It is also noted that reducing the landscape strip may affect wind conditions. While a desktop wind assessment has been provided, a wind tunnel modelling study will be required as a condition of any permit to confirm impacts and ensure appropriate mitigation, particularly in relation to the Harbour development where a wind screen is currently proposed.

The current application demonstrates a considered and site-responsive approach to addressing the concerns raised by VCAT. The revised design improves alignment with planning policy, enhances the public realm, and generally contributes positively to the evolving character of the precinct.

Clause 58 - Apartments

An assessment of the proposal against the provision of Clause 58 – Better Apartment Design Standards has been undertaken. It is noted that the proposal seeks some variations as discussed in greater detail below:

- Clause 58.04-2 (Internal Views) seeks to limit views into the private open space and habitable room windows of dwellings within a development. However, there is insufficient information to determine whether any overlooking is proposed which is inconsistent with the standard. A condition on any permit issued will require that this information is supplied.
- Clause 58.04-3 (Noise Impacts) seeks to contain noise sources and protect residents from external and internal noise. Noise sensitive rooms such as living areas and bedrooms have generally been located to avoid impacts from noise sources. An Acoustic Report was also submitted with the application which demonstrated that noise impacts were not expected to be unreasonable. Notwithstanding, the Acoustic Report recommends further assessment at the detailed design stage. Accordingly, a condition on any permit issued will require the preparation of a report prior to the

occupation of the development confirming that all measures specified in the Acoustic Report have been implemented in accordance with the approved plan.

- Clause 58.04-4 (Wind Impacts) seeks to ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land. The applicant submitted a Wind Assessment prepared by VIPAC Engineers and Scientists who undertook a review. The Wind Assessment notes that the assessment provided in the report has been based on experience of similar situations in Frankston and around the world and that it is possible that the report may not account for all complex flow scenarios in the area. The report recommends wind tunnel modelling to be conducted to quantify wind conditions and determine the proper wind control measures wherever necessary. Accordingly, further wind tunnel modelling is required (to be addressed as a condition on any planning permit issued) to ensure that adequate measures will be in place to address wind conditions.
- It is noted that an assessment of Clause 58 has not been provided by the applicant for every apartment typology. Accordingly, it is difficult to undertake an assessment as to whether Clause 58.05-1 (Accessibility), Clause 58.05-2 (Building entry and circulation), Clause 58.05-3 (Private Open Space), Clause 58.05-4 (Storage), Clause 58.06-1 (Common property), Clause 58.06-2 (Site Services), Clause 58.07-1 (Functional layout), Clause 58.07-2 (Room depth), Clause 58.07-3 (Windows) and Clause 58.07-4 (Natural ventilation) have been addressed. It is considered that there is sufficient space to accommodate the relevant standards without significant changes to the building, but further information is required to be shown on the plans to demonstrate compliance. A condition of permit will require that these matters are addressed in accordance with Clause 58.

Clause 52.06 – Car parking provision

Clause 52.06 (Car parking) sets out the car parking requirements for new development. The proposal benefits from being included in the Parking Overlay and being within the Principal Public Transport Network (PPTN) area, reducing the statutory visitor car parking requirements to zero.

The proposed development has a statutory car parking requirement of 217 spaces. The provision of 202 car parking spaces results in a shortfall of 19 spaces than what is required under Clause 52.06-5 of the Frankston Planning Scheme. An assessment of the relevant car parking requirements is detailed below:

Land Use	Size/No.	Statutory Requirement	Parking Provision	Parking Reduction/Surplus
Dwelling	30 one bedroom 70 two bedroom 44 three bedroom	30 spaces 70 spaces 88 spaces	30 spaces 74 spaces 88 spaces	+4 spaces
Retail (Food	380sqm	11 spaces	4 spaces	-7 spaces

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and Drink)				
Retail (Shop)	149.8sqm	4 spaces	2 spaces	-2 spaces
Restricted Recreation Facility	333.8sqm	10 spaces	3 spaces	-7 spaces
Indoor Recreation Facility	147.4sqm	4 spaces	1 space	-3 spaces
Total		**217 spaces**	**202 spaces**	**19 space reduction**

The Parking Overlay applies to land within the Frankston MAC and provides Council with the discretion of requiring a 'cash in lieu' contribution where a reduction in on-site car parking is sought. However, Council's Traffic Engineers do not believe that a cash in lieu contribution is required and have raised no concerns with the proposed reduction in car parking spaces on the basis of the site's location within the FMAC and PPTN areas where there is appropriate access to public transport and public parking spaces.

The Frankston Planning Scheme supports the use of sustainable transport infrastructure (rail, buses, cycling and walking) to reduce the reliance on private vehicles for transport. The applicant has prepared a Green Travel Plan which is supported. The Green Travel Plan promotes alternative travel methods such as public transport, cycling and walking to reduce car dependency and manage car parking demands. The Plan includes actions to be undertaken by the Property Manager to meet the target. Strategies include provision of information to staff (including a welcome pack), directional signage, and provision of secure bicycle facilities. It must also be noted that the bicycle parking provision of 179 spaces exceeds the minimum requirements of Clause 52.34 of the Frankston Planning Scheme by 130 spaces.

Car parking occupancy surveys were undertaken in proximity of the subject site as detailed in the applicant's Traffic Engineering Assessment report, which identified that for both weekday and weekend days there are approximately a minimum of 66 and 84 vacant car parking spaces respectively in the survey area. Within closer proximity to the subject site along the road frontages abutting the site, the weekday surveyed had a vacancy of at least 16 car parking spaces and the weekend surveyed had a vacancy of at least 24 car parking spaces. Car parking restrictions around the site are predominantly short-term parking (2 hours or less time restricted) which will ensure that there is a

turnover of car parking spaces to accommodate different users. Accordingly, it is considered that car parking can be accommodated in suitable off-site parking locations without adversely impacting on current parking availability in the area.

It should be noted that the commercial premises like that proposed typically draw most of its customers from people already in the area, including local residents and employees and customers shopping within the area. As such, it is anticipated that the proposed commercial tenancies will not generate significant additional customer parking, rather they will draw their trade from those already in the area. Furthermore, it is anticipated that some of the customer demand for the commercial tenancies may be from residents that will live in the proposed dwellings and would not generate a demand for parking.

Car park, traffic management and access design

Council's Traffic Engineers have raised no concerns in terms of the proposed access arrangements and increase in the traffic generated by the proposal as detailed in the applicant's Traffic Engineering Assessment report. It is noted (as detailed above under 'Internal Referrals') that Council's Traffic Engineer has requested several design changes to the car park layout which have been included as conditions on any planning permit issued. These amendments are minor and do not have any significant impacts upon the layout of the development.

The plans show that the development will be accessed via Nepean Highway. Council's Traffic Engineers and the Department of Transport and Planning have raised no concerns in relation to the increase in traffic generated by the proposed development and the capacity of the street network to cater for such increases in traffic movements.

Loading facilities

Clause 65.01 of the Planning Scheme specifies that before deciding on an application the Responsible Authority must consider the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts. Council's Traffic Engineers are satisfied that deliveries can take place using the loading bay proposed within the lower ground car park.

Waste Management

A Waste Management Plan has been submitted with the application which proposes a Private Waste Collection Agency. Council's Traffic Engineers and Waste Services Officers are satisfied with the method of waste collection proposed on site.

Bicycle Provision

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for new developments. Based on the plans, the proposal has a statutory requirement of 49 bicycle spaces. Pursuant to Clause 53.24 of the Frankston Planning Scheme, this involves 43 residential spaces (including 29 resident and 14 visitor spaces), 3 spaces for

the recreation facilities (including 1 employee space and 2 customer spaces), and 3 retail spaces (including 2 employee and 1 customer spaces).

The proposal includes a provision of 179 bicycle spaces, including 167 spaces on site and 12 visitor spaces off site. It is noted that Council's Urban Designer seeks the deletion of 4 bicycle spaces as they are located in an inappropriate location, however this still allows for a generous amount of bicycle parking on site. Overall, the proposed bicycle parking significantly exceeds the statutory requirements and supports the promotion of sustainable transport modes.

According to the requirements of Clause 52.34, showers and change rooms are required to be provided for employee bicycle parking, if 5 or more employee bicycle spaces are required. As only 3 bicycle spaces are required for employees, there is no requirement for End of Trip (EOT) Facilities that includes shower/changeroom. Nonetheless, the proposal provides one DDA compliant shower/bathroom/changeroom on the lower ground level and the upper ground level.

The total bicycle parking provision and end of trip facilities well exceeds the minimum statutory requirement and is therefore satisfactory.

Cultural Heritage Management Plan

The applicant provided a Preliminary Aboriginal Heritage Test which identified that whilst the proposed activity area is considered to be a high impact activity and the proposed activity area is located within a mapped area of cultural heritage sensitivity, the entirety of the proposed activity area has undergone significant ground disturbance as defined by the *Aboriginal Heritage Regulations 2018*. Consequently, a mandatory CHMP is not required to be prepared and approved prior to the commencement of the proposed activity.

Other Matters- Building Management and CCTV

The following has been provided for information purposes only as they are not relevant planning considerations. The applicant has advised that a development of this type would typically have a combination of building manager and concierge services. Typical roles would be:

- Owner/ occupier and tenant assistance;
- Maintenance and repairs;
- Contractor management;
- Security; and
- Liaising with tenants, owners and the owners corporation.

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CCTV would be around the main lobby entries and the southern link at a minimum. Exact locations would be finalised in the detailed design.

Conclusion

There is broad strategic support for a major development on the subject site. The proposal is generally consistent with the objectives of the ACZ1. It is considered that the application can be supported based on the conditions contained in the officers' recommendation.

Recommendation (Director Communities)

That Council resolves to issue a Planning Permit in respect to Planning Permit Application number 246/2025/P to construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network) at 438-444 Nepean Highway, Frankston, subject to the following conditions:

Plans

1. Before the use and development starts, excluding the early works endorsed under Condition 2**,** 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 generally in accordance with the plans submitted with the application prepared by Bates Smart Architects, Drawing No. TP03.00LG and TP03.00 Rev 4, dated 10/04/2025, TP03.01, Rev 3, dated 10/04/2025, TP03.02, TP03.07 and TP03.09-TP03.11, Rev 2, dated 08/04/2025, TP03.12, Rev 3, dated 10/04/2025, TP03.13, Rev 2, dated 08/04/2025, TP03.B1 and TP03.B2, Rev 2, dated 08/04/2025, TP09.00 and TP09.01, Rev 3, dated 10/04/2025, TP10.00-TP10.02, Rev 2, dated 10/04/2025 and Landscape Report prepared by RPS AAP Consulting, No. 386360, Issue H, dated 09/04/2025, but amended to show:

    a) Greater tonal contrast between the podium and tower level finishes.
    b) Reduced use of glazing at ground level in association with a provision for more tactile and visually interesting materials that integrate with the overall design of the building.
    c) All windows at ground level as having minimum 75% clear glazing between a height of 0.5m – 2.0m above the footpath/public realm.
    d) An accessible path of travel adjacent to the north-west corner of the bicycle parking area, with a minimum clear width that complies with AS1428.1:2021.
    e) Identify all bicycle hoops located outside of the proposed building in accordance

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with the Traffic Impact Assessment Report prepared by Ratio, dated 10 April 2025 except for the bicycle hoops at the eastern end of the pedestrian link.

f) Replace hinged/swinging door providing access to the bike storage area from the pedestrian link with an automated sliding door.

g) Rooftop services and plant rooms to be discreetly screened and integrated into the overall design of the development.

h) Changes to the Nepean Highway interface in accordance with Drawing No. TP03.00, Revision 3, dated 8 April 2025.

i) Changes to the Kananook Creek Boulevard interface in accordance with Drawing No. AR1099, Revision D02, dated 25 June 2025, but amended to show:

   i. Demonstration of compliance with AS1428.1:2021 for universal access.

   ii. Details of any proposed hand railing to the ramp, including confirmation that it does not protrude into the public realm or impede pedestrian movement and access.

   iii. A coordinated and holistic approach to materials and finishes, ensuring that planter boxes, seating, and all other public realm elements are integrated with the overall design of the development.

   iv. Clarification and notation of any integrated seating that forms part of the ramp, including how it interfaces with the adjacent stairs.

   v. Provision of integrated lighting throughout the interface area clearly shown on the plans.

j) Demonstration of compliance with Standard D15 of Clause 58.04-2 (Internal views) of the Frankston Planning Scheme.

k) Changes to the building including the provision of dimensioned plans and nomination of rooms/spaces for each apartment typology demonstrating compliance with Standard D18 of Clause 58.05-1 (Accessibility), Standard D19 of Clause 58.05-2 (Building entry and circulation), Standard D20 of Clause 58.05-3 (Private Open Space), Standard D21 of Clause 58.05-4 (Storage), Standard D22 of Clause 58.06-1 (Common property), Standard D23 of Clause 58.06-2 (Site Services), Standard D26 of Clause 58.07-1 (Functional layout), Standard D27 of Clause 58.07-2 (Room depth), Standard D28 of Clause 58.07-3 (Windows) and Standard D29 of Clause 58.07-4 (Natural ventilation) of the Frankston Planning Scheme.

l) The numbering of each street tree for identification purposes.

m) The removal of the street tree located in front of the proposed vehicle accessway along Nepean Highway.

n) Notation and details indicating the provision of electric vehicle charging infrastructure to at least 5% of all car parking spaces.

o) Dimensioned car parking spaces, access lanes, and driveways, including corner splays at the proposed vehicle crossover on Nepean Highway.

p) Installation of a convex mirror on the southern side of the ramp to improve visibility between vehicles and pedestrians on the Lower Ground Floor Plan.

q) Amendments to the basement levels (Basement 01 and 02) to ensure that

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storage units do not open into car parking spaces in a manner that compromises clearance requirements, particularly where vehicles overhang wheel stops in accordance with Design Standard 2 (Diagram 1) of Clause 52.06-9 of the Frankston Planning Scheme.

r) Provision of two accessible car parking spaces within Basement 01.
s) An annotation identifying the land uses of the development in accordance with the Land Use Plan received on 17 June 2025.
t) A 3D digital model in accordance with 3D Digital Model Submission Guide prepared by the Department of Transport and Planning addressing the required modifications under Condition 1.
u) An amended Wind Assessment Report in accordance with Condition 6.
v) An amended Sustainable Management Plan in accordance with Condition 8.
w) An amended Green Travel Plan in accordance with Condition 11.
x) A Disability Access Report in accordance with Condition 13.
y) An amended Landscape Plan in accordance with Condition 15.
z) A Landscape Maintenance Plan in accordance with Condition 18.
aa) A Tree Protection Management Plan in accordance with Condition 21.
bb) An amended Waste Management Plan in accordance with Condition 27.
cc) An amended Acoustic Report in accordance with Condition 29.
dd) All sustainability features that are required as part of the Sustainable Management Plan noted on the plans together with any requirement outlined in Condition 10 including:
    i. An annotation detailing the rainwater tank sizes and that the rainwater tanks are allocated for reuse/retention purposes and exclude any volume allocated for detention.
    ii. An annotation that the rainwater tank is connected to all toilet flushing and irrigation areas.
    iii. All operable windows, doors and vents identified on elevation drawings.
    iv. Double glazing annotated to all living and bedroom area windows on elevation drawings.
    v. Where measures cannot be visually shown, include a notes table or 'ESD Schedule' providing details of the ESD features and requirements. This is required to include NatHERS dwelling star ratings, hot water type & efficiency, all electric facilities, energy and water efficiency ratings for heating/cooling systems and WELS rating for plumbing fittings and fixtures, food production area, EV charging station, Solar PV panels' location and size as well as, any waste recovery and use of sustainable materials commitments.
    vi. Identification of food production areas for residential and non-residential sections.
    vii. A notes table of innovation initiatives as identified in BESS.

Early Works

2. Before the development commences, an amended early works plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan will be endorsed and will then form part of the

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permit. The plan must be drawn to scale and be generally in accordance with Drawing Nos. AR0250 and AR0251, prepared by Pace, Revision A, dated 16 June 2025 but modified to show:

a. A detailed cut and fill plan, including levels, cross-sections, longitudinal sections, and other relevant details.

b. A Tree Protection Management Plan in accordance with Condition 21.

c. Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of retained trees illustrated with notations regarding protection methods during construction.

d. A Construction Environmental Management Plan in accordance with Condition 25.

3. The early works shown on the endorsed plan must not be altered without the prior written consent of the Responsible Authority.

No Alterations

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

5. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

Wind Assessment Report

6. Before the development starts, excluding the early works endorsed under Condition 2, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Wind Assessment Report will be endorsed and will then form part of the permit. The Wind Assessment Report must be generally in accordance with the Wind Impact Assessment prepared by VIPAC Engineers and Scientists, dated 11 April 2025 but modified to:

a. Address the plans to be endorsed under Condition 1.

b. Include a wind tunnel modelling study in accordance with the Australasian Wind Engineering Society's (AWES) 'Wind Engineering Studies of Buildings Quality Assurance Manual'.

c. Address the wind impacts of the development in the context of the endorsed plans (as amended from time to time) at 446-450 Nepean Highway, Frankston for Planning Permit No. 765/2021/P.

d. Identify any necessary wind mitigation measures.

e. Include recommendations that would avoid the use of wind screens and roofed

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areas along the pedestrian link for 438-444 Nepean Highway, Frankston.

f. Include recommendations that would avoid the use of wind screens along the pedestrian link at 446-450 Nepean Highway, Frankston.

7. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and thereafter complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

8. Before the development starts, excluding the early works endorsed under Condition 2, an amended Sustainable Management Plan (SMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the SMP prepared by SDC and dated April 2025 but modified to show:
   a. Address the plans to be endorsed under Condition 1.
   b. IEQ:
      - Daylight modelling: Daylight assessment (modelling) for the whole development to support the daylight entries in the Built Environment Sustainability Scorecard (BESS).
      - Natural ventilation: A markup plan showing at least 60% of apartments achieve natural ventilation criteria as identified in BESS.
   c. Energy:
      - JV3 modelling: JV3 modelling to show at least 10% improvement on DTS requirements.
      - NatHERS rating: As identified in BESS, include sample apartments rated to meet the minimum requirement of 7-7.5 stars per dwelling.

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

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

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Green Travel Plan

11. Before the development starts, excluding the early works endorsed under Condition 2, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Sustainable Management Plan will be endorsed and will then form part of the permit. The Sustainable Management Plan must be generally in accordance with the Green Travel Plan prepared by Sustainable Development Consultants, dated April 2025 but modified to:

    a. Address the plans to be endorsed under Condition 1.

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

Disability Access Report

13. Prior to the commencement of the development, excluding the early works endorsed under Condition 2, a Disability Access Report prepared by a Disability Access Consultant must be submitted to and approved by the Responsible Authority. When approved, the report will be endorsed and will form part of this permit. The Disability Access Report must:

    a. Address the plans to be endorsed under Condition 1.

    b. Demonstrate how the design of the development meets the needs of people with limited mobility with regard to the Disability Discrimination Act to the satisfaction of the Responsible Authority.

14. The provisions, recommendations and requirements of the endorsed Disability Access Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

15. Before the development starts, excluding the early works endorsed under Condition 2, a detailed landscape plan consistent with Frankston City Council's Landscape Plan Guidelines (2024) must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified landscape designer, drawn to scale with dimensions. The plan must be consistent with the development plans and generally in accordance with the concept landscape plan, prepared by PRS AAP Consulting Pty Ltd, dated 09/04/2025, Revision H, but modified to show:

    a. A survey (including botanical names) of all existing vegetation on the site and those located within 3m of the site boundary on adjoining properties, accurately illustrated to represent canopy width and labelled with botanical name, height and whether the tree is proposed to be retained and/or removed.

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b. Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of retained trees illustrated with notations regarding protection methods during construction.

c. Buildings on neighbouring properties within three metres of the boundary.

d. 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.

e. 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.

f. Nature strip planting to be in accordance with the nature strip planting guidelines (excluding required setbacks from kerb).

g. A Coastal Banksia (*Banksia integrifolia*) nominated within the entrance garden bed area (to include suitable soil volume) along the Kananook Creek Boulevard frontage.

h. Detailed design of the proposed podium and ground level planters and street tree pits to the satisfaction of the Responsible Authority.

i. The provision of notes on the landscape plan regarding site preparation, including removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.

j. All tree stock used must be in accordance with *AS2303-2015 Tree stock for Landscape Use*.

k. Lighting including street, pedestrian and feature lighting.

l. Compliance with relevant Australian DDA accessibility requirements.

m. Preparation of a Public Realm Plan detailing the following (as relevant):

   i. Identification of all public realm works within or directly integrating with the development site including for example laneways, footpaths, roads, outdoor dining, public seating, plazas and parks.

   ii. One (1) additional street tree along the Kananook Creek Boulevard frontage.

   iii. Full integration of the pedestrian link to the south with the endorsed plans (as amended from time to time) at 446-450 Nepean Highway, Frankston for Planning Permit No. 765/2021/P including but not limited to curving of retaining walls, seating, lighting, landscaping and materials and finishes.

   iv. A chamfered or splayed eastern entry to the pedestrian link that can be incorporated without the need to add a roof over the eastern end of the link.

   v. Expansion of the pedestrian link retail and bike storage access landing

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area with integrated seating.

vi. Include a planting palette for the pedestrian link that considers the limited solar access and wind exposure.

vii. Australian Porphyry Stone "Earth Tones" supplied by JML International (or approved equivalent, in random form) applied through the pedestrian link as the ground surface material. Note: A sample of proposed pavement stone is to be provided and approved prior to ordering.

viii. The location of levels/DDA paths of travel and accessibility, lighting including street, pedestrian and feature lighting, seating (including pre-fab and in-situ), signage, tables, bike hoops (minimum spacing 1.0m between hoops, 1.8m clear space from either end of the hoops), paving and edging, planting and greening including planter boxes and green walls and screens, bins, bollards , retaining walls, public art, play equipment, screening, balustrades / fencing, awnings, signage and wayfinding.

ix. Product details including suppliers/brand, materials, colours, finishes, quantities and dimensions.

x. Notation of relevant dimensions and offset distances.

xi. Location of all other relevant existing features including property boundaries, roadways, waterways, vegetation, services and infrastructure etc.

16. 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.

17. The lighting as shown on the endorsed Landscape Plan must be installed in accordance with the Landscaping and Public Realm Plan and maintained and operated for the life of the building.

Landscape Maintenance Plan

18. Before the development starts, excluding the early works endorsed under Condition 2, a landscape maintenance plan 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 include:

- a) Plant establishment schedule and period.
- b) Ongoing annual planting maintenance schedule (monitoring of plants, weeding, watering, pruning, re-mulching, pest and disease management, fertilising, re-planting).
- c) Ongoing maintenance schedule for structures and surfaces (cyclic, routine, reactive, emergency and renovation).
- d) Replacement timeframes for poorly performing plant stock.
- e) Irrigation specification and irrigation maintenance schedule.

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- f) Maintenance responsibilities for landscaping establishment and ongoing maintenance.

19. The landscaping shown on the endorsed plans must be maintained in accordance with the endorsed Landscape Maintenance Plan and to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged trees are to be replaced.

Landscape Bond

20. Prior to the issue of an occupancy permit and the satisfactory planting of Council trees, payment of a bond 150% of the cost quoted for the 18-month maintenance and including formative pruning and 30% replacement contingency of the Council trees must be paid to Frankston City Council as a maintenance bond. During this period any vandalised, damaged, sick, diseased dead of dying trees must be replaced (within 2 weeks or at the commencement of autumn if during summer months). Upon completion of the 18-month maintenance period an inspection must be organised and if the Responsible Authority is satisfied that all the conditions of the Council tree planting have been met, the maintenance bond(s) will be refunded.

Street Tree Removal

21. Before the crossover is constructed the 'Request Form - Council Tree Removal for Private Development' and payment for the removal of the Council Street Tree *Laguanaria patersonii* located on the Nepean Highway must be provided to Frankston City Council in accordance with the fees for a small Street Tree outlined in Council's Guidelines for Council Tree Removal for Private Development. Upon receipt of the form and payment the street tree removal will be actioned.

Street Tree Protection Management Plan

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

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c) Any specific damage/faults evident within each tree prior to demolition or construction. These photographs must be supplied within the TPMP as a preliminary dilapidation report.
d) Restricted activities in the TPZ.
e) Key supervision and monitoring stages of the development including pre-demolition, pre-construction, and post construction stages.
f) Details of any TPZ encroachments.
g) Details of site entry and egress.
h) Methods for installation of services e.g.; sewerage, storm water, telecommunications, electricity etc;
i) Remedial pruning works as required including a detailed photographic diagram specifying what pruning will occur.
j) Final Certification of Tree protection template.

23. Prior to occupation of the development or at such later date as is approved by the Responsible Authority in writing, the Final Certification Report Template as required in the Tree Protection Management Plan must be completed and submitted to the satisfaction of the Responsible Authority.

24. Tree protection must be carried out in accordance with *AS 4970-2009 Protection of trees on development sites* and the endorsed TPMP to the satisfaction of the Responsible Authority.

Construction Environmental Management Plan

25. Prior to the commencement of works, for the relevant stage of construction, a Construction Environmental Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Construction Environmental Management Plan must be prepared in stages, with the first stage to allow for early works to commence in accordance with Condition 2 and the second stage to allow for the balance of the development, unless otherwise agreed by the Responsible Authority. When approved the plan will be endorsed to form part of the permit. Any plans submitted must be consistent with all other documents approved as part of this permit. The plan must be drawn to scale with dimensions and include the following information:
    a. A pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure.
    b. Works necessary to protect road and other infrastructure.
    c. Remediation of any damage to road and other infrastructure.
    d. Containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land.
    e. Facilities for vehicle washing.
    f. Location and specifications of sediment control devices on/off site.

11.1 Planning Application 246/2025/P- 438-444 Nepean Highway, Frankston - To construct a fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone); use the land for dwellings, restricted recreation facility (wellness centre) and indoor recreation facility (gym/group fitness classes) under Clause 37.08-2 (Activity Centre Zone); reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking); and create or alter access to a road in a Transport Zone 2 (Nepean Highway) under Clause 52.29-2 (Land adjacent to the Principal Road Network).

Officers' Assessment

g. Location and specification of surface water drainage controls.

h. Proposed drainage lines and flow control measures.

i. Location and specifications of fencing for the protection of trees and/or vegetation as required by the permit.

j. Response measures and monitoring systems to minimise any environmental hazards including, but not limited to:

   i. creek protection;

   ii. vegetation protection;

   iii. runoff and erosion;

   iv. contaminated soil;

   v. materials and waste;

   vi. litter, noise and light;

   vii. stormwater contamination from run-off and wash-waters;

   viii. sediment from the land on roads;

   ix. washing of concrete trucks and other vehicles and machinery; and

   x. spillage from refuelling cranes and other vehicles and machinery.

k. The construction program.

l. Location of all stockpiles and storage of building materials.

m. The location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street.

n. Parking facilities for construction workers.

o. Preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency.

p. Traffic management plans that show proposed traffic control measures during construction, the heavy vehicle route to and from the site, loading bay/works zone and access and egress from the site.

q. Identification of how all construction vehicles, including piling rigs, will access the site in a manner that minimises impact upon existing street trees and low-hanging branches identified for retention.

r. Site security.

s. Details to demonstrate compliance with relevant EPA guidelines.

t. Target of recycling and re-using a minimum of 80% of construction and demolition waste by weight.

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u. Hours during which construction activity will take place.

v. Measures to ensure that all work on the land will be carried out in accordance with the Construction Environmental Management Plan.

w. An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services.

x. Contact numbers of responsible owner/contractor including an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced.

y. Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:

   i. Using lower noise work practice and equipment;

   ii. The suitability of the land for the use of an electric crane;

   iii. Silencing all mechanical plant by the best practical means using current technology;

   iv. Fitting pneumatic tools with an effective silencer; and

   v. Other relevant considerations.

z. Any site-specific requirements.

26. The provisions, recommendations and requirements of the endorsed Construction Environmental Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

27. Before the development starts, excluding the early works endorsed under Condition 2, an amended Waste Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. When approved, the Waste Management Plan will be endorsed and will then form part of the permit. The Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Ratio, dated 8 April 2025 but modified to:

a. Address the plans to be endorsed under Condition 1.

28. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and thereafter complied with to the

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satisfaction of the Responsible Authority.

Acoustic Report

29. Before the development starts, excluding the early works endorsed under Condition 2, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will then form part of the permit. The Acoustic Report must be generally in accordance with the Acoustic Assessment Report prepared by VIPAC Engineers and Scientists, dated 10 April 2025 but modified to:

    a. Address the plans to be endorsed under Condition 1.

30. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and thereafter complied with to the satisfaction of the Responsible Authority.

31. Before the occupation of any building approved under this permit, a report from the author of the Acoustic Report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Acoustic Report have been implemented in accordance with the approved Plan.

32. By a date no later than three months after a use starts, a further Acoustic Report must be prepared by a suitably qualified acoustic consultant to the satisfaction of the Responsible Authority demonstrating that compliance with the Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826.2, Environment Protection Authority) ('Noise Protocol') has been achieved. If noise emitted from the commercial premises exceeds the recommended noise limits, the report must address additional noise control treatments required to the satisfaction of the Responsible Authority.

Public Thoroughfare

33. Before the development starts, the owner/s of the land must enter into an Agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987 (Vic)*. The agreement must provide for the following, or as otherwise agreed in writing with the Responsible Authority:

    a. Unrestricted, ungated and unfenced public pedestrian access for the east-west 'Public Thoroughfare' (i.e. pedestrian link) adjacent to the southern boundary shown on the endorsed plan must be maintained by the land owners as an unrestricted pedestrian access, 24 hours a day, 365 days a year, in order to ensure the continued pedestrian connection from Nepean Highway to Kananook Creek Boulevard. This area is to remain at all times in private

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ownership as part of the subject land.

b. The owner agrees to carry out, at their cost, all works and landscaping as shown on the endorsed plans relating to the public thoroughfare.
c. Indemnity for Frankston City Council and Crown;
d. Continuity of appropriate maintenance of the public thoroughfare including any awnings, landscaping or architectural features to ensure the continued safety of the public thoroughfare and to ensure any risk to public safety is minimised.
e. Ensure the public thoroughfare at all times is maintained in good and tentable repair undertaking any necessary making good or renewal necessary to maintain it in good tenantable repair.
f. Ensure the public thoroughfare is regularly cleaned and kept clean.
g. Continuity of appropriate maintenance of the landscaping associated with the public thoroughfare to ensure the health and viability of the planting.

Before the development starts, the Section 173 agreement must be registered on the title to the land. All reasonable costs and expenses involved in the drafting, negotiating, reviewing, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, must be met by the owner/s of the land.

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

Canopy Encroachments of the Nepean Highway Road Reserve

34. Prior to the commencement of the any building and works, the owner of the land must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act* 1987 in respect to canopy encroachments of the Nepean Highway Road Reserve and to provide for:

a. Public Liability Insurance;
b. Indemnity for Frankston City Council and Crown;
c. Continuity of appropriate maintenance to ensure the continued safety of the structure and to ensure any risk to public safety is minimised.

Before the development starts, the Section 173 agreement must be registered on the title to the land. All reasonable costs and expenses involved in the drafting, negotiating, reviewing, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, must be met by the owner/s of the land.

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

During the Construction

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35. Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines.

36. Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system.

37. Vehicle borne material must not accumulate on the roads abutting the land.

38. The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads.

39. All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

40. Any damage caused to Council land due to construction or operational works must be restored at the expense of the owner/developer to the satisfaction of the Responsible Authority.

41. 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.

42. 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.

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

Prior to Occupation

44. Prior to the occupation of the building, areas set aside for parking vehicles, loading bays, bicycles, access lanes and paths as shown on the endorsed plans must be:

    (a) Constructed to the satisfaction of the Responsible Authority;

    (b) Properly formed to such levels that they can be used in accordance with the plans;

    (c) Surfaced with an all-weather sealcoat;

    (d) Drained and maintained to the satisfaction;

    (e) Line marked to show the direction in which vehicles are to travel;

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(f) Sign marked identifying the allocation of car spaces; and

(g) Properly lit.

to the satisfaction of the Responsible Authority.

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

Vehicle Crossovers

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

46. Proposed vehicle crossings must be constructed to Frankston City Council's standards and specifications to the satisfaction of the Responsible Authority.

47. Any redundant vehicle crossing must be removed, and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.

Engineering and Drainage

48. Before the development starts, detailed design plans and drainage computations of the internal stormwater drainage system including the method of connection to the existing Council drainage infrastructure to the satisfaction of the Responsible Authority must be submitted to and approved by Responsible Authority.

49. Water Sensitive Urban Design principles (WSUD) are to be incorporated into the drainage design, which may include but not be limited to the following components or a combination thereof:
    - On-site stormwater detention.
    - Permeable driveways and porous pavements.
    - Rain gardens and bioretention basins.
    - Gross pollutant traps.
    - On-site 'bio-treatment' to reduce dissolved contaminants and suspended solids.

50. The stormwater management system be designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) in compliance with Standard B9-Permeability and stormwater management objectives.

51. Before the development is completed, all works detailed on the approved drainage plans, including the stormwater drainage system, must be constructed in accordance with the approved plans to the satisfaction of the Responsible Authority.

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52. Stormwater drainage must be connected to stormwater Legal Point of Discharge as nominated by and to the satisfaction of the Responsible Authority.

53. Stormwater runoff must achieve the following objectives for environmental quality, as set out in the Urban Stormwater Best Practice Environmental Guidelines (CSIRO) 1999:
    - 80% retention of the typical annual load of suspended solids.
    - 45% retention of typical annual load of total phosphorous, and
    - 45% retention of typical annual load of total nitrogen.

Urban Design

54. 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.

55. Mailboxes shall be provided within the development to the satisfaction of the Responsible Authority and Australia Post.

56. All plumbing work, sewer pipes etc. associated with the building shall be concealed from general view.

57. All roof plant and equipment must be screened so as not to be visible from public areas.

58. Outdoor lighting must be provided, designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on neighbouring land.

59. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority.

60. Light reflectivity from external materials and finishes must not reflect more than 20% of specular visible light, to the satisfaction of the Responsible Authority.

Land use

61. Except with the prior written consent of the Responsible Authority, the Restricted Recreation Facility (Wellness Centre) use authorised by this permit may only

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operate between 6.00am and 10.00pm, seven days a week.

62. Except with the prior written consent of the Responsible Authority, no more than 5 staff and 50 patrons are permitted on the land in association with the Recreation Facility (Wellness Centre) use authorised by this permit.

63. Except with the prior written consent of the Responsible Authority, the Indoor Recreation Facility (Gym/Group Fitness Classes) use authorised by this permit may only operate between 5.00am and 9.00pm, seven days a week.

64. Except with the prior written consent of the Responsible Authority, no more than 3 staff and 25 patrons are permitted on the land in association with the Indoor Recreation Facility (Gym/Group Fitness Classes) use authorised by this permit.

Noise

65. Noise emissions from the premises must comply with the requirements of EPA Publication 1826/4 'Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues Part II' to the satisfaction of the Responsible Authority.

66. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose, except for emergency broadcast, announcement, alarm and siren (including testing).

Amenity

67. The amenity of the area must not be detrimentally affected by the use or development through the:
    a. Transport of materials, goods or commodities to or from the land.
    b. Appearance of any building, works or materials.
    c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
    d. Presence of vermin.
    e. In any other way.
    to the satisfaction of the Responsible Authority.

68. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.

69. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in

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view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.

70. The loading and unloading of goods from vehicles must only be carried out within the designated loading bay area on site.

71. Air-conditioning and other plant and equipment installed on or within the buildings must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.

Department of Transport and Planning

72. Prior to the occupation of the development the crossover and driveway are to be constructed to the satisfaction of the Head, Transport for Victoria and at no cost to the Head, Transport for Victoria.

Melbourne Water

73. Finished floor levels of the development including the lower ground floor area and basement entry (including retail, restricted recreation facility, entry lobbies, lift and stair entries, internal access to basements must be constructed no lower than 3.0 metres to Australian Height Datum (AHD), which is 600mm above the applicable flood level of 2.4 metres to Australian Height Datum (AHD).
74. All external openings to basements, including external doors, windows, vents and skylights must be set no lower than 3.0 metres to AHD.
75. No works/ solid obstructions must be proposed at levels lower than 1.7 metres to AHD.
76. No temporary or permanent stormwater connections are to be made to Kananook Creek without the prior approval and consent of Melbourne Water.
77. Prior to the commencement of works a separate application direct to Melbourne Water, must be made and approved of any new or modified storm water connection to Kananook Creek. Evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system.
78. Sediment and contaminant laden runoff during construction and operation of the site must be contained. Such runoff is not permitted to enter the Kananook Creek.
79. Prior to commencement of works a Site Environmental Management Plan (SEMP) must be submitted to Melbourne Water for review and approval. The SEMP must detail site silt and sediment management drawings, detailing the following;
    - Silt fencing;
    - Access tracks;

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- Spoil stockpiling;
- Trenching locations;
- Machinery/ Plant locations; and,
- Exclusion fencing around native vegetation/habitat.

80. Any damage caused to the Creek bank due to construction or operation works must be restored at the expense of the owner/ developer.
81. No stock piling will be permitted out of the property's Kananook Creek side boundary.
82. Design of any proposed fencing/ access gates on Kananook Creek side must be sympathetic to the Kananook Creek interface and to applicable flood level.

Satisfactorily Completed

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

Completion Prior to Occupancy

84. Unless with the written consent of the Responsible Authority, the building must not be occupied until all buildings and works as shown on the endorsed plans have been completed to the satisfaction of the Responsible Authority.

Permit Expiry

85. This permit will expire if one of the following circumstances applies:
    - The development is not started within two years of the date of this permit.
    - The development is not completed within four years of the date of this permit.
    - The use is not commenced within four years of the date of this permit.

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

Council's Notes

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

B. Prior to the commencement of construction the operator of this planning permit must obtain a non-refundable Asset Protection Permit from Frankston City Council's Infrastructure Department.

C. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made. Pursuant to Section 69 of the Planning and Environment Act 1987 the Responsible Authority may extend the

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periods referred to if a request is made in writing within the following prescribed timeframes:

a. Before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started;

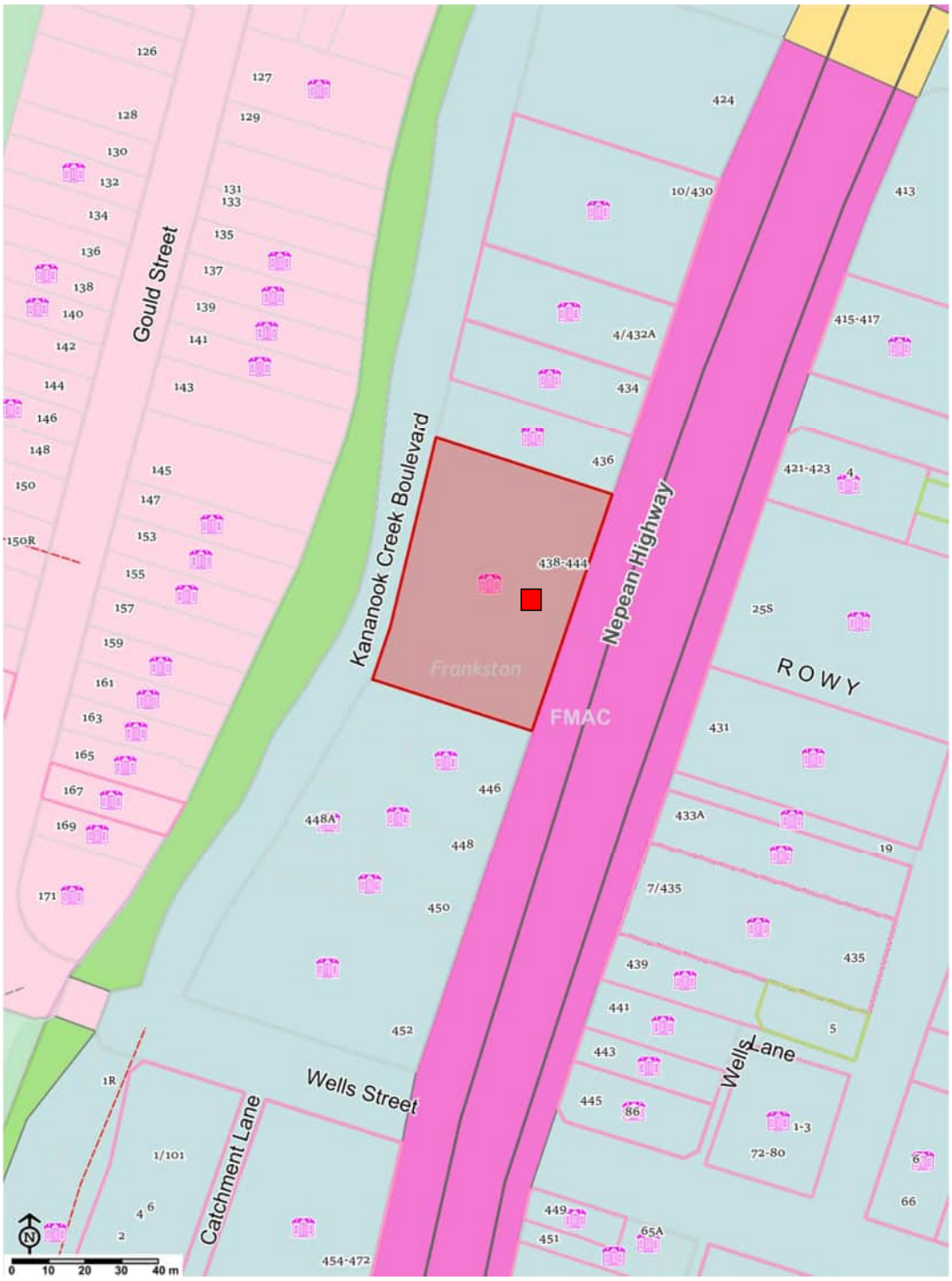
b. Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

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

Melbourne Water Note

D. Information available at Melbourne Water indicates that the applicable adjacent flood level (located within Kananook Creek Boulevard) is 1.7 metres to Australian Height Datum (AHD) based on a flood event which has a probability of 1% occurrence in any one year. The property is also subject to storm-tide flooding from Port Phillip Bay with an applicable 1% AEP flood level 2.4 metres to AHD.

Planning Application 246/2025/P – 438-444 Nepean Highway, Frankston
Subject Site: **Objectors: NIL**



Planning Application 246/2025/P – 438-444 Nepean Highway, Frankston
Subject Site:



438-444 Nepean Hwy
Drawing List

Drawing List		
Sheet Number	Sheet Series	Sheet Name
TP01.001	Site & Existing Conditions	Existing Site Plan
TP01.010	Site & Existing Conditions	Propose Site Plan
TP03.00	General Arrangement Plan	Ground Floor Plan
TP03.00LG	General Arrangement Plan	Lower Ground Floor Plan
TP03.01	General Arrangement Plan	Level 01
TP03.02	General Arrangement Plan	Level 02
TP03.07	General Arrangement Plan	Level 03 - 07 Typical
TP03.09	General Arrangement Plan	Level 08 - 09
TP03.10	General Arrangement Plan	Level 10
TP03.11	General Arrangement Plan	Level 11 Penthouse
TP03.12	General Arrangement Plan	Level 12 Amenity
TP03.13	General Arrangement Plan	Level 13 Plant
TP03.B1	General Arrangement Plan	Basement 01
TP03.B2	General Arrangement Plan	Basement 02
TP09.00	External Elevations	East/West Elevation
TP09.01	External Elevations	North/South Elevation
TP10.00	Building Sections	Section A
TP10.01	Building Sections	Section C
TP10.02	Building Sections	Section E

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Bates Smart Architects Pty Ltd
ABN 68 094 740 986

NSW Nominated Responsible Architects
Kellie Payne 6454. Philip Vivian 6696. Guy Lake 7119. Matt Allen 8498.

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Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
1	08/04/2025	TP Issue

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
TP00
Drawing List

Phase
TOWNPLANNING

Status
PRELIMINARY

Scale
@ A0

Drawing no.
TP00.000

Revision
1

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Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
1	08/04/2025	TP Issue

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
Site & Existing Conditions
Existing Site Plan

Phase
TOWNPLANNING

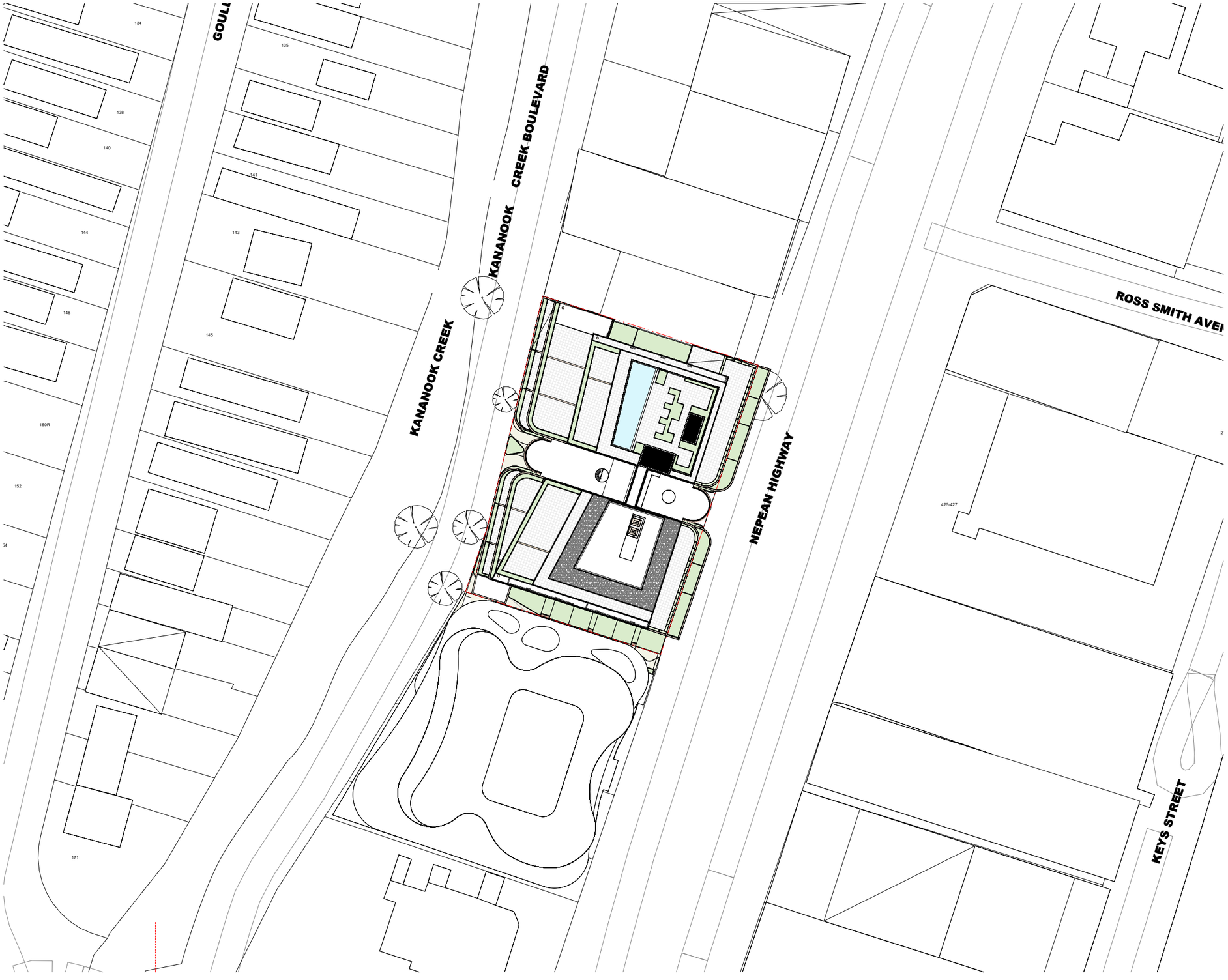
Status
DRAFT

Scale
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Drawing no.
TP01.001

Revision
1

c:\temp\4\BIM\TP\ANNWY_BS_FR1A10_R2024_gtairing15fMJ2.rvt



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NSW Nominated Responsible Architects
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Do not scale drawings.

Print in Colour.

Client
Pace

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
2	10/04/2025	TP Issue
1	08/04/2025	TP Issue

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
Site & Existing Conditions
Propose Site Plan

Phase
TOWNPLANNING

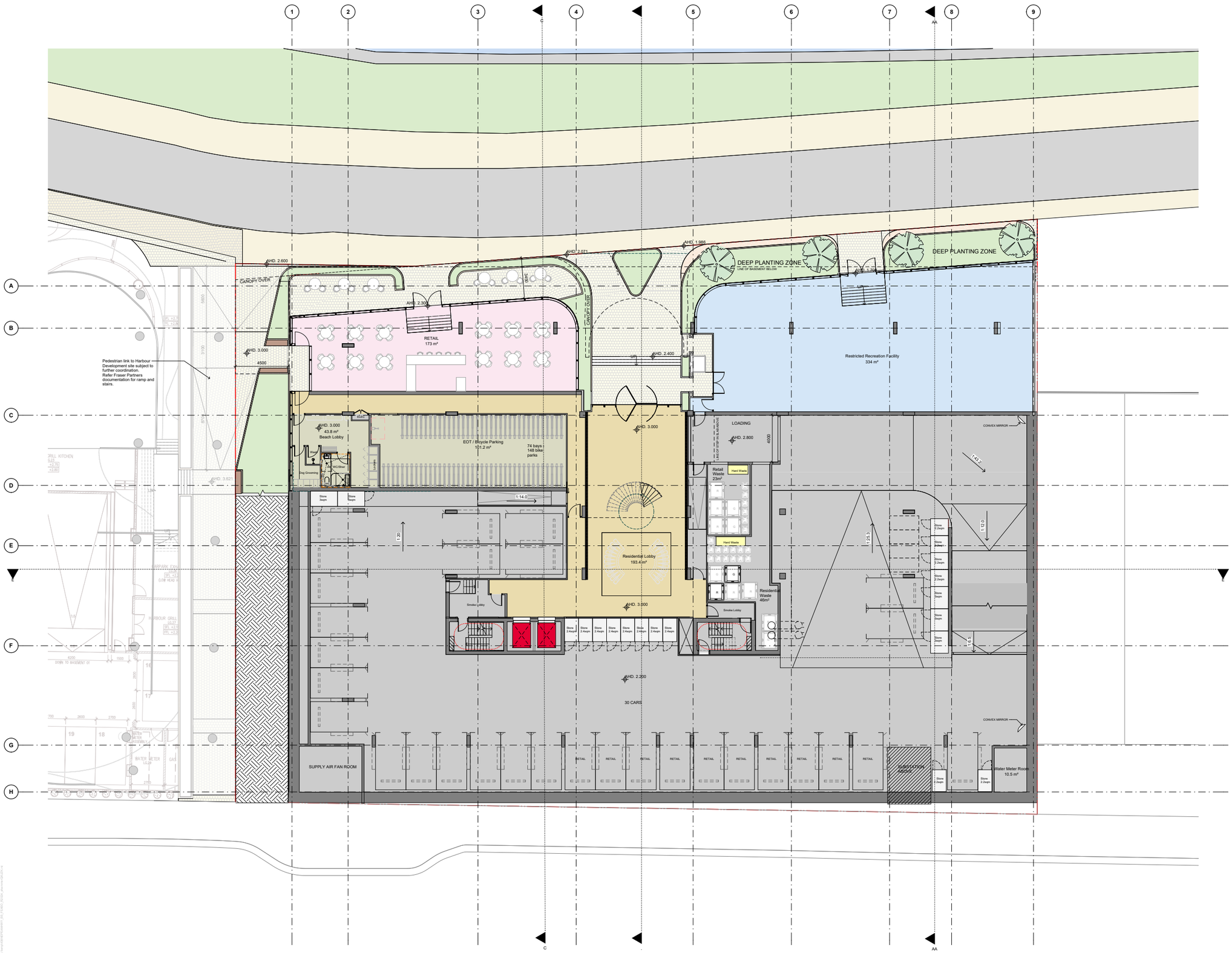
Status
DRAFT

Scale
1 : 400 @ A1

Drawing no.
TP01.010

Revision
2

C:\temp\ACBR\ERA\MWY_BS_R14SG_R20\24_gdlwrgTBNUV.rvt



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Client
Pace

Plan Legend:

OW Operable Window
SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by:

Rev	Date	Description
4	10/04/2025	TP Issue
3	08/04/2025	TP Issue
2	01/04/2025	Issue for Information
1	05/12/2024	For Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Lower Ground Floor Plan

Phase
TOWNPLANNING

Status
DRAFT

Scale
1 : 100 @ A0

Drawing no.
TP03.00LG

Revision
4



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Print in Colour.

Client
Pace

Plan Legend:

OW Operable Window
SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
4	10/04/2025	TP Issue
3	08/04/2025	TP Issue
2	01/04/2025	Issue for Information
1	05/12/2024	For Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Ground Floor Plan

Phase
TOWNPLANNING

Status
DRAFT

Scale
1 : 100 @ A0

Drawing no.
TP03.00

Revision
4



VCAT ENVELOPE

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Do not scale drawings.

Print in Colour.

Client
Pace

Plan Legend:

OW Operable Window

SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
3	10/04/2025	TP Issue
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Level 01

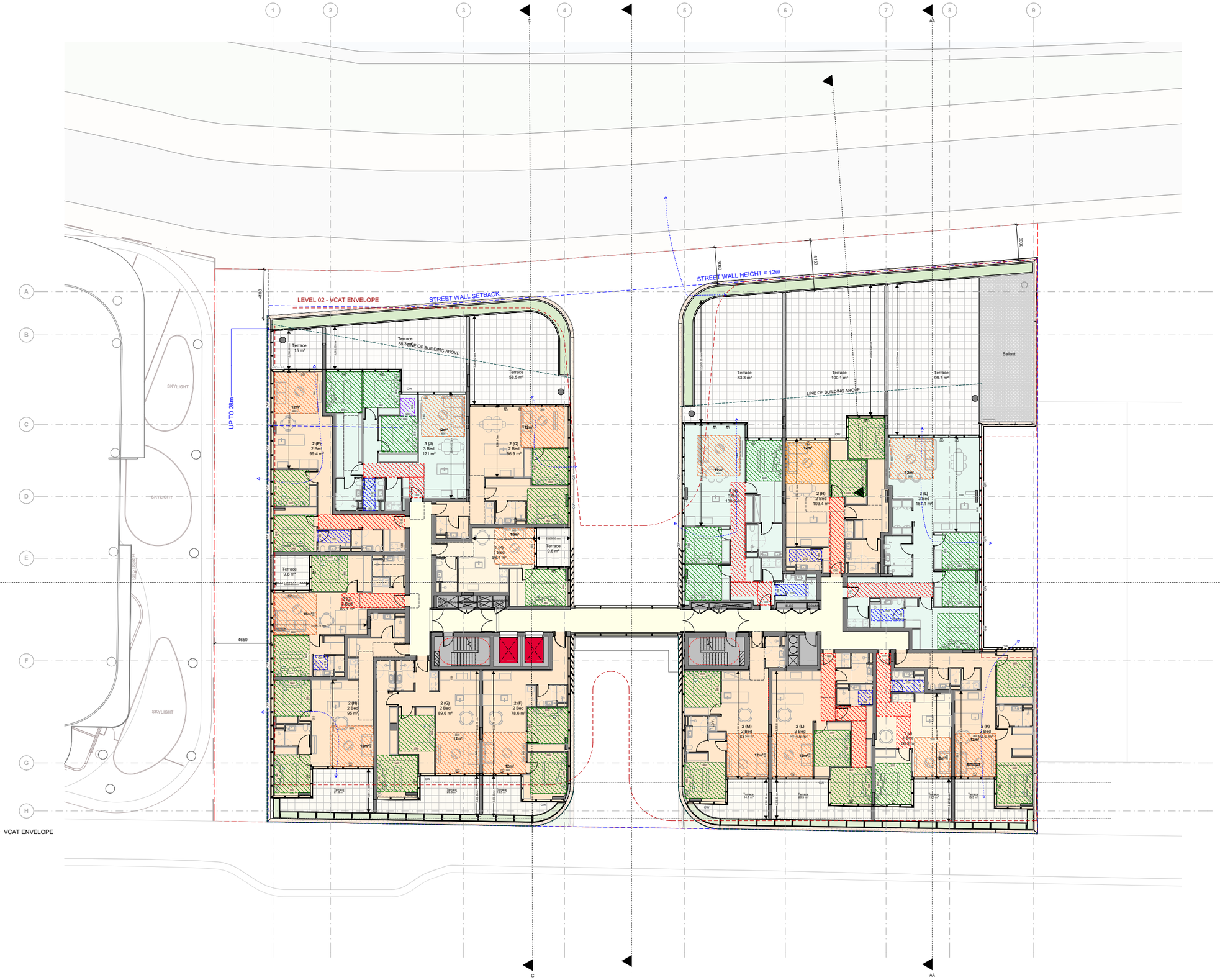
Phase
TOWNPLANNING

Status
DRAFT

Scale
1 : 100 @ A0

Drawing no.
TP03.01

Revision
3



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Print in Colour.

Client
Pace

Plan Legend:

OW Operable Window

SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Level 02

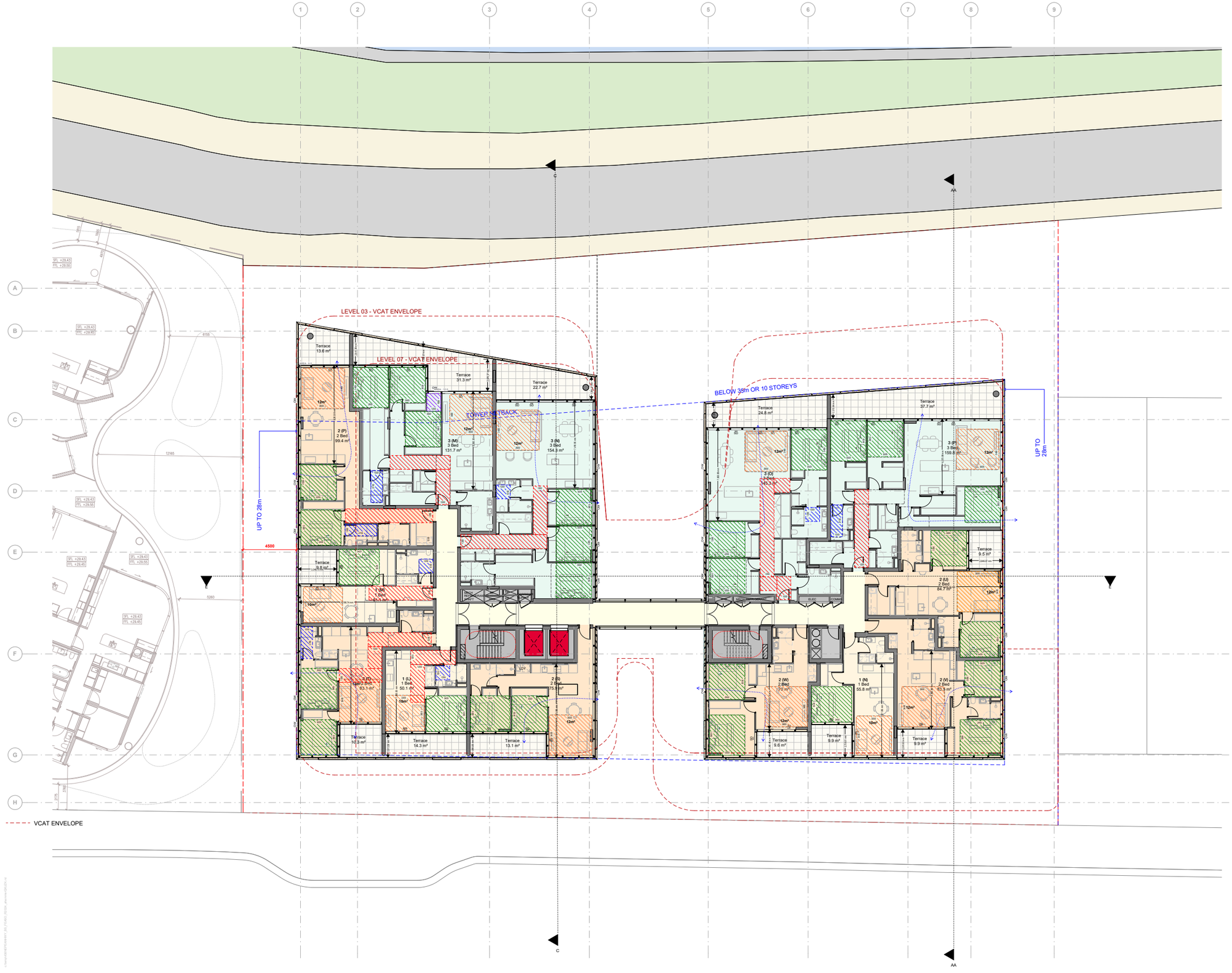
Phase
TOWNPLANNING

Status
DRAFT

Scale
1 : 100 @ A0

Drawing no.
TP03.02

Revision
2



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Print in Colour.

Client
Pace

Plan Legend:

OW Operable Window
SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Level 03 - 07 Typical

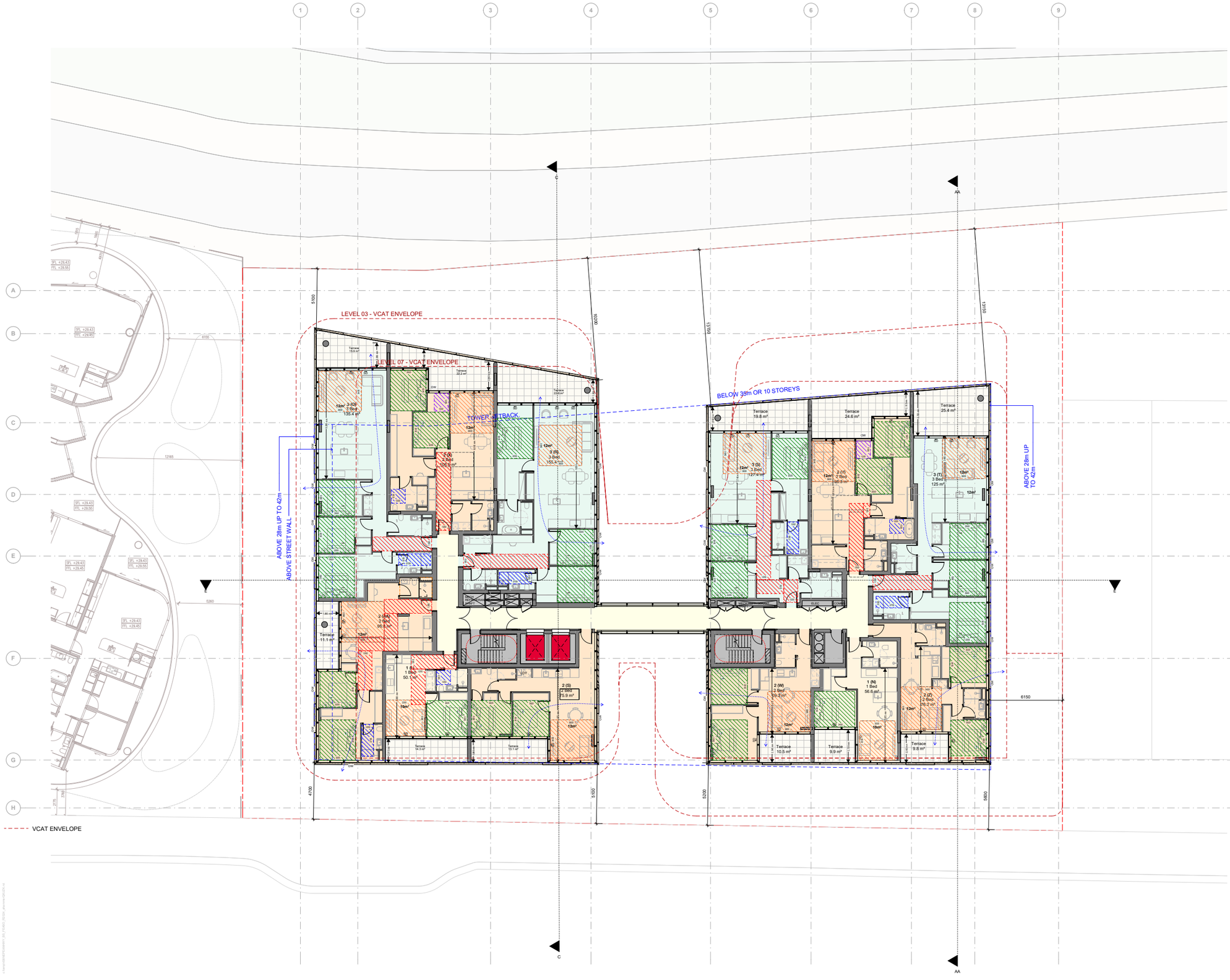
Phase
TOWNPLANNING

Status
DRAFT

Scale
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Drawing no.
TP03.07

Revision
2



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Client
Pace

Plan Legend:

OW Operable Window

SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Level 08 - 09

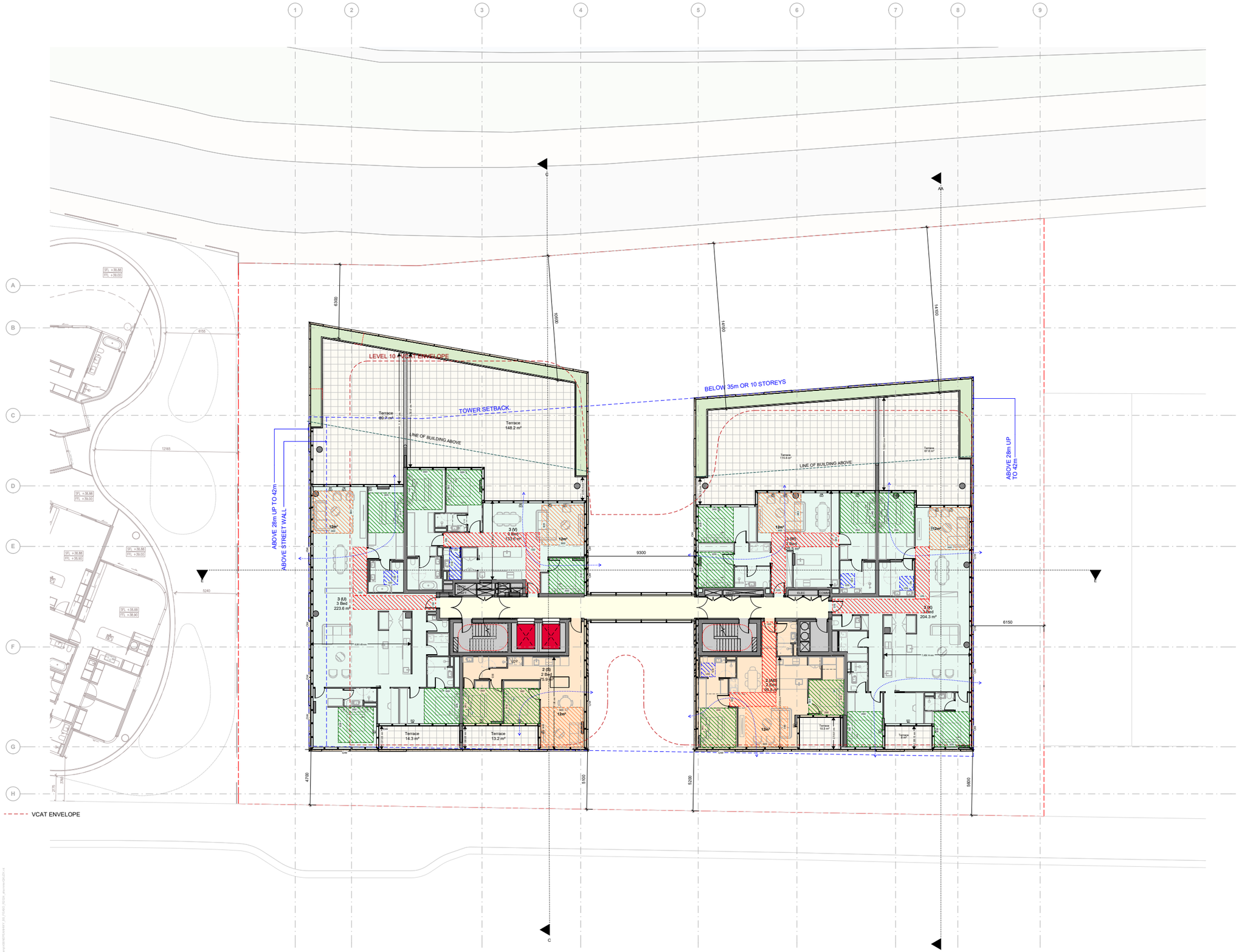
Phase
TOWNPLANNING

Status
DRAFT

Scale
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Drawing no.
TP03.09

Revision
2



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Client
Pace

Plan Legend:

OW Operable Window
SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

2 08/04/2025 TP Issue
1 01/04/2025 Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Level 10

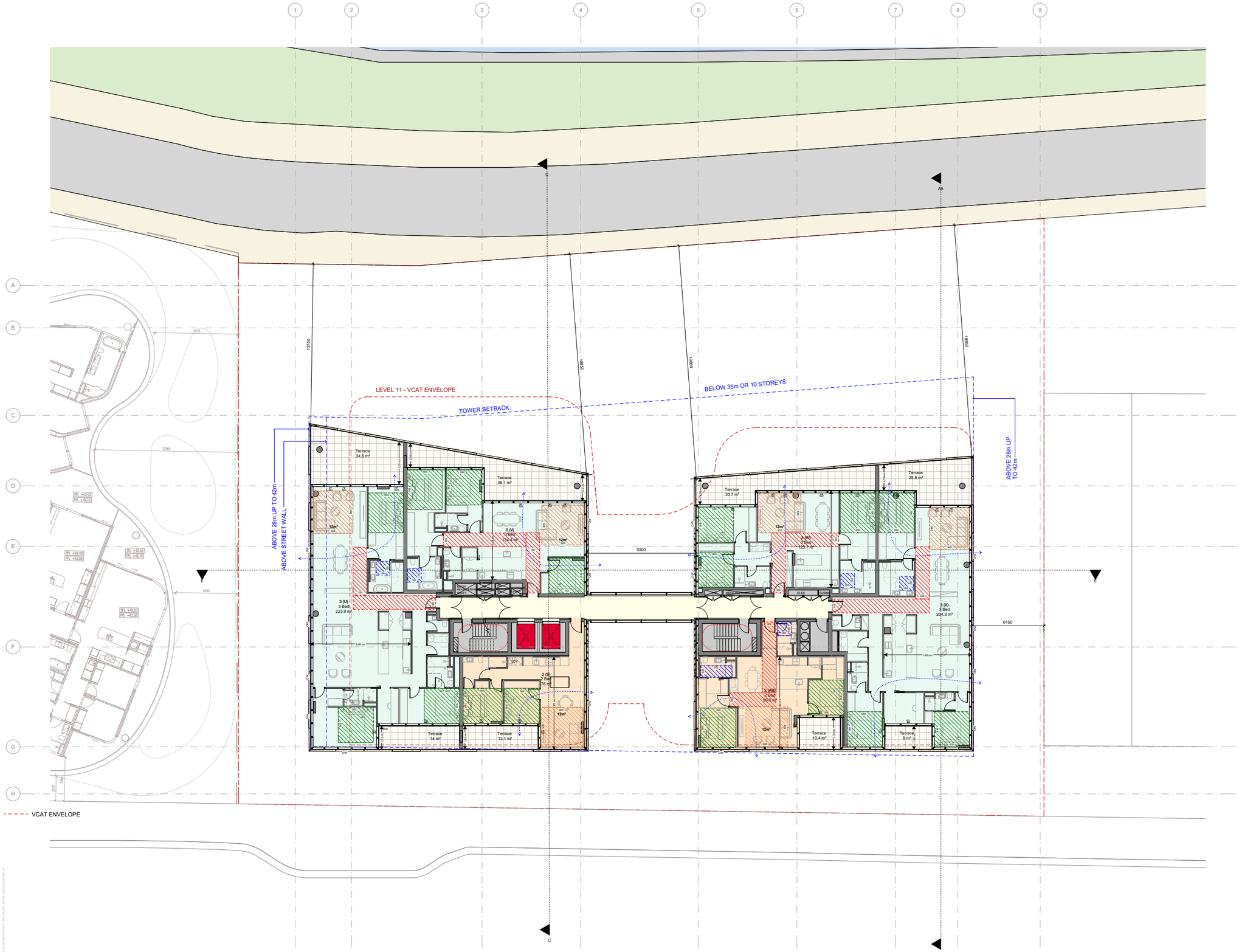
Phase
TOWNPLANNING

Status
DRAFT

Scale
1 : 100 @ A0

Drawing no.
TP03.10

Revision
2



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Client
Pace

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Level 11 Penthouse

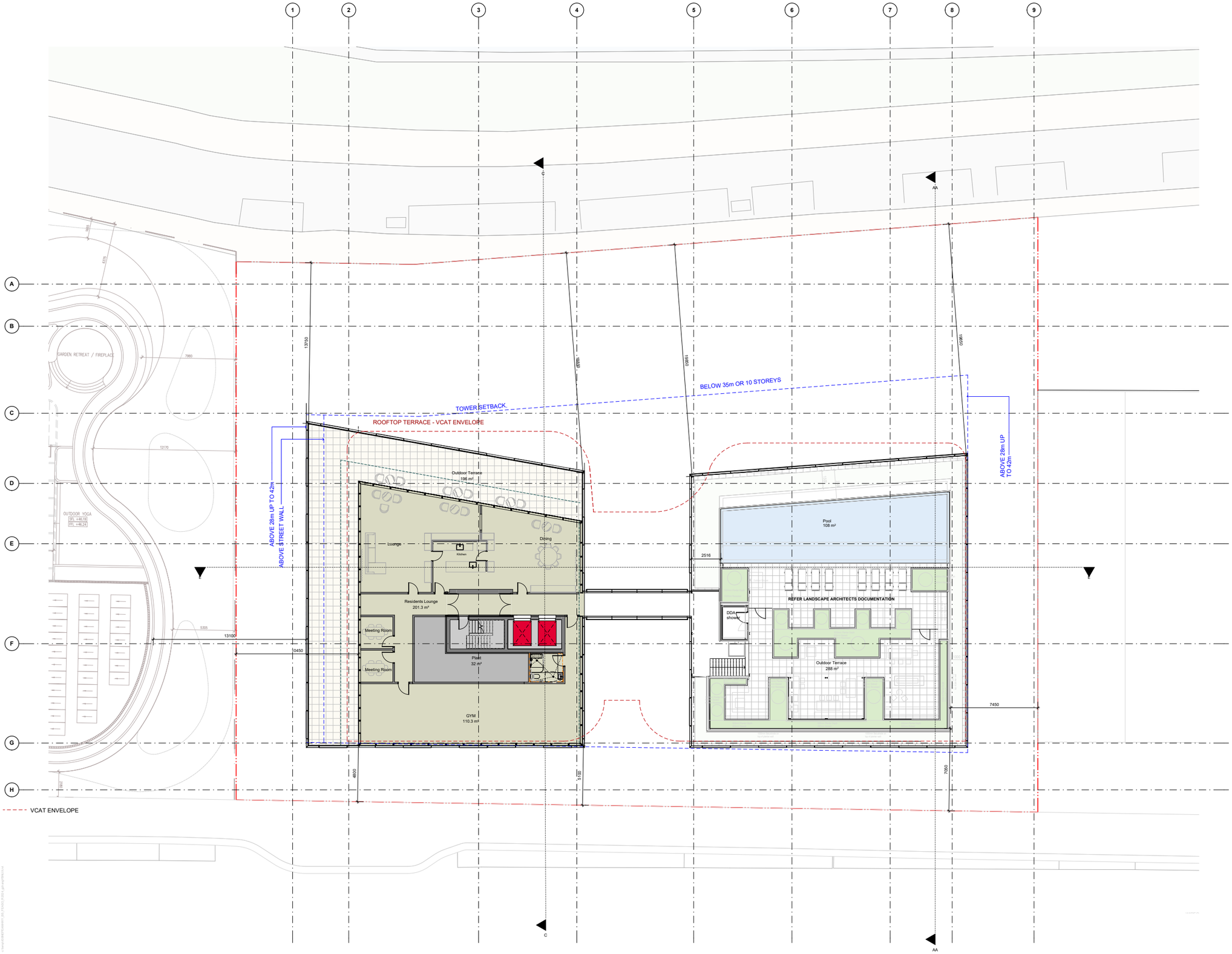
Phase
TOWNPLANNING

Status
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Scale
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Drawing no.
TP03.11

Revision
2



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Client
Pace

Plan Legend:

OW Operable Window
SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by:

Rev	Date	Description
3	10/04/2025	TP Issue
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Level 12 Amenity

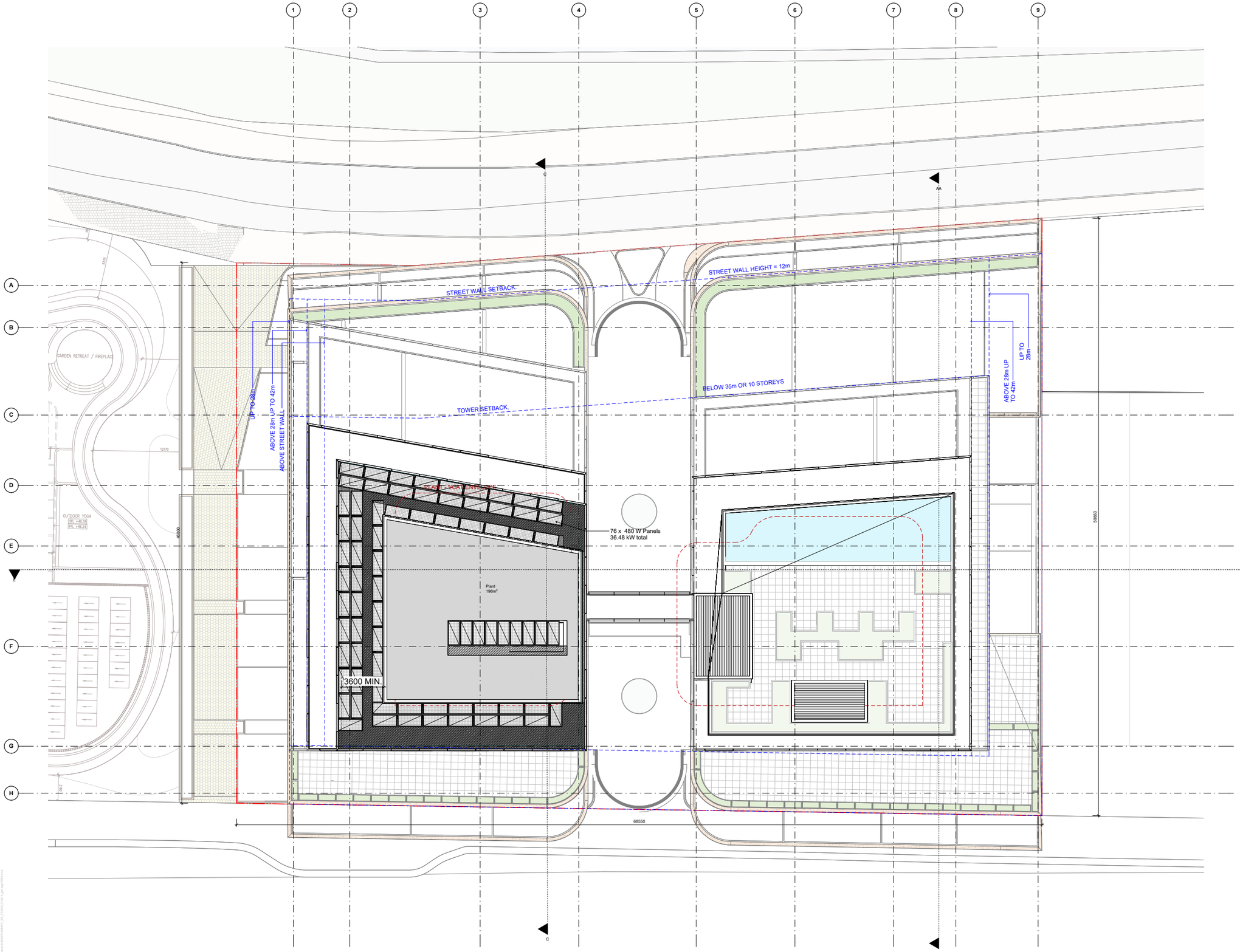
Phase
TOWNPLANNING

Status
DRAFT

Scale
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Drawing no.
TP03.12

Revision
3



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Print in Colour.

Client
Pace

Plan Legend:

OW Operable Window
SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Level 13 Plant

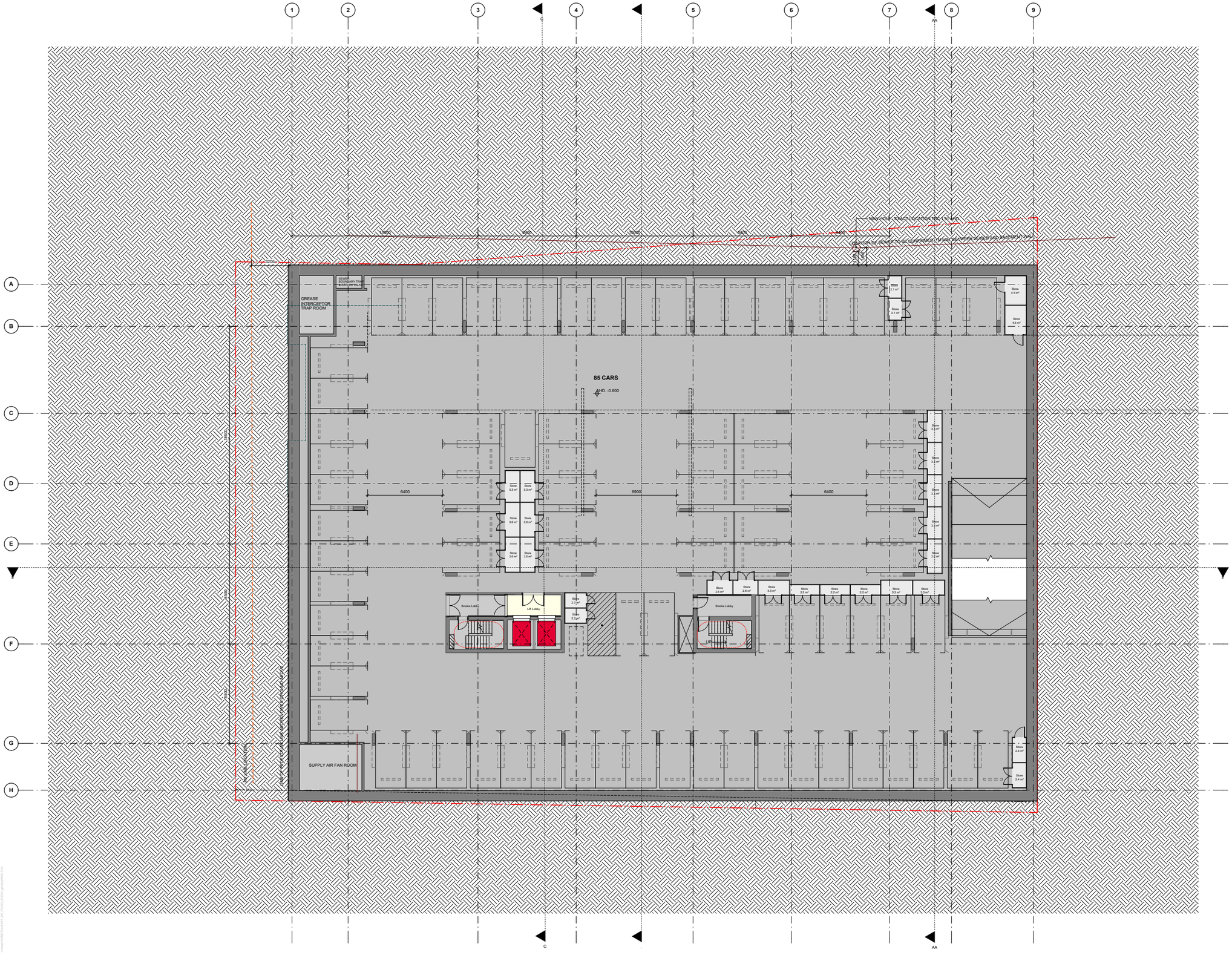
Phase
TOWNPLANNING

Status
DRAFT

Scale
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Drawing no.
TP03.13

Revision
2


1
2
3
C
4
5
6
7
AA
8
9
A
B
C
D
E
F
G
H
12000
6900
6400
6900
6400
MAX HEIGHT - EXACT LOCATION TBC - 11.1m AHD
LOCATION OF BOUNDARY TO BE CONFIRMED - (TO MAY BE WITHIN BUILDING AND BASEMENT ZONE)
GREASE INTERCEPTOR TRAP ROOM
85 CARS
AHD. -0.600
SUPPLY AIR FAN ROOM
Smoke Lobby
Lift Lobby
Store
Wash 2.1 m²
Store 4.5 m²
Store 3.3 m²
Store 3.6 m²
Store 2.7 m²
Store 2.6 m²
Store 2.2 m²
Store 2.4 m²
Fire Hydrant Booster
Fire Hydrant Booster
Fire Hydrant Booster



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Do not scale drawings.

Print in Colour.

Client
Pace

Plan Legend:

OW Operable Window
SD Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by:

Rev	Date	Description
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
General Arrangement Plan
Basement 02

Phase
TOWNPLANNING

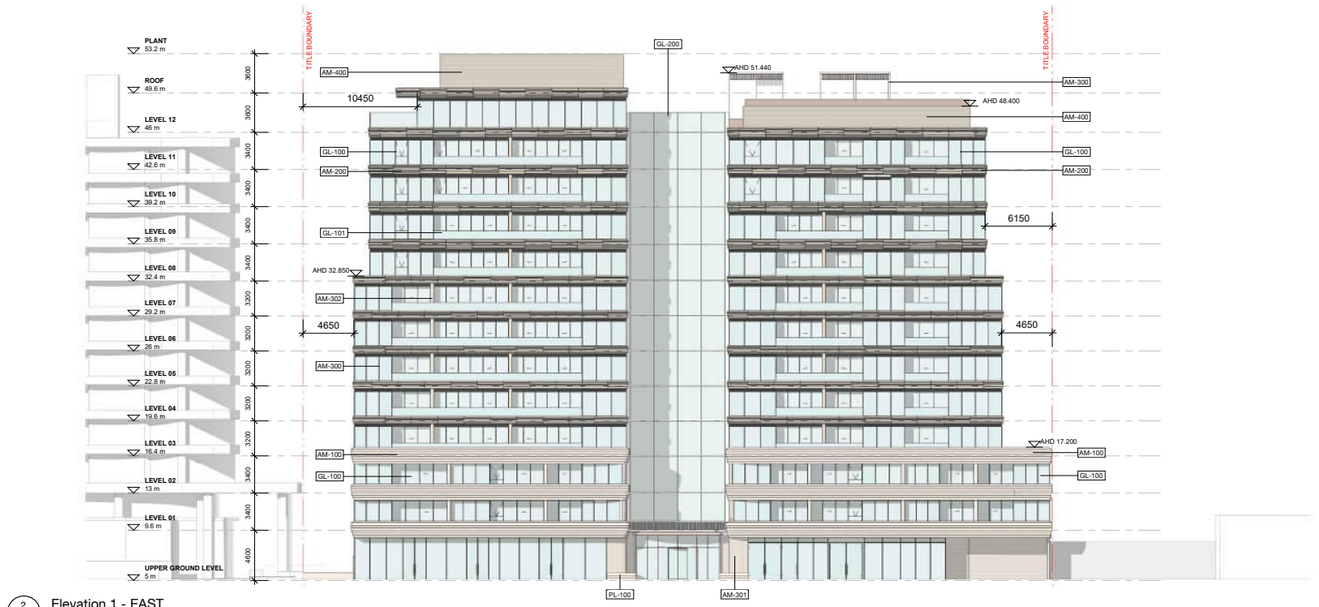
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Scale
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Drawing no.
TP03.B2

Revision
2

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2 Elevation 1 - EAST
1 : 250



1 Elevation 1 WEST
1 : 250

c:\temp\438NEPEAN HWY_05_FEADQ_R2024_gmaxyl9N.rvt

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Client
Pace

LEGEND

AM-100	Masonry like cladding in warm tone and textured finish
AM-200	Metal cladding in light warm tone and textured finish
AM-300	Dark bronze metal in metallic finish
AM-301	Profiled medium bronze metal in metallic finish
AM-302	Medium bronze metal in metallic finish
AM-400	Metal louvre in light warm tone to match AM-200
AM-401	Medium bronze metal louvre to match AM-302
GL-100	Clear Vision Glazing
GL-101	Balustrade Glazing to match GL-100
GL-200	Clear Vision Glazing
PL-100	Planter to Match AM-100
PA-100	Textured render finish with expressed vertical lines, warm tone to match AM-100

Operable Window

Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
3	10/04/2025	TP Issue
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
External Elevations
East/West Elevation

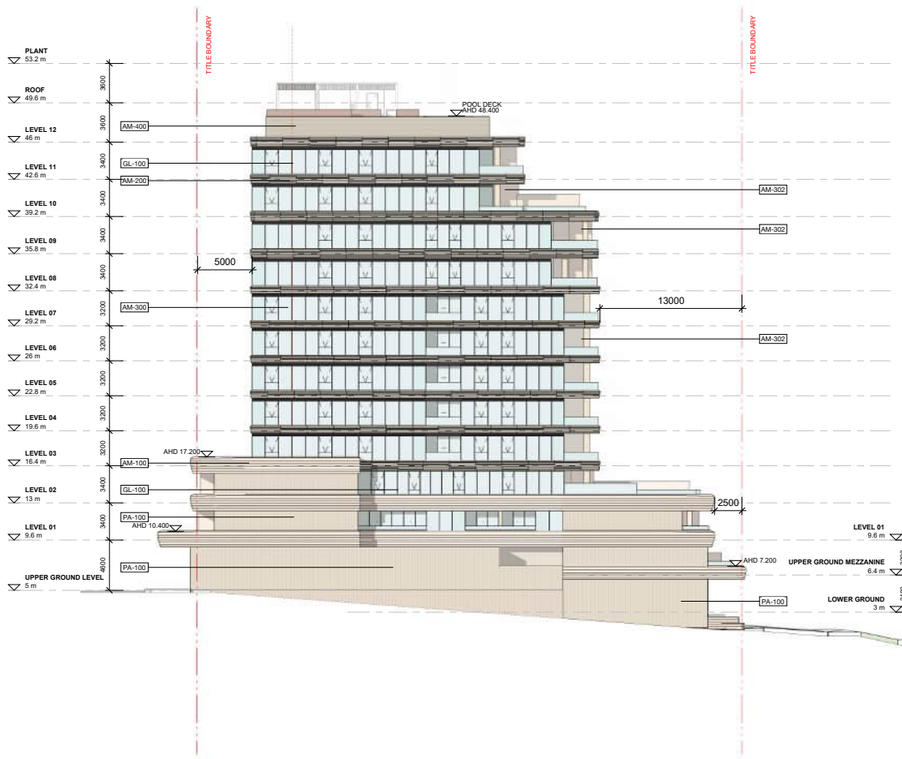
Phase
TOWNPLANNING

Status
DRAFT

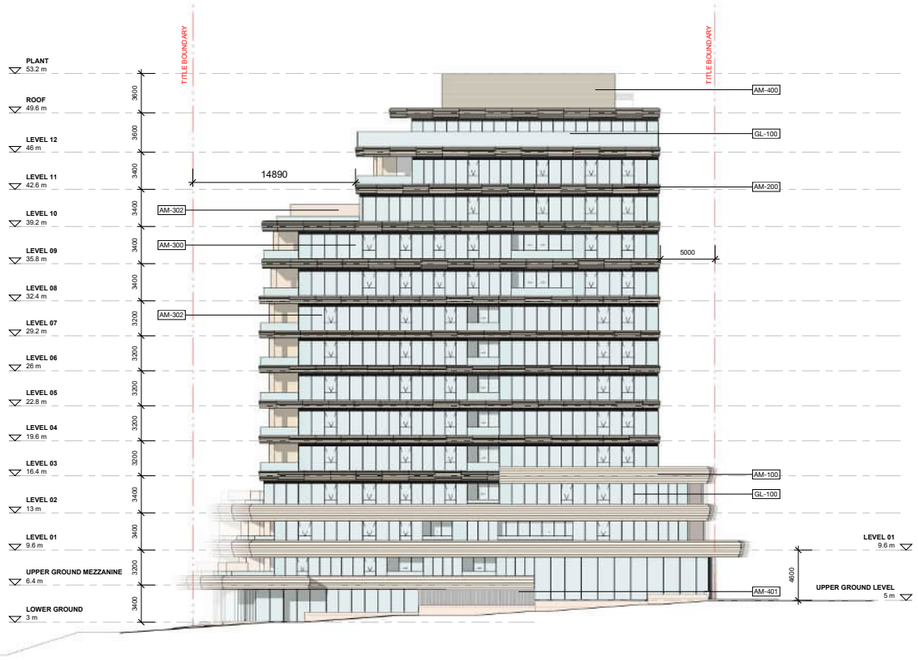
Scale
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Drawing no.
TP09.00

Revision
3



2 North Elevation
1 : 250



1 South Elevation
1 : 250

c:\temp\a53NEPEANHWY_R5_FE403_R2024_gdrwg1SNaZX.rvt

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Client
Pace

LEGEND

AM-100	Masonry like cladding in warm tone and textured finish
AM-200	Metal cladding in light warm tone and textured finish
AM-300	Dark bronze metal in metallic finish
AM-301	Profiled medium bronze metal in metallic finish
AM-302	Medium bronze metal in metallic finish
AM-400	Metal louvre in light warm tone to match AM-200
AM-401	Medium bronze metal louvre to match AM-302
GL-100	Clear Vision Glazing
GL-101	Balustrade Glazing to match GL-100
GL-200	Clear Vision Glazing
PL-100	Planter to Match AM-100
PA-100	Textured render finish with expressed vertical lines, warm tone to match AM-100

Operable Window

Sliding Door

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
3	10/04/2025	TP Issue
2	08/04/2025	TP Issue
1	01/04/2025	Issue for Information

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
External Elevations
North/South Elevation

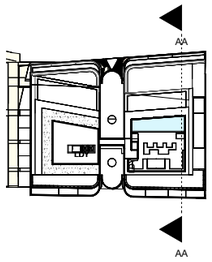
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Status
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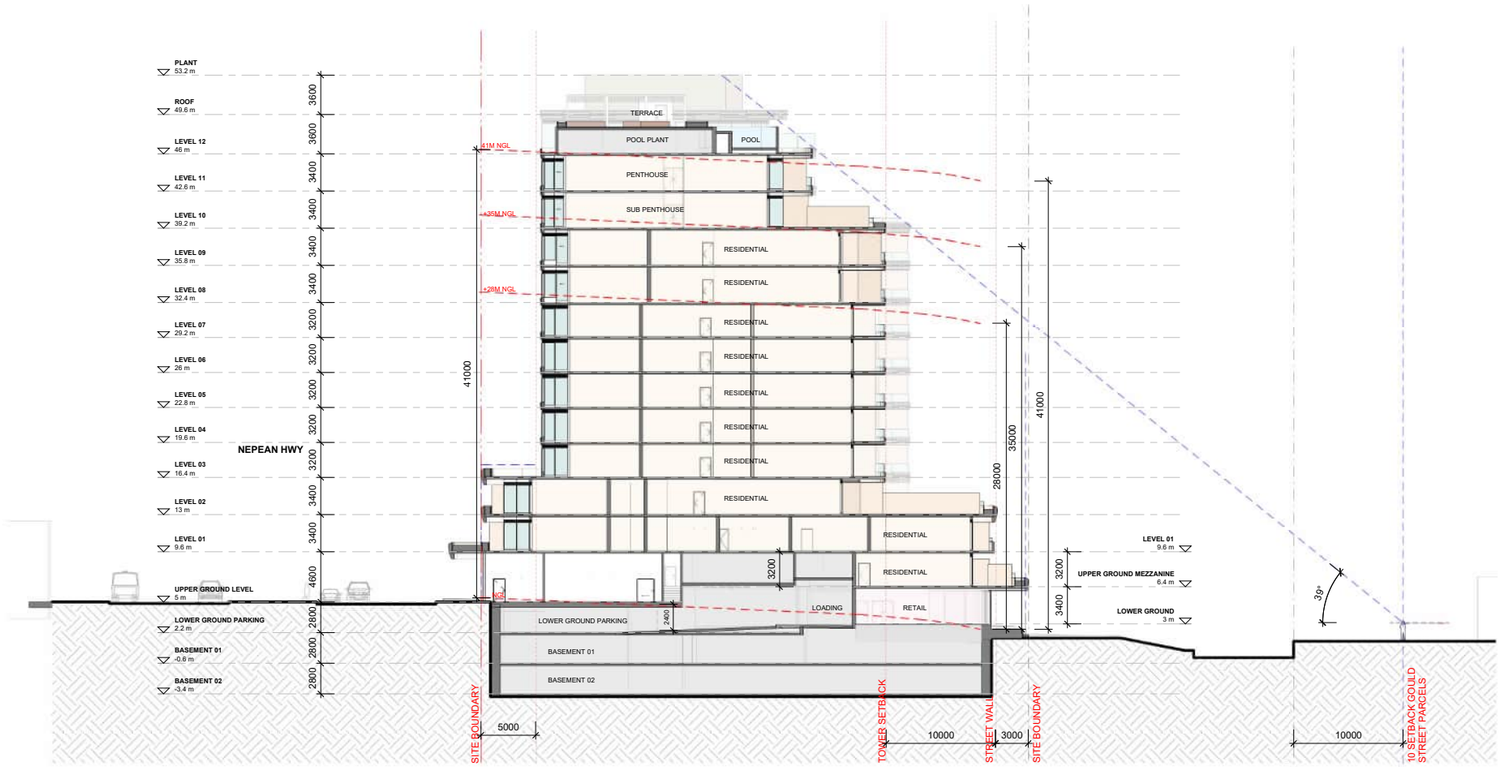
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Drawing no.
TP09.01

Revision
3



DDO14 VIEW LINE



AA East West Section 1
1 : 250

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Bates Smart Architects Pty Ltd
ABN 68 094 740 986

NSW Nominated Responsible Architects
Kellie Payne 6454. Philip Vivian 6696. Guy Lake 7119. Matt Allen 8498.

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Client
Pace

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

2 10/04/2025 TP Issue
1 08/04/2025 TP Issue

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
Building Sections
Section A

Phase
TOWNPLANNING

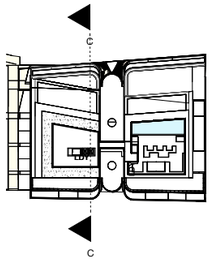
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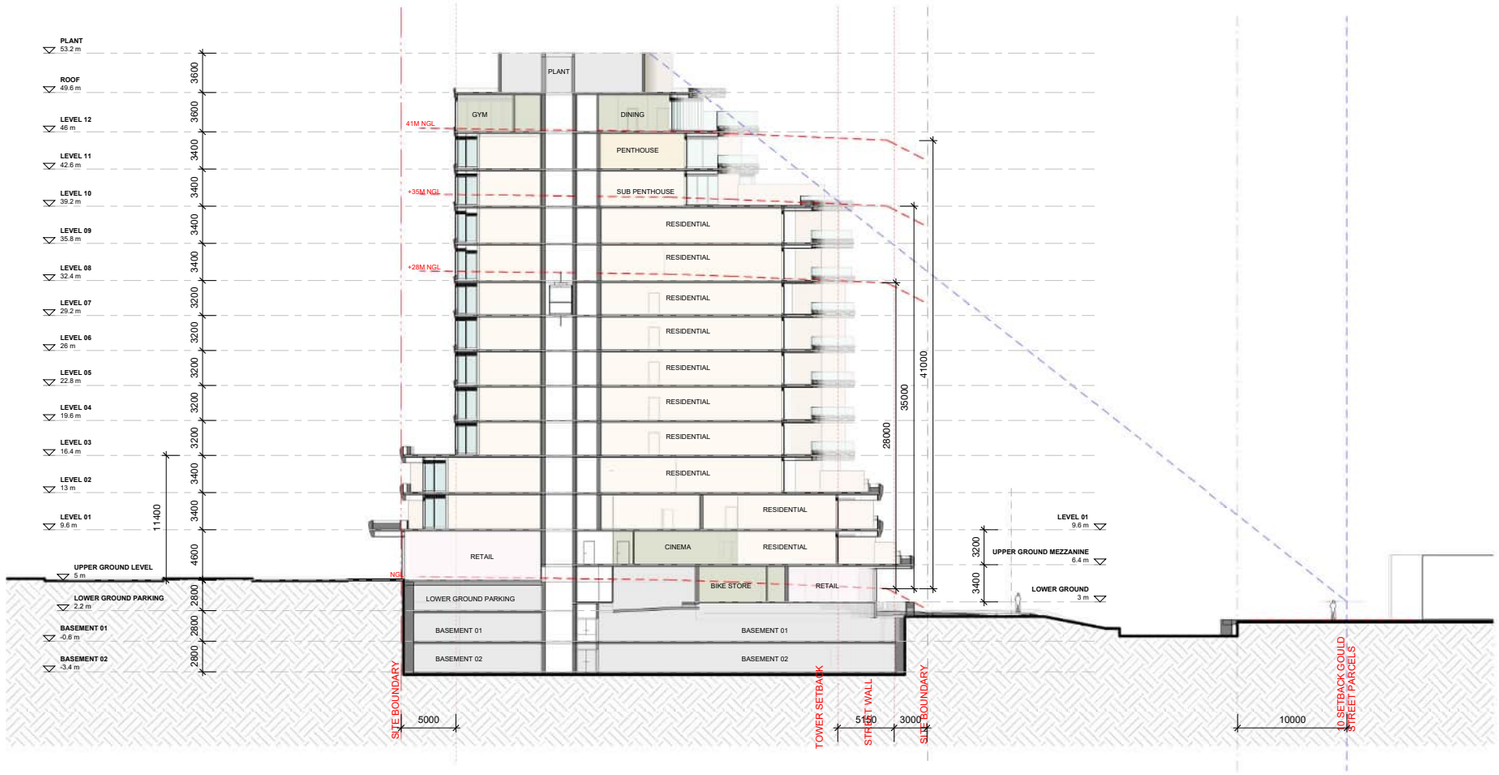
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Revision
2

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DDO14 VIEW LINE



C East West Section 2
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Client
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Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
2	10/04/2025	TP Issue
1	08/04/2025	TP Issue

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
Building Sections
Section C

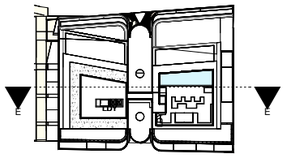
Phase
TOWNPLANNING

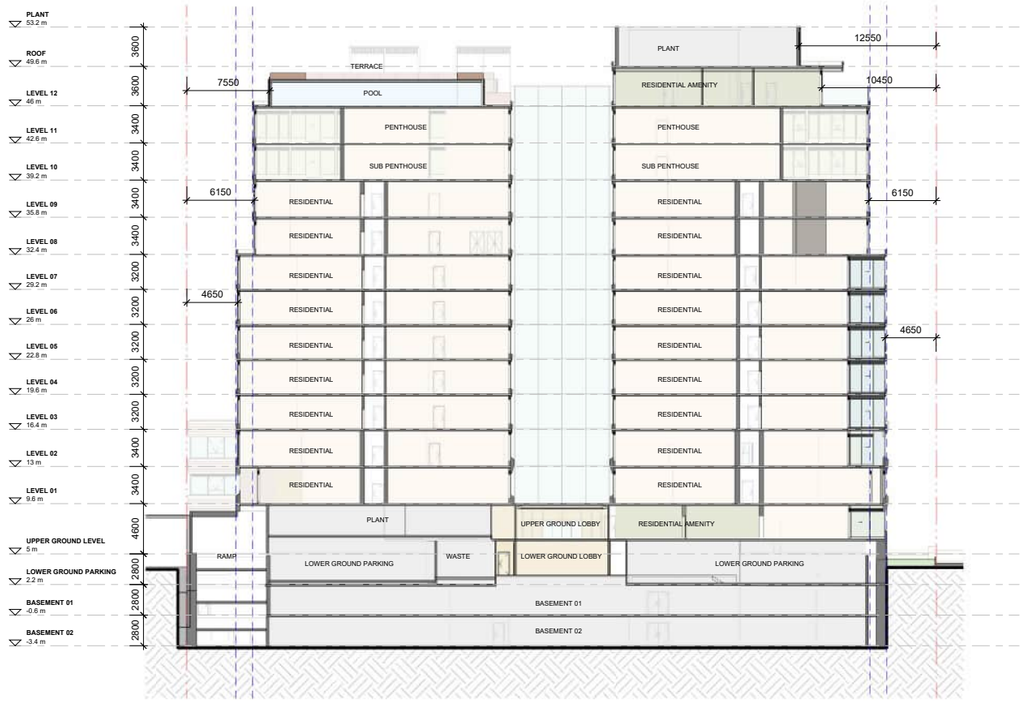
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As indicated @ A1

Drawing no.
TP10.01

Revision
2





E North South Section
1 : 250

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Print in Colour.

Client
Pace

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
2	10/04/2025	TP Issue
1	08/04/2025	TP Issue

Project Title
PACE FRANKSTON
First Nations Country

Project Address
438-444 NEPEAN HWY
FRANKSTON

Project No.
M12870

Drawing Title
Building Sections
Section E

Phase
TOWNPLANNING

Status
DRAFT

Scale
As indicated @ A1

Drawing no.
TP10.02

Revision
2

c:\temp\436DEFRANKWI_BS_FE403_R2024_gbmwg1BNG3.rvt

3.14 Materiality
External Materials and Finishes



PL/AM-100 Masonry like cladding in warm tone and textured finish

AM-200 Metal cladding in a light warm tone and textured finish



AM-300 Dark bronze metal in a metallic finish



AM-301 Profiled medium bronze metal in a metallic finish



AM-302 Medium bronze metal in a metallic finish



GL-100/101 Vision and balustrade glazing



GL-200 Clear vision glazing



AM-400 Metal louvre in a light warm tone and texture finish to match AM-200



AM-401 Medium bronze metal louvre to match AM-302



PA-100 Textured render finish with expressed vertical lines in a warm tone to match AM-100

3.15 Renders



Artist Impression

3.15 Renders



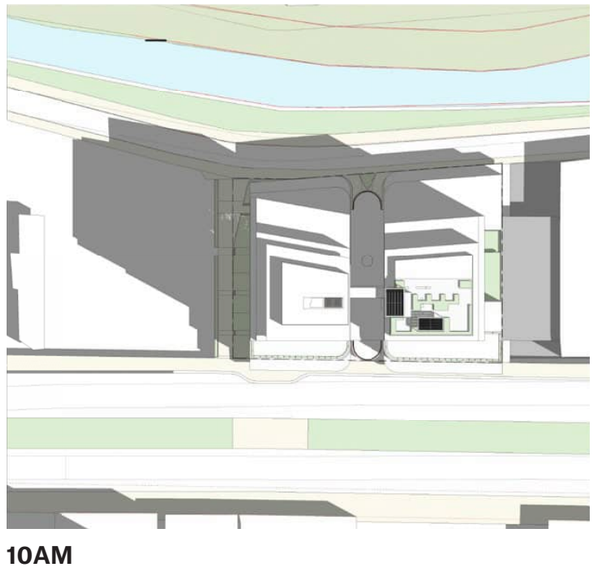
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3.15 Renders

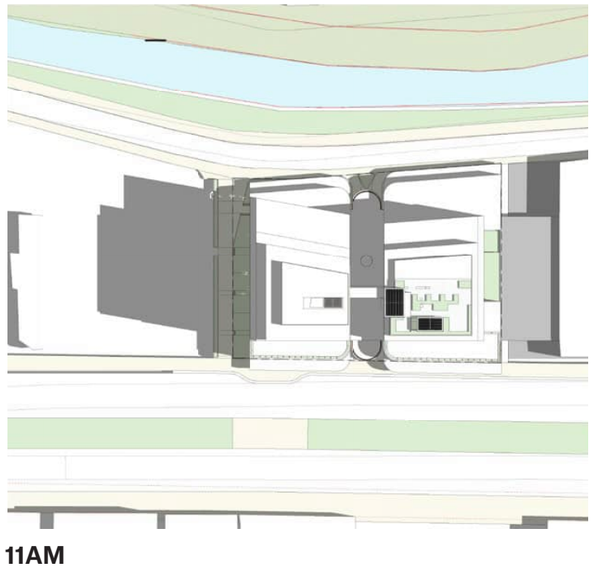


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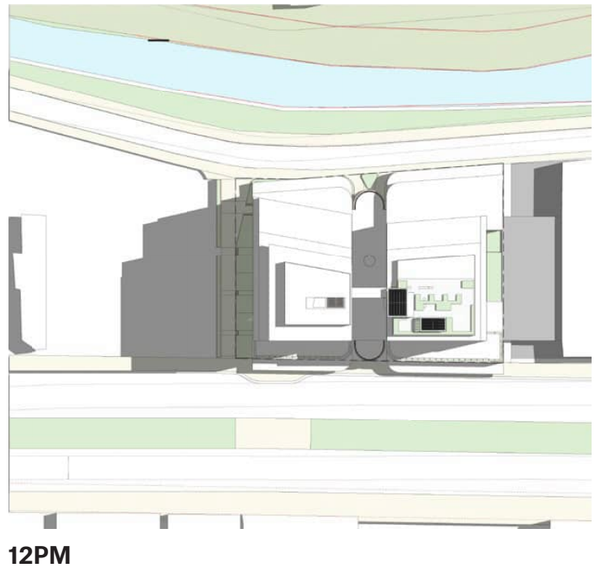
Shadow Study
September 22nd 10AM-2PM



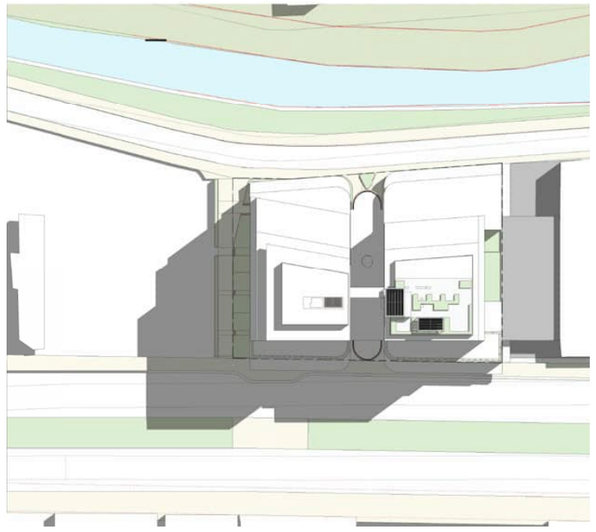
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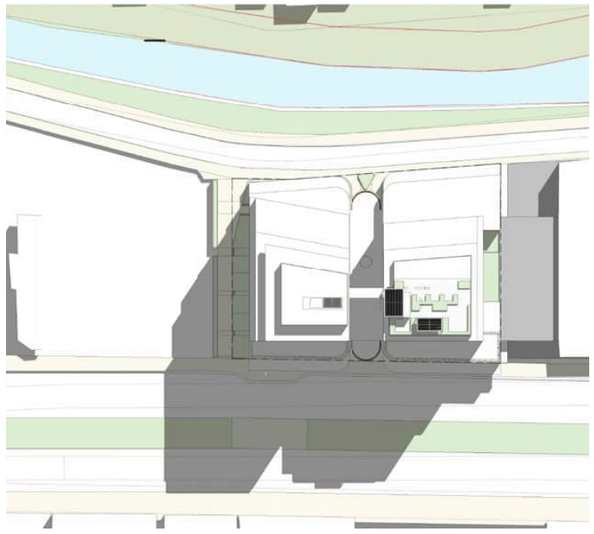
11AM



12PM



1PM



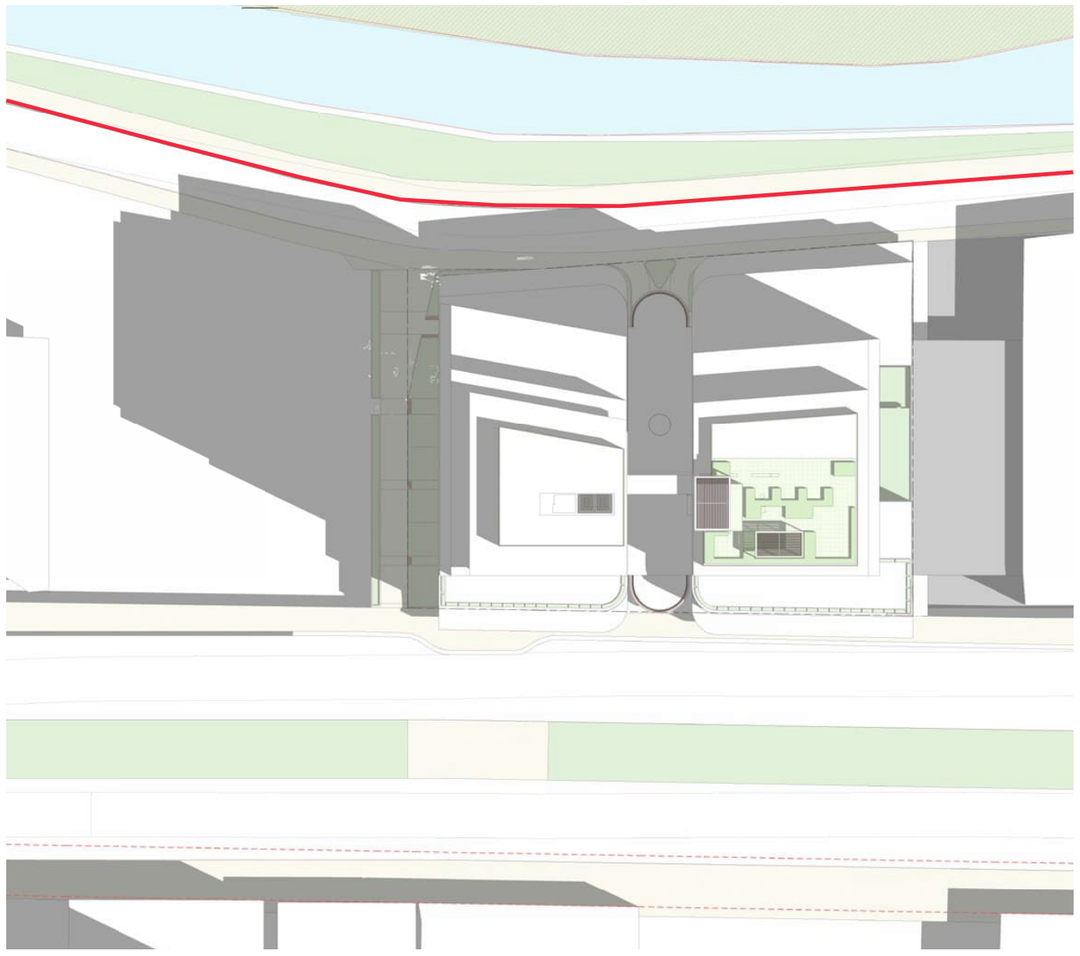
2PM

Detailed Shadow Study
Kananook Creek

Minimal overshadowing of the current Kananook Creek footpath for 10 minutes



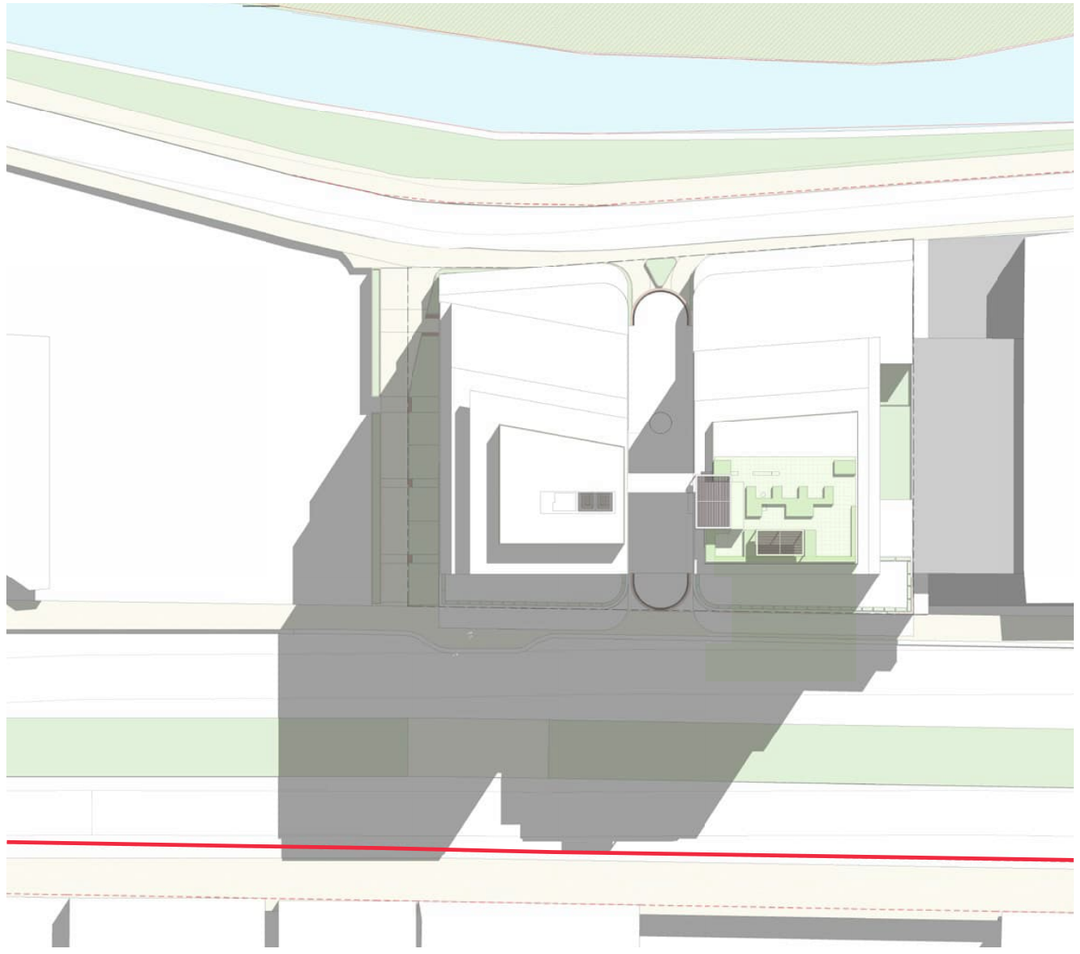
10:00 AM
22 SEPTEMBER



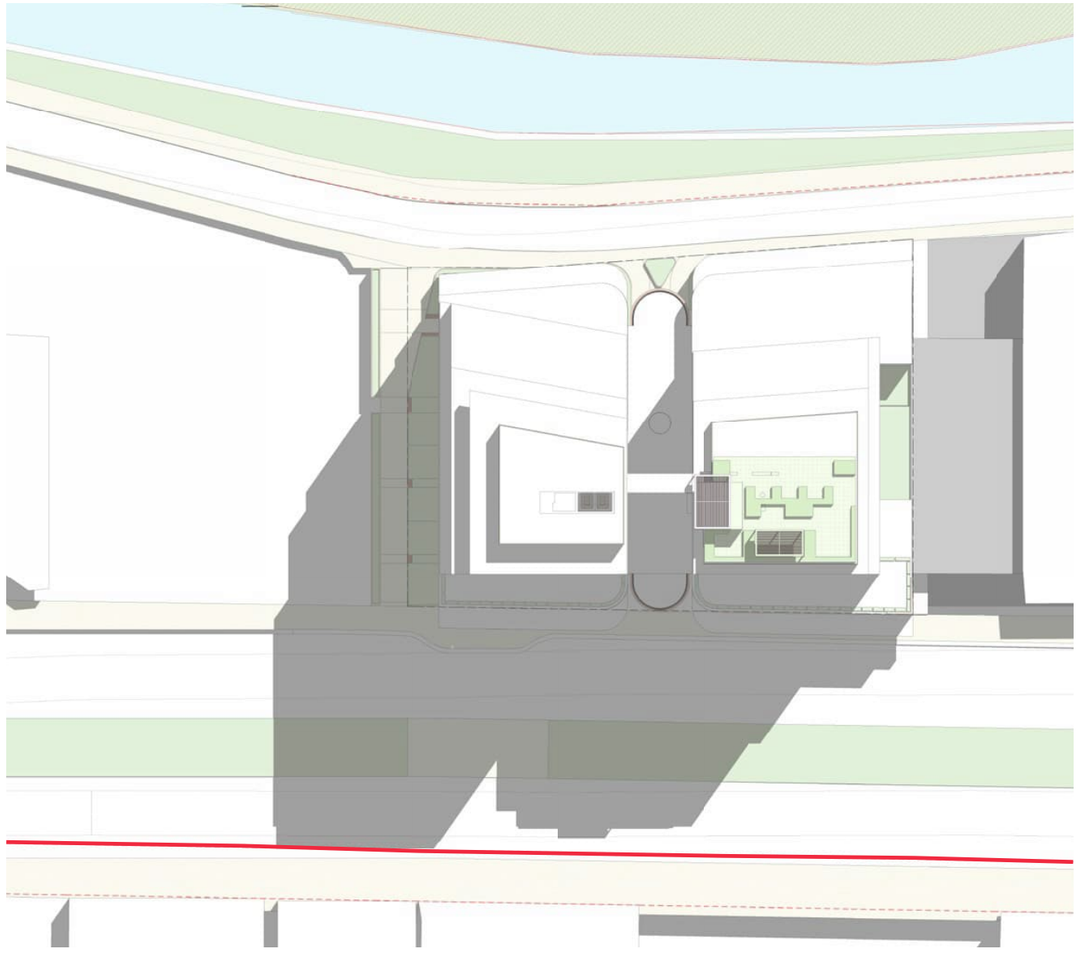
10:10 AM
22 SEPTEMBER

Detailed Shadow Study
Nepean Highway

Minimal overshadowing of the future eastern Nepean Hwy footpath for 6 minutes



2:00 PM
22 SEPTEMBER



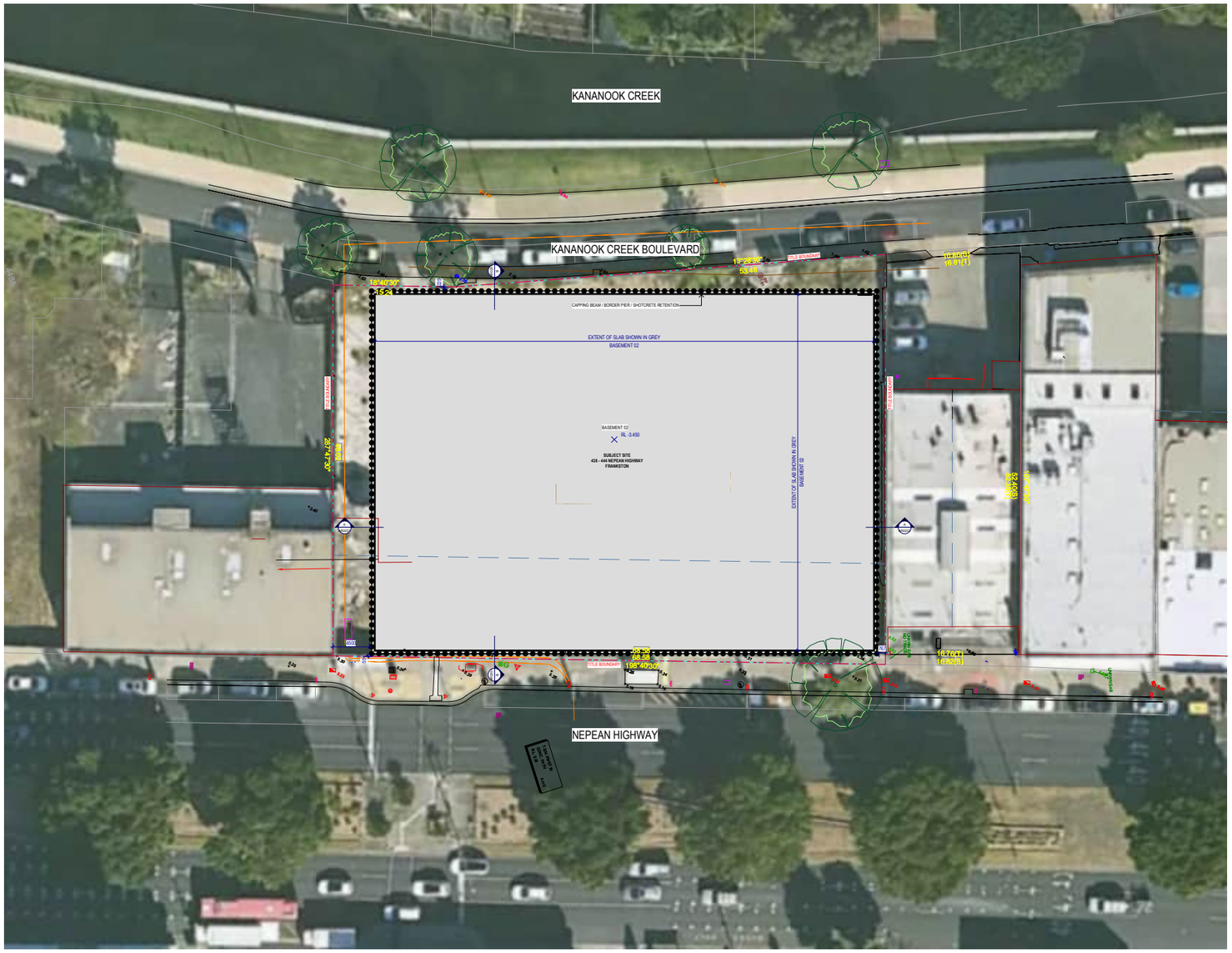
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22 SEPTEMBER

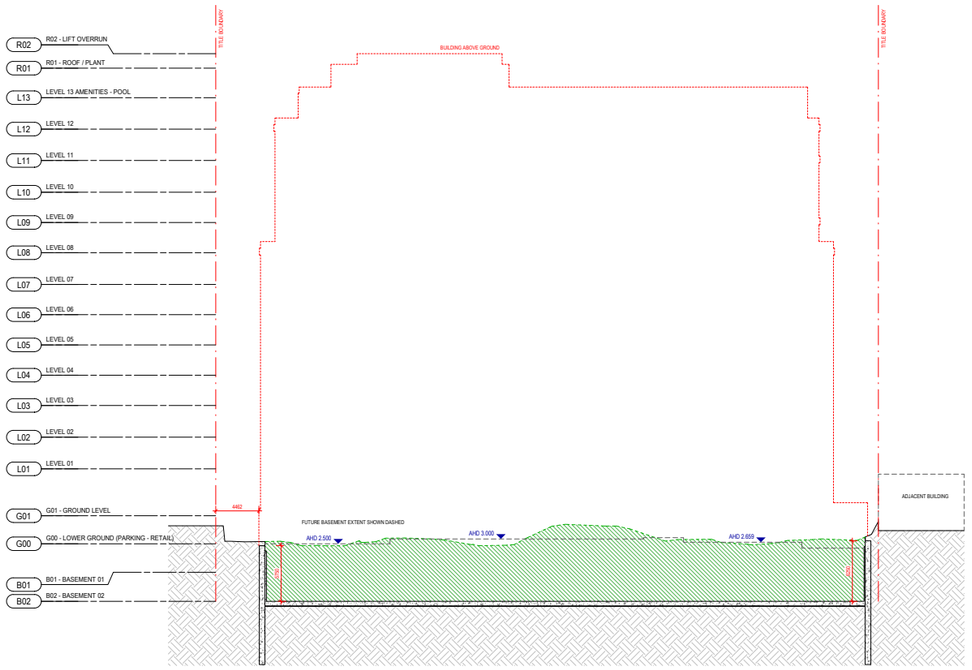
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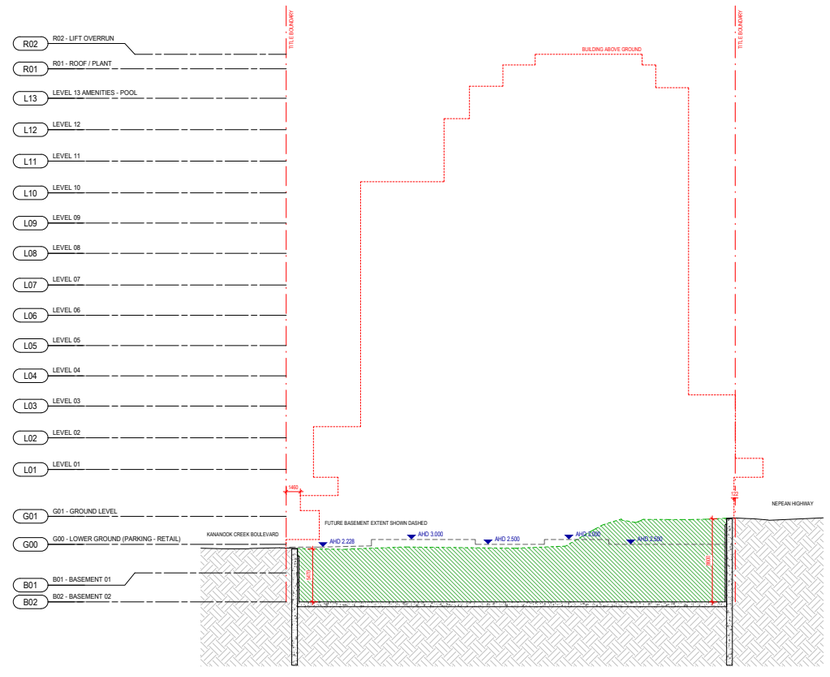
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REV.	DESCRIPTION	DATE
A	EARLY WORK ENDORSEMENT	16/06/2025


KANANOOK CREEK
KANANOOK CREEK BOULEVARD
NEPEAN HIGHWAY
CAPPING BEAM / BORDER PIER / SHOTCRETE RETENTION
EXTENT OF SLAB SHOWN IN GREY
BASEMENT 02
BASEMENT 02
RL -3.450
SUBJECT SITE
438 - 444 NEPEAN HIGHWAY
FRANKSTON
EXTENT OF SLAB SHOWN IN GREY
BASEMENT 02
TITLE BOUNDARY
TITLE BOUNDARY
TITLE BOUNDARY
TITLE BOUNDARY
53.48
16.91(1)
16°40'30"
195°40'30"
66.58
66.58
16.91(1)
16°40'30"
195°40'30"
53.48
16°40'30"
195°40'30"



A EARLY WORKS - SECTION A
1 : 200



B EARLY WORKS - SECTION B
1 : 200

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REV.	DESCRIPTION	DATE
A	EARLY WORK ENDORSEMENT	16/06/2025

LEGEND

SOIL TO BE REMOVED

PROJECT ADDRESS:
438-444 NEPEAN HWY
FRANKSTON

PHASE STATUS:
CONSTRUCTION DOCUMENTATION

SHEET NAME:
EARLY WORKS SECTIONS

SIZE CHECK	DRAWN BY	SECTOR
25mm	Author	-

P A C E
LEVEL 2 - 10 STEPHENSON STREET
CREMORNE VIC 3121
1300 722 334

SCALE @ A3	PROJECT NO.	ISSUE DATE
As indicated	3199	16/06/2025

DRAWING NO.
AR0251

REVISION
A

Executive Summary

11.2 Planning Scheme Amendment C156fran - (Environmental Amendment) - Consider Planning Panel Report

Enquiries: (Brooke Whatmough: Communities)

Council Plan

Level 1:	Natural Environment
Level 2:	Enhance, protect and regenerate indigenous vegetation and biodiversity within Councils reserves to improve ecosystem resilience

Purpose

For Council to consider the Planning Panel Report for Planning Scheme Amendment C156fran, which seeks to incorporate the key directions of the *Urban Forest Action Plan 2020-2040, Biodiversity Action Plan 2021-2036, Integrated Water Action Plan 2016-2026* and the *Climate Change Strategy 2023-2030* into the Frankston Planning Scheme and submit the Amendment to the Minister for Planning for approval.

Recommendation (Director Communities)

That Council:

1. Receives and considers the Panel Report for Planning Scheme Amendment C156fran pursuant to Section 27 of the *Planning and Environment Act 1987;*
2. Adopts Planning Scheme Amendment C156fran pursuant to Section 29 of the *Planning and Environment Act 1987* with changes as set out in Attachment B;
3. Authorises Council officers to submit the adopted Planning Scheme Amendment C156fran to the Minister for Planning for approval pursuant to Section 31 of the *Planning and Environment Act 1987;*
4. Authorises the Director Communities to revise the adopted Planning Scheme Amendment C156fran if changes are sought from the Department of Transport and Planning; and
5. Notes that Council officers will notify all submitters of the decision.

Key Points / Issues

- Planning Scheme Amendment C156fran (the Amendment) seeks to incorporate the key directions of the following four (4) Council adopted strategic plans into the Frankston Planning Scheme (the Scheme):
    1. *Urban Forest Action Plan 2020-2040 (Urban Forest AP)*.
    2. *Biodiversity Action Plan 2021-2036 (Biodiversity AP).*
    3. *Integrated Water Action Plan 2016-2026 (Integrated Water AP)*; and the
    4. *Climate Change Strategy 2023-2030 (Climate Change Strategy).*
- At the 24 March 2025 Council Meeting, Council considered all submissions received during and after the exhibition of the Amendment and resolved to request the Minister for Planning appoint an independent Planning Panel (Panel) to consider the eight (8) submissions received.

11.2 Planning Scheme Amendment C156fran - (Environmental Amendment) - Consider Planning Panel Report

Executive Summary

- A one (1) person Panel was appointed by the Minister for Planning and the Amendment was considered 'on the papers', as no parties requested to be heard.
- Council officers prepared and submitted a written submission on 15 May 2025 to the Panel. As part of this submission, 'Day 1' proposed planning controls recommended changes following the submitters' feedback during the exhibition of the Amendment.
- On 17 June 2025, Council received the *Frankston Planning Scheme Amendment C156fran (Biodiversity Update) Panel Report June 2025* (the Panel Report) (see **Attachment A**).
- The Panel Report found the Amendment was strategically justified and recommended that it be adopted as exhibited, subject to 'Day 1' version of the controls.
- The term 'Day 1' refers to an updated version of the controls prepared by officers for consideration at the start of the Panel process. While this version was not formally exhibited, it incorporates refinements made following exhibition and forms a standard part of the amendment process.
- On 1 July 2025 Council made the Panel Report public by publishing it on its website and emailing a copy to all submitters to the Amendment.
- Pursuant to Section 27 of the *Planning and Environment Act 1987* (the Act), Council must consider the Panel Report prior to deciding on the Amendment and after considering the Panel Report, Council may:
    a) Adopt the Amendment as exhibited; or
    b) Adopt the Amendment with changes; or
    c) Abandon the Amendment.

- The Panel Report recommends that Council:

    'Adopt the exhibited Frankston Planning Scheme Amendment C156fran subject to changes shown in Appendix B that reflect the Day 1 version.'

Financial Impact

There are financial costs required to be paid to the Department of Transport and Planning (DTP) for the approval of the Amendment; however, these costs can be accommodated within the existing budget.

Consultation

1. External Stakeholders

DTP officers were consulted at various stages of this project.

The *Biodiversity AP*, *Urban Forest AP* and *Integrated Water AP and Climate Change Strategy* were each consulted on during their development.

- **Exhibition of Planning Scheme Amendment C156fran**

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

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

2. Other Stakeholders

An internal project working group comprised of members from both the Strategic Planning and the Environmental Policy and Planning teams.

Analysis (Environmental / Economic / Social Implications)
The Amendment will generate positive environmental, social and economic effects by providing increased canopy tree coverage and biodiversity across the municipality.

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

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

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

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

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

Legal

The Amendment has been prepared in accordance with the Act and *Ministerial Direction No.15,* which outlines the timeframes and steps of the Planning Scheme Amendment process.

Pursuant to Section 24 of the Act, a one (1) person planning panel hearing was held to consider all the submissions received to the Amendment.

Policy Impacts

The Amendment has been prepared in accordance with Section 12 of the Act Under Section 12, a planning authority must have regard to:

- *The objectives of planning in Victoria;*
- *The Minister's directions;*

- *The Victorian Planning Provisions; and*
- *The Frankston Planning Scheme.*

The Amendment is consistent with the requirements of Section 12 of the Act.

The Amendment also addresses the DTP publication *Strategic Assessment Guidelines for Planning Scheme Amendments.*

Gender Impact Assessments

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

Officer's Declaration of Interests

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

Risk Mitigation

This report recommends that Council adopt the Amendment as exhibited, subject to the changes shown in the Day 1 version of the controls as per the Panel Report.

Pursuant to Section 27 of the Act, Council must consider the Panel Report prior to deciding on the Amendment and after considering the Panel Report, Council may:

a) Adopt the Amendment as exhibited; or

b) Adopt the Amendment with changes; or

c) Abandon the Amendment.

Conclusion

Planning Scheme Amendment C156fran has been prepared to incorporate the key directions of the *Urban Forest AP, Biodiversity AP, Integrated Water AP* and the *Climate Change Strategy* into the Frankston Planning Scheme. The Panel considered that the Amendment is strategically justified and should be adopted as exhibited, subject to the changes shown in the Day 1 version of controls.

It is recommended that Council adopt the Amendment as per the Panel's recommendations. The Amendment should then be submitted to the Minister for Planning for Approval.

ATTACHMENTS

Attachment A:⇩	Planning Scheme Amendment C156fran (Biodiversity Policy Update) Panel Report - June 2025
Attachment B:⇨	Planning Scheme Amendment C156fran - Ordinance *(Under Separate Cover)*
Attachment C:⇨	Planning Scheme Amendment C156fran - Ordinance - Tracked Changes *(Under Separate Cover)*

11.2 Planning Scheme Amendment C156fran - (Environmental Amendment) - Consider Planning Panel Report

Officers' Assessment

Background

Council have adopted the *Urban Forest Action Plan,* the *Integrated Water Action Plan*, the Biodiversity *Action Plan*, and the *Climate Change Strategy*, which include actions to implement the strategic plans into the Scheme.

The implementation of the action plans and the strategy ensures that these documents are given full effect by becoming policy in the Scheme.

The Amendment has progressed through the following stages:

Stage 01: Council authorised officers to submit the Amendment to the Minister for Planning to seek authorisation on 11 September 2023. The Minister for Planning authorised the Amendment on 26 June 2023.

Stage 02: The Amendment was formally exhibited from 18 July to 20 August 2024. A total of eight (8) written submissions were received.

Stage 03: Council considered the written submissions at its 24 March 2025 meeting and referred all submissions to a Panel.

Stage 04: The Minister for Planning appointed a one (1) person Panel on 27 March 2025. The Panel Member determined that the Amendment should be considered 'on the papers' rather than hold a panel hearing, as there were no requests to be heard from Submitters. Council officers prepared a written submission and 'Day 1' propose controls for the Panel's consideration, which was submitted on 15 May 2025.

Stage 05: Council officers received the Panel Report on 17 June 2025, recommending approval of the Amendment as exhibited, subject to the 'Day 1' version of controls. **(Current Stage 5, as detailed in Figure 01 below.)**

Stage 06: If Council resolve to adopt the Amendment, Council officers will prepare the final documents and submit these to the Minister for Planning for approval. Approval timeframes for the Amendment cannot be confirmed and are subject to processes undertaken by the DTP.



Figure 01: *Steps in the Planning Scheme Amendment Process*

Officers' Assessment

- **Planning Scheme Amendment C156fran**

The Amendment proposes to incorporate the key directions of the following four (4) adopted strategic plans into the Scheme:

1. Urban Forest Action Plan;
2. Biodiversity Action Plan;
3. Integrated Water Action Plan; and
4. Climate Change Strategy.

Specifically, the Amendment proposed to make the following changes to the Scheme:

1. In Purpose and Vision – replace Clause 02.03-2 with a new Clause 02.03-2 in the form of the attached document.
2. In Purpose and Vision – replace Clause 02.02-3 with a new Clause 02.03-3 in the form of the attached document.
3. In Purpose and Vision – replace Clause 02.03-5 with a new Clause 02.03-5 in the form of the attached document,
4. In Purpose and Vision – replace Clause 02.03-8 with a new Clause 02.03-8 in the form of the attached document,
5. In Purpose and Vision – replace Clause 02.03-9 with a new Clause 02.03-9 in the form of the attached document.
6. In Planning Policy Framework - replace Clause 12.01-1L with a new Clause 12.01-1L in the form of the attached document.
7. In Planning Policy Framework – replace Clause 12.05-2L with a new Clause 12.05-2L-01 in the form of the attached document.
8. In Planning Policy Framework – insert a new Clause 12.05-2L-02 in the form of the attached document.
9. In Planning Policy Framework – replace Clause 15.01-1L-02 with new Clause 15.01-1L-02 in the form of the attached document.
10. In Planning Policy Framework – insert a new Clause 19.03-3L in the form of the attached document.
11. In Operational Provisions –Clause 72.08, replace Schedule with a new Schedule in the form of the attached document.

Officers' Assessment

Issues and Discussion

On 17 June 2025, Council received the Panel Report. The Panel supported the Amendment, finding that it is well-founded and strategically justified, and expected to have positive environmental, social and economic outcomes.

Council officers sought to address submissions received and, as a result, have made changes to the Amendment, providing a 'Day 1' version of the proposed planning controls.

The term 'Day 1' refers to an updated version of the controls prepared by officers for consideration at the start of the Panel process. While this version was not formally exhibited, it incorporates refinements made following exhibition and forms a standard part of the amendment process.

With these changes, only one (1) submitter has outstanding concerns with the Amendment, and their submission remains unresolved.

- **The Panel's approach**

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

The Panel considered all written submissions, the amendment documentation and the background materials prior to reaching a conclusion on the Amendment

- **The Panel's discussion**

The suggestions made by the submitters encompass a broader range of scientific studies and strategies. The Panel considered the Amendment provides appropriate updates to the Scheme on the basis of the background documents. The Amendment process has been undertaken in accordance with the *Planning and Environment Act 1987* and the inclusion of the background documents at Clause 74.02 rather than within the Municipal Planning Strategy is in accordance with the *Practitioners Guide to Victora Planning Schemes*.

- **Panel Report Recommendations**

The Panel recommended that Planning Scheme Amendment C156fran be adopted as exhibited, including the changes made by officers as shown in the 'Day 1' version of the proposed planning controls.

Options Available including Financial Implications

There are financial costs required to be paid to the DTP for the approval of the Amendment, however, these costs can be accommodated within existing budgets.

Planning Panels Victoria

Frankston Planning Scheme Amendment C156fran
Biodiversity Policy Update

Panel Report

Planning and Environment Act 1987

17 June 2025

VICTORIA State Government

How will this report be used?

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

The planning authority must consider this report before deciding whether to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

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

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

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

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

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Frankston Planning Scheme Amendment C156fran

Biodiversity Policy Update

17 June 2025

Annabel Paul

Annabel Paul, Chair

Planning
Panels
Victoria

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Planning Panels Victoria

Glossary and abbreviations

Biodiversity AP	Frankston City Biodiversity Action Plan 2021 – 2036
Council	Frankston City Council
CSIRO	Commonwealth Scientific and Industrial Research Organisation
DEECA	Department of Energy, Environment and Climate Action
DELWP	Department of Environment, Land, Water and Planning (former)
DTP	Department of Transport and Planning
FBA	Frankston Beach Association Inc
Integrated Water AP	Frankston City Integrated Water Action Plan 2016 – 2026
MPS	Municipal Planning Strategy
PE Act	*Planning and Environment Act 1987*
PPF	Planning Policy Framework
Urban Forest AP	Frankston City Urban Forest Action Plan 2020 – 2040

Overview

Amendment summary	
The Amendment	Frankston Planning Scheme Amendment C156fran
Common name	Frankston Biodiverity policy update
Brief description	The amendment proposes to implement the Biodiversity Action Plan 2021-2036, Urban Forest Action Plan 2020-2040, Integrated Water Action Plan 2016-2026 and Climate Change Strategy 2023-2030 by updating the Municipal Planning Strategy, Planning Policy Framework and Schedule to Clause 72.08 (Background documents).
Subject land	The Municipality of Frankston
The Proponent	Frankston City Council
Planning Authority	Frankston City Council
Authorisation	26 June 2024 with conditions
Exhibition	18 July to 20 August 2024
Submissions	Number of Submissions: 8 Supported: 4 Supported with changes: 4 Opposed: 1

Panel process	
The Panel	Annabel Paul
Supported by	Laura Agius – Panel Coordinator – Planning Panels Victoria
Directions Hearing	Considered on the papers
Panel Hearing	Considered on the papers
Site inspections	Not conducted
Citation	Frankston PSA C156fran [2025] PPV
Date of this report	17 June 2025

Planning Panels Victoria

Executive summary

Frankston Planning Scheme Amendment C156fran (the Amendment) seeks to implement the key directions from the following documents into the Frankston Planning Scheme:

- Frankston City Integrated Water Action Plan 2016 – 2026 (June 2016) (Integrated Water AP).
- Frankston City Urban Forest Action Plan 2020 – 2040 (June 2020) (Urban Forest AP).
- Frankston City Biodiversity Action Plan 2021 – 2036 (November 2021) (Biodiversity AP).
- Frankston City Climate Change Strategy 2023 – 2030 (April 2023) (Climate Change Strategy).

In particular, the Amendment seeks to update the Municipal Planning Strategy in relation to environmental and landscape values; the coast and foreshore; waterways and wetlands; biodiversity and indigenous vegetation; environmental risks and amenity, including climate change; and environmental sustainability and infrastructure. It also seeks to update clauses of the Planning Policy Framework in relation to the protection of biodiversity; urban forest; urban design and integrated water management.

The Amendment encourages increased canopy tree coverage and protection of biodiversity across the municipality; improved waterway management and health to reduce localised flooding and reliance on water mains; and designing and managing built form and physical infrastructure to better respond to climate change.

Key issues raised in submissions included:

- lack of science-based information in the Municipal Planning Strategy
- updated projections on climate change impacts have not been addressed by the Amendment
- deletion of references to the 'precautionary principle' in addressing climate change
- recommendations for a new strategic direction at Clause 02.02-2 (Environmental Risk and amenity)
- process and community consultation of the Amendment
- the proposed policy changes associated with the background documents, noting that some of the actions would now be completed (more specifically from the Integrated Water AP)
- the four background documents are not referenced in the MPS and do not align with relevant legislation, policies and plans.

The Panel finds that the Amendment is strategically supported and is expected to have positive environmental, social and economic outcomes.

Council has proactively sought to address submissions and made changes to the Amendment to provide for a Day 1 version of the controls. With these changes there is only one submitter that has outstanding concerns with the Amendment.

While understanding suggestions made by the submitter to encompasses a broader range of scientific studies and strategies, the Amendment as drafted provides appropriate updates to the Planning Scheme on the basis of the background documents. The Amendment process has been

undertaken in accordance with the *Planning and Environment Act 1987* and the inclusion of the background documents at Clause 74.02 rather than within the Municipal Planning Strategy is in accordance with the Practitioners Guide to Victora Planning Schemes.

Based on the reasons set out in this Report, the Panel recommends that Council:

1 Adopt the exhibited Frankston Planning Scheme Amendment C156fran subject to changes shown in Appendix B that reflect the Day 1 version.

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to implement the key directions of the following Council adopted documents into the Frankston Planning Scheme:

- Frankston City Council Biodiversity Action Plan 2021-2036 (Biodiversity AP)
- Frankston City Council Urban Forest Action Plan 2020-2040 (Urban Forest AP)
- Frankston City Council Integrated Water Action Plan 2016-2026 (Integrated Water AP)
- Frankston City Council Climate Change Strategy 2023-2030 (Climate Change Strategy).

Specifically, the Amendment proposes the following changes:

- Amend Clause 02.03-2 (Environmental and landscape values) of the Municipal Planning Strategy (MPS) to introduce additional context and both new and revised strategic directions for the coast and foreshore, waterways and wetlands, biodiversity and indigenous vegetation.
- Amend Clause 02.03-2 (Environmental and landscape values) of the MPS to introduce new context and strategic directions about the urban forest.
- Amend Clause 02.03-3 (Environmental risks and amenity) of the MPS to introduce additional context and new and revised strategic directions about managing climate change impacts and the Eastern Treatment Plant.
- Amend Clause 02.03-5 (Built environment) of the MPS to introduce additional context and new and revised strategic directions about environmental sustainability, built form and design, health and wellbeing and neighbourhood character.
- Amend Clause 02.03-8 (Transport) of the MPS to introduce new strategic directions about active modes of transport and emerging transport modes.
- Amend Clause 02.03-9 (Infrastructure) of the MPS to introduce new strategic directions about infrastructure design and open space provision.
- Amend Clause 12.01-1L (Protection of biodiversity) of the Planning Policy Framework (PPF) to retain and protect vegetation along vegetation corridors.
- Amend Clause 12.05-2L (Frankston Landscape) of the PPF by updating clause numbering.
- Insert Clause 12.05-2L-02 (Urban Forest) in the PPF to protect and enhance the urban forest.
- Amend Clause 15.01-1L-02 (Urban Design) of the PPF to encourage deep soil areas for canopy trees.
- Insert Clause 19.03-3L (Integrated water management) in the PPF to promote use of water sensitive urban design including stormwater reuse.
- Amend the Schedule to Clause 72.08 (Background documents) to include a reference to Frankston City Council Biodiversity Action Plan 2021-2036, Frankston City Council Urban Forest Action Plan 2020-2040, Frankston City Council Integrated Water Action Plan 2016-2026 and Frankston City Council Climate Change Strategy 2023-2030.

(ii) The subject land

The Amendment applies to the Frankston municipality.

1.2 Background

Four of the submissions, being from the neighbouring Council (City of Greater Dandenong) and servicing authorities (Department of Energy Environment Climate Action (DEECA), South East Water and Transport for Victoria) supported or provided no comment to the Amendment.

Submissions from Melbourne Water and the Country Fire Authority supported the Amendment however requested changes to the wording of the exhibited documentation. Submission 3, from a resident, also supported the Amendment and made suggested changes.

Frankston Beach Association Inc (FBA) made a submission objecting to the Amendment.

In response to submissions, Council made several changes to the Amendment documentation to resolve issues. These changes resolved all submissions with the exception of several of the matters raised by the FBA.

The changes are reflected in the Day 1 version of the Amendment.

1.3 Procedural issues

Given that there was a small number of submissions, and only one objecting party who did not request to be heard, no hearing was held, and the matter was considered through a written process otherwise referred to as 'on the papers'.

1.4 The Panel's approach

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

The Panel considered all written submissions made in response to the exhibition of the Amendment, together with the amendment documentation and background material. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

1.5 Versions of the Amendment

In response to submissions, Council officers recommended changes to be made to parts of the exhibited Amendment, as detailed in Table 1 below.

These changes are reflected in the Day 1 version of the Amendment.

The Panel has considered these changes having regard to the identified issues and accepts the changes are appropriate.

The Panel's report is therefore based on this Day 1 version of the Amendment (Document 11).

Table 1 Resolved submissions and proposed changes

Submission No	Resolved issue	Proposed changes
1 Frankston Beach Association	Clause 02.03-3 Environmental risk and amenity – deletion of the following text: *'Apply the precautionary principle when planning for the City to help avoid serious or irreversible climate change effects.'*	Reinstatement of Clause 02.03-3 Environmental risk and amenity. *'Apply the precautionary principle when planning for the City to help avoid serious or irreversible climate change effects.'*
1 Frankston Beach Association	Clause 02.03-3 Environmental risk and amenity – deletion of the following: *Protect the community from the economic, social and environmental risks associated with flooding and increased flooding in the future*'.	Clause 02.03-3 Environmental risk and amenity – recommend amending the strategic direction as follows: *'Protect the community from the economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges.'*
1 Frankston Beach Association	Proposes new strategic direction at Clause 02.03-3 Environmental risk and amenity, with the following: '*Careful planning for risks associated with sea level rise, including inundation and flooding and an increased frequency of storm surges and extreme weather events, is pivotal to the protection of the community from economic, social and environmental risks'*	Clause 02.03-3 Environmental risk and amenity – recommend amending the strategic direction as follows: *'Protect the community from the economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges.'*
3 Private submitter	Clause 02.03-2 Environmental and landscape values – Inclusion of the words '*coastal dependent*' with reference to '*recreational and tourist use of the coastline and foreshore*' as per the Victorian Governments Marine and Coastal Policy 2020 and Frankston City Councils *Coastal and Marine Management Plan 2024*.	Amend context at Clause 02.03-2 Environmental and landscape values to include: '*coastal dependent recreation and tourism activities*'.

Submission No	Resolved issue	Proposed changes
3 Private submitter	List 'Centenary Park' where sites of environmental significance are listed i.e. Clause 12.01.1L and Clause 02.03-2.	Centenary Park is currently being reviewed for inclusion in the Environmental Significance Overlay (ESO) which will be subject to a future planning scheme amendment. The submitter supports this and withdrew their concerns regarding this matter.
6 Melbourne Water	Encourage Council to expand on why development along Kananook Creek requires 'careful planning' with reference to flooding.	The context surrounding development near Kananook Creek is strengthened by removing the word '*major*'. Amend context at Clause 02.03-3 Environmental risk and amenity to include '*due to climate change impacts'* at the last paragraph.
6 Melbourne Water	Amend Clause 02.03-3 to include: *'protect the community from the economic, social and environmental risks associated with climate change'* to avoid ambiguity and provide clarification on which risks Council seeks to protect the community from.	Amend proposed Clause 02.03-3 Environmental risk and amenity to: '*Protect the community from the economic, social and environmental risks associated with climate change including flooding and increasing flood risk, sea level rise and storm surges*.'
6 Melbourne Water	Encourage Council to refer to the *Integrated Water Management Action Plan (2016-2026*) to make clear the relevance of Clause 19.03-3L.	Recommend the introduction of a new objective at Clause 19.03-3L '*To improve the quality of water and management of storm water runoff through a water sensitive urban design approach*.'
6 Melbourne Water	Consider the following specific strategic directions: The protection of significant local assets like the Eastern Treatment Plant Providing greater water security by increasing Councils uptake of alternative water sources Improving the community capacity to engage in integrated management activities and initiatives	Recommend the introduction of a new strategy to Clause 19.03-3L: '*Encourage the use of climate resilient water sources including recycled water for non-potable purposes*.'

Submission No	Resolved issue	Proposed changes
	Ensuring the protection and enhancement of high quality open spaces of community health and recreation during extended periods of rainfall.	
8 Country Fire Authority	Encourage Council to undertake further work to identify any conflicts or gaps in bushfire policy.	Amend the Explanatory Report to address Clause 13.02-1S (Bushfire planning).

Source: Council Panel Submission (Document 11)

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment.

Table 2 Planning context

	Relevant references
Victorian planning objectives	section 4 of the PE Act
Municipal Planning Strategy	Clause 2
Planning Policy Framework	Clauses 12.01-1L (Protection of biodiversity) Clause 12.05-2L (Frankston landscape) Clause 12.05-2L-02 (Urban Forest) Clause 13.01-1S (Natural hazards and climate change) Clause 13.01-2S (Coastal inundation and erosion) Clause 14.02-2S (Water quality) Clause 15.01-1L-02 (Urban Design) Clause 19.03-3L (Integrated water management)
Other planning strategies and policies	Plan Melbourne Directions 6.1, 6.2, 6.3, 6.4, 6.5 , 6.6
Ministerial directions	Ministerial Direction 11 (Strategic Assessment of Amendments); Ministerial Direction 15 (The Planning Scheme Amendment Process)
Planning practice notes	Planning Practice Note 46: Strategic Assessment Guidelines, September 2022

2.2 Strategic justification

(i) Submissions

Council submitted the strategic basis for the Amendment was in response to Council's declaration (Council meeting of 18 November 2019) that there was a climate emergency and an emergency response was required by all levels of government, including local government.

In response, Council prepared the Climate Change Strategy, the Urban Forest AP and the Biodiversity AP. The Integrated Water AP had also been developed to provide an integrated and sustainable approach to water management.

The Amendment seeks to incorporate the key findings of these action plans and climate change strategy into the Planning Schene to build resilience into the Frankston City community through the planning application process.

Council submitted:

- the Urban Forest AP seeks actions to meet targets for increasing tree canopy throughout the total municipality to a total canopy of 20 per cent by 2040
- this measure is to contribute to reducing the urban heat island effect and changing climate

- the Biodiversity AP provides actions to ensure that Council meets targets for increasing community connection with nature, improving habitat connectivity, protecting flora and fauna, and ensuring biodiversity is both resilient to climate change and contributes to mitigating the impacts of climate change
- the Integrated Water AP seeks to reduce reliance on mains water, increase alternative water supplies, better manage storm water and wastewater, and improve the quality of stormwater reaching waterways
- the Climate Change Strategy provides actions to mitigate greenhouse gas emissions and assist the natural environment, community and economy to adapt the climate change.

FBA welcomed the strategic basis of the Amendment to introduce four environmentally focused plans into the Planning Scheme as background documents. FBA endorsed the strong policy direction and strategic action to ensure canopy tree preservation and to reduce losses to biodiversity. However, the FBA considered that some of the proposed changes with the Amendment reduced policy to generalised statements that lacks the required information and data on which to base strategic actions and plans.

All other submitters either supported the strategic basis of the Amendment or did not object.

Melbourne Water supported Council's efforts to improve the protection of biodiversity and canopy coverage and the application of integrated water management principes and acknowledgements of climate change impacts.

DEECA supported the emphasis on biodiversity improvements, reducing the heat island effect, mitigating localised flooding, enhancing water security and strengthening the City's resilience to climate change.

Submitter 3 commended the formulation of the environmental and climate change policies.

(ii) Discussion

The Amendment has received broad strategic support, implementing key environmental actions.

Council's Vision within the MPS at Clause 02.02 states that the Council Plan contains several strategies to:

- Protect and enhance heritage, unique characteristics and the environment of the municipality.
- Deliver environmentally sustainable design innovation and architectural excellence.
- Provide a healthy and safe environment for residents, workers and visitors.
- Integrate transport planning by providing safe and functional pedestrian, bicycle and vehicle networks.
- Minimise the impact of climate change, reduce pollution and encourage the sustainable use of natural resources.
- Protect and preserve biodiversity and enhance the natural environment.

Strategic Directions at Clause 02.03 include:

- Protect significant coastal remnant vegetation and ecosystems
- Ensure natural coastal processes are protected
- Manage the loss and fragmentation of indigenous vegetation and Australian native vegetation to avoid the loss of biodiversity

- Apply the 'precautionary principle' when planning for the City to help avoid serious or irreversible climate change effects
- Encourage environmentally sustainable design and integrated water management measures in new development.

The PPF seeks to:

- Protect and enhance Victoria's biodiversity (Cl 12.01-1S)
- Protect and enhance the marine and coastal environment (Cl 12.02-1S)
- Protect and enhance waterway systems, including river and riparian corridors, waterways, lakes, wetlands and billabongs (Cl 12.03-1S)
- Minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning (Clause 13.01-1S).

The Panel is satisfied that the Amendment furthers these provisions of the Planning Scheme and is consistent with the objectives of planning in Victoria and objectives of the planning framework at section 4 of the *Planning and Environment Act 1987* (PE Act), that seeks (amongst other matters):

- To provide for the protection of natural and man made resources and the maintenance of ecological processes and genetic diversity.
- To provide for explicit consideration of the policies and obligations of the State relating to climate change, including but not limited to greenhouse gas emissions reduction targets and the need to increase resilience to climate change, when decisions are made about the use and development of land.

(iii) Conclusions

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

- is supported by, and implements, the relevant sections of the Municipal Planning Strategy and Planning Policy Framework
- is well founded and strategically justified
- should proceed with changes included in the Day 1 version of the Amendment.

3 Climate change and coastal hazards

3.1 The issue

The issue is whether the Amendment appropriately references climate change impacts and coastal hazards.

3.2 Climate change impacts

(i) Submissions

Submitter 1 was critical of the proposal to delete reference to research conducted by the Commonwealth Scientific and Industrial Research Organisation (CSIRO) at Clause 02.03-3 (Environmental risk and amenity) illustrating that Frankston City Council is significantly exposed to climate extremes and natural hazards.

Council stated that climate change impacts are a global issue and therefore Frankston specific statements are not appropriate to be included in the Planning Scheme.

Submitter 1 referred to the report, *Port Phillp Bay Coastal Hazard Assessment 2022* (Coastal Hazard Assessment), being a science-based assessment by the CSIRO that they consider needs to be addressed in policy and by strategic actions in the Planning Scheme. They noted that the *Frankston Coastal and Marine Management Plan 2023-2030* (CMMP) provided updated climate change information.

Council stated that the Coastal Hazard Assessment and CMMP and have not been considered in the Amendment and:

- the CMMP is currently with the Minister for Environment for consideration
- the Coastal Hazard Assessment is to be implemented at the state level through its own Planning Scheme Amendment.

(ii) Discussion

The Panel agrees with Council that the provision to be deleted is a general statement that describes broad climate change impacts rather than providing direction specific to Frankston. As part of the Victorian Governments' Smart planning reforms, councils are directed to simplify and modernise planning policy, that includes avoiding generic statements and repetition.

The Amendment is based on four background documents. Including content from other policies is beyond the scope of the Amendment.

3.3 Sea level rise

Submitter 1 considered that up-to-date sea level rise projections by a scientific authority, such as the CSIRO, should be including in the MPS. They referred to the projected sea level rise included in the CMMP, being a range modelled by the CSIRO from 0.8 metres to 1.5 metres above 1995-2014 levels at 2120 (Chapter 2.4, p.25).

The submitter suggests the following be included in the MPS at Clause 02.03-3 (Environmental Risks and Amenity).

> The CSIRO projects a regional sea level rise between 0.8 metres and 1.4 metres by the year 2100. Sea level rise impacts in Frankston City will be most severe during storm surges and storm wave events that coincide with high tides. Under the present sea levels, the area under inundation under a 1% AEP storm tide and a baseline sea level rise of 1.4 metres will undergo a two to three-fold increase in Frankston City.

In response, Council said the change to sea level rise of 0.8 metres by 2100 has been set by the Victorian Government and cannot be changed by Council.

Discussion

Council's reference to the State level sea level rise, is at Clause 13.01-2S (Coastal inundation and erosion), and under the heading Strategies states:

> Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

While as a Statewide clause, this cannot be varied by Council, however in the local policies a different sea level rise level could be set if it was not less than 0.8 metres by 2100.

The PPF currently references the 2017 version of the document, '*Planning for Sea Level Rise Guidelines, Port Phillip and Westernport*'. These guidelines are being updated by Melbourne Water's flood engineers. Until this work is done, the State level sea level rise benchmark remains at 0.8 metres by 2100.

The reports that form the basis of this Amendment have not provided evidence that the projected sea level rise will be greater in Frankston, and the Panel notes that the State level benchmark is consistent with the discussion in the Biodiversity AP, at Section 4.5 the Climate Emergency, noting (P.28):

> Models of coastal inundation created by the Department of Environment, Land, Water and Planning (DELWP) predict sea levels to rise by 20, 47 and 82 cm by 2040, 2070 and 2100 respectively.

The reference to the projected levels in the CMMP referred to by the submitter, relate to projections for Eastern Victoria (and not just Frankston) and note that these regional projections are for a high emission scenario.

For these reasons, the Panel does not support the additional clause relating to sea level rise.

3.4 Inundation and flooding

(i) Submissions

Submitter 1 did not support the proposed change at Clause 02.03-3 (Environmental risk and amenity), given the significant concerns with inundation and flooding.

The exhibited version of the Amendment sought to modify the clause as follows:

> Protect the community from the economic, social and environmental risks associated with ~~flooding and increased flooding in the future~~ **climate change**.

The submitter requested that references to flooding hazard be retained in the MPS and suggested a Strategic Direction at Clause 02.03-3:

> Careful planning for risks associated with sea level rose, including inundation and flooding and an increased frequency of storm surges and extreme weather evets, is pivotal to the protection of the community from economic, social and environmental risks.

In response to the submitters concerns, Council agreed to amend this provision to:

> Protect the community from the economic, social and environmental risks associated with climate change **including flooding and increasing flood risk, sea level rise and storm surges**.

(ii) Discussion

The Panel supports Council's proposed wording change at Clause 02.03-3, that reintroduces references to flooding and increasing flood risk, as requested by the submitter.

3.5 Precautionary principle

(i) Submissions

Submitter 1 was critical of the proposed deletion of the direction at Clause 2.03-3 to:

> Apply the 'precautionary principle' when planning for the City to help avoid serious or irreversible climate change effects.

The submitter noted that the precautionary principle is a guiding principle recognised in a number of key documents including:

- the Intergovernmental Agreement on the Environment that seeks to integrate environmental considerations into government decision making
- Australian National Strategy for Ecologically Sustainable Development
- *Environment Protection and Biodiversity Conservation Act 1999*
- *Environment Protection Act 2017*
- *Marine and Coastal Act 2018* (amened July 2021)
- Marine and Coastal Policy 2020.

The submitter considered it imperative that the precautionary principle is retained in the MPS, given the projected hazards associated with climate change for Frankston, with incomplete understandings of natural processes, to guide local strategic decision making. They requested the provision be reinstated.

Council agreed to reinstate this provision in the Day 1 version of the Amendment.

(ii) Discussion

The Panel agrees with reinstating this provision in Clause 2.03-3 as a guiding principle in consideration of climate change impacts.

(iii) Conclusion

The Panel concludes that the Amendment appropriately addresses coastal hazards and no further change is required beyond the Day 1 version.

4 Process and form of Amendment

4.1 The issue

The issue is whether the process in which the Amendment has been facilitated is appropriate and whether the background documents should be referenced in the MPS.

4.2 Process and community consultation

(i) Submissions

Submitter 1 stated that the following comments in the officers' report (Council meeting 11 September 2023) that the Amendment '*is quite administrative in nature'* and '*not considered to be controversial',* to be misleading and underplay the extent of policy changes.

They were critical that the Amendment was not advertised in print media or on Council's 'Engage Frankston' website and considered that the changes would be better considered in a holistic revision of the MPS and PPF.

The submitter considered that the Amendment should align with all relevant legislation, policies and plans such as the *Environment Protection and Biodiversity Conservation Act 1999*; *Environment Protection Act 2017*; *Marine and Coastal Act 2018* (amended 2021); *Marine and Coastal Policy 2020*; and draft Frankston Coastal and Marine Management Plan 2022.

Council advised that it:

- consulted with the community on each of the background documents that form the basis of the Amendment during their development and before adoption
- prepared them in accordance with the relevant legislation.

Council added:

- when preparing the Amendment, the changes were developed through a Project Working Group in consultation with the DTP prior to authorisation.
- the Amendment was formally exhibited from 18 July to 20 August 2024 for 4 weeks in accordance with the PE Act.

(ii) Discussion

Council has facilitated the Amendment in accordance with the provisions of the PE Act including four weeks of public notification as required. In addition, the community was consulted on the background documents that formed the basis of the Amendment.

While a different form of Amendment that included other documents or broader scope could have been pursued, the process has properly informed the community and given them the opportunity to comment. The notification of the Amendment has been undertaken in accordance with the PE Act requirements therefore broader notification is not required. For these reasons, the Panel is satisfied that the proper process has been followed.

4.3 Background documents

(i) Submissions

Submitter 1 questioned:

- the appropriateness of including the Integrated Water AP dated from 2016 as a background document, when actions might reasonably be expected to have already been completed or perhaps superseded
- the link to the policy changes from the background documents given there is no reference to these documents in the MPS.

Council submitted that DTP does not allow documents to be referenced in the MPS, and all documents are referenced at Clause 72.08 (Background documents).

(ii) Discussion

The Practitioners Guide to Victoria's Planning Schemes, June 2024, DTP states at Section 6.6 (How to apply external documents), that:

> It is important to avoid inclusion of external documents wherever possible to keep schemes user-friendly and self-contained. Provisions should ideally be drafted to be stand-alone and not rely on external documents. In most instances, it is preferable to extract relevant decision making content from a document and insert that information directly into the scheme.

Further at section 6.6.2 (How to refer to a background document), the Guide states:

> A background document provides information that helps to understand why a particular policy or provision has been included in the planning scheme. …
>
> A background document is not part of the planning scheme and must not be directly relied on for decision making. If a background document contains content that is necessary for decision making (such as strategies or decision guidelines) then these must be extracted and placed in the relevant policy or control.

On this basis, the Panel supports the inclusion of the Integrated Water AP as a background document as it has been used to inform policy. Only those parts of the document that are relevant have been included in the MPS. Other detailed actions, which may have been actioned or superseded, simply provide background context and are not part of the Planning Scheme. Consistent with the directions above, the background documents are appropriately included at Clause 72.08 and do not need to be referenced in the MPS.

(iii) Conclusions

The Panel concludes:

- The amendment process has been undertaken in accordance with the PE Act and no further consultation is required.
- The inclusion of the background documents at Clause 72.08 and not within the MPS is appropriate and in accordance with the Practitioners Guide to Victoria's Planning Schemes.

Appendix A Document list

No.	Date	Description	Provided by
Referred documents			
1	24 April 25	Council report seeking amendment authorisation	Frankston City Council (Council)
2	24 April 25	Authorisation letter from DTP	Council
3	24 April 25	Amendment documents: a. Explanatory Report b. Instruction sheet c. 2.03_fran Strategic Directions d. 12.01-fran Biodiversity e. 12.05-fran Significant Environments and landscapes f. 15.01-fran Built Environment g. 19.03-fran Development Infrastructure h. 72.08-fran Schedule Background Documents i. Frankston City Council Urban Forest Action Plan 2020-2040 j. Frankston City Council Integrated Water management Action Plan 2016-2026 k. Frankston City Council Biodiversity Action Plan 2021-2036 l. Frankston City Council Climate Change Strategy 2023-2030	Council
4	24 April 25	City Planning Reports 11 September 2023	Council
5	24 April 25	City Planning Reports 24 March 2025	Council
6	24 April 25	Submissions 1, 1a, 2, 3, 4, 5, 6, 7, 8	Council
7	24 April 25	Submitter Contact Details	Council
8	24 April 25	Summary of Submissions	Council
Tabled documents			
7	1 April 25	Panel Directions	Planning Panels Victoria (PPV)
8	9 April 25	Letter of corrected dates	PPV
9	29 April 25	Letter confirming hearing to be 'on the papers'	PPV
10	28 April 25	Copy of all submissions	Council
11	15 May 25	Council Part A and Day 1 version of Amendment	Council

Appendix B Panel recommended planning provisions

02.03
10/02/2022
C141fran
02.03-1
24/02/2023
C140fran

STRATEGIC DIRECTIONS

Settlement

Urban Growth

Frankston's population is expected to have modest growth. The availability of greenfield land is limited due to the designation of the Urban Growth Boundary and the green wedge areas.

Strategic direction:

- Accommodate population growth and housing demand in areas best suited to provide a quality living environment for the intended residents.

Frankston Metropolitan Activity Centre

The Frankston Metropolitan Activity Centre (MAC) is one of nine Metropolitan Activity Centres for the metropolitan area of Melbourne. It provides a key transport hub and attracts large scale developments, including those of a commercial, residential, health, entertainment and sporting nature that serve a wide catchment. In addition, residential development in and around the centre is increasing.

Matters to be addressed in the centre include provision of housing, connectivity and way finding, building and streetscape design and its relationship to Port Phillip Bay and Kananook Creek.

The Frankston MAC will need to provide additional services and functions to cater for both the local community and the broader south-east Melbourne region and the Mornington peninsula.

Strategic directions:

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

Frankston's Green Wedge

Frankston's green wedge comprises of 4,500 hectares and is partly located within the South East Green Wedge and Mornington Peninsula Green Wedge. The green wedges accommodate several different environmental, economic and social values including wetlands, Eastern Treatment Plant, sand resources and land fill sites.

The green wedge plays an important role in protecting and preserving land for agricultural and horticultural activities as well as the protection and conservation of flora and fauna within the area.

There is a need to ensure the ongoing protection and management of the green wedge from unplanned urban land use and development. Management of bushfire risk is an ongoing issue and priority within each Green Wedge Precinct.

Strategic direction:

- Manage the pressure for urban uses in the green wedge areas.

02.03-2 Environmental and landscape values

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Proposed C156fran

The municipality's extensive natural environment encompasses the coast and foreshore dunes and scrub, heathlands, a diversity of woodlands and forests, environmentally significant creeks and internationally significant wetland areas, and important landscape features.

Strategic direction:

- Protect and enhance significant remnant vegetation and ecosystems.
- Manage competing demands between environmental protection, landscape amenity, land use and development.

The coast and foreshore

Frankston City's coastline stretches 11 kilometres from Osprey Lane to the north to Kackeraboite Creek at the southern border of the municipality. There is 54 hectares of remnant vegetation stretching from Olivers Hill to Keast Park which provides for the largest, continuous remnant coastal vegetation in Melbourne. There are a number of overlapping aims for the foreshore areas, including accommodating a range of coastal dependent recreational and tourism activities, protecting significant remnant vegetation and ecosystem functions, preserving cultural values and natural coastal processes, view lines and generally making the most of one of the municipality's major assets.

From Oliver's Hill there are spectacular views across the Bay to Melbourne and eastwards over the Frankston MAC to Mt Dandenong.

Strategic directions:

- Protect and enhance significant coastal ecosystems and remnant vegetation.
- Protect important view lines and vistas from being obscured.
- Ensure all land use supports and positively contributes to natural processes, cultural and environmental values.
- Limit the impacts of urbanisation and encroachment of residential development on the coastal environment, including beach and dune erosion, environmental weeds, visual and aesthetic degradation.

Waterways and wetlands

Frankston's waterways and wetlands are key natural assets and provide essential ecosystem services to the community. Seaford Wetlands is Ramsar listed and of international significance providing a resting place for a variety of migratory water birds. The main waterways within Frankston City are Kananook Creek (and its tributaries which include Boggy Creek, Little Boggy Creek and Tamarisk Creek) and Sweetwater Creek which flow to Port Phillip Bay. Watson's Creek arises within the municipality and flows to Western Port. The waterways and wetlands of Frankston City have undergone substantial modification since European settlement. However, despite this highly modified environment, they still provide a refuge for local flora and fauna as well as passive recreation opportunities.

Strategic direction:

- Protect waterways, coastal foreshore, wetlands and other habitats and ecosystems from inappropriate development or environmental degradation.
- Protect naturally occurring processes of main waterways and wetlands.

Biodiversity and indigenous vegetation

Areas of remnant indigenous vegetation (including hollow-bearing trees), on both public and private land, have been identified as having significance for flora and fauna conservation such as the Langwarrin Woodlands, the Langwarrin and Pines Flora and Fauna Reserves and Frankston Nature Conservation Reserve. Frankston's bushlands provide important refuge for flora and fauna species at risk of extinction. Minimising vegetation loss and the consequent decline in biodiversity

is a significant challenge facing the municipality. Biodiversity on private land is particularly susceptible to the adverse impacts of further land fragmentation, increased site coverages and inadequate land management practices.

Strategic directions:

- Minimise and manage the loss and fragmentation of locally indigenous and native vegetation to avoid loss of biodiversity.
- Secure and enhance habitat corridors to sustain the health of indigenous flora and fauna communities by allowing the sage and unimpeded passage of fauna.
- Minimise the fragmentation and loss of habitat on land along biodiversity corridors identified in the Strategic Framework Plan Clause 02.04-4.
- Protect mature hollow bearing trees
- Encourage replanting of indigenous plant species.

Urban forest

Council's urban forest is the sum of all urban trees across the municipality which are critically valuable community assets for providing shade, intercepting stormwater, proving habitat and food for wildlife, storing carbon and enhancing the character of streets and parks. Healthy and resilient urban forests are one of the most efficient and cost-effective mechanisms in adapting the municipality to climate change, mitigating urban heat and improving the health and wellbeing of the community and liveability of urban areas.

Council's urban forest faces a number of challenges including:

- Continual loss of tree canopy, estimated 1% loss every four years.
- Climate change creating harsher conditions for trees to survive and thrive in.

Strategic direction:

- Protect and enhance the urban forest to improve canopy cover and increase the liveability of our urban areas.

02.03-3 Environmental risks and amenity

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Proposed C156fran

Climate change impacts

Designing and managing built form and physical infrastructure to better respond to a changing climate will contribute to improving the liveability and sustainability of Frankston City for the benefit of the community. Reducing emissions and achieving sustainable land use and development within the built environment will help achieve a City that is adaptive and resilient to climate change.

The large area of coastline and tidal creek environments are vulnerable to any increase in sea level, and urban areas are more susceptible to urban heat island effect. There is also increased bushfire risks for rural and residential development in bushland areas of the municipality.

Careful planning is needed for all developments proposed in coastal waters, along the foreshore, close to Kananook Creek in terrestrial and riparian ecosystems, and in low lying areas of the Frankston municipality including the Frankston MAC due to climate change impacts.

Strategic directions:

- Apply the 'precautionary principle' when planning for the City to help avoid serious or irreversible climate change effects.
- Protect areas of rural and residential development and subdivision from the threat of bushfire where bushland vegetation is present.
- Protect the community from the economic, social, and environmental risks associated with climate change including flooding and increased flood risk, sea level rise and storm surges.

- Ensure that land use and development along the coastline and inland areas susceptible to storm surges and inundation needs to respond to the best available scientific information for climate change risk.
- Ensure development responds to a changing climate and helps mitigate against its impacts by:
  - Incorporating Environmentally Sustainable Development.
  - Prioritising walking, cycling and use of public transport, shared transport modes and low-emissions vehicles.
  - Integrating water sensitive urban design to reduce impacts of localised flooding and sea level rise.
  - Upgrading the capacity of existing drainage network.
- Create a greener, cooler City that reduces urban heat island effect by:
  - Protecting and enhancing vegetation on private land and in new development.
  - Increasing canopy cover and diversity of tree species in public open spaces, road reserves and transport corridors.
- Support the community's ability to prepare for, respond to and recover from extreme weather events.
- Adapt to and mitigate the impacts of climate change, particularly in areas likely to be impacted by sea level rise or extreme weather events.

Slope Instability

Several areas of known slope instability exist within the municipality. These are:

- Olivers Hill - an area historically documented for slope instability that has caused significant damage to infrastructure including roads and houses since the 1870's.
- The Cliff Road area documented historically for landslides, slips, slumps and soil creep dating back to 1854.
- The Sweetwater Creek Lower area which extends from the foothills of Frankston Reservoir to Port Philip Bay at the base of Olivers Hill and includes the Sweetwater Creek Lower Nature Reserve.

The potential for ongoing movement in these areas is dependent on a range of factors including the need to manage environmental factors such as vegetation cover, surface and subsurface drainage, slope stabilisation, rock and soil disturbance, effluent and stormwater disposal and provision of services such as electricity, gas and telecommunications.

Strategic direction:

- Ensure development takes measures to minimise risks of further erosion and landslip.

Eastern Treatment Plant

The Eastern Treatment Plant is an important metropolitan resource and needs to be protected from encroachment by sensitive uses.

This facility produces high volumes of high-quality recycled water that is currently used on some recreation reserves and housing estates and has the potential for wider application, including in agriculture and industry.

The Eastern Treatment Plant also provides a key refuge for local and migratory water birds including many species of regional, state and national significance.

Strategic direction:

- Ensure that the use and development of land around the Eastern Treatment Plant is compatible with the Plant's operation and is not odour sensitive.
- Support the ongoing operations and long-term future of the Eastern Treatment Plant to continue to provide and improve the efficiency and sustainability of grey water use in the green wedge.
- Provide infrastructure to manage the risk of flooding to the Eastern Treatment Plant in response to climate change.

Amenity protection

Care is required in siting and designing non-residential uses in residential zones to avoid loss of privacy and amenity, while still providing convenience to residents living nearby.

Non-residential uses within and adjacent to residential areas may sometimes impact residential amenity due to the poor design of buildings or the spaces around them. There is a need to locate non-residential uses appropriately and ensure existing buildings (when used) are retrofitted to address amenity issues and new buildings are specific purpose designed and built to be responsive to their setting and respond to reasonable residential amenity expectations.

Strategic directions:

- Ensure non-residential uses are responsive to their residential setting and maintain existing standards of residential amenity.
- Minimise conflicts between industrial, commercial and residential uses, by supporting design and built form that address noise, air quality, traffic and visual intrusion.

02.03-4 Natural resource management

24/02/2023
C140fran

Rural land

Rural areas will be maintained and there will be an emphasis on encouraging agricultural land uses. Council seeks to encourage agricultural production in the Carrum Downs and Skye green wedge areas and rural residential development in the Langwarrin south green wedge area.

Strategic directions:

- Support the retention of productive agricultural land in Carrum Downs and Skye.
- Promote rural residential development in Langwarrin south.

Land fill sites

Council seeks to protect extractive industry sites shown on the Potential landfill sites plan at 02.04 – 8, from incompatible adjacent development:

- No. 130 (CAs 19 and 19A) Quarry Road, Langwarrin.
- Nos. 150-190 (CAs 17, 17A, 18 and 18A) Quarry Road, Langwarrin.
- No. 230 (CAs 16 and 16A) Quarry Road, Langwarrin.
- No. 260 (CAs 15, 15A and 15B) Quarry Road/McClelland Drive, Langwarrin.
- Nos. 220-300 (Lots 1-15, LP 13201) Quarry Road/McClelland Drive, Langwarrin.
- Nos. 60 and 65 (Lots 1 and 2, LP 146228T) Harold Road, Skye.
- No. 500 (Lot 4, LP 117269 and Lots 1 and 2, LP146228) Ballarto Road, Skye.

These sites provide an important resource for the disposal of non-recyclable solid waste for the municipality.

Land filling with solid waste is also a means of rehabilitating quarry sites by filling large holes and reinstating the landscape to relatively natural surface levels. Rehabilitated land fill sites are usually used for public open space.

Strategic directions:

- Protect existing quarry sites from the encroachment of sensitive uses.
- Plan for open spaces and high priority conservation corridors to replace redundant extractive and landfill activities.
- Maintain a non-urban zoning for land adjacent to existing extractive industry sites that have been identified for potential land fill sites.
- Ensure that land that uses that are potentially sensitive to solid waste landfill activities are located outside recommended buffer distances to maintain separation between uses.

02.03-5 Built environment and heritage

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Proposed C156fran

Built form and design

The municipality is undergoing land use and density change, in a number of areas including at entrances from new freeway links and larger scale development in the Frankston MAC. While Council seeks to facilitate development, this change needs to be sympathetic to, neighbourhood character, environmental and heritage values.

High quality urban design is a key priority for development, both in the public and private realms. As is also the need to protect the significant amenity benefits to the landscape and neighbourhood character quality, gained by existing vegetation.

Strategic directions:

- Improve the design, amenity and quality of built form in the municipality.
- Enhance the image of the municipality at key entrances, viewpoints and along boulevards.
- Protect existing canopy trees and provide deep soil areas for new tree canopy cover in urban areas.
- Protect and maintain the integrity of significant Aboriginal culture and post-settlement heritage places.
- Encourage passive built form design and net zero carbon buildings.

Health and wellbeing

Council seeks to support the social, health and economic wellbeing of the municipality's communities through land use and development outcomes. Ensuring a healthy, connected community is a key priority.

Strategic directions:

- Facilitate active living and community connections through land use and development that offers recreational and social opportunities.
- Facilitate access to services and community infrastructure for older people, people with disabilities and vulnerable groups.
- Facilitate access to natural areas and open space to improve the communities health and wellbeing.

Neighbourhood character

There are a wide variety of environments within the City ranging from the coastal foreshore to the rural residential areas. Many elements contribute to the individual character of different parts of the municipality. These elements include topography, vegetation type and density, building form, scale, siting, materials and front fencing.

Development needs to respond to the particular elements of the built form and natural environment that make up the character of Frankston.

Strategic directions

- Ensure new development respects the preferred landscape character and natural environment.
- Ensure new development responds to its context and the preferred future character of the area.

Environmental sustainability

Council seeks to facilitate development that minimises adverse environmental impacts and will be energy, water and waste efficient.

Strategic directions:

- Support increased residential densities around centres with good public transport access and a range of community and commercial services and employment opportunities.
- Encourage environmentally sustainable design innovation and integrated water management measures in new development.
- Ensure an environmentally sustainable urban environment and building design that facilitates reduction in fossil fuel usage and greenhouse emissions, integrated water management, and efficient resource use and waste reduction.
- Support renewable energy generation and energy efficient built environments.

02.03-6
10/02/2022
C141fran

Housing

Changing demographic patterns, lifestyles and housing preferences are creating a demand for a diversity of housing choices, including medium and higher density housing, particularly in established areas. It is important to cater for this demand while protecting or enhancing the character and environmental values of the municipality.

The average household size in Frankston is continuing to decline, which means more dwellings will be required to house the population of the municipality, even in areas where population is not expected to rise substantially.

Other factors that will influence the future form of housing development in the municipality include:

- A relatively youthful population profile in Langwarrin and Carrum Downs and an ageing population in other parts of the municipality.
- Increased pressure for housing and other development in the Frankston MAC and nearby sections of the foreshore.

Strategic directions:

- Encourage the provision of affordable housing, in locations with existing services and community infrastructure.
- Encourage increased residential development while strengthening the character of established residential areas.
- Encourage the delivery of new housing stock that reflects Frankston's changing population requirements.
- Facilitate the supply and even distribution of public and social housing stock across the municipality.
- Promote the Frankston MAC as a location for significant higher density residential development, including adjacent areas identified within the *Frankston Metropolitan Activity Centre Structure Plan* (Frankston City Council, 2015).

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, contribute to housing diversity and add to 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.

Strategic direction:

- Encourage low density development that protects significant landscape and vegetation qualities.

02.03-7
10/02/2022
C141fran

Economic development

A majority of Frankston's residents travel outside of the municipality for work, with only about one third recorded as being employed within the municipality. Diversification of the employment base to encourage economic activity to employ residents is desirable.

Health and social assistance have overtaken retail as the largest employing industry in the municipality. While manufacturing is the largest contributor to the economy in terms of gross revenue. Education also makes a significant contribution.

The Carrum Downs industrial area is an important employment node where hi-tech, sustainable industry is encouraged to locate.

It is anticipated that there will be a greater demand and scope for tourism and personal service industries, e.g. leisure and recreation, home businesses, childcare, business and finance.

Strategic directions:

- Support use and development that provide for local employment and utilise local skills.
- Consolidate and expand the role of the municipality as the regional capital for health, retail, education, hospitality, government services, accommodation, and business activity.
- Establish the municipality as a regional tourism and visitation destination.
- Encourage the emerging or expanding areas of health, education, manufacturing, tourism, government services and construction through the revitalization of existing commercial and industrial areas.

02.03-8
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Proposed C156fran

Transport

Frankston City Council values an integrated transport network that allows choice of transport modes, and the movement of people and goods in a safe and efficient manner. The provision of such a network provides economic, social and environmental benefits.

The municipality's road network includes the Mornington Peninsula and Peninsula Link Freeways and East Link Tollway, as well as numerous arterial roads managed by VicRoads and Council managed major, collector and local access roads. The road network is largely complete, with few large scale subdivisions forecast for the future. The municipality is also served by over 1,000 kilometres of footpaths and shared use paths that generally run along roadways.

Increasing freight handling from Port of Hastings will require an increase in freight trains utilising the existing Frankston rail line. This could result in greater delays to the transport network, both cars and sustainable modes of transport around Frankston. Planning for a new freight rail line along Western Port Highway dedicated for freight from the Port of Hastings, would reduce the impact to Frankston's transport systems.

The Frankston train line provides access to Melbourne while the Stony Point V-Line service provides access through the Mornington Peninsula. Twenty-four bus services operate within the municipality, with many utilising the Frankston Transit Interchange.

Strategic directions:

- Support development that enhances public transport, pedestrian and bike infrastructure.
- Encourage active modes of transport including walking, cycling and public transport over private vehicle usage.
- Facilitate the efficient use of roads.
- Plan for a rail freight link between the Port of Hastings and a proposed inland port.
- Support emerging transport modes and technologies that complement existing travel methods.

02.03-9 Infrastructure

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Proposed C156fran

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

As the municipality continues to grow and mature opportunity exists to encourage further reducing the use of water for all types of development and facilitate the use of alternative water sources.

Monash University Peninsula Campus and the Chisolm Frankston Campus are both located within the Frankston MAC and provide expanded educational courses servicing the wider peninsula region. Further student growth is anticipated within the campus encouraging the planning for increasing and or incorporating student accommodation within the vicinity of the campuses.

Strategic directions:

- Ensure the timely and adequate provision of infrastructure and services.
- Identify and respond to potential infrastructure limitations associated with development.
- Support the growth and role of tertiary educational institutions and associated student accommodation.
- Minimise water usage in domestic, commercial and industrial applications, and encouraging the use of alternative water sources such as stormwater and recycled water from the Eastern Treatment Plant
- Ensure the design of new infrastructure is resilient to climate change.

Open space

A large number of council parks and public and private golf courses provide residents with the opportunity for both passive and active recreation. Council seeks to enhance this network including links to regional open spaces within the municipality and in adjoining council areas, particularly for developing areas. Council will ensure that the open spaces are developed with recognition of the existing flora and fauna habitat and links.

Recreation activity nodes are identified along the coast, at Keast Park and Station Street, Seaford, Kananook Creek mouth and Olivers Hill, Frankston and the potential to promote a coastal village theme at Seaford is also identified.

Council's strategic directions relating to open space are to:

- Provide access to open space and recreation facilities in developing areas.
- Establish links between areas of regional open space within and with adjoining municipal areas.
- Provide a wide range of active and passive recreation and leisure opportunities.
- Encourage the provision of a network of open spaces and recreation facilities that supports the protection and enhancement of biodiversity, urban forest and habitat links.

02.03-10
10/02/2022
C141fran

Gaming

Gaming machine gambling is a legal form of recreation for adult members of the community and needs to be planned for among other forms of entertainment. While gaming can bring social and economic benefits, problem gambling can also have negative impacts on some individuals, their families and the broader community. This is of particular concern in Frankston City Council where gambling losses are high relative to the Melbourne metropolitan area and several gaming venues are located in areas of relative disadvantage where residents are vulnerable to problem gambling.

Council's strategic directions for Gaming are to:

- Minimise the detrimental impacts of gaming on the community resulting from new gaming machines.
- Encourage a reduction in the number of gaming machines in the municipality.

19.03 DEVELOPMENT INFRASTRUCTURE

31/07/2018
VC148

19.03-1S **Development and infrastructure contributions plans**
24/01/2020
VC160

Objective

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

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 - as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, November 2019)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

19.03-2S
09/10/2020
VC169

Infrastructure design and provision

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

19.03-3S **Integrated water management**
10/06/2022

Objective

To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage. Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.

Policy guidelines

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Planning Permit Applications in Open, Potable Water Supply Catchment Areas* (Department of Sustainability and Environment, 2012)
- *Victorian guideline for water recycling* (Publication 1910, Environment Protection Authority, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Publication 1911, Environment Protection Authority, March 2021)

19.03-3L Integrated water management

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Proposed C156fran

Objective

To improve the quality of water and management of stormwater runoff through a water sensitive urban design.

Strategies

Maximise on-site infiltration of stormwater by:

- Limiting paving or using pervious paving in new residential development, where possible.
- Constructing on-site stormwater detention with delayed release into the drainage system, where appropriate.
- Incorporating on-site water recycling systems for run-off.
- Directing run-off into garden areas.
- Ensure that buildings and works do not increase or divert overland flows, causing increased flooding on adjacent properties.
- Enhance tree coverage within areas of localised flooding to stem stormwater flows including rain gardens and tree pits.
- Encourage the use of climate resilient water sources including recycled water for non-potable purposes.

19.03-4S Telecommunications

04/11/2022
VC226

Objective

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

19.03-4R **Telecommunications - Metropolitan Melbourne**
26/10/2018
VC154

Strategy

Support the provision of high-quality telecommunications infrastructure in Melbourne's employment, urban renewal and growth areas through early planning for fibre-ready facilities and wireless infrastructure.

19.03-5S Waste and resource recovery

14/11/2022
VC227

Objective

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste streams and maximise opportunities for resource recovery.

Ensure the long-term viability of waste and resource recovery infrastructure (including state and regional waste and resource recovery hubs) is secured through the use of defined buffer areas that protect against encroachment from incompatible land uses.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Enable waste and resource recovery facilities to be located in proximity to other related facilities and to materials' end-market destinations, to reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.

Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.

Policy guidelines

Consider as relevant:

- Any applicable Regional Waste and Resource Recovery Implementation Plan.

Policy documents

Consider as relevant:

- *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2018)
- *Management and storage of combustible recyclable and waste materials - guideline* (Publication 1667, Environment Protection Authority, October 2018)
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Publication 1588, Environment Protection Authority, June 2015)
- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013)
- *Waste Management and Recycling in Multi-unit Developments. Better Practice Guide* (Sustainability Victoria, 2019)
- *Recycling Victoria A New Economy* (DELWP, February 2020)

Executive Summary

11.3 City Futures Progress Report - Quarter 4 April - June 2025

Enquiries: (Brooke Whatmough: Communities)

Council Plan

Level 1:	6. Progressive and Engaged City
Level 2:	6.2 Enhance strategy, policy and plan development and identify alignment to allow for prioritisation of services that are efficient, well planned, accessible and meet community needs

Purpose

To update Council on the quarterly progress (April to June 2025) of the 2024-2025 City Futures Strategic Works Program.

Recommendation (Director Communities)

That Council:

1. Receives the Quarter Four City Futures report from April – June 2025 (excluding Economic Scorecard); and
2. Notes the progress of several key projects this quarter, including:
   - Council endorsement of the Year Four Action Plan for Council's Health & Wellbeing Plan 2021-25 and its submission to the Department of Health.
   - 500 native trees planted by 80 participants at National Tree Day, with over 2,600 plants donated to 50 schools (as part of the 2025 tree planting season, which runs from April to August).
   - The first 'Better Business with FCC' Event held at Biersal Brewery in Seaford, attracted 64 local business attendees and Frankston City Council's first Builders and Trades Conference which attracted more than 55 construction industry business owners.
   - The Minister for Planning approved Planning Scheme Amendment C160fran (rezoning land in the City Centre to the Activity Centre Zone and implementing the *Frankston Metropolitan Activity Centre Structure Plan – September 2024* into the Frankston Planning Scheme.
   - Recognition of the *Public Toilet Action Plan* at the Planning Institute Australia National Awards.

Key Points / Issues

- The City Futures Progress Report – Quarter 4, 2024-2025 (**Attachment A**) provides Council with an overview of the strategic work undertaken to date in the fields of:
  - Policy and Strategy development
  - Advocacy and Partnerships
  - Programs and Events
- Highlights and Achievements for this period include:

11.3 City Futures Progress Report - Quarter 4 April - June 2025

Executive Summary

Economic Development

Business Grants and Local Spend

Council delivered Façade Improvement Grants and awarded $80,000 to 14 businesses to enhance commercial streetscapes.

Business Workshops and Training

Two events were held, including the first 'Better Business with FCC' Event on 15 May at Biersal Brewery in Seaford, attracting 64 local business attendees and Frankston City Council's first Builders & Trades Conference which attracted more than 55 business owners from the construction industry.

Two business workshops were also delivered to support local business operators. These were 'Launch or Grow Your Small Business' and 'Creative Email Marketing', together attracting 81 participants.

Business Mentoring and Concierge Support

Ten businesses accessed Council's Business Mentoring Program, each receiving tailored support from experienced mentors. Council's Business Concierge responded to over 350 enquiries, with a notable increase in demand by year end. The majority of these enquiries related to local food services and beauty businesses.

Investment Attraction and Shopfront Activation

As part of its Investment Attraction program, Council made outreach contact with 290 potential business operators and responding to more than 190 inquiries and referrals. A total of 90 businesses received tailored information, matching their specific needs to local economic development prospects.

The program also supported broader engagement activities, such as exhibiting at the Melbourne Franchising & Business Opportunities Expo, where Council Officers connected with over 165 attendees and encouraged 44 businesses to subscribe to the Frankston City Business eNewsletter. This sustained effort reinforces Council's commitment to fostering a vibrant and resilient local economy.

Officers also continued activation efforts within FMAC, with business frontage improvement recommendations finalised under the Young Street Action Plan. This included undertaking an audit of vacant properties in the city centre which showed that from a total of 409 properties audited, 313 are currently occupied, 79 are vacant and 17 are currently undergoing planning, constructions or repairs.

Communications and Business Community Engagement

The 'Welcome to Frankston City' initiative continued to connect new businesses with Council support, reaching over 250 new registrants across the year.

The Frankston Business Directory continued to grow, reaching 388 local listings by the end of the year.

Social Policy and Planning

Affordable Housing Policy Engagement

The Community Engagement Summary was published on Council's Engage Frankston website and the key engagement findings were incorporated into the final *Affordable Housing Policy*, which will be presented to Council for adoption early 2025-26.

Community Vision and Health Planning

The Year Four Action Plan for *Council's Health & Wellbeing Plan 2021-25* was endorsed by Council on 23 June and formally submitted to the Department of Health,

meeting Council's statutory requirements under the *Public Health and Wellbeing Act 2008.*

Housing and Homelessness Committees

The Frankston City Strategic Housing and Homelessness Alliance continued to bring together local agencies to strengthen collective efforts in preventing homelessness and improving housing outcomes. This year, the Alliance contributed to the redesign of Peninsula Health's crisis mental health services through a collaborative consultation workshop, supported the launch of the Community Connectors initiative at Frankston Station, and celebrated the conclusion of its 5-Year Strategic Plan, with the majority of actions successfully delivered.

A renewed focus on public engagement, including a professional development session on values-based messaging by Common Cause Australia and ongoing efforts through the Frankston Mornington Peninsula Zero initiative to monitor trends in rough sleeping and strengthen service coordination.

Environmental Policy and Planning

Youth and Community Environmental Engagement

The Autumn School Holiday Rangers program ‘Seaford Wetland Wonders’ took place on April 3rd, 2024, at Down's Community Farm. Three sessions were run by Earth Flower Wilding. Despite the autumn rain, the program was a delightful educational experience about native flora and fauna and the importance of biodiversity conservation.

Fauna Connectivity Planning

Technical advice was provided on the Deakin University study tracking data from three Powerful Owl pairs whose core territories fall within the municipality, with all three considered breeding territories. This information will be used to feed into the future the Environmental Significance Overlay (ESO) planning scheme amendment and the Fauna Connectivity Plan.

Foreshore Advisory Committee and Kananook Creek

Expressions of Interest was advertised for the vacant positions on the Foreshore Advisory Committee. Interviews were held and four (4) new members were appointed.

Coastal Resilience and Risk Management

Officers finalised Stage 2 and 3 of the Coastal Resilience 2100 project with the Foreshore Advisory Committee endorsing the long-term adaptation vision: “A Coast for All”. Stage 3, is nearing completion and Stage 4, has commenced.

On 22 May, the *Frankston City Coastal and Marine Management Plan 2024–2034* was approved (and gazetted) by the Minister for Environment, as delegated to the Secretary of DEECA, under Section 61(2) the *Marine and Coastal Act 2018*.

Cliff Stability and Notice of Motion 05 (NoM5) Response

A cross-departmental officer working group has continued to work on Olivers Hill and Davey's Bay cliff instability issues. Council officers undertook regular on-site visits, including visual and the use of a drone, to detect signs of changing ground conditions. A survey has been conducted along with a geotechnical assessment. In response to identified risks, public access to the affected area has been closed, with additional safety and educational signage installed to highlight the risks to the public from the natural instability of cliffs. Council continues to collaborate with the state government to develop a long-term adaptation strategy for the Olivers Hill escarpment as a whole. The long-term strategy will be guided by the broader Coastal Resilience 2100 project output

Executive Summary

Community Environmental Events

The Indigenous Nursery Open Day was held 5 April 2025 and featured award-winning landscape designer Phillip Johnson. It included a plant giveaway, wildlife and conservation group stalls, and a community sausage sizzle.

Urban Design

Nepean Boulevard Advocacy and Design

Construction procurement has been awarded for the Nepean Boulevard Median Tree Illumination Project.

Early greening works and gateway signage have been completed at the northern and southern entries to the corridor.

Works have been completed on shared path improvements to the Monash Greenlink, enhancing connectivity between the Health and Education Precinct and the city centre.

Council is working collaboratively with the Department of Transport and Planning to ensure this funding delivers the best outcomes for Frankston City, including opportunities to progress additional strategic transport and urban infrastructure improvements consistent with the Nepean Boulevard Vision.

Award Submissions and Recognition

Council's *Public Toilet Action Plan* was honoured with the Award of Excellence in the Community Wellbeing and Diversity Category at the 2024 Planning Institute of Australia Victorian State Awards. The project was proudly represented as a finalist at the national PIA Awards in May 2025, showcasing our commitment to inclusive and accessible public spaces on a national stage.

The *Frankston Play Strategy* 2021 won two awards at the 2025 Australian Institute of Landscape Architects (AILA) Victoria Landscape Architecture Awards including the Landscape Planning Award and the Shadesmart Award.

Transport and Open Space Infrastructure Planning

Work progressed for the Banyan Reserve Play and Pump Track with community engagement complete in June 2025. The Victorian Government has committed $1.5 million in funding for this initiative, with Council contributing $380,000. An engagement summary report is being finalised, along with a revised concept design that incorporates community feedback where appropriate. Officers are currently working with the State Government to secure a funding application, with the aim of executing the funding agreement by August 2025. Urban Design officers are also currently seeking Melbourne Water's in-principal support, conditional upon meeting all detailed development requirements.

Strategic Planning

Planning Scheme Amendments – Progress and Hearings

On 11 April, the Minister for Planning approved (and gazetted) Planning Scheme Amendment C160fran which rezoned land in the city centre to the Activity Centre Zone (ACZ) and implemented *the Frankston Metropolitan Activity Centre Structure Plan – September 2024* into the Frankston Planning Scheme.

On 14 April, the Panel Hearing was held for Planning Scheme Amendment C148fran – Frankston City Industrial Strategy and Design Guidelines and on 7 May Council received the Panel Report which recommended that the Amendment be adopted as exhibited, subject to three (3) recommendations. A report considering the Panel recommendations and next steps will be taken to Council in quarter 1.

11.3 City Futures Progress Report - Quarter 4 April - June 2025

Executive Summary

On 15 May 2025, Council's submission to Planning Scheme Amendment C156fran – Environmental Amendment was submitted to Planning Panels Victoria for an 'on the papers' hearing and on 17 June, Council received the Panel Report. The Panel report was supportive and recommended that the Amendment be adopted as exhibited, subject to one (1) recommendation). A report considering the Panel recommendation and next steps will be taken to Council in quarter 1.

At the 2 June 2025 Council meeting, Council considered all the submissions received to Planning Scheme Amendment C165fran (Corrections Amendment) and resolved to request that the Minister for Planning appoint an independent Planning Panel to hear the submissions.

Financial Impact

Council's estimated investment in City Futures for 2024/25 is $5.2M. This includes both statutory work and Council's priorities for the municipality.

Consultation

External Stakeholders

Work progressed for the Banyan Reserve Play and Pump Track with community engagement completed in June 2025.

Other Stakeholders

The City Futures team actively engages with both internal and external stakeholders on a regular basis to ensure their work is well-informed, collaborative, and aligned with community and organisational needs.

Analysis (Environmental / Economic / Social Implications)

Policy and planning work enables the municipality to have a robust platform of policies and strategies to guide future development and wellbeing of Frankston's community, environment, and economy for the benefit of current and future generations.

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.

Gender Impact Assessments

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

Officer's Declaration of Interests

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

Risk Mitigation

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

11.3 City Futures Progress Report - Quarter 4 April - June 2025

Executive Summary

Conclusion

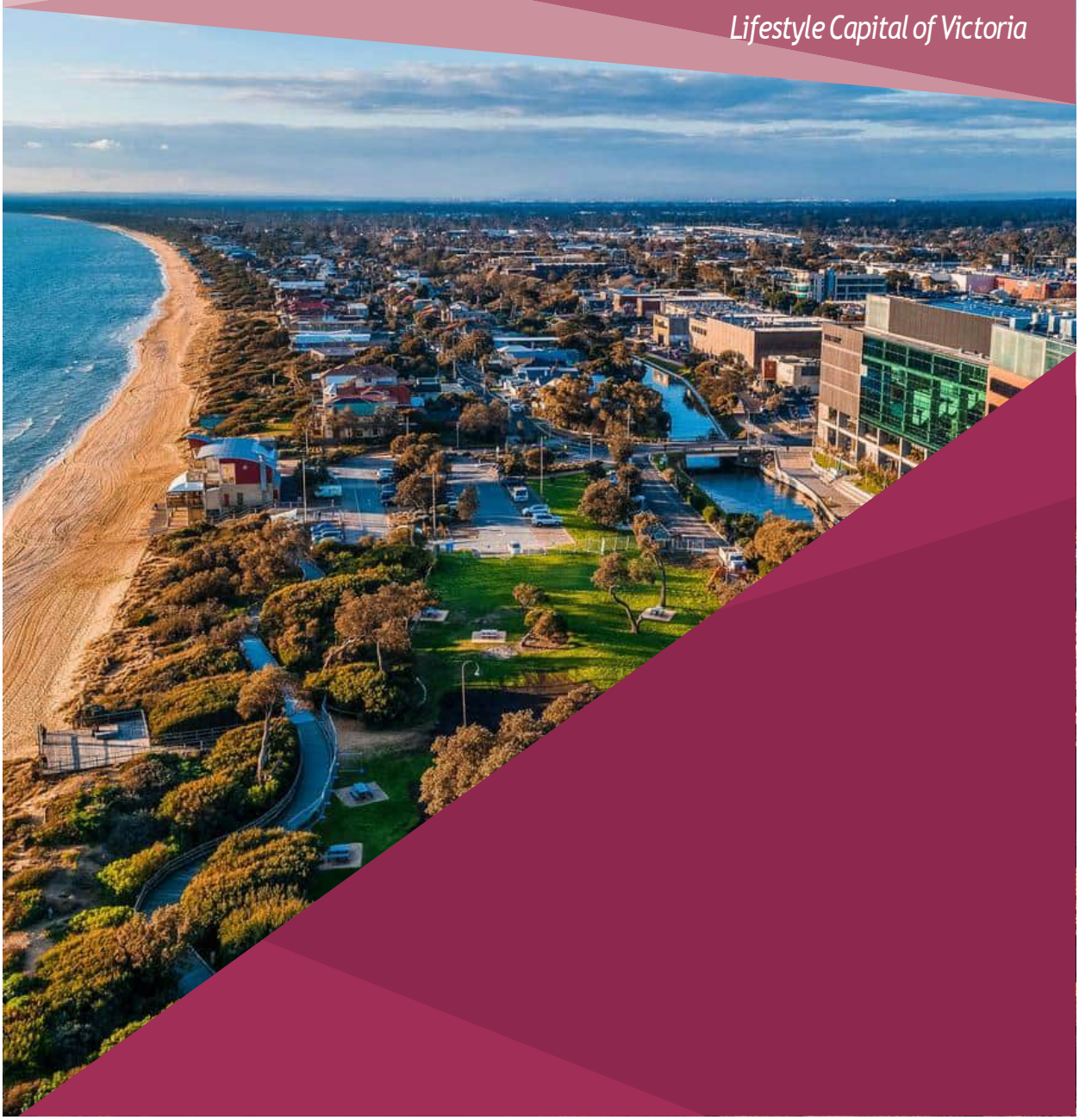
This report represents a summary of the quarter four activities for the City Futures Team in relation to Year 4 of the Council Plan.

ATTACHMENTS

Attachment A:⇩ City Futures Quarterly Report Quarter Four 24/25

Frankston City Council
City Futures Progress Report
Quarter Four 2024/2025

Lifestyle Capital of Victoria



Introduction

In 2020, the Policy, Planning and Environmental Strategies, now City Futures, department was established bringing together teams in the disciplines of Economic Development, Environmental Planning, Social Policy, Strategic Planning and Urban Design to support the development of Council's integrated policies, strategic plans and research.

'Projects' are identified via the Integrated Planning Framework through Council Plan initiatives, Service Plans, Legislation, other Strategic Plans (see Fig. 1) and are generally delivered in the fields of:

- Policy and Strategy development
- Advocacy and Partnerships
- Programs and Events

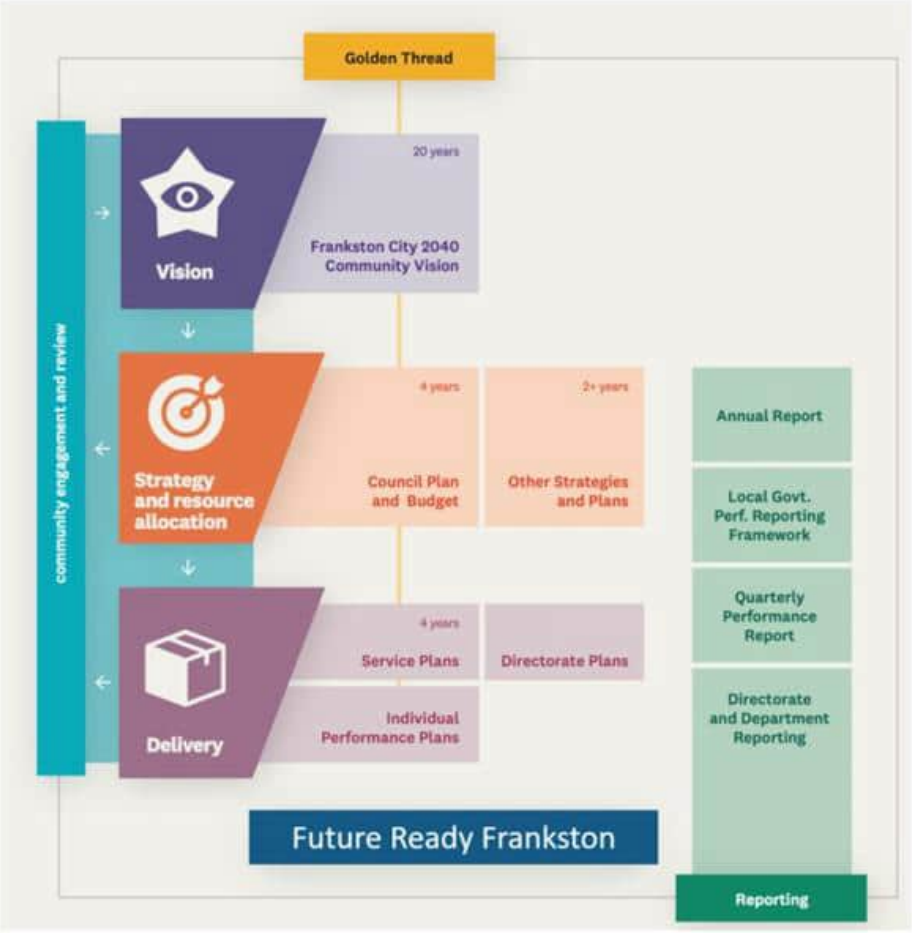


Figure 1) Integrated Planning Framework

An ambitious schedule of work has been planned for 2024/25. Throughout the year this program will require regular review and updating to respond to changes in the environment and community. Updates will be provided to Council quarterly in the form of this progress report.

Highlights achieved during quarter four include:

- Council endorsement of the Year Four Action Plan for Council's Health & Wellbeing Plan 2021-25 and its submission to the Department of Health.
- 500 native trees planted by 80 participants at National Tree Day, with over 2,600 plants donated to 50 schools.
- The first 'Better Business with FCC' Event held at Biersal Brewery in Seaford, attracted 64 local business attendees and Frankston City Council's first Builders & Trades Conference which attracted more than 55 construction industry business owners.
- The Minister for Planning approved Planning Scheme Amendment C160fran (rezoning land in the City Centre to the Activity Centre Zone and implementing the *Frankston Metropolitan Activity Centre Structure Plan – September 2024* into the Frankston Planning Scheme.
- Recognition of the *Public Toilet Action Plan* at the Planning Institute Australia National Awards

The following reports the progress on the schedule of work during 2024/25 Quarter four.

On track | At risk | Critical | Deferred | Completed | Not proceeding | Not started

Project status:

On track	Initiative is underway and tracking well against target time frames
At risk	Initiative is behind by 10% or more, but will meet target time frames
Critical	Initiative is delayed by 25% or more, or needs attention to meet target time frames
Deferred	Completion now expected in 2025-2026
Completed	Initiative completed
Not proceeding	Initiative will not be completed
Not started	Initiative not scheduled to start

Code	Action Name	Q4 Progress Comment	Status
CP-1.3.4	Implement year four actions for Council's Health and Wellbeing Plan	The Year Four Action Plan for Council's Health & Wellbeing Plan 2021-25 was endorsed by Council on 23 June and formally submitted to the Department of Health, meeting Council's statutory requirements under the Public Health and Wellbeing Act 2008. Highlights included: adoption of Bike Riding Strategy to improve infrastructure connection and bike rider safety; the introduction of beach access matting at Frankston beach; the Identification and Victorian Housing Register Connect Clinic held at Community Support Frankston to assist people experiencing homelessness; the launch of the Community Connectors program and Frankston Station; and the launch of the Inclusive Language and Imagery Guidelines to outline how Council will use inclusive language and imagery across all forms of communication.	✔
CP-2.5.1	Monitor demographic data trends to inform service plans that meet the future needs of the local community	Council's annual subscription to .id online demographic resources was managed, with demographic data uses to inform the development of policies, strategies and plans. A training workshop on the .id Housing Monitor was held for stakeholders in mid-June, which demonstrated the latest housing trends and affordable housing needs in Frankston City.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-2.5.4	Partner with the housing and homelessness sector to support the Frankston City Strategic Housing and Homelessness Alliance Five-Year Strategic Plan	The Frankston City Strategic Housing and Homelessness Alliance continued to bring together local agencies to strengthen collective efforts in preventing homelessness and improving housing outcomes. This year, the Alliance contributed to the redesign of Peninsula Health's crisis mental health services through a collaborative consultation workshop, supported the launch of the Community Connectors initiative at Frankston Station, and celebrated the conclusion of its 5-Year Strategic Plan, with the majority of actions successfully delivered. Council also undertook a review of the Alliance's function to ensure it remains effective and a valuable use of resources. The year concluded with a renewed focus on public engagement, including a professional development session on values-based messaging by Common Cause Australia and ongoing efforts through the Frankston Mornington Peninsula Zero initiative to monitor trends in rough sleeping and strengthen service coordination.	✔

On track | At risk | Critical | Deferred | Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-3.1.1	Implement year five actions for Council's Urban Forest Action Plan	Council expanded its support for private tree planting to help increase canopy cover on private land. The Environmental Sustainability Community Grant supported revegetation on private properties, with five recipients awarded $1,000. Supporting initiatives also included tree giveaway at events such as National Tree day, Party in the Park and the Indigenous Nursery Open Day. Street tree planting cards were provided to residents with new street trees which included how to care for their tree, information on the tree species and a free tree offer. A free tree voucher was also included in the April edition of Frankston City News. The street tree planting program focused on replacing vandalised, damaged and missing trees after successfully completing three years of planting 20,000 trees. The number of public trees recorded has increased to 89,035. The baseline canopy tree mapping using Tree ledger records an increase in tree canopy cover since the adoption of the Urban Forest Action Plan by 1.4%	
CP-3.2.1	Implement year one actions of the Coastal and Marine Management Plan	Officers have engaged with the Bunurong Land Council to deepen the understanding of Aboriginal cultural values, ongoing ecological monitoring and management of coastal reserves, work through the Frankston City Coastal Resilience 2100 project and survey of signage across the coastal reserves. Council was successful in a 2024-25 Coastal Public Access Grant fund.	

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-3.2.2	Implement year four actions for Council's Biodiversity Action Plan	The Fauna Connectivity Plan is in final draft for officer review. Technical advice was provided on the Deakin University study tracking data from three Powerful Owl pairs whose core territories fall within the municipality. The project highlighted the importance of habitat connectivity and habitat suitability modelling was undertaken to inform the Environmental Significance Overlay amendment and the Fauna Connectivity Plan. Koala signage was installed ahead of the spring movement season to raise community awareness. The Biodiversity Policy remains under review. The Environmental Significance Overlay mapping and strategic justification report were finalised and submitted to the Department of Transport and Planning with minor changes requested and currently being updated for resubmission. Resident 'Slow down for Wildlife' stickers have been produced to campaign to reduce wildlife fatalities in identified hot spot areas. A series of online and in person Biodiversity events were held though out the year with great success	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-3.2.5	Review and update priority master plans for Open Space	Throughout the year, officers progressed key open space initiatives to support community wellbeing and infrastructure planning. A grant application was prepared to assist with the review of the Frankston Open Space Strategy, alongside due diligence and cultural heritage assessments to guide the planning of a new district-level open space at Skye. Although the grant application was unsuccessful, officers continued to advance site assessments and options development, including scoping a new district-level playspace for Langwarrin. Planning also progressed for the Banyan Reserve Play and Pump Upgrade in Carrum Downs, culminating in extensive community engagement that generated over 200 contributions to inform design refinements. Additionally, a review of the Frankston Waterfront Precinct commenced, aiming to develop a precinct design and staging plan to guide future improvements and stakeholder engagement.	✔
CP-3.3.1	Implement year two actions for Council's Climate Change Strategy and Action Plan including the delivery of the Regional Electric Vehicle (EV) Charging Roadmap	Year two actions for Council's Climate Change Strategy 2023-30 are underway, including continued progress with the conversion of streetlights to LED technology. Finalisation of a report on the transition of Council's fleet to electric vehicles (EVs) including a focus on electric vehicle infrastructure, and working with Greater South East Melbourne group on the Roadmap to Net Zero Emissions.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-3.3.2	Ensure Environmentally Sustainable Design (ESD) principles are achieved for new developments, buildings, public realm and places	Council continued to embed Environmentally Sustainable Design (ESD) principles in the assessment of all planning permit applications, ensuring developments consider key areas such as energy, water, stormwater, waste, indoor environmental quality, transport, urban ecology, and innovation. Over the year, Council assessed a total of 237 ESD development applications, with fluctuations linked to changes in State planning policy. Council maintained strong involvement with the Council Alliance for a Sustainable Built Environment (CASBE), attending regular network meetings and contributing to collaborative projects such as the Elevating ESD Targets Project and a sector-wide response to new 'deemed to comply' planning provisions. This work ensures Council remains aligned with best practice and continues advocating for stronger sustainability outcomes in the built environment.	✔
CP-3.3.3	Implement energy efficient upgrades to Council assets	Completed energy efficiency upgrades of Council assets for 2024-25 were replacing fossil gas fueled kitchen and hot water appliances at Bruce Park Hall, and the finalisation of detailed designs for the electrification of the Frankston Arts Centre and Peninsula Aquatic Recreation Centre along with a grant application to support the works planned for these sites.	✔

On track | At risk | Critical | Deferred | Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-3.5.1	Support Frankston Environmental Friends Network	Council supported Environmental Friends Groups through coordination of monthly meetings and recognition of their contributions, including an end-of-year celebration. Highlights this year include Action Sweetwater Creek reaching the first round of judging in the 2024 Volunteering Awards and 3198 Seaford Beach Patrol's “Nurdle Anymore” project being shortlisted for a Tidy Towns Award. Two individual volunteers were nominated for the Volunteering Frankston Awards. Support is also being provided to the newly formed Friends of Long Street Reserve, with their first working bee occurring October (2025). The Environmental Friends Volunteer Manual is now complete and available on the website. Support is also provided in ensuring compliance with Working with Children policy and Police checks. A Cultural Awareness session was held for volunteers in June	●
CP-3.5.2	Deliver annual environmental programs, such as National Community and School's tree Day and Gardens for Wildlife, to promote behavioural change and positive environmental outcomes	A wide range of programs engaged the community in environmental education, biodiversity enhancement, and sustainability. National Tree Day saw 80 participants plant 500 natives, while over 2,600 plants were donated to 50 schools. Seasonal School Holiday Rangers programs reached children and families with sessions on native flora and fauna, biodiversity, and beach care. The Gardens for Wildlife program made 58 garden visits, supported by 24 habitat boxes in private gardens and public reserves. The biodiversity workshop series included popular webinars on microbats (Dr Lindy Lumsden), soils (Dr Mary Cole), insects (Daniel Kurek), and birds (Dr Jacinta Humphrey). The Environmental Sustainability Community Grant awarded $1,000 each to five private landowners and one school, with a land management workshop also held. The Indigenous Nursery's Open Day drew over 250 attendees and sold nearly 3,000 native plants. Events such as Party in the Park, natural reserve walks, the Aussie Backyard Bird Count, and Biodiversity Blitz were also held.	✔

On track | At risk | Critical | Deferred | Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-4.1.1	Deliver revitalisation activities in the Frankston City Centre	A major revitalisation project this year is the Nepean Boulevard, with early greening works and gateway signage completed at the northern and southern entries to the corridor. The tree illumination project between Davey Street and Beach Street progressed, with construction procurement finalised and awarded. Works were also completed on shared path improvements to the Monash Greenlink, enhancing connectivity between the Health and Education Precinct and Frankston City Centre. Metro Trains Melbourne (MTM) approvals are still pending to enable completion of the path lighting upgrades.	✔
CP-4.1.2	Deliver year one actions of the Frankston Housing Strategy	The Victorian Government has and continues to make extensive changes to Victoria's planning system. Many of these impact the development of Housing Strategies across all Council's. The Victorian Government have advised that some of the tools required for Council's to undertake Housing Strategies are still under development and will not be ready until the end of 2025. It is anticipated that this work will not re-commence until quarter 3 2025-26.	●
CP-4.1.3	Deliver year one actions of the Frankston Metropolitan Activity Centre (FMAC) Structure Plan	The Minister for Planning approved Planning Scheme Amendment C160fran, which was published in the Victorian Government Gazette in the later part of 2024-25.	✔
CP-4.1.5	Develop a landscape guide for developers	The Landscape Guidelines were completed and endorsed by Council at the early September 2024 meeting. The guidelines are available on Council's Website.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-4.3.1	Deliver the Open Space Strategy through a priority program of development and renewals for open space and play spaces	Council continued to implement the Local Park Action Plan and Frankston Play Strategy, delivering priority upgrades to open space and playspaces across the municipality. Several projects progressed through design, engagement, and construction phases, with completed upgrades at Lindrum, Monique, East Seaford, Lucerne, Adib, Brunel, and Heysen Reserves. Construction is nearing completion at Sandfield Reserve, while tendering and works commenced at other key sites. Design work advanced for future upgrades at reserves including Lloyd Park/Pindara, Ferndale, Heritage, Lipton, Rotary Park, and Alicudi, supported by community engagement at Gamble, Athol, Monterey, and Banyan Reserves. Due diligence and scoping activities also supported planning for upcoming improvements, positioning Council for the successful rollout of the 2025-26 program.	✔
CP-4.3.3	Implement year one actions of the Public Toilet Action Plan	Council made significant progress implementing the Public Toilet Action Plan this year. Key achievements include advancing design works for upgrades at Seaford Foreshore and Witternberg Reserve, and completing construction of the new Carrum Downs playspace public toilet. The surplus Baxter Park bluestone toilet was decommissioned, with further planning to manage this site. The Sandfield Reserve public toilet project progressed steadily, reaching 80% completion by year-end. Council's efforts were recognised with a Planning Institute Australia Victorian State Award for Community Wellbeing and Diversity, with the project advancing to the National Awards. Additional milestones included development of a gender-inclusive signage style guide and comprehensive reviews addressing social behaviour challenges at older facilities, ensuring the program continues to meet community needs effectively.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-5.1.2	Review empty shops in the FMAC and the strategies to encourage occupancy	Economic Development officers supported the activation of empty shops in the FMAC area, including continued support of the delivery of the Young Street Action Plan. This included undertaking an audit of vacant properties in the city centre which showed that from a total of 409 properties audited, 313 are currently occupied, 79 are vacant and 17 are currently undergoing planning, constructions or repairs.	✔
CP-5.2.1	Promote Invest Frankston and precinct opportunities	Over the course of 2024-25, Council's Investment Attraction program maintained proactive engagement with local and prospective businesses to support economic growth. The program conducted numerous outreach initiatives, including cold approaches to over 290 unique potential business operators and responding to more than 190 inquiries and referrals. Tailored research, solutions, and investment opportunities were provided to nearly 90 businesses, matching their specific needs to local economic development prospects. The program also supported broader engagement activities, such as exhibiting at the Melbourne Franchising & Business Opportunities Expo, where Council Officers connected with over 165 attendees and encouraged 44 businesses to subscribe to the Frankston City Business eNewsletter. This sustained effort reinforces Council's commitment to fostering a vibrant and resilient local economy.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-5.2.3	Maintain and promote Councils business concierge service	Throughout 2024-25, the Business Concierge service consistently provided valuable support to aspiring, new, and existing business operators, assisting them in navigating Council processes. The service responded to over 350 inquiries across the year, with a notable increase in demand by year-end. Food services and beauty industries remained the most frequent sectors seeking assistance, alongside retail and home-based businesses looking to expand or transition to commercial premises. The majority of inquiries came from businesses located within Frankston, predominantly in commercial areas. The Business Concierge's ongoing support has been integral in fostering local business growth and resilience.	✔
CP-5.2.4	Foster and maintain relationships that support businesses, providing excellent customer service and building Frankston City's reputation as a place to do business	Council successfully delivered a range of grant and support programs to bolster local businesses throughout 2024-25. The Business Grants program launched with strong engagement, including information sessions and targeted communications, culminating in the allocation of $150,000 to support 17 businesses. The Business to Business (B2B) Grants provided $1,000 grants to 100 local businesses, with over $207,000 spent locally, while Façade Improvement Grants awarded $80,000 to 14 businesses to enhance commercial streetscapes. The 'Welcome to Frankston City' initiative continued to connect new businesses with Council support, reaching over 250 new registrants across the year. Additionally, the Local Business Directory grew steadily, reaching 388 listings by year-end. Partnerships and events such as the Start-Up Sesh and promotions of Circular Economy programs further strengthened the local business environment.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-5.4.1	Implement the Sustainable Economy and Skilled Community Strategy	A Strategy Action Plan addresses each of the three Priority Areas of the Strategy: Supporting local business; Investment attraction and economic activation of places; and Council as an enabler and Officers continue to implement this through the provision of range of services and supports for both existing and potential Frankston City business operators.	✔
CP-5.4.2	Deliver year one of the Frankston Industrial Strategy	The Frankston Planning Scheme Amendment C148fran Industrial Strategy and Design Guidelines Panel Report was received in quarter four. Council will consider the recommendations of the Planning Panel at the August 2025 Council Meeting.	✔
CP-5.4.4	Further develop the partnership with Frankston Social Enterprise Hub	Regular meetings with the Frankston Social Enterprise Hub (FSEH) have continued throughout the year including discussions regarding the hosting of workshops/training at the FSEH and having a representative from the FSEH speak at other workshops to promote the FSEH co-working space and social enterprises in general.	✔
CP-5.5.1	Develop the 'Nepean Boulevard' vision and implementation of Master plan	Progress on the Nepean Boulevard Master Plan advanced steadily throughout the year. The draft plan was adopted for community engagement scheduled for 2025, alongside early works including median planting, gateway signage, and tree lighting designs. The project was confirmed as a key Federal advocacy priority, with Council endorsing six signature projects valued at $20 million. This advocacy was bolstered by a $50 million commitment from the Australian Government under the Road Blitz program to upgrade key intersections and improve pedestrian and cycling connections. Council is actively collaborating with the Department of Transport and Planning to ensure the delivery aligns with strategic transport and urban infrastructure goals, progressing detailed design and procurement activities in support of the Nepean Boulevard Vision.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Code	Action Name	Q4 Progress Comment	Status
CP-5.5.4	Deliver the Frankston Local Shopping Strip Action Plan through a priority program of development and renewals	Council continued to advance the Local Shopping Strip Action Plan, focusing on enhancing key commercial precincts. Concept and detailed designs progressed for Mahogany Avenue Shops in Frankston North, with upgrades completed at Fairway Street and Kareela Road Shops. Progress on Railway Parade Shops in Seaford continued, though budget adjustments required revisiting upgrade options. Scoping for minor improvements across various shopping strips was also completed to inform the 2025-26 program, ensuring ongoing support for vibrant local retail environments.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Customer Innovation and Arts

Code	Action Name	Q4 Progress Comment	Status
CP-6.2.9	Community engagement - Affordable Housing Strategy	The community engagement on the Draft Affordable Housing Policy was completed during Quarter 3 2024-25. The Community Engagement Summary was published on Council's Engage Frankston website and the key engagement findings were incorporated into the policy, which will be presented to Council for adoption early 2025-26.	✔

On track | At risk | Critical | Deferred | Completed | Not proceeding | Not started

Policy and Safety Information	2024/25 Progress Comment	Status
Review the Health & Wellbeing Policy	This action has been deferred to 2025-26.	
Natural Reserve Management Plans	Parks and Vegetation and Environmental policy and planning team continue to collaborate with the consultant in the development of the Native Reserves Management Framework. Due to staff movement the timeframe has been delayed. The RRR monitoring framework review (Retention/Restoration/Rehabilitation) is progressing, with priorities including a new mapping approach being explored, improved data entry and management, and integration of ecological tools. Updates will ensure zoning flexibility without data loss, and introduce objective, repeatable data collection methods. A centralised GIS-linked system is being considered to provide consistent processes across teams and contractors.	
ESO Mapping - Planning scheme amendment	The mapping review and strategic justification analysis for the project have been completed. Environmental Policy and Planning officers are now preparing the supporting strategic justification in consultation with Strategic Planners. The updated ESO mapping was submitted to the Department of Transport and Planning, however changes were requested, the revised maps are undertaking a final review for resubmission in July.	
Frankston City Coastal Resilience 2100	Significant progress was made on the Frankston City Coastal Resilience 2100 project, with the completion of Stage 2 and advancement of Stage 3. Stage 2 reviewed community input on Values, Issues, and Opportunities from the Coastal Marine and Management Plan engagement and culminated in the Foreshore Advisory Committee endorsing the long-term adaptation vision, “A Coast for All"; Frankston City's coast is a resilient, inclusive space where natural, cultural, and community values are preserved and enhanced through sustainable evidence-based practices, ensuring that future generations can live, work, and play in a vibrant coastal environment through 2100 and beyond.” Stage 3 focused on modelling coastal hazard extents and engaging the community on flooding, drainage issues, coastal inundation, and erosion (from storm surge or unusually high tides) and any coastal erosion they have seen or experienced. There was strong participation with 2,794 visits and 284 mapped observations in November - December 2024. Draft hazard layers have been reviewed internally and used to inform the upcoming. Key stakeholder collaboration was held in June, including a regional workshop with DEECA, Melbourne Water, and neighbouring councils to align hazard communication and mapping. Stage 4 risk and vulnerability assessment is now underway and the cultural values assessment by the Bunurong Land Council has been received to inform this stage.	
Planning Scheme Amendments	The Minister for Planning approved Planning Scheme Amendment C160fran, which was published in the Victorian Government Gazette in quarter 4.	✔

On track | At risk | Critical | Deferred | ✔ Completed | Not proceeding | Not started

Policy and Safety Information	2024/25 Progress Comment	Status
Environmental Volunteers Manual Review	The content for the Environmental and Friends Volunteers Manual has been finalised. The Gender Impact Assessment was completed and approved. The stakeholder group played a key role in shaping the final format of the Guidelines to ensure they are accessible and easy to use. The Guidelines are now complete and available to environmental volunteers and uploaded on Council's website.	✔
Elevating ESD Targets Planning Scheme Amendment Research Project	Council continued its involvement with the Council Alliance for a Sustainable Built Environment (CASBE), attending 7 network meetings and collaborating on a position paper advocating for stronger ESD provisions in response to State planning changes.	✔

Programs & Events	2024/25 Progress Comment	Status
Deliver Economic Development Workshops and Events	Officers delivered two events this quarter including the first 'Better Business with FCC' Event on 15 May at Biersal Brewery in Seaford, attracting 64 local business attendees and Frankston City Council's first Builders & Trades Conference which attracted more than 55 business owners from the construction industry. Two business workshops were also delivered this quarter to support local business operators. These were 'Launch or Grow Your Small Business' and 'Creative Email Marketing', together attracting 81 participants.	✔
Deliver tree planting incentives and education to private residents	Council expanded its support for private tree planting to help increase canopy cover on private land. The Environmental Sustainability Community Grant supported revegetation on private properties, with five recipients awarded $1,000 in two rounds November 2025 and February 2025. Supporting initiatives also included tree giveaway at events such as National Tree Day, Party in the Park and the Indigenous Nursery Open Day. Street tree planting cards were provided to residents with new street trees which included how to care for their tree, information on the tree species and a free tree offer. A free tree voucher was also included in the April edition of Frankston City News. National Tree Day and School Tree Day events also contributed in July 2024, with over 2,600 plants distributed to 51 schools and more than 500 planted at National Tree Day at Seaford Wetlands.	✔

Executive Summary

11.4 Statutory Planning Progress Report for May and June 2025

Enquiries: (Sam Clements: Communities)

Council Plan

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

Purpose

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

Recommendation (Director Communities)

That Council:

1. Receives the Statutory Planning Progress Report for the months of May and June 2025;
2. Notes, in May 2025, 84% applications were determined within the statutory timeframe. This is above Council's 70% target;
3. Notes, in June 2025, 77% of applications were determined within the statutory timeframe. This is above Council's 70% target;
4. Notes this Progress report contains a register as to the number of planning decisions made by the Minister of Planning in relation to applications in the Frankston municipality, that delegated comments were provided on one application made to the Minister and that the Minister made one decision during the report period; and
5. Resolves Attachment C (General Planning Applications of Councillor Interest Updates) and Attachment D (Major Development Updates) remain confidential indefinitely on the grounds that they contain land use planning information and private commercial information (*Local Government Act 2020, s.3(1)(c) and (g)*). These grounds apply because it contains private information and would, if prematurely released, impact the reputation of Councillors and Council.

Statutory Planning Progress Report

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

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

  Due to a process changeover to 'in system' tracking and discussion about changes to the way in which 'on-time' performance is reported, the May report is provided outside of this timeframe.

- The report provides Council with an update on the exercise of planning delegations by Council officers on the following items:
  - Planning applications received;
  - Planning decisions;

- Subdivision applications received;
- Subdivision decisions;
- VCAT appeal register; and
- VCAT decisions.

- In May 2025, ninety-five (95) applications for planning permits, amendments to permits and consents were received, and seventy-four (74) applications determined. A total of 84% of decisions were made within the statutory timeframe. The percentage determined within timeframe was above Council's 70% target.
- In June 2025, sixty-eight (68) applications for planning permits, amendments to permits and consents were received, and eighty (80) applications determined. A total of 77% of decisions were made within the statutory timeframe. The percentage determined within timeframe was above Council's 70% target.
- As at the time of preparation of this report, there are 246 undecided planning permits, amendment to planning permits, consent, subdivision and plan approval applications currently with Council.
- Two VCAT decisions were reported during the combined period.
- Delegated comments on one application were made during the combined report period, concerning an application referred to Council for comment by the Department of Transport and Planning, for ultimate decision by the Minister for Planning.
- One application decision made by the Minister for Planning was received during the combined report period.
- Also included in this progress report is the list of 'Major Development Updates' at **Attachment C**, and the list of 'General Planning Applications of Councillor Interest Updates' at **Attachment D**, for Council's reference. As agreed with Council, the purpose of providing these reports is to enable Councillors to understand progress on current or future major applications and potential timings for decision making.
- Included as **Attachment E** is a graphic representation of the basic steps in the planning permit application process, and the number of applications which are located at each process step as at July 2025 (when this report was prepared).

Financial Impact

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

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

Consultation

11.4 Statutory Planning Progress Report for May and June 2025

Executive Summary

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

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

Analysis (Environmental / Economic / Social Implications)

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

Legal / Policy / Council Plan 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

No legal implications.

Policy Impacts

No policy impacts.

Gender Impact Assessments

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

Officer's Declaration of Interests

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

Risk Mitigation

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

Conclusion

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

ATTACHMENTS

Attachment A:⇩	Statutory Planning Progress Report - May 2025
Attachment B:⇩	Statutory Planning Progress Report - June 2025
Attachment C:	Major Development Updates - July 2025 - **CONFIDENTIAL**
Attachment D:	General Applications of Councillor Interest - July 2025 - **CONFIDENTIAL**
Attachment E:⇩	Statutory Planning applications by process step diagram - July 2025

Progress Report – Planning Applications Received For The Application Date: From 1/05/2025 To 31/05/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
303/2025/P	Ballam	40 Ashleigh Avenue, Frankston 3199	To construct an extension to an existing dwelling in Special Building Overlay (SBO)	19/05/2025
365/2025/P	Ballam	Shop S064/330 Cranbourne Road, Frankston 3199	To display business identification signage on land within a Business 1 Zone (B1Z)	29/05/2025
362/2025/P	Ballam	1-4/Com Prop 21 Frank Street, Frankston 3199	To subdivide the land into four (4) lots within a General Residential Zone (R1Z) and Special Building Overlay (SBO)	29/05/2025
Ballam Ward = 3				
339/2025/P	Centenary Park	82 Edward Street, Langwarrin 3910	To subdivide the land into eight (8) lots within a General Residential Zone (R1Z)	21/05/2025
352/2025/P	Centenary Park	11 Lorraine Avenue, Langwarrin 3910	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	26/05/2025
Centenary Park Ward = 2				
300/2025/P	Derinya	8 Robinsons Road, Frankston South 3199	To use the existing building known as The Lodge for office, retirement village communal facilities, seniors day care and staff training facility and to construct buildings and works in a General Residential Zone (R1Z) To construct buildings and works in a Design and Development Overlay Schedule 3 (DDO3)	6/05/2025
327/2025/P	Derinya	100 Moorooduc Highway, Frankston South 3199	To construct an outbuilding in a Bushfire Management Overlay Schedule 1 (BMO1), Design and Development Overlay Schedule 1 (DDO1) and Significant Landscape Overlay Schedule 3 (SLO3)	16/05/2025
346/2025/P	Derinya	48 Sanders Road, Frankston South 3199	To construct a domestic swimming pool in a Design and Development Overlay Schedule 9 (DD09)	23/05/2025
Derinya Ward = 3				
285/2025/P	Elisabeth Murdoch	715 Robinsons Road, Langwarrin 3910	To construct an outbuilding in a Rural Conservation Zone Schedule 1 (RCZ1) and Bushfire Management Overlay (BMO)	2/05/2025
293/2025/P	Elisabeth Murdoch	30 Warrandyte Road, Langwarrin 3910	Buildings and works to an existing primary school on land within a General Residential Zone (R1Z)	5/05/2025

Progress Report – Planning Applications Received **For The Application Date: From 1/05/2025 To 31/05/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
309/2025/P	Elisabeth Murdoch	645 Robinsons Road, Langwarrin 3910	To construct one (1) single storey dwelling on land in a Rural Conservation Zone (RCZ1) and to construct buildings and works associated with accommodation in a Bushfire Management Overlay (BMO)	8/05/2025
323/2025/P	Elisabeth Murdoch	33 Grassmere Road, Langwarrin 3910	To construct buildings and works for an outbuilding in a Bushfire Management Overlay and Design and Development Overlay Schedule 4 (DDO4) and to remove Native Vegetation and substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1), Environmental Significance Overlay Schedule 1 (ESO1), and Clause 52.17 Native Vegetation	21/05/2025
343/2025/P	Elisabeth Murdoch	230 Warrandyte Road, LANGWARRIN 3910	To construct an extension to an existing dwelling and outbuilding (garage) in a Design and Development Overlay Schedule 4 (DDO4) and Bushfire Management Overlay (BMO). To remove vegetation under a Significant Landscape Overlay Schedule 1 (SLO1) and Environmental Significance Overlay Schedule 1 (ESO1)	22/05/2025
348/2025/P	Elisabeth Murdoch	7 Healsview Court, Langwarrin South 3911	To construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4)	23/05/2025
322/2025/P	Elisabeth Murdoch	6 Gum Hill Drive, Langwarrin 3910	To construct an outbuilding associated with accommodation in a Bushfire Management Overlay Schedule 2 (BMO2) and Design and Development Overlay Schedule 4 (DDO4).	26/05/2025
354/2025/P	Elisabeth Murdoch	10 Clemac Close, Langwarrin South 3911	To remove vegetation (3 trees) on land in a Significant Landscape Overlay Schedule 1 (SLO1)	26/05/2025
361/2025/P	Elisabeth Murdoch	163 North Road, LANGWARRIN 3910	To subdivide the land into two (2) lots within a General Residential Zone (R1Z)	28/05/2025
364/2025/P	Elisabeth Murdoch	10 Clemac Close, Langwarrin South 3911	Removal of three trees	28/05/2025
367/2025/P	Elisabeth Murdoch	10 Gum Hill Drive, Langwarrin 3910	To construct a shed and pool pergola on land within a Low Density Residential Zone (LDRZ)	30/05/2025
Elisabeth Murdoch Ward = 11				

Progress Report – Planning Applications Received **For The Application Date: From 1/05/2025 To 31/05/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
295/2025/P	Kananook	153 Fortescue Avenue, Seaford 3198	To construct three (3) double storey dwellings on land within a General Residential Zone (R1Z) and Special Building Overlay (SBO)	5/05/2025
298/2025/P	Kananook	5 Moresby Avenue, Seaford 3198	Buildings and works to an existing dwelling within a Special Building Overlay (SBO)	6/05/2025
306/2025/P	Kananook	36 Airlie Grove, Seaford 3198	To construct two (2) double storey dwellings in a General Residential Zone (R1Z) and to construct buildings and works in a Land Subject to Inundation Overlay (LSIO)	7/05/2025
337/2025/P	Kananook	37 Petrie Street, Frankston 3199	To subdivide the land into two (2) lots within a Housing Choice and Transport Zone (HCTZ)	21/05/2025
338/2025/P	Kananook	7 Swift Street, Frankston 3199	To construct three (3) double storey dwellings on land within a Housing Choice and Transport Zone (HCTZ)	22/05/2025
359/2025/P	Kananook	5/102 Nepean Highway, Seaford 3198	To construct an extension to an existing dwelling on a lot less than 300 square metres in a General Residential Zone (GRZ)	27/05/2025
360/2025/P	Kananook	45 Seaford Road, Seaford 3198	To construct an extension to an existing single dwelling on a lot in a Special Building Overlay (SBO)	27/05/2025
369/2025/P	Kananook	58 Wunalla Road, Seaford 3198	To construct two (2) double storey dwellings on land within a General Residential Zone (R1Z)	30/05/2025
370/2025/P	Kananook	6 Netherall Street, Seaford 3198	Vegetation removal (1 tree) on land within an Environmental Significant Overlay 4 (ESO4)	30/05/2025
Kananook Ward = 9				
297/2025/P	Lyrebird	52 Boundary Road, Carrum Downs 3201	To construct buildings and works associated with a Section 2 Use in a Green Wedge Zone (GWZ). To construct buildings and works in an Environmental Significance Overlay Schedule 2 (ESO2).	5/05/2025
296/2025/P	Lyrebird	17 Malibu Circuit, Carrum Downs 3201	To construct buildings and works to an existing factory on land within an Industrial 1 Zone (IN1Z)	7/05/2025
318/2025/P	Lyrebird	1 Belgrave Place, Carrum Downs 3201	To vary restrictive covenant S255036S dated 7 December 1992 to allow for the construction of a Dependent Person's Unit.	15/05/2025

Progress Report – Planning Applications Received **For The Application Date: From 1/05/2025 To 31/05/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
Lyrebird Ward = 3				
289/2025/P	Pines	32 Peninsula Boulevard, Seaford 3198	To display an electronic major promotion sky sign on land within an Industrial 1 Zone (IN1Z)	2/05/2025
304/2025/P	Pines	386 Frankston-Dandenong Road, Seaford 3198	To construct two (2) double storey dwellings on land within a General Residential Zone (R1Z) and Bushfire Management Overlay (BMO1) and to alter access to a road in a Transport 2 Zone (T2Z)	7/05/2025
299/2025/P	Pines	55 Brunel Road, Seaford 3198	To subdivide the land into seven (7) lots in an Industrial 1 Zone (IN1Z)	8/05/2025
270/2025/P	Pines	29 Monterey Boulevard, Frankston North 3200	To construct one (1) double storey dwelling to the rear of an existing dwelling in a General Residential Zone (R1Z)	11/05/2025
313/2025/P	Pines	9 Fellowes Street, Seaford 3198	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	20/05/2025
272/2025/P	Pines	162A Frankston-Dandenong Road, Seaford 3198	To subdivide the land into two (2) lots within a General Residential Zone (R1Z)	30/05/2025
Pines Ward = 6				
310/2025/P	Wilton	665 Dandenong-Hastings Road, Skye 3977	To construct buildings and works for an extension to an existing building and works in a Green Wedge Zone (GWZ) and in the tree protection zone of substantial trees in a Significant Landscape Overlay Schedule 2 (SLO2)	9/05/2025
315/2025/P	Wilton	332 Hall Road, Skye 3977	To construct one (1) single storey dwelling, an outbuilding (agricultural), vegetation removal and associated works on land within a Green Wedge Zone (GWZ)	13/05/2025
341/2025/P	Wilton	155R Wedge Road, Sandhurst 3977	Tree Pruning and Safety Management Plan	28/05/2025
Wilton Ward = 3				
287/2025/P	Yamala	9 Harcourt Avenue, Frankston South 3199	To construct a domestic swimming pool in a Design and Development Overlay Schedule 9 (DD09)	2/05/2025
291/2025/P	Yamala	5 Amberley Crescent, Frankston South 3199	To construct buildings and works (carport and garage) on land within a Design and Development Overlay Schedule 9 (DDO9)	4/05/2025

Progress Report – Planning Applications Received **For The Application Date: From 1/05/2025 To 31/05/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
311/2025/P	Yamala	3 Neil Street, Frankston South 3199	To construct one (1) double storey dwelling in a Bushfire Management Overlay (BMO), in the tree protection zone of substantial trees in a Significant Landscape Overlay Schedule 4 (SLO4) and the removal of a substantial tree within a Significant Landscape Overlay Schedule 4 (SLO4).	9/05/2025
331/2025/P	Yamala	8 Menzies Close, Frankston South 3199	To construct an extension to an existing single storey dwelling in a Design and Development Overlay Schedule 8 (DDO8), Erosion Management Overlay Schedule 2 (EMO2) and Significant Landscape Overlay Schedule 4 (SLO4)	16/05/2025
334/2025/P	Yamala	431 Nepean Highway, FRANKSTON 3199	To construct a thirteen (13) to fourteen (14) storey mixed-use building and construct and carry out works under Clause 37.08-5 (Activity Centre Zone) and Clause 44.05-2 (Special Building Overlay); use the land for dwellings pursuant to Clause 37.08-2 (Activity Centre Zone) and reduce the number of car parking spaces required under Clause 52.06-3 (Car Parking)	19/05/2025
336/2025/P	Yamala	539 Nepean Highway, Frankston 3199	To remove vegetation (one (1) tree) in an Erosion Management Overlay Schedule 3 (EMO3)	21/05/2025
340/2025/P	Yamala	22 Gould Street, Frankston 3199	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 6 (DDO6)	21/05/2025
349/2025/P	Yamala	1/8 Ithaca Road, Frankston South 3199	Buildings and works to an existing dwelling (deck) on land within a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9)	25/05/2025
350/2025/P	Yamala	22 Idon Avenue, Frankston South 3199	To remove one (1) tree on land in a Significant Landscape Overlay (SLO4)	26/05/2025
363/2025/P	Yamala	8 Frankston South 3199	To construct two (2) double storey dwellings and to subdivide the land into two (2) lots within a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9) and to remove vegetation within a Significant Landscape Overlay Schedule 4 (SLO4)	29/05/2025
Yamala Ward = 10				
Total = 50				

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/05/2025 To 31/05/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
120/2021/P/C	Ballam	17 Kenilworth Avenue, Frankston 3199	Extension of Time – To subdivide the land into four (4) lots in a General Residential Zone (GRZ)	6/05/2025
145/2022/P/E	Ballam	162 Cranbourne Road, Frankston 3199	To construct two (2) double storey dwellings in a General Residential Zone (GRZ) and to alter access to a road in a Transport Zone 2.	16/05/2025
Ballam Ward = 2				
110/2014/P/I	Centenary Park	370 Ballarto Road, Skye 3977	Secondary Consent – To construct sixteen (16) double storey dwellings in association with the retention of the existing double storey dwelling (seventeen (17) dwellings)	7/05/2025
1000/2023/P/C	Centenary Park	8 Valley Road, Langwarrin 3910	To use and construct one (1) single storey dwelling and outbuilding in a Rural Conservation Zone Schedule 2 (RCZ2) To construct buildings and works associated with accommodation in a Bushfire Management Overlay (BMO) To remove native vegetation under Clause 52.17 Native Vegetation	26/05/2025
Centenary Ward = 2				
605/2008/P/J	Derinya	8 Robinsons Road, Frankston South 3199	Extension of Time – Demolish one hundred and seventeen (117) units and an amenities building and construct eighty two (82) new units and a croquet club	5/05/2025
65/2023/P/VS	Derinya	12 Balamara Court, Frankston South 3199	Section 72 – To construct a garage to an existing dwelling in a Design and Development Overlay Schedule 1 (DDO1) and to carry out works within the Tree Protection Zone of a Substantial Tree within a Significant Landscape Overlay Schedule 3 (SLO3)	15/05/2025
730/2024/P/B	Derinya	48 Roberts Street, Frankston 3199	Section 72 – To use the land for a Rooming House in a General Residential Zone (R1Z).	26/05/2025
154/2021/P/D	Derinya	31 Hillcrest Road, Frankston 3199	To construct four (4) dwellings (one (1) triple storey and three (3) double storey) in a General Residential Zone (GRZ)	28/05/2025
Derinya Ward = 4				
238/2017/P/B	Elisabeth Murdoch	5/1 Quail Place, Langwarrin 3910	Secondary Consent – Five (5) lot subdivision and vegetation removal	7/05/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/05/2025 To 31/05/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
238/2017/P/C	Elisabeth Murdoch	5/1 Quail Place, Langwarrin 3910	Five (5) lot subdivision and vegetation removal	12/05/2025
579/2024/P/C	Elisabeth Murdoch	4 Parzay Court, Langwarrin South 3911	To construct one (1) single storey dwelling and outbuilding in a Bushfire Management Overlay Schedule 1 (BMO1), to construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4) and to construct or carry out works within the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1).	15/05/2025
438/2024/P/D	Elisabeth Murdoch	27 Jamieson Court, Langwarrin 3910	To construct one (1) single storey dwelling and an outbuilding within a Bushfire Management Overlay (BMO) Design and Development Overlay Schedule 4 (DDO4), removal of a substantial tree within a Significant Landscape Overlay Schedule 1 (SLO1) and removal of native vegetation (52.17)	23/05/2025
626/2021/P/C	Elisabeth Murdoch	25 Natina Court, Langwarrin 3910	To construct buildings and works to an existing dwelling in a Design and Development Overlay Schedule 4 (DDO4) and Bushfire Management Overlay (BMO) and to construct a building and construct and carry out works in the Tree Protection Zone of a substantial tree in a Significant Landscape Overlay Schedule 1 (SLO1)	28/05/2025
Elisabeth Murdoch Ward = 5				
79/2022/P/B	Kananook	1/87 Nepean Highway, S EAFORD 3198	Extension of Time – To construct one (1) triple story dwelling over basement on a lot less than 300m2 in a General Residential Zone (GRZ) and Design and Development Overlay (DDO6) and to alter access to a road in a Transport Zone 2	6/05/2025
359/2019/P/D	Kananook	28 Cricklewood Avenue, Frankston 3199	Extension of Time – To construct eight (8) double storey dwellings on a lot in a General Residential Zone (GRZ)	9/05/2025
355/2018/P/I	Kananook	8 Anderson Street, FRANKSTON 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	13/05/2025
555/2023/P/A	Kananook	8 Queen Street, Frankston 3199	To construct three (3) double storey dwellings on a lot in a General Residential Zone (GRZ)	15/05/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/05/2025 To 31/05/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
233/2019/P/G	Kananook	5-7 Bragge Street, Frankston 3199	To subdivide the land into Thirty Three (33) lots in a Residential Growth Zone	21/05/2025
343/2021/P/B	Kananook	30 Nepean Highway, Seaford 3198	To construct buildings and works to the existing hotel and to display illuminated business identification signage in a General Residential Zone (GRZ). To alter access to a road in a Transport Zone 2 (TRZ2) and to extend the area where liquor is allowed to be sold and consumed.	26/05/2025
48/2021/P/B	Kananook	22 Admans Avenue, Seaford 3198	To construct two (2) double storey dwellings on a lot in a General Residential Zone (GRZ) and a Special Building Overlay (SBO).	26/05/2025
Kananook Ward = 7				
9/2023/P/VS	Lyrebird	1/40 Titan Drive, Carrum Downs 3201	Extension of Time – To construct buildings and works (extension) to an existing warehouse in an Industrial 1 Zone (IN1Z)	1/05/2025
9/2023/P/VS	Lyrebird	1/40 Titan Drive, Carrum Downs 3201	Secondary Consent – To construct buildings and works (extension) to an existing warehouse in an Industrial 1 Zone (IN1Z)	5/05/2025
11/2021/P/C	Lyrebird	9 Gateway Drive, Carrum Downs 3201	Secondary Consent – To construct a warehouse in an Industrial 1 Zone (IN1Z)	6/05/2025
719/2022/P/C	Lyrebird	50 Lyrebird Drive, Carrum Downs 3201	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ).	16/05/2025
Lyrebird Ward = 4				
35/2023/P/F	Pines	Belvedere Reserve 151 East Road, Seaford 3198	Extension of Time – To use the land for a Research centre (Independent Living Lab) and undertake associated buildings and works; To construct buildings and works associated with an Informal outdoor recreation use (intergenerational activity and learning playground) in a Public Park and Recreation Zone (PPRZ)	2/05/2025
15/2025/P/A	Pines	168 Frankston-Dandenong Road, Seaford 3198	Section 72 – To subdivide the land into two (2) lots in a General Residential Zone (R1Z), Special Building Overlay (SBO) and land adjacent to road in a Transport Zone 2	7/05/2025
145/1992/P/B	Pines	467 Frankston-Dandenong Road, Carrum Downs 3201	Secondary Consent – Petrol filling station and shop	7/05/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/05/2025 To 31/05/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
660/2016/P/H	Pines	217 Austin Road, Seaford 3198	Extension of Time – Construction of four (4) double storey dwellings	13/05/2025
188/2017/P/D	Pines	30 Fulmar Street, Carrum Downs 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	15/05/2025
48/2014/P/A	Pines	154 Frankston-Dandenong Road, Seaford 3198	To construct two double storey dwellings and alter access to a road in a Road Zone Category 1	16/05/2025
789/2022/P/A	Pines	20 Hodgins Crescent, Frankston North 3200	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) in a General Residential Zone (GRZ)	18/05/2025
543/2022/P/B	Pines	3 East Road, Seaford 3198	To construct three (3) double storey dwellings and to subdivide the land into three (3) lots in a General Residential Zone (GRZ)	22/05/2025
808/2023/P/C	Pines	211-279 Skye Road, Frankston 3199	To construct a building and works (buggy storage building and carpark extension) in a Special Use Zone Schedule 1 (SUZ1) and an Environmental Significance Overlay Schedule 1 (ESO1) To remove native vegetation in an Environmental Significance Overlay Schedule 1 (ESO1)	23/05/2025
135/2024/P/C	Pines	27 Hickory Crescent, Frankston North 3200	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) in a General Residential Zone (GRZ)	30/05/2025
Pines Ward = 10				
842/2002/P/C	Wilton	7/1 Brunnings Road, Carrum Downs 3201	Sixteen (16) Dwellings (1 existing)	13/05/2025
Wilton Ward = 1				
189/2022/P/A	Yamala	13 McMahons Road, Frankston 3199	Extension of Time – To use and develop the land for Student Accommodation in a Mixed Use Zone (MUZ). To construct buildings and works in a Design and Development Overlay Schedule 13 (DDO13) and Special Building Overlay (SBO). To create/alter access to a road in Transport Zone 2.	2/05/2025
874/2023/P/A	Yamala	31-33 Keys Street, Frankston 3199	Section 72 – To subdivide the land into two (2) lots in a Commercial 1 Zone (B1Z)	2/05/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/05/2025 To 31/05/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
673/2011/P/G	Yamala	1-4/78 Cranbourne Road, Frankston 3199	Section 72 – The use and development of a service station and three (3) convenience restaurants, erection and display of signage, creation of accesses to a Road Zone Category 1, a reduction in the car and bicycle parking requirements of Clauses 52.06 and 52.34 of the Frankston Planning Scheme, a waiver of the loading and unloading requirements of Clause 52.07 of the Frankston Planning Scheme and variations to requirements of Clause 52.12 of the Frankston Planning Scheme. The amendment application seeks permission to display two signs on the site. The details of the signs are: - 1 x 10 metre high panel sign. Part of the sign that displays the petrol prices is an electronic sign and part of the sign that displays the logo is internally illuminated. - 1 x 8 metre high internally illuminated pole sign.	6/05/2025
2889/1984/P/A	Yamala	22-24 Denbigh Street, Frankston 3199	Secondary Consent – To carry out buildings and works on Lots 71 and 72, LP.6392, Nos 22 and 24 Denbigh Street, in accordance with the attached, endorsed plan, and to be used for the purpose of Seven (7) Single Storey Units	7/05/2025
414/2021/P/C	Yamala	37B Frome Avenue, Frankston 3199	Secondary Consent – To construct one (1) single storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	7/05/2025
446/2022/P/J	Yamala	383-389 Nepean Highway, Frankston 3199	Secondary Consent – Use and development of the land for a five to six (5-6) storey office building in a Mixed Use Zone, Design and Development Overlay (Schedule 5) and Special Building Overlay, reduction to car parking requirements of Clause 52.06 of the Frankston Planning Scheme, construction and display of two business identification signs and one floodlit identification sign and alteration to access to a road in a Transport Zone 2	16/05/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/05/2025 To 31/05/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
110/2023/P/C	Yamala	22 Hoadley Avenue, Frankston South 3199	To construct an extension to existing dwelling in Design and Development Overlay (DDO9) and to carry out works within the Tree Protection Zone of substantial trees in a Significant Landscape Overlay (SLO4)	19/05/2025
220/2025/P/A	Yamala	641B Nepean Highway, Frankston South 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9) and Land Adjacent to a road in the Transport Zone 2.	21/05/2025
765/2021/P/C	Yamala	446-450 Nepean Highway, Frankston 3199	Secondary Consent – Construction of a multi-storey mixed use development in a Commercial 1 Zone, use of the land for Dwellings and Restricted Recreation Facility (Gym and Wellness Centre), alteration of access within a Transport Zone 2, the sale and consumption of liquor and buildings and works in a Design and Development Overlay Schedule 14.	21/05/2025
810/2023/P/B	Yamala	521-523 Nepean Highway, Frankston 3199	To use and construct a Service Station and to display signage in a General Residential Zone (GRZ), to construct buildings and works in Design and Development Overlay Schedule 6 (DDO6) and Erosion Management Overlay Schedule 3 (EMO3) and to alter access to road in a Transport Zone 2	26/05/2025
Yamala Ward = 10				
Total = 45				

Progress Report – Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
679/2023/P	Ballam	14 Reservoir Road, Frankston 3199	To use and develop the land for community care accommodation in a General Residential Zone (GRZ)	Application Withdrawn	29/05/2025
256/2024/P	Ballam	Com Prop 110 Ashleigh Avenue, Frankston 3199	To use the land for a child care centre in a Commercial 1 Zone (C1Z) To construct buildings and works in a Commercial 1 Zone (C1Z) and Special Building Overlay (SBO) To reduce the number of car parking spaces required under Clause 52.06-5 of the Frankston Planning	Permit Approved	16/05/2025
796/2024/P	Ballam	119A Cranbourne Road, Frankston 3199	To construct community care accommodation in a Special Building Overlay (SBO) and to create/alter access to a road in a Transport Zone 2 (TRZ2).	Permit Approved	16/05/2025
303/2025/P	Ballam	40 Ashleigh Avenue, Frankston 3199	To construct an extension to an existing dwelling in Special Building Overlay (SBO)	Permit Approved	30/05/2025
Ballam Ward = 4					
1005/2024/P	Centenary Park	15 Marinda Drive, Skye 3977	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z) and to construct buildings and works associated with accommodation in a Bushfire Management Overlay Schedule 1 (BMO1)	Permit Approved	1/05/2025
1240/2024/P	Centenary Park	46-48 Edward Street, Langwarrin 3910	To construct seven (7) dwellings (two (2) double storey and five (5) single storey) in a General Residential Zone (R1Z)	Permit Approved	6/05/2025
1216/2024/P	Centenary Park	1025 Dandenong-Hastings Road, Skye 3977	To use the land for a contractors depot within a Rural Conservation Zone Schedule 2 (RCZ)	Application Withdrawn	9/05/2025
188/2024/P	Centenary Park	418 McClelland Drive, Langwarrin 3910	To construct three (3) double storey dwellings in a General Residential Zone (R1Z).	Permit Approved	13/05/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
Centenary Park Ward = 4					
1130/2024/P	Derinya	1 Albion Road, Frankston South 3199	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 7 (DDO7)	Permit Approved	1/05/2025
277/2025/P	Derinya	86, 86A & 86B Frankston-Flinders Road, Frankston 3199	To subdivide the land into two (2) lots within a General Residential Zone (R1Z)	Permit Approved	7/05/2025
Derinya Ward = 2					
865/2024/P	Elisabeth Murdoch	10 Chadwick Close, Langwarrin 3910	To construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4) and Bushfire Management Overlay (BMO) and buildings and works within Tree Protection Zone of substantial trees in Significant Landscape Overlay Schedule 1 (SLO1)	Permit Approved	2/05/2025
84/2025/P	Elisabeth Murdoch	24 Nirvana Close, Langwarrin South 3911	To construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4) and Bushfire Management Overlay Schedule 1 (BMO1)	Permit Approved	5/05/2025
135/2025/P	Elisabeth Murdoch	19 Peter Chance Crescent, Langwarrin 3910	To remove one (1) tree in a Significant Landscape Overlay Schedule 1 (SLO1) and Environmental Significance Overlay Schedule 1 (ESO1)	Application Lapsed	5/05/2025
293/2025/P	Elisabeth Murdoch	30 Warrandyte Road, Langwarrin 3910	Buildings and works to an existing primary school on land within a General Residential Zone (R1Z)	Permit Approved	6/05/2025
364/2025/P	Elisabeth Murdoch	10 Clemac Close, Langwarrin South 3911	Removal of three trees	Application Withdrawn	28/05/2025
Elisabeth Murdoch Ward = 5					
50/2025/P	Kananook	124 Kananook Avenue, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and a Special Building Overlay (SBO)	Application Refused	5/05/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
275/2025/P	Kananook	72 Rosslyn Avenue, Seaford 3198	Building and works to existing dwelling in a Special Building Overlay (SBO)	Permit Approved	7/05/2025
776/2024/P	Kananook	24 Robinsons Road, Seaford 3198	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) and to subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Permit Approved	14/05/2025
797/2024/P	Kananook	117 Dandenong Road East, Frankston 3199	To construct four (4) double storey dwellings within a Housing Choice and Transport Zone 2 (HCTZ2)	Permit Approved	15/05/2025
211/2025/P	Kananook	241 Nepean Highway, Seaford 3198	To subdivide the land into five (5) lots within a General Residential Zone (GRZ3), Design and Development Overlay Schedule 6 (DDO6), Land Subject to Inundation (LSIO) and subdivide land adjacent to a Road in a Transport Zone 2	Permit Approved	15/05/2025
200/2025/P	Kananook	169 Old Wells Road, Seaford 3198	To subdivide the land into three (3) lots within a General Residential Zone (R1Z)	Permit Approved	15/05/2025
1192/2024/P	Kananook	28 Bayside Grove, Seaford 3198	To construct two (2) double storey dwellings to the rear of the existing dwelling (three (3) dwellings on a lot) in a General Residential Zone (GRZ) and to construct buildings and works in a Special Building Overlay (SBO) and three (3) lot subdivision in a General Residential Zone and Special Building Overlay	Application Withdrawn	16/05/2025
151/2025/P	Kananook	196 Nepean Highway, Seaford 3198	To subdivide the land into six (6) lots in a General Residential Zone (GRZ3), Land Subject to Inundation Overlay (LSIO) and Design and Development Overlay Schedule 6 (DDO6)	Permit Approved	16/05/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
261/2025/P	Kananook	17 Harold Street, Seaford 3198	To construct buildings and works to an existing dwelling in a Land Subject to Inundation Overlay (LSIO)	Permit Approved	19/05/2025
114/2025/P	Kananook	12 Mereweather Avenue, Frankston 3199	To construct two (2) triple storey buildings containing six (6) dwellings on land within a Residential Growth Zone (RGZ1) and to construct buildings and works in a Design and Development Overlay Schedule 12 (DDO12) and Special Building Overlay (SBO)	Application Lapsed	19/05/2025
1221/2024/P	Kananook	2/30 Kananook Avenue, Seaford 3198	To construct buildings and works to an existing dwelling within a Special Building Overlay (SBO)	Permit Approved	20/05/2025
1253/2024/P	Kananook	4 Marion Street, Seaford 3198	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z) and to construct buildings and works in a Special Building Overlay (SBO)	Permit Approved	22/05/2025
197/2025/P	Kananook	4-6 Wilson Grove, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Land Subject to Inundation Overlay (LSIO)	Permit Approved	23/05/2025
255/2025/P	Kananook	25A McAlister Street, Frankston 3199	To construct a pergola and deck on land within a General Residential Zone (R1Z)	Permit Approved	27/05/2025
Kananook Ward = 14					
1215/2024/P	Lyrebird	19 Leah Grove, Carrum Downs 3201	To use the land for a Materials Recycling (E-Waste) Facility within an Industrial 1 Zone (IN1Z)	Permit Approved	7/05/2025
724/2024/P	Lyrebird	30 Laurel Crescent, Carrum Downs 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z)	Permit Approved	9/05/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
908/2024/P	Lyrebird	564B Frankston-Dandenong Road, Carrum Downs 3201	To construct buildings and works and use the land for an office in an Industrial 1 Zone (IN1Z), to reduce the number of car parking spaces required under Clause 52.06 of the Frankston Planning Scheme and to alter access to a road in a Transport Zone 2	Permit Approved	12/05/2025
212/2025/P	Lyrebird	2/2 Amayla Crescent, Carrum Downs 3201	To use the land for a food and drink premises (bar and café) and manufacturing sales in an Industrial 1 Zone (IN1Z), to use the land for the sale and consumption of liquor, to reduce the number of car parking spaces required under Clause 52.06-5 and to display internally illuminated business identification signage	Permit Approved	20/05/2025
Lyrebird Ward = 4					
1008/2024/P	Pines	4 Hadley Street, Seaford 3198	To construct Community Care Accommodation in a Special Building Overlay (SBO)	Permit Approved	21/05/2025
313/2025/P	Pines	9 Fellowes Street, Seaford 3198	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	Permit Approved	30/05/2025
Pines Ward = 2					
193/2025/P	Wilton	5 Tasman Court, Carrum Downs 3201	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	Permit Approved	2/05/2025
785/2024/P	Wilton	1005 Frankston-Dandenong Road, Carrum Downs 3201	To undertake earthworks in a Green Wedge Zone (GWZ), to undertake works and remove native vegetation in a Significant Landscape Overlay Schedule 2 (SLO2) and to remove native vegetation	Application Withdrawn	30/05/2025
Wilton Ward = 2					

Progress Report – Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
1083/2024/P	Yamala	8 Cliff Road, Frankston 3199	To construct one (1) single storey dwelling in a Design and Development Overlay Schedule 6 (DDO6) and an Erosion Management Overlay Schedule 3 (EMO3)	Application Lapsed	1/05/2025
1114/2024/P	Yamala	616 Nepean Highway, Frankston South 3199	To construct a double storey dwelling in a Design and Development Overlay Schedule 2 (DDO2) and Erosion Management Overlay Schedule 1 (EMO1). To construct a building and works within the tree protection zone of a substantial tree in a Significant Landscape Overlay Schedule 3 (SLO3).	Application Lapsed	6/05/2025
271/2025/P	Yamala	3 Rando Court, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay (SLO6)	Permit Approved	6/05/2025
287/2025/P	Yamala	9 Harcourt Avenue, Frankston South 3199	To construct a domestic swimming pool in a Design and Development Overlay Schedule 9 (DD09)	Permit Approved	7/05/2025
291/2025/P	Yamala	5 Amberley Crescent, Frankston South 3199	To construct buildings and works (carport and garage) on land within a Design and Development Overlay Schedule 9 (DDO9)	Permit Approved	7/05/2025
283/2025/P	Yamala	45 Pratt Avenue, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay (SLO6)	Permit Approved	19/05/2025
210/2025/P	Yamala	9 Bangalay Avenue, Frankston South 3199	To construct buildings and works (studio) in a Design and Development Overlay Schedule 1 (DDO1) and Significant Landscape Overlay Schedule 3 (SLO3)	Permit Approved	22/05/2025
Yamala Ward = 7					
Total = 44					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
494/2020/P/N	Ballam	Shop M201/330 Cranbourne Road, Frankston 3199	Extension of time - To use the land to sell and consume liquor and to reduce the number of car parking spaces required under Clause 52.06-3 of the Frankston Planning Scheme	Extension of Time Approved	20/05/2025
120/2021/P/C	Ballam	17 Kenilworth Avenue, Frankston 3199	Extension of Time - To subdivide the land into four (4) lots in a General Residential Zone (GRZ)	Extension of Time Approved	28/05/2025
Ballam Ward = 2					
110/2014/P/G	Centenary Park	370 Ballarto Road, Skye 3977	Extension of Time – To construct sixteen (16) double storey dwellings in association with the retention of the existing double storey dwelling (seventeen (17) dwellings)	Extension of Time Approved	6/05/2025
Centenary Park Ward = 1					
660/2008/P/C	Derinya	8 Robinsons Road, Frankston South 3199	Section 72 – To construct buildings and works for an extension to the existing Residential Aged Care Facility (The Lodge) with associated car parking in accordance with the endorsed plans.	Application Withdrawn	6/05/2025
605/2008/P/J	Derinya	8 Robinsons Road, Frankston South 3199	Extension of Time – Demolish one hundred and seventeen (117) units and an amenities building and construct eighty two (82) new units and a croquet club	Application Withdrawn	23/05/2025
Derinya Ward = 2					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
312/2018/P/E	Elisabeth Murdoch	15 West Road, Langwarrin South 3911	To construct an extension to an existing dwelling and one outbuilding (gym). Use of land for agriculture, winery and small second dwelling and construction of buildings and works (cellar door sales building and cellar door administration office and associated works and small second dwelling) associated with a section 2 use (Clause 35.06-1, Clause 35-06-2 and Clause 51.02). Buildings and works within the tree protection zone of a substantial trees (Schedule 1 to Clause 42.03-2). To erect and display internally illuminated business identification sign in Section 2 of Category 4 – Sensitive areas (Clause 35.06-7, 52.05-2 and 52.05-14). To use land to sell and consume liquor(Producers licence) (Clause 52.27) for the purpose of cellar door sales.	Permit Approved	5/05/2025
144/2021/P/B	Elisabeth Murdoch	293 North Road, Langwarrin 3910	Secondary Consent – To construct one (1) double storey dwelling within the Environmental Significance Overlay Schedule 1 (ESO1) and to construct and carry out works in the Tree Protection Zone of a Substantial Tree in a Significant Landscape Overlay Schedule 1 (SLO1)	Secondary Consent Approved	9/05/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
647/2021/P/D	Elisabeth Murdoch	11 Seaquesta Court, Frankston 3199	Section 72 – To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) on a lot and to subdivide the land into two (2) lots in a General Residential Zone (GRZ)	Permit Approved	12/05/2025
Elisabeth Murdoch Ward = 3					
593/2006/P/A	Kananook	Office 2/37 Mereweather Avenue, Frankston 3199	Secondary Consent – Construction and use of an Office Building with a reduction in the car parking requirements	Secondary Consent Approved	5/05/2025
416/2023/P/B	Kananook	29 Stanley Street, Frankston 3199	Section 72 – To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ).	Application Withdrawn	7/05/2025
472/2018/P/D	Kananook	2/12-16 Govan Street, SEAFORD 3198	Section 72 – Use the site for a restricted recreation facility (gym/personal training studio) and display of business identification signs	Application Refused	13/05/2025
700/2010/P/H	Kananook	19 Sheridan Avenue, Frankston 3199	Extension of Time – To construct eight (8) dwellings within a four (4) storey building, including basement car parking.	Extension of Time Approved	15/05/2025
48/2019/P/C	Kananook	15 Swift Street, Frankston 3199	Extension of Time – To construct two (2) double storey dwellings on a lot	Extension of Time Approved	15/05/2025
760/2022/P/C	Kananook	39 Wells Road, Seaford 3198 Frankston Basketball Stadium 90 Bardia Avenue, Seaford 3198	Secondary Consent – To use and construct buildings and works for a car park in an Industrial 1 Zone (IN1Z), to construct buildings and works in a Special Building Overlay (SBO) and to create and alter access to a road in a Transport Zone 2 (TZ2).	Secondary Consent Approved	20/05/2025
555/2023/P/A	Kananook	8 Queen Street, Frankston 3199	To construct three (3) double storey dwellings on a lot in a General Residential Zone (GRZ)	Extension of Time Approved	22/05/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
79/2022/P/B	Kananook	1/87 Nepean Highway, Seaford 3198	Extension of Time – To construct one (1) triple story dwelling over basement on a lot less than 300m2 in a General Residential Zone (GRZ) and Design and Development Overlay (DDO6) and to alter access to a road in a Transport Zone 2	Extension of Time Approved	26/05/2025
359/2019/P/D	Kananook	28 Cricklewood Avenue, Frankston 3199	Extension of Time – To construct eight (8) double storey dwellings on a lot in a General Residential Zone (GRZ)	Extension of Time Approved	26/05/2025
233/2019/P/G	Kananook	5-7Bragge Street, Frankston 3199	To subdivide the land into Thirty Three (33) lots in a Residential Growth Zone	Extension of Time Approved	30/05/2025
Kananook Ward = 10					
9/2023/P/VS	Lyrebird	1/40 Titan Drive, Carrum Downs 3201	Extension of Time - To construct buildings and works (extension) to an existing warehouse in an Industrial 1 Zone (IN1Z)	Extension of Time Approved	7/05/2025
52/2024/P/A	Lyrebird	58 William Road, Carrum Downs 3201	Section 72 - To subdivide the land into fifteen (15) lots in a General Residential Zone (GRZ)	Permit Approved	14/05/2025
66/2019/P/D	Lyrebird	34-38 Lathams Road, Carrum Downs 3201	Extension of Time - To construct buildings and works for forty six (46) warehouses and twenty two (22) ancillary offices in an Industrial 1 Zone	Extension of Time Approved	15/05/2025
Lyrebird Ward = 3					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
35/2023/P/F	Pines	Belvedere Reserve 151 East Road, Seaford 3198	Extension of Time – To use the land for a Research centre (Independent Living Lab) and undertake associated buildings and works; To construct buildings and works associated with an Informal outdoor recreation use (intergenerational activity and learning playground) in a Public Park and Recreation Zone (PPRZ)	Extension of Time Approved	15/05/2025
199/2005/P/A	Pines	272 Seaford Road, Seaford 3198	Section 72 – Buildings and works for existing Medical Centre	No Permit Required	19/05/2025
15/2025/P/A	Pines	168 Frankston-Dandenong Road, Seaford 3198	Section 72 – To subdivide the land into two (2) lots in a General Residential Zone (R1Z), Special Building Overlay (SBO) and land adjacent to road in a Transport Zone 2	Permit Approved	29/05/2025
Pines Ward = 3					
435/2023/P/E	Wilton	5 Tasman Court, Carrum Downs 3201	Secondary Consent – To construct two (2) double storey dwellings to the rear of the existing dwelling (three (3) dwellings on a lot) in a General Residential Zone (GRZ), including demolition of an existing garage and construct a new attached garage to the existing dwelling and to construct buildings and works within the Tree Protection Zone of native trees in the Environmental Significance Overlay – Schedule 1 (ESO1)	Secondary Consent Approved	30/05/2025
Wilton Ward = 1					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/05/2025 To 31/05/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
443/2022/P/B	Yamala	21 Gulls Way, Frankston South 3199	Section 72 – To construct one (1) triple storey dwelling in a Design and Development Overlay Schedule 2 (DDO2)	Application Lapsed	12/05/2025
336/2007/P/E	Yamala	348-350 Nepean Highway, Frankston 3199	Section 72 – Increase in number of practitioners from one (1) to three (3) and car parking dispensation.	Application Withdrawn	14/05/2025
189/2022/P/A	Yamala	13 McMahons Road, Frankston 3199	Extension of Time – To use and develop the land for Student Accommodation in a Mixed Use Zone (MUZ). To construct buildings and works in a Design and Development Overlay Schedule 13 (DDO13) and Special Building Overlay (SBO). To create/alter access to a road in Transport Zone 2.	Extension of Time Approved	19/05/2025
446/2022/P/J	Yamala	383-389 Nepean Highway, Frankston 3199	Secondary Consent – Use and development of the land for a five to six (5-6) storey office building in a Mixed Use Zone, Design and Development Overlay (Schedule 5) and Special Building Overlay, reduction to car parking requirements of Clause 52.06 of the Frankston Planning Scheme, construction and display of two business identification signs and one floodlit identification sign and alteration to access to a road in a Transport Zone 2	Secondary Consent Approved	22/05/2025
885/2022/P/B	Yamala	11 Yamala Drive, Frankston South 3199	Section 72 – To construct buildings and works (double storey dwelling and pool house) in a Design and Development Overlay Schedule 2 (DDO2) and to construct buildings and works in the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).	Permit Approved	29/05/2025

Yamala Ward = 5
Total = 30

Progress Report – Subdivision Application Received **For The Application Date: 1/05/2025 To 31/05/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
45/2025/S	Ballam	1-4/Com Prop 21, Frank Street, Frankston 3199	Four (4) lot subdivision of land within a General Residential Zone (R1Z)	29/05/2025
40/2025/S	Centenary Park	82 Edward Street, Langwarrin 3910	Eight (8) lot subdivision of land within a General Residential Zone (R1Z)	21/05/2025
43/2025/S	Centenary Park	11 Lorraine Avenue, Langwarrin 3910	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	26/05/2025
44/2025/S	Elisabeth Murdoch	163 North Road, Langwarrin 3910	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	28/05/2025
36/2025/S	Kananook	1A & 1B Raymond Avenue, Frankston 3199 59 Dandenong Road East, Frankston 3199	Two (2) lot subdivision	11/05/2025
39/2025/S	Kananook	37 Petrie Street, Frankston 3199	Two (2) lot subdivision of land within a Housing Choice and Transport Zone (HCTZ)	21/05/2025
38/2025/S	Lyrebird	1 Belgrave Place, Carrum Downs 3201	To vary restrictive covenant S255036S dated 7 December 1992 to allow for the construction of a Dependent Person's Unit.	14/05/2025
41/2025/S	Lyrebird	28 Herrington Avenue, Carrum Downs 3201	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	23/05/2025
42/2025/S	Lyrebird	23 Buontempo Road, Carrum Downs 3201	Two (2) lot subdivision of land within an Industrial 1 Zone (IN1Z)	26/05/2025
35/2025/S	Pines	55 Brunel Road, Seaford 3198	Seven (7) lot subdivision of land within an Industrial 1 Zone (IN1Z)	8/05/2025
33/2025/S	Pines	162A Frankston-Dandenong Road, Seaford 3198	To subdivide the land into two (2) lots within a General Residential Zone (R1Z)	9/05/2025
37/2025/S	Pines	9 Fellowes Street, Seaford 3198	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	20/05/2025
Total = 12				

Progress Report – Subdivision Decisions **For The Application Date: From 1/05/2025 To 31/05/2025**					
Application No	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
148/2024/S	Ballam	10 Frawley Street, Frankston 3199	To subdivide the land into four (4) lots in a General Residential Zone (R1Z)	Statement of Compliance	6/05/2025
62/2022/S	Centenary Park	22 Long Street, Langwarrin 3910	To subdivide the land into two (2) lots in a General Residential Zone (GRZ)	Statement of Compliance	21/05/2025
26/2019/S	Elisabeth Murdoch	15 Athol Court, Langwarrin 3910	Two (2) lot Subdivision	Certification Expired	8/05/2025
83/2024/S	Kananook	12 Austin Road, Seaford 3198	To subdivide the land into two (2) lots within a General Residential Zone (R1Z) and Special Building Overlay (SBO)	Statement of Compliance	6/05/2025
117/2021/S	Pines	42 Hadley Street, Seaford 3198	Four (4) lot subdivision	Re Certification	12/05/2025
107/2024/S	Pines	31 Henry Crescent, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Certification & Statement of Compliance	22/05/2025
131/2024/S	Pines	300 Frankston-Dandenong Road, Seaford 3198	To subdivide the land into twelve (12) lots in an Industrial 1 Zone (IN1Z)	Re Certification	28/05/2025
Total = 7					

Town Planning Applications – Direction To Advertise Issued May 2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Application Date**
776/2023/P	Ballam	5 Hill Street, Frankston 3199	To construct two (2) double storey dwellings in a General Residential Zone (R1Z)	14/10/2023
512/2021/P	Ballam	8 Franklin Court, Frankston 3199	To use the land for a residential building (rooming house) in a General Residential Zone (GRZ)	9/09/2021
1206/2024/P	Derinya	69 Margate Avenue, Frankston 3199	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z)	12/12/2024
1233/2024/P	Kananook	34 Wells Road, Seaford 3198	To use the land for an adult sex product shop in an Industrial 1 Zone (IN1Z), to reduce the number of car spaces required under Clause 52.06 and to display business identification signage	18/12/2024
993/2024/P	Kananook	13 Mereweather Avenue, Frankston 3199	To construct two (2) triple storey dwellings in a Residential Growth Zone Schedule 1 (RGZ1), Design and Development Overlay Schedule 12 (DDO12), Special Building Overlay (SBO) and Parking Overlay (PO)	9/10/2024
96/2025/P	Lyrebird	26 Damosh Avenue, Carrum Downs 3201	To use the land for motor vehicle sales within an Industrial 1 Zone (IN1Z)	21/02/2025
252/2025/P	Lyrebird	12 Sahra Grove, Carrum Downs 3201	To use the land for a dance studio (indoor recreation facility), to construct buildings and works and to reduce the number of required car parking spaces on land within an Industrial 1 Zone (IN1Z)	17/04/2025
24/2025/P	Pines	23 Sir Laurence Drive, Seaford 3198	To construct building and works to an existing building within an Industrial 1 Zone (IN1Z)	20/01/2025
81/2025/P	Pines	12 Elliott Street, Seaford 3198	To construct two (2) double storey dwellings to the rear of an existing dwelling (three (3) dwellings on a lot) in a General Residential Zone (R1Z) and construction of front fence exceeding 1.5 metres within Special Building Overlay (SBO)	14/02/2025

Town Planning Applications – Direction To Advertise Issued May 2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Application Date**
251/2025/P	Pines	2/35 Longleaf Street, Frankston North 3200	To construct one (1) double storey dwelling on a lot of less than 300sqm in a General Residential Zone (R1Z) and buildings and works within the common property.	17/04/2025
1029/2024/P	Pines	11 Compass Court, Seaford 3198	To use the land for trade supplies and warehouse and to construct a building in an Industrial 1 Zone (IN1Z) To reduce the number of parking spaces required under Clause 52.06 of the Frankston Planning Scheme	14/11/2024
1184/2024/P	Wilton	665 Dandenong-Hastings Road, Skye 3977	To construct buildings and works associated with a Section 2 use in a Green Wedge Zone (GWZ) to use as a cafe ancillary to the existing use on the land	4/12/2024
210/2025/P	Yamala	9 Bangalay Avenue, Frankston South 3199	To construct buildings and works (studio) in a Design and Development Overlay Schedule 1 (DDO1) and Significant Landscape Overlay Schedule 3 (SLO3)	3/04/2025
613/2022/P	Yamala	1-2/167 Gould Street, Frankston 3199 Kananook Creek Reserve 300N Nepean Highway, Frankston 3199	To construct a deck where there are two dwellings on a lot in a General Residential Zone (GRZ), Design and Development Overlay Schedule 6 (DDO6) and Land Subject to Inundation Overlay (LSIO) (partially retrospective).	31/08/2022
50/2024/P/A	Yamala	1 Melville Avenue, Frankston 3199	Section 72 Amendment - To construct two (2) double storey dwellings in a General Residential Zone (R1Z) and Design and Development Overlay Schedule 6 (DDO6) To amend Condition 1d to allow a maximum height of 41.45AHD to Dwelling 1 and 41.10AHD to Dwelling 2	20/11/2024

Town Planning Applications – Direction To Advertise Issued May 2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Application Date**
533/2021/P/A	Yamala	2/642A Nepean Highway, Frankston South 3199	Section 72 - To construct buildings and works in a Design and Development Overlay Schedule 2 (DDO2), to construct a building, earthworks and remove vegetation in an Erosion Management Overlay Schedule 1 (EMO1) and to remove one (1) substantial tree in a Significant Landscape Overlay Schedule 3 (SLO3) To amend the permit by: - Considering amended plans altering the dwelling and pool layout.	25/03/2025
673/2011/P/G	Yamala	1-4/78 Cranbourne Road, Frankston 3199	Section 72 - The use and development of a service station and three (3) convenience restaurants, erection and display of signage, creation of accesses to a Road Zone Category 1, a reduction in the car and bicycle parking requirements of Clauses 52.06 and 52.34 of the Frankston Planning Scheme, a waiver of the loading and unloading requirements of Clause 52.07 of the Frankston Planning Scheme and variations to requirements of Clause 52.12 of the Frankston Planning Scheme. The amendment application seeks permission to display two signs on the site. The details of the signs are: - 1 x 10 metre high panel sign. Part of the sign that displays the petrol prices is an electronic sign and part of the sign that displays the logo is internally illuminated. - 1 x 8 metre high internally illuminated pole sign.	6/05/2025

Legend

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

Progress Report – Current VCAT Appeals May 2025									
Appeal Number	**Application Number**	**Address**	**Proposal**	**Lodged at VCAT**	**Council Decision**	**Appeal Type**	**Date of Appeal**	**VCAT Decision**	**Date of VCAT Decision**
P1364/2024	188/2024/P	418 McClelland Drive, Langwarrin	To construct three (3) double storey dwellings in a General Residential Zone (R1Z).	11/12/2024	NOD	Objector	2/07/2025	Varied	12/05/2025
P832/2024	1023/2023/P	57 Brighton Street, Frankston South	To construct two (2) double storey dwellings in a Design Development Overlay Schedule 9 (DDO9) and a General Residential Zone, to construct buildings and works within the Tree Protection Zone of substantial trees and removal of significant trees within a Significant Landscape Overlay Schedule 4 (SLO4).	30/07/2024	NOD	Objector	16/06/2025		
P1389/2024	685/2024/P	8 Gulls Way, Frankston South	To construct a ground and first floor extension to an existing dwelling in a Design and Development Overlay Schedule 2 (DDO2) and to construct a building or construct or carry out works inside the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).	16/12/2024	NOD	Objector	3/07/2025		
P1445/2024	290/1995/P/C	199 Austin Road, Seaford	Section 72 - Second Dwelling.	30/12/2024	NOD	Objector	10/07/2025		
P131/2025	1/2025/SM	153 Hall Road, Carrum Downs	Satisfaction Matters	12/02/2025	Failure to Determine	Owner	10/06/2025		
P176/2025	294/2024/P	74 Broderick Road, Carrum Downs	To construct seven (7) double storey dwellings within a General Residential Zone (GRZ)	19/03/2025	Refusal	Owner	22/08/2025		

Progress Report – Current VCAT Appeals
May 2025

Appeal Number	Application Number	Address	Proposal	Lodged at VCAT	Council Decision	Appeal Type	Date of Appeal	VCAT Decision	Date of VCAT Decision
P276/2025	491/2024/P	14 Balmoral Street, Frankston	To use the land for the sale of liquor (packaged liquor licence)	1/04/2025	Refusal	Applicant	17/09/2025		
P356/2025	8/2024/P	580 Thompsons Road, Sandhurst	To use and develop the land for a childcare centre in a Comprehensive Development Zone Schedule 1 (CDZ1), to remove and construct works within the tree protection zone of substantial trees in a SLO2 and to alter access to a road in a Transport Zone 2.	17/04/2025	NOD	Objector	27/10/2025		
P443/2025	1146/2024/P	4 Carder Avenue, Seaford	To construct four (4) double storey dwellings in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	15/05/2025	Refusal	Owner	12-14/11/2025		
P444/2025	1147/2024/P	6 Carder Avenue, Seaford	To construct four (4) double storey dwellings on a lot in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	15/05/2025	Refusal	Owner	5-7/11/2025		

Progress Report – VCAT Determination – Policy Implications May 2025			
Appeal No	**Application No**	**Address**	**VCAT Determination – Policy Implications**
P1364/2024	188/2024/P	418 McClelland Drive, Langwarrin	The applicant sought permission to construct three (3) double storey dwellings. Notice was provided and 3 objections received, relating to concerns about traffic and parking, amenity and impacts to a tree. Council officers considered that the proposal appropriately met planning scheme requirements and issued a Notice of Decision to Grant a Planning Permit. An objecting party sought review of the decision. Prior to the hearing, discussions occurred between the parties, and resolution was reached around changes to the conditions of approval. The VCAT endorsed this agreement between the parties, directing the grant of a Permit with varied conditions.

Progress Report – Ministerial Applications – Delegated Officer Comments May 2025			
Reference Number	**Council Reference**	**Address**	**Summary of Officer Comments on Ministerial Application**
PA2503636	130/2025/PIR	100 Ballarto Road, Carrum Downs	The land is occupied by the Flinders Community College, which runs an education centre with intakes from Early Learning, through Primary School to Secondary School. The college proposed the construction of new buildings to facilitate expansion of student numbers by approximately 108 students across the 3 education levels. The buildings are to be located adjacent to the main car park. An application for expansion of an Education Centre is required to be made to the Minister of Planning by the State standard parts of the Frankston Planning Scheme. The application was assessed internally by Council's officers and found to be acceptable. Car parking provision would remain sufficient to cater for the expanded student population, and the buildings and works would not impact directly on the amenity of any neighbour by virtue of their location within the site. Council's officers advised the Minister for Planning that the application was supported subject to conditions.

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

Progress Report – Planning Applications Received For The Application Date: From 1/06/2025 To 30/06/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
396/2025/P	Ballam	6 Omaroo Road, Frankston 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) on land within a General Residential Zone (R1Z)	10/06/2025
397/2025/P	Ballam	Shop SZMM1/330 Cranbourne Road, FRANKSTON 3199	To use the land for a Place of Assembly (Amusement parlour and indoor bowling facility) in a Commercial 1 Zone (B1Z), to construct or carry out buildings and works within a Special Building Overlay (SBO) and to display internally illuminated business identification signage pursuant to Clause 52.05 of the Frankston Planning Scheme.	11/06/2025
407/2025/P	Ballam	1-5/43 Glenview Crescent, FRANKSTON 3199	To subdivide the land into five (5) lots in a General Residential Zone (R1Z)	16/06/2025
Ballam Ward = 3				
3/2025/P	Centenary Park	260-280 Quarry Road, Langwarrin 3910	Landscape & Building Supplies	10/06/2025
408/2025/P	Centenary Park	1025 Dandenong-Hastings Road, Skye 3977	To construct a building on land in a Rural Conservation Zone Schedule 2 (RCZ2)	16/06/2025
Centenary Park Ward = 2				
368/2025/P	Derinya	35 Chetwyn Court, Frankston South 3199	Vegetation removal (2 trees) on land within a Significant Landscape Overlay (SLO3)	2/06/2025
382/2025/P	Derinya	5 Barriedale Grove, Frankston South 3199	Buildings and works (porch, decking and alfresco) within a Design and Development Overlay (DDO1)	4/06/2025
383/2025/P	Derinya	10 Barmah Court, Frankston South 3199	To construct an outbuilding (shed) within a Design and Development Overlay Schedule 1 (DDO1)	6/06/2025
413/2025/P	Derinya	195 Humphries Road, Frankston South 3199	To subdivide the land into two (2) lots within a General Residential Zone (R1Z) and a Design and Development Overlay Schedule 1 (DDO1)	17/06/2025
402/2025/P	Derinya	1-2/4 Goldborough Court, FRANKSTON SOUTH 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9)	19/06/2025

Progress Report – Planning Applications Received **For The Application Date: From 1/06/2025 To 30/06/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
418/2025/P	Derinya	15 Sibyl Avenue, Frankston South 3199	To construct a carport and outbuilding (pool house) in a Design and Development Overlay Schedule 1 (DDO1)	20/06/2025
429/2025/P	Derinya	53 Margate Avenue, Frankston 3199	To vary the covenant contained in Instrument of Transfer 1298794 affecting the land contained in Volume 08590 and Folio 384 to allow - no more than two private dwellings to be erected on any of the said lots.	24/06/2025
427/2025/P	Derinya	82 Derinya Drive, Frankston South 3199	To construct a carport on land within a Design and Development Overlay Schedule 1 (DDO1)	24/06/2025
435/2025/P	Derinya	17 Margate Avenue, Frankston 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and two (2) lot subdivision of land within a General Residential Zone (R1Z)	26/06/2025
Derinya Ward = 9				
5/2025/P	Elisabeth Murdoch	306 Centre Road, LANGWARRIN 3910	Helicopter Landing Site	23/06/2025
423/2025/P	Elisabeth Murdoch	70 Barretts Road, Langwarrin South 3911	To subdivide the land into five (5) lots within a Low Density Residential Zone (LDRZ) and Design and Development Overlay Schedule 4 and to remove substantial trees within a Significant Landscape Overlay Schedule 1.	23/06/2025
428/2025/P	Elisabeth Murdoch	102 Highfield Drive, Langwarrin South 3911	To remove easements E-1, E-3, E-4 and E-5 affecting Lot 1 on PS337846 and to create easement E-1	24/06/2025
Elisabeth Ward = 3				
372/2025/P	Kananook	122 Rosslyn Avenue, Seaford 3198	To subdivide the land into two (2) lots within a General Residential Zone (R1Z)	2/06/2025
409/2025/P	Kananook	15 Luxton Terrace, Seaford 3198	To construct two (2) double storey dwellings on land within a General Residential Zone (R1Z)	16/06/2025
6/2025/P	Kananook	133 Rosslyn Avenue, Seaford 3198	Rooming House	27/06/2025
Kananook Ward = 3				

Progress Report – Planning Applications Received **For The Application Date: From 1/06/2025 To 30/06/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
380/2025/P	Lyrebird	10 Robinson Road, CARRUM DOWNS 3201	To construct buildings and works to an existing abattoir in a Green Wedge Zone (GWZ), Environmental Significance Overlay Schedule 2 (ESO2) and Land Subject to Inundation Overlay (LSIO) To reduce the number of car parking spaces required under Clause 52.06 of the Frankston Planning Scheme	6/06/2025
399/2025/P	Lyrebird	1 Petrel Court, CARRUM DOWNS 3201	To construct a double storey dwelling on a lot less than 300sqm in a General Residential Zone (GRZ).	12/06/2025
401/2025/P	Lyrebird	552 Frankston-Dandenong Road, CARRUM DOWNS 3201	To erect and display internally illuminated business identification signage in an Industrial 1 Zone (IN1Z)	12/06/2025
436/2025/P	Lyrebird	47 Titan Drive, Carrum Downs 3201	Buildings and works (construction of a mezzanine) within an Industrial 1 Zone (IN1Z) and carparking reduction (2 spaces) under Clause 52.06-5.	29/06/2025
Lyrebird Ward = 4				
384/2025/P	Pines	122 Seaford Place, Seaford 3198	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	4/06/2025
406/2025/P	Pines	101 East Road, SEAFORD 3198	Four (4) lot subdivision of land within a General Residential Zone (R1Z)	13/06/2025
393/2025/P	Pines	447 Frankston-Dandenong Road, Frankston North 3200	Alteration to a road in a Transport Zone 2 (TRZ2)	17/06/2025
414/2025/P	Pines	6B Hi-Tech Place, SEAFORD 3198	The use of the land for an Indoor Recreation Facility (dance school) in an Industrial 1 Zone (IN1Z)	18/06/2025
Pines Ward = 4				
377/2025/P	Yamala	26 Bangalay Avenue, Frankston South 3199	Extension to an existing dwelling on land within a Design and Development Overlay Schedule 1 (DDO1) and works within the tree protection zone of a substantial tree within a Significant Landscape Overlay No 3 (SLO3).	3/06/2025
388/2025/P	Yamala	1 Whitelodge Way, FRANKSTON SOUTH 3199	To construct one (1) double storey dwelling and to remove native vegetation 3within a Design and Development Overlay Schedule 2 (DDO2), Erosion Management Overlay Schedule 1 (EMO1) and Significant Landscape Overlay Schedule 3 (SLO3).	4/06/2025

Progress Report – Planning Applications Received **For The Application Date: From 1/06/2025 To 30/06/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
2/2025/P	Yamala	17 Yuille Street, FRANKSTON 3199 86 Williams Street, FRANKSTON	Fence and works to existing community care accommodation	5/06/2025
390/2025/P	Yamala	20 Seaview Road, Frankston South 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Design and Development Overlay Schedule 1 (DDO1)	5/06/2025
395/2025/P	Yamala	7 Sussex Road, Frankston South 3199	To construct an outbuilding in a Design and Development Overlay Schedule 1 (DDO1)	10/06/2025
373/2025/P	Yamala	612A Nepean Highway, FRANKSTON SOUTH 3199	To construct one (1) triple storey dwelling with basement in a Design and Development Overlay Schedule 2 (DDO2)	11/06/2025
405/2025/P	Yamala	22 Joy Street, FRANKSTON 3199	To subdivide the land into three (3) lots within a Housing Choice and Transport Zone (HCTZ) and Special Building Overlay (SBO)	18/06/2025
419/2025/P	Yamala	94 Gould Street, Frankston 3199	To construct one (1) double storey dwelling with basement garage within a Design and Development Overlay Schedule 6 (DDO6)	20/06/2025
416/2025/P	Yamala	1-2/8 Bundara Court, Frankston 3199	To subdivide the land into two (2) lots in a Housing Choice and Transport Zone (HCTZ1)	20/06/2025
Yamala Ward = 9				
Total = 37				

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/06/2025 To 30/06/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
36/2019/P/C	Ballam	183 Cranbourne Road, FRANKSTON 3199	External and internal alterations to existing building and modification of the Red Line area of the Liquor License and Green Line area for the EGMs	2/06/2025
293/2023/P/B	Ballam	208-210 Karingal Drive, FRANKSTON 3199	To construct buildings and works in a Commercial 1 Zone (B1Z) and a reduction to the required number of parking spaces required under Clause 52.06-5 of the Frankston Planning Scheme	4/06/2025
494/2020/P/P	Ballam	Shop M201/330 Cranbourne Road, FRANKSTON 3199	To use the land to sell and consume liquor and to reduce the number of car parking spaces required under Clause 52.06-3 of the Frankston Planning Scheme	11/06/2025
139/2024/P/E	Ballam	110 Ashleigh Avenue, Frankston 3199	To construct buildings and works to an existing building in a Commercial 1 Zone (B1Z) and Special Building Overlay (SBO).	17/06/2025
508/2022/P/B	Ballam	47 Ashleigh Avenue, Frankston 3199	To construct two (2) double storey dwellings and front fence in a General Residential Zone (GRZ) and Special Building Overlay (SBO)	20/06/2025
293/2023/P/C	Ballam	208-210 Karingal Drive, FRANKSTON 3199	To construct buildings and works in a Commercial 1 Zone (B1Z) and a reduction to the required number of parking spaces required under Clause 52.06-5 of the Frankston Planning Scheme	25/06/2025
350/2020/P/D	Ballam	21 Wattle Drive, Frankston 3199	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) and to subdivide the land into two (2) lots in a General Residential Zone (GRZ)	27/06/2025
Ballam Ward = 7				
858/2024/P/C	Derinya	40 Lardner Road, Frankston 3199	To construct two (2) double storey dwellings in a General Residential Zone (R1Z), Special Building Overlay (SBO), Specific Controls Overlay (SCO) and Design and Development Overlay Schedule 11 (DDO11)	25/06/2025
Derinya Ward = 1				

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/06/2025 To 30/06/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
604/2012/P/O	Elisabeth Murdoch	95 Cranhaven Road, LANGWARRIN 3910	To subdivide the land into eleven (11) lots, in stages, associated works and removal of native vegetation. S72 Amendment to: a) Amend building envelopes for stage 2 and 3 b) Amend condition 1b (ii) , 1b (iii) and 1b (iv)	4/06/2025
355/2009/P/U	Elisabeth Murdoch	525 McClelland Drive, Langwarrin 3910	Secondary Consent - Extensions to Peninsula Private Hospital, Vegetation removal and access to a Road Zone Category 1	10/06/2025
572/2011/P/B	Elisabeth Murdoch	20 Union Road, LANGWARRIN 3910	Section 72 - To construct buildings and works for an extension to a medical centre, to construct and display business identification signage and reduction in car parking pursuant to Clause 52.06 of the Frankston Planning Scheme. Amendment to plans and permit to: a) Extend the existing building for a pharmacy and amendment to conditions of permit.	23/06/2025
Elisabeth Murdoch Ward = 3				
651/2021/P/A	Kananook	81 Beach Street, Frankston 3199	To construct thirteen (13) dwellings on land in a Residential Growth Zone (RGZ), to construct buildings and works in a Special Building Overlay (SBO) and Design and Development Overlay Schedule 12 (DDO12), for a reduction in the car parking requirements in Clause 52.06 (Car parking) and to create/alter access to a road in a Transport Zone 2.	4/06/2025
549/2023/P/B	Kananook	43 Orwil Street, Frankston 3199	Secondary Consent – To construct five (5) double storey dwellings in a General Residential Zone (GRZ)	11/06/2025
90/2003/P/B	Kananook	8 Hallifax Street, Seaford 3198	Single Storey Unit – Existing to be retained	12/06/2025
248/2023/P/C	Kananook	49 Dandenong Road East, FRANKSTON 3199	To use the land for community care accommodation in a General Residential Zone (GRZ). To construct buildings and works in a Special Building Overlay (SBO)	24/06/2025
249/2016/P/K	Kananook	1 Kananook Avenue, Seaford 3198	The construction of two (2) double storey dwellings	24/06/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/06/2025 To 30/06/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
Kananook Ward = 5				
405/2022/P/D	Lyrebird	8 Drake Court, CARRUM DOWNS 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	1/06/2025
14/2022/P/C	Lyrebird	48 Hall Road, CARRUM DOWNS 3201	To subdivide the land into thirty-nine (39) lots in a General Residential Zone (GRZ), To remove Native Vegetation under Clause 52.17 Native Vegetation, To create easements, restrictions and reserves, To create access to a Road in a Transport Zone 2	5/06/2025
369/1997/P/D	Lyrebird	1095 Frankston-Dandenong Road, CARRUM DOWNS 3201	Development of a shopping centre and associated offices and use and development of a petrol station and community centre (pre school and maternal and child health centre)	11/06/2025
231/2020/P/M	Lyrebird	216 Hall Road, Carrum Downs 3201	To use the land for a Service Station, Car Wash and Convenience Restaurant; to construct buildings and works associated with a Section 2 Use in a General Residential Zone (GRZ), to construct buildings and works in a Special Building Overlay (SBO), removal of native vegetation, to erect and display business identification signage, including internally illuminated signage and a pole sign, to create access/alter to a Road Zone Category 1 Amendment to: - Remove Condition 1b to allow non-ducted vacuum cleaners. - Relocate pylon sign S1 - Nominate wood and gas cage location	13/06/2025
63/2021/P/S	Lyrebird	35 Pagett Road, CARRUM DOWNS 3201	To construct one hundred and thirty-five (135) dwellings in stages in a General Residential Zone (GRZ) and to remove native vegetation under Clause 52.17 of the Frankston Planning Scheme	13/06/2025
661/2018/P/E	Lyrebird	117 Lyrebird Drive, Carrum Downs 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	24/06/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/06/2025 To 30/06/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
Lyrebird Ward = 6				
478/2020/P/B	Pines	19 Windoo Street, Frankston North 3200	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	2/06/2025
194/2022/P/C	Pines	8 Henry Crescent, SEAFORD 3198	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ) and to construct a building and construct and carry out works in a Special Building Overlay (SBO).	3/06/2025
145/1992/P/C	Pines	467 Frankston-Dandenong Road, CARRUM DOWNS 3201	Petrol filling Station and Shop Section 72 Amendment - Proposed changes to hours of operation	5/06/2025
228/2017/P/D	Pines	9 Parwan Court, Frankston 3199	To construct two (2) double storey dwellings	6/06/2025
280/2023/P/B	Pines	16 Hodgins Crescent, Frankston North 3200	To construct one (1) single storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	9/06/2025
808/2023/P/D	Pines	Peninsula Kingswood Country Golf Club 211-279 Skye Road, FRA	To construct a building and works (buggy storage building and carpark extension) in a Special Use Zone Schedule 1 (SUZ1) and an Environmental Significance Overlay Schedule 1 (ESO1) To remove native vegetation in an Environmental Significance Overlay Schedule 1 (ESO1)	23/06/2025
86/2023/P/C	Pines	4 Golden Court, Frankston North 3200	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ).	24/06/2025
Pines Ward = 7				
464/2023/P/C	Yamala	20 Seaview Road, Frankston South 3199	To construct one (1) double storey dwelling in front of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ), to construct buildings and works in a Design and Development Overlay Schedule 1 (DDO1) and to construct a building and carry out works in the Tree Protection Zone of substantial trees and to remove substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).	3/06/2025

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/06/2025 To 30/06/2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
443/2022/P/D	Yamala	21 Gulls Way, FRANKSTON SOUTH 3199	To construct one (1) triple storey dwelling in a Design and Development Overlay Schedule 2 (DDO2)	17/06/2025
Yamala Ward = 2				
Total = 31				

Progress Report – Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
204/2025/P	Ballam	6 Turnberry Court, Frankston 3199	To construct a verandah and deck on land within a Special Building Overlay (SBO)	Permit Approved	4/06/2025
280/2025/P	Ballam	29 Kareela Road, Frankston 3199	To construct an outbuilding in a Special Building Overlay (SBO)	Permit Approved	6/06/2025
776/2023/P	Ballam	5 Hill Street, FRANKSTON 3199	To construct two (2) double storey dwellings in a General Residential Zone (R1Z)	Permit Approved	17/06/2025
1143/2024/P	Ballam	43 Kareela Road, Frankston 3199	To construct community care accommodation in a Special Building Overlay (SBO)	Permit Approved	18/06/2025
224/2025/P	Ballam	Nairm Marr Djambana Aboriginal Gathering Place 3/32R Nursery	To remove native vegetation under Clause 52.17 Native Vegetation of the Frankston Planning Scheme	Permit Approved	26/06/2025
Ballam Ward = 5					
352/2025/P	Centenary Park	11 Lorraine Avenue, Langwarrin 3910	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Permit Approved	3/06/2025
1042/2024/P	Centenary Park	490 Cranbourne-Frankston Road, LANGWARRIN 3910	To construct one (1) double storey dwelling and outbuilding within a Rural Conservation Zone Schedule 1 (RCZ1) and creation of access to a road in a Transport 2 Zone	Permit Approved	6/06/2025
339/2025/P	Centenary Park	82 Edward Street, Langwarrin 3910	To subdivide the land into eight (8) lots within a General Residential Zone (R1Z)	Permit Approved	12/06/2025
609/2024/P	Centenary Park	309 Cranbourne-Frankston Road, Langwarrin 3910	To use the land for the sale and consumption of liquor and to construct buildings and works in a Commercial 1 Zone (B1Z)	Permit Approved	13/06/2025
Centenary Park Ward = 4					
346/2025/P	Derinya	48 Sanders Road, Frankston South 3199	To construct a domestic swimming pool in a Design and Development Overlay Schedule 9 (DD09)	Permit Approved	4/06/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
10/2025/P	Derinya	2 Rufous Road, FRANKSTON SOUTH 3199	New pool location and surrounding paving/fencing to original Planning Application 8/2024/SM	Satisfaction Matters Approved	5/06/2025
383/2025/P	Derinya	10 Barmah Court, Frankston South 3199	To construct an outbuilding (shed) within a Design and Development Overlay Schedule 1 (DDO1)	Permit Approved	10/06/2025
10/2025/P	Derinya	24 Rufous Road, FRANKSTON SOUTH 3199	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 7 (DDO7)	Permit Approved	17/06/2025
75/2025/P	Derinya	16 Robinia Street, Frankston 3199	To construct three (3) double storey dwellings on a lot within a General Residential Zone (R1Z)	Permit Approved	17/06/2025
1206/2024/P	Derinya	69 Margate Avenue, Frankston 3199	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z)	Permit Approved	26/06/2025
Derinya Ward = 6					
361/2025/P	Elisabeth Murdoch	163 North Road, LANGWARRIN 3910	To subdivide the land into two (2) lots within a General Residential Zone (R1Z)	Permit Approved	12/06/2025
1129/2024/P	Elisabeth Murdoch	322 Centre Road, LANGWARRIN 3910	To construct a dependent persons unit in a Bushfire Management Overlay (BMO). To construct buildings and works in a Significant Landscape Overlay Schedule 1 (SLO1) To remove native vegetation in a Significant Landscape Overlay Schedule 1 (SLO1), Environmental Significance Overlay Schedule 1 (ESO1) and under Clause 52.17 Native Vegetation	Permit Approved	13/06/2025
196/2025/P	Elisabeth Murdoch	12 Athol Court, Langwarrin 3910	To subdivide the land into three (3) lots in a General Residential Zone (R1Z)	Permit Approved	13/06/2025
124/2025/P	Elisabeth Murdoch	20 Union Road, LANGWARRIN 3910	To construct buildings and works to an existing medical centre in a Commercial 1 Zone (B5Z) and Special Building Overlay (SBO)	Application Withdrawn	23/06/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
173/2025/P	Elisabeth Murdoch	15A Gum Hill Drive, LANGWARRIN 3910	To undertake works (construction of a driveway) within the Land Subject to Inundation Overlay (LSIO), within the TPZ of substantial trees and to remove one (1) substantial tree (dead) within the Significant Landscape Overlay Schedule 1 (SLO1)	Permit Approved	25/06/2025
322/2025/P	Elisabeth Murdoch	6 Gum Hill Drive, Langwarrin 3910	To construct an outbuilding associated with accommodation in a Bushfire Management Overlay Schedule 2 (BMO2) and Design and Development Overlay Schedule 4 (DDO4).	Application Withdrawn	25/06/2025
Elisabeth Murdoch Ward = 6					
1119/2024/P	Kananook	9 Raymond Avenue, Frankston 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (R1Z)	Permit Approved	4/06/2025
372/2025/P	Kananook	122 Rosslyn Avenue, Seaford 3198	To subdivide the land into two (2) lots within a General Residential Zone (R1Z)	Permit Approved	10/06/2025
389/2024/P	Kananook	12 Nepean Highway, SEAFORD 3198	To construct a three (3) storey apartment building in a General Residential Zone (GRZ), to construct buildings and works in a Design and Development Overlay Schedule 6 (DDO6) and to create/alter access to a road in a Transport Zone 2 (TZ2)	Permit Approved	27/06/2025
1218/2024/P	Kananook	156 Fortescue Avenue, Seaford 3198	To construct four (4) double storey dwellings on a lot in a General Residential Zone (R1Z)	Permit Approved	27/06/2025
Kananook Ward = 4					
252/2025/P	Lyrebird	12 Sahra Grove, Carrum Downs 3201	To use the land for a dance studio (indoor recreation facility), and to construct buildings and works within an Industrial 1 Zone (IN1Z)	Permit Approved	23/06/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
Lyrebird Ward = 1					
86/2025/P	Pines	447 Frankston-Dandenong Road, Frankston North 3200	Alteration to a road in a Transport Zone 2 (TRZ2)	Application Lapsed	2/06/2025
251/2025/P	Pines	2/35 Longleaf Street, Frankston North 3200	To construct one (1) double storey dwelling on a lot of less than 300sqm in a General Residential Zone (R1Z) and buildings and works within the common property.	Permit Approved	16/06/2025
951/2024/P	Pines	28 Armata Crescent, FRANKSTON NORTH 3200	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings) in a General Residential Zone (R1Z)	Permit Approved	18/06/2025
24/2025/P	Pines	23 Sir Laurence Drive, Seaford 3198	To construct building and works to an existing building within an Industrial 1 Zone (IN1Z)	Permit Approved	19/06/2025
272/2025/P	Pines	162A & 162B Frankston-Dandenong Road, SEAFORD 3198	To subdivide the land into two (2) lots within a General Residential Zone (R1Z)	Permit Approved	19/06/2025
299/2025/P	Pines	55 Brunel Road, Seaford 3198	To subdivide the land into seven (7) lots in an Industrial 1 Zone (IN1Z)	Permit Approved	20/06/2025
Pines Ward = 6					
1023/2023/P	Yamala	57 Brighton Street, Frankston South 3199	To construct two (2) double storey dwellings in a Design Development Overlay Schedule 9 (DDO9) and a General Residential Zone, to construct buildings and works within the Tree Protection Zone of substantial trees and removal of significant trees within a Significant Landscape Overlay Schedule 4 (SLO4).	Permit Approved	6/06/2025
350/2025/P	Yamala	22 Idon Avenue, Frankston South 3199	To remove one (1) tree on land in a Significant Landscape Overlay Schedule 4 (SLO4)	Permit Approved	10/06/2025

Progress Report – Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
827/2024/P	Yamala	1 & 1A Olsen Street, FRANKSTON 3199	To use the land for a Social and Welfare Support Centre and to construct building and works to an existing building in an Activity Centre Zone Schedule 1 (ACZ1)	Permit Approved	11/06/2025
685/2024/P	Yamala	8 Gulls Way, Frankston South 3199	To construct a ground and first floor extension to an existing dwelling in a Design and Development Overlay Schedule 2 (DDO2) and to construct a building or construct or carry out works inside the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).	No Permit to Issue	12/06/2025
260/2025/P	Yamala	20 Seaview Road, Frankston South 3199	To remove one (1) tree in a Significant Landscape Overlay Schedule 3 (SLO3)	Application Lapsed	13/06/2025
395/2025/P	Yamala	7 Sussex Road, Frankston South 3199	To construct an outbuilding in a Design and Development Overlay Schedule 1 (DDO1)	Permit Approved	13/06/2025
250/2025/P	Yamala	80 High Street, FRANKSTON 3199	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 6 (DDO6)	Application Withdrawn	16/06/2025
390/2025/P	Yamala	20 Seaview Road, Frankston South 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Design and Development Overlay Schedule 1 (DDO1)	Application Withdrawn	20/06/2025
336/2025/P	Yamala	539 Nepean Highway, Frankston 3199	To remove vegetation (one (1) tree) in an Erosion Management Overlay Schedule 3 (EMO3)	Permit Approved	23/06/2025
Yamala Ward = 9					
Total = 41					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
36/2019/P/C	Ballam	183 Cranbourne Road, FRANKSTON 3199	External and internal alterations to existing building and modification of the Red Line area of the Liquor License and Green Line area for the EGMs	Secondary Consent Approved	5/06/2025
145/2022/P/E	Ballam	162 Cranbourne Road, Frankston 3199	To construct two (2) double storey dwellings in a General Residential Zone (GRZ) and to alter access to a road in a Transport Zone 2.	Secondary Consent Approved	6/06/2025
293/2023/P/B	Ballam	208-210 Karingal Drive, FRANKSTON 3199	To construct buildings and works in a Commercial 1 Zone (B1Z) and a reduction to the required number of parking spaces required under Clause 52.06-5 of the Frankston Planning Scheme	Extension of Time Approved	26/06/2025
Ballam Ward = 3					
110/2014/P/I	Centenary Park	370 Ballarto Road, Skye 3977	Secondary Consent - To construct sixteen (16) double storey dwellings in association with the retention of the existing double storey dwelling (seventeen (17) dwellings)	Secondary Consent Approved	6/06/2025
1000/2023/P/C	Centenary Park	8 Valley Road, Langwarrin 3910	To use and construct one (1) single storey dwelling and outbuilding in a Rural Conservation Zone Schedule 2 (RCZ2) To construct buildings and works associated with accommodation in a Bushfire Management Overlay (BMO) To remove native vegetation under Clause 52.17 Native Vegetation	Secondary Consent Approved	11/06/2025
Centenary Park Ward = 2					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
579/2024/P/B	Elisabeth Murdoch	4 Parzay Court, LANGWARRIN SOUTH 3911	Section 72 - To construct one (1) single storey dwelling and outbuilding in a Bushfire Management Overlay Schedule 1 (BMO1), to construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4) and to construct or carry out works within the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1).	Permit Approved	5/06/2025
579/2024/P/C	Elisabeth Murdoch	4 Parzay Court, LANGWARRIN SOUTH 3911	To construct one (1) single storey dwelling and outbuilding in a Bushfire Management Overlay Schedule 1 (BMO1), to construct an outbuilding in a Design and Development Overlay Schedule 4 (DDO4) and to construct or carry out works within the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1).	Secondary Consent Approved	6/06/2025
438/2024/P/D	Elisabeth Murdoch	27 Jamieson Court, LANGWARRIN 3910	To construct one (1) single storey dwelling and an outbuilding within a Bushfire Management Overlay (BMO) Design and Development Overlay Schedule 4 (DDO4), removal of a substantial tree within a Significant Landscape Overlay Schedule 1 (SLO1) and removal of native vegetation (52.17)	Secondary Consent Approved	11/06/2025
Elisabeth Murdoch Ward = 3					
355/2018/P/I	Kananook	8 Anderson Street, FRANKSTON 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Extension of Time Approved	11/06/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
343/2021/P/B	Kananook	30 Nepean Highway, Seaford 3198	To construct buildings and works to the existing hotel and to display illuminated business identification signage in a General Residential Zone (GRZ). To alter access to a road in a Transport Zone 2 (TRZ2) and to extend the area where liquor is allowed to be sold and consumed.	Extension of Time Approved	13/06/2025
48/2021/P/B	Kananook	22 Admans Avenue, Seaford 3198	To construct two (2) double storey dwellings on a lot in a General Residential Zone (GRZ) and a Special Building Overlay (SBO).	Extension of Time Approved	13/06/2025
549/2023/P/B	Kananook	43 Orwil Street, Frankston 3199	Secondary Consent – To construct five (5) double storey dwellings in a General Residential Zone (GRZ)	Secondary Consent Approved	23/06/2025
90/2003/P/B	Kananook	8 Hallifax Street, Seaford 3198	Single Storey Unit – Existing to be retained	Secondary Consent Approved	23/06/2025
Kananook Ward = 5					
9/2023/P/VS	Lyrebird	1/40 Titan Drive, Carrum Downs 3201	Secondary Consent – To construct buildings and works (extension) to an existing warehouse in an Industrial 1 Zone (IN1Z)	Secondary Consent Approved	2/06/2025
719/2022/P/C	Lyrebird	50 Lyrebird Drive, Carrum Downs 3201	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ).	Extension of Time Approved	5/06/2025
405/2022/P/D	Lyrebird	8 Drake Court, CARRUM DOWNS 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	Application Withdrawn	12/06/2025
11/2021/P/C	Lyrebird	9 Gateway Drive, Carrum Downs 3201	Secondary Consent – To construct a warehouse in an Industrial 1 Zone (IN1Z)	Secondary Consent Approved	13/06/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
63/2021/P/S	Lyrebird	35 Pagett Road, CARRUM DOWNS 3201	To construct one hundred and thirty-five (135) dwellings in stages in a General Residential Zone (GRZ) and to remove native vegetation under Clause 52.17 of the Frankston Planning Scheme	Secondary Consent Approved	23/06/2025
661/2018/P/E	Lyrebird	117 Lyrebird Drive, Carrum Downs 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Extension of Time Approved	26/06/2025
Lyrebird Ward = 6					
680/2018/P/G	Pines	8 Lorna Street, Seaford 3198	Secondary Consent - Construction of three (3) double storey dwellings	Secondary Consent Approved	2/06/2025
789/2022/P/A	Pines	20 Hodgins Crescent, Frankston North 3200	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) in a General Residential Zone (GRZ)	Extension of Time Approved	5/06/2025
478/2020/P/B	Pines	19 Windoo Street, Frankston North 3200	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	Extension of Time Approved	5/06/2025
660/2016/P/H	Pines	217 Austin Road, SEAFORD 3198	Extension of Time - Construction of four (4) double storey dwellings	Extension of Time Approved	6/06/2025
188/2017/P/D	Pines	30 Fulmar Street, Carrum Downs 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Extension of Time Approved	6/06/2025
80/2019/P/D	Pines	16/13-15 Curie Court, SEAFORD 3198	Section 72 - To construct fifteen (15) stores with mezzanines, including one (1) ancillary office (Unit 9) and to construct and use the land for a Section 2 Use of one (1) office (Unit 1) in an Industrial 1 Zone	Permit Approved	11/06/2025
543/2022/P/B	Pines	3 East Road, Seaford 3198	To construct three (3) double storey dwellings and to subdivide the land into three (3) lots in a General Residential Zone (GRZ)	Extension of Time Approved	12/06/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
132/2022/P/D	Pines	5 Hannah Street, Seaford 3198	Secondary Consent - To construct two (2) double storey dwellings in a General Residential Zone and a Special Building Overlay (SBO)	Secondary Consent Approved	13/06/2025
48/2014/P/A	Pines	154 Frankston-Dandenong Road, SEAFORD 3198	To construct two double storey dwellings and alter access to a road in a Road Zone Category 1	Application Withdrawn	13/06/2025
228/2017/P/D	Pines	9 Parwan Court, Frankston 3199	To construct two (2) double storey dwellings	Extension of Time Approved	19/06/2025
808/2023/P/C	Pines	211-279 Skye Road, FRANKSTON 3199	To construct a building and works (buggy storage building and carpark extension) in a Special Use Zone Schedule 1 (SUZ1) and an Environmental Significance Overlay Schedule 1 (ESO1) To remove native vegetation in an Environmental Significance Overlay Schedule 1 (ESO1)	Secondary Consent Approved	20/06/2025
657/2021/P/O	Pines	300 Frankston-Dandenong Road, SEAFORD 3198	Secondary Consent - To subdivide the land into sixteen (16) lots in stages, to use and develop the land for warehouse, store (self-storage facility), three (3) convenience restaurants, restricted retail premises and restricted recreation facility (gym) in stages in an Industrial 1 Zone (IN1Z), to erect and display signage, to reduce the number of car spaces required under Clause 52.06-5 for the store and warehouse, to create and alter access to a road in a Transport Zone 2, to remove easements, to remove native vegetation under Clause 52.17 Native Vegetation, to use Lot 1 for the sale and consumption of liquor (restaurant and café licence)	Secondary Consent Approved	26/06/2025
Pines Ward = 12					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
842/2002/P/C	Wilton	7/1 Brunnings Road, Carrum Downs 3201	Sixteen (16) Dwellings (1 existing)	Secondary Consent Approved	13/06/2025
Wilton Ward = 1					
220/2025/P/A	Yamala	641B Nepean Highway, FRANKSTON SOUTH 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9) and Land Adjacent to a road in the Transport Zone 2.	Permit Approved	4/06/2025
414/2021/P/C	Yamala	37B Frome Avenue, FRANKSTON 3199	Secondary Consent – To construct one (1) single storey dwelling to the rear of an existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	Secondary Consent Approved	10/06/2025
50/2024/P/A	Yamala	1 Melville Avenue, Frankston 3199	Section 72 Amendment – To construct two (2) double storey dwellings in a General Residential Zone (R1Z) and Design and Development Overlay Schedule 6 (DDO6) To amend Condition 1d to allow a maximum height of 41.45AHD to Dwelling 1 and 41.10AHD to Dwelling 2	Permit Approved	17/06/2025
443/2022/P/D	Yamala	21 Gulls Way, FRANKSTON SOUTH 3199	To construct one (1) triple storey dwelling in a Design and Development Overlay Schedule 2 (DDO2)	Secondary Consent Approved	18/06/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
673/2011/P/G	Yamala	1-4/78 Cranbourne Road, FRANKSTON 3199	Section 72 – The use and development of a service station and three (3) convenience restaurants, erection and display of signage, creation of accesses to a Road Zone Category 1, a reduction in the car and bicycle parking requirements of Clauses 52.06 and 52.34 of the Frankston Planning Scheme, a waiver of the loading and unloading requirements of Clause 52.07 of the Frankston Planning Scheme and variations to requirements of Clause 52.12 of the Frankston Planning Scheme. The amendment application seeks permission to display two signs on the site. The details of the signs are: - 1 x 10 metre high panel sign. Part of the sign that displays the petrol prices is an electronic sign and part of the sign that displays the logo is internally illuminated. - 1 x 8 metre high internally illuminated pole sign.	Permit Approved	19/06/2025

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/06/2025 To 30/06/2025					
Application	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
483/2019/P/C	Yamala	10 Yamala Drive, Frankston South 3199	Section 72 – To construct two (2) double storey dwellings plus lower ground floor levels on a lot in a General Residential Zone (GRZ) and to construct buildings and works within the Erosion Management Overlay (EMO) and Design and Development Overlay – Schedule 2 (DDO2) and to construct carry out works and for the removal of vegetation in a Significant Landscape Overlay – Schedule 3 (SLO3) To amend the permit by: - amending the permit preamble to remove reference to “double storey dwellings” - deleting condition 1 and amending conditions 3, 4, 23 and 24 - changes to the approved plans - removal of Trees 11, 19 and 21	Permit Approved	23/06/2025
461/2019/P/C	Yamala	27 Overport Road, Frankston South 3199	Secondary Consent – To construct two (2) double storey dwellings to the rear of an existing dwelling (three (3) of dwellings on a lot) in a General Residential Zone (GRZ)	Secondary Consent Approved	26/06/2025
Yamala Ward = 7					
Total = 39					

Progress Report – Subdivision Application Received **For The Application Date: 1/06/2025 To 30/06/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
55/2025/S	Ballam	1-5/43 Glenview Crescent, FRANKSTON 3199	Five (5) lot subdivision of land within a General Residential Zone (R1Z)	16/06/2025
52/2025/S	Derinya	4 Goldborough Court, FRANKSTON SOUTH 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	13/06/2025
56/2025/S	Derinya	195 Humphries Road, Frankston South 3199	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	17/06/2025
57/2025/S	Elisabeth Murdoch	35-45 West Road, Langwarrin South 3911	Section 22 (Consolidation)	19/06/2025
59/2025/S	Elisabeth Murdoch	102 Highfield Drive, Langwarrin South 3911	Section 23 (Creation and Removal of Easement)	24/06/2025
47/2025/S	Kananook	122 Rosslyn Avenue, Seaford 3198	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	2/06/2025
48/2025/S	Kananook	9-11 Stanley Street, FRANKSTON 3199	Section 22 (Consolidation)	2/06/2025
46/2025/S	Pines	16-38/326-356 Frankston-Dandenong Road, 45-56/326-356 Frankston-Dandenong Road, 60-79/326-356 Frankston-Dandenong Road, 80-84/326-356 Frankston-Dandenong Road, 201-214/326-356 Frankston-Dandenong Road, Com Prop 326-356 Frankston-Dandenong Road, SEAFORD 3198 8 Lombard Way, Seaford 3198	Section 22 (Consolidation)	2/06/2025
50/2025/S	Pines	122 Seaford Place, Seaford 3198	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	4/06/2025
54/2025/S	Pines	101 East Road, SEAFORD 3198	Four (4) lot subdivision of land within a General Residential Zone (R1Z)	13/06/2025

Progress Report – Subdivision Application Received **For The Application Date: 1/06/2025 To 30/06/2025**				
Application No	**Ward**	**Property Address**	**Application Description**	**Date**
49/2025/S	Yamala	1-3/10 Foot Street, FRANKSTON 3199	Three (3) lot subdivision of land within a General Residential Zone (R1Z)	4/06/2025
51/2025/S	Yamala	20 Seaview Road, Frankston South 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	5/06/2025
53/2025/S	Yamala	22 Joy Street, FRANKSTON 3199	Three (3) lot subdivision of land within a Housing Choice and Transport Zone (HCTZ)	18/06/2025
58/2025/S	Yamala	8 Bundara Court, Frankston 3199	To subdivide the land into two (2) lots in a Housing Choice and Transport Zone (HCTZ1)	20/06/2025
Total = 14				

Progress Report – Subdivision Decisions **For The Application Date: From 1/06/2025 To 30/06/2025**					
Application No	**Ward**	**Property Address**	**Application Description**	**Status**	**Date**
57/2024/S	Ballam	4 The Glen, Frankston 3199	To subdivide the land into four (4) lots in a General Residential Zone (R1Z)	Statement of Compliance	6/06/2025
5/2023/S	Elisabeth Murdoch	11 Seaquesta Court, Frankston 3199	To subdivide the land into two (2) lots in a General Residential Zone (GRZ)	Statement of Compliance	3/06/2025
43/2024/S	Kananook	11 Johnstone Street, Seaford 3198	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	Statement of Compliance	3/06/2025
115/2024/S	Kananook	12 Bennett Court, SEAFORD 3198	To subdivide land into three (3) lots in a General Residential Zone (R1Z)	Statement of Compliance	17/06/2025
60/2023/S	Kananook	14 Bragge Street, Frankston 3199	To subdivide the land into six (6) lots in a General Residential Zone (R1Z)	Application Withdrawn	20/06/2025
38/2024/S	Kananook	48 Railway Parade, Seaford 3198	To subdivide land into four (4) lots in a General Residential Zone (R1Z)	Statement of Compliance	20/06/2025
110/2024/S	Yamala	11 Catherine Parade, Frankston 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Certification	20/06/2025
51/2025/S	Yamala	20 Seaview Road, Frankston South 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Application Withdrawn	20/06/2025
Total Ward = 8					

Town Planning Applications – Direction To Advertise Issued June 2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Application Date**
849/2024/P	Ballam	50 Kareela Road, FRANKSTON 3199	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	23/08/2024
853/2024/P	Centenary Park	32 Rhone Grove, Skye 3977	To vary restrictive covenant PS616061V dated 14 July 2010 to build outside the building envelope pursuant to Clause 52.02 by adding the following exemption on Sheet 6 - Creation of Restriction A as follows - Exemption - The registered proprietor or proprietors of Lot 54 on this plan may construct a rear deck subject to the satisfaction and written consent of the Responsible Authority. And to obtain Council's written consent for works not in accordance with Section 173 Agreement AH301372B.	26/08/2024
65/2023/P/VS	Derinya	12 Balamara Court, Frankston South 3199	Section 72 - To construct a garage to an existing dwelling in a Design and Development Overlay Schedule 1 (DDO1) and to carry out works within the Tree Protection Zone of a Substantial Tree within a Significant Landscape Overlay Schedule 3 (SLO3)	15/05/2025
327/2025/P	Derinya	100 Moorooduc Highway, Frankston South 3199	To construct an outbuilding in a Bushfire Management Overlay Schedule 1 (BMO1), Design and Development Overlay Schedule 1 (DDO1) and Significant Landscape Overlay Schedule 3 (SLO3)	16/05/2025

Town Planning Applications – Direction To Advertise Issued June 2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Application Date**
287/2023/P/C	Elisabeth Murdoch	15 Leisureland Drive, Langwarrin 3910	To construct an extension to an existing dwelling in a Design and Development Overlay Schedule 4 (DDO4), to construct a building and carry out works in the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1) and to remove substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1). Amendment to the permit to: - Replace the dwelling extensions with a habitable outbuilding - Construct an additional outbuilding - Additional tree removal and vegetation impacts - Consequential changes	20/11/2024
323/2025/P	Elisabeth Murdoch	33 Grassmere Road, Langwarrin 3910	To construct buildings and works for an outbuilding in a Bushfire Management Overlay and Design and Development Overlay Schedule 4 (DDO4) and to remove Native Vegetation and substantial trees in a Significant Landscape Overlay Schedule 1 (SLO1), Environmental Significance Overlay Schedule 1 (ESO1), and Clause 52.17 Native Vegetation	21/05/2025
331/2024/P/B	Kananook	156 Nepean Highway, Seaford 3198	Section 72 - To construct two (2) triple storey dwellings in a General Residential Zone (GRZ3) and Design and Development Overlay Schedule 6 (DDO6) and alteration to access to TRZ2. Amendment to plans and permit to: a) Provide further protection details of street tree 7. b) Amend condition 1g and 6 to remove reference to tree 1 and 2. c) Amend building material. d) Increase front fence height to 2m.	2/04/2025

Town Planning Applications – Direction To Advertise Issued June 2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Application Date**
219/2025/P	Kananook	1 Patrick Court, Seaford 3198	To use the land for a place of assembly in an Industrial 1 Zone (IN1Z)	4/04/2025
254/2025/P	Kananook	56 Railway Parade, Seaford 3198	To construct two (2) double storey dwellings and a two (2) lot subdivision on land within a General Residential Zone (R1Z)	17/04/2025
192/2025/P	Lyrebird	11 Balmain Drive, Carrum Downs 3201	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings) on a lot within a General Residential Zone (R1Z)	28/03/2025
318/2025/P	Lyrebird	1 Belgrave Place, Carrum Downs 3201	To vary the covenant contained in Instrument of Transfer S255036S affecting the land contained in Volume 09998 and Folio 026 by inserting the words 'plus one (1) Dependant Persons Unit having external walls including steel cladding and an area of no more than sixty (60) square metres' to the end of item 1. of the covenant.	15/05/2025
1001/2024/P	Pines	33 Bouvardia Crescent, Frankston North 3200	To construct a new carport for each dwelling, alteration to the front fence and the retention of garden outbuildings in an existing two (2) dwelling development and subsequent subdivision into two (2) lots in a General Residential Zone (GRZ)	11/10/2024
132/2025/P	Pines	211-279 Skye Road, FRANKSTON 3199	To construct a Telecommunications Facility (including telecommunications tower and associated equipment) in a Special Use Zone (SUZ1)	7/03/2025
145/1992/P/C	Pines	467 Frankston-Dandenong Road, CARRUM DOWNS 3201	Petrol filling Station and Shop Section 72 Amendment - Proposed changes to hours of operation	5/06/2025
100/2025/P	Wilton	935 Dandenong-Hastings Road, SKYE 3977	To construct a single storey dwelling in a Rural Conservation Zone Schedule 2 (RCZ2)	24/02/2025

Town Planning Applications – Direction To Advertise Issued June 2025				
Application No	**Ward**	**Property Address**	**Application Description**	**Application Date**
310/2025/P	Wilton	665 Dandenong-Hastings Road, Skye 3977	To construct buildings and works for an extension to an existing building and works in a Green Wedge Zone (GWZ) and in the tree protection zone of substantial trees in a Significant Landscape Overlay Schedule 2 (SLO2)	9/05/2025
1251/2024/P	Yamala	19 Williams Street, Frankston 3199	To construct four (4) double storey dwellings on land in a General Residential Zone (R1Z)	20/12/2024
587/2005/P/D	Yamala	47-49 Cranbourne Road, FRANKSTON 3199	Section 72 - The development and use of the land for the purpose of a specialist medical centre for the two practitioners and construction and display of a business identification sign in accordance with the endorsed plan/s	24/03/2025
311/2025/P	Yamala	3 Neil Street, Frankston South 3199	To construct one (1) double storey dwelling in a Bushfire Management Overlay (BMO), in the tree protection zone of substantial trees in a Significant Landscape Overlay Schedule 4 (SLO4) and the removal of a substantial tree within a Significant Landscape Overlay Schedule 4 (SLO4).	9/05/2025
377/2025/P	Yamala	26 Bangalay Avenue, Frankston South 3199	Extension to an existing dwelling on land within a Design and Development Overlay Schedule 1 (DDO1) and works within the tree protection zone of a substantial tree within a Significant Landscape Overlay No 3 (SLO3).	3/06/2025

Legend

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

Progress Report – Current VCAT Appeals June 2025									
Appeal Number	**Application Number**	**Address**	**Proposal**	**Lodged at VCAT**	**Council Decision**	**Appeal Type**	**Date of Appeal**	**VCAT Decision**	**Date of VCAT Decision**
P1389/2024	685/2024/P	8 Gulls Way, Frankston South	To construct a ground and first floor extension to an existing dwelling in a Design and Development Overlay Schedule 2 (DDO2) and to construct a building or construct or carry out works inside the Tree Protection Zone of substantial trees in a Significant Landscape Overlay Schedule 3 (SLO3).	16/12/2024	NOD	Objector	3/07/2025	Set Aside	11/06/2025
P1445/2024	290/1995/P/C	199 Austin Road, Seaford	Section 72 - Second Dwelling.	30/12/2024	NOD	Objector	10/07/2025		
P131/2025	1/2025/SM	153 Hall Road, Carrum Downs	Satisfaction Matters	12/02/2025	Failure to Determine	Owner	10/06/2025		
P176/2025	294/2024/P	74 Broderick Road, Carrum Downs	To construct seven (7) double storey dwellings within a General Residential Zone (GRZ)	19/03/2025	Refusal	Owner	22/08/2025		
P276/2025	491/2024/P	14 Balmoral Street, Frankston	To use the land for the sale of liquor (packaged liquor licence)	1/04/2025	Refusal	Applicant	17/09/2025		
P356/2025	8/2024/P	580 Thompsons Road, Sandhurst	To use and develop the land for a childcare centre in a Comprehensive Development Zone Schedule 1 (CDZ1), to remove and construct works within the tree protection zone of substantial trees in a SLO2 and to alter access to a road in a Transport Zone 2.	17/04/2025	NOD	Objector	27/10/2025		

Progress Report – Current VCAT Appeals
June 2025

Appeal Number	Application Number	Address	Proposal	Lodged at VCAT	Council Decision	Appeal Type	Date of Appeal	VCAT Decision	Date of VCAT Decision
P443/2025	1146/2024/P	4 Carder Avenue, Seaford	To construct four (4) double storey dwellings in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	15/05/2025	Refusal	Owner	12-14/11/2025		
P444/2025	1147/2024/P	6 Carder Avenue, Seaford	To construct four (4) double storey dwellings on a lot in a General Residential Zone (R1Z) and Special Building Overlay (SBO)	15/05/2025	Refusal	Owner	12-14/11/2025		

Progress Report – VCAT Determination – Policy Implications June 2025			
Appeal No	**Application No**	**Address**	**VCAT Determination – Policy Implications**
P1389/2024	685/2024/P	8 Gulls Way, Frankston South	The applicant sought permission to construct an extension to an existing dwelling. The land is subject to a covenant which provided that development must essentially be constructed of brick in accordance with plans approved by the original subdivider of the land. Council officers considered that the covenant was not breached because the extension was to be made with the correct materials. Notice of the application was provided and 3 objections received, citing concerns including impacts on heritage elements, amenity and views. Council officers resolved to issue a Notice of Decision to Grant a Permit. Objecting parties sought review of Council's decision. Prior to the hearing, concerns arose as to whether the application could be approved without the approval of the original subdivider. That company was now deregistered. Whilst this is not a bar to the grant of a planning permit, it may mean that had a permit be issued by VCAT, it could not lawfully be constructed due to absence of an entity to grant approval under the covenant, or that the covenant would need to be first varied or amended to remove this requirement before the permit could be acted on. This was a bridge to far for the permit applicant, who did not wish to pursue the matter further. The application was set aside, essentially refused, by the VCAT with the agreement of all of the parties.

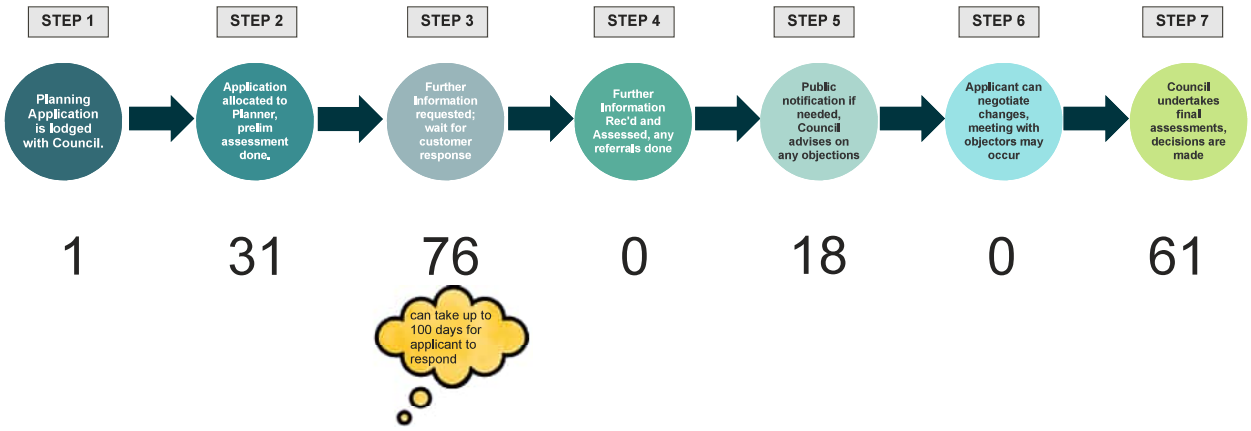
Progress Report – Ministerial Applications – Delegated Officer Comments June 2025			
Reference Number	**Council Reference**	**Address**	**Summary of Officer Comments on Ministerial Application**

Progress Report - Ministerial Applications – Determinations June 2025					
Reference Number	**Council Reference**	**Address**	**Council comments (support or opposed) and key considerations**	**Public Notice (Y/N)**	**Minister Decision (permit granted or refused)**
PA2503636	130/2025/PIR	100 Ballarto Road Carrum Downs	Supported	Y	Permit granted

Planning Applications Process; Mthly report

Latest Applic.Date: **24-Jul-25**

This is the status of each of the **189** Planning Applications that are waiting for a council decision.....



Executive Summary

12.1 Governance Matters Report for 11 August 2025

Enquiries: (Brianna Alcock: Corporate and Commercial Services)

Council Plan

Level 1:	6. Progressive and Engaged City
Level 2:	6.5 Support transparent and evidenced based decision making through sharing council data and clear reporting on our measures of success to the community

Purpose

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

Recommendation (Director Corporate and Commercial Services)

That Council:

Council Resolution Status Update

1. Receives the Council Resolution Status update, including:
   i. Notice of Motion Cost Summary, Notice of Motion Report and Urgent Business update for 11 August 2025;
   ii. Notes there are no Notice of Motion action reported as complete by officers;
   iii. Notes there are two (2) reports delayed in the presentation to Council:
      - Major Development Application Process, delayed to 8 September 2025
      - Inclusion Action Plan, delayed to June 2026
   iv. Notes since the Council Meeting, held on 21 July 2025, 7 resolution actions have been completed;

Councillor Briefings Record

2. Receives the record of Councillor Briefing meetings held since the date of last Council Meeting held on 21 July 2025, as listed in the body of the report;

Response to Petition: To install a speed hump on Sunny Vale Drive, Langwarrin

3. Notes the petition, tabled at the 21 July 2025 Council Meeting, requesting the installation of a speed hump at Sunny Vale Drive, Langwarrin, was referred to the CEO as an operational matter. Officers will investigate and respond to the head petitioner;

Unreasonable Customer Conduct Policy and Protocol

4. Notes the Unreasonable Customer Conduct Protocol was revised to ensure it aligns with current practices and balances considerations for health and safety with human rights;
5. Notes the review compiled a legal review and extensive internal consultation and resulted in an Unreasonable Customer Conduct Policy and Procedure documents;
6. Notes the Unreasonable Customer Conduct Policy provides clearer steps for staff and customers and a more comprehensive assessment of safety and human rights;
7. Notes the Unreasonable Customer Conduct Policy has been authorised by the

Executive Summary

CEO and will be made available on Council's website following this meeting;

Citizen of the Year Awards – Independent Selection Panel Terms of Reference

8. Notes the Citizen of the Year – Independent Selection Panel Expression of Interest (EOI) opens from 1 September 2025 to 31 October 2025;

9. Notes the Citizen of the Year Awards – Independent Selection Panel Terms of Reference was adopted by Council on 3 October 2022 and has been revised with minor amendments;

10. Endorses the revised Citizen of the Year Awards – Independent Selection Panel Terms of Reference;

Extension of the Disability Action Plan 2022-2025

11. Notes it is a legislative requirement, under the Disability Act 2006, for councils to develop and maintain a current Disability Action Plan;

12. Notes it previously resolved, at its Meeting on 22 July 2024, to develop a consolidated Inclusion Action Plan, scheduled to be delivered by June 2026, which aims to combine various action plans, including the Disability Action Plan, and integrate a range of focus areas, including disability, culturally and linguistically diverse communities, LGBTQIA+ and positive ageing;

13. Resolves to extend the active status of the Disability Action Plan 2022-2025, with the new end date being 30 June 2026, in recognition of it being a legislated plan;

14. Notes it will receive a report at the November 2025 Council Meeting, that will provide an update on the following priority items sought by Council, as per its resolution of 24 March 2025:

    a. Identifying key areas within the municipality that lack accessibility to inform Council's annual deliberations on advocacy and budget priorities;

    b. Providing costing for infrastructure and/or modifications required to improve key areas which accessibility;

Australia's Most Accessible Beach Committee

15. Notes it endorsed a 3-month pilot Accessible Beach initiative, at its 12 May 2025 Council Meeting, and that an Australia's Most Accessible Beach Advisory Committee has been established to progress the initiative;

16. Endorses the Australia's Most Accessible Beach Advisory Committee Terms of Reference

17. Nominates Cr Butler as the Councillor representative to Chair the Australia's Most Accessible Beach Advisory Committee;

Formal Re-naming process for Langwarrin Community Centre

18. Notes the Langwarrin Community Centre is currently undergoing redevelopment works, which will lead to the increased and additional services of:
    - Maternal and child health services
    - Increased kindergarten capacity and play space upgrade
    - Refurbishment of the community hall and meeting spaces

19. Endorses for community consultation for a period of 30 days (from 18 August to 17 September 2025) to consider the proposed formal renaming of the Langwarrin Community Centre to better encapsulate the additional services. The proposed naming options for consultation are:

    - Langwarrin PLACE (preferred option - PLACE represents: Play, Learn,

Executive Summary

Access, Connect, Engage)
- Langwarrin Rise
- Langwarrin Connections

20. Receives the engagement results and outcomes from community consultation in a future report;

Formal Re-naming process for Seaford Maternal and Child Health Centre

21. Notes the Seaford Maternal and Child Health Centre is currently undergoing redevelopment works, which will lead to the increased and additional services of:
    - Maternal and child health services
    - Increased kindergarten capacity and additional playground and family education
    - Redevelopment of the youth space;

22. Endorses for community consultation for a period of 30 days (from 18 August to 17 September 2025) to consider the proposed renaming of the Seaford Kindergarten, Seaford Hangout and Seaford Maternal Child Health to better encapsulate the redevelopment and change of services. The proposed naming options for consultation are:
    - Seaford PLACE (preferred option - PLACE represents: Play, Learn, Access, Connect, Engage)
    - Seaford Hub
    - Seaford Nest
    - Seaford Space;

23. Receives the engagement results and outcomes from community consultation in a future report; and

Outcomes from the National General Assembly 2025

24. Notes the following four (4) notices of motion, submitted by Frankston City Council to the Australian Local Government Association (ALGA) National General Assembly, were successfully endorsed for implementation;
    a) Blockchain and cryptocurrency in Local Government;
    b) Compensation for councils hosting citizenship ceremonies;
    c) Support for the Federal Online Safety (Social Media Minimum Age) Bill 2024;
    d) Decentralisation of federal government jobs and agencies.

Key Points / Issues

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

Delegations, Audit and Risk Committee matters, Advisory committee matters, and other governance related matters.

Governance Matters reported for this meeting

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

- Council Resolution Status Update
- Council Briefings Record
- Unreasonable Customer Conduct Policy and Protocol
- Citizen of the Year Awards – Independent Selection Panel Terms of Reference
- Extension of the Disability Action Plan 2022-2025
- Accessible Beach Committee
- Formal Re-naming process for the Langwarrin Community Centre
- Formal Re-naming process for the Seaford Maternal and Child Health Centre
- Outcomes from the National General Assembly 2025

Council Resolution Status Update

- At its 19 December 2016 Meeting, it was resolved that Council:

  "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)."

- Additionally, at its 22 July 2019 Meeting, it was resolved that Council:

  "4. a) Includes in the attached monthly report (Notice of Motion Cost Summary), the number of Urgent business items per councillor

  b) Includes the updates of the status of Urgent Business items in the attached monthly report (Notice of Motion Report)"

- In line with the above resolutions, the following reports are attached for 11 August 2025:
  - Notice of Motion Cost Summary **(Attachment A)**
  - Notice of Motion Report **(Attachment B)**
  - Urgent Business Status Update **(Attachment C)**
- There are no Notice of Motion actions that are reported as complete by officers:
- Due to various factors, it is sometimes not possible for reports to be brought back before Council in accordance with the time frames resolved. The following report has been delayed in its presentation to Council:
  - Major Development Application Process

    Due to internal discussions and engagement on priority development pathway options and to ensure Councillors are briefed prior to its presentation to Council, this report will be delayed to the 8 September 2025 Meeting.

- Inclusion Action Plan

  At its meeting on 24 March 2025, it was resolved that Council:

  7. d) Resolves that the renewed Disability Action Plan (also known as the Inclusion Action Plan), currently under development and scheduled for consideration by Council in November 2025:

  iv. Draws on the valued expertise of Council's Disability Action Inclusion Committee, and

  v. Includes the identification of key areas within the Frankston municipality that lack accessibility to inform Council's annual deliberations on advocacy and budget priorities,

  vi. Costings for infrastructure and/or modifications required to improve key areas which lack accessibility to be included in this Action Plan and/or the accompanying report to Council.

  Due to the increased priority and current focus to plan for the delivery of the Beach Accessibility Initiative, related local support initiatives, progress on the Inclusion Action Plan has been delayed and the amended expected delivery will be June 2026.

- Since the Council Meeting 2025/CM11 on 21 July 2025, 7 resolution actions have been reported as 'complete', as listed below and detailed in **Attachment D**:
  - Award of Contract CN11522 - Concrete Replacement Maintenance Works Panel
  - Response to Petition to Stop Use of Herbicides (including Glyphosate) throughout the Municipality
  - Award of Contract CN11447 - Soft fall Mulch - Supply, Delivery & Installation
  - Award of Contract CN11608 - CCTV Works & High Pressure Drain Cleaning
  - Award of Contract CN11611 - Gross pollutant trap (GPT) Cleaning
  - Amendment of the Road Management Plan
  - Governance Matters Report for 23 June 2025

Councillor Briefings Record

- At its 11 September 2023 Meeting, it was resolved that Council:

  "4. Resolves to provide with effect from the October Council Meeting, the record of Councillor Briefings containing the following details through the Governance Matters Report:
  - *List of the topics discussed at Councillors briefings held since the date of last council meeting;*
  - *Records of the Councillors attendance at that briefing; and*
  - *Conflict of Interest disclosures, if any."*

12.1 Governance Matters Report for 11 August 2025

Executive Summary

The briefings listed below have occurred since the 21 July 2025 Council Meeting:

Briefing Date and Topics	Councillors in Attendance	Disclosures of Interest
23 July 2025 • CONFIDENTIAL: Community Care • Leasing and Licensing Policy • COUNCILLORS ONLY: Update on the recruitment of the permanent CEO	Mayor, Cr Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Nathan Butler Cr Emily Green Cr Brad Hill Cr Cherie Wanat	Nil
28 July 2025 • Hot Topics: incl Sister Cities, Issues Management - media, social media & community sentiment, Grants, Signage - Dog & No Smoking, Illegal Vegetation Removal on Private Property, Seawall Update, Awards & Accreditations, Strategic Property Matters, Kerbside Reform, Local Support Package, Accessible Beaches, Animal Pound • Draft Affordable Housing Policy • Municipal Early Years Plan • Rooming House NOM • Unreasonable Customer Conduct Policy	Mayor, Cr Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Nathan Butler Cr Emily Green Cr Brad Hill Cr Michael O'Reilly Cr Cherie Wanat	Nil
4 August 2025 • Agenda Review	Mayor, Cr Bolam Deputy Mayor, Cr Steffie Conroy Cr David Asker Cr Sue Baker Cr Nathan Butler Cr Emily Green Cr Brad Hill Cr Cherie Wanat	Nil
6 August 2025 •		

Unreasonable Customer Conduct Policy and Protocol

- The Unreasonable Customer Conduct Protocol (**Attachment E**) was revised to ensure it aligns with current practices and balances considerations for health and safety with human rights.
- A legal review of the Policy and procedures was undertaken and extensive internal consultation with stakeholders. This resulted in an Unreasonable Customer Conduct Policy and Procedure documents.
- The Unreasonable Customer Conduct Policy (**Attachment F**) provides clearer steps for staff and customers and a more comprehensive assessment of safety and human rights.
- The Unreasonable Customer Conduct Policy has been authorised by the CEO and will be made available on Council's website.

Citizen of the Year Awards – Independent Selection Panel Terms of Reference

Executive Summary

- The Citizen of the Year (COTY) Awards program is scheduled to open for nominations on 1 September 2025 to 31 October 2025. Nominations will include:
    - COTY Selection Panel – Expressions of Interest
    - COTY Award nominations with the following categories:
        - Citizen of the Year (24 years and over)
        - Young Citizen of the Year (under 24 years)
        - Community Group of the Year
- The COTY Independent Selection Panel Terms of Reference (**Attachment G**) has been updated to include the following amendments:
    - Amending the age of the Yong Citizen of the Year to align with other Council Award programs
    - Updating the eligibility criteria for the Citizen of the Year awards to align with recent amendments to the Councillor Appreciation Awards
    - Minor formatting amendments
- It is recommended that Council endorse the updated COTY Independent Selection Panel Terms of Reference

Extension of the Disability Action Plan 2022-2025

- At its 22 July 2024 meeting, it was resolved that Council:

13. a) Notes feedback received from various community members and diverse groups that experience greater barriers to community participation, highlighting the need for Council to undertake a variety of community strengthening actions to build capacity, resilience, and well-being;

b) Notes the growing practice within the local government sector to take a holistic and integrated approach towards consolidating inclusive action plans into one comprehensive plan, and the legislative requirement to maintain a Disability Action Plan;

c) Notes a consolidated Inclusion Action Plan will be developed from July 2025 to combine various action plans and integrate a range of focus areas including disability, culturally and linguistically diverse communities, LGBTQIA+ and positive ageing;

d) Notes Council officers will brief Councillors in April 2025 prior to the development of the consolidated Inclusion Action Plan from July 2025;

- Under the *Disability Act 2006*, it is a legislative requirement for councils to maintain a current Disability Action Plan.
- Following Council's resolution to incorporate the Disability Action Plan into the Inclusive Action Plan, now scheduled to be delivered by June 2026, it is recommended that Council endorse the currently Disability Action Plan to be extended to June 2026.
- However, Officers will provide Council with an update, as per Council's resolution of 24 March 2024, on the following matters:

7. d) iv. …identification of key areas within the Frankston municipality that lack accessibility to inform Council's annual deliberations on advocacy and budget priorities,

iv. Costings for infrastructure and/or modifications required to improve key areas which lack accessibility to be included in this Action Plan and/or the accompanying report to Council.

Australia's Most Accessible Beach Committee

- At its 12 May 2025 Meeting, it was resolved that Council:

  3. Notes the proposal from Accessible Beaches Australia to partner with Frankston Council in the provision of an Australian-first 3-month pilot initiative (inspired by a model in Nice, France) that would deliver enhanced opportunities for people with mobility-related disabilities to experience Frankston's Foreshore. This innovative pilot initiative is anticipated to serve as a 'destination attraction' in Frankston and a model that could be replicated by other coastal Local Governments around Australia;

  4. Notes that is partnership initiative will be referenced in an upcoming grant application that Council will be submitting to the Federal Government (subject to the release of the full details) for portable Changing Places amenities which services people with high support needs and could be used flexibly at numerous Council events;

  5. Supports the nominal contribution of $125,000 towards the estimated $165,000 cost to deliver the 3-month Accessible Beach Pilot project and refers this for inclusion in the budget deliberations for the 2025/26 financial year (noting that this is inclusive of an allocation that it is anticipated Council's community-led Social Inclusion Action Group may support);

  6. Endorses this important initiative and works in collaboration with Accessible Beaches Australia to support their advocacy to other levels of government, businesses and philanthropic sources to seek the remaining funds ($40,000) that are required to enable this pilot project to be delivered; and

  7. Requests that, upon completion of the 3-month pilot initiative, an evaluation be undertaken to assess its outcomes against the stated objectives, with findings to be reported back to Council.

- Australia's Most Accessible Beach Committee has been established to work on and progress the accessible beach initiative for a three month period.
- The Australia's Most Accessible Beach Committee Terms of Reference is provided in **Attachment H**.
- Cr Nathan Butler has been nominated to be the Councillor representative on the Committee.
- It is recommended that Council endorse the Terms of Reference and the nomination of Cr Butler the Councillor representative on the Committee.

Formal Re-naming process for Langwarrin Community Centre

- Langwarrin Community Centre was established in 1982 and has been a key community hub offering occasional care, social support activities and community hall hire. Langwarrin Community Centre is located at 2 Lang Road, Langwarrin.
- The Community Centre is currently undergoing redevelopment works, with the aim of consolidating three (3) independent services to one location, within a purpose-built, integrated facility.
- The Langwarrin Community Centre redevelopment includes;

- the construction of three (3) kindergarten rooms;
- upgraded outdoor play areas;
- maternal and child health consultation rooms; and
- refurbishment of the community hall and meeting spaces

- Due to this consolidation of services, it was proposed to rename the facility to better reflect and capture the change in services provided and ensure they were all identified.
- During the initial stages of the redevelopment of the Langwarrin Community Centre, Council conducted consultation with the services that will operate out of the redeveloped site.
- This initial stakeholder engagement resulted in the preferred naming option of 'Langwarrin PLACE', noting that 'PLACE' is an acrostic that outlines the values of the services, recognised as, Play, Learn, Access, Community, Engage.
- Additional naming options include:
  - Langwarrin Rise
  - Langwarrin Connections
- It is recommended that Council endorse the commencement of community consultation with the proposed naming options for a period of 30 days, commencing from 18 August to 17 September 2025, through the communication channels outlined below:
  - Engage Frankston platform
  - Communication to abutting residents and surrounding residents by letter drop
  - Stakeholders and any relevant public authorities notified of community engagement
- The community engagement results will be collated and provided to Council in a future report that will include a recommendation on the naming proposal.

Formal Re-naming process for Seaford Kindergarten, Seaford Hangout and Seaford Maternal Child Health Centre

- As part of the Victorian Government's Kindergarten Reform and Building Blocks Partnership, Seaford Maternal and Child Health Centre, located at 41 Railway Parade, Seaford, is currently undergoing redevelopment.
- The redevelopment includes:
  - Demolition of the existing buildings and construction of a new single-storey integrated facility
  - Expansion of the Seaford Kindergarten to provide increased capacity
  - Construction of Maternal and Child Health consultation rooms
  - Redevelopment of the youth space
  - Construction of additional multipurpose room for playgrounds and family education
  - Improved sustainability across the facility
- Due to this consolidation of services, it was proposed to rename the facility to reflect the change in interconnected capacity of the centre and connected services.

12.1 Governance Matters Report for 11 August 2025

Executive Summary

- During the initial stages of the redevelopment of the Seaford Kindergarten, Seaford Hangout and Seaford Maternal Child Health centres, Council conducted consultation with the services that will operate out of the newly redeveloped site.
- This initial stakeholder engagement resulted in the preferred naming option of 'Seaford PLACE', which represents alignment with values of connection, learning, support, and community. The proposal was submitted by the Seaford Kindergarten, Maternal Child Heath and Youth Services to support a stronger sense of cohesion, shared purpose and collaborative service delivery.
- PLACE is an acrostic that outlines the values of the services, recognised as, *Play, Learn, Access, Connect, Engage*.
- Additional naming options include:
  - Seaford Hub
  - Seaford Nest
  - Seaford Space
- It is recommended that Council endorse the commencement of community consultation with the proposed naming options for a period of 30 days, commencing from 18 August to 17 September 2025, through the communication channels outlined below:
  - Engage Frankston platform
  - Communication to abutting residents and surrounding residents by letter drop
  - Stakeholders and any relevant public authorities notified of community engagement
- The community engagement results will be collated and provided to Council in a future report that will include a recommendation on the naming proposal.

- **<u>Outcomes from the National General Assembly 2025</u>**

- Frankston City Council submitted the following four (4) notices of motion to the Australian Local Government Association (ALGA) National General Assembly, which were successfully endorsed for implementation;
  - Blockchain and cryptocurrency in Local Government;
  - Compensation for councils hosting citizenship ceremonies;
  - Support for the Federal Online Safety (Social Media Minimum Age) Bill 2024;
  - Decentralisation of federal government jobs and agencies;

Financial Impact

There will be financial implications associated with the community engagement on the two naming proposals for the letterbox drops, but these will be dealt with in existing budgets.

Consultation

1. External Stakeholders

The community will be consulted with regards to the two naming proposals. Engagement channels will include:

- Engage Frankston platform
- Communication to abutting residents and surrounding residents by letter drop
- Stakeholders and any relevant public authorities notified of community engagement

2. Other Stakeholders

Councillors were briefed on the Unreasonable Customer Conduct Policy and Protocol at the Councillor Briefing on 28 July 2025. All Councillors were in attendance at the briefing.

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

Nil.

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.

There are no risks identified with this report.

Conclusion

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

It is recommended that Council endorses the governance matters raised in this report.

12.1 Governance Matters Report for 11 August 2025

Executive Summary

ATTACHMENTS

Attachment A:⇩	Notice of Motion - Cost Summary 2024-2028
Attachment B:⇩	Notice of Motion Report - 2025 - CM12 - for the 11 August Council Meeting
Attachment C:⇩	Urgent Business Report - 2025 - CM12 - for the 11 August Council Meeting
Attachment D:⇩	Completed Actions Report for 11 Aug 2025
Attachment E:⇩	Unreasonable Customer Conduct Policy
Attachment F:⇩	Unreasonable Customer Conduct Procedure
Attachment G:⇩	Citizen of the Year Selection Panel - Terms of Reference
Attachment H:⇩	Australia's Most Accessible Beach Advisory Committee

Notice of Motion Report - 2025 - CM12 - for the 11 August 2025 Council Meeting.xlsx

Notice of Motions Estimated Costs
By Councillor
2024 - 2028 Term

Councillor	Number	Primary Cost	Ongoing Cost	Outcome Cost	Urgent Business
Cr David Asker	2	$0	$0	$0	1
Cr Sue Baker	2	$0	$0	$0	0
Cr Kris Bolam	0	$0	$0	$0	0
Cr Nathan Butler	4	$0	$0	$0	0
Cr Steffie Conroy	2	$0	$0	$0	0
Cr Emily Green	1	$0	$0	$0	0
Cr Brad Hill	1	$0	$0	$0	0
Cr Michael O'Reilly	0	$0	$0	$0	0
Cr Cherie Wanat	0	$0	$0	$0	0
TOTAL	7	**$ -**	**$ -**	**$ -**	**1**

NOTE: There may be occassions when the Ongoing Cost is ALSO reported under Outcome costs: this is on the occassions when the ongoing cost has a KNOWN FINITE total. This is to note for budgeting purposes (for eg: $121,000 total over 11 years = $11,000 budgeted per year). Notes/comments are provided in the report when this occurs

Notice of Motion Report - 2025 - CM12 - for the 11 August 2025 Council Meeting.xlsx

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
29-Jan-25	14.2	2025/NOM04 - Family / Domestic Violence in the Frankston LGA Cr Conroy	Council Decision Moved: Councillor Conroy Seconded: Councillor Wanat That Council: 1.Notes that the Frankston City Council LGA has the highest reported rates of family (and/or domestic) violence in the South East region of Victoria with approximately five family violence cases earmarked each day; 2.Notes that: a.Since 2019, Council has dedicated a line-item in its annual budgets to alleviate the ongoing impact of family violence on the Frankston municipality; b.In the past four years alone, Council spent over $320,000 in this endeavour in support of, and in partnership, with other agencies, to prevent family / domestic violence in alignment with the Victorian Government which has its own ministries for Women and (the) Prevention of Family Violence, the Australian Government has the Family Violence Act 2012 and the 'The National Plan to End Violence against Women and Children 2022–2032); 3.Writes to the State Member for Frankston, Mr Paul Edbrooke MP and the Minister for (the) Prevention of Family Violence and Employment, The Hon. Vicki Ward. The subject of this correspondence is to formally make the concerns of this resolution clear and to seek state intervention in the Frankston municipality; 4.Writes to the Federal Member for Dunkley, Ms Jodie Belyea MP and the Assistant Minister for (the) Prevention of Family Violence and Employment, The Hon. Justine Elliot. The subject of this correspondence is to formally make the concerns of this resolution clear and to seek federal intervention in areas of Dunkley with pronounced cases of family violence; 5.In the above correspondence, Council is to highlight that it was unsuccessful in its recent grant application to the State Government, for $212,500 over 3 years under the Free From Violence Local Government Grant Program 2024-2027. Had Council being successful in the application, these funds would have been used to enable deeper engagement with communities of concern and for future program delivery; 6.Council notes that one of its primary advocacy pillars for the upcoming federal election relates to the federal government providing ongoing funding assistance to community relief organisations, such as Community Support Frankston. Many of these relief organisations are often at the 'coalface' insofar as family and domestic violence situations throughout the Frankston LGA: a.Council, in the above correspondence, is to use this opportunity to reinforce its desirability for enhanced funding as per this advocacy priority; b.Council, in the spirit of fairness and bipartisanship given the imminent federal election, is to also provide a copy of this correspondence (in 5.) to all declared candidates for Dunkley; 7.In acknowledging Frankston's continued excessively high figures for family/domestic violence, and the urgent need for tangible action on this front, a report is to be provided at the June 2025 Council Meeting on: a.The outcome of the advocacy efforts and formal correspondence / sought meetings as previously stipulated in this resolution. b.The report is to consider what budget additions, if any, are to occur to enhance the scope and effectiveness of Council's present rate of family violence funding for the 2025/2026 Annual Budget; and c.Council acknowledges that family violence is a serious issue in our community and is exploring the actions, steps, and tools that could be used to address the situation effectively. Carried Unanimously	Tim Bearup	12 Feb 2025 3:19pm Bearup, Tim 1. Noted, 2. Noted , 3. In progress. A letter to the State Member for Frankston, Mr Paul Edbrooke MP and the Minister for (the) Prevention of Family Violence and Employment, The Hon. Vicki Ward is in development. , 4. In progress. A letter to the Federal Member for Dunkley, Ms Jodie Belyea MP and the Assistant Minister for (the) Prevention of Family Violence and Employment, The Hon. Justine Elliot is in development. , 5. Noted. , 6. Noted., 7. In progress. A report will proceed to Council in June 2025. 07 Apr 2025 5:13pm Bearup, Tim 1. Noted, 2. Noted , 3. In progress. A letter to the State Member for Frankston, Mr Paul Edbrooke MP and the Minister for (the) Prevention of Family Violence and Employment, The Hon. Vicki Ward is being finalised for release., 4. In progress. A letter to the Federal Member for Dunkley, Ms Jodie Belyea MP and the Assistant Minister for (the) Prevention of Family Violence and Employment, The Hon. Justine Elliot is being finalised for release., 5. Noted. , 6. Noted., 7. In progress. A report will proceed to Council in June 2025.	
29/01/2025	14.3	2025/NOM05 - Managing Olivers Hill Landslip Cr Butler	Council Decision Moved: Councillor ButlerSeconded: Councillor Hill That Council: 1.Notes the recent well-published landslip occurrence in McCrae within the Mornington Peninsula Shire; 2.Notes the recent instances of land slippage at Olivers Hill, including the coastal cliffs up from the Oliver's Hill boat ramp and on private allotments; 3.Notes Olivers Hill area consists largely of private allotments but also includes Council roads, Nepean Highway which is VicRoads, and coastal foreshore which is Crown land, and that the retaining walls along Nepean Highway are VicRoads responsibility where within the road reserve or are structures within private allotments; 4.Notes the Erosion Management Overlay (EMO) in the Frankston Planning Scheme and Frankston Coastal and Marine Management Plan Council has in place for Olivers Hill to: a)continue to regulate buildings and works within the EMO to protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development; b)provide strategic direction in the management of marine and coastal Crown land to align Council's strategies with State legislation and policy; 5.Notes that Council is currently undertaking a Frankston City Coastal Resilience 2100 project by undertaking Stages 1-4 of the "Victoria's Resilient Coast – Adapting to 2100+ (2023)" framework to develop and progress strategic coastal hazard risk management and climate change adaptation, which is partially funded by the Victorian Government; 6.Notes Council has a Foreshore Advisory Committee that guides the Council in decision making on coastal management, assists with the delivery of the Coastal and Marine Management Plan and in the review of strategic planning and management policies guiding the management of Frankston's coastal and marine environment; 7.Notes that the State Government Department of Energy, Environment and Climate Action have undertaken a Port Phillip Bay Coastal Hazard Assessment and are undertaking a Victorian Coastal Cliff Assessment Project which includes- a)geomorphic assessment and mapping of coastal cliff types; b)a quantitative analysis of recession rates at a regional scale; c)a qualitative analysis of physical processes and mechanisms affecting coastal cliff stability, and d)advice on managing risk from coastal cliff instability; 8.Calls for a briefing and/or a report to Council by March 2025 that outlines these matters in further detail and explores any further opportunities for improvement emerging from the McCrae incident; and 9.In developing the above-mentioned Council report, Council writes to the above mentioned authorities and request a briefing or report from those agencies of their responsibilities and accountabilities at Olivers Hill, in light of the McCrae incident. Carried Unanimously	Tammy Beauchamp	07 Feb 2025 12:23pm Milton, Katie 1. to 7 Noted 8. Briefing and/or a report being prepared for Council by March 2025 (depending on availably) that outlines these matters in further detail and explores any further opportunities. 9. Letters prepared for approval. 24 Feb 2025 10:26am Milton, Katie 1. to 7 Noted 8. Council date may be delayed dependant on response to meeting request. 9. Letters to DEECA and DTP have been prepared. 31 Mar 2025 1:35pm Milton, Katie 1 to 7 Noted. 8 Council report back delayed to Council Meeting May 12th to allow for meetings with DEECA and DTP prior. 9. Letters to DEECA and DTP have been sent and meetings held early March. 19 May 2025 5:14pm Milton, Katie 1 to 7 Noted. 8 Cr Butler approved change to reporting to July 2025 to allow for incorporation of outcomes of cross-agency discussions into the report. 9. Letters to DEECA and DTP have been sent and meetings held early March. 19 Jun 2025 4:02pm Milton, Katie 1 to 7 Noted. 8 Cr Butler approved change to reporting to July 2025 to allow for incorporation of outcomes of cross-agency discussions into the report. 9. Letters to DEECA and DTP have been sent and meetings held early March. 07 Jul 2025 1:21pm Milton, Katie 1 to 7 Noted. 8 Cr Butler approved change to reporting to July 2025 to allow for incorporation of outcomes of cross-agency discussions into the report. Council report is being prepared. 9. Letters to DEECA and DTP have been sent and meetings held early March.	
17/02/2025	14.1	2025/NOM6 - Beach and Sand Movement causing blockages around boat ramps at Kananook Creek Cr Hill	Council Decision Moved: Councillor HillSeconded: Councillor Butler That Council 1.Notes the popularity of boating in Frankston; 2.Notes the frequent and ongoing beach sand movement causing restrictions around the entrance to Kananook Creek and the boat ramp, making the facility unusable at times as a result; 3.Notes that Council has been undertaking continual dredging at the mouth at the entrance to Kananook Creek for many years; 4.Notes that it has been liaising with all relevant state government authorities, including Better Boating Victoria, Melbourne Water, Department of Energy, Environment and Climate Action (DEECA), Parks Victoria and other stakeholders to find different ways to approach the issue, determine how the matter could be addressed, and how this may be funded; and 5.Receives a report providing a summary of the issues, constraints, advocacy submissions and any findings from the previous Council reports regarding keeping this boat facility functional and available on an ongoing basis. This report is to be presented to Council no later than September 2025. Carried Unanimously	Atla, Shekar	22 May 2025 2:37pm Atla, Shekar Reviewing and compiling information from:, opast Council reports relating to Kananook Creek, opast studies on sedimentation and boating on Kananook Creek, Working with Better Boating Victoria, DEECA and Parks Victoria to continue our drainage program:, oThrough a new Marine and Coastal Act (MACA) consent as the current approvals expire in April 2026, and, oPreparing to seek funding through the next round of the Victorian Recreational Boating Access and Dredging Program (RBADP) – applications open in June 2025, Working with Melbourne Water to assist them with preparing the Kananook Creek Estuary Management Plan, which will essentially replace the Kananook Creek Corridor Management Plan	
24-Mar-25	14.1	2025/NOM07 - Vale Dr Shunji Ohashi Cr Baker	Council Decision Moved: Councillor BakerSeconded: Councillor Hill That Council: 1.Notes the long-standing Sister City relationship between Frankston and Susono (Japan), which began in 1981; 2.a)Notes, despite the competitive nature of the selection process, that 16 primary school students from Derinya Primary School have been invited to participate in the Cultural Program at the Australian Pavilion at World Expo 2025 in Osaka, Japan (October 10 – 11); b)Writes to the Frankston Susono Friendship Association, the Susono Overseas Friendship Association and Derinya Primary School congratulating them on the selection outcome, and particular recognition of Ms Therese Sakamoto for her work in orchestrating this success. A copy of this letter is to also be provided to the Susono City Council; 3.In this same letter, commends both the Frankston Susono Friendship Association and the Susono Overseas Friendship Association, and their volunteer-members, for ongoing efforts in cultivating the enduring bond between the two cities; 4.Notes the recent death of former Susono Mayor, Dr Shunji Ohashi; 5.Notes the Mayor recently provided eulogy remarks to be read out at Dr Ohashi's funeral; 6.a) In recognition of Dr Ohashi's persistent support for the Sister City relationship between Frankston and Susono, and his long tenure as the Mayor of Susono, Council is to formally provide a framed letter-under-seal (written in Japanese) to Dr. Ohashi's family; and b) Provides a copy of the letter-under-seal to the Susono City Council, the Susono Overseas Friendship Association and the Frankston Susono Friendship Association (an English version). Carried Unanimously	Fiona McQueen	29 Apr 2025 2:24pm Complete. 1. Noted the long-standing Sister City relationship between Frankston and Susono (Japan), which began in 1981;, Complete. 2. a) Noted 16 primary school students from Derinya Primary School have been invited to participate in the Cultural Program at the Australian Pavilion at World Expo 2025 in Osaka, Japan (October 10 – 11);, b) Letters sent on 14 April to Frankston Susono Friendship Association, Susono Overseas Friendship Association and Derinya Primary School, Complete. 3. The letters commendd both the Frankston Susono Friendship Association and the Susono Overseas Friendship Association, and their volunteer-members, for ongoing efforts in cultivating the enduring bond between the two cities; , Complete. 4. Noted the recent death of former Susono Mayor, Dr Shunji Ohashi; , Complete. 5. Noted the Mayor recently provided eulogy remarks to be read out at Dr Ohashi's funeral;, In Progress. 6. a) In recognition of Dr Ohashi's persistent support for the Sister City relationship between Frankston and Susono, and his long tenure as the Mayor of Susono, Council is to formally provide a framed letter-under-seal (written in Japanese) to Dr. Ohashi's family; and, b) b) English and Japanese versions of Letter under seal provided to Mayor's office – awaiting finalised letters for June Council Meeting.	
24-Mar-25	14.2	2025/NOM08 - Anti-Graffiti 'Bounty' Pilot Program Cr Butler	Council Decision Moved: Councillor ButlerSeconded: Councillor Green That Council: 1.Notes the continuing presence of illegal graffiti (including defacing) on Council assets and the cost to Council in removing such graffiti; 2.Acknowledges ongoing community concerns about illegal graffiti, which is often reported to Council and/or Council is made aware by other means such as through social media and SnapSendSolve; 3.Highlights an innovative approach that the City of Onkarparinga in South Australia and the Port Macquarie Hastings Council in New South Wales have undertaken to deter illegal graffiti on Council assets, which is to incentivise the community to provide information about such activities, so that the information can be used to contribute to a successful prosecution of the offender/s. These approaches tap into community sentiment and assist individuals to be active in their communities and networks in providing tangible information that can be used as part of evidence gathered in prosecution matters; 4.Considers developing and trialling an Anti-Graffiti Bounty Program for a period of 12 months, in an attempt to reduce and/or prevent illegal graffiti given the increasing cost of removal on ratepayers; 5.Refers the sum of $5000 to the 2025/26 Annual Budget process, to be used as the 'bounty' as the foundation to this new trial program to purchase anti-graffiti kits that Council may give to community members at their request. This sum would represent the total 'bounty' pool available and not the amount that an individual would receive for provision of information that leads to a successful prosecution; 6.In the event that the sum referred to in Item 5 of this Resolution is included in Council's 2025/26 Adopted Budget, receives a report by the August 2025 Council Meeting outlining options for this trial program – both the bounty and the anti-graffiti kits - and how it could be implemented; 5.Notes that, in the event that the $5000 is included in Council's adopted 2025/26 budget, requires the Trial Program to begin by September 2025; and, 6.Receives a report on the outcome of this Trial Program at the end of the 12 month period. Carried Unanimously	Rob Antonic	30 Jun 2025 3:54pm Antonic, Rob 1. Noted., 2. Noted., 3. Noted., 4. Noted. Officers are in discussions with Victoria Police to determine the best approach to operationalise this initative., 5. Noted., 6. Noted. A report is scheduled for the 11 August 2025 Council meeting., 7. Noted. Officers are working with internal teams to operationalise this initative., 8. Noted.	

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
23-Apr-25	14.1	2025/NOM09 - Rooming House Standards Cr Butler	Council Decision Moved: Councillor ButlerSeconded: Councillor O'Reilly That Council: 1.Notes there are approximately 106 registered rooming houses within the Frankston municipality; 2.Notes, most importantly, that Councils do not have remit to approve or reject their establishment; 3.Notes that, at present, rooming houses are governed by State legislation, including the Rooming House Operators Act 2016, which requires them to be built, operated and maintained to certain standards, which include the provision of off-street parking, room density, access to potable water etc. The level of compliance with these standards, and their enforcement differ across the 79 municipalities throughout Victoria; 4.Acknowledges that councillors are often contacted by community members who are concerned about the impact of rooming houses in their neighbourhoods, especially around physical appearance and management; 5.Notes that Council's review of its Community Local Law commences mid-2025 and resolves that this review proposes practical refinements to the existing Community Local Law which (and where possible) mandate more stringent obligations on room house operators to better address community concerns in areas such as their physical appearance, cleanliness and hygiene standards in private and shared areas, proper maintenance of waste disposal, safety and behavioural expectations, strict occupancy caps and vastly improved manager/management oversight; 6.Resolves that in Council considering the adoption of a revised Community Local Law there is express consideration of any resourcing strategy to underpin the effective implementation of the revised local law pertaining rooming houses (and their enforcement) to be referred to the development of Annual Budget 2026/2027; and 7.To assist and best inform the conduct of the review, Resolves that officers provide a comprehensive report by August 2025 outlining the outcomes of an audit and assessment of the registered rooming houses throughout the Frankston municipality to gain a full appreciation of these and any further issues that need to be considered as a part of the design, consultation and adoption of the review of the Community Local Law. Carried Unanimously	Rob Antonic	30 Jun 2025 4:08pm Antonic, Rob 1. Noted., 2. Noted., 3. Noted., 4. Noted., 5. Noted. This matter will be considered as part of Council's Community Local Law 2020 review., 6. Noted. This matter will be considered as part of Council's Community Local Law 2020 review., 7. Noted. A report will be scheduled for the August 2025 Council meeting. To Be Confirmed. 10 Jul 2025 12:27pm Freene, Jennie Officers have commenced the Audit	
23-Apr-25	14.2	2025/NOM10 - Decorative Water Feature at the Frankston Foreshore Cr Asker	Council Decision Moved: Councillor AskerSeconded: Councillor Conroy That Council: 1.Notes the success and widespread positive public sentiment relating to the two decorative water fountains installed at both Beauty Park Lake and Ballam Park lake; 2.Resolves that a report be received by no later than the August 2025 Council Meeting on the feasibility and broader considerations for the future installation of a water feature positioned as a backdrop to the current landmark Frankston waterfront sign at the access/egress point to Pier Promenade. The water feature should include LED up lighting components; and 3.Requires that this report outline the approach on how this potential future project is best taken forward, with consideration to it: •Being further developed as a part of (or alongside) the pending analysis and concept work being undertaken in 2025/26 to refresh the Waterfront Precinct (including any engagement or consultation arising from that work); and •Potentially comprising the Frankston Arts Trail project. Carried	Tammy Beauchamp	19 May 2025 5:18pm Milton, Katie 1. Noted 2. Noted and underway 3. Noted and underway 19 Jun 2025 4:10pm Milton, Katie 1. Noted 2. Noted and underway 3. Noted and underway, returning to Council in August 2025 07 Jul 2025 1:23pm Milton, Katie 1.Noted 2. Noted and underway 3. Noted and preliminary DEECA advice received, returning to Council in August 2025	
23-Jun-25	14.1	2025/NOM11 - VicRoads Signage Cr Asker	Council Decision Moved: Councillor AskerSeconded: Councillor Conroy That Council: 1.Writes to the Department of Transport and Planning (DTP) to formally raise concerns regarding the condition of its direction signage (commonly referred to as 'green signage') throughout the Frankston municipality that has not been repaired or replaced in a timely manner. In particular: •Vandalised or graffitied signage; •Misaligned or unsuitably installed signage, including signs placed on uneven surfaces; and •Damaged or fallen signage. 2.Notes the negative impact that the deteriorated condition of this signage has, on community pride, visitor experience, and overall presentation of the Frankston municipality; and 3.Requests a formal response from the Department of Transport and Planning, requesting a full audit across the municipality and outlining actions it will take to address all identified concerns, including clear timelines for the repair or replacement of affected signage. Carried Unanimously	Shekar Alta	08 Jul 2025 1:36pm Atla, Shekar 1 and 3 - Letter as required was signed by CEO and sent to Alex Green of DTP and cc to all the Members of parliament. , 2 - Noted. No further action required and request this item be closed.	
21-Jul-25	14.1	2025/NOM12 - Kananook Creek Corridor	Council Decision Moved: Councillor GreenSeconded: Councillor Hill That Council: Notes the importance of the Kananook Creek to the Frankston Community and wider environmental eco-system; 1.Reviews the 2015 Kananook Creek Corridor plan, documented Summary of findings from the Kananook Creek Governance Group Planning Session 05 April 2022 and Ongoing Recommendations and any other relevant creek plans and reports including Council meeting reports, assessing each report for current relevance and utility; 2.Liaises with all relevant owning external stakeholders (MP's, DEECA, Melbourne Water) in seeking practicable opportunities for stakeholder collaboration and funding to improve the plan and outlook for the creek; 3.Notes the importance of the many volunteer / environmental groups that have an interest in the creek and considers for inclusion any specific advocacy proprieties the group may have in their report; 4.Notes that community members and volunteer/environmental groups continue to advocate independently of council; and that council advocacy is intended to augment and not replace this independent advocacy; 5.Determines and presents any key achievable and practical (and costed where possible) advocacy priorities for the future of the creek for council to consider in future budget planning process; and 6.Receives a report at the February 2026 Council Meeting, limited to the matters listed below: a.Relevant documents for future consideration (as per item 2); b.Consultation findings with relevant stakeholders (as per item 3); c.Key achievable advocacy priorities (as per items 4, 5 and 6); d.Clarifying the Ownership and Management role and responsibilities for the Kananook creek. Carried Unanimously	Shekar Alta		
21-Jul-25	14.2	2025/NOM13 - Illicit Tobacco Trade Advocacy	Council Decision Moved: Councillor ConroySeconded: Councillor Hill That Council: 1.Acknowledges the importance of the new Victorian Tobacco Business Licensing Scheme to be introduced from 1 July 2025. This licensing scheme will be administered by Tobacco Licensing Victoria (TLV) under the Victorian Department of Justice and Community Safety. 2.Notes that the licensing scheme, established under the Tobacco Act 1987, will regulate the lawful supply of tobacco products in Victoria, including tobacco, cigarettes, cigars, and any other product containing tobacco that is intended for human consumption. It is important to note that e-cigarettes and vapes are not included in this scheme, as they are regulated by the Commonwealth Government with enforcement undertaken by Victoria Police and the Victorian Department of Health. 3.Notes that TLV will begin to enforce the licensing scheme from 1 February 2026 and dedicated licensing inspectors will check that tobacco retailer businesses are complying with the law. 4.Notes the Victorian Government, through the Department of Health has provided funding to the Municipal Association of Victoria (MAV) to disburse funding to Victorian Councils via opt-in service agreement, which Frankston City Council has been a longstanding participant, for the following tobacco education and enforcement activities under the Tobacco Act 1987 up until 30 June 2026: •Proactive visits to retailers selling tobacco; •Proactive visits to establishments with eating and drinking areas; •Proactive visits to outdoor locations where smoking and vaping is banned, such as schools and children's play areas; •Reactive investigation of complaints; and •Cigarette sales to minors program. 5.Acknowledges the significant and long-standing contribution of Frankston City Council's Environmental Health team in delivering education and regulatory functions under the Tobacco Act 1987, particularly in maintaining smoke-free environments, regulating tobacco retailers, and reducing the sale of tobacco products to minors. 6.Acknowledges the key role that local councils play in ensuring compliance with laws prohibiting the sale of tobacco to minors, particularly through the long-standing Tobacco Test Purchasing Program Cigarette sales to minors program delivered under the service agreement between councils and the regulator. 7.Acknowledges the strong collaborative partnership between councils and the regulator in delivering effective tobacco education and enforcement activities, contributing to a reduction in tobacco and e-cigarette smoking across Victoria. 8.Notes that final arrangements for the role of local councils in tobacco education and enforcement, including associated funding, beyond 30 June 2026, are yet to be confirmed. 9.Resolves to write to the MAV requesting that the MAV advocates to the Minister for Planning for: •Planning reform that either requires tobacco product retail as an activity that requires planning permission similar to the recently removed Clause 52.27 (Licensed Premises) liquor controls in all Victorian Planning Schemes or to define tobacconists as a specific land use with the implementation of specific controls, specifying a distance separation condition to prevent the establishment of new tobacconists near schools and hospitals similar to 'Adult sex product shop' planning controls. These new planning controls are intended to add an additional layer of regulatory control to complement the new Victorian Tobacco Business Licensing Scheme. 10. Advocates directly to the Minister for Health, the Minister for Casino, Gaming and Liquor Regulation, the Department of Health, and the Department of Justice and Community Safety, for the continuation of a funded, opt-in tobacco service agreement between local councils and			

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			10.Advocates directly to the Minister for Health, the Minister for Casino, Gaming and Liquor Regulation, the Department of Health, and the Department of Justice and Community Safety, for the continuation of a funded, opt-in tobacco service agreement between local councils and the regulator beyond 30 June 2026. Council advocates that: •Local government continues to play a central enforcement role across Victoria. •The absence of a local compliance presence may increase the risk of non-compliance if businesses perceive the regulator's capacity to inspect as limited. •Continued council involvement will enable the regulator to focus its enforcement efforts on more complex compliance matters and the wholesale tobacco supply sector. •The Tobacco Test Purchasing Program has been an effective enforcement method in reducing the unlawful sale of tobacco products to minors and should continue to be delivered under the auspices of local councils. 11.Resolves that Council officers prepare a report for the September ordinary Council meeting outlining: •The full scope of Council's responsibilities under the updated Tobacco Act 1987; •Options for continued local enforcement and education activities beyond the current funding agreement; •The public health risks of discontinuing this work in the absence of state funding; •Advocacy opportunities to the Victorian Government for sustained funding beyond 2026; •The process for Council to pass on community feedback or complaints to Victorian and Commonwealth Government law enforcement authorities relating to illegal tobacco activities; •Any enhanced role Council can undertake, within capacity and capability, to tackle the scourge of illegal tobacco activities; and •Tasking the newly funded second Rapid Response Team unit (to commence in November 2025) to monitor shopping strips that have the presence of suspected illegal tobacco shopfronts. 12.Notes that a separate MAV State Council Motion has also been submitted in relation to these advocacy matters. Carried Unanimously			
21-Jul-25	14.3	2025/NOM14 - Yamala Park Bowling Club - Greens Upgrade, Irrigation and Lighting Project	Council Decision Moved: Councillor ButlerSeconded: Councillor Green That Council: 1.Notes the proposal submitted by Yamala Park Bowling Club for the urgent upgrade of their bowling green surface, replacement of the irrigation system, and installation of new lighting over the green. 2.Acknowledges the club's significant community role, their shared-use arrangement within the Yamala Park Reserve, and their contribution to active ageing, community wellbeing, and social connection in Frankston South. 3.Refers the Yamala Park Bowling Club's greens upgrade project, including indicative costs of approximately $185,000, to the 2026–27 Capital Works Budget for consideration as part of the budget development process. 4.Requests officers to work with Yamala Park Bowling Club to finalise project scope and costings as necessary to support the 2026-27 budget discussions, and explore co-contribution opportunities including potential grant funding, and ensure alignment with Council's community infrastructure priorities and asset management frameworks. Carried Unanimously			

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Urgent Business

Meeting Date	Urgent Business Title and Councillor	Council Resolution	Responsibility	Comments
2-Dec-24	Unmaintained VicRoads Assets throughout the Municipality Cr Asker	Council Decision Moved: Councillor AskerSeconded: Councillor Hill That Council: 1.Notes the continued unkempt nature of VicRoads assets throughout the Frankston municipality, noting on/at medium strips in key strategic locations (ie. Cranbourne Road, Frankston Freeway etc); 2.Notes previous alternatives, motions and business items that have expressed similar concerns relating to the lack of ongoing maintenance at VicRoads and Peninsula Link sites (dates and references to be referred to in 3.); 3.Writes to both the Premier of Victoria, The Hon. Jacinta Allan MP and the Opposition Leader of Victoria, The Hon. John Persutto MP seeking urgent intervention given the following considerations relating to unmaintained VicRoads assets throughout the municipality: •Fire hazards; •Road hazards •The presence of vermin; •Unsightly visual appearance; and •The depreciation of the City's reputation and amenity. 4.Prepares yet another motion at the Municipal Association of Victoria's State Council imploring the State Government to better fund VicRoads to enable sufficient maintenance works at both roadways and relevant assets.. Carried Unanimously	Fiona McQueen	07 Apr 2025 10:03am Moro, Jacqueline 1. Completed, noted. 2. Completed, noted. , 3. Abandoned, CEO and Mayor agreed to not send drafted letters on 5 March 2025. , 4. Completed. 29 Apr 2025 11:21am Moro, Jacqueline - Completion Completed by Moro, Jacqueline on behalf of McQueen, Fiona (action officer) on 29 April 2025 at 11:21:20 AM - Actions complete - noting the CEO and Mayor agreed to not send letters relating to unmaintained roads. 29 Apr 2025 11:21am Moro, Jacqueline - Notification Babbar, Shweta (first authoriser) notified by Moro, Jacqueline on behalf of McQueen, Fiona (action officer) on 29 April 2025 at 11:21:32 AM, Sent to Shweta Babbar and Tenille Craig for authorisation, Notified by Jacqueline Moro

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MEETING DATE	ITEM NUMBER	Title	MOTION	RESPONSIBLE DIVISION & OFFICER		COMMENTS	DATE COMPLETED
23/04/2025	12.8	Award of Contract CN11522 - Concrete Replacement Maintenance Works Panel	**Council Decision** **Moved: Councillor Butler Seconded: Councillor Asker** That Council: 1. Awards contract CN11522 – Concrete Replacement Maintenance Works to a. Rabot Paving (Australia) Pty Ltd A.C.N 074 228 014, and b. A & V Creative Family Trust trading as A & V Creative Concrete Pty Ltd A.C.N 086 999 564 for an estimated contract value of $14,624,113.00 GST exclusive for the term of up to six (6) years being an initial two (2) year term with the provision for a further two (2) x two (2) year extension options (2+2+2) noting that this is a schedule of rates contract; 2. Authorises the Chief Executive Officer to execute and sign the contract; 3. Authorises the Director Infrastructure and Operations to approve variations and extensions of the contract subject to the satisfactory performance of the contractor(s); and 4. Resolves Attachments A and B to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g).* **Carried Unanimously**	Infrastructure and Operations	Hurren, Brad	**19 Jun 2025 10:53am Stacey, Marli** 1a) Contracts awarded, 1b) Contracts awarded, 2. Noted, 3. Noted, 4. Noted, OK to close out. **19 Jun 2025 12:33pm Stacey, Marli - Completion** Completed by Stacey, Marli on behalf of Hurren, Brad (action officer) on 19 June 2025 at 12:33:07 PM - Brad Hurren advises this can be closed out. **19 Jun 2025 12:33pm Stacey, Marli - Notification** Arullanantham, Cam (first authoriser) notified by Stacey, Marli on behalf of Hurren, Brad (action officer) on 19 June 2025 at 12:33:14 PM, Sent to Cam Arullanantham and Andrea Gaynor for authorisation, Notified by Marli Stacey **17 Jul 2025 3:37pm Gaynor, Andrea - Authorisation** Authorised by Gaynor, Andrea (delegate) on behalf of Arullanantham, Cam (third authoriser) on 17 July 2025 at 3:37:14 PM, Authorised by Andrea Gaynor on behalf of Cam Arullanantham, Notification sent to Cam Arullanantham, Brad Hurren and Marli Stacey, Note: Approved for closure by A/Director Infrastructure & Operations	17/07/2025
12/05/2025	12.10	Response to Petition to Stop Use of Herbicides (including Glyphosate) throughout the Municipality	**Council Decision** **Moved: Councillor Wanat Seconded: Councillor Green** That Council: 1. Notes that in response to community concerns, Council resolved in 2019 to ban the use of glyphosate from 1 July 2020; however, following a significant decline in public space presentation, glyphosate was reintroduced in early 2021 as part of an integrated weed management approach; 2. Acknowledges the extensive trials, research, and industry engagement undertaken between 2018 and 2021 into alternative weed control methods, including an independent study with Deakin University and collaboration with the MAV, WorkSafe, and other regulatory authorities; 3. Affirms that Council's current weed management strategy is focused on significantly reducing glyphosate use by incorporating a range of chemical and non-chemical alternatives and improvements, including: • Introduction of steam treatment at 113 sites across the municipality; • Increased use of gas burning across the municipality; • Prioritising high quality areas with hand weeding despite labour intensity; • Doubling of mulch depth for improved weed suppression; • Increased brush cutting in lieu of herbicide use; • Best practice use of selective herbicide to control specific species and minimise off target exposure;	Infrastructure and Operations	Hurren, Brad	**19 Jun 2025 10:56am Stacey, Marli** Progressing through actions associated with this resolution. **11 Jul 2025 2:52pm Stacey, Marli** 1. Noted, 2. Noted, 3. Noted, 4. Noted, 5. Noted, 6. Noted, 7. Data will be provided in the transparency hub on an annual basis, 8. Email sent to Manager Finance on 10 July 2025 requesting that this item and $61,000 be referred to the 2026/27 budget process for council consideration, 9. Noted, 10. Letter sent to head petitioner on 10 July 2025 (refer REM reference A5547413) **11 Jul 2025 2:54pm Stacey, Marli - Completion** Completed by Stacey, Marli on behalf of Hurren, Brad (action officer) on 11 July 2025 at 2:54:30 PM - Request closure. **11 Jul 2025 2:54pm Stacey, Marli - Notification** Arullanantham, Cam (first authoriser) notified by Stacey, Marli on behalf of Hurren, Brad (action officer) on 11 July 2025 at 2:54:47 PM, Sent to Cam Arullanantham and Andrea Gaynor for authorisation, Notified by Marli Stacey **17 Jul 2025 3:36pm Gaynor, Andrea - Authorisation** Authorised by Gaynor, Andrea (delegate) on behalf of Arullanantham, Cam (first authoriser) on 17 July 2025 at 3:36:02 PM, Authorised by Andrea Gaynor on behalf of Cam Arullanantham, Notification sent to Cam Arullanantham, Brad Hurren and Marli Stacey, Note: Approved for closure by A/Director Infrastructure & Operations	17/07/2025

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- Introduction of organic-based products such as acetic acid and pine oil on synthetic surfaces; and
- Rigorous contractual specifications to ensure contractors adhere to technical procedures and industry guidelines.

4. Notes various improved outcomes at Frankston City as a direct result of learnings, improved practices and industry best practice comparisons from the original ban in July 2020 until today, including:
   - 55% overall reduction in the use of glyphosate herbicide in council managed open space (approx. 20,000 acres);
   - 65% reduction in the use of glyphosate herbicide in council designated parks & gardens;
   - Officer initiated ban on using glyphosate within very high and high "Retention" conservation zones, an area of 750 acres of bushland and coastal conservation reserves;
   - Across the 11 kilometres of Frankston City's municipal foreshore, a reduction of 94% in glyphosate application;
   - A 'business improvement' culture, whereby Council's team of professional conservation, land management and horticultural staff strive to maintain best practice standards and remain informed of industry initiatives;
   - Improved planning of works in advance to best enable preferred weed control methods in Item 3 and targeting of specific weeds at certain stages in their life cycle, leading to lesser reliance on glyphosate and herbicide application only to specific targeted weed species; and
   - Notes that glyphosate continues to be strictly excluded from sensitive sites such as playgrounds, preschools and maternal and child health centres.
5. Confirms Council is only responsible for management and maintenance of the vegetated buffer zone outside of the fenced RAMSAR listed wetlands;
6. Confirms herbicide use is treated as a last resort, with operational decisions guided by environmental outcomes, community expectation and available budget.
7. Commits to publishing annual glyphosate usage data on Council's Transparency Hub;
8. Commits to continuous improvement initiatives for reduction in glyphosate and herbicide usage across the municipality and refers an ongoing sum of $61,000 to the 2026/27 Council budget consideration for using brush cutting as an alternative to glyphosate around the perimeter of Council's sports ovals;
9. Commits to continue to deliver a safer, more sustainable, and well-presented city through a responsible and balanced approach to weed management that reflects community concerns, reduces reliance on glyphosate and herbicides, incorporates alternative treatments, and remains informed by expert advice and legal precedent—ensuring the city's presentation standards meet the expectations of residents, businesses, and visitors; and
10. Advises the head petitioner accordingly.

Carried Unanimously

12/05/2025	12.11	Award of Contract CN11447 - Soft fall Mulch - Supply, Delivery & Installation	**Council Decision** **Moved: Councillor Butler** **Seconded:** **Councillor Conroy**		Infrastructure and Operations	Hurren, Brad	**19 Jun 2025 12:29pm Stacey, Marli** 1. Contract awarded, 2. Noted, 3. Noted, 4. Noted, OK to close out. **19 Jun 2025 12:31pm Stacey, Marli - Completion**	17/07/2025

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			That Council: 1. Awards contract CN11447 – Soft fall Mulch – Supply, Delivery & Installation to MulchXpress Pty Ltd, A.C.N 126 899 750 for an estimated contract value of $1,333,850 GST exclusive for the term of up to eight (8) years being an initial two (2) year term with the provision for a further three (3) X two (2) year extension options (2+2+2+2) noting that this is a schedule of rates contract.; 2. Authorises the Chief Executive Officer to execute and sign the contract; 3. Authorises the Director Infrastructure and Operations to approve variations and extensions of the contract subject to the satisfactory performance of the contractor; and 4. Resolves Attachments A and B to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g)*. **Carried Unanimously**			Completed by Stacey, Marli on behalf of Hurren, Brad (action officer) on 19 June 2025 at 12:30:58 PM - Brad Hurren advises this can be closed out. **19 Jun 2025 12:31pm Stacey, Marli - Notification** Arullanantham, Cam (first authoriser) notified by Stacey, Marli on behalf of Hurren, Brad (action officer) on 19 June 2025 at 12:31:33 PM, Sent to Cam Arullanantham and Andrea Gaynor for authorisation, Notified by Marli Stacey **17 Jul 2025 3:37pm Gaynor, Andrea - Authorisation** Authorised by Gaynor, Andrea (delegate) on behalf of Arullanantham, Cam (third authoriser) on 17 July 2025 at 3:37:29 PM, Authorised by Andrea Gaynor on behalf of Cam Arullanantham, Notification sent to Cam Arullanantham, Brad Hurren and Marli Stacey, Note: Approved for closure by A/Director Infrastructure & Operations	
2/06/2025	12.7	Award of Contract CN11608 - CCTV Works & High Pressure Drain Cleaning	**Council Decision** **Moved: Councillor Baker** **Seconded:** **Councillor Butler** That Council: 1. Awards contract CN11608 – CCTV Works and High Pressure Drain Cleaning to CSA Group Pty Ltd trading as CSA Specialised Services A.C.N 664 218 277 for an estimated contract value of $2,561,437.00 GST exclusive for the term of up to eight (8) years being an initial two (2) year term with the provision for a further three (3) x two (2) year extension options (2+2+2+2) noting that this is a schedule of rates contract; 2. Authorises the Chief Executive Officer to execute and sign the contract; 3. Authorises the Director Infrastructure and Operations to approve variations and extensions of the contract subject to satisfactory performance of the contractor; and 4. Resolves Attachments A (CN11608 - CCTV Works and High Pressure Drain Cleaning - Evaluation Report) and B (CN11608 - CCTV Works & High Pressure Drain Cleaning - CONSENSUS Evaluation) to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g)*. **Carried Unanimously**	Infrastructure and Operations	Hurren, Brad	**19 Jun 2025 12:35pm Stacey, Marli** Documentation for contract is currently being prepared. **14 Jul 2025 12:39pm Walker, Allison** Comments as approved Manager Operations, Brad Hurren, 1. Awarded Contract, 2. Noted, 3. Noted, 4. Noted **14 Jul 2025 12:47pm Walker, Allison - Completion** Completed by Walker, Allison on behalf of Hurren, Brad (action officer) on 14 July 2025 at 12:46:59 PM - Comments as approved Manager Operations, Brad Hurren, 1. Awarded Contract, 2. Noted, 3. Noted, 4. Noted **14 Jul 2025 12:47pm Walker, Allison - Notification** Arullanantham, Cam (first authoriser) notified by Walker, Allison on behalf of Hurren, Brad (action officer) on 14 July 2025 at 12:47:26 PM, Sent to Cam Arullanantham and Andrea Gaynor for authorisation, Notified by Allison Walker **14 Jul 2025 1:45pm Walker, Allison** All items have been completed. Request this Action be closed **17 Jul 2025 3:35pm Gaynor, Andrea - Authorisation** Authorised by Gaynor, Andrea (delegate) on behalf of Arullanantham, Cam (second authoriser) on 17 July 2025 at 3:35:13 PM, Authorised by Andrea Gaynor on behalf of Cam Arullanantham, Notification sent to Cam Arullanantham, Brad Hurren and Allison Walker, Note: Approved for closure by A/Director Infrastructure & Operations	17/07/2025
2/06/2025	12.8	Award of Contract CN11611 - Gross pollutant trap (GPT) Cleaning	**Council Decision** **Moved: Councillor Baker** **Seconded:** **Councillor Butler** That Council: 1. Awards contract CN11611 – Gross Pollutant Trap (GPT) Cleaning to CSA Group Pty Ltd trading as CSA Specialised Services A.C.N 664 218 277 for an estimated contract value of $1,324,958.00 GST exclusive for the term of up to eight (8) years being an initial two (2) year term with the provision for	Infrastructure and Operations	Hurren, Brad	**19 Jun 2025 12:36pm Stacey, Marli** Documentation for contract is currently being prepared. **14 Jul 2025 12:49pm Walker, Allison - Completion** Completed by Walker, Allison on behalf of Hurren, Brad (action officer) on 14 July 2025 at 12:49:08 PM - Comments as approved Manager Operations, Brad Hurren, 1. Awarded Contract, 2. Noted, 3. Noted, 4. Noted **14 Jul 2025 12:49pm Walker, Allison - Notification**	17/07/2025

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MEETING DATE	ITEM NUMBER	Title	MOTION	RESPONSIBLE DIVISION & OFFICER		COMMENTS	DATE COMPLETED
			a further three (3) x two (2) year extension options (2+2+2+2) noting that this is a schedule of rates contract; 2. Authorises the Chief Executive Officer to execute and sign the contract; 3. Authorises the Director Infrastructure and Operations to approve variations and extensions of the contract subject to satisfactory performance of the contractor; and 4. Resolves Attachments A (CN11611 - Gross Pollutant Trap (GPT) Cleaning - Evaluation Report) and B (CN11611 - Gross Pollutant Trap (GPT) Cleaning - CONSENSUS Evaluation) to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g).* **Carried Unanimously**			Arullanantham, Cam (first authoriser) notified by Walker, Allison on behalf of Hurren, Brad (action officer) on 14 July 2025 at 12:49:19 PM, Sent to Cam Arullanantham and Andrea Gaynor for authorisation, Notified by Allison Walker **14 Jul 2025 1:46pm Walker, Allison** All items have been completed. Request this Action be closed **17 Jul 2025 3:35pm Gaynor, Andrea - Authorisation** Authorised by Gaynor, Andrea (delegate) on behalf of Arullanantham, Cam (second authoriser) on 17 July 2025 at 3:35:35 PM, Authorised by Andrea Gaynor on behalf of Cam Arullanantham, Notification sent to Cam Arullanantham, Brad Hurren and Allison Walker, Note: Approved for closure by A/Director Infrastructure & Operations	
23/06/2025	12.7	Amendment of the Road Management Plan	**Council Decision** **Moved: Councillor O'Reilly** **Seconded: Councillor Baker** That Council: 1. Notes the review of the Road Management Plan (2022); 2. Notes the amended Road Management Plan (2025) was publicly exhibited for a period of four (4) weeks and no public submissions were received; 3. Adopts the Road Management Plan (2025) to be effective as of 1 September 2025; 4. Publishes the review of the Road Management Plan (2022) and the amended Road Management Plan (2025) on its public website. **Carried Unanimously**	Infrastructure and Operations	Ure, Luke	**02 Jul 2025 3:19pm Ure, Luke** 1. Noted., 2. Noted. the amended Road Management Plan (2025) was publicly exhibited for a period of four (4) weeks and no public submissions were received;, 3. The review and amendment of the Road Management Plan (RMP) was adopted by Council at its Council Meeting on 23 June 2025.and will be effective as of 1 September 2025;, 4. The review of the Road Management Plan (2022) and the amended Road Management Plan (2025) has been published on Council's public website., All items associated wit this action are complete; request that this action is closed. **17 Jul 2025 3:38pm Gaynor, Andrea - Completion** Completed by Gaynor, Andrea on behalf of Ure, Luke (action officer) on 17 July 2025 at 3:38:40 PM - Approved for closure by A/Director Infrastructure & Operations **17 Jul 2025 3:38pm Gaynor, Andrea - Notification** Arullanantham, Cam (first authoriser) notified by Gaynor, Andrea on behalf of Ure, Luke (action officer) on 17 July 2025 at 3:38:56 PM, Sent to Cam Arullanantham for authorisation, Notified by Andrea Gaynor, Note: Approved for closure by A/Director Infrastructure & Operations **17 Jul 2025 3:39pm Gaynor, Andrea - Authorisation** Authorised by Gaynor, Andrea (delegate) on behalf of Arullanantham, Cam (first authoriser) on 17 July 2025 at 3:39:03 PM, Authorised by Andrea Gaynor on behalf of Cam Arullanantham, Notification sent to Cam Arullanantham and Luke Ure, Note: Approved for closure by A/Director Infrastructure & Operations	17/07/2025
23/06/2025	12.1	Governance Matters Report for 23 June 2025	Maintenance Service Contracts 17. Notes that due to an increase in the provision of dust suppression services to the unsealed road network, the estimated total expenditure under Contract CN10304 with Rainstorm Dust Control Pty Ltd has increased to approximately $780,000 (ex GST); and 18. Notes that Contract CN10518 – Horticultural Maintenance Services has been highly utilised by the organisation to achieve greater efficiency, expedite project delivery, and leverage competitive pricing; due to this increased usage, the estimated total expenditure under this panel contract has increased to approximately $9,400,000 (ex GST).	Infrastructure and Operations	Hurren, Brad	**14 Jul 2025 12:51pm Walker, Allison - Completion** Completed by Walker, Allison on behalf of Hurren, Brad (action officer) on 14 July 2025 at 12:51:43 PM - Comments as approved Manager Operations, Brad Hurren, 17. Noted **14 Jul 2025 12:52pm Walker, Allison** Comments as approved Manager Operations, Brad Hurren, 18. Noted	14/07/2025

Docusign Envelope ID: A212160F-F0EC-40D0-98D8-94E6DD0492FD

Unreasonable Customer Conduct Policy

REM REFERENCE	A5561904	
POLICY TYPE	**Administrative**: under authority of the CEO	
APPROVAL	Chief Executive Officer	
AUTHORISATION	Signed by: Cam Arulanantham E951759729D4FB...	
DATE APPROVED	03 August 2025 | 21:57 AEST	
DIRECTORATE	Corporate and Commercial Services	
POLICY OWNER	Manager Governance	
NEXT REVIEW	1 August 2029	
REVISION RECORD	**VERSION**	**REVISION DESCRIPTION**
1 August 2025	1	Created.

1. Purpose

While Frankston City Council is committed to being accessible and responsive to all members of the community, unreasonable customer conduct can significantly affect the successful conduct of our work and the experience of other customers.

This policy, and the Unreasonable Customer Conduct Procedure (Procedure), provides clear principles and processes to establish Alternative Access Arrangements (AAAs) that alter how customers who behave unreasonably may access Council services.

2. Scope

This policy applies to all Council officers, contractors, and volunteers.

This policy applies to all forms of customer conduct including to face to face, telephone, mail, email, and social media.

3. Governance Principles and Council Plan Alignment

3.1. Governance Principles

A Council must, in the performance of its role, give effect to the overarching governance principles (*Local Government Act 2020 (Act)* s9). In accordance with the Act, this Policy aligns with the following governance principle/s:

Principle (a) Council decisions are to be made and actions taken in accordance with the relevant law;

Principle (i) the transparency of Council decisions, actions and information is to be ensured.

3.2. Council Plan Alignment

Strategic Outcome 1: Healthy and Inclusive Communities – Improve community health, safety and wellbeing by reducing harms and promoting healthy lifestyles. Strengthen resilience, inclusiveness and enrich culture and diversity.

Strategic Outcome 4: Council Performance and Leadership – A forward-thinking and responsive council that values community input, committed to optimising services, ensuring robust governance and making sustainable decisions.

4. Policy

4.1. Guiding principles

4.1.1. Council's customer service promise is to be accessible, respectful, clear, and accountable. Officers dealing directly with members of the public should be open to discussing concerns with complainants. Officers should be responsive and acknowledge when mistakes have been made. Officers must also be aware that some customers have unique communication needs.

4.1.2. At the same time, Council is responsible for providing a safe workplace for its officers, volunteers and contractors. Council also must use its limited resources efficiently when dealing with complaints. Lastly, customers have the right to access Council's services without being mistreated by other customers.

4.1.3. This policy, with the Procedure, strikes a balance between these competing priorities and sets out a consistent approach to altering a customer's access arrangements when unreasonable conduct as defined by this policy arises, taking account of all relevant circumstances.

4.2. When to implement an Alternative Access Arrangement (AAA)

4.2.1. An AAA may be implemented to manage unreasonable conduct, following this policy and the Procedure.

4.2.2. Before implementing an AAA, other strategies of dealing with unreasonable conduct must first be considered. Examples include:

- Warning the customer that unreasonable conduct will not be tolerated and that the officer will cease the interaction if unreasonable conduct continues.
- Managing expectations from the outset by clearly explaining timeframes and possible outcomes.
- Keeping the customer updated throughout the progress of their complaint.

- Active listening and apologising on behalf of Council where appropriate.
- Communicating in a polite, respectful, and firm manner.
- Looking past the unreasonable conduct to any valid issue and refocusing the conversation on this issue.
- Practical security measures, such as duress alarms, ability to retreat to a safe location, and physical barriers between customers and Council officers.
- Flexible communication, such as agreeing to speak to the customer at certain times and sending summaries of conversations afterwards.

4.3. Types of AAAs

4.3.1. The following types of AAAs may be implemented:

- Limiting a customer from attending a particular service location.
- Limiting the officers with whom a customer may interact, such as only with a specified senior officer.
- Limiting how a customer may make contact such as only by telephone, in writing, or in-person meetings.
- Limiting the extent of contact such as a certain number of complaints per day.
- Limiting the subject matter a customer may complain about.
- Limiting contact to be through a nominated support person.

4.4. Relevant criteria to consider when implementing an AAA:

4.4.1. Reasonableness and proportionality

All limitations imposed must be reasonable and proportionate to the unreasonable conduct in question. The relevant officer must consider whether and how an AAA would address the unreasonable conduct and the future risk of unreasonable conduct. The AAA must not limit access to Council services any further than necessary to achieve the purpose of this policy. This is critical to ensuring compliance with Council's obligations under the *Charter of Human Rights and Responsibilities Act 2006* (Vic) (Charter). Limiting access to Council services may affect human rights set out in the Charter, such as:

- Freedom of movement;
- Freedom of expression; and
- Taking part in public life.

Such rights may only be subject to reasonable limits as can be demonstrably justified in a free and democratic society based on human dignity, equality and freedom and taking into account factors including:

- The nature of the right;
- The importance of the purpose of the limitation;
- The nature and extent of the limitation;
- The relationship between the limitation and its purpose; and
- Any less restrictive means reasonably available to achieve the purpose.

Consideration must be given to the relevant human rights of the customer when assessing whether an AAA should be implemented and whether a particular AAA will be reasonable and proportionate.

In some circumstances, effective application of these criteria is also necessary to comply with Council's obligations under the *Equal Opportunity Act 2010* (Vic) (EO Act). The EO Act makes it unlawful to discriminate against a person on the basis of their disability by refusing services or the terms on which services are provided unless that discrimination is reasonably necessary to protect the health, safety or property. The EO Act is relevant where the unreasonable conduct relates to a physical or mental disability.

4.4.2. Staff welfare

Council must provide a safe workplace to its staff, contractors, and volunteers. This includes ensuring the well-being of those who have direct contact with customers.

4.4.3. Severity of unreasonable conduct

Whether the unreasonable conduct involved physical violence, threats of violence or highly aggressive and insulting language. The extent to which the unreasonable conduct falls below the conduct that would be displayed by a reasonable person.

4.4.4. Duration of unreasonable conduct

The number of instances that unreasonable conduct occurred.

4.4.5. Extenuating circumstances

Whether the complainant's case has merit and relates to a significant error made by Council. In this case, consider whether the conduct was proportionate to the issue.

4.4.6. Other explanation of unreasonable conduct

Whether the unreasonable conduct was likely the result of the complainant's status as a vulnerable person, such as:

- Homelessness;
- Physical disability;

- Illiteracy or other language or communication barrier;
- Personal crises; or
- Substance or alcohol abuse.

4.4.7. Effect on resourcing

Where the unreasonable conduct has a high impact on the fair allocation and use of Council resources.

4.4.8. Statutory provisions

Whether any statutory provisions would prevent altering access to services.

4.4.9. Effect of the AAA

The likely effect of an AAA on the physical or mental health of the relevant customer, and those affected by the unreasonable conduct.

4.4.10. The views of those affected by unreasonable conduct

The views of those affected by the unreasonable conduct, and their health and safety representatives as applicable. The views of the Coordinator of Health Safety and Wellbeing and Manager People and Culture as applicable.

4.4.11. The effect on other customers

The extent to which unreasonable conduct affects other customers in Council facilities or using Council services. Patrons have the right to access Council's services without being disrespected or being made to feel unsafe. Council has zero tolerance for child abuse and is committed to creating a child safe environment.

5. Roles and Responsibilities

Role	Responsibility
Chief Executive Officer	Responsible for: • Deciding whether to issue a warning or implement an AAA. • Sending any warning letter and notification letter to a customer. • Reviewing any AAA. • Deciding upon any appeal of an interim AAA.
Managers and Coordinators	Responsible for: • Discussing incidents involving unreasonable conduct with officers and deciding whether unreasonable conduct may

	be effectively managed without an AAA or whether an AAA should be considered. • Assisting to complete the Incident Form. • Assisting to provide providing further information regarding unreasonable conduct incidents upon request. • Issuing warnings for unreasonable conduct. • Implementing an interim AAA for a period not exceeding two calendar weeks while the Procedure is being followed. • Notifying a customer who is the subject of an interim AAA. • Notifying officers who may encounter the relevant customer of the presence of an AAA and of any change to the AAA. • Monitoring the effectiveness of an AAA and requesting a review as required.
Coordinator Health Safety and Wellbeing Manager People and Culture	Responsible for: • Providing their views regarding issuing a warning or implementing an AAA to the Principal Legal Advisor and Manager Governance.
Officers, contractors, volunteers	Responsible for: • Familiarising themselves with this policy and the Unreasonable Customer Conduct Procedure. • Informing their Manager or Coordinator of unreasonable conduct as it occurs. • With their Manager or Coordinator, completing and submitting an Incident Form. • Providing further information regarding any incident upon request. • Providing views on the type of AAA that should be implemented upon request.

6. Policy non-compliance

Non-compliance with this Policy has the potential to result in:

- Inconsistent and inappropriate responses to unreasonable conduct;
- Negative impacts on wellbeing and greater turnover of Council officers, contractors, and volunteers;
- Unjustified restrictions on Council services;
- Risk of litigation;
- Reduced public confidence in Council; and
- Inefficient use of Council's resources.

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7. Definitions

Term	Definition
Alternative Access Arrangement (AAA)	An arrangement which sets out how a customer's access to Council services is to be altered for a specified period, interim or otherwise.
Complainant	A customer who may be affected by the action or inaction of Council, who then alerts Council to the issue.
Contractor	A person engaged to undertake works for Council, including service providers/service partners.
Council	Frankston City Council
Coordinator	A Council officer whose permanent or interim position is formally that of "coordinator".
Manager	A Council officer whose permanent or interim position is formally that of "manager".
Officer	A Frankston City Council employee.
Unreasonable customer conduct	Conduct, which because of its nature or frequency, raises substantial health, safety, resourcing, or equity issues. Unreasonable conduct can be divided into five categories: • Unreasonable conduct: Where conduct, in all the circumstances, negatively affects the health, safety, or security of Council officers, contractors, volunteers, or customers. • Unreasonable persistence: Where a complainant unreasonably persists with issues that have been finalised, such as refusing to accept a final decision or sending excessive amounts of correspondence. • Unreasonable demands: Where a complainant places unreasonable demands on Council services through the frequency or nature of complaints made. Includes instances where a complainant expects impractical or disproportionate outcomes in light of the issues raised and Council's resources. • Unreasonable lack of cooperation: Where the complainant demonstrates an unreasonable lack of cooperation, such as refusing to clearly define a complaint, providing excessive irrelevant information, or dishonestly presenting facts. • Unreasonable arguments: Where a complainant unreasonably advances an argument, such as an argument lacking a factual basis or that is otherwise illogical.

Volunteer	Formally recognised, unpaid member of the public who assists with the provision of Council services e.g. Visitor Information Centre, Library and Meals on Wheels.

8. Related documents

8.1. Legislation

- *Local Government Act 2020* (Vic)
- *Charter of Human Rights and Responsibilities Act 2006* (Vic)
- *Child Wellbeing and Safety Act 2005* (Vic)
- *Equal Opportunity Act 2010* (Vic)
- *Occupational Health and Safety Act 2004* (Vic)
- *Privacy and Data Protection Act 2014* (Vic)

8.2. Documents and resources

- Child Safety & Wellbeing Policy
- Complaints Policy
- Frankston Customer Service Charter
- Occupational Health, Safety & Wellbeing Policy
- Privacy Policy
- Unreasonable Customer Conduct Procedure
- NSW Ombudsman – Managing unreasonable conduct by a complainant
- Victorian Ombudsman – Good Practice Guide: Managing Complex Complainant Behaviour

9. Implementation of the Policy

This policy will be published on Council's website and intranet so that it can be accessed by members of the community and employees of Council, contractors and agency and/or labour hire staff engaged by Council, Audit and Risk Committee Members, Delegated Committee Members, Community Asset Committee Members and Councillors.

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Unreasonable Customer Conduct Procedure

REM REFERENCE	A5561905
DOCUMENT TYPE	**Procedure**
APPROVAL	Chief Executive Officer
AUTHORISATION	Signed by: Cam Mullarvanthan E9517B9720C04FB...
DATE APPROVED	03 August 2025 | 21:57 AEST
DIRECTORATE	Corporate and Commercial Services
PROCEDURE OWNER	Manager Governance
NEXT REVIEW	

REVISION RECORD	VERSION	REVISION DESCRIPTION
3 December 2018	1	Created.
1 August 2025	2	Reviewed in alignment with Policy implementation.

1. Purpose

While Frankston City Council is committed to being accessible and responsive to all members of the community, unreasonable customer conduct can significantly affect the successful conduct of our work and the experience of other customers.

This procedure and the Unreasonable Customer Conduct Policy (Policy) provides clear principles and processes to establish Alternative Access Arrangements (AAAs) that alter how customers who behave unreasonably may access Council services.

2. Scope

This procedure applies to all Council officers, contractors, and volunteers.

This procedure applies to all forms of customer conduct including to face to face, telephone, mail, email, and social media.

3. Background

This Procedure is to be used with the Policy to implement AAAs for customers who exhibit unreasonable conduct. The flowchart summary in Part 7 of the Procedure provides an overview of this process.

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4. Procedure

4.1. Encountering and reporting unreasonable conduct

When a Council officer, volunteer, or contractor encounters unreasonable customer conduct as defined in this procedure, they should inform their Coordinator or Manager of the unreasonable conduct.

The Coordinator or Manager may decide that the unreasonable conduct:

- Can be effectively managed without an AAA; or
- Requires the implementation of an AAA.

In the latter instance, the person who encountered the unreasonable conduct, with the assistance of the relevant Coordinator or Manager, should complete the Incident Form contained in Appendix A. Alternatively, the Coordinator or Manager may complete the Incident Form.

The Incident Form must be sent to the Principal Legal Advisor and the Manager Governance along with any other documents that provide evidence of the unreasonable conduct.

4.2. Interim AAAs

A Manager or Coordinator may implement an interim AAA for a period not exceeding two weeks. The purpose of an interim AAA is to protect Council officers, contractors, volunteers or customers while this procedure is being followed.
When deciding whether to implement an interim AAA, the Manager or Coordinator must apply the criteria set out in the Policy. The reasons for the decision to implement an interim AAA must be recorded in writing by the relevant Manager or Coordinator and provided to the Principal Legal Advisor and the Manager Governance, as soon as possible. The reasons for the decision must include an explanation as to why an interim AAA has been implemented while this procedure is being followed. The Reasons for Decision to Implement an AAA Form contained in Appendix B may be used for this purpose.
If the procedure for establishing a non-interim AAA is still being undertaken at the expiry of the first interim AAA, the Manager or Coordinator may implement a second interim AAA for a period not exceeding two weeks after applying the criteria in the Policy. Further written reasons must be recorded and provided as above. Any further interim AAA may only be implemented by the CEO.

4.2.1. Appealing interim AAAs

An interim AAA may be appealed by the customer to the CEO via email sent to governance.enquiries@frankston.vic.gov.au. Upon receiving an appeal, the Principal Legal Advisor or the Manager Governance must

consider the merits of the interim AAA, all relevant facts, and the criteria set out in the Policy. As soon as possible, the Principal Legal Advisor or the Manager Governance must provide the CEO with their recommendations and written reasons for their recommendations. The CEO must then decide whether to maintain, withdraw or alter the interim AAA, and inform the customer of this decision in writing.

4.3. Implementing an AAA

Upon receiving a report of unreasonable conduct, the Principal Legal Advisor or the Manager Governance may contact the person who encountered the unreasonable conduct and their health and safety representative as applicable, or the relevant Manager or Coordinator to obtain further details of the unreasonable conduct for the purposes of implementing this procedure. Once satisfied that all relevant information has been obtained, the Principal Legal Advisor or the Manager Governance, considering the criteria set out in the Policy, must then make written recommendations to the CEO regarding:

- Whether to implement an AAA;
- What type of AAA should be implemented; and
- The duration of the AAA.

A modified version of Appendix B can be used for this purpose. Upon receiving the recommendation of the Principal Legal Advisor or the Manager Governance, the CEO is to decide whether to implement an AAA or issue a warning in accordance with the criteria set out in the Policy.

4.4. Documenting the decision to implement an AAA

The reasons for the decision to implement an AAA, including an interim AAA, must be documented. The reasons should contain detail regarding how the criteria set out in the Policy were applied. The Reasons for Decision to Implement an AAA Form contained in Appendix B may be used for this purpose. While preparing a recommendation to the CEO, the Principal Legal Advisor or the Manager Governance must provide written reasons for the recommendation. If the CEO follows the recommendation, the reasons may be taken as the CEO's reasons for implementing the AAA unless the CEO indicates otherwise. If the CEO implements an AAA that was not recommended, the CEO must prepare a written record of the reasons for their decision.

4.5. Notification to the customer

The customer should be notified as soon as reasonably practicable after the making of a decision to issue a warning or implement an AAA. Warnings and notification of the implementation of an AAA should be in writing, unless there are reasons to the contrary. Warnings and notifications may be delivered via



other means if doing so would be more culturally, personally, linguistically or practically appropriate.

4.5.1. Non-interim AAAs

Issuing a warning

If the warning is to be in writing, the Principal Legal Advisor or the Manager Governance must prepare the written warning for the CEO to review and send to the customer. The sample warning letter contained in Appendix C may be used for this purpose.
If the warning is not to be in writing, the CEO must decide upon the most appropriate means after discussion with or upon receiving the recommendation of the Principal Legal Advisor or the Manager Governance.

Notification of an AAA

The sample notification letter for a non-interim AAA contained in Appendix D below may be used to notify the customer. The Principal Legal Advisor or the Manager Governance must prepare the notification letter for the CEO to review and send to the customer. If notification is not to be in writing, the CEO must decide upon the most appropriate means after receiving the recommendation of the Principal Legal Advisor or the Manager Governance. The notification letter should indicate whether the AAA will be reviewed prior to its expiry and that it may be extended or changed at this time.

4.5.2. Interim AAAs

Issuing a warning

The Manager or Coordinator may decide upon the appropriate form of any warning, and then issue the warning. If the warning is to be in writing, the Manager or Coordinator must prepare and send the warning letter. A modified version of the sample warning letter contained in Appendix C may be used for this purpose.

Notification of an interim AAA

The Manager or Coordinator may decide upon the appropriate form of the notification, and then issue the notification. The sample notification letter for interim AAAs contained in Appendix E may be used for this purpose. Regardless of the form of notification, unless clearly inappropriate in the

circumstances, the Manager or Coordinator is to inform the customer that:

- Their decision may be appealed to the CEO via email to governance.enquiries@frankston.vic.gov.au.
  - Alternatively, the Manager or Coordinator may provide another method of notifying Council of any appeal. In this scenario, the Manager or Coordinator must notify the Principal Legal Advisor and the Manager Governance as soon as practicable after an appeal is made.
- That, during the interim AAA, Council will consider whether it is appropriate to implement a longer change to access arrangements.

4.6. Notification to staff

Once a decision to implement a non-interim AAA is made, the Principal Legal Advisor or the Manager Governance must notify all Managers and Coordinators whose staff are reasonably required to know of the AAA.

For interim and non-interim AAAs, a Manager or Coordinator must notify members of staff who are reasonably required to know of the AAA, due to privacy requirements. Managers and Coordinators should consider whether the Customer Service and Experience business area should be notified.

The Manager or Coordinator may only provide as much information as is required to assist staff to understand and implement the AAA. This may include the following information:

- The name and photograph of the customer. To assist in identification, photographs of customers may be placed in a location visible to Council officers who may encounter that customer. However, to protect the individual's privacy, any photographs must not be visible to other customers or to those to whom it is not relevant.
- The nature and duration of the AAA.
- Information about how to interact with the customer for the period of the AAA.
- What to do if the customer contravenes the AAA.

Where applicable, the Manager or Coordinator may oversee changes to relevant systems to assist in effecting the AAA, such as adding notes on Pathway. Once an AAA has ceased, been altered or extended, the Manager or Coordinator must inform all relevant staff and oversee the reversal of any changes that were made to systems.

4.7. Recording documents relating to AAAs

On all occasions where unreasonable conduct is reported under this procedure, a new ReM folder is to be created within QA335938. All documents relevant to this procedure relating to that incident are to be saved in that ReM folder.
Access to the above folders and documents are to be restricted to Principal Legal Advisor, Manager Governance and any other officers whose roles require access to those folders and documents

4.8. Reviews

Prior to the expiration of a non-interim AAA, the CEO may review the AAA considering the criteria set out in the Policy, the effectiveness of the AAA to date, and any views provided by the customer. The CEO may also direct the Principal Legal Advisor or the Manager Governance to undertake a review and provide recommendations back to the CEO.

The Manager or Coordinator of staff who are likely to be impacted by a cessation of the AAA may, prior to the cessation of the AAA, request that the Principal Legal Advisor or the Manager Governance review the AAA. The Principal Legal Advisor or the Manager Governance may then conduct a review and provide written recommendations to the CEO.

Unless it would be inappropriate, the customer should be notified of an upcoming review and invited to provide their views. The sample letter contained in Appendix F may be used for this purpose.

If the CEO decides to withdraw, alter, or extend the AAA, that decision must be documented and notification must be provided to the customer and staff in a manner akin to that used for notification of the decision to first implement the AAA. The sample letter advising customer of the outcome of a review contained in Appendix G may be used to notify the customer

5. Roles and Responsibilities

Role	Responsibility
Chief Executive Officer	Responsible for: • Deciding whether to issue a warning or implement an AAA. • Sending any warning letter and notification letter to a customer. • Reviewing any AAA.

	• Deciding upon any appeal of an interim AAA.
Managers and Coordinators	Responsible for: • Discussing incidents of unreasonable conduct with officers and deciding whether unreasonable conduct may be effectively managed without an AAA or whether an AAA should be considered. • Assisting to complete the Incident Form. • Assisting to provide further information regarding incidents upon request. • Issuing warnings for unreasonable conduct. • Implementing an interim AAA for a period not exceeding two weeks while the procedure is being followed. • Notifying a customer who is the subject of an interim AAA. • Notifying officers who may encounter the relevant customer of the presence of an AAA and of any change to the AAA. • Monitoring the effectiveness of an AAA and requesting a review as required.
Coordinator Health Safety and Wellbeing Manager People and Culture	Responsible for: • Providing their views regarding issuing a warning or implementing an AAA to the Principal Legal Advisor and Manager Governance.
Officers, contractors, and volunteers	Responsible for: • Familiarising themselves with this procedure and the Policy. • Informing their Manager or Coordinator of unreasonable conduct as it occurs. • With their Manager or Coordinator, completing and submitting a Incident Form. • Providing further information regarding any incident upon request. • Providing views on the type of AAA that should be implemented upon request.

6. Definitions

Term	Definition

Alternative Access Arrangement (AAA)	An arrangement which sets out how a customer's access to Council services is to be altered for a specified period, interim or otherwise.
Complainant	A customer who may be affected by the action or inaction of Council, who then alerts Council to the issue.
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Council	Frankston City Council
Coordinator	A Council officer whose permanent or interim position is formally that of "coordinator".
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Unreasonable customer conduct	Conduct, which because of its nature or frequency, raises substantial health, safety, resourcing, or equity issues. Unreasonable conduct can be divided into five categories: • Unreasonable conduct: Where conduct, in all the circumstances, negatively affects the health, safety, or security of Council officers, contractors, volunteers, or customers. • Unreasonable persistence: Where a complainant unreasonably persists with issues that have been finalised, such as refusing to accept a final decision or sending excessive amounts of correspondence. • Unreasonable demands: Where a complainant places unreasonable demands on Council services through the frequency or nature of complaints made. Includes instances where a complainant expects impractical or disproportionate outcomes in light of the issues raised and Council's resources. • Unreasonable lack of cooperation: Where the complainant demonstrates an unreasonable lack of cooperation, such as refusing to clearly define

	a complaint, providing excessive irrelevant information, or dishonestly presenting facts. • Unreasonable arguments: Where a complainant unreasonably advances an argument, such as an argument lacking a factual basis or that is otherwise illogical.
Volunteer	Formally recognised, unpaid member of the public who assists with the provision of Council services e.g. Visitor Information Centre, Library and Meals on Wheels.

7. Further Information

- This Procedure is to be used in conjunction with the Policy and related documents referred to therein.
- The below flowchart provides a summary of this Procedure.

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Encounter unreasonable conduct

- Officer to inform Manager or Coordinator of unreasonable customer conduct that cannot be managed via ordinary means.
- When it is believed that an Alternative Access Arrangement (AAA) is necessary to manage unreasonable conduct, Manager or Coordinator to:
  - Complete the Incident Form and provide to Principal Legal Advisor and the Manager Governance.
  - Consider whether to implement interim AAA up to two weeks while this procedure is followed.

Interim AAAs

- Manager or Coordinator may implement an interim AAA up to two weeks after considering the criteria set out in the Policy, documenting reasons for decision (Appendix B).
- When an interim AAA is implemented, to notify the customer (Appendix E), relevant officers and the Principal Legal Advisor and Manager Governance as soon as possible.

Non-interim AAAs

- Principal Legal Advisor or the Manager Governance to obtain and review all relevant information concerning the unreasonable conduct.
- Considering the criteria set out in the Policy, the Principal Legal Advisor or Manager Governance to recommend to the CEO whether an AAA should be implemented.
- CEO to make decision to implement AAA, documenting the reasons for decision.
- To notify customer and relevant staff.

Review

- Prior to the expiration of the AAA, Principal Legal Advisor or Manager Governance may review the AAA.
- Customer to be notified and offered to provide view.
- Principal Legal Advisor or Manager Governance to consider all relevant factors and provide recommendation to CEO.
- CEO may withdraw, alter or extend AAA.
- Customer and relevant staff to be notifed of outcome.

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8. Appendices

Appendix A –Incident Form

To be completed by person who faced the conduct or their Manager/Coordinator

REMINDER

The contents of this Form may be accessible to the customer under the *Freedom of Information Act 1982* or the *Privacy and Data Protection Act*

Date of incident: _____

Staff name: _____

Name of customer (if known): _____

Details of the customer's conduct:

_____
_____
_____
_____
_____
_____

Why do you consider this conduct to be unreasonable?

_____
_____
_____
_____
_____
_____

What action, if any, has been taken to manage the customer's conduct?

_____
_____
_____
_____
_____
_____

What do you think should be done to effectively manage the customer's conduct?

_____
_____

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_____
_____
_____
_____

Is there any other information that might be relevant to this case? Please include information on any personal or cultural background issues that may have affected the customer's conduct. If necessary, attach any supporting documentation.

_____
_____
_____
_____
_____
_____

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Appendix B – Reasons for Decision to Implement an AAA Form

For interim AAAs, to be completed by Manager or Coordinator and provided to Manager Goverannce and Principal Legal Advisor

REMINDER

The contents of this Form may be accessible to the customer under the *Freedom of Information Act 1982* or the *Privacy and Data Protection Act 2014*.

The AAA implemented

Nature of AAA implemented

_____
_____
_____

Duration of AAA

_____

Reasons for decision to implement AAA

An AAA may only be implemented after consideration of the criteria set out in the Policy. The person completing this Form should comment on consideration of each applicable criteria.

Reasonableness and proportionality

_____
_____
_____
_____
_____
_____
_____

Staff welfare

_____
_____

_____
_____

Severity of unreasonable conduct

_____
_____
_____
_____

Duration of unreasonable conduct

_____
_____
_____
_____

Extenuating circumstances

_____
_____
_____
_____

Other explanations of unreasonable conduct

_____
_____
_____
_____

Effect on resourcing

_____
_____
_____
_____

Statutory provisions

_____
_____
_____
_____

Effect of the AAA

_____
_____
_____
_____

The views of those affected by unreasonable conduct

_____
_____
_____
_____

The effect on other customers

_____
_____
_____
_____

Was proper consideration given to any relevant human rights of the customer? (see Policy for outline of key human rights)

_____
_____

_____
_____

Why was it appropriate to implement an interim AAA while the Unreasonable Customer Conduct Procedure was being followed (*as applicable*)?

_____
_____
_____
_____

Name and position of person completing Form:
_____

Date: _____

Signature: _____

Docusign Envelope ID: A212160F-F0EC-40D0-98D8-94E6DD0492FD

Appendix C – Sample warning letter

Reference:
Enquiries:
Telephone:

[Date]

[Name of customer]
[Address of customer]

Dear *[name of customer]*

YOUR CONTACT WITH FRANKSTON CITY COUNCIL

I am writing to you in relation to concerns raised by officers about your behaviour when contacting Frankston City Council [*on date*].

My staff have reported [*Describe the Behaviour/tone of conversations*].

Most recently on [*date*] [*provide an explanation of what the customer did to trigger this response*].

I have an obligation to provide a healthy and safe work environment for my staff. The behaviour you have demonstrated will not be tolerated. To this end I have directed my staff to immediately terminate any conversation with you if your language, tone or the content of the conversation is deemed unreasonable. Should this occur in person, you will be asked to leave the premises immediately, and the Police may be called.

If you continue to demonstrate this behaviour I will look at changing how you contact Council. This may include limiting you to written contact through blocking your phone number, or restricting you from entering the Council Offices / Service Centres.

Should you wish to object to anything that I have written to you, you have the right to raise a complaint with the office of the Victorian Ombudsman. Further details on how to do so may be found on the Victorian Ombudsman website, available here: https://www.ombudsman.vic.gov.au/

Yours sincerely,

Name of CEO
CHIEF EXECUTIVE OFFICER

Appendix D – Sample notification letter for non-interim AAAs

Reference:
Enquiries:
Telephone:

[Date]

[Name of customer]
[Address of customer]

Dear *[name of customer]*

MANAGEMENT OF UNREASONABLE CONDUCT – CHANGE TO ACCESS ARRANGEMENTS

It has come to my attention that you *[describe the nature of the unreasonable conduct and its impact – e.g., if the customer has been sending emails to several members of my staff on a daily basis…]*

I understand that my staff have previously told you that we consider this conduct to be unreasonable and unwarranted.

If a written warning was previously issued, use the next paragraph.

I also wrote to you on *[date]* and asked you to stop this behaviour. In that letter I advised you that if your behaviour continued, we would look at restricting your contact with my organisation. Because your behaviour has continued, I now consider it necessary to impose certain restrictions on your future contact with my organisation. I therefore give you notice that from *[date]*, my organisation will only accept communication from you *[identify permissible form of contact, if any]*.

If a written warning was not previously issued, use this paragraph.

Because of the nature of your behaviour, I consider it necessary to impose certain restrictions on your future contact with my organisation. I therefore give you notice that from *[date]*, my organisation will only accept communication from you *[identify permissible form of contact, if any]*.

What this means

This means that you are only to contact our organisation using *[describe the restriction in further details]*. Any communications that do not comply with this restriction will be *[describe what will happen – e.g., phone calls will be terminated immediately, or emails/written communications will be read and filed without acknowledgment, emails will be blocked or deleted, no interviews will be granted, etc]*.

Your existing complaint (if applicable)

This organisation currently has [*one*] file open in your name. This relates to *[state the subject of complaint and describe complaint]*. This file is being handled by *[name of officer and position title]*. While you are able to contact *[name of officer] [state nature of contact – e.g., by email]* about this specific matter, all other contact with my organisation, including any future complaints, must be *[state restriction – e.g., in writing through Australia Post] [provide contact details – e.g., address of organisation where post can be sent]*.

Review of this decision

My decision to restrict your contact with this organisation is effective immediately and will last for *[duration]*. Before this time, we may review your restriction and decide if it should be maintained, amended, or withdrawn. Unless required otherwise to protect my staff, you will be notified at this time and asked to provide your views.

I take these steps with the greatest reluctance, but *[state reason for restriction – e.g., the equity and safety of other customers and my staff]*, leaves me no alternative.

Should you wish to object to anything that I have written to you, you have the right to raise a complaint with the office of the Victorian Ombudsman. Further details on how to do may be found on the Victorian Ombudsman website, available here: https://www.ombudsman.vic.gov.au/

Yours sincerely,

Name of CEO
CHIEF EXECUTIVE OFFICER

Appendix E – Sample notification letter for interim AAAs

Reference:
Enquiries:
Telephone:

[Date]

[Name of customer]
[Address of customer]

Dear *[name of customer]*

MANAGEMENT OF UNREASONABLE CONDUCT – TEMPORARY CHANGE TO ACCESS ARRANGEMENTS

It has come to my attention that you *[describe the nature of the unreasonable conduct and its impact – e.g., if the customer has been sending emails to several members of my staff on a daily basis…]*

I understand that my staff have previously told you that we consider this conduct to be unreasonable and unwarranted.

Because of the nature of your behaviour, I consider it necessary to impose certain temporary restrictions on your future contact with my organisation. I therefore give you notice that from *[date]* to *[date]*, you are not permitted to enter *[customer service locations(s)]*.

What this means

This means that you are only to contact our organisation using *[describe the restriction in further details]*. Any communications that do not comply with this restriction will be *[describe what will happen – e.g., phone calls will be terminated immediately, or emails/written communications will be read and filed without acknowledgment, emails will be blocked or deleted, no interviews will be granted, etc]*.

Your existing complaint (if applicable)

This organisation currently has [*one*] file open in your name. This relates to *[state the subject of complaint and describe complaint]*. This file is being handled by *[name of officer and position title]*. While you are able to contact *[name of officer] [state nature of contact – e.g., by email]* about this specific matter, all other contact with my organisation, including any future complaints, must be *[state restriction – e.g., in writing through Australia Post] [provide contact details – e.g., address of organisation where post can be sent]*.

Review of this decision

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My decision to restrict your contact with this organisation is effective immediately and will last for *[duration (not longer than two weeks)]*. During this period, Council will consider whether a longer change to your access arrangements should be implemented.

You may appeal my decision to restrict your contact with this organisation to our CEO. To do so, you may write to governance.enquiries@frankston.vic.gov.au *(consider if this email address has been updated or replaced)*.

Should you wish to object to anything that I have written to you, you have the right to raise a complaint with the office of the Victorian Ombudsman. Further details on how to do may be found on the Victorian Ombudsman website, available here: https://www.ombudsman.vic.gov.au/

Yours sincerely,

Name of Coordinator/Manager
POSITION OF COORDINATOR/MANAGER

Appendix F – Sample letter notifying a customer of an upcoming review

Reference:
Enquiries:
Telephone:

[Date]

[Name of customer]
[Address of customer]

Dear *[name of customer]*

UPCOMING REVIEW OF THE DECISION TO CHANGE YOUR ACCESS TO COUNCIL

It has now been *[duration]* since restrictions were *[imposed]* on your contact with our office. As advised in our letter dated *[date]*, we are now reviewing our decision to ascertain whether the restrictions should be maintained, amended, or withdrawn.

We consider it important to give you an opportunity to participate in the review process, so we are therefore inviting you to *[apply the relevant option(s)]*:

- make submissions in writing through Australia Post *[include contact person's name and address]*
- schedule a face-to-face interview with *[include name of staff member and provide instructions on how they should go about scheduling the appointment – e.g., calling though the reception line on xxx-xxx-xxxx]*
- schedule a telephone interview with *[include name of staff member and provide instructions on how they should go about scheduling the appointment – e.g., calling though the reception line on xxx-xxx-xxxx]*

You should include information that would be relevant to our review. This includes information about *[....]*/During the interview which will not last more than 30 minutes, we will discuss whether:

- you have complied with the current contact restrictions.
- the current contact restrictions should be removed.
- the current contact restrictions should be amended to better suit your personal circumstances.
- the current contact restrictions should be maintained.
- any other information that is relevant to our decision.

We must receive your letter by *[time and date]*/you should confirm your interview with *[name of case officer]* by *[time and date]***.** If we do not receive it/hear from you by this

date, we will assume that you do not wish to participate in this review and will undertake the review based on the information that we have available to us.

Once the review is completed, we will contact you again by letter notifying you of our decision.

Should you wish to object to anything that I have written to you, you have the right to raise a complaint with the office of the Victorian Ombudsman. Further details on how to do may be found on the Victorian Ombudsman website, available here: https://www.ombudsman.vic.gov.au/

Yours sincerely,

Name of CEO
CHIEF EXECUTIVE OFFICER

Appendix G – Sample letter advising customer of the outcome of a review

Reference:
Enquiries:
Telephone:

[Date]

[Name of customer]
[Address of customer]

Dear *[name of customer]*

REVIEW OF THE DECISION TO CHANGE YOUR ACCESS TO COUNCIL

I am writing about a review that was undertaken by my organisation on *[date]* concerning your contact with this office. I understand that you *[participated/did not participate]* in that review.

Process of review
During the review you were given an opportunity to *[explain in general terms how the review was undertaken]*.

Considerations
After your *[interview/reading your submissions]*, we considered the concerns and suggestions raised in your [*interview/letter, etc.]*, particularly your concerns about *[include information that would be relevant – e.g., the complainant said their circumstances had changed].* We also reviewed our records of your conduct and contact with our office over the last 12 months. Our records showed that *[provide summary of relevant information – e.g. Our records show that you have continued to send emails to Council, sometimes up to 4 times a day, throughout the period of your restriction].*

[apply if relevant]: These communications were in direct violation of your restriction which limited your contact with Council to *[state nature restriction] [explain what the purpose of the restriction was, if appropriate, and the impact of their conduct].*

[apply if relevant]: Our records show that you have complied with the restrictions that were imposed on your contact with our organisation.

Decision
[apply if relevant]: Due to *[explain reasoning for the decision – e.g., the number of emails that you have sent to our organisation in the last 12 months and ....]* I consider it necessary to maintain the restrictions on your contact with Council for a further 12 months, effective immediately.

[apply if relevant]: Due to *[explain reasoning for the decision* I consider it necessary to amend the restrictions on your access to better suit your personal circumstances *[explain, including providing clear instructions on how the customer is to contact us and how we will contact them].* The new restrictions will be effective immediately and will last for 12 months. If your circumstances change again during this period, you may *[explain how the customer can notify of the change].*

[apply if relevant]: Due to *[explain reasoning for the decision]* I consider it appropriate to remove the restrictions that have been placed on your access with our organisation, effective immediately. You may contact our organisation using any of our normal servicing options.

Should you wish to object to anything that I have written to you, you have the right to raise a complaint with the office of the Victorian Ombudsman. Further details on how to do may be found on the Victorian Ombudsman website, available here: https://www.ombudsman.vic.gov.au/

Yours sincerely,

Name of CEO
CHIEF EXECUTIVE OFFICER

Citizen of the Year Awards – Independent Selection Panel Terms of Reference (A4751138)

1. Purpose

The purpose of this Terms of Reference is to provide a transparent, equitable and independent process for use by the Citizen of the Year Selection Panel (Panel) in the assessment of nominations for the Frankston Citizen of the Year Awards and the selection of the award recipients for each category.

2. Code of Conduct

2.1. Panel members are expected to:

2.1.1. Prepare for and be present during the Panel deliberation meeting.

2.1.2. Act in a respectful manner towards other Panel members when sharing views and opinions.

2.1.3. Treat all information through the assessment process with sensitivity and maintain confidentiality.

2.1.4. Work together with other Panel members to seek resolution of any differences.

2.1.5. Declare any potential or perceived conflict of interests. If a Panel member becomes aware of a conflict of interest during the Panel deliberations, they must immediately disclose the interest and must exit the room / video conference in accordance with the clause 5.

3. Membership

3.1. Panel Membership

3.1.1. The Panel will comprise of:

- Three (3) voluntary community members
- Community members with a diversity of skills and knowledge

3.2. Period of Tenure

3.2.1. Community appointments are for a period of three (1) months

3.2.2. A previous Panel Member may be reappointed by Council at the completion of their term, for no more than three (3) consecutive terms, without the need to reapply, subject to satisfactory performance of that Panel Member.;

3.2.3. Any such appointment shall be subject to the person signing a Council "Consent to Act" statement prior to taking their seat on Panel.

3.2.4. Council reserves the right to remove a member of the Panel at any time.

3.3. Appointment of Voluntary Community Members

3.3.1. Community appointments will be made by calling for Expressions of Interest, advertised on Council's website and social media channels.

3.3.2. Appointments to the Selection Panel are determined by the Terms of Reference.

3.3.3. The appointment process will include:

i. Public advertisement seeking applications;

ii. Receipt and review of applications;

iii. Assessment of applications against key selection criteria;

iv. Interview of candidates;

v. Assessment panel's recommendation of the Selection Panel presented to Council for endorsement.

3.3.4. Assessment of the Expressions of Interest submissions will be made by an internal assessment panel, consisting of:

- Manager Governance, Coordinator Governance or Senior Governance Officer
- Manager or Coordinator (independent of Governance Department)
- Council Officer (independent of Governance Department)

3.3.5. Council reserves the right not to appoint a person in response to the advertisement process and to not reappoint a Panel Member at the completion of any term. A Panel member may resign by advising Council in writing.

3.4. Selection Criteria

Nominees for membership on the Panel must be able to demonstrate the following:

- An ability to constructively participate in a panel capacity
- A sound knowledge and understanding of Frankston community
- A willingness to contribute positively to meetings in a fair and unbiased manner
- Understanding of the conflict of interest requirements
- A willingness to commit time and contribute to scoring applications
- Experience and expertise in not-for-profit community groups and organisations is highly regarded



4. Meetings, quorum and voting

4.1. Meetings

4.1.1. An Assessment meeting will be held once a year in the first week of December, for approximately two (2) hours (depending on the number of nominations received);

4.1.2. A quorum will consist of at least two (2) panel members;

4.1.3. Each panel member will assess each of the nominations against a set of criteria using a weighted scoring system.

4.2. Support to Panel Members

4.2.1. Council will provide administrative support from a Governance Officer to the Panel throughout the duration of the assessment process;

4.2.2. The Governance Officer will provide support and background information on applications as requested by the Panel members;

4.2.3. During the Panel deliberations, the Governance Officer will provide support in facilitating discussion and note taking;

4.3. Citizen of the Year Awards Categories

- Citizen of the Year (24 years and over)
- Young Citizen of the Year (under 24 years)
- Community Group of the Year

4.4. Citizen of the Year Awards Eligibility and Selection Criteria

a) Nominees should reside in Frankston City or have made an outstanding contribution or service to Frankston City

b) Contribution recognised within the current nomination year (1 October to 30 September), and/or an outstanding service over a number of years

c) Known for their continued commitment in areas such as: education, health, fundraising, charitable and voluntary services, business, environment

d) Leadership demonstrated towards enhancing the benefit and wellbeing outcomes of the Frankston City community

e) Demonstrated passion and dedication for helping others in their community

f) Demonstrates a unifying presence and avoids association with socially divisive or overtly political positions

g) Councillors (past or present) and current Council employees are not eligible for nomination

h) Members of the community cannot be nominated posthumously

4.5. Voting and Awards

4.5.1. The result of the scoring from the selection criteria will determine the recipient/s of the awards.

4.5.2. Voting will be by a scoring scale of 1 to 5.



4.5.3. Each panel member can only provide a a score once per nomination, based on the selection criteria.

4.5.4. Once the Award recipients are decided by the Panel, the decision will be held strictly confidential until the Citizen of Year Awards ceremony in January the following year. Panel members and Council Officers are not to reveal the recipients (unless deemed necessary).

4.5.5. All Panel members, nominees and nominators will be invited to attend the Citizen of Year Awards Ceremony.

4.5.6. Recipients will receive their award at the Citizen of Year Awards Ceremony.

5. Disclosure of Conflict of Interest

Panel members must comply with the conflict of interest provisions in Section 131 of the Local Government Act 2020.

Panel members are required to declare any conflicts of interest for each nomination and, if appropriate, leave the meeting whilst the matter is discussed and or not participate in the scoring process of the respective nomination. Any Panel member who has a conflict of interest in a matter being considered at the Panel meeting, must:

- Disclose that conflict of interest by explaining the nature of the conflict of interest to those present at the meeting immediately before the matter is considered; and
- Absent themselves from any discussion of the matter.

The disclosure and action taken to appropriately manage the conflict of interest will also be recorded in the minutes of the Panel Meeting.

Section 127 of the *Local Government Act 2020* states that a general conflict of interest exists where an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty.

Section 128 states that a person has a material conflict of interest in respect of a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter. “Affected person” is defined in the Act and includes a family member, employer or business partner of the relevant person. Refer to the Act, or to Council’s Conflict of Interest Policy, for further information.

6. Confidential Information

Panel members must not release information that the person knows, or should reasonably know, is confidential information under section 3(1) of the Local Government Act 2020.

In section 3(1), confidential information is defined to mean –

a) **Council business information**, being information that would prejudice the Council's position in commercial negotiations if prematurely released;

b) **security information**, being information that if released is likely to endanger the security of Council property or the safety of any person;

c) **land use planning information**, being information that if prematurely released is likely to encourage speculation in land values;

d) **law enforcement information**, being information which if released would be reasonably likely to prejudice the investigation into an alleged breach of the law or the fair trial or hearing of any person;

e) **legal privileged information**, being information to which legal professional privilege or client legal privilege applies;

f) **personal information**, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;

g) **private commercial information**, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;

h) **confidential meeting information**, being the records of meetings closed to the public under section 66(2)(a);

i) **internal arbitration information**, being information specified in section 145;

j) Councillor Conduct Panel confidential information, being information specified in section 169;

k) **information prescribed by the regulations** to be confidential information for the purposes of this definition;

l) **information that was confidential information** for the purposes of section 77 of the Local Government Act 1989;

7. Evaluation and Review

The Terms of Reference will be reviewed in April 2029 or as required.

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document.

Where an update does not materially alter this document, such a change may be made by the Committee. Examples include a change to the name of a Council department and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

Australia's Most Accessible Beach Advisory Committee Terms of Reference (REM number)

DRAFT

1. Purpose

The Australia's Most Accessible Beach Advisory Committee (The Committee) will provide advice to Frankston City Council on the development, delivery and evaluation of the 3-month pilot Beach Access pilot project.

The pilot is a partnership between Frankston City Council and Accessible Beaches Australia, aims to transform Frankston beach into Australia's Most Accessible Beach by introducing:

- Beach access matting
- Beach wheelchairs and walking frames
- Participant base stations with shaded sunlounges to allow relaxation on the beach
- Support staff to help get hoist participants onto equipment and then into and out of the water.

2. Objectives

The Committee will provide advice on aspects of the project related to the Customer Journey of the project. For example, the Committee will advise on the development of online booking processes, access guide information to plan visit, selection of beach access equipment, staff skills and training needs and project feedback and evaluation processes.

3. Membership

3.1 Composition

The Committee will consist of up to twelve (12) members (excluding Council Officers) comprising, where possible, of the following:

a) One (1) Councillor appointed as Councillor delegates to the Advisory Committee by resolution of Council.

b) A maximum of ten (10) individuals representing the community ('community appointments'), who have experience and knowledge of disability and inclusion in the Frankston municipality.

c) Two (2) Council Officers will provide administration support to the Committee.

3.2. Period of Tenure

a) Unless otherwise resolved by Council, Councillor appointments are for nine (9) months.

b) Community appointments are for a period of nine (9) months.

3.3. Selection Criteria

a) Community representatives should meet at least one of the following eligibility criteria:

i. Have lived experience disability and inclusion.

ii. Have substantial experience in the field of disability and/or inclusion.

b) Organisational representatives should meet at least one of the following eligibility criteria:

i. Represent a Frankston City community Committee with a demonstrated interest in accessibility for people with a disability.

ii. Represent an organisation operating in Frankston City involved in service provision to people with a disability.

3.4. Appointment Process

a) Community appointments to the Advisory Committee will be selected from a broad range and cross section of community Committees, associations and interests, to ensure even and fair representation.

3.5. Appointment of Chairperson

a) A Councillor delegate to the Advisory Committee will perform the role of the Chair at Advisory Committee meetings.

b) If the Chair is absent, or if the Chair wishes to address the Advisory Committee with a presentation, the Advisory Committee will appoint an acting Chair.

3.6. Responsibilities

a) **Chair**: The Chair will be responsible for the conduct of Advisory Committee meetings, ensuring fair and equitable opportunities for views and opinions to be shared and discussed in a respectful manner.

b) **Advisory Committee Members**: Advisory Committee Members will be responsible for:

i. attending and actively participating in meetings
ii. considering and responding to requests for assistance in project tasks outside of meetings (e.g. providing advice via email, participating in promotional photoshoots and site walk throughs)
iii. sharing and listening to lived experience and relevant expertise to inform discussion and advice.
iv. representing diverse community interests respectfully and constructively.
v. providing feedback from a customer experience perspective.
vi. review materials and providing advice in a timely manner.
vii. Respecting confidentiality and adhering to the Council's Code of Conduct.

c) **Council Officer / Secretarial Officer**: The council officer/support officer will:

i. Not have voting rights or decision rights as part of the Advisory Committee and will not count towards a achieving a quorum at a Advisory Committee meeting.

ii. Provide the Terms of Reference document to all new Advisory Committee members.

iii. Facilitate a review of the Terms of Reference document every three years, if required.

iv. Provide information on matters including, but not limited to good governance, conflict of interest and confidentiality.

DRAFT

v. Oversee the recruitment of Advisory Committee members through managing the nomination process.

vi. Compile and distribute meeting agendas, minutes, and action items.

4. Meetings

4.2. General

a) Meetings of this Advisory Committee are not open to the public.

b) A quorum will consist of at least 50% of the Advisory Committee members.

c) Advisory Committees have no delegated authority to make decisions on behalf of Council, therefore any vote is on a position or recommendation to be made to Council if appropriate.

d) The Advisory Committee shall aim to operate on a consensus model in forming a position or recommendation. In the event of a vote occurring and that vote being tied, the Chair shall, in addition to a deliberate vote, have a second or casting vote.

e) Special guests / subject matter experts may be invited to the meeting at the combined discretion of the Chair, including Co-chairs and Council Officers.

f) Conflicts of Interest must be declared and recorded at the commencement of the meeting. A member who has a conflict of interest must leave the meeting when the item is discussed.

4.3. Frequency

a) Meetings will be held every month and will total no more than twelve meetings annually. A schedule of meetings will be developed and agreed by the Advisory Committee annually. All meetings will have an agenda.

b) Under special circumstances, a meeting may be cancelled or rescheduled.

c) Additional meetings may be convened at the discretion of the Chair or at the written request of any member of the Advisory Committee.

d) Meetings will be held either in person at a central Council venue or virtually, depending on circumstances and availability.

e) It is expected that each member of the Advisory Committee will attend a minimum of four (4) meetings per year.

4.4. Agenda and Minutes

a) Agenda will be circulated seven (7) days prior to the meeting and Minutes circulated seven (7) days after the meeting.

b) All consensus of position or recommendations will be recorded in the minutes of the meeting and presented to Council for endorsement at the next available Council Meeting.

c) Council Officer is to provide quarterly updates to Governance department (Governance.enquiries@frankston.vic.gov.au), which will be included in a report to Council. Updates to include a summary of the key issues/topics discussed in each meeting.

d) Minutes of the Advisory Committee meetings will be circulated to Councillors via the Councillor Portal.

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5. Confidentiality

- Members shall be at liberty to discuss with appropriate organisations or individuals the general issues and principles related to the business of the Advisory Committee prior to the meeting. Members are expected to exercise discretion to ensure that disclosure of information does not prejudice the deliberation of the Advisory Committee or Council.
- Members are required to maintain confidential information in accordance with Section 3(1) of the Local Government Act 2020. Notes, records, and other documents of the meeting remain the property of Council. Disclosures of confidential information by a Advisory Committee member will be treated as a breach of the Advisory Committee, in accordance with the process set out therein.
- Members must not make any public comment or statement that would lead anyone to believe that they are representing Council or expressing its views or policies. This includes comments or statements made to the media.

6. Conflict of Interest

Where a member of the Advisory Committee has a general conflict of interest or material conflict of interest in relation to a matter before the Advisory Committee at which they:

- Are present, the member must disclose the conflict of interest by explaining the nature of the conflict of interest to those present at the meeting immediately before the matter is considered; or
- Intend to be present, must disclose that conflict of interest by providing written notice to the chair before the meeting commences:
  a) Advising of the conflict.
  b) Explaining the nature of the conflict of interest.
  c) Detailing, if the nature of the conflict of interest involves a member of the Advisory Committee's relationship with a gift from another person.
    i. Name of the other person.
    ii. Nature of the relationship with that other person or the date
    iii. Receipt, value and type of gift received from the other person.
    iv. Nature of that other person's interest in the matter.
- The disclosure must be recorded in the meeting minutes. All written disclosures must be provided in accordance with Council's Conflict of Interest Policy;
- The Member must leave the Advisory Committee meeting immediately after giving the explanation or making the announcement and not return to the meeting until after the matter has been disposed of; and
- General exemptions exist where a conflict of interest does not arise and this is referenced in the Conflict of Interest Policy. If it is established by the Chair that the person making a conflict of interest disclosure does not have a conflict or has an 'interest in common' then Chair may determine the person may remain in the meeting for that matter.

Definitions

CEO means the Chief Executive Officer at Frankston City Council.

DRAFT

Councillor means a person who holds the office as a member of a Council, as described in the Local Government Act 2020.

Council means Frankston City Council.

Quorum means a minimum number of Advisory Committee members required at a meeting for the Advisory Committee to be considered representative and to be able to undertake Advisory Committee business.

Conflict of interest is a situation in which a person or organization has two or more competing interests. When a conflict of interest occurs, the person or team can't perform their duties appropriately because it could mean betraying their interests to one of the parties within the situation.

8. Review of the Terms of Reference

The Terms of Reference will be reviewed by the Advisory Committee and endorsed by Council annually.

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made by the Advisory Committee. Examples include a change to the name of a Council department and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

Version	Effective from	Approved by	Change Type
V 1.0	July 2024	Council	Created

DRAFT

Executive Summary

12.2 Hot Topics

Enquiries: (Angela Hughes: Communities)

Council Plan

Level 1:	Council Performance and Leadership
Level 2:	Council advocates for the community by engaging with all levels of government, ensuring accessible, inclusive, and transparent processes that encourage active engagement and are supported by clear, strategic communication

Purpose

To update Council on current 'Hot Topics' of interest.

Recommendation (Director Communities)

That Council:

1. Acknowledges the update on Hot Topics of interest to Councillors outlined in this report, reinforcing confidence in the effective management of these important issues;

Communication and Advocacy

2. Notes the issues management, media, social media and community sentiment report (confidential attachment);

Nepean Boulevard Project

3. Notes ongoing conversations with the Federal Member for Dunkley and State Member for Frankston on the delivery of the Federal Government's $50 million investment in Nepean Highway are still underway, with project scope and a delivery approach still to be determined;

Sister Cities and Friendship City

4. Notes a new funding agreement over a four-year period is to be signed between Council and the Frankston Susono Friendship Association (FSFA), with $15,000 in annual re-occurring funding provided directly to the FSFA to undertake various Frankston-Susono sister city related activities;

5. Notes a detailed overview of all Frankston City Sister City relationships (Susono Japan, Wuxi China and Suva Fiji) and Friendship City relationships (Annapolis USA) provided in July detailed current relationship status, agreement intentions and Department of Foreign Affairs and Trade compliance;

Grants

6. Notes three (3) grant application outcomes were announced in May-June 2025, securing $526,000 in external funding as follows:
   a. $250,000 for Frankston Park Changeroom Upgrade (State Government);
   b. $226,000 for Peninsula Reserve Sports Lighting Upgrade (State Government);
   c. $50,000 for Seaford Coastal Access and Dune risk management initiative (State Government);
7. Notes three (3) new grant applications seeking $2.546 million were submitted in May-June 2025 as follows:

Executive Summary

a. $2.5M for the Powering Creativity and Wellness electrification project (State Government);

b. $40,000 for the Municipal Emergency Resource Program (State Government);

c. $6,000 for Libraries After Dark at Carrum Downs (State Government);

Strategic Property Matters Update

8. Notes the information provided in Confidential Attachment B;

Awards and Accreditation

9. Notes Frankston City Council recently submitted an application for recognition as an accredited 'Establish Welcoming City' through Welcoming Cities Australia, with the application review process expected to take approximately three (3) months from submission;

10. Notes Frankston City Council recently submitted an application to the Smart City Council for the sector leading Transparency Hub;

Local Support Package

11. Notes a strong governance program has been implemented by officers to monitor the planning, delivery and reporting of the $1.7M Local Support Package. The status of the package will be reported in the quarterly financial reports during 2025/26;

12. Notes ongoing promotion of the Local Support Package across various tactics (media releases, social media posts, website, flyer) is being implemented;

Animal Pound Update

13. Notes the update on the Animal Pound Collaboration Project provided in the report;

Initiatives with Victoria Police

14. Notes officers continue to work with the Victorian Police on initiatives to donate bicycles to the Frankston Police to increase their physical presence in the CBD and come to an agreement on a Memorandum of Understanding which would see Police officers be able to access CCTV vision on their mobile devices;and

15. Resolves Attachment A (Issues management, media, social media and community sentiment), Attachment B (Strategic Property Matters Update) and Attachment C (Hot Topics - Councillor Briefing Presentation – 28 July 2025) be retained confidential indefinitely, on the grounds they contain private commercial information, being information provided by a business, commercial or financial undertaking that - (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (Local Government Act 2020 s3(1)(g)). These grounds apply because it contains material Council is monitoring in relation to media interest, inclusive of commercial sensitive information and reduce Council's ability to properly perform its functions.

12.2 Hot Topics

Executive Summary

Key Points / Issues

Overview

- This report is presented to Council reinforcing confidence in the effective management of hot topics that are of particular interest to councillors. This report was presented to Councillors at a Briefing on 28 July 2025, with all Councillors in attendance.

- Work continues across the organisation to present this report bi-monthly to Council subsequent to a Councillor briefing.

- Every effort is being made across the organisation to ensure the successful management of hot topics recognising that Council's adopted procurement policy needs to be followed and that some projects under planning and delivery are subject to receiving timely external authority approvals including utility authorities, DECCA and Department of Transport and Planning (DTP).

- This report includes the Issues management, media, social media and community sentiment report (Attachment A - Confidential), which notes areas of interest for the media while monitoring community sentiment. This report identifies areas of concentration for communications, engagement and advocacy.

Communication and Advocacy

Officers have implemented a structured monitoring approach using a risk matrix to monitor and manage hot topics. This approach categorises issues into low, medium, and high risk levels ensuring efficient resource allocation. **Attachment A** (confidential) lists the identified and monitored issues.

Nepean Boulevard Project

Conversations with local State and Federal Members of Parliament continue to progress on alignment of project scope and delivery of the $50 million investment.

Further updates to be provided by Paul Edbrooke MP following his meetings with relevant Ministers and the Department of Transport and Planning.

Friendship/Sister Cities

All Council's in Australia received correspondence from the Department of Foreign Affairs and Trade in June 2025 detailing registration requirements for Sister and Friendship City relationships. Council officers have ensured all international relationships are registered with the Department as required and will continue to provide updates as required.

Susono (Japan) - Sister City

- A new funding agreement, whereby Council will provide $15,000 in annual reoccurring funding over a four-year period from 2025-2026 has been approved for signing. This agreement acknowledges the contributions and skills of the Frankston Susono Friendship Association (FSFA) that have managed the Sister City relationship over the past 40 years and enables:

    i. Administration of the FSFA Committee including monthly meetings, AGMs and preparation of financial audits and other required documentation;

ii. Payment of land rent of Susono Garden at Susono Way;

iii. Costs associated with inbound and outbound delegations, including participation of nominated delegates from FSFA, Sister Schools (students from Frankston High School and Derinya Primary School and other nominated representatives.

- FSFA will host an inbound delegation of representatives from Susono to Frankston in August 2025, including a welcome reception event at Frankston Civic Centre on Friday 1 August.
- FSFA is planning to host an outbound delegation from Frankston to Susono in October 2025. Mayor Kris Bolam JP has been invited to participate in this delegation.

Wuxi (China) - Sister City

- Mayor Kris Bolam JP, Cr Sue Baker JP, and Cr Brad Hill JP met with His Excellency Mr Xiao Qian, Ambassador Extraordinary and Plenipotentiary of the People's Republic of China to the Commonwealth of Australia on 26 June 2025 while attending the Australian Local Government Association National General Assembly in Canberra.

Suva (Fiji) - Sister City

- Mayor Kris Bolam JP, Cr Sue Baker JP, and Cr Brad Hill JP met with His Excellency Ajay Amrit, High Commission of the Republic of Fiji to Australia on 25 June 2025 while attending the Australian Local Government Association National General Assembly in Canberra.

Annapolis (USA) - Friendship City

- At its meeting on 12 May 2025, it was resolved that Council:
  16. Notes the City of Annapolis formally voted on 23 March 2025 to approve a Friendship City Agreement with Frankston City, subject to the approval by Frankston City Council;
  17. Endorses a Friendship City Agreement between the City of Annapolis and Frankston City Council;
- A Memorandum of Understanding (MOU) is currently being prepared to formalise the partnership between Frankston City Council and the City of Annapolis. This will include joint opportunities such as cultural enhancement and education, training and economic outputs. The MOU requires submission to DFAT at least 14 days before proposed signing is to occur with a final signed MOU to be supplied.

Grant Reporting

Council regularly applies for State and Federal Government funding through various grant programs available for projects, programs and services delivered by local government. This is also how Council secures the delivery of election campaign commitments.

Three (3) grant application outcomes were announced in May-June 2025, securing $526,000 in external funding as follows:

- $250,000 for Frankston Park Changeroom Upgrade (State Government);
- $226,000 for Peninsula Reserve Sports Lighting Upgrade (State Government);
- $50,000 for Seaford Coastal Access and Dune risk management initiative (State Government).

Executive Summary

Notes three (3) new grant applications seeking $2.546 million were submitted in May-June 2025 as follows:

- $2.5M for the Powering Creativity and Wellness electrification project (State Government);
- $40,000 for the Municipal Emergency Resource Program (State Government);
- $6,000 for Libraries After Dark at Carrum Downs (State Government).

**Content is accurate as at the time of publication and is subject to change.*

Strategic Property Update

Work has focused on activation of underutilised sites, attraction of investment and development aligned with Council priorities, and incentivisation strategies to encourage high-quality outcomes. These initiatives aim to optimise the use and value of Council-owned land while supporting broader economic and community goals. Further details are provided in Confidential Attachment B to this report.

Illegal Vegetation Clearance on Private Property

Vegetation on both public and private land is regulated by both the Planning and Environment Act (The Act) and the Tree Protection Local Law No. 22 (Local Law) within the municipality. The Planning Investigations team enforce compliance with the Frankston Planning Scheme and the Environmental Policy and Planning team administer the Local Law.

Allegations of unauthorised vegetation removal are treated as a priority by the Planning Investigations team as a timely response can be critical for the offence to be stopped prior to the clearance or all the clearance occurring, and if works have commenced to gather strong evidence for potential enforcement action. Complaints can range from a single protected tree being damaged to sites being completely cleared/wiped of all vegetation.

This is both a significant and complex issue with the planning investigations team investigating 70 customer requests relating to illegal vegetation removal over the last twelve months. These investigations are complex in nature as it requires an understanding of the different types of vegetation, the planning scheme overlays that apply, and the different types of exemptions that are applicable. This involves a site assessment to determine if a breach of the Act has occurred, the collection of evidence to come to a finding beyond reasonable doubt and the severity of the alleged offence (e.g. habitat and environmental value of the vegetation cleared). We would also seek to understand if the accused was simply negligent or had knowledge that they had committed an offence.

If an offence has occurred, enforcement action can be taken in a number of ways. In significant vegetation removal cases such as 565 McClelland Drive Langwarrin, the Act allows Council to prosecute in the Magistrates Court for punitive purposes. This action would generally be followed with VCAT action to seek a suitable compliance outcome if this unable to be negotiated with the landowner. VCAT action specifically is seeking an enforcement order to remediate/re-vegetation all or part of the site or replace the damaged or lost tree/s. The prosecution undertaken by Council on 565 McClelland Drive, Langwarrin resulted in a finding of guilt on all six charges relating to breaches of the Planning Scheme, which included the unauthorised clearance of understorey vegetation over the whole site. The Magistrate fined the property owner $15,000 plus they were ordered to pay a substantial portion of the Council costs, totaling nearly $4000.

Authorised officers also have discretion to issue either an official warning or infringement with expiation steps to remediate the site or in instances where there is low impact to remaining vegetation Council and the landowner in breach can come to an agreement to remediate the site through careful and informed negotiation. In all instances remediation steps are considered in consultation with Council's Environmental Policy and Planning team or alternatively with an external suitably qualified arborist at the accused's expense.

Regulatory Signage – Dogs and No Smoking

Under section 26 of the Domestic Animals Act 1994 Council may by resolution make an order (Animal Control Order) which prohibits the presence of dogs or cats in public places, impose conditions in relation as to the means of restraint and any other conditions.

At the meeting on 26 December 2021, Council resolved (in part):

- Designated reserves – these reserves are known as dog free roam areas and allow dog owners to socialise and exercise dogs off lead.
- Dog Owner Obligations – this requires owners to ensure that, in a designated reserve, that dogs are on a lead within 10 meters of a playground.
- Prohibited Areas – declared prohibited areas, for dogs and cats, in environmentally significant areas including:
    - Langwarrin Flora and Fauna Reserve
    - Bunarong Park
    - Studio Park
    - Casuarina Reserve
    - Paratela Reserve
    - George Pentland Gardens

In May 2024, over 228 signs at Council reserves and parks were refreshed to reflect the different requirements in place at different locations. Council Officers took the opportunity to refresh the signage with contemporary Tobacco Act requirements (a combined no smoking/vaping symbol).

As part of the Domestic Animal Management Plan (DAMP) review process, Council may resolve to update the Animal Control Orders to reflect new initiatives or requirements. Consideration to any change, particularly around requirements for allowing or prohibiting dogs in playground areas should include:

- Infrastructure – in many instances dog water bowls, footpaths and other infrastructure is also located within 10 meters of a playground.
- Community sentiment – community feedback via social media was evenly split on the presence of dogs in playgrounds, with an equal share of support and opposition to the clarified signage.

The vast majority of dog attacks occur from wandering/escaped dogs on residential streets. Instances of dog attacks in playgrounds account for less than 3 percent of attacks.

Awards/accreditations

Award Submissions – In progress

- Play Strategy and Let's Play Implementation;
- Inaugural Victorian Library and Information Award;

- Transparency Hub;

Future Submissions – In planning

- 2025 Keep Australia Beautiful Victoria (KABV) Tidy Towns and Cities;
- Alison Meighan Awards - Meals on Wheels;
- Transparency Hub

Accessible Beaches

Australia's Most Accessible Beach is a pilot project delivered in partnership between Council and Accessible Beaches Australia. The project will include working with community representatives and people with lived experience of disability, with a key aim of assisting people with a disability into the water. Building on existing and upcoming initiatives, including beach matting and beach wheelchairs at both Frankston and Seaford beaches,

The pilot program will include new beach matting and beach wheelchairs, a hoist, sunlounges, shade and support staff.

Following the pilot program, a report will be presented to Council to consider the feasibility of an ongoing program and, if successful, the Frankston City framework may be replicated to other municipalities across Australia.

Local Support Package

An extensive communications plan has been developed, guiding ongoing promotion of the Local Support Package (LSP) across various tactics (media releases, social media posts, website, flyer), from general overview to detailed initiatives. This includes:

- Annual Budget and LSP adopted - media release and social post – Completed
- Community Safety initiatives - media release and social post– Completed
- Commercial and Business initiatives - media release and social post– Completed
- Environment (linked with National Tree Day) - late July
- Community Support initiatives – mid/late August
- Website launch / open to apply – late August
- Flyer in community centres, neighbourhood houses etc – late August

Animal Pound

A project terms sheet has been developed and accepted by the Collaboration Councils.

Phase 1 will seek to deliver:

- Detailed long term financial model cost and framework.
- Investment and operating models
- Usage based construction model
- Phased funding approach
- Draft implementation road map
- Conduct a Council CEOs briefing

Frankston City Council will maintain project management oversight over Phase 1.

It is anticipated that this project will be reported to Council in early 2026.

12.2 Hot Topics

Executive Summary

Kerbside Bin Reforms – 4 bin system

A Councillor Briefing was held on 4 June 2025 on this topic. As part of the Victorian Government Kerbside Reforms, by 2027 every household will be required to have a FOGO (Food Organics and Garden Organics) bin or a home compost bin.

19% of households (11,663) currently don't have a FOGO bin, this percentage is made up of both single unit (4,421) and multi-unit developments (MUDs) (7,242).

As part of the 2025-2026 budget process, MUDs will be provided bin size options due to space constraints. The FOGO bin fee is $111 (120L) and $166.50 (240L) per annum.

The 2026-2027 charges for the compulsory 4 bin system will be determined in the next budget cycle for commencement on 1 July 2026.

No change in service frequency for any streams is planned at this stage or required as part of the Kerbside Reforms 4 bin system

Financial Impact

Capital Works Budget

Nil operational budget implications.

Operational Budget

Nil operational budget implications.

Consultation

1. **External Stakeholders**

   Relevant external agencies continue to be engaged as mentioned.

2. **Other Stakeholders**

   Relevant external agencies continue to be engaged as mentioned.

Analysis (Environmental / Economic / Social Implications)

Details relating to any environmental/economic/social implications are noted in the relevant attachments, if applicable.

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

Every effort is being made across the organisation to ensure the successful delivery of the key hot topics including key councillor project of interests recognising that Council's adopted procurement policy needs to be followed and that some projects under planning and delivery are subject to receiving timely external authority approvals including utility authorities, DECCA and DTP.

Policy Impacts

No impact to Council policies.

Officer's Declaration of Interests

12.2 Hot Topics

Executive Summary

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

Risk Mitigation

Details relating to any risks are noted in the relevant attachments, if applicable.

Conclusion

This report is being tabled bi-monthly to help ensure open and transparent reporting of matters considered at the Hot Topics briefing, which in turn should build a better understanding and provide greater clarity of any issues at hand, along with greater confidence in the management of “hot topic” matters of interest to Councillors.

ATTACHMENTS

Attachment A: Issues Management - Media and Social - July25 - **CONFIDENTIAL**

Attachment B: Strategic Property Matters Update - July 2025 - **CONFIDENTIAL**

Attachment C: Hot Topics Presentation - 28 July 2025 - **CONFIDENTIAL**

Executive Summary

12.3 City Economy Quarterly Report

Enquiries: (Brooke Whatmough: Communities)

Council Plan

Level 1:	Council Performance and Leadership
Level 2:	Council will ensure that strategic planning principles are incorporated at all levels of planning, prioritising strategic alignment and the long-term impact on the community

Purpose

To inform Council of the key outcomes and trends identified in the April – June 2025 City Economy Quarterly Report, which includes the Economic Scorecard and the Frankston Business Collective Report

Recommendation (Director Communities)

That Council:

1. Receives the Frankston City Council Economic Scorecard April - June 2025;
2. Acknowledges and celebrates the following key achievements this quarter:
   - Completed the 2024-25 Façade Improvement Grants program, awarding $100,000 to 14 local businesses;
   - Delivered the Better Business with FCC event, attended by over 60 local business owners;
   - Hosted the first Builders and Trade Conference, attracting over 55 attendees from the construction sector;
   - Responded to 103 Business Concierge requests, provided business mentoring to 25 recipients, ran three (3) workshops for 81 participants and recorded 440 additional business support;
3. Receives the Frankston Business Collective (FBC) Quarterly Progress Report for April - June 2025;
4. Notes the following key highlights from the FBC April to June 2025 Report;
   - Revised its FY2025 forecasted net profit from $12,000 to $120,000 due to operational savings and increased event and sponsorship income, highlighting the FBC's growing financial sustainability;
   - Exceeded its FY2025 membership target of 217 by reaching 304 members by 30 June — including its highest ever monthly growth, with 19 new members in June;
   - Increased digital engagement, with Facebook views up 18.6%, website users up 7.6%, and strong email campaign performance (e.g., a 75.9% open rate for the Men's Health Lunch recap);
   - Attracted 520 event attendees between February and June, with 18 new or upgraded members as a result; and
   - Secured $240,000 in Council funding over three years through the 2025–26 Annual Budget.

12.3 City Economy Quarterly Report

Executive Summary

Key Points / Issues

- At its meeting of 9 September 2024, it was resolved that Council:

  7. Receives FBC quarterly updates via a new quarterly report to Council which will combine an update on the FBC with the quarterly update on the Economic Scorecard;

- The Frankston City Council Economic Scorecard (**Attachment A**) is a quarterly report, developed to inform both current and future economic development, investment activities and decision making.
- The Frankston City Council Economic Scorecard is comprised of two components. The first component is the annual Economic Snapshot of the municipality. It includes Section 1 - Economic Overview, Section 2 - Workforce, Skills and Resilience, and Section 3 - Investment and Spending.
- Data used to inform these Sections is sourced from Spendmap by Geografia, Profile i.d Demographic and REMPLAN Economy software systems. This data has been updated to reflect the latest Remplan Data – Release 2, 2023 (published April 2024).
- The second component of the Frankston City Council Economic Scorecard is Section 4 - Council's commitment to local businesses. This section provides a quarterly overview of the services and programs provided by Council to support new and existing business operators and the overall economy.
- Data and other information used to inform Section 4 - Council's commitment to local businesses - is compiled by Officers.
- Key highlights for the April - June 2025 quarter include:
  - Completion of Council's 2024-25 Façade Improvement Grants program
    - The Assessment Panel recommended to award 14 Frankston City businesses with grants, to a total value of $100,000;
  - Successful delivery of the Better Business with FCC event
    - More than 60 local business owners attended the event.
    - Local business owners Laura from Madame Tiger, Andrew from Peninsula Plumbing, Bernadine Geary from Frankston Business Collective and Sk8house and Liz from Netfocus IT were speakers at the event, sharing their stories about their business journey to success with Council's support;
  - Council hosting its first Builders and Trade Conference
    - More than 55 business owners in the construction industry attended at the Conference. The successful all-day event featured an interview with Keith Schleiger - best known as The Blockinator from Nine Network's hit show The Block;
  - Officers actioned 103 Business Concierge requests, provided business mentoring to 25 recipients, delivered 3 workshops to 81 participants and 440 additional business support engagements were recorded this quarter;
    - Council provided business support to businesses such as *Sweet Sip Dirty Soda, Impact Realty, Celltherapy, Seaford Flower Studio* and *Melbourne Jerky.*

Executive Summary

- Local business success stories for April - June 2025 include:
    - General Games – Frankston
        - Celebrating its 20 years in Frankston City.
    - Netfocus IT – Frankston
        - Collaborating with Chisholm Institute with the support of Council for the next instalment of their Wells St Windows project.
    - Hotel Lona – Frankston
        - Celebrating 2 years in Frankston and being awarded “Best Rooftop Victoria” at the Australian Hospitality Awards.
    - Frantastic Food Safety Award winners
        - Local food businesses such as Gravity Zone Seaford, Coffee Potts Café Langwarrin and The Cheesecake Shop Frankston being awarded Council’s Frantastic Food Safety Awards.
- Business Testimonials for Council’s Economic Development team for April - June 2025 include:
    - Calming Canines
    - Pecorino
    - Top Value Promotional Products
    - Perco Restoration
    - Woodwalk Psychology
    - Spicy Web

Frankston Business Collective

- The Frankston Business Collective quarterly update for April - June 2025 identifies key deliverables. Key highlights include:
    - $120,000 net profit forecasted for FY2025, revised up from $12,000, due to strong event and sponsorship income alongside operational savings.
    - New Customer Request Management (CRM) system successfully launched, enabling members to self-manage profiles and supporting scalable growth.
    - Collective Rewards Program introduced, delivering early signs of positive engagement and value-added services.
    - Significant digital growth:
        - Website active users ↑ 7.6%
        - Average engagement time ↑ 47%
        - Facebook views ↑ 18.6%, with 92% of traffic from non-followers.
    - High-performing marketing campaigns, with open rates up to 75% and low unsubscribe rates (0.02%).
- Board activities:

- Council funding confirmed for FY26–FY28 ($150k / $75k / $15k), subject to new Funding Agreement and revised KPIs to be reviewed by the Board on 4 July.
- Transition in marketing service providers following the resignation of Board member James Eling.
- New providers: Superstar-VA and One Tribe Marketing (Kelly Jones, former Board member), offering continuity and strategic insight.
- Strengthened partnerships with Peninsula Business Network and RPPFM to expand media exposure and advocacy for local businesses.

- Events
  - 9 events delivered (Feb–June) with a total of 520 attendees, including 144 non-members (27%).
  - Events directly contributed to 18 new memberships or upgrades.
  - Notable June events:
    - Men's Community Health Lunch: 47 attendees, >50% non-members, attended by Federal MP Jodie Belyea.
    - Small Business Commissioner event (co-hosted with Cranbourne Chamber): ~50% FBC member attendance; led to future collaboration at the Business Festival.
    - Strong calendar of upcoming events includes the Frankston & Mornington Peninsula Business Festival (August) and Business Excellence Awards Gala (November).
- Membership Growth
  - Surpassed FY25 membership target (217), reaching 304 members – the highest ever, with record monthly growth in June (19 new members).
    - Year-on-year growth of +75 members, driven by:
      - +89 Frankston Community members
      - +19 Executive members
      - 2 new Strategic Members (ANZ, Frankston District Basketball Association)
      - New Corporate Member: Steritech
  - Shift from Essential to higher membership tiers signals improved member engagement and growing perceived value.
- Strategic Direction
  - The organisation is moving towards greater sustainability, with increasing non-Council revenue through sponsorships and events.
  - Strengthened focus on digital transformation, including a new CRM, Rewards Program, and member portal with enhanced functionality.
  - Strategic partnerships with media and business networks to amplify member exposure and promote business success stories.

- Upcoming initiatives (e.g., Business Festival and expanded media coverage) signal a broader regional footprint and a strong focus on advocacy, engagement, and visibility.

Financial Impact

There are no financial implications associated with this report.

Consultation

1. External Stakeholders

There were no external stakeholders required to be consulted in the development of this report.

2. Other Stakeholders

There were no internal stakeholders required to be consulted in the development of this report.

Analysis (Environmental / Economic / Social Implications)

The Economic Scorecard provides an annual overview of the current structure and recent performance of the Frankston City economy. By analysing key indicators of the economy, Council and the community can build a clear understanding of the economic health and progress of the City. This supports Council, current businesses, investors, future businesses, and residents to make more informed decisions.

A quarterly report on the programs and services provided to local businesses helps to build confidence in the business community, raise the profile of Council supports available and encourage new business operators to Frankston City.

The Frankston Business Collective (FBC) plays a critical role in strengthening the local economy by supporting business growth, enhancing visibility, and fostering a vibrant commercial ecosystem. With over 300 active members across a range of industries and business sizes, the FBC acts as a key enabler of local investment, job creation, and business resilience. The FBC Quarterly Progress Report identifies the support being provided to local businesses in Frankston City, emphasising how the FBC's work contributes significantly to a more connected, confident, and resilient Frankston City - both economically and socially.

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 are no legal impacts relevant to this report.

Policy Impacts

There are no policy impacts relevant to this report.

Gender Impact Assessments

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

Officer's Declaration of Interests

12.3 City Economy Quarterly Report
Executive Summary

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

Risk Mitigation

Data used to inform the annual snapshots included in Section 1. Economic Overview, Section 2. Workforce, skills and resilience, and Section 3. Investment and spending is drawn from secondary data, compiled by economic and expenditure modelling software systems. Some of the data used has a considerable publication lag time and findings presented should be considered as estimates only.

Conclusion

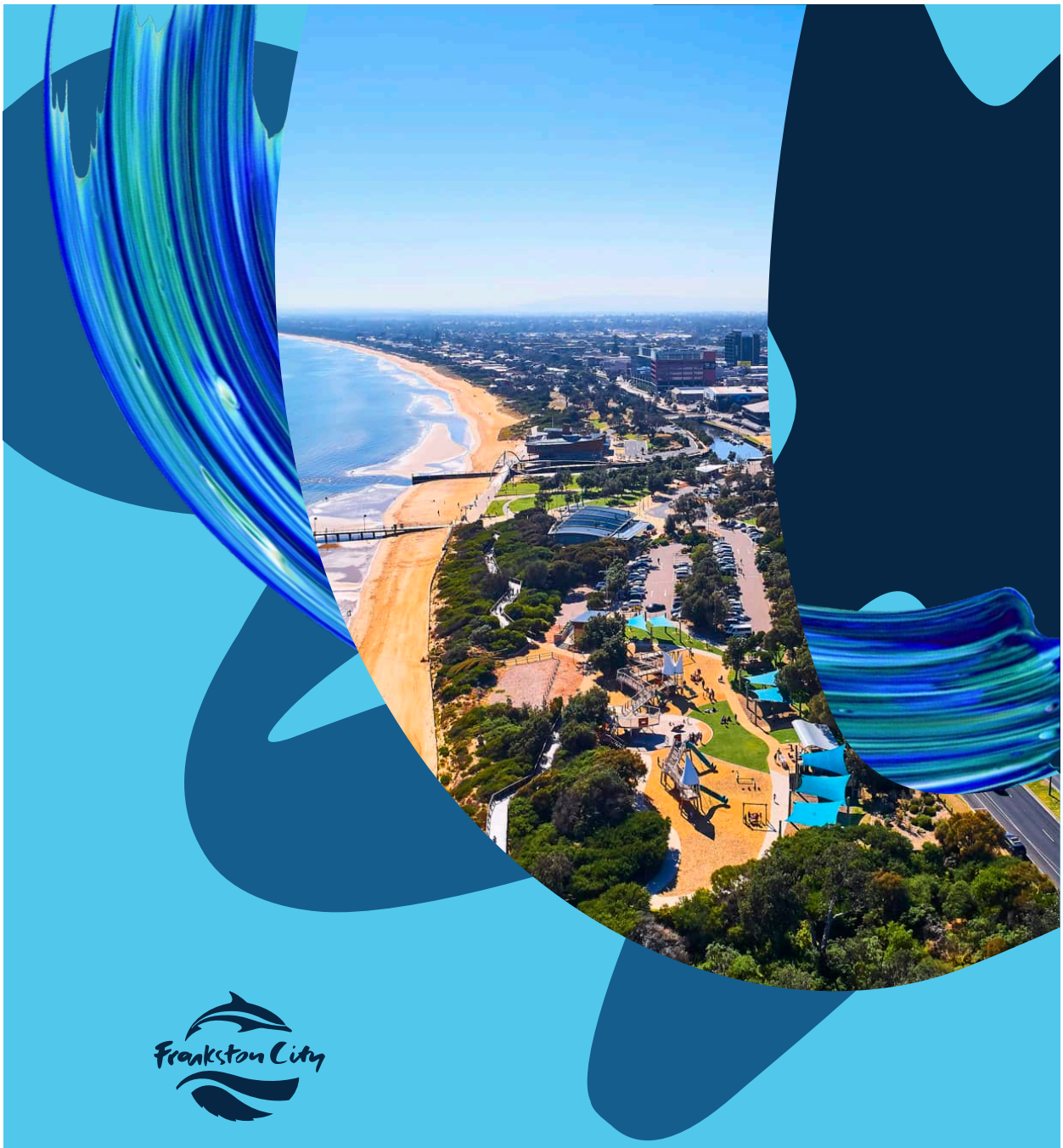
The Frankston City Council Economic Scorecard April – June 2025 includes both an annual Economic Snapshot of the municipality and an overview of the services and programs provided by Council to support new and existing business operators during April – June 2025.

This quarter has seen the Frankston Business Collective deliver strong results across financial performance, membership growth, event delivery, and strategic engagement. With a record number of members, improved systems, high-impact events, and strengthened partnerships, the Collective is well-positioned for continued growth and value creation. The support from Frankston City Council provides a solid foundation to build on this momentum and deliver even greater impact for our business community in the years ahead.

ATTACHMENTS

Attachment A:⇩ Economic Scorecard April - June 2025

Attachment B:⇩ Frankston Business Collective Report - April - June 2025



Frankston City Council
Economic Scorecard
April - June 2025

Introduction

The purpose of this document is to provide an overview of the current structure and recent performance of the Frankston economy.

This scorecard is a tool to monitor the performance of the economy and over time, track outcomes from the City's Economic Development Strategy.

By analysing key indicators of the economy, Council and the community can build a clear understanding of the economic health and progress of the region. This supports Council, current businesses, investors, future businesses, and residents to make informed decisions.

The scorecard has two components — **Annual snapshot:** this data is reviewed and updated on an annual basis. This document includes economic data as at 30 September 2024.

- Economic overview
- Workforce, skills and resilience
- Investment and spending

Council's commitment to local businesses

Quarterly Snapshot October – December including:

- Key highlights
- Business success stories
- Business Engagement
- Business concierge service





01

Economic Overview

Annual Snapshot

as at 30 September 2024



Frankston's activity centres and industrial areas

Frankston City has 1 Metropolitan activity centre, 1 Major activity centre, 21 Neighbourhood activity centres and 6 Industrial Areas.

The Frankston Metropolitan activity centre is a higher-order centre, as defined by the Victorian Government, that provides a diverse range of jobs, activities and housing. The centre serves the wider region and is well served by public transport.

Karingal is the only Major activity centre in the area. A major activity centre is an area that has been defined by the Victorian Government as the preferred hub for services, employment, housing, public transport and social interaction.

Neighbourhood activity centres are local centres that provide access to local goods, services, employment opportunities and serve the needs of the surrounding community. These centres serve smaller, local areas and have an important role in giving people the ability to meet most of their everyday needs within 20 minutes of their home.

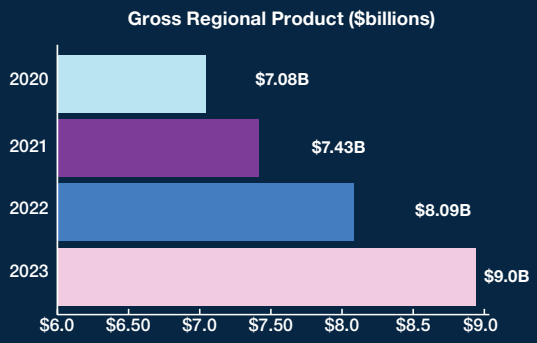
The City's industrial areas comprise of 6 distinct precincts which together are a leading source of regional employment growth, economic activity and investment attraction. These include Carrum Downs, Seaford North, Seaford, Frankston, Frankston East and Langwarrin.

Growth in the Frankston economy

The Frankston City economy has been growing steadily over recent years, with a significant spike in Gross Regional Product (GRP) between 2020 and 2023 as the economy bounced back from the economic effects of the Covid-19 pandemic.

The top four contributing industries to the City's GRP are health care and social assistance; rental, hiring and real estate; construction; and manufacturing.

Frankston's Gross Regional Product, 2020–2023



Source: REMPLAN, Release 2 2023 (published April 2024)

Top 4 industries

$1.37B
Health care and social assistance

$1.37B
Rental, hiring and real estate services

$1.06B
Construction

$580M
Manufacturing

Source: REMPLAN, Release 2 2023 (published April 2024)

Industry sector	Gross Value Added
Health Care & Social Assistance	$1,372,305
Rental, Hiring & Real Estate Services	$1,371,958
Construction	$1,068,796
Manufacturing	$580,872
Electricity, Gas, Water & Waste Services	$550,095
Education & Training	$511,757
Retail Trade	$502,301
Professional, Scientific & Technical Services	$374,211
Public Administration & Safety	$348,592
Wholesale Trade	$237,547
Financial & Insurance Services	$252,860
Transport, Postal & Warehousing	$232,200
Administrative & Support Services	$165,260
Accommodation & Food Services	$162,153
Other Services	$148,458
Information Media & Telecommunications	$117,892
Agriculture, Forestry & Fishing	$63,891
Mining	$59,102
Arts & Recreation Services	$55,648

Source: REMPLAN, Release 2, 2023 (published April 2024)

Businesses and industries

Frankston's businesses and local industries are growing.

There are over 160 businesses in Frankston with turnover greater than $10m. These are vital economic anchors and export earners for the economy. However, most of the City's business community is comprised of small and medium enterprises which are essential to the growth of the local economy.

Health care and social assistance continues to be the biggest employer in the region and strong growth in the industry is expected to continue.

13,861
Registered businesses in 2024

$4.8B
Regional exports in 2023

$9.0B
Gross regional product in 2023

Source: REMPLAN, Release 2, 2023 (published April 2024)

Rank	Industry sector	Export value ($M) Frankston City	Greater Melbourne ($M)
1	**Manufacturing**	**$1,502,585**	**$63,701,341**
2	**Construction**	**$1,142,228**	**$23,282,820**
3	**Electricity, Gas, Water & Waste Services**	**$765,861**	**$5,558,430**
4	**Health Care & Social Assistance**	**$544,966**	**$65,173**

Source: REMPLAN, Release 2, 2023 (published April 2024)

Frankston's key anchor institutions



Source: SGS Economics and Planning, 2023

Key anchors

Key anchors are institutions and businesses that have an important presence in Frankston as large-scale employers and purchasers of goods and services.

Key anchors play a vital role in a local economy by providing stability, generating employment opportunities, fostering community development, and attracting investments. They serve as economic pillars, driving growth, supporting other sectors, and creating a sense of place.

Anchor institutions are typically situated and operate in the same locations for long periods of time. Anchor institutions provide stability for smaller local businesses to be attracted to the area and provide goods and services to the institution and its employees.

Anchor institutions can commit to building local wealth in an area through local procurement, investment and workforce.



02

Workforce, skills and resilience

Annual Snapshot

Local population, workers and skills

Nearly half of Frankston's workers find employment within the city. As more people work locally and work from home, more spending is captured locally.

The stock of knowledge, experience and skills in the economy is critical to economic performance. This is often referred to as 'human capital'. Without a stock of knowledgeable and skilled people, businesses cannot function. An undersupply of skilled labour will impede economic growth and development.

The number and percentage of local residents employed in local jobs



54,633
Jobs in Frankston City

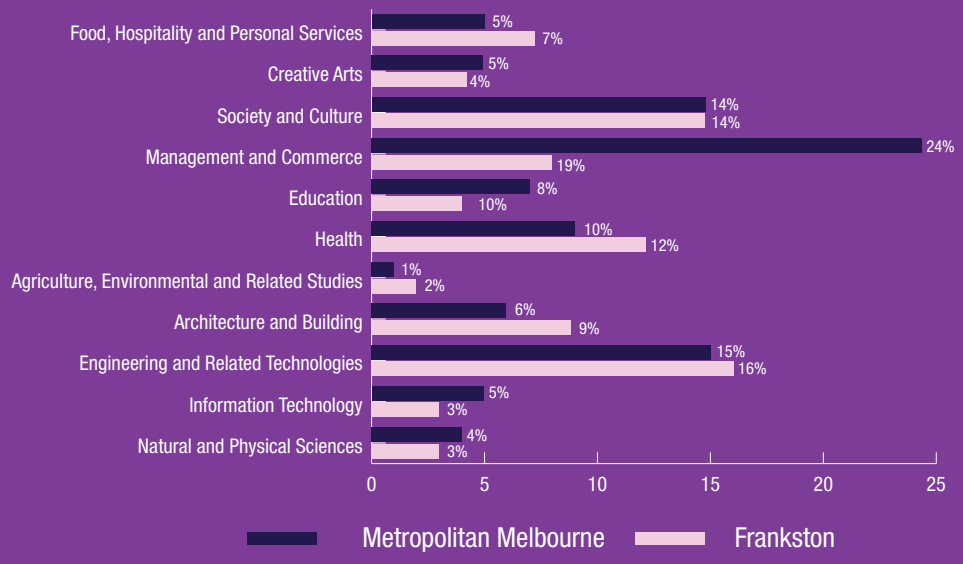
141,002
Population in 2022

34
Jobs per 100 residents in Frankston City

161,660
Population in 2041

Source: REMPLAN, Release 2, and Profile. Id (informed decisions), February 2023

Frankston City resident qualifications compared to Metropolitan Melbourne

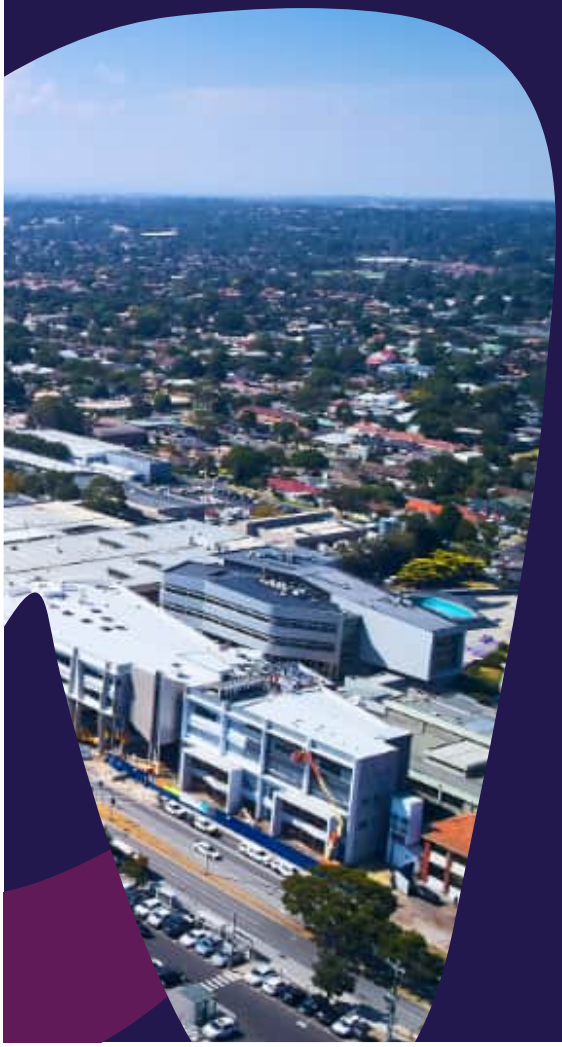




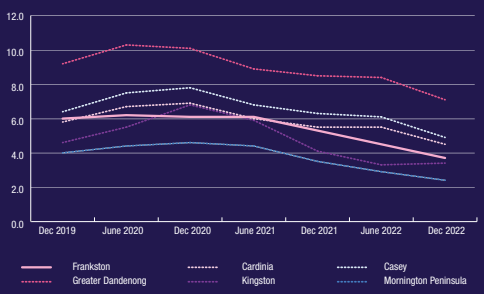
Unemployment rates

Frankston has an engaged workforce with low unemployment rates in the region.

- Unemployment in Frankston peaked at 7 per cent in 2017. During the pandemic it reached 6.5 per cent before falling back to 4.6 per cent in 2022. A low unemployment rate is a core aim of economic development.
- Female unemployment is just over 4 per cent in Frankston. Compared to Melbourne, Frankston has a low female unemployment rate.
- In Frankston, unemployment for people aged 15-24 has declined since 2016, down 3 percentage points.

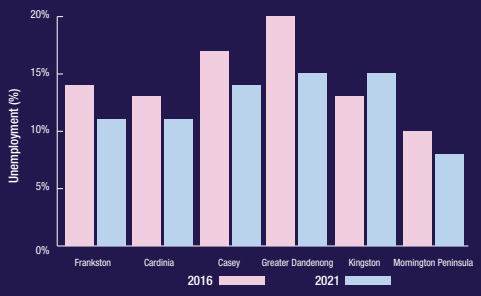


Frankston City's Unemployment Rate compared with neighbouring LGA's



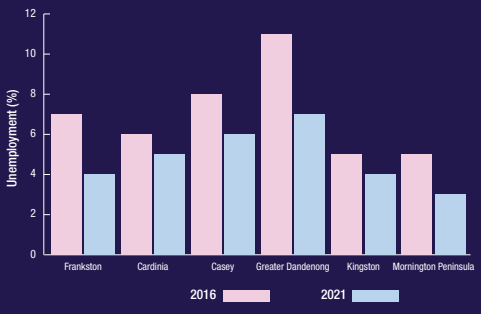
Source: SGS Economics and Planning using ABS Labour Force and National Skills Commission Small Area Labour Market data, 2022

Frankston City's Youth (aged 15–24) Unemployment Rate compared with neighbouring LGA's



Source: ABS Census, 2021

Frankston City's Female Unemployment Rate compared with neighbouring LGA's



Source: ABS Census, 2021

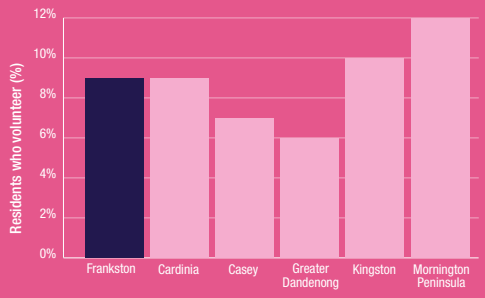
Economic resilience

Nearly 9 per cent of Frankston's population is involved in volunteering. Volunteering is a pillar of strength in the community with nearly 12,000 residents making economic and social contributions without financial gain.

Frankston residents are engaged, have a high sense of social inclusion and reasonably high levels of life satisfaction pointing to an engaged local community.

An engaged, local community can play a vital role in fostering economic resilience by creating a supportive environment for businesses, encouraging entrepreneurship, and fostering collaboration among community members. By creating a supportive environment, the community strengthens its economy, adapts to challenges and shocks such as Covid-19, and sustains the wellbeing of its residents.

Percentage of Frankston City residents volunteering compared with neighbouring LGA's



83%

of residents' feel valued by society.

83%

of residents' feel most people can be trusted.

75%

of residents' have a high or very high life satisfaction.

Source: Victorian Department of Health, Victorian Population Health Survey, 2020

Local Business experience with the Economic Development Team

In September 2024, the Economic Development team conducted an Annual Business Survey with local businesses to better understand how Council can help and support them and the type of services needed by business operators. 102 responses were received.

We asked whether "you have interacted directly with a member from Council's Economic Development team?"	
Yes	13%
No	67%
Not sure	20%

We asked "if yes, how satisfied were you with the service provided by the Economic Development team?"	
Very Satisfied	92%
Satisfied	8%
Dissatisfied	0%
Very Dissatisfied	0%

03

Investment and spending

Annual Snapshot



Local spending

While there was almost $3.5 billion spent locally in Frankston, over $1.7 billion was spent by residents outside the local area between October 2023 - September 2024.

Escape spending reduces the circulation of money within the local economy, resulting in a weakened multiplier effect. On the other hand, escape spending highlights an opportunity to redirect and capture a portion of that spending back into the local economy.

$3.49B

Total local spend

$1.65B

Resident escape spend

$1.45B

Visitor local spend

$485M

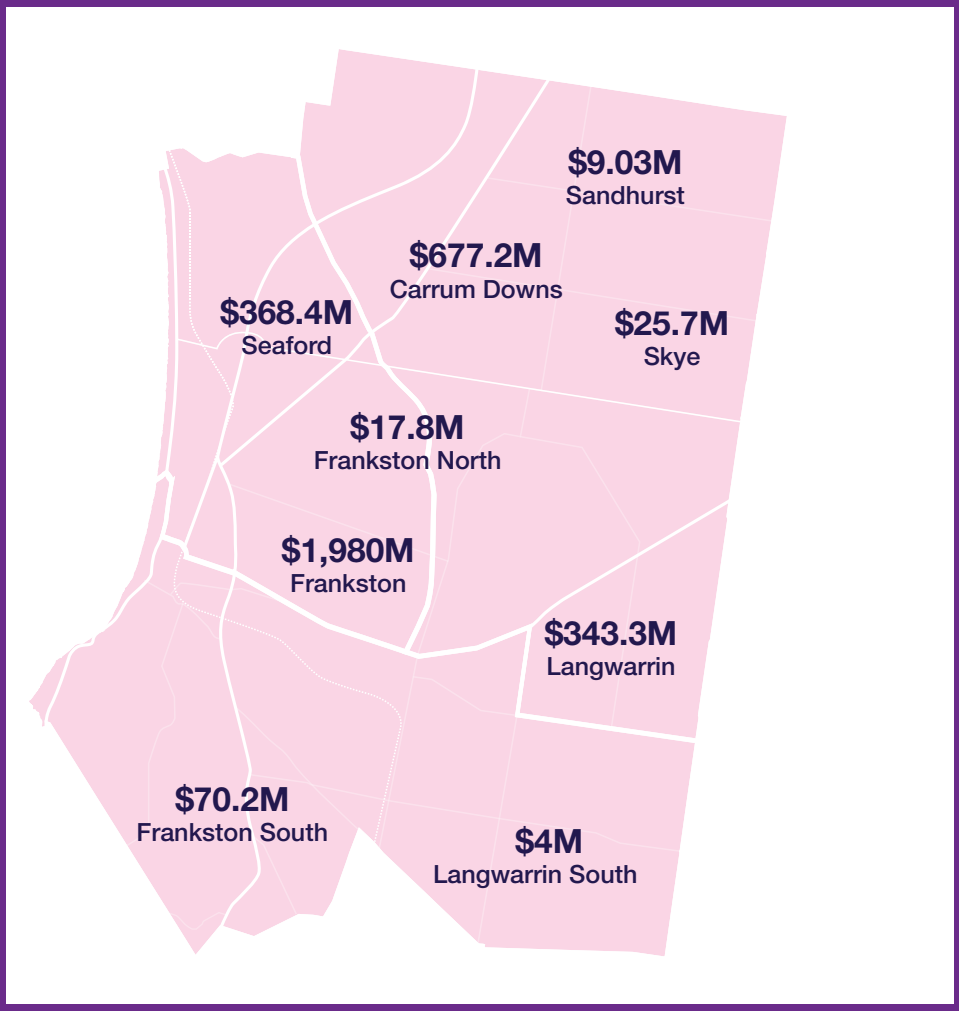
Total local spend in the night-time economy

Source: Spendmap October 2023–September 2024



Total local spend by suburb within Frankston City

Of the $3.49B total local spend, 57 per cent is spent within Frankston, with the remainder distrubuted across the municipality.



Source: Spendmap October 2023–September 2024

Local investment

Building approvals are a measure of construction activity in the economy. Approvals indicate confidence in the business community and residents to invest. The supply of available land is a vital determinant of the level of investment.

The growth of the Frankston region has the backing of Victorian Government investment and projects. Investment from government at different levels shows recognition of the areas value and a commitment to long term growth. Investment and funding acts as catalysts for economic activity

Value of building approvals in Frankston City



Source: ABS Building Approvals, 2024

276

Residential building approvals 2023–2024

$181M

Value of residential building approvals 2023–2024

$327M

Value of non-residential building approvals 2023–2024

Source: ABS Building Approvals, 2024

Key State Government investment and project commitments

Place-based education and Wellbeing programs

Seaford North Primary School

Source: Victorian Government Budget, State Capital Program 2024–25

04

Council's commitment to local businesses

April - June 2025



Key highlights

2024-25 Façade Improvement Grants

Council's 2024-25 Façade Improvement Grants were delivered with 59 applications received for Stage 1 and 38 applications moving onto Stage 2. The Assessment Panel recommended to award 14 businesses with grants, to a total value of $100,000. These grants support businesses to improve the interest and visual appeal of their business frontage and are open to businesses throughout the municipality in the manufacturing, retail, health, professional services, and hospitality sectors.

2024-25 Frankston City Façade Improvement Grant recipients are:

- Seaford Flower Studio
- Rhodes & Hart Studio
- Salmani Family Pty Ltd
- Herbert's Corner Store
- Alicia Foster Podiatry
- Telephone Technologies Pty Ltd
- Minty Greenhouse
- Eliza Archery
- Vince La Rocca Eyecare
- 6 Nutrition Pty Ltd
- The Baby Gift Company
- Classy Cuts on Excelsior Drive
- Mika Hair Boutique
- Stache House Beverage Co

Congratulations to all successful applicants.

Better Business with FCC

Frankston City's Economic Development Team hosted a Better Business with FCC event on 15 May, at Biersal Brewery, Seaford to introduce businesses to the business support services Frankston City Council offers. More than 60 attendees enjoyed food by local business Made to Graze,drinks by Biersal Brewery and local entertainment as they learned about Council's services. Local business owners, Laura from Madame Tiger, Andrew from Peninsula Plumbing, Bernadine Geary from Frankston Business Collective and Sk8house and Liz from Netfocus IT were speakers at the event, sharing their stories about their business journey to success with Council's support. On the night, attendees also provided their feedback on current supports and suggestions for future services and mingled with other local business owners. Finally, attendees left the event with a fantastic goody bag which was loaded full of wonderful local products and vouchers.

Builders and Trades Conference 2025

In April, Frankston City Council hosted its very first Builders and Trades Conference. More than 55 business owners in the construction industry attended at the stunning McClelland Sculpture Park & Gallery, Langwarrin. The successful all-day event featured an interview with Keith Schleiger - best known as The Blockinator from Nine Network's hit show The Block, two Q&A's and three informative sessions from Building Profit by Strategiq's Terence Toh. The event was designed to help businesses from Frankston City's largest industry continue to grow and thrive. Thank you to all of the presenters from the day; Master Builder's Victoria, PassivHaus Associations, Frankston Home Innovations, ASPIRE, Built Grid, Senda Tradie and Wunderbuild.

Business Approvals Journey Map

Frankston City Council has launched a new Business Approvals Journey Map —a thorough visual aid that outlines the key steps in starting, expanding or buying a business or gaining Council approval in the process. This user-friendly tool is designed to make the process more transparent by showing business owners what to expect at each stage—from initial enquiries to approvals and compliance. It aims to reduce confusion, improve business planning, and support a smoother experience when engaging with Council. Available now on the Council website, the map is part of our broader effort to streamline processes, cut red tape, and help local businesses succeed. For more information visit https://www.frankston.vic.gov.au/Business-and-Growth/Starting-or-growing-your-business

Small Biz Expo 2025

The Imagine Frankston Investment Attraction Team exhibited at SmallBiz Week's SmallBiz Expo at the Melbourne Convention & Exhibition Centre 29 and 30 April, showcasing Frankston City as one of Victoria's most exciting business destinations. The team were in great company for the two-day event, with City of Melbourne, Kochie's Business Builders and Australian Business Forum (ABF) to name a few. The team spoke to almost 100 business owners / organisations at the expo, highlighting Frankston City's growth, development progress and plans, demographics, natural assets, events and attractions. The Imagine Frankston Investment Attraction Team look forward to talking more in-depth with some of the attendees who were keen to discover more about the benefits of opening a business in Frankston City.

Frankston Business Directory

Council's local 'Frankston Business Directory' continues to grow with 388 local businesses included at the end of the quarter. In June, the Economic Development Team ran a competition that encouraged local businesses to sign up to the Frankston Business Directory to become eligible to win one of three vouchers to spend with another local business listed on the directory! Thanks to the giveaway there was almost 100 new businesses who signed up.

The Frankston Business Directory is designed to help support, connect and promote local businesses within the Frankston City municipality, the directory is a trusted source for residents and other businesses to find local trades, retailers, services and home-based businesses. For more information visit https://www.frankston.vic.gov.au/Business-and-Growth/Business-directories/Frankston-City-Business-Directory

Local business sucess stories

General Games celebrate 20 years!

In April 2005 Glen Burdett opened his little games store, first called Games By The Beach, and now General Games. They went through all the tough times, including surviving the 2009 recession, location changes and COVID. Only through the amazing support of all the locals, did they get through these early times.
In 2014 they moved from Olsen Street to Keys Street in Frankston and in 2018 joining forces with his childhood friend Ryan, to re-brand and rejuvenate the business. Now, twenty years later, they are going stronger than ever, and the little Frankston business that could has stores in four other locations with a fifth coming this year! Congratulations on this massive milestone General Games!

Netfocus IT and Chisholm Institute

In June, Frankston business Netfocus IT has joined forces with Chisholm Institute for the next instalment of their Wells St Windows project and Frankston City Council was thrilled to support the collaboration.
This project showcases the creative work of Will Kadwell, a current student in the Diploma of Graphic Design. Kadwell has used hand-drawn illustrations of human and tech product characters in his design and said the idea was inspired by a quote from Steve Jobs; “Technology alone is not enough”.
Netfocus IT’s Elizabeth McDonald said the Wells St Windows idea focused on community collaboration and inclusion. “Everything about this Chisholm collab was a dream outcome! We’re so proud to have played a part in students gaining real life industry experience, and an opportunity to showcase their talents to not only our ‘Wells St. Windows’ team, but in the case of Will Kadwell, the whole Frankston community too!”

Frantastic Food Safety Awards

Each year, Frankston City Council’s Frantastic Food Safety Awards program provides local food businesses with the opportunity to showcase their commitment to providing customers with the safest possible food. As part of a food businesses annual food safety inspection and assessment, the Environmental Health team presents food businesses considered excellent operators and leaders within our local food industry with an award. The following local food premises have received a Frantastic Food Safety Award;

- Coffee Potts Cafe - Langwarrin
- The Cheesecake Shop Frankston - Frankston
- Seaford Kebab and Gozleme - Seaford
- Over the Coals - Seaford
- Goodstart Early Learning Frankston South - Frankston South
- Gravity Zone - Seaford
- Local Village @ Carrum Downs Fish and Chips - Carrum Downs

Hotel Lona celebrates 2 years

In April, Hotel Lona on the corner of Playne St and Nepean Hwy, Frankston, celebrated its two-year anniversary! The family-owned venue, which was one of Frankston City’s oldest establishments was brought back to life two years ago and transformed into a two-level entertainment venue complete with a rooftop bar, offering food, drinks, music and more! In addition to this major milestone, in May Hotel Lona won Best Rooftop Victoria at the Australian Hospitality Awards, Hospo’s biggest industry awards!

Testimonials

“I’d like to extend a heartfelt thank you to the Frankston City Council for their incredible support throughout my experience navigating the planning and expansion process. In particular, I want to acknowledge the Investment Officer, who has gone above and beyond to help guide me through the steps required to grow my business within the City of Frankston. His approach has been warm, professional, and genuinely supportive — making what can often be a complicated process feel far more manageable.” **Olivia Norman - Calming Canines**

“The Business Concierge service has been a huge help and a great source of support for our new business, Pecorino. They’ve consistently provided valuable guidance and offered a range of opportunities to help us grow and stay informed. It’s reassuring to know there’s someone in our corner who genuinely cares about helping small businesses succeed.” **Jasminka - Pecorino**

“The Frankston B2B program has had a tremendous impact on my business. The grant that I received enabled me to have my website professionally rebuilt which has contributed to an increase in sales. The entire process was seamless, and the support that I received from the Frankston Council throughout the program was outstanding.” **Top Value Promotional Products**

Re B2B Grants - “This is a fantastic incentive from the council. It has allowed us to proceed with a project that we would not have otherwise had the funds for.” **Perco Restoration**

“The B2B program greatly assisted me to establish my business through funding a local Copyrighter to help establish content for the website. The Grants and Administration Officer, helped me navigate the grant process without judgement on how much support I needed!” **Woodwalk Psychology**

“The Frankston City Council eco dev team has been a great support throughout the application process of our Frankston City Business Grant. Their information sessions, access to guidelines and helpful support has made the whole process much smoother!” **Tony Sambell - Spicy Web**

2024 - 25 Annual highlights

Percentage of retail vacancy rates

A Frankston City Centre audit is completed every six months to monitor vacancy trends and to maintain an accurate database of tenants.

As at May 2025, a total of 409 properties were audited:

- Currently occupied properties: 313 (77%)
- Vacant properties: 79 (19%)
- Other" Vacant Properties: 17 (4%) – these include properties currently undergoing planning, construction, or repairs, rendering them temporarily unsuitable for tenancy

Business Concierge support provided

In 2024 - 25, the Business Conciege respondd to 364 enquiries. This is an increase from last financial year's 279 enquiries, indicating that the service is both required and values by the Frankston City business community.

Delivery of business training programs

This financial year, Council delivered a total number of 23 workshops delivered, with 386 participants attending. Council recorded a 93% satisfaction rating with the training provided.

Frankston City Business Grants

In 2024 - 25, Council provided 3 types of grants specifically for local businesses.

- Business Grants
  - 16 Applicants shared in $150,000
- Façade Improvement Grants
  - 14 Applicants shared in $100,000
- Business to Business (B2B) Grants
  - 100 Applicants received $1,000 each out of $100,000

A total of 259 applications were received, from this a total of 130 grants were awarded. The B2B grants also supported over 60 local businesses as they are designed for the applicant to spend their grant at a local business.

	Welcome Emails	Grant Recipients	Business Mentoring	Business Concierge	Workshop Participants	Workshops Provided	Investment Attraction Proposals
Quarter 1	428	0	13	79	191	12	16
Quarter 2	153	17	9	74	136	5	27
Quarter 3	83	100	10	95	62	5	21
Quarter 4	21	17	25	103	81	3	28

Annual Frankston City Council Economic Development stats.



Better Business with FCC event - 15th May 2025

Business Engagement

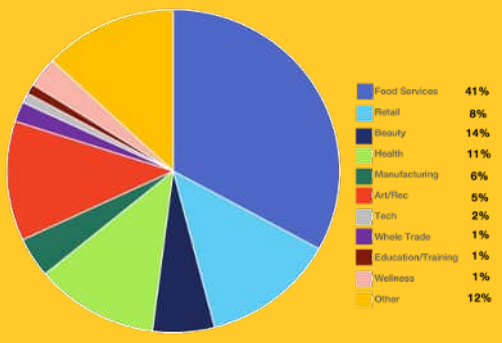
Welcome Emails sent: Number of Welcome Emails sent to new businesses
Business Support: Number of businesses assisted with workshops, grant assistance, business relocation and more
Business Mentoring: Number of businesses who signed up for free mentoring and were assigned a mentor
Business Concierge: Number of Business Concierge requests actioned
Workshops Provided: Number of Business Workshops provided

	Welcome Emails sent	Business Support	Business Mentoring	Business Concierge	Workshops Provided
April 2025	0	161	8	30	1
May 2025	21	110	7	42	1
June 2025	14	169	10	31	1

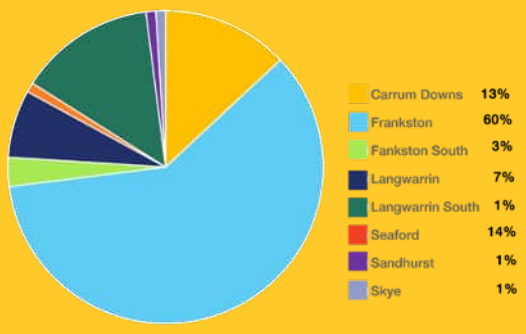
Business Concierge Service

Our Business Concierge is a free service to help guide businesses to start up, grow or relocate by:
- providing information to help open or expand a business
- helping business operators to understand which permits they need
- help with completing and submitting these applications
- connecting business operators with Council's business mentoring service
- offering advice on other aspects of running a business

Business Concierge requests by industry type



Business Concierge requests by location



Type of business



17 industrial
48 commercial
38 home based



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30 Davey Street
Frankston VIC 3199
Australia

PO Box 490
Frankston VIC 3199

Phone **1300 322 322**

frankston.vic.gov.au

business@frankston.vic.gov.au

CEO REPORT – JUNE

1. Funding Support/Frankston City Council

Thank you to FCC for approving at the Council Meeting on **23 June**, **funding for FY26–FY28** was as follows:

- **FY26**: $150,000
- **FY27**: $75,000
- **FY28**: $15,000

This funding is **subject to the execution of a new Funding Agreement**, which will include **revised KPIs**. These will be reviewed at the **Board Meeting on 4 July**.

This continued support from Council is a strong endorsement of the FBC's value to the region and provides a solid foundation to plan for sustainable growth and impact over the next three years.

2. Membership Growth

Membership Snapshot

Membership Level	Member # as at 30/6/2024	Member # as at 31/5/2025	Member # as at 30/6/2025	Growth for the month	Growth for the year
Strategic	10	13	13	0	3
Corporate	0	1	2	1	2
Executive	28	40	47	7	19
Essential	185	141	147	6	-38
Frankston Community	6	90	95	5	89
Totals	**229**	**285**	**304**	**19**	**75**

Membership Growth Highlights – June 2025

We are pleased to report **strong growth in membership**, both for June and across the past 12 months.

In June alone, we welcomed 19 new members, making it the **largest single-month growth on record** for the Frankston Business Collective. This milestone has propelled us beyond our forecasted FY25 target of 217 members (as provided to Council), and we have successfully surpassed our stretch goal of 300 members, reaching a total of **304 active members** as of 30 June 2025.

Over the past year, we've seen a **net increase of 75 members**, reflecting strong momentum across all membership levels, particularly in the Executive and Frankston Community categories. Notably:

- Executive membership has grown by **19 members**
- Frankston Community membership has surged by **89 members**, highlighting our expanding grassroots engagement
- Two new high-profile Strategic Members—**ANZ** and **Frankston District Basketball Association**—joined in June
- A key win was the addition of **Steritech** as a Corporate Member, a globally recognised business with strong local ties

While we did see a reduction of 38 members in the Essential category over the year, it's worth noting that many of these members have upgraded to Executive level or transitioned to the Frankston Community tier. This shift reflects members' desire to stay engaged and deepen their involvement with the Collective, rather than a loss of connection. It also suggests the strength of our value proposition across all tiers, and our ability to grow members into more active roles over time.

This consistent upward trajectory demonstrates the growing value of the Collective and our ability to attract, engage, and retain members across sectors.

3. Membership Communication & Engagement

CRM

- The new CRM was successfully launched as scheduled in Q4 of FY25. Initial feedback from members has been **very positive**, particularly in regard to the **ease of use and intuitive design**.
- Our marketing and administration teams have also reported that the platform is already delivering tangible benefits. With members now able to **self-manage their own profiles and account information**, we anticipate a **significant reduction in administrative workload** moving forward.
- Encouragingly, within the **first week of launch**, five new members signed up **entirely online** with minimal support required from the FBC team—a strong early indicator of the system's effectiveness in supporting scalable membership growth

Collective Rewards Program

Launched alongside our new CRM, the **Collective Rewards Program** is already showing encouraging signs of engagement.

We've seen a **good initial uptake** from members, and we anticipate that with further **education, promotion, and usage**, the program will become an increasingly valued feature of the member experience. As members become more familiar with the platform, we expect to see the Rewards Program play a key role in **driving ongoing engagement and retention**.

This initiative complements our broader digital transformation strategy and reflects our commitment to delivering added value through innovation

Marketing

Following the resignation of James Eling from the Board, it was considered prudent to review our marketing service arrangements. As a result, from **1 July**, the Frankston Business Collective will engage two well-regarded member businesses—**Superstar-VA** and **One Tribe Marketing**, to collaboratively deliver our marketing function.

Both suppliers are well known to the FBC community. **Superstar-VA** previously provided marketing support to the Collective and brings valuable continuity, while **Kelly Jones** of **One Tribe Marketing**, a former Board member, offers a deep understanding of the organisation's values, voice, and strategic direction.

We are confident that this partnership will provide the **expertise, local insight, and shared vision** needed to support the continued growth and visibility of the FBC.

Social Media Growth & Event Attendance

Ads Performance

a. Both Facebook and Instagram are performing well with Facebook an increase of 18.6% to 94,849 views. Overall, we had 92% of views come from non-followers, which is still a sign of expanding brand reach.

Engagement Insights

a. Engagement across all platforms, Google, FB, Insta have improved
b. Community-focused posts such as the Men's Health Week and Frankston High School Solar Initiative gained the highest views and engagement.

Mailchimp Performance

High-Performing Campaigns:

a. *"Thank You – Men's Health Lunch"* (16 June):

75.9% open rate and **55.2% click rate** – strongest engagement by far.

b. *"Membership Works Launch"* (24 June):
   i. **56.2% open rate**, **6.3% click rate** – strong result for a major launch email.

c. *"CEO Luncheon Email"* (20 June):
   i. **70.5% open rate**, **8.2% click rate** – excellent engagement for a targeted invitation.

 Audience Retention:

d. Overall **very low unsubscribe rate** (0.02%), indicating relevant and well-received content.

Website Traffic

Key Highlights – June vs. May 2025

- Active Users: ↑ 7.59% (from 962 to 1,034)
- New Users: ↑ 4.21% (from 902 to 940)
- Average Engagement Time: ↑ 47.07% (from 63.69 to 93.68 seconds)
- Total Event Count: ↑ 26.02% (from 8,680 to 10,939)

Key Drivers of Growth

- Festival Content:
  - *"FBC | Frankston & Mornington Peninsula Business Festival 2025"* was the top-performing page with 953 views and 1,833 events.
  - Views increased by 129.64%, and bounce rate improved.
- Core Hub Page:
  - *"With Business, For Business"* page consistently attracted high engagement (342 active users, 1,903 events).
- New Membership Portal Launch:
  - Strong user adoption with very low bounce rates:
    - *Members Login*: 0.043%
    - *Membership Registration*: 0.04%
  - Offers enhanced features: searchable directory, event calendar with payments, profile editing, and member rewards.
- Website clicks significantly increased from May to June, showing a positive trend in driving users to the FBC's website. This indicates that efforts in June were more effective in converting views into website visits

Followers

- FB – 882 Followers (up from 769 in March)
- Instagram – 975 Followers (up from 916 in March)
- LinkedIn – 567 Followers (up from 515 in March)

These metrics indicate a balanced approach to our marketing strategy, with a substantial audience growth across our platforms and improved brand awareness.

4. Event Summary 2025

Event	Date 2025	# Members	# Non Members	Total Number	Number joined / upgraded
Speed Networking – Extreme	27 Feb	57	6	63	3
Education Session – Ashleigh Alsadie	27 Feb	28	3	31	2
Networking – Hotel Lona	20 Mar	52	12	64	2
Networking Breakfast – Team Swim	9 April	21	10	31	2
Networking – Critical Info – FAC (Co-host with FAC & Frankston Innovation & Enterprise Hub)	15 April	30	109	139	3
Education/Networking – Rethinking Recruitment	30 April	29	12	41	1
Education - The Successful Entrepreneur	14 May	17	2	19	2
Networking - Mornington Peninsula Magazine	28 May	70	15	85	3
Education - Men's Health Lunch	13 June	21	26	47	0
Victorian Small Business Commissioner - Cranbourne	19 June	15	20	35	1

Event Mix & Attendance

Our 2025 event calendar continues to deliver **strong participation, a healthy mix of members and non-members**, and tangible membership growth.

Across **nine events** from February to June, we welcomed a total of **520 attendees**, including **144 non-members (27% of attendees),** demonstrating the FBC's increasing

visibility and appeal to the wider business community. Importantly, these events directly contributed to **18 new member sign-ups or upgrades**.

The two events in June were both community-focused and collaborations with other organisations that balanced educational content as well as networking opportunities ensuring that our program remains dynamic, relevant and impactful.

Men's Community Health Lunch – A Meaningful Milestone

Held on **13 June** to mark **Men's Health Week**, the **Men's Community Health Lunch** brought together 47 attendees, with **over 50% being non-members**. This demonstrates the event's broader community resonance and its success in engaging beyond our existing network. We were also honoured to host **Federal Member for Dunkley, Jodie Belyea**, whose attendance highlighted the importance of the topic. The event significantly contributed to our community-building objectives and showcased the FBC's commitment to supporting meaningful conversations that extend beyond business.

We will continue to balance educational content, networking opportunities, and community-focused initiatives to ensure our program remains dynamic, relevant, and impactful.

Small Business Commissioner – Lynda McAlary Smith – Collaboration with Cranbourne Chamber of Commerce
This event was held on 19th June at the Merinda Park Learning & Community Centre in Cranbourne North. We were delighted that just under 50% of the event was from FBC members. Lynda was a fabulous speaker and we have since invited her to be a Panel Chair at the Frankston Festival in August, which she has accepted.

5. Financial Performance

We are still head of the original plan FY2025 year was forecasted a $12k net profit and revised to 120k as at the end of June. This is still based on operational savings. However, we have had a substantial amount of income in from Events/Sponsorship.

6. Advocacy for Business and Community Engagement

We are continuing to strengthen our media presence and expand promotional opportunities for both the FBC and our members through our growing relationship with Peninsula Business Network and RPPFM**.**

- Brendon Telfer from RPPFM has booked me to appear on the program in July, providing a valuable platform to promote the Collective and its upcoming initiatives.
- We have negotiated the production of multiple social media reels for member businesses participating in the Frankston & Mornington Peninsula Business Festival in August, offering them increased exposure in the lead-up to and during the event.
- RPPFM will also attend the Business Festival in August to record interviews with local businesses and key figures, including Victorian Small Business Commissioner, Lynda McAlary-Smith. Selected interviews will be broadcast on RPPFM in the weeks following the event, amplifying the impact and visibility of the Festival.

- In addition, **two pre-event interviews** have been secured on:
  - Digital Demystified with **Gina Kasmas** (Wednesdays), and
  - Business Class with **Jason Tolley** (Tuesdays)

These media engagements not only showcase the calibre of businesses in our region but also demonstrate the FBC's commitment to actively driving community connection and business visibility **across the Peninsula.**

7. Calendar of Events 2025

Wednesday 16th July	CEO Lunch – Farewell to Phil Cantillon – Hotel Lona
Tuesday 5th August	Leaders at Dawn Breakfast at McClelland Gallery – David Friend
Thursday 21st August	Frankston & MP Business Festival – FAC*
Wed 17th September	Networking Event - Hosted by Frankston Arts Centre
Tuesday 30th September	PARC family/swim/networking
Tues 7th Oct	Leaders at Dawn Breakfast at McClelland Gallery – Lynda McAlary Smith – the trials and tribulations of the rise of Lynda to the position of Small Business Commissioner
Thurs 30th Oct	Networking Event & AGM – Grace Professionals
Wed 5th Nov	Education Event – Benefits of Nature in the Workplace – Rani Blake
Fri 21 November	Business Excellence Awards Gala Event
Thurs 11th Dec December	December Networking Christmas Event – Hosted by Ceylon Girls Cafe

Sponsors

We have received a substantial interest in the Frankston & Mornington Peninsula Business Festival with 43 sponsors and over $40,000 in sponsorship revenue raised.

New Members or Upgrades in Membership from the Festival Campaign has been very successful with 11 new members (Green) and 11 upgraded members (Blue). Of the 11 new members, 3 were from the Mornington Peninsula region, with the largest being Solution One with over 10m+turnover and 95 staff.

Level	**Name**				
Platinum	ANZ				
Gold	Doing Business	Solution One	MP Magazine		
Silver	HD & U	Realise Home Loans	The Global Pro	Tempo Business Insurance	Edgetel
	Day One Advisory	Salt Legal	Bendigo Bank	GA Industrial	Fixon Media
	The Sports Injury Clinic	Frankston Innovation & Social Enterprise Hub	Track Consultancy	Media Words	Nidek Property
	Keats Accounting	Livvi Media			

Bronze	Netfocus IT	Critical Info	Frankston High School	Burst Branding	Compassionate Home Clearing
	Fiona Basile	The Window Cleaners	Reliant Business Finance	Rotary	Etch
	David Limbrick	Corporate Wellbeing Hub	The Profit Coach	Snow Whistle	Judo Bank
	Academy of Scuba	Mimosa Marketing	Campbell Page	Transcend	MiLife
	Flowers for Jane	Spicy Web			
Media Partners	RPPFM	MP Mag	Fixon Media	Livvi Music	

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Executive Summary

12.4 Municipal Early Years Plan (MEYP) - Year 4 Final Report

Enquiries: (Claire Benzie: Communities)

Council Plan

Level 1:	Healthy and Inclusive Communities
Level 2:	Support and strengthen positive early childhood development by fostering strong foundations in education and health, ensuring children can thrive

Purpose

To inform Council on the progress of the year four actions within the Municipal Early Years Plan 2021–2025 which completes this Plan and recommend next steps for the development of a new Plan.

Recommendation (Director Communities)

That Council:

1. Notes the completion of the final nine actions in 2024-25. Highlights include:
   a) The introduction of an intergenerational program at the Frankston North Community Centre bringing children and older adults together to form meaningful connections.
   b) Assessment findings that all early years facilities are located within 500 metres of public transport, making it easier for parents and carers to access vital services. These findings can proudly be promoted as part of our accessible and inclusive services.
2. Acknowledges the work carried out by officers to achieve completion of the Municipal Early Years Plan (MEYP) 2021-2025, which includes a total of 50 actions;
3. Notes an unbiased and detailed review of the MEYP was completed, which provides valuable information for the next iteration;
4. Supports officers in commencing planning for the new MEYP to ensure a comprehensive and robust plan is in place, providing a clear roadmap for achieving the best outcomes for families with children aged 0 to 6 years within the municipality; and
5. Notes the new four-year MEYP will come to Council for adoption by June 2026.

Key Points / Issues

- Councillors were provided with a presentation on the Municipal Early Years Plan (MEYP) at a Briefing on 28 July 2025, with all Councillors in attendance.
- The MEYP represents a holistic and robust roadmap for enabling best outcomes for families with children 0-6 years in the municipality, and integrated planning across Council, demonstrating a whole-of-Council commitment to the early years in Frankston City.
- The Family Health Support Services Early Years officers commenced implementation of the adopted Plan in July 2021. The Plan was distributed to

relevant stakeholders and printed copies were placed in public community spaces to ensure access to the information.

- Across 2021-22 and 2022-23, eleven actions were listed and 27 were ongoing across the duration of the plan, 2021-25. All 38 actions commenced, several were completed, some remained ongoing, and one was delayed to 2023-24 due to competing priorities. Some of the actions across the two years included: New culturally appropriate early years branding, a new Baby Pop Up playgroup, commencement of the Baby Makes 3 program that promotes healthy relationships amongst new families and establishment of a Council run breast feeding service. These initiatives are now embedded into everyday practice.
- In 2023-24, five new actions were listed, four continued to be in progress and one was completed. The four that commenced related to the exploration of new opportunities and collaboration across all early years services. In addition to the year three actions there are 27 actions listed to be completed across four years. By the end of the 2024 financial year, 22 of the 27 were completed, noting an additional two were completed that were not due to commence until 2024-25.
- In 2024-25, the nine final actions were completed. Two actions were informally occurring however now have written procedures are imbedded into the early years services, three actions were identified for possible new actions for the new MEYP and four actions were investigated and/or completed with no further action required.
- The following are highlights from the year four actions:
    - Identify and advocate for improved public transport in areas where Council's services are located farther than 500m from transport with the view to advocate to Public Transport Victoria for new installations were appropriate.

      Having public transport in close proximity to early years services offers numerous benefits for families, staff, and the wider community. It enhances accessibility, making it easier for parents and carers especially those without private vehicles to drop off and pick up their children reliably and on time. This can reduce stress and support better attendance and engagement with early learning programs. Additionally, close public transport helps reduce traffic congestion and parking pressures around early years centres, contributing to a safer and more environmentally sustainable community.

      A desktop analysis was carried out for all early years service facilities across the municipality. All early years facilities are within 500m of a public transport which is a great outcome for families accessing Frankston City services. This will also be an attraction for families considering moving into the area.
    - Introduction of grandparent/grandchild intergenerational activities across the municipality.

      An intergenerational program was launched at the Frankston North Community Centre in partnership with Mahogany Rise Child and Family Centre and Forrest Green Aged Care Facility. Held weekly, the program has been a resounding success, bringing children and older adults together to form meaningful connections through music, storytelling, games, and hands-on activities. Each session fostered relationship-building, collaboration, and fun, with memorable highlights such as

balloon tennis, seasonal celebrations, and creative experiments. As the program continues, a new group of children will soon take part, further strengthening community bonds across generations.

Additional opportunities were explored, including potential activities in libraries and involvement in future pop-up playgroups, as well as events during Children's Week and Seniors' Week. This action has is being considered to be part of the next MEYP.

- Barriers experienced for 2024-25:
    - There are several challenges to implementing two of the initiatives in year four, these are: implementing an ongoing low-cost, all-abilities physical activity program for families with children aged 0-6 and the re-introduction of out-of-hours Maternal and Child Health (MCH) services.

      Key challenges include limited staffing capacity, the need for appropriate and accessible facilities, and insufficient funding to support program delivery and coordination. Additionally, reintroducing out-of-hours MCH services would require adjustments to Council's Enterprise Bargaining Agreement to accommodate extended staff working hours, along with corresponding changes to staffing structures and rostering. Council budgets are reviewed and adopted annually. There may be opportunity for advocacy and to obtain external funding from federal or State Government, via grant applications over the next four years.
- Next Steps for New Municipal Early Years Plan

  Preparation and planning for the next MEYP will commence from September 2025. The purpose and scope will be defined and officers will ensure alignment with State and National strategies. A needs assessment will be conducted along with a review of current policies and data. This will ensure our plan addresses local needs while supporting broader strategic objectives at state and national levels. Officers will develop a community engagement plan to ensure feedback is obtained from all relevant stakeholders and community with the aim of establishing what they would like Council to prioritise. The draft Plan will go out to community for consultation around April 2026 and then be presented to Council for formal endorsement in June 2026.

Financial Impact

There are no financial implications associated with this report.

Consultation

1. External Stakeholders

External stakeholders consulted across the year four and ongoing MEYP actions include: Early Years Service Providers

- Members of the Frankston Mornington Peninsula Child and Family Partnership
- Members of the Best Start Partnership
- Health and Family Service Providers
- External consultant

2. Other Stakeholders

- Family Health Support Services

- Community Strengthening
- Building and Facilities
- Frankston City Libraries
- Operations

Analysis (Environmental / Economic / Social Implications)

The MEYP promotes social equity by ensuring that all children, regardless of background, have access to high-quality early learning, health, and support services. It fosters community inclusion by addressing the needs of vulnerable families and supporting culturally diverse and all-abilities programming. Strengthening early years services also enhances family wellbeing, community cohesion, and social resilience, contributing to a more inclusive and connected municipality.

The MEYP contributes to long-term economic benefits by supporting early childhood development, which is linked to improved educational outcomes and workforce participation later in life. Investment in early years services can reduce future costs in health, education, and social services.

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 are no legal issues associated with this report.

Policy Impacts

There are a number of Council policies relevant to the MEYP, internally and externally:

- Privacy and Freedom of Information legislation
- National Quality Framework
- Community Building Outcomes Framework (CBOF)
- Council's Child Safe Policy
- Various department service guidelines and procedures
- Maternal and Child Health Principle Model
- National Early Years Learning Framework
- Ecological Model of Childhood Development

Gender Impact Assessments

A gender impact assessment has been completed and the recommendations have been implemented.

Officer's Declaration of Interests

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

12.4 Municipal Early Years Plan (MEYP) - Year 4 Final Report

Executive Summary

Risk Mitigation

An ongoing Municipal Early Years Plan (MEYP) is essential for Frankston City to proactively identify and respond to the evolving needs of children and families, reducing the risk of service gaps, inequity, and poor developmental outcomes. Without a current MEYP, Council's risks missing opportunities for state or federal funding and failing to align with community expectations. Regular planning helps mitigate these risks by ensuring a coordinated, data-informed approach to service delivery, enabling adaptation to demographic changes, support workforce sustainability, and maintain strong partnerships with local stakeholders. The MEYP provides a framework for accountability, forward planning, and continuous improvement in early years outcomes.

Conclusion

The MEYP 2021-2025 provided strategic direction for a whole-of-Council approach to enable stronger families and thriving children within the community. Council officers completed 50 actions within the MEYP across the four-year Plan, noting the final nine were completed in year four. A detailed review was carried out on the Plan and a number of actions have been identified for consideration for the next MEYP. Planning for the next MEYP will commence from September 2025 and the new plan will be presented to Council by June 2026.

ATTACHMENTS

Attachment A:⇩ Municipal Early Years Plan (MEYP) Review

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Municipal Early Years Plan 2021 – 2025

Review

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1 Purpose

The *Municipal Early Years Plan 2021 – 2025* (MYEP or plan) was endorsed by Frankston City Council (Council) in July 2021. The plan represents a holistic and robust roadmap for enabling best outcomes for families with children 0-6 years in the municipality, and integrated planning across Council, demonstrating a whole-of-Council commitment to the early years in Frankston City.

As the plan is due to conclude on 30 June 2025, it is timely to review its implementation and to commence planning for the next iteration, which will be developed during 2025/26.

The plan consists of 50 action items spread across six Community Building Outcomes Framework domains being Stronger Families (23), Healthy Community (8), Community Strength (9), Safer Communities (2), Economic Sustainability (4), and Skilled Community (4).

In preparing this report, the following tasks have been carried out:

- review the MEYP's 2024/25 actions and associated officer comments
- provide an overall completion summary for the four-year MEYP
- provide recommendations for actions that could be carried over into the new MEYP (to be developed in 2025/26)
- identify any gaps between the Community Vision feedback that could form new actions in the new plan
- make observations in relation to the new plan and the Community Satisfaction Survey outcome in 2024
- identify any additional feedback and relevant inputs.

Source material included:

- MEYP 2021 – 2025
- Excel spreadsheet, which lists 2024/25 actions and relevant officer comments
- three endorsed/public Council annual MEYP update reports
- feedback from the Community Vision engagement on services (https://engage.frankston.vic.gov.au/your-vision-frankston-city)
- Community Satisfaction report (https://www.frankston.vic.gov.au/Council/Governance-and-transparency/About-Council/Community-Satisfaction-Survey-2024)
- Excel spreadsheet, which lists community health comments.

The report is designed to be read in conjunction with the summary spreadsheet of actions and outcomes titled 'MEYP Summary spreadsheet May2025'.

2 Background

2.1 General

The MEYP comprises 50 action items with implementation planned to be spread across the four financial years 2021 to 2025, as follows:

- 2021/22 – six new actions to commence
- 2022/23 – five new actions to commence
- 2023/24 – five new actions to commence
- 2024/25 – seven new actions to commence
- 2021/25 – 27 ongoing actions.

2.2 Annual reports to Council

Annual update reports have been provided to Council as follows:

- 2021/22 - six actions were listed to commence in the financial year, with 27 ongoing across the duration of the plan. All 33 actions commenced, with several completed and the remaining ongoing.
- 2022/23 - five new actions were listed to commence in the financial year, with 30 actions continuing for the duration of the plan. A total of six actions were completed and one delayed due to competing priorities.
- 2023/24 - five new actions were listed, four were in progress and one was completed. The four that commenced related to the exploration of new opportunities and collaboration across all early years services. In addition to the new actions, there were 27 actions listed to be completed across four years, with 22 completed, and an additional two completed having been brought forward from the next financial year.

2.3 2024/25 action outcomes

Nine actions were outstanding at the start of the 2024/25 financial year. All have now been completed, with summary outcomes detailed below.

Domain	Action Number	Description	Outcome
Stronger Families	1.1.2	Explore the re-introduction of out of hours MCH	Investigations were carried out to determine the community need for out of hours MCH services, with emphasis placed on possible Saturday appointments. Such appointments would have significant staffing and resourcing implications and require adjustments to Council's Enterprise Bargaining Agreement and budget allocations. Internal management feedback confirmed that additional funding is unlikely and that advancing the initiative would need to be cost neutral. As there is sufficient service merit in the initiative, a business case is proposed to be developed as part of the next MEYP.
Stronger Families	1.1.3	Supported playgroup facilitators to identify families who have missed MCH KAS visits	In consultation with the MCH department, Children's Services has developed procedures for playgroup facilitators to: • advise new families about the MCH service and information links • identify and report families who have missed MCH KAS visits.

Domain	Action Number	Description	Outcome
			No further activity is required, and this action can now be viewed as ongoing (BAU).
Stronger Families	1.1.4	Explore additional opportunities for outreach MCHI services (consult with Library)	Options for MCH to attend long day care and kindergarten facilities without parents/carers in attendance were explored but were determined not to be feasible. It may, however, be possible to attend such facilities on request from parents/carers when they are present, dependent however on resourcing availability at the time. There is an ongoing internal process for dealing with suggestions for new programs and expanded services, noting a fixed overall funding envelope. No further activity is required, and this action can now be viewed as ongoing (BAU).
Stronger Families	1.1.16	Explore a concierge/social worker to assist families with 0-6 year old children to navigate the service systems within the municipality	Investigations were carried out to ascertain the need for a concierge/social worker and options available for capacity building within Council. None were feasible within the current financial constraints. The Library Operations Team has, however, arranged for Monash University social work students to be available as a resource for families with 0-6 year old children at no cost to Council. No further action is required on this action, and it can be closed.
Stronger Families	1.2.7	Support the 'THRIVE' collective impact initiative in the municipality	The 'THRIVE' collective impact initiative refers to various programs that embody the principles of collective impact to support children, youth, and families. These initiatives bring together diverse stakeholders to address complex social issues through structured collaboration. Council is a supporter of the initiative and remains available to contribute, where appropriate. The action is ongoing (BAU).
Healthy Community	2.3.3	Explore partnership opportunities to establish a low cost, all abilities, physical activity program for families with 0-6 year old children in the municipality	Opportunities for free, all abilities, physical activities are embedded in events celebrating National Children's Week, National Playgroup Week and National Families Week. These activities involve community partners and local stakeholders and are covered within existing Council budgets. If Council was to initiate an ongoing program for this purpose, additional resourcing and budget funding would be required. As this is not likely to be provided further investigations are not warranted, at this time.
Community Strength	3.1.2	Explore opportunities to respectfully include children's voices in consultation activities	Procedures have been developed for children's voices to be considered in Council initiated consultation activities, where appropriate. The procedures align with the Child Safety Standards. As these opportunities will arise from time to time this action can be viewed as ongoing.
Community Strength	3.2.3	Identify and advocate for improved public transport in areas where Council's	All early years services were mapped via GIS and referenced to public transport. All facilities are within 500m of public transport.

Domain	Action Number	Description	Outcome
		services are located farther than 500m from public transport	No further action is required on this action, and it can be closed.
Intergenerational lifelong learning	6.2.2	Introduce grandparent/grandchild intergenerational activities across the municipality	An intergenerational program was implemented at the Mahogany Rise Child and Family Centre in collaboration with the Frankston North Community Centre and the Forrest Green Aged Care Facility. Other opportunities were explored including in libraries and as part of future pop-up playgroups and children's week and seniors' week activities. This consideration could continue as part of the next MEYP.

2.4 Summary

The final annual update report, which will provided to Council for 2024/25, will conclude the MEYP 2021 - 2025.

All the 50 actions listed in the plan will have been completed but not necessarily in the anticipated order or timeframe as some were delayed and other accelerated depending upon resourcing and consultation issues.

Of the 50 actions, 33 are ongoing and 17 have concluded with no further action intended.

3 Planning for the next MEYP

3.1 Funding

Council budgets are reviewed and adopted annually. There may be opportunity to obtain external funding, for example from the Federal or State Governments, via grant applications over the next four years.

3.2 Community feedback

3.2.1 MEYP – Community Engagement Summary Report – March 2021

In preparing the MEYP for 2021 to 2024, community consultation took place through an online survey from December 2020 to January 2021. A total of 206 respondents took part, providing rich data and information for Council to better understand the needs of the community. The survey was promoted and shared through social media (Facebook and Instagram) as well as the Council website. An incentive was offered to participate in the survey, with five family passes to the Peninsula Aquatic and Recreation Centre distributed through a daily draw during the first week, to stimulate community participation.

While community consultation has not been carried out on the implementation of the MEYP, there are other avenues from which relevant feedback can be gleaned.

3.2.2 2024 Annual Community Satisfaction Survey July 2024

The Council *2024 Annual Community Satisfaction Survey July 2024* revealed that the community places great emphasis on services for children from birth to five years of age and is generally satisfied with the level of Council services and facilities. This is indicated in the following table.

	2021	2022	2023	2024	Average
Importance	9.1	8.9	9.0	9.4	9.1
Satisfaction	8.3	8.2	8.0	8.3	8.2

Note: Index score scale 0 - 10

For 2024, the importance of services for children from birth to five years of age was greater than the metropolitan Melbourne average (5% more important) and similarly for satisfaction (9.2% more satisfied). Relevant extracts from the 2024 survey's results include:

- notable increase in importance in 2024 over 2023 (up 4%)
- somewhat higher satisfaction in 2024 than in 2023 (up 4%)
- excellent satisfaction rating with Council services and facilities and measurably higher than the average Council rating (7.7)
- fourth most important of Council's 32 services and facilities
- sixth in terms of satisfaction.

In addition, the 2024 survey's results included an assessment on whether Frankston is viewed as a child-friendly community with a notable increase over 2023 from 7.8 to 8.1 on the 0 – 10 index score scale (up 4%).

The survey contained very little relevant free text comments.

3.2.3 Community Vision

From March to May 2024, Council sought to obtain the community sentiment and priorities for the Community Vision. This was conducted via an online and hardcopy survey, community pop ups, stakeholder workshops, staff workshops and intercept surveys.

Themes and concerns that emerged from the collected data, which are relevant for community health and by extension children services are listed below

- mental health – children and others
- alcohol and other drugs, family violence, malnutrition, etc – impacts on the family and the community
- lack of childcare facilities, although a contrary view also given (ageing population)
- need for additional playgroups and events for small children
- kindergartens – a range of comments were provided including the need for increased hours, more facilities (but also too many), maintenance concerns, the need for free/funded services, better kindergartens, shortages of facilities in Langwarrin and Carrum Downs, preference for service hubs rather than standalone facilities
- maternal and child health– limited comments.

Caution needs to be exercised in drawing too much from the data as the comments provided were limited in nature and may not accurately reflect the views of the Frankston community overall. They should, therefore, be viewed as starting points only.

Verbatim comments were also obtained from 63 participants on community health, which were then analysed thematically. The following table lists the themes that relate specifically to children's services.[1]

Theme	Description
Council performance mentions	Good maternal and child health services Long waitlists kinder, ageing services Kindergartens slow to deliver or adapt
Expand children's services	More playgroups and kindergartens Children's programs for disadvantaged families Extended kinder hours
Expand community and social connection programs	Intergenerational and intercultural programs Extended hours for social programs Inclusive programs for culturally and linguistically diverse communities
Expand early intervention and harm reduction programs	Early intervention for mental health and drug issues Alcohol and other drug services Gambling harm
Expand health programs	Mental health programs Healthy eating (sugar, fast food bans), exercise programs Partner with health organisations Council to support with referral and service navigation
Generic social issue	More support for young families, ageing population and safety
Other	Infrastructure to support disability Free activities, public amenity

3.3 Staff feedback

Staff feedback was received at the manager and coordinator level. It confirmed that the MEYP served a very useful purpose in:

- confirming the scale and nature of work carried out in children's services and maternal and child health

[1] Frankston City Council, Community Vision and Council Plan, Engagement Summary Report, June 2024, p. 33

- providing a link between high level frameworks and plans and activities at the operational level
- ordering priorities to match needs and resources
- facilitating continuous improvement opportunities for ongoing activities
- demonstrating to the community that its needs are recognised, with activities undertaken to meet their requirements and, where possible, expectations
- providing a forum for regularly informing councillors and senior management on the plan's implementation.

Fifty actions were felt to be too many as significant pressure was placed on limited resources for all of them to be successfully implemented over the four-year period. The number also imposed a reporting burden that could be overcome with a more selective approach to the key elements. To this end, there was a view that the next MEYP could be structured differently so that it captured actions at two levels:

- ongoing or business as usual activities that would comprise the majority of the plan's actions
- opportunities for enhancements in the way services are constructed and delivered.

Reporting on the ongoing activities could then be generic in nature with more details afforded to the enhancements, noting some of these might evolve over the plan's implementation period (assumed to be four years).

A first step for the new MEYP might be to order the ongoing actions from the previous plan into the two levels, with an initial list of possible enhancements set out in the table below.

Action	Description
Explore the re-introduction of out of hours MCH	To prepare a business case to determine the need for an out of hours MCH service and to identify the associated resourcing and staffing implications. Any change in service delivery would need to be consistent with MCH service planning overall and be cost neutral.
Introduce grandparent/grandchild intergenerational activities across the municipality	To explore further intergenerational lifelong learning opportunities including in libraries and as part of future pop-up playgroups and children's week and seniors' week activities.
Explore opportunities to respectfully include children's voices in consultation activities	To monitor and initiate opportunities to include children's voices in consultation activities, in line with the developed procedures.
Ensure all (new and ageing) Council facilities are accessible and fit for purpose for families	To work with Facilities and Asset Teams to audit all early years facilities (both kindergarten and MCH) to identify gaps in accessibility, safety, and functionality, and develop a prioritised plan for upgrades and redevelopment. Ensuring alignment with the *Kindergarten Partnership Strategy 2024-2034*.
Prepare an annual communication and implementation plan for MCH services	To facilitate the regular promotion of the MCH service through various media platforms.
Provide a well-supported rollout of the pre-Prep program	Provide coordinated support to service providers and families throughout the transition by implementing clear communication, effective change management strategies, and a user-friendly software system to streamline registration and enrolment processes.

4 Conclusion

The MEYP 2021–2025 has delivered a comprehensive framework to guide Council's efforts in supporting children aged 0–6 and their families. With all 50 actions either completed or embedded into ongoing operations, the MEYP has demonstrated strong alignment with community needs and a clear commitment to integrated service delivery. The review highlights the value of structured planning, collaboration, and implementation timing and reporting.

As the next iteration of the MEYP is developed, there is an opportunity to refine the structure by distinguishing between core functions and service enhancements, better leveraging community insights, and focusing on actions that can be realistically implemented within existing resource constraints. The findings from this review offer a strong foundation upon which Council can build a streamlined and adaptive plan during 2025/26.

Executive Summary

12.5 Adoption of the Affordable Housing Policy

Enquiries: (Brooke Whatmough: Communities)

Council Plan

Level 1:	4. Well Planned and Liveable City
Level 2:	4.3 Provide well designed, fit for purpose, multi-use open spaces and infrastructure for the community to connect, engage and participate

Purpose

To present the findings of the community engagement process undertaken on the Draft Affordable Housing Policy and to seek Council's adoption of the *Affordable Housing Policy*.

Recommendation (Director Communities)

That Council:

1. Notes affordable housing is essential infrastructure that provides an important foundation for thriving communities and a productive local economy;
2. Notes the community engagement undertaken on the Draft Affordable Housing Policy during February and March 2025, as outlined in the Community Engagement Summary Report;
3. Acknowledges that most feedback was supportive, and that the *Affordable Housing Policy* has been revised slightly in response;
4. Adopts the *Affordable Housing Policy* as Council's guiding framework for facilitating affordable housing outcomes in the municipality; and
5. Notes officers will implement the adopted *Affordable Housing Policy* through an implementation plan, monitor its impact, and undertake an interim review within 18 months, with a report on the outcomes to be presented to Council.

Key Points / Issues

- At the Council Meeting on 9 September 2024, it was resolved that Council:
  1. *Notes that the development of a draft Affordable Housing Policy is part of Council's Housing Advisory Committee's 2024 Work Plan;*
  2. *Notes the information provided in the Background Analysis and Technical Report prepared by SGS Economics & Planning that has helped to guide and inform the Draft Affordable Housing Policy;*
  3. *Endorses the Draft Affordable Housing Policy for community engagement, to take place in early 2025; and*
  4. *Seeks a report back to Council no later than May 2025 to consider the Draft Affordable Housing Policy for adoption, taking into account any submissions received during the community engagement.*
- Councillors were presented on the draft Affordable Housing Policy and the outcomes of the community engagement at a briefing on 28 July 2025, with all Councillors in attendance.

12.5 Adoption of the Affordable Housing Policy

Executive Summary

- Due to changes in Council's community engagement priorities, the report back to Council on the Draft Affordable Housing Policy (the Draft Policy) was delayed allowing for the community engagement to be undertaken during February and March 2025. At the Council Meeting on 29 January 2025, it was resolved that Officers would report back to Council by August 2025.
- The Policy (**Attachment A**) was developed to establish a clear Council position and policy framework to guide and facilitate an increased supply of affordable housing in Frankston City. The Policy leverages from Council's role in local land use planning, advocacy and partnerships to support the delivery of affordable housing and improved housing outcomes. Its implementation will assist Council in contributing towards a city where everyone is welcome and has access to a safe, secure and affordable home.
- Once adopted, the Policy will inform Council's planning, decision-making and advocacy efforts related to affordable housing in Frankston City. Key policy objectives include: increasing the number, diversity and quality of affordable housing aligned with Council's strategic planning objectives; promoting the equitable distribution of well-located affordable housing across the municipality that is close to jobs, services and public transport; supporting a diverse mix of housing types and tenures; strengthening Council's capacity to partner with key stakeholders, including other tiers of government and the development sector; and improving community support for affordable housing.
- The Policy recognises affordable housing as essential infrastructure for a diverse, inclusive and growing community. Like other forms of essential infrastructure, high quality and accessible affordable housing provides an important foundation for building thriving communities and a productive local economy. While the primary responsibility lies with Federal and State Governments, Council can play a constructive role – as an enabler, advocate, and partner – within its legislative powers to help increase supply and deliver measurable social and economic benefits without diverting resources from other core services.
- Modelling undertaken by SGS Economics and Planning (SGS Economics) estimates that approximately 7,752 households in Frankston City are in need of housing assistance, representing 14% of all households. Based on the current supply, this reflects a shortfall of 6,207 affordable housing dwellings. Without significant intervention to increase supply, this shortfall is projected to grow to 8,292 dwellings by 2036.
- Community engagement was undertaken on the Policy from 21 February to 23 March 2025, and consisted of an online survey (96 completed), four community pop ups, six stakeholder workshops and meetings and targeted email invitations. There was broad promotion of the community engagement, including a media release, Frankston City News, eNews, newsletters, posters and social media.
- This community engagement indicated broad support for the Policy and Council's proposed roles. Survey results showed that 84.4% of respondents agreed with the principle that affordable housing is essential infrastructure; 80% supported Council acting as a supply enabler; 81.2% supported Council taking an advocacy role; and 75% supported Council acting as a partner.

- While overall feedback was positive, respondents identified opportunities to strengthen the Policy's effectiveness and inclusivity. In response, targeted revisions have been made to enhance the Policy's focus on access and inclusion; integration with long-term infrastructure planning; protection of open space; community education; homelessness prevention; private sector reform; and integrated service delivery models. Further detail is provided in the Officers' Assessment.

Financial Impact

The Policy has considered a range of policy options to make a meaningful contribution to increasing the supply of affordable housing without unduly burdening Council resources or exposing the Council to unacceptable levels of risk.

There may be some minor financial costs associated with the implementation of the Policy, however these costs can be accommodated within existing budgets.

Any additional required resources would need to be sought through external funding opportunities or future Council annual budget cycles as required.

Consultation

1. External Stakeholders

The development of the Draft Policy was informed by extensive community engagement undertaken in 2023 on the Housing Strategy Discussion Paper, which facilitated conversations with the community on a range of topics, including housing affordability. This engagement was undertaken with the community an a range of stakeholders including representatives from the tertiary education, housing and homelessness sectors.

Additional engagement was undertaken in mid-2024 with local employers and business representative groups by SGS Economics on behalf of Council to inform research and analysis on key worker housing.

The Draft Policy was publicly exhibited from 21 February to 23 March 2025, with a comprehensive community engagement process undertaken to seek feedback from the community and external stakeholders. These stakeholders included the community housing and homelessness sector, Bunurong Land Council, Chisholm, Frankston Business Collective, Youth Council and the Positive Ageing Ambassadors. Further information on the community engagement findings can be found in the Engagement Summary Report (Attachment B) and in the Officers Assessment of this report.

2. Other Stakeholders

The Draft Policy was guided by a Project Working Group of senior Officers from across Council, including Strategic Planning, Statutory Planning, Major Development, Economic Development and Procurement, Property and Risk.

Analysis (Environmental / Economic / Social Implications)

Rising housing costs and an increasingly unaffordable housing market are contributing to growing levels of housing stress and homelessness in Frankston City. Evidence shows that increasing the supply of diverse and affordable housing, particularly in locations well connected to jobs, services and transport, would deliver significant social and economic benefits at both individual and community levels.

Research by SGS Economics, in partnership with Housing All Australians, quantified the cost of unmet affordable housing need and identified a range of forgone benefits. These included: poorer health outcomes; higher rates of crime and anti-social behaviour; lower educational attainment, reduced employment outcomes and human capital development; decreased productivity and labour market efficiency; and declines in community diversity, inclusion and social equity. The study also found that addressing the need for affordable housing in Metropolitan Melbourne yields a benefit-cost ratio of 3.4:1 – meaning that for every $1 of public investment to support affordable housing delivery, the community receives $3.40 in return.

Investing in affordable housing can reduce intergenerational disadvantage and demand on crisis services, including emergency health care, policing and homelessness services. Providing stable housing is more cost-effective than responding to the consequences of housing insecurity and homelessness and supports more resilient and thriving communities into the future.

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

There are no legal implications relating to this Report as the Policy has been developed within Council's legislative responsibilities under the *Planning and Environment Act 1987, Local Government Act 2020,* Victorian Planning Provisions and Frankston Planning Scheme.

The *Planning and Environment Act 1987* provides local councils with a means of facilitating affordable housing through the local development process. While the *Local Government Act 2020* guides local councils in any role they adopt for affordable housing, and places statutory obligations on councils: to demonstrate good governance for the benefit and wellbeing of the community in making decisions about Council's role pertaining to affordable housing (S8); permits council to participate in a beneficial enterprise such as joint venture (S110); and stipulated requirements for making decisions on the sale or exchange of land (S114) or lease of land (S115).

Policy Impacts

The Policy aligns with:

- Community Vision 2040, Connected Places and Economy.
- Council & Wellbeing Plan 2025-29, Connected Places and Economy.
- Housing Strategy (in development, not adopted), FMAC Structure Plan and Property Strategy and Frankston Planning Scheme.

Gender Impact Assessments

A Gender Impact Assessment (GIA) has been completed, and its recommendations have been incorporated into the Policy. While the policy is expected to benefit a broad cross-section of the community, the GIA found that women are likely to be the primary beneficiaries and face specific barriers that require targeted supports and housing models.

Drivers of homelessness among women include family violence, income inequality, lack of financial independence, and limited access to affordable housing, particularly impacting low-income women, older women, single mothers, Aboriginal and Torres Strait Islander women, women without permanent residency, and women with disabilities (Women's Health Atlas 2024).

In Frankston City, women experience above-average rates of family violence, are more likely than men to be single parents, part-time workers, low-income earners, social housing tenants, and to access homelessness services. They are also overrepresented in key worker roles.

The GIA recommended including a policy statement on the gendered nature of housing access and ensuring the framework considers gender and intersecting forms of disadvantage. It also highlights the need to prioritise affordable housing for older women, single mothers, female key workers on moderate or low incomes, and women and children escaping family violence.

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 level of risk associated with the implementation of the Policy has been mitigated by the selection of a policy framework that is low in risk and won't unduly divert Council resources from other much needed services. Legal advice has been sought from Maddocks on the operational implementation of the Policy to ensure good governance and legal compliance. The Policy has also been tested with the community and stakeholders through community engagement, which indicated strong support.

Conclusion

The Policy enables Council to articulate a clear policy position on affordable housing with key stakeholders, including those who are responsible for providing the required investment to increase the supply of affordable housing on public and private land in Frankston City. Once adopted, the Policy would provide Council with a robust policy framework to guide and inform Council's planning, decision making and advocacy pertaining to affordable housing to encourage the construction of more affordable homes that meet community needs and is aligned with Council's strategic planning frameworks. The Policy would also enable Council to be well positioned to form effective partnerships with other tiers of government and other stakeholders involved in the local development process to and improve the diversity and quality of affordable housing dwellings within a rapidly evolving policy environment.

ATTACHMENTS

Attachment A:⇩ Affordable Housing Policy

Attachment B:⇩ Engagement Summary Report

12.5 Adoption of the Affordable Housing Policy

Officers' Assessment

Background

Housing Advisory Committee:

- The Housing Advisory Committee (the Committee) was formally established by Council in 2022 to monitor, advocate and provide advice on local housing needs and provide an important forum for discussion.
- As an outcome to the Committee's activities in 2023, the Committee made a series of recommendations to Council for action in 2024, which included the development of a Draft Affordable Housing Policy. These recommendations were formally endorsed by Council at its Council Meeting on 11 December 2023.
- These recommendations were consistent with Urbanxchange Pty Ltd recommendations, who provided independent consultancy advice on how Council can facilitate good social and affordable housing outcomes for the municipality that meet local community need.

Policy scope and definitions:

- The scope of the Policy is "affordable housing" as defined by the *Victorian Planning and Environment Act 1987*, which is "housing (including social housing) that is appropriate for the housing needs of very low-, low- and moderate-income households…and is priced so these households can meet their other essential living costs."
- The Policy adheres to the Victorian Government's specifications for the income ranges for households that are considered eligible for subsidised affordable housing (very low-, low- and moderate-income households), which it publishes annually. As of 1 July 2025, these were as follows for the Greater Melbourne:
  - Single: Up to $30,870 (very low); up to $49,380 (low); and up to $74,080 (moderate).
  - Couple (no dependent): Up to $46,290 (very low); up to $74,080 (low); and up to $111,110 (moderate).
  - Family: Up to $64,810 (very low); up to $103,710 (low); and up to $155,550 (moderate).
- To ensure consistency with Victorian Government planning policy and legislation, the Policy defines social housing as a subset of affordable housing and is for people on very low to low incomes who need housing, especially those who have recently experienced homelessness, family violence or have other special needs. It is made up of two types of housing, public housing (owned and managed by Homes Victoria) and community housing (owned and/or managed by registered community housing providers). Social housing includes both subsidised short and long-term rental housing and calculated at no more than 30% of the household's income to ensure that households pay an affordable rent. Social housing is accessed through the Victorian Housing Register. Other forms of affordable housing are generally provided to low to moderate income households at discounted market rates and in addition to what's previously mentioned, includes dwellings that are privately owned and managed by community housing organisations, or privately owned and managed with the help of government subsidies.
- Whereas housing exists along a continuum, the Policy focuses on increasing the supply of those affordable housing options that provide secure long-term housing solutions and is principally focused on activity where local government can play a

constructive role and have the most influence. Council's powers to increase housing supply across the whole continuum is limited and set by the Victorian Government's *Planning and Environment 1987, Local Government Act 2020* and the Victorian Planning Scheme.

Issues and Discussion

Housing affordability in Frankston City:

- The Policy has been developed in a context of declining housing affordability that is the result of an insufficient supply of housing and unhealthy housing market. There are a range of contributing factors to this, including rising interest rates, skills shortages, construction company insolvencies and land for housing being limited and costly. This has resulted in an environment where house prices and rents are growing faster than wages, rental vacancies are low, waiting lists for social housing waiting lists are long and increasing rates experiencing homelessness.
- While Frankston City has historically represented one of Metropolitan Melbourne's more affordable areas, as with elsewhere in Australia affordability has been worsening since 2021. According to the id. Housing Monitor, of all private rentals listed in Frankston City during the 12 months to December 2024:
  - 2.6% were affordable to very low-income households (dropping to 0% for lone person households and 0.5% for single parent households)
  - 46.5% were affordable to low-income households (dropping to 0.5% for lone person households and 8.4% for single parent households)
  - 94.5% were affordable to moderate income households (dropping to 5.5% for lone person households and 69.3% for one parent households)
- A direct consequence of worsening affordability and the inadequate supply of affordable housing is increasing rates of housing stress, lengthy social housing waiting lists and increased risk of homelessness. This is impacting a diverse range of residents, including older people, key workers, students and single parent families, and is particularly problematic for lower income households who are experiencing rental stress in much higher numbers. Further, the lack of long-term housing security is known to limit access to jobs and essential services, negatively impact on physical and mental health, and increase the risk of homelessness. Further to this, rooming houses are growing in number, are generally not affordable for the very low to low-income tenants that reside in them and can be unsafe.
- Rental stress is defined as households spending more than 30% of gross household income on rent who are in the very low-, low- or moderate-income ranges. The most recent rental stress data (ABS 2021 Census) provided by the id. Housing Monitor shows that of the 13,457 households in private rentals in Frankston City, 4,599 (34.2%) were in rental stress, which is higher than the Greater Melbourne average of 26.8%. This increased to 83.8% for very low-income households and 57.5% for low-income households. This stress was being felt most in the suburb of Frankston (which includes the Frankston Metropolitan Activity Centre). However, this data does not reflect the changes in inflation and interest rates since 2021 which have impacted the housing market. There is also a growing number of households in need of housing assistance and applying for social and affordable housing via the Victorian Housing Register (VHR). The VHR waiting list for social and affordable housing is long, and as of March 2024 there were a total of 4,300 applicants recorded with a locational preference for the Frankston District.

- Frankston City is an established municipality characterised by low density and lack of housing diversity, with limited availability of large, vacant or underutilised land parcels that could undergo rezoning or renewal (greenfield and brownfield sites). This has resulted in the demand for smaller dwellings well exceeding supply, low vacancy rates and limited residential growth and development opportunities to allocate land for affordable housing. There is a need for the Victorian Government to introduce a state-wide mandatory inclusionary provision requiring private development proponents to make a fair and reasonable contribution to the provision of affordable housing.

Measuring the need for affordable housing Frankston City:

- Analysis undertaken for the development of Council's Housing Strategy demonstrates a need for greater housing diversity that includes smaller dwellings and affordable housing options. Consequently, planning for more diverse and affordable housing options throughout the municipality is a key strategic consideration for both the Housing Strategy and Affordable Housing Policy.
- According to modelling by SGS Economics, 14% of all households in Frankston City are currently in need of housing assistance through subsidised affordable housing. Using its Housing Assistance Demand model, SGS Economics estimates a current need for an additional 6,207 affordable dwellings. This demand is largely driven by very low-income households, many of whom are not eligible for social housing and are experiencing moderate to severe rental stress, as well as smaller households, including single persons, single-parent families, and couples without children. As Frankston City's population grows, so too will this demand. If no additional supply is delivered, this shortfall is forecast to rise to 8,292 affordable dwellings by 2036.

The need for key worker housing in Frankston City:

- Key worker housing refers to "affordable rental housing that is appropriate for people who within the [local government area], are required to be physical present to perform their work, and whose household earns a very low, low or moderate income". This definition was initially developed by the City of Melbourne and is used in the Policy.
- Providing suitable housing for key workers is important, as key workers perform services that are critical to the functioning of society and need to be physically present on a work site. These include services that provide living essentials (e.g. food and fuel distribution) and maintain the public health and safety as well as those who service the most basic needs of the community (e.g. education, community care, retail and infrastructure maintenance).
- Analysis by SGS Economics (using 2021 Census data) found around 16,770 key workers living in Frankston City, mainly in education, health, and care industries. Most were women (65%), with many in lower-paid caring roles. Those on moderate or lower incomes are vulnerable to housing stress and should be prioritised in planning for subsidised affordable housing.
- Frankston City also employs around 15,800 key workers, many commuting from the Mornington Peninsula and Casey. While 58% travel less than 20km, 43% commute more than 20km. This highlights a need for local affordable housing to reduce travel costs and support workforce retention.

The changing policy context:

Officers' Assessment

- Over the past couple of years, both the Victorian and Australian Governments have introduced significant policy and planning reforms aimed at increasing the supply of affordable housing. These reforms reflect a growing recognition of housing affordability as critical national and state-level issues and are expected to influence the way local governments plan for and facilitate affordable housing outcomes.
- In 2023 the Victorian Government released the *Housing Statement*, which sets out a range of measures to improve housing affordability and increase housing supply. The Statement builds upon existing programs, such as the Big Housing Build, and sets a long-term goal of delivering 80,000 new dwellings per year to 2051 across all housing types. The Statement also identified the Frankston Metropolitan Activity Centre as a designated activity centre to support increased residential density, and introduced the Development Facilitation Program, which seeks to incentivise developers to provide 10% affordable housing in medium to high density developments. In 2025, the Victorian Government released Plan for Victoria. This is its long-term land use strategy that will guide population growth and development across Victoria.
- The Australian Government has also made significant investments and reforms to address housing affordability and supply. This includes the $10b Housing Australia Future Fund to support the delivery of 30,000 new social and affordable housing dwellings; the creation of the National Housing Supply and Affordability Council to advise on national housing policy; the National Housing Accord to plan to build one million homes in five years that includes 10,000 affordable homes; and the Social Housing Accelerator to deliver new and refurbished social housing.
- The housing policy environment is rapidly evolving and increasingly supportive of local action on affordable housing, with growing community expectations and government policy aligned in this direction.

<u>Council's proposed role in affordable housing:</u>

- Under the Victorian planning system, affordable housing is a shared responsibility – but the primary role rests with the Federal and State Governments. As they shape the policy settings, legislative frameworks, and funding mechanisms that underpin the housing system.
- The Policy proposes that Council's role in facilitating and guiding an increased supply of affordable housing on public and private land within Frankston City as being through:

  a) Council as a supply enabler: Council will work in its statutory role as the responsible authority for the local planning scheme to pursue opportunities that enable housing supply that accommodates a growing and changing population and community needs and support a healthy housing market.

  b) Council as an advocate: Council will advocate for continued investment in Frankston City by ensuring that the community's affordable housing needs are understood and being considered by Federal and State Government and those involved in the land development process, and for regulatory reforms to better enable affordable housing supply.

  c) Council as a partner: Council will actively explore opportunities to invest in partnerships with the purpose of facilitating an increased supply of affordable housing where appropriate.

Voluntary Affordable Housing Contributions:

- Voluntary Affordable Housing Contributions are agreements between local councils and developers or landowners to include affordable housing within private residential developments. They are negotiated on a voluntary basis during the planning permit process and formally secured through a Section 173 Agreement.
- Section 173 of the *Planning and Environment Act 1987* enables local councils to enter into legal agreements with landowners on a range of planning-related matters, including Voluntary Affordable Housing Contributions.
- When a planning permit is granted, there is typically an increase in the value of that land. These contributions help to ensure that some of this uplift in value is returned to the community through the delivery of affordable housing.
- SGS Economics has undertaken economic modelling to determine a fair, reasonable and evidence-based contribution rate for Frankston City. This rate is based on the municipality's identified affordable housing need, the proportion of that need considered appropriate to be met by the private development sector, projected residential floorspace growth, and the financial capacity of community housing organisations to acquire and manage new dwellings.
- The Policy proposes a practical, low-risk and low-resource model that includes: in-kind contributions of completed dwellings or land, which may be gifted, sold at a discount or leased at reduced rates to a registered community housing provider; a flat 3% contribution rate, as modelled by SGS Economics; and a 30-dwelling threshold, meaning the contribution requirement only applies to major developments that result in a net increase of 30 or more residential dwellings, where at least one affordable housing can be delivered.
- Under this policy, these contributions would remain voluntary. Developers would not be required to participate or provide a contribution to receive planning approval. This ensures there are not formal barriers or disincentive to development. Instead, the policy would offer a clear and transparent framework to guide voluntary negotiations when opportunities arise.

Community engagement findings

Community engagement on the Draft Affordable Housing Policy:

- The Draft Policy was publicly exhibited from 21 February to 23 March 2025, with a comprehensive community engagement process undertaken to seek feedback from the community and external stakeholders. The engagement included an online survey, community pop ups, stakeholder meetings and broad promotion. The survey respondents represented a broad demographic, providing a diverse range of perspectives.
- The feedback indicated broad community support for the Draft Policy and Council's proposed roles. Key survey findings included:
  - 84.4% agreed with the principle that affordable housing is essential infrastructure.
  - 80% supported Council acting as a supply enabler.
  - 81.2% supported Council taking an advocacy role.
  - 75% supported Council acting as a partner.
- The community identified the following from the Draft Policy as its top priorities: planning for better neighbourhoods; improving planning permit processes;

supporting well-located housing growth; creating safer communities; and promoting greater housing diversity.

- Stakeholders from the community housing and homelessness sectors identified the following from the Draft Policy as its top priorities: education and awareness raising; partnering with developers and community housing providers with a proven record; advocacy to state government; assessing the community benefit of using council-owned assets for affordable housing outcomes; and recognising affordable housing as essential infrastructure.
- The engagement findings highlighted some key areas to strengthen within the policy, as well as things were missed and needed to be included. The table below shows the proposed minor revisions to the Policy in response to this feedback:

Proposed revision	Policy number
New policy corporate template, as introduced by Council in 2025.	3 – Governance principles and Council Plan alignment
Strengthened connection of access and inclusion with good housing outcomes, in recognition of the importance of this for supporting a diverse, inclusive and growing community.	1.1 – Updated language 1.8 – Updated language 5.13.4 – Inclusion of universal design standards and environmental sustainability principles. 5.26 – New policy position
Enhanced focus on values-based messaging and the connection between affordable housing delivery and homelessness prevention.	1.4 – Updated language 1.7 – Updated language
Updated policy definitions.	4.4 – Updated language 4.9 – Updated language 4.10 – Updated language 4.13 – New definition on the term "tenure blind". 4.14 – New definition on the "Victorian Housing Register". 4.15 – New definition on "Voluntary affordable housing contributions".
Strengthened alignment between housing growth and long-term infrastructure planning (community infrastructure, transport and open space).	5.7 – New policy position
Highlighted the role of infill development ask a key strategy for housing growth.	5.9 – New policy position

Included Voluntary Affordable Housing Contributions.	5.12.2 – New policy position
Strengthened focus on community education and awareness raising.	5.15 – Updated policy position
Strengthened support for short-to-medium term housing models and the sustained provision of wraparound services.	5.23 – Updated language
Strengthened focus on the need for more Aboriginal housing.	5.24 – Updated policy position
Highlighted the role of the private rental market in housing very low, low and moderate income households.	5.25 – New policy position
Highlighted support for the policy by business representative groups.	5.30 – Updated language
Highlighted the difference between the private development sector and community housing sector.	6.4 – Updated language

Other supporting community engagement findings:

Council and Wellbeing Plan 2025-29 (2024)

- Broad community engagement undertaken by Council in 2024 to inform the development of the new Frankston City Council and Wellbeing Plan 2025-29. The findings showed broad community support for affordable housing in Frankston City. Two of the overall top ten services participants wanted Council to focus more on over the next four years included:
  - Planning and advocating for affordable housing to help prevent homelessness (67.9%).
  - Initiatives that improve safety and wellbeing related to homelessness (74.5%).

SGS Economics (2024)

- Additional engagement for the Draft Policy was undertaken with local businesses. To complement its quantitative analysis, SGS conducted interviews with seven stakeholders across the most prominent key worker industries in Frankston City. The insights collected through this engagement included:
  - The impact of housing affordability on employees and business operations was mixed, with some organisations saying that their staff were vulnerable to the housing affordability crisis, and others saying that their workforce was not directly impacted, but there was a general consensus that housing affordability has worsened in Frankston City. The housing affordability challenge in Frankston City has an impact on key workers in the early childhood and hotel sectors, who are particularly vulnerable due to lower paid and casual work. Some impacts included employee absence, housing stress impacting employee mental health, and employees and clients moving out of Frankston City to different areas due to housing affordability.

- Only some businesses are taking proactive measures to address the housing affordability challenge. These included purchasing former aged care homes to house employees, negotiating rental assistance into employee contracts, assisting employees to access government funding, providing hotel and serviced apartment accommodation and increasing the price of goods and services in order to pay employees higher wages so they can afford their housing payments.
- Businesses were generally interested in collaborating with Council to help address the housing affordability challenge, with potential interventions including providing support for residential development, advocating for changes to short-term rentals (Airbnbs) in neighbouring municipalities, providing support for affordable housing contributions from the development sector, and providing support for the utilisation of council-owned land for affordable housing.

Housing Strategy Discussion Paper (2023)

- The community engagement undertaken on the Housing Strategy Discussion Paper found that 'affordable homes for everyone' was one of the community's top three housing values, and housing affordability emerged as a key issue affecting the Frankston City community. Price and affordability were identified as key drivers affecting decisions about current and future housing across all demographic cohorts. There was support from the community for Council to play an active role in advocating and developing policy responses to address housing affordability in Frankston City, as follows:
  - 64% supported Council advocating to state and federal governments for better housing affordability policies, funding, etc.
  - 54% supported Council updating its planning scheme to provide more support for affordable housing.
  - 50% supported Council providing affordable housing on Council land and/or incorporate affordable housing into new Council developments.
  - 50% supported Council partnering with organisations to deliver affordable housing initiatives.
  - 50% supported Council requiring a proportion of dwellings in new higher density development to be designed for affordable housing.

Affordable Housing Policy

REM REFERENCE	A5554151	
POLICY TYPE	**Council**: adopted by Council resolution	
APPROVAL	Council	
DATE ADOPTED		
DIRECTORATE	Communities	
POLICY OWNER	Manager City Futures	
NEXT REVIEW	31 August 2026	
REVISION RECORD	**VERSION**	**REVISION DESCRIPTION**
09/09/2024	No. 1	Draft for community engagement
24/06/2025	No. 2	Incorporates community engagement findings

1. Purpose

1.1 Council's vision is for a city where everyone feels welcome and has access to a safe, secure and affordable home. In achieving this vision, this policy recognises that affordable housing is essential infrastructure for a diverse, inclusive and growing community. Like other forms of essential infrastructure, high quality and accessible affordable housing provides an important foundation for building thriving communities and a productive local economy. Everyone should have the opportunity to enjoy the long-term security of a safe and affordable home.

1.2 The purpose of this policy is to provide a Council position and framework to guide and facilitate an increase in the supply of well-located affordable housing on public and private land within Frankston City through the local land use planning system, advocacy and partnerships.

1.3 This policy will guide and inform Council's planning, decision making and advocacy pertaining to affordable housing in Frankston City, with the intention of encouraging:

1.3.1 A net increase in the number, diversity, and quality of affordable housing dwellings to meet Frankston City's growing and changing population and community needs.

1.3.2 Affordable housing outcomes that are accessible for very low-, low- and moderate-income households so that all residents have access to safe and quality housing options that are within their means for long-term housing security.

1.3.3 An equitable distribution of affordable housing across the municipality that is well-located near services, employment, and public transport, and well-integrated with the local community, neighbourhood character and amenity of the area.

1.3.4 A diverse mix of housing types and tenures to accommodate increasing densities, different life stages, housing patterns, income levels and community needs, including mixed tenure developments, private-public partnerships, build-to-rent and cohousing.

1.3.5 High quality and sustainable affordable housing outcomes that are aligned with Council's strategic planning objectives and policy frameworks and facilitate high quality urban design, architecture and landscape architecture, and deliver long-term public value.

1.3.6 Council being positioned to more effectively support and partner with the State and Federal Government, community housing organisations, developers, landowners, other private investors, and community groups to facilitate opportunities, investment, and leadership to increase and improve the quality of Frankston City's affordable housing supply.

1.3.7 Further state planning policy reform and statutory change to better enable the supply and improve the quality of affordable housing in Frankston City and elsewhere in the state.

1.4 This policy acknowledges that an adequate supply of affordable housing would deliver significant benefits for Frankston City, including:

1.4.1 A long-term solution to homelessness through access to safe, secure and affordable homes. Affordable housing provides critical pathways out of housing crisis and poverty and into long-term housing security and economic participation.

1.4.2 Improved community wellbeing, as access to safe, secure and affordable housing is a key determinant of health. Affordable housing provides an important foundation for people to improve their health and wellbeing and more fully participate in the local community.

1.4.3 A more productive local economy and efficient labour markets, where key workers in essential industries can live near their workplaces. This enables better job-matching from a local labour pool, improved key worker retention, reduced commuting, and reduction in housing costs for key workers enabling more household income to be directed into productive areas of the local economy.

1.4.4 A well planned and liveable city with the right mix of essential infrastructure that includes high quality and well-located affordable

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housing. This contributes to better neighbourhoods, more inclusive communities, and enhances liveability for everyone.

1.4.5 Greater housing choice to meet the needs of a growing and changing population, supporting residents through all life stages. Affordable housing helps to retain young adults, families and older residents in their community, strengthening community connections and preventing displacement that can contribute to cycles of housing insecurity and homelessness.

1.5 This policy acknowledges that the primary responsibility for the supply of affordable housing is with State and Federal Government (**see Roles and Responsibilities**), and that there are many forces and institutions driving housing affordability outcomes that are beyond the direct remit or influence of Council. However, as with other forms of essential infrastructure, the provision of affordable housing requires collaboration across all three tiers of government and those involved in the land development process.

1.6 Local government can play a constructive role in facilitating and guiding the supply of affordable housing that is within its legislative powers, without unduly diverting Council resources from other much needed services, and without the requirement to take on a direct provider role. This policy sets out Council's three key roles in facilitating and guiding an increased supply of affordable housing within Frankston City – supply enabler, advocate and partner (**see Policy**).

1.7 This policy responds to the urgent and growing need for more affordable housing in Frankston City, recognising that safe, secure and affordable homes are a fundamental human need and essential for a thriving community. Currently, the demand for affordable housing significantly exceeds supply, with an estimated shortfall of more than 6,000 affordable homes (representing 14% of all households). As a result of this shortfall, many households are living in rental stress and struggling to afford other essential living costs – like food, healthcare and education – increasing the risk of homelessness. This housing pressure is being felt most by very low- and low-income households, deepening inequality and undermining Frankston City's long-term social and economic resilience. Without coordinated action to attract greater government investment and facilitate local development of affordable housing, the shortfall is projected to exceed over 8,000 homes by 2036 (SGS Economics & Planning). As our population continues to grow, so too will the unmet demand for affordable housing, making this an immediate and ongoing priority for Frankston City.

1.8 Whereas a diverse mix of accessible and inclusive affordable housing is needed, this policy recognises that within Frankston City the greatest affordable housing need is for:

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1.8.1 Smaller households (one- and two-bedroom dwellings), single-income households (e.g. singles, one parent families) and couples without children.

1.8.2 Very low-income households in need of social housing.

1.8.3 Key workers who live in households with moderate incomes or below to be well located for employment.

1.8.4 Those population cohorts most in need of housing assistance and being disproportionately impacted by the affordable housing shortfall, including older singles, women over the age of 50 years, women escaping family violence, young people, Aboriginal or Torres Strait Islander peoples, people with disability, low-income renters and people experiencing homelessness.

1.8.5 An ageing population.

1.9 This policy acknowledges that gendered experiences of economic insecurity, superannuation gaps and family violence impact women's access to safe, secure and affordable housing. Evidence shows that in Frankston City, women experience greater than state average rates of family violence, have more caregiving responsibilities than men, are more likely to be in a one parent household, earn lower individual incomes than men, are more likely to work part-time, and our key worker industries and occupations have much greater female representation. These barriers can require targeted supports and housing models to ensure fair access to affordable housing.

2. Scope

2.1 This policy relates to affordable housing, as defined by the Victorian Government (**see Definitions**).

2.2 While this policy recognises that housing exists along a continuum (see Figure 1), where the level of assistance or subsidy required is highest at one end of the continuum and progressively decreases to the other end, the scope of this policy relates to facilitating and guiding an increase in the supply of those affordable housing options (including social housing as a subset of affordable housing) that provide secure long-term housing solutions. It also principally focuses on activity where local government can play a constructive role and has the most influence, noting that Council's powers to increase housing supply across the whole continuum is limited and set by the Victorian Government's *Planning and Environment Act 1987, Local Government Act 2020* and the Victorian Planning Scheme.

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Figure 1: Housing continuum



3. Governance Principles and Council Plan Alignment

Governance Principles

3.1 Principle (a) Council decisions are to be made and actions taken in accordance with the relevant law;

3.2 Principle (b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;

3.3 Principle (c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;

3.4 Principle (d) the municipal community is to be engaged in strategic planning and strategic decision making;

3.5 Principle (e) innovation and continuous improvement is to be pursued;

3.6 Principle (f) collaboration with other Councils and Governments and statutory bodies is to be sought;

3.7 Principle (g) the ongoing financial viability of the Council is to be ensured;

3.8 Principle (h) regional, state and national plans and policies are to be taken into account in strategic planning and decision making;

3.9 Principle (i) the transparency of Council decisions, actions and information is to be ensured.

Council Plan Alignment

3.10 Outcome 1: Healthy and Inclusive Communities – Improve community health, safety and wellbeing by reducing harm and promoting healthy lifestyles. Strengthen resilience, inclusiveness and enrich culture and diversity.

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3.11 Outcome 3: Connected Places and Economy – Enhance liveability by improving access to and revitalising Frankston City's places and spaces. Foster a thriving economy by creating jobs and opportunities to build a skilled and educated community that supports sustainable and diverse industries.

4. Definitions

4.1 **Affordable housing:** Under the *Planning and Environment Act 1987,* affordable housing is a broad term describing housing (including social housing) that is appropriate to the needs of a range of very low, low, and moderate-income households and is priced (whether bought or rented) so these households can meet their other essential living costs. The income ranges for these households are set by the Victorian Government and reviewed annually to reflect median household income.

4.2 **Affordable rental housing:** Affordable rental housing is aimed towards low to moderate income households and provides rental homes at least 10 per cent below the market rental cost with fixed term leases to give renters time to save for a house deposit or move back into a private rental. Affordable rental housing is managed by a range of providers, including registered community housing organisations, charities and real estate agencies.

4.3 **Annual income ranges:** Under the *Planning and Environment Act 1987*, the Victorian Government specifies the income ranges for metropolitan Melbourne for affordable housing that is not social housing. These income ranges are published annually.

4.4 **Community housing:** Housing that is owned and/or managed by community housing organisation, which are mission-driven, not-for-profit organisations that own, develop, or maintain rental housing for people on low incomes. These organisations specialise in delivering both social and affordable housing, tailored to a diverse range of tenants. Community housing typically offers long-term rental options with subsidised rents, usually capped at no more than 30 per cent of a household's income. The community housing sector often partners with government to deliver housing for people who need support. Some providers focus on specific groups, like Aboriginal and Torres Strait Islander peoples, people with disability, women, and older people. The capacity of community housing organisations to develop, own and manage housing varies across the sector.

4.5 **Homelessness:** The Australian Bureau of Statistics (ABS) definition for homelessness is when a person does not have suitable accommodation alternatives, they are considered homeless if their current living arrangement: a) is in a dwelling that is inadequate; b) has no tenure, or if their initial tenure is short and non-extendable, or; c) does not allow them to have control of, and

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access to space for social relations. People living in boarding houses (defined as commercial accommodation usually not self-contained but with private rooms) is counted as a homelessness operational group.

4.6 **Housing stress:** A household is typically described as being in housing stress if it is paying more than 30% of its gross household income in housing costs. As higher income households can spend a higher proportion of their income on housing without experiencing stress, a ratio of 30/40 is often used as a benchmark—that is, if households that fall in the bottom 40% by income spend more than 30% of their gross household income on housing, they are defined as being in housing stress. This policy focuses on households who are experiencing rental stress.

4.7 **Key workers:** Individuals who perform services that are critical to the functioning of society and need to be physically present on a work site. These include services that provide living essentials (e.g. food and fuel distribution) and maintain the public health and safety as well as those who service the most basic needs of the community (e.g. education, community care, retail and infrastructure maintenance). This policy focuses on key workers whose household earn very low, low, or moderate incomes.

4.8 **Key worker housing:** This policy uses the definition of key worker housing adopted by City of Melbourne, as affordable rental housing that is appropriate for people who within Frankston City, are required to be physically present to perform their work, and whose household earns very low, low or moderate incomes. The housing must be owned, or managed or allocated and monitored by a Registered Housing Agency or a registered charity to the satisfaction of Council.

4.9 **Registered community housing organisation:** A registered community housing organisation is a not-for-profit entity formally registered under the *Housing Act 1983* and regulated by the Victorian Government. To gain registration, an organisation must meet defined eligibility criteria and demonstrate compliance with performance standards. Registration allows these organisations to access government funding and participate in programs like the Victorian Housing Register.

4.10 **Rental Stress:** The ABS defines rental stress as rental housing that costs more than 30% of the gross household income for those households whose equivalised disposable income falls within the bottom 40% of Australia's income distribution.

4.11 **Section 173 Agreement:** A Section 173 Agreement is a legal contract made between Council and a landowner under Section 173 of the *Planning and Environment Act 1987*. This enables Council, as a responsible authority, to negotiate an agreement with a landowner to set out conditions or restrictions on the use or development of the land, or to achieve other planning objectives in relation to the land. These agreements are voluntary in nature, and council cannot force a landowner to enter into an agreement.

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4.12 **Social housing**: Social housing is a subset of affordable housing and is for people on very low to low incomes who need housing, especially those who have recently experienced homelessness, family violence or have other special needs. It is made up of two types of housing, public housing (owned and managed by Homes Victoria) and community housing (owned and/or managed by community housing providers). Social housing includes both subsidised short and long-term rental housing and calculated at no more than 30 per cent of the household's income to ensure that households pay an affordable rent. Social housing is accessed through the Victorian Housing Register.

4.13 **Tenure blind:** The notion that affordable housing should not be able to be readily differentiated through either their appearance, quality or amenity and should have equal access to all communal and indoor spaces.

4.14 **Victorian Housing Register:** The centralised application system for affordable housing in Victoria, encompassing both public and community housing. It streamlines the application process, allowing individuals to apply once to be considered for a range of affordable housing options. The register has two categories: *Priority access* for people with urgent housing needs; and *Register of interest* for those seeking affordable housing without priority access needs. The register is managed by the Department of Families, Fairness and Housing and is governed by the *Housing Act 1983.*

4.15 **Voluntary Affordable Housing Contribution:** An agreement between local councils and developers to include affordable housing as part of a private developments, and negotiated through the planning system.

5. Policy

Council's policy framework

5.1 Council's policy framework will focus on the following three key roles within Council's realm of influence to facilitate and guide an increased supply of affordable housing on public and private land within Frankston City:

5.1.1 **Council as a supply enabler:** Council will use its statutory role as the responsible authority for the local planning scheme to pursue opportunities that enable housing supply, accommodate a growing and changing population, respond to community needs, and support a healthy housing market.

5.1.2 **Council as an advocate:** Council will advocate for continued investment in Frankston City by ensuring that the community's affordable housing needs

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are understood and considered by the State and Federal Governments, as well as those involved in the land development process. Council will also advocate for regulatory reforms that better enable the supply of affordable housing.

5.1.3 **Council as a partner:** Council will actively explore opportunities to invest in partnerships that help facilitate an increased supply of affordable housing, where appropriate.

Council as a supply enabler

5.2 Council amends the Frankston Planning Scheme to align with the overall vision and policy objectives for affordable housing set out by this policy and refer to this policy as a background document at any clause that includes policy regarding affordable housing.

5.3 Council reviews the Frankston Planning Scheme every four years, within 12 months of the Council Plan being adopted, to ensure that the Scheme:

5.3.1 Contains contemporary information regarding changing demographics and the diverse housing needs of the Frankston City community.

5.3.2 Responds to the community's long-term vision for residential use and development in the municipality.

5.3.3 Reflects and complies with changes to state and local legislation and policy.

5.4 Council pursues internal process improvements to ensure residential planning permit applications are assessed efficiently and in accordance with Section 197 of the *Planning and Environment Act 1987*.

5.5 Council ensures that strategic planning and policy documents relating to residential use and development across the municipality (such as the Housing Strategy, Structure Plans, Development Plans, etc.) respond to the diverse housing needs of current and future residents. These documents will also consider opportunities to increase the supply of affordable housing, by providing:

5.5.1 An assessment of the diverse housing needs of current and future communities, taking into consideration current housing supply, forecast population growth and changes in the local demographic profile.

5.5.2 An assessment of the availability and suitability of land and sites for housing to meet housing needs, including preferred locations for

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affordable housing, such as locations with good access to services, employment, and public transport.

5.5.3 Clear, simple and strategically justified policies and development guidelines that support the delivery of preferred housing outcomes.

5.6 Council reviews policies and strategies relevant to Council-owned property to ensure they acknowledge affordable housing as essential infrastructure that supports sustainable communities. Where appropriate, Council will give due consideration to affordable housing when assessing surplus Council-owned assets, including the sale for disposal of surplus Council-owned land.

5.7 Council supports the alignment of planning for housing growth – including affordable housing – with community infrastructure, transport, and open space planning. This ensures that as communities grow and change, all residents will have access to the services, infrastructure, and open space they need to live and age well. This approach recognises that well-planned infrastructure is essential for supporting affordable housing growth in areas with good access to services, jobs, and public transport, while also enhancing long-term liveability, accessibility, and inclusion—especially for older residents and people with diverse needs.

5.8 Council engages with relevant government agencies and explores appropriate funding opportunities to support a pipeline of development-ready land in Frankston City. This may include addressing infrastructure constraints and when appropriate the identification of possible strategic sites that could help expand the local housing supply.

5.9 Through the Housing Strategy and FMAC Structure Plan, Council acknowledges that infill development within established urban areas is a key strategy for supporting housing growth, increasing housing diversity, and contributing to a healthier housing market. Council is committed to facilitating well-located and appropriate infill development, with the aim of improving overall housing affordability by increasing supply and making more efficient use of existing residential land and infrastructure in well-connected areas.

5.10 Council encourages a range of affordable housing delivery models to meet the needs of different income groups along the housing continuum. This includes affordable purchase, build-to-rent, rent-to-buy, affordable housing suitable for older people/retirement living, and social housing. Council's preference is that affordable housing is managed by registered community housing organisations.

5.11 Council builds the knowledge and capacity of staff across Council in affordable housing by working with registered community housing organisations, peak

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bodies and other stakeholders active in researching, building and operating affordable housing. This includes building an understanding of the housing needs for population cohorts most in need of affordable housing.

5.12 Council engages with landowners and developers to encourage and incentivise the construction of new high quality affordable housing within Frankston City that is aligned with Council's strategic planning principles and meets the municipality's essential infrastructure needs, by:

5.12.1 Implementing Council's proposed Development Activation Program with the intention of accelerating an increase in housing supply within the Frankston Metropolitan Activity Centre (FMAC), which includes encouraging the provision of affordable housing that is managed by a registered community housing organisation.

5.12.2 Considering the need for affordable housing as essential infrastructure when making decisions pertaining to the development of residential and mixed-use developments on public land.

5.12.3 Seeking a voluntary affordable housing contribution through the planning permit process for major developments that result in a net increase of 30 or more residential dwellings. Council's preferred contribution is equivalent to three per cent of the total number of proposed dwellings, and to be provided as land or dwellings to a registered community housing provider.

5.13 Council is guided by the following considerations when making decisions pertaining to the location and feasibility of affordable housing:

5.13.1 The housing is managed by a registered community housing organisation, includes an eligibility and allocation process, and provides homes for tenants via the Victorian Housing Register.

5.13.2 The rent or purchase price is affordable relative to household income, enabling residents to meet other essential living costs (generally not exceeding 30% of a household's income).

5.13.3 The housing is well-located throughout the municipality, close to services, jobs, and public transport. Priority is given to developments that are connected to, or co-located with, a range of support services – such as healthcare, education, employment and community programs – to provide holistic support for residents and promote long-term housing stability.

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5.13.4 The housing is of high quality, fit-for-purpose and aligned with Council's strategic planning frameworks, Environmental Sustainability principles, and the requirements of the Better Apartment Design Standards and Liveable Housing Design Guidelines, including universal design standards. Negotiations must not reduce the form or quality of the housing to an unacceptable level.

5.13.5 The housing is well-integrated with character and amenity of an area, with affordable housing developments being tenure blind and looking no different from the other dwellings in that development or area to support the safety, wellbeing and social inclusion of its tenants.

5.13.6 The housing is well-managed and maintained to ensure a safe, supportive and cohesive community, and to reduce the stigma associated with social and affordable housing developments.

5.13.7 The development delivers a satisfactory level of longevity in its affordable housing outcome, ensuring long-term benefit to the community.

5.13.8 The housing meets the specific affordable housing needs of the local area.

5.14 Council will regulate and enforce planning, building and health requirements outlined in State Government legislation with regard to rooming houses, ensuring reasonable standards of hygiene, sanitation and maintenance.

Council as an advocate

5.15 Council engages in community education and awareness raising activities to increase understanding of the importance of affordable housing, reduce stigma and build support for new residential developments, by clearly communicating:

5.15.1 Affordable housing is essential infrastructure that provides the foundation for an inclusive, thriving community and productive local economy.

5.15.2 The scale of the housing challenge and the affordable housing need within the municipality.

5.15.3 The broad social and economic benefits of increasing the supply of affordable housing, supported by real-world case studies showcasing successful projects.

5.15.4 Affordable housing is a shared responsibility and the role of local government enabling affordable housing outcomes.

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5.16 Council partners with stakeholders to deliver effective and targeted advocacy for increased investment to address Frankston City's unmet affordable housing need, including the State and Federal Governments.

5.17 Council shares information, data analysis and best practice with the Victorian Government, developers and landowners, registered housing organisations and other councils to strengthen the shared understanding of housing needs in the Frankston City community and advocate for housing growth.

5.18 Council advocates to the Victorian Government for the introduction of state-wide mechanisms within the Victorian Planning Policy Framework (such as a mandatory inclusionary provision and direct government investment) to make it easier for local councils to facilitate fair and reasonable contributions from the development sector towards the provision of affordable housing. Council also seeks clear, consistent accompanying guidance to support the implementation of a transparent and uniform process across all Victorian Planning Schemes.

5.19 Council advocates to the Victorian Government to ensure that significant state-led and urban renewal projects in Frankston City and the surrounding region include a meaningful contribution of affordable housing, recognising it as essential infrastructure needed to support sustainable and inclusive communities.

5.20 Council advocates to the Victorian Government for the sensitive redevelopment and renewal of existing state-owned public housing sites within the Frankston City municipality to improve housing quality, increase the yield and mix of affordable housing dwellings, and meet current and future community needs, while ensuring the rights, stability and wellbeing of existing tenants are respected and protected throughout the process.

5.21 Council advocates to the Victorian Government to identify surplus public land assets that may be appropriately redeveloped for the purpose of delivering affordable housing, particularly public land located with good access to services, employment and public transport.

5.22 Council advocates for its development outcomes preferences for private residential development and projects led or funded by the Victorian Government. For example:

5.22.1 Provision of a mix of affordable housing dwellings (dwellings type, size, subsidy arrangement, universal design etc.) that responds to identified local needs.

5.22.2 Integration of affordable housing dwellings with private market dwellings and that are tenure blind.

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5.22.3 Connectivity to surrounding services, jobs and public and active transport networks.

5.22.4 Response to neighbourhood character and amenity.

5.22.5 Response to Council's Environmentally Sustainable Design (ESD) principles and universal design standards set out in the Liveable Housing Design Guidelines.

5.22.6 Alignment with Council-adopted strategic planning frameworks and urban design principles.

5.23 Council advocates to the Victorian Government for increased and sustained investment into the provision of crisis accommodation, Housing First programs, and specialist homelessness services within Frankston City. This funding is essential to ensure that people experiencing homelessness have access to immediate support, wraparound services and a clear pathway into long-term secure affordable housing.

5.24 Council recognises and supports the Victorian Aboriginal Housing and Homelessness Framework, *Mana-na worn-tyeen marr-tookort,* and the forthcoming *National Housing and Homelessness Plan* as key guiding documents for advocacy and strategic action. The Victorian Aboriginal Housing and Homelessness Framework identifies the critical need for an additional 27,000 Aboriginal social housing units by 2036 to ensure every Aboriginal person has a home. Council advocates for the full implementation and funding of this Framework by the Victorian Government and will be guided by its principles in local efforts to advocate for homelessness prevention and improved access to affordable and accessible housing in Frankston City.

5.25 Council recognises that the private rental market in Frankston City plays a critical role in housing low to moderate income households, including key workers, students, single-parent households and older renters. Reforming the private rental market is essential for reducing rental stress and preventing homelessness and improving access to safe, secure and affordable housing. Council advocates to the Victorian Government for reforms and increased funding to improve renter security, affordability and access.

5.26 Council advocates for better access to safe, secure, accessible and affordable housing for people with disabilities. This includes stronger safeguards and supports for NDIS participants in Supported Independent Living, and a comprehensive review of the planning and regulatory frameworks governing Community Care and Supported Community Accommodation. Council also

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supports the inclusion of universal design standards in new residential developments as part of the broader reforms to the Victorian *Planning & Environment Act 1987*.

Council as a partner

5.27 Council engages with registered community housing organisations, developers and landowners, not-for-profit developers, retirement village operators, service providers and other key stakeholders. This engagement aims to build relationships, broker partnerships, and support funding applications that help to increase the supply of affordable housing and improve support for households living in affordable housing.

5.28 When identifying Council-owned land that is surplus to Council requirements (vacant or underutilised) that may be suitable for redevelopment or disposal, Council will consider its purpose for increasing the supply of affordable housing, taking into consideration:

5.28.1 The location of the site, including whether the site has (or will have) good access to services, employment and public and active transport networks.

5.28.2 The community benefit which can be derived from the site in terms of yield of affordable housing dwellings.

5.28.4 The opportunity cost of developing the site for affordable housing as opposed to use of the site for other community purposes.

5.29 Council prioritises partnerships with developers and non-profit organisations that specialise in affordable housing and demonstrate:

5.29.1 A long-term commitment to providing affordable housing within Frankston City.

5.29.2 A proven track record of providing and managing housing for very low, low and moderate- income households.

5.29.3 The ability to secure ongoing funding.

5.29.4 Good governance.

5.30 Council collaborates with major employers and business representative groups in Frankston City to identify opportunities to advocate for solutions to support very low, low and moderate income key workers experiencing rental stress.

5.31 Council to actively participate in alliances, collective impact projects and inter-council forums and work with peak bodies to collectively contribute towards

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addressing unmet needs for affordable within Frankston City and the south-east region. This includes the Strategic Housing and Homelessness Alliance, Frankston Zero, Regional Local Government Homelessness and Social Housing Charter Group, Municipal Association of Victoria (MAV), Victorian Local Government Association (VLGA), Property Council of Australia and Urban Development Institute of Australia.

6. Roles and responsibilities

Roles and responsibilities for affordable housing

6.1 This policy recognises the funding, investment, management, and policy context for affordable housing is primarily the responsibility of the Federal and State Governments and those involved in the land development process, and that local government has a facilitation role by enabling housing supply through the local land use planning system, advocacy and partnerships.

6.2 The Australian Government assists with poverty mitigation and is responsible for funding homelessness services, funding the states and territories to improve access to affordable housing, providing low-cost financing for social housing projects and the provision of individual support and Commonwealth Rent Assistance.

6.3 In Victoria, the State Government is responsible for overseeing the public housing system and funds and regulates registered community housing organisations to manage community housing (which together comprise social housing). It is also responsible for administering funding for specialist homelessness services to support people experiencing or at risk of homelessness to find housing and access necessary assistance.

6.4 The community housing sector (not-for-profit) and private development sector both play important roles in partnering to deliver and manage affordable housing. Community housing providers are mission-driven, not-for-profit organisations focused on delivering and managing long-term and secure affordable housing. Their role is regulated and often supported by government grants, subsidies, and land contributions. In contrast, the private development sector is profit-driven and usually involved only in the short-term – selling or leases dwellings after construction. It usually delivers affordable housing outcomes when required by planning conditions or incentivised through government programs.

6.5 The *Planning and Environment Act 1987* provides local councils with a means of facilitating affordable housing through the local land development process. It is

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important to note that the Act enables this a voluntary process and so the contribution of affordable housing requires agreement from developers and landowners who are seeking to obtain a planning scheme amendment or planning permit.

6.6 The *Local Government Act 2020* guides local councils in any role they adopt for affordable housing, and places statutory obligations on councils: to demonstrate good governance for the benefit and wellbeing of the community in making decisions about Council's role pertaining to affordable housing (S8); permits council to participate in a beneficial enterprise such as joint venture (S110); and stipulated requirements for making decisions on the sale or exchange of land (S114) or lease of land (S115).

Roles and responsibilities in implementing this policy

6.7 Council's accountability and responsibility for the policy are outlined below:

6.7.1 Councillors are responsible for adopting this policy and providing leadership for the policy's objectives and community benefit.

6.7.2 The Chief Executive Officer and Executive Management Team have overall responsibility for compliance with this policy.

6.7.3 Manager City Futures is responsible for ensuring that councillors, managers and coordinators, contractors and volunteers are informed of this policy; will be responsible for developing procedures to achieve compliance with this policy; and be responsible for the review of this policy.

6.7.4 Managers and Coordinators within Council are responsible for ensuring all Council Officers consider this policy in all planning activities and decision-making processes pertaining to affordable housing. They are also responsible for supporting staff in seeking further knowledge and training in affordable housing issues where there is value in sharing of knowledge within the organisation and community.

7. Policy non-compliance

7.1 Non-compliance with this policy has the potential to limit the opportunity for Council to play a constructive role in guiding and facilitating an increase in affordable housing supply within Frankston City, resulting in poorer outcomes for the community through unmet need for affordable housing.

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8. Related documents

Legislation and planning policy

8.1 This policy has been developed in accordance with the Council's statutory responsibilities and the regulatory environment stipulated through the following legislation:

8.1.1 *Planning and Environment Act 1987*

8.1.2 *Local Government Act 2020*

8.1.3 *Housing Act 1983*

8.1.4 Victorian Planning Provisions

8.1.5 *Plan Melbourne 2017-2050*

Strategic documents

8.2 This policy has been developed in line and with consideration to the following policies, strategies and plans:

8.2.1 Frankston City Municipal Planning Strategy

8.2.2 Frankston Local Planning Scheme and Local Planning Policy Framework

8.2.3 Frankston City Community Vision 2040

8.2.4 Frankston City Council and Wellbeing Plan 2025-29

8.2.5 Frankston City Housing Strategy (in development)

8.2.6 Frankston Metropolitan Activity Centre Structure Plan (adopted 2023)

8.2.7 Frankston City Economic Development Strategy (adopted 2024)

8.2.8 Frankston City Property Strategy (adopted 2021)

8.2.9 Safer Communities Strategy (adopted 2023)

Informing documents

8.3 This policy has been informed by the following guiding documents:

8.3.1 Affordable Housing Technical Report and Background Analysis, SGS Economics and Planning

8.3.2 Frankston City Housing Strategy Discussion Paper 2023

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9. Implementation of the Policy

9.1 This policy applies to all Council planning, decision making and advocacy pertaining to affordable housing in Frankston City, and is to be considered when:

9.1.1 Preparing policies, strategies and plans linked with land use planning and affordable housing supply.

9.1.2 Considering planning permit applications.

9.1.3 Undertaking land use planning functions such as rezoning land for residential development or structure planning.

9.1.4 Entering into agreements with the Federal Government, State Government, government agencies such as Homes Victoria, developers, landowners or registered community housing organisations.

9.1.5 Preparing funding and/or grant applications.

9.1.6 Considering the development or disposal of Council-owned land.

9.1.7 Building relationships with the private development and community housing sectors.

9.1.8 Engaging with the community on residential development.

9.2 This Policy will be implemented in conjunction with the other Related Documents, and be guided by availability of resources, current priorities and any emerging issues or opportunities. Where additional resources are required to implement this policy, these will be subject to Council's annual budget processes and/or external funding opportunities.

9.3 This policy will be reviewed every four years, or sooner if required by legislation or organisational changes.

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Draft Affordable Housing Policy

Engagement Summary Report

April 2025



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Executive Summary

This report provides a summary of the community engagement undertaken for Council's Draft Affordable Housing Policy (the Draft Policy).

The primary objective of the engagement was to gather feedback on the Draft Policy, ensuring there is broad community support for Council's proposed roles and that the policy that is both effective and inclusive.

The Draft Policy sets out Council's position and establishes a policy framework to guide and facilitate the increased supply of affordable housing in Frankston City. This will be achieved by enabling supply through Council's management of the local land use planning system, as well as through advocacy at various levels of government and partnerships with key stakeholders.

By implementing the Draft Policy, Council aims to contribute to a welcoming city where everyone has access to a safe, secure and affordable home.

The engagement process was guided by Council's Engagement Principles: purpose; informed; representative; supported; influence; and report.

Engagement overview

The community engagement on the Draft Policy was conducted from 21 February to 23 March 2025, and consisted of the following activities:

- An online survey.
- Four community pop-ups with intercept surveys.
- Six stakeholder workshops and meetings.
- Targeted email invitations.
- Broad promotion via a media release, Frankston City News, eNews, newsletters, posters and social media posts.

Key engagement statistics include:

- 792 Engage Frankston page views.
- 96 surveys completed.
- 820 new project alert emails sent.
- 56 downloads of the Draft Policy document

Engagement highlights

The feedback indicated broad community support for the Draft Policy and Council's proposed roles. Key survey findings included:

- 84.4% agreed with the principle that affordable housing is essential infrastructure.

- 80% supported Council acting as a supply enabler.
- 81.2% supported Council taking an advocacy role.
- 75% supported Council acting as a partner.

Engagement recommendations

Based on engagement insights, key recommendations to strengthen the Draft Policy include:

- Enhance the accessibility focus, ensuring the needs of people with disability and older residents are embedded throughout the policy.
- Emphasise the importance of coordination between housing growth and long-term infrastructure upgrades to meet the needs of a growing and ageing population.
- Prioritise using underutilised or vacant land for housing to protect valuable public open spaces and community amenities.
- Promote education and awareness raising initiatives to build community support for affordable housing, especially during planning processes.
- Highlight the role of affordable housing in preventing homelessness and strengthen the importance of integrated services that support co-locating healthcare, social services, and employment support within affordable housing developments for holistic resident support.
- Acknowledge the gendered nature of housing insecurity and the disproportionate impact on Aboriginal and Torres Strait Islander communities.
- Explore developer contributions, support infill strategies, and incentivise mixed-use and higher-density projects (e.g., in the Frankston Metropolitan Activity Centre).
- Expand Council's advocacy roles to include advocacy for private rental reforms, increased homelessness funding, and unlocking of state-owned land for affordable housing development.
- Focus on partnerships and strategic planning, building partnerships with community housing providers, promoting public messaging, and integrate affordable housing as essential infrastructure in planning documents.

Next steps

The findings from this engagement report will inform updates to strengthen the Draft Policy ahead of presenting a final version to Council for consideration in June 2025. Following adoption, the policy will move into the implementation phase, with a clear framework for ongoing monitoring and regular evaluation to track its progress, effectiveness, and long-term impact.

1. Engagement Overview

1.1 Purpose

The purpose of the community engagement was to gather feedback on the Draft Policy before its adoption by Council. The engagement aimed to ensure strong support for Council's proposed roles, that it addresses community needs and concerns, and the policy is both effective and inclusive in its approach.

1.2 Objectives

The objective of the community engagement was to:

1. Inform the community about Frankston City's affordable housing needs and the roles and responsibilities for increasing the supply of affordable housing.
2. Inform the community of the Draft Policy's development to build understanding and support to enhance its implementation and effectiveness.
3. Consult with the community on the principle that affordable housing is essential infrastructure for a thriving community, seeking feedback on their level of support.
4. Consult with the community on Council's proposed roles in guiding and facilitating affordable housing – as a supply enabler, advocate, and partner – and seek feedback on the level of support for these roles.
5. Consult with the community on what they think is important for Council in supporting the delivery of more affordable housing in Frankston City.

1.3 Community Engagement Process

The community engagement was guided by the IAP2 Public Participation Spectrum, focusing on the levels of Inform and Consult. Following Council's endorsement of the Draft Policy, the engagement was conducted between 21 February and 23 March 2025. The engagement activities included:

- An online survey.
- Community pop-up events and intercept surveys.
- Stakeholder workshops and meetings.
- Targeted email invitations.

See Table 1 below for a summary of these activities.

Table 1: Engagement Activities

Activity	Description	Dates
Online survey and project page (*Engage Frankston)*	Provided community members with accessible, self-paced participation options and project information.	Fri 21 February to Sun 23 March 2025
Community pop ups and intercept surveys	Enabled face-to-face engagement, especially with residents less likely to engage online. Intercept surveys captured immediate feedback.	Hoyts Cinema Forecourt, Wells Street, Frankston – Wed 26 February, 11-1pm Frankston South Community & Recreation Centre – Wed 26 February, 2-4pm Seaford Community Centre forecourt – Thurs 6 March, 9-11am Banyan Reserve, Carrum Downs – Tues 18 March, 3-6pm
Online stakeholder workshops and meetings	Facilitated in-depth discussions with key stakeholders.	Housing and Homelessness Services Stakeholder Workshop, Tues 18 March 2025 Chisholm TAFE, Wed 26 March 2025* Bunurong Land Council, Mon 7 April 2025* Frankston Business Collective, Tues 8 April 2025* * *Undertaken outside of formal engagement period.*
In person stakeholder workshops and meetings	Supported detailed, collaborative conversations with local groups.	Youth Council and NextGen, Wed 5 March 2025 Positive Ageing Ambassadors, Tues 18 March 2025
Targeted email invitations	Reached stakeholders and communities who may not have seen online promotions.	Disability Access & Inclusion Committee Frankston and Mornington Peninsula LGBTQIA+ Collab. Frankston and Mornington Peninsula Family Violence Collab. Local developers Tertiary institutions Frankston Hospital Industry representatives

To support the engagement process, a Communications Plan was developed to ensure clear and consistent messaging, build trust in the process and encourage meaningful community participation. The communications activities included:

- A media release.
- Articles in *Frankston City News* and Council eNews.
- Social media posts on Facebook and Instagram.
- Posters with QR codes linking to the online survey.

See Table 2 below for a summary of these activities, and Appendix 1 for copies of the collateral.

Table 2: Engagement Strategies

Activity	Description	Reach
Media release	A media release entitled "A safe, secure and affordable home for everyone" was issued out on 25 February and published to Council's website.	The media release resulted in two related news articles: **Inside Local Government News (25 February 2025)** – an online article was published under the title '**Frankston releases draft affordable housing policy'**. **Frankston Times (4 March 2025)** – A small clipping appeared on Page 7 of the paper under the title '**Housing Plan in the works'**. The article is estimated to have reached an audience of 28,320 readers.
Frankston City News	Promotion of the engagement project appeared in two different editions: **A feature article (February/March edition)** –entitled '**A home for everyone**' was featured on page 19. **Councillor Column (April/May edition)** – Information about engagement appeared in **Cr Sue Baker's column** on Page 7.	Delivered to approximately 60,000 households.
eNews	A story entitled '**Imagine a city where everyone has a safe, secure and affordable home**' was featured in the March issue of the **Frankston City eNewsletter**, which was sent out on **Tues 18 March 2025.**	The eNewsletter was sent to **3,384 recipients**. **1,346 or 39.78%** of those recipients opened the newsletter, with **4 total link clicks** for Affordable Housing Policy Engagement page.

Social media	A Facebook post was shared to Council's channel on **25 February 2025.**	• 33,000+ followers • 7 reactions • 21 comments • 4 shares
	An Instagram post was shared to Council's channel on **25 February 2025**.	• 8,500+ followers • 35 likes • 3 comments • 4 shares
	A LinkedIn post was shared to Council's channel on **18 March 2025** targeting **developers**.	• 468 LinkedIn members • 9 Reactions • 1 repost
Posters	A promotional poster design was designed for this project.	Distributed to community centres and neighbourhood houses, Frankston City Libraries and Sports Clubs.

2. Who Participated

2.1 Overview

A total of ninety-six surveys were completed, with responses collected both online and through intercept surveys at community pop-up events. In addition, approximately thirty stakeholders participated in workshops and meetings, offering valuable insights to help shape the Draft Policy.

The survey respondents represented a broad demographic, providing a diverse range of perspectives. While the largest group of participants was women aged 35-49 years, the survey also included meaningful input from other key groups. Notably:

- 14% of respondents reported having a disability or long-term health condition.
- 10% spoke a language other than English at home.
- 10% identified as LGBTQIA+.

Geographically, the majority of survey participants were from the suburbs of Frankston, Seaford, and Frankston South – areas where community pop-up events and intercept surveys were held. These suburbs were well-represented, highlighting strong local engagement and interest and engagement in affordable housing issues.

Most respondents had a strong connection to Frankston City – whether as residents, workers, or regular visitors. A large proportion reported being homeowners (either outright or with a mortgage), indicating a vested interest in the future of the community and its housing landscape.

2.2 Survey

The characteristics of the survey respondents are shown in the figures below.

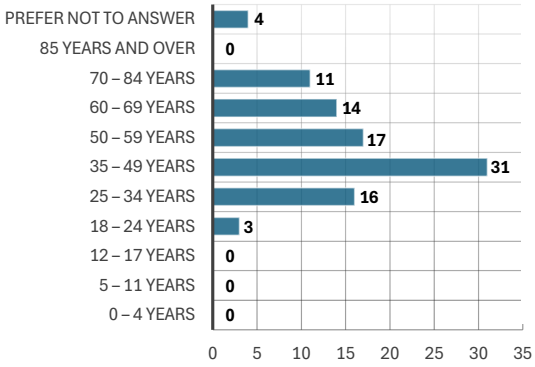
Figure 1: Gender - percentage

	Number
Woman	56
Man	31
Non-binary or gender diverse	3
Prefer not to say	5

Figure 2: Communities of Interest - percentage

	Number
Aboriginal and/or Torres Strait Islander	3
Part of the LGBTQIA+ community	10
Speak a language other than English	11
Person with a disability or long-term health condition	15
None of these	58
Prefer not to answer	8

Figure 3: Age Group - number



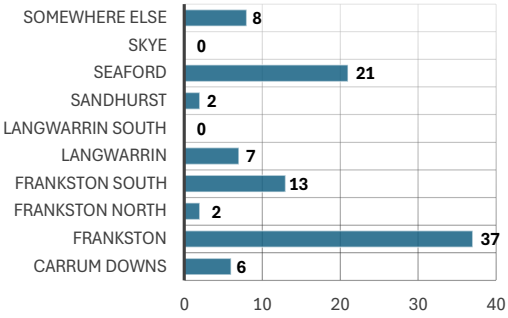


Figure 5: Interest in the Project – number

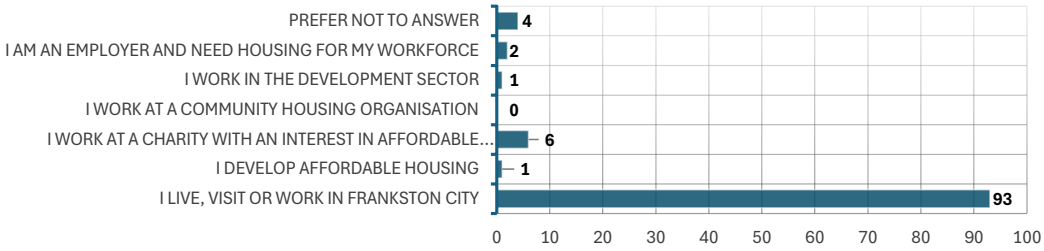
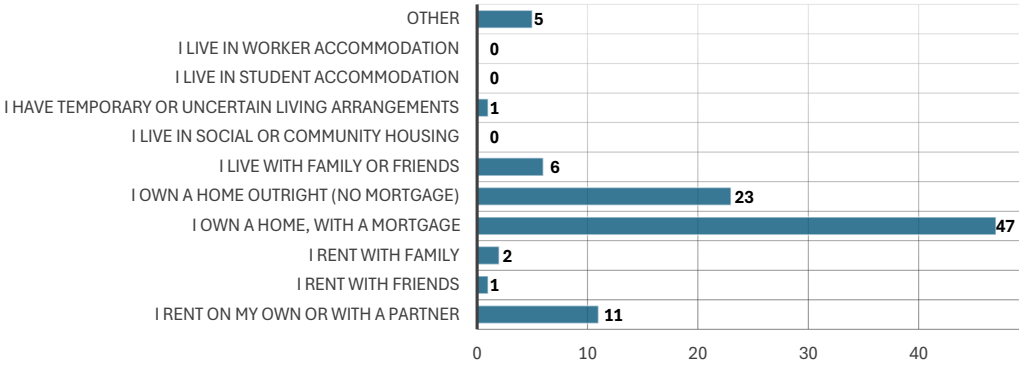


Figure 6: Living Situation – number



3. Engagement Outcomes

3.1 Overview

The community engagement program was designed to gather meaningful input on the Draft Policy prior to its adoption by Council. The goal was to ensure that the Draft Policy is widely supported, responsive to community needs, and both effective and inclusive in its approach.

The engagement process was structured around the following questions:

1. Do you agree with the statement that affordable housing is essential infrastructure for a community and economy to thrive?
2. How important is it for Council to guide and facilitate affordable housing through each of the following roles – as a supply enabler, advocate, and partner?
3. What would you like Council to do to support more affordable housing in the City through the Draft Policy?

In addition to the core questions, a long form survey, stakeholder workshops and meetings offered opportunities for participants to provide deeper insights. These additional questions were:

- What are the Draft Policy priorities for Council to action?
- What is needed to strengthen Council's proposed roles?

This combination of quantitative and qualitative input provided a well-rounded understanding of community sentiment and stakeholder priorities.

3.2 Affordable Housing as Essential Infrastructure

The Draft Policy was developed based on the principle affordable housing is essential infrastructure for a thriving community and economy. It proposes that a well-planned and liveable city with the right mix of essential infrastructure – including high quality and well-located affordable housing – contributes to the creation of better neighbourhoods, inclusive communities and liveability for everyone.

Draft Policy position

To help participants understand this principle, the following statements were tailored from the Draft Policy and shared during the engagement activities:

- Surveys and community pops-ups

  "Affordable housing is essential infrastructure for our community and economy to thrive."

- Stakeholder Workshops and Meetings

  "Council's vision is for a city where everyone is welcome and has a safe, secure, and affordable home. In achieving this vision, this policy acknowledges that affordable housing is essential infrastructure that is needed in our city so everyone can enjoy the long-term security of a safe and affordable home. Like other forms of essential infrastructure, high quality affordable housing provides an important foundation on which to build thriving communities and a productive local economy."

Survey question

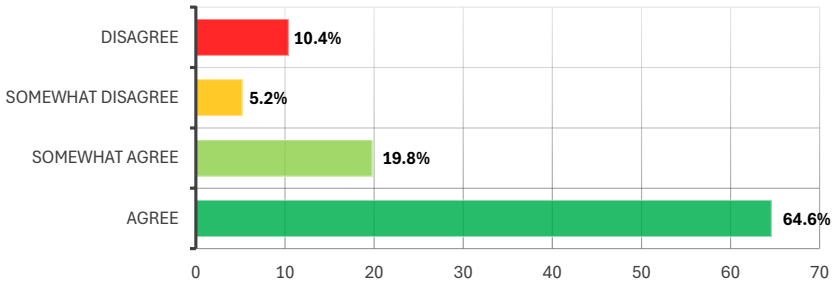
Participants were asked: "Do you agree with the statement that affordable housing is essential infrastructure?".

The response options were: Agree; Somewhat agree; Somewhat disagree; and, Disagree.

Survey results

84.4% of participants were supportive and responded with "A*greed"* or "S*omewhat agreed",* and 15.6% responded "Disagree" or "Somewhat disagree" (see Figure 7).

Figure 7: Do you agree with the statement that affordable housing is essential infrastructure



Response	Number	Percentage
Agree	62	64.6%
Somewhat agree	19	19.8%
Somewhat disagree	5	5.2%
Disagree	10	10.4%

> ***"Anything that Council can do to help this is very important."*** *Homeowner, 35–49-year-old female*

> ***"Considered reasonably allocated affordable housing helps all in the community from providing essential services to creating community culture."*** *Homeowner, 35–49-year-old male*

While most of the participants who selected "Disagree" or "Somewhat disagree" also indicated that they did not see the Council's proposed roles – as supply enabler, advocate and partner – as important, a number of respondents in this group did believe these roles were important. These participants raised specific concerns around:

- The way social and affordable housing is presented, along with the need for wraparound support services.
- Ensuring housing growth occurs in appropriate locations that do not encroach on open space.
- The risk of over-developing suburbs, leading to additional infrastructure pressures and challenges like limited on-street parking.

Key themes from stakeholder workshops and meetings

All participants in the stakeholder workshops and meetings expressed support for this principle (either "Agree" or "Somewhat agree").

Key themes from Youth and Positive Ageing Stakeholder Groups:

- Mixed developments including affordable housing were seen as beneficial, particularly Frankston Metropolitan Activity Centre (FMAC).
- There policy is missing the term **"**accessible**"**—this is important to ensure the policy reflects housing that is inclusive of people with disability.
- While affordable housing was viewed as essential, some felt it must be developed in parallel with other infrastructure (e.g., drainage, utilities) to support population growth.
- Concerns were raised that open space and economic development should not be compromised when locating affordable housing in key areas like FMAC.

> ***"The draft policy is missing the word "accessible". This is essential for housing to be safe and secure and needs to be better reflected throughout the policy, along with a focus on housing for people with disability."*** *Positive Ageing Ambassador*

> ***"There is a need to focus on other essential infrastructure as affordable housing is developed so other needed infrastructure to match the population growth also gets delivered."*** *Youth representative*

Key themes from the Housing and Homelessness Services Stakeholder Workshop:

- Housing is foundational for other aspects of a person's life to thrive.
- Housing is essential as it's a human right.
- Affordable housing is necessary to keep key workers and other employment opportunities in the same area.

3.3 Council's Proposed Roles in Affordable Housing

While the Draft Policy acknowledges that the primary responsibility for the delivering of affordable housing lies with Federal and State Governments, it also recognises the important role that local government can play. Within its legislative and strategic powers, Council can support and facilitate the development of affordable housing by acting as a:

- **Supply enabler** – Leverage planning systems to accommodate housing needs and support a healthy housing market.
- **Advocate** – Advocate to state and federal government, landowners and developers for continued investment in affordable housing and for regulatory reform.
- **Partner** – Explore opportunities to invest in partnerships that facilitate affordable housing supply.

These roles enable Council to take targeted and practical actions within its scope of influence to encourage more affordable housing options across Frankston City.

Survey questions

Survey participants were asked to rate the importance of Council acting in each of the three roles, using the following options for responses:

- Very important
- Somewhat important
- Somewhat unimportant
- Very unimportant

To support informed participation, participants at community pop-ups and stakeholders in workshops and meetings were provided with a clear summary of each role. This included example actions Council might take, helping participants to understand what each role would look like in practice.

Survey results

There was strong support across all three roles. The percentage of participants who rated each role as either "*Very important"* or "*Somewhat important"* was:

- Supply enabler: 80%
- Advocate: 81.2%
- Partner: 75%

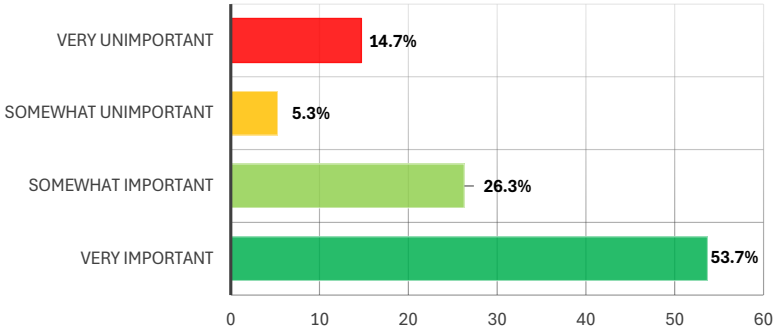
These results indicate broad endorsement of Council's intention to be an active and supportive player in addressing affordable housing challenges within its jurisdiction.

3.4 Council as a Supply Enabler

Survey results

Participants indicated strong support for Council taking an active role in enabling the supply of affordable housing, with 80% of survey respondents rated this role as either "Very important" or "Somewhat important" (see Figure 8).

Figure 8: How important is it for Council to act as a supply enabler?



Response	Number	Percentage
Very important	51	53.7%
Somewhat important	25	26.3%
Somewhat unimportant	5	5.3%
Very unimportant	14	14.7%

> ***"Investigate opportunities for unused government infrastructure to be repurposed or redeveloped into affordable housing."*** *Homeowner, 35–49-year-old male*

Key themes from stakeholder workshops and meetings

Stakeholder feedback reinforced this sentiment. All participants in the stakeholder workshops and meetings agreed this role is important, rating it as either “Very important” or “Somewhat important”.

Key themes from Youth and Positive Ageing Stakeholder Groups:

- Preserve long-term planning integrity when offering development incentives; avoid measures like rate reductions that could compromise service delivery.
- Ensure community benefit when disposing of public land, such as preserving access and adequate parking.
- Promote equitable distribution of affordable housing. There is general agreement that it is best suited to areas just outside of the FMAC, like Beach Street, where access to transport and services is maintained.
- The development of affordable housing should not encroach on open space.
- Engage body corporates to improve housing accessibility, especially for older residents in unit complexes.
- Encourage standardised, low-cost design to keep housing affordable, along with accessible design (e.g. no steep driveways).
- Plan for accessibility and infrastructure alongside housing growth to meet the needs of an ageing population (e.g. crossings, roads, transport access).

Key themes from Housing and Homelessness Services Stakeholder Workshop:

- Reduce or exempt property rates for Aboriginal community housing and the broader community housing sector to increase revenue and enable reinvestment back into affordable housing.
- Release council-owned land and underutilised property for long-term lease to community housing providers for the development of affordable housing and develop a framework to assist with this process.
- Promote better in-fill development to enable housing growth near jobs, services and employment.
- Streamline planning permit processes for applications from registered community housing providers.
- Include an assessment of community need in planning permit applications for residential developments.
- Ensure alignment between local planning policy with Plan Victoria and the state government’s plans for activity centres.
- Encourage the development of smaller dwellings and alternative housing models, like rent-to-buy.

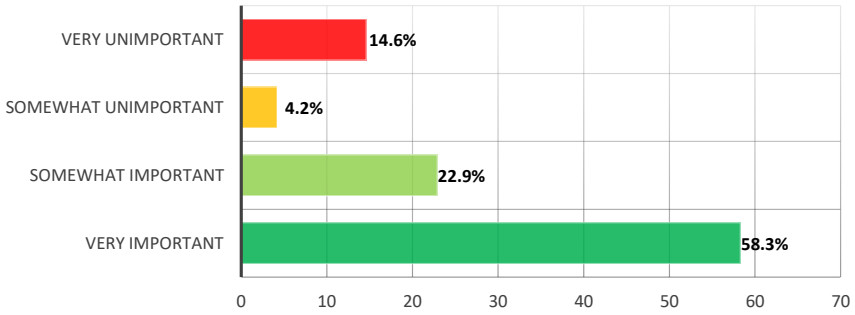
- Refer to the National Housing Supply and Affordability Council's *State of the Housing System Report 2024* for policy guidance.
- Strengthen enforcement of rooming houses to prevent unethical behaviour in the housing sector.

3.5 Council as an Advocate

Survey results

Participants expressed strong support for Council adopting an advocacy role, with 81.2% of survey respondents rating it as either "Very important" or "Somewhat important" (see Figure 9).

Figure 9: How important is it for Council to act as an advocate?



Response	Number	Percentage
Very important	56	58.3%
Somewhat important	22	22.9%
Somewhat unimportant	4	4.2%
Very unimportant	14	14.6%

> ***"Advocate to the government for better housing assistance for people who are working and in the moderate-income bracket but cannot afford to buy their own home. These families have to make big financial sacrifices to buy a home, and often have to make hard choices like choosing between having a baby and going on parental leave, or buying a home."*** *Renter, 35–49-year-old female*

Key themes from stakeholder workshops and meetings

In addition to the survey, all participants in stakeholder workshops and meetings agreed on the importance of Council's advocacy role.

Key themes from Youth and Positive Ageing Stakeholder Groups:

- Advocacy be conducted in partnership with industry, who have a good understanding of local opportunities and employment needs.
- Prioritise affordable rentals and student housing, with a strong emphasis on proximity to jobs, services, and transport.
- Locate student accommodation near key institutions such as Monash University and Frankston Hospital.

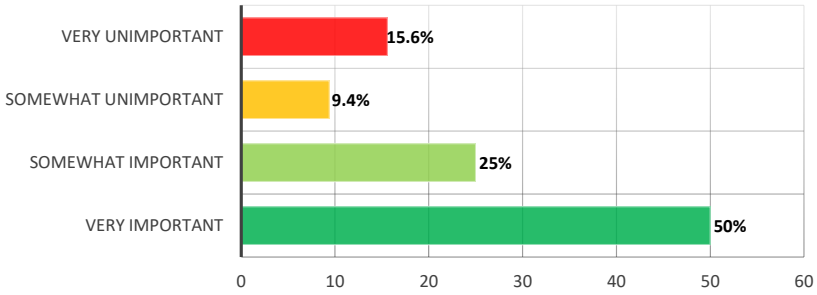
Key themes from Housing and Homelessness Services Stakeholder Workshop:

- Advocate to the state government for the transfer of public housing to community housing providers and to incentivise developers to deliver affordable housing.
- Advocate to the federal government for greater investment in national programs, including the *Housing Australia Future Fund* and *National Housing Infrastructure Facility – Crisis and Transitional Housing Program*.
- Adopt a more assertive advocacy stance—participants expressed the need for Council to "do more" in this space.
- Stronger language than “recognise” is needed to invoke real change in housing policy for Aboriginal and Torres Strait Islander peoples.
- Promote high-quality design standards to help counter negative community perceptions and opposition (NIMBYism) toward affordable housing developments.

3.6 Council as a Partner

Survey participants expressed strong support for the Council taking an active role as a partner in addressing housing needs. 75% of respondents rated this role as either “*Very important”* (50%) or “*Somewhat important”* (25%) (see Figure 10).

Figure 10: Importance of Council Acting as a Partner?



Response	Number	Percentage
Very important	48	50%
Somewhat important	24	25%
Somewhat unimportant	9	9.4%
Very unimportant	15	15.6%

> ***"Set up information hubs in public locations with resources that will assist people to find housing, with support to assist people to get onto the Victorian Housing Register."*** *Homeowner, 35-19-year-old male*

> ***"Need to ensure that the necessary community infrastructure is provided that is required for new residential communities."*** *Homeowner, 25–34-year-old female*

> ***"Over 50s single story stand-alone units would be good."*** *Renter that is about to become homeless, 50–59-year-old female*

Key themes from stakeholder workshops and meetings

In addition to survey responses, all participants in stakeholder workshops and meetings agreed that the Council's partnership role is important.

Bunurong Land Council Aboriginal Corporation (BLCAC):

- The Bunurong Land Council Aboriginal Corporation (BLCAC) would like to see Council support a local partnership with Aboriginal housing providers and community health services to pilot housing models that provide short to medium term housing for Aboriginal and Torres Islander peoples who are experiencing or at risk of homelessness. The need is mainly for people experiencing homelessness who have complex needs and women escaping family violence. BLCAC has identified an opportunity to leverage from existing public or community housing stock.

Frankston Business Collective:

- Supports Council to partner with industry in its advocacy to state government on affordable housing needs, to support businesses to better attract and retain key workers.

Key themes from Housing and Homelessness Services Stakeholder Workshop:

- Partner with community housing providers when releasing land or underutilised council assets.
- Actively seek collaborations with community housing to expand crisis accommodation for women escaping family violence.
- Endorse and actively implement the Aboriginal Housing Framework through meaningful partnerships.
- Embed lived experience into decision-making processes.

3.7 Policy Actions

The Draft Policy outlines proposed actions to support Council in fulfilling its three key roles and effectively achieving the policy's objectives. Some examples of these proposed actions include:

- The planning scheme is responsive to our affordable housing needs.
- Our policies and strategies acknowledge that affordable housing is essential infrastructure needed for Frankston City to thrive.
- Create incentives to encourage the construction of affordable homes.
- Look for new ways to encourage more residential development, including other essential infrastructure required to enable the supply of housing.
- Advocate to the state government to introduce measures that encourage developers to construct more affordable housing.
- Advocate for state government to unlock more land for housing and deliver more projects that encourage development in our region.
- Build relationships with developers and community housing organisations to attract investment into the construction of affordable housing.
- Join forces with other councils and agencies to advocate for more affordable homes in Frankston City.

Survey question

Survey and community pop-up participants were asked an open-ended question: *"What would you like Council to do to support more affordable housing in City?".*

This question invited free-text responses to capture a wide range of ideas and perspectives. The aim was to help Council identify any potential policy gaps and to inform the prioritisation of the proposed actions.

Survey results

The results have been grouped into key themes, with the most frequently mentioned themes being:

1. Planning for better neighbourhoods.
2. Better planning permit processes.
3. Planning for well-located housing growth in the right areas.
4. Supporting safe and well-resourced communities.
5. Promoting diverse housing options and more housing choice.
6. Raising awareness of our community's housing needs.
7. Access to support services for those in need.
8. Planning for services and infrastructure for communities to live well.
9. Encouraging innovation and new ideas in housing solutions.

10. Social housing to reduce risk of homelessness.
11. Regulatory reforms to protect tenant rights in the private rental market.
12. Offering incentives to attract investment into residential development.
13. More affordable homes, including in the Frankston Metropolitan Activity Centre.
14. Upholding high quality standards for affordable housing.
15. Utilising vacant properties and land.

Key themes from stakeholder workshops and meetings

During the Housing and Homelessness Stakeholder Workshop, participants were invited to highlight the most urgent and impactful policy actions needed. The ten actions emerged as the highest priorities:

1. Raise awareness of the need for more safe, secure, and affordable housing (*advocate*).
2. Partner with developers and community housing organisations with a proven record of delivering high quality affordable housing projects (*partner*).
3. Build relationships with developers and housing providers to attract investment into the construction of affordable housing (*partner*).
4. Advocate to state government to unlock land for housing and to encourage development into our region (*advocate*).
5. Assess community benefit when considering use of Council-owned land for affordable housing projects (*partner*).
6. Advocate to state government to introduce measures that encourage developers to construct more housing (*advocate*).
7. Council policies and strategies acknowledge that affordable housing is essential infrastructure needed for Frankston City to thrive (*supply enabler*).
8. Embed the Victorian Aboriginal Housing and Homelessness Framework into advocacy efforts.
9. Repurpose underused Council-owned buildings for housing (*supply enabler*).
10. The planning scheme is responsive to our affordable housing needs (*supply enabler*).

The most widely supported actions focused on advocacy and partnership, likely reflecting an understanding that the state government holds primary responsibility and resources for housing. Council is therefore seen as best positioned to advocate and facilitate, rather than directly supply housing. Support for partnership actions also mirrors current Council initiatives, such as collaborations through the Frankston City Strategic Housing and Homelessness Alliance and Frankston and Mornington Peninsula Zero.

Areas identified for strengthening the Draft Policy

Participants in the Housing and Homelessness Sector Workshop were invited to provide input on how to strengthen and improve the Draft Policy. The feedback highlighted several areas for enhancement:

- Promote community education and awareness raising on the need for affordable housing, especially during planning permit processes *(supply enabler).*
- Strengthen the role of developers in making contributions for affordable housing and provide clear guidance for private developers to navigate the requirements *(supply enabler).*
- Allocate Council budget to support partnerships with housing providers *(partner).*
- Acknowledge gendered experiences of economic insecurity in housing access.
- Acknowledge the disproportionate impact of homelessness on Aboriginal Victorians (Aboriginal and Torres Strait Islander peoples represent 20% of Victoria' homeless population), and the need for culturally safe housing.

Areas identified for inclusion in the Draft Policy

Participants in the Housing and Homelessness Sector Workshop were invited to share their views on any gaps in the Draft Policy, highlighting what was missing and should be considered for inclusion. Based on this feedback, the following additions were recommended:

- **Private rental reforms:** Acknowledge the private rental market's role in housing supply and explore ways to support long-term, affordable rental options. There is an advocacy and partner role for Council in identifying opportunities for securing people in safe and affordable long-term private rental housing and sustaining the tenancies for some of the most complex individuals *(advocate).*
- **Developer contributions for affordable housing:** Council should seek developer contributions for affordable housing for large developments, aiming for a specific percentage of land, dwellings for development value to got to registered community housing providers *(supply enabler).*
- **Inclusionary zoning**: Advocate for inclusionary zoning to mandate affordable developer contributions for affordable housing and explore the use of air rights on council-owned land to enable the supply of community housing *(advocate).*
- **Homelessness prevention**: Include the connection between housing and homelessness prevention and their interdependence.
- **Education and sector engagement:** Build the capacity of developers to understand Frankston City's housing needs and preferred design standards for affordable housing *(partner).*
- **Partnership facilitation**: Facilitate partnerships between developers and community housing providers *(partner).*

- **Grant funding:** Advocate for funding reforms to increase investment into the municipality to enable a more effective service response that includes better wraparound services for social housing tenants *(advocate).*
- **Stigma reduction**: Promote positive messaging around social housing and support for people experiencing homelessness *(advocate).*
- **Lived experience:** Involve people with lived experience in decision-making processes *(advocate).*

Innovative approaches from other Councils

Participants in the Housing and Homelessness Sector Workshop were asked to share ideas and best practices from other municipalities that could be adapted for Frankston City. Key suggestions included:

- **Eastern Affordable Housing Alliance:** The *Preventing Homelessness amongst Older Women* research project engaged older women with lived experience to shape strategies to prevent homelessness.
- **City of Greater Bendigo infill development:** Identifies various infill development opportunities within established areas, with a focus on areas well located to jobs, services and transport.
- **City of Port Phillip:** Long-standing partnerships with housing organisations like Housing First and focus on asset trusts.
- **Co-located services:** Housing developments like Common Ground integrates co-located support services.
- **Darebin City Council's MOU with Aboriginal Housing Victoria:** A replicable partnership model. *(Note: Tiny homes were viewed as unsuitable due to human rights concerns.)*
- **Leasehold model:** Councils leasing land to community housing providers to increase the affordable housing supply.

3.8 Community Concerns

Some feedback collected through surveys and community pop-up events reflected concerns about increasing the supply of affordable housing in Frankston City. These concerns primarily related to the following themes:

- **Competing priorities:** Some participants felt that Council should prioritise other local issues—such as community safety, vacant shops, waste management, and the maintenance of roads and public open spaces—over the efforts to increase the supply of affordable housing.
- **Impact on local amenity and infrastructure:** There were concerns about how increased population and higher-density housing could affect neighbourhood character, existing infrastructure, and the availability of street parking in residential neighbourhoods.

- **Social housing stigma and support systems:** Some feedback highlighted stigma associated with social housing and questioned the adequacy of service systems to meet the needs of social housing tenants.

4. Conclusion

The community engagement process for the Draft Policy has provided valuable insights into the priorities, expectations, and aspirations of residents and stakeholders regarding affordable housing in Frankston City. Feedback from surveys, community pop-ups, and stakeholder workshops indicates strong overall support for the Draft Policy and affirms that its direction aligns with the community's needs.

Importantly, this engagement has also highlighted specific areas where the Draft Policy can be strengthened to ensure it is both effective and inclusive. These areas are reflected in the engagement recommendations outlined below.

By incorporating these recommendations, Council will be better equipped to implement a policy that not only responds to current community needs but also contributes to long-term, sustainable solutions for affordable housing and homelessness in Frankston City.

4.1 Engagement Recommendations

The following recommendations are based on the community engagement findings and are intended to strengthen the Draft Policy by: better aligning it with local priorities; enhancing Council's effectiveness as a supply enabler, advocate and partner; and supporting a practical, inclusive, and holistic approach to affordable housing and homelessness in Frankston City.

Please note that these recommendations are **for consideration only** and will be incorporated into the final policy where deemed appropriate.

Recommendations for strengthening the Draft Policy

1. **Accessibility:** Strengthen the policy's focus on accessibility by explicitly including the needs of people with disability and older residents**.** The focus should be reflected throughout the whole policy, making accessibility a priority in all affordable housing initiatives.
2. **Integration with long-term infrastructure planning**: Strengthen the importance of aligning housing growth and long-term infrastructure planning, including other essential infrastructure and road upgrades. This aims to ensure that housing growth meets the needs of both a growing and ageing population.

3. **Protection of open space:** Strengthen the importance of preserving high value public open space and the focus on prioritising the use of underutilised or vacant land for residential development to avoid encroaching on parks and other community amenities.
4. **Community education and awareness raising:** Strengthen the importance of building community support for affordable housing, particularly during planning processes. This may include partnering with community housing providers and developers to deliver awareness raising activities.
5. **Link between affordable housing with homelessness prevention:** Reinforce the connection between affordable housing and homelessness prevention, highlighting the need for: the integration of homelessness support services with affordable housing projects; support for individuals transitioning from short to medium term housing into long-term secure affordable housing; and wraparound services for those in need. This should include a focus on women and children escaping family violence and people with complex needs.
6. **Gendered and cultural impacts:** Strengthen the gendered nature of housing insecurity and homelessness and acknowledge the disproportionate impact on Aboriginal and Torres Strait Islander peoples.
7. **Integrated service models:** Strengthen the importance of co-locating support services with affordable housing developments to provide holistic support for residents. This includes health care, social services and employment supports.
8. **Mixed developments in the FMAC:** Strengthen the opportunity for mixed-use developments in the FMAC.

Recommendations for additions to the Draft Policy

9. **Developer contributions *(supply enabler):*** Further investigate the potential for developer contributions to support affordable housing outcomes. This should include the development of a clear framework outlining expectations for contributions of land, completed dwellings or equivalent monetary value, particularly for large developments.
10. **Private rental market reforms *(advocate):*** Expand Council's advocacy role to include reforms supporting secure, long-term, and affordable tenancy in the private rental market. This could include advocacy for legislative reform and better tenant protections, such as rent controls, extended leases, and better tenant rights for populations at greater risk of homelessness.
11. S**upport for the homelessness sector *(advocate):*** Explicitly call for increased government funding and reform of funding models for short-to-medium term housing, social housing, and wraparound support services to prevent homelessness.
12. **Infill development strategies *(supply enabler):*** Include a policy action that supports infill development projects as a means to increase local housing supply. This could involve the identification of suitable sites for higher-density infill development, offering incentives for developers to incorporate affordable housing into these projects and drawing upon

successful models from other municipalities – such as Greater Bendigo – to inform best practices and implementation strategies.

13. **Building community support for affordable housing *(advocate):*** Develop positive messaging to highlight the community-wide benefits of affordable housing, particularly social housing, helping to reduce stigma and promote understanding.

Recommendations for immediate policy focus post Council adoption

14. **Partnership development *(partner):*** Prioritise building partnerships with developers and registered community housing providers that have proven success in delivering high-quality affordable housing projects.
15. **State Government advocacy *(advocate):*** Advocate for unlocking state-owned land and policies that incentivise affordable housing development across the region.
16. **Education and awareness raising *(advocate, partner):*** Continue efforts to raise awareness of Frankston City's affordable housing needs.
17. **Strategic planning and development *(supply enabler):*** Update Council documents and planning frameworks to acknowledge affordable housing as essential infrastructure, and **d**evelop a framework for how Council intends to assess the community benefit of using council-owned assets that are surplus to its requirements (vacant or underutilised) for increasing the supply of affordable housing.

4.2 Next Steps

The findings from this engagement report will inform updates to strengthen the Draft Policy ahead of presenting a final version to Council for consideration in June 2025.

Following adoption, the policy will move into the implementation phase, with a clear framework for ongoing monitoring and regular evaluation to track its progress, effectiveness, and long-term impact.

Definitions

Affordable housing: Under the *Planning and Environment Act 1987*, affordable housing is a broad term describing housing (including social housing) that is appropriate to the needs of a range of very low, low, and moderate-income households and is priced (whether bought or rented) so these households can meet their other essential living costs. The income ranges for these households are set by the Victorian Government and reviewed annually to reflect median household income.

Affordable housing contribution: A contribution from a landowner or developer of land, cash and/or dwellings, negotiated through the planning system.

Community housing: Housing that is owned and/or managed by a community housing organisation. It comprises long-term rental housing that offers subsidised rent costing not more than 30 per cent of a total household's income. The community housing sector and Homes Victoria often work in partnership to deliver housing to those who need support. Some community housing providers specialise in helping specific groups, like Aboriginal and Torres Strait Islanders, people with disability, women, and older people.

Homelessness: The Australian Bureau of Statistics (ABS) definition for homelessness is when a person does not have suitable accommodation alternatives, they are considered homeless if their current living arrangement: a) is in a dwelling that is inadequate; b) has no tenure, or if their initial tenure is short and non-extendable, or; c) does not allow them to have control of, and access to space for social relations. People living in boarding houses (defined as commercial accommodation usually not self-contained but with private rooms) is counted as a homelessness operational group.

Registered community housing organisation: Community housing organisations are mission-driven, not-for-profit organisations that own, develop and maintain rental housing for people on low incomes, and specialise in housing the diverse range of tenants that require both social and affordable housing. Registered community housing organisations are regulated by the Victorian Government under the *Housing Act 1983*. The scale at which community housing organisations can develop, own and manage community housing differs across organisations.

Social housing: Social housing is a subset of affordable housing and is for people on very low to low incomes who need housing, especially those who have recently experienced homelessness, family violence or have other special needs. It is made up of two types of housing, public housing (owned and managed by Homes Victoria) and community housing (owned and/or managed by registered community housing providers). Social housing includes both subsidised short and long-term rental housing and calculated at no more than 30 per cent of the household's income to ensure that households pay an affordable rent. Social housing is accessed through the Victorian Housing Register.

APPENDIX 1

Project promotion poster with QR code



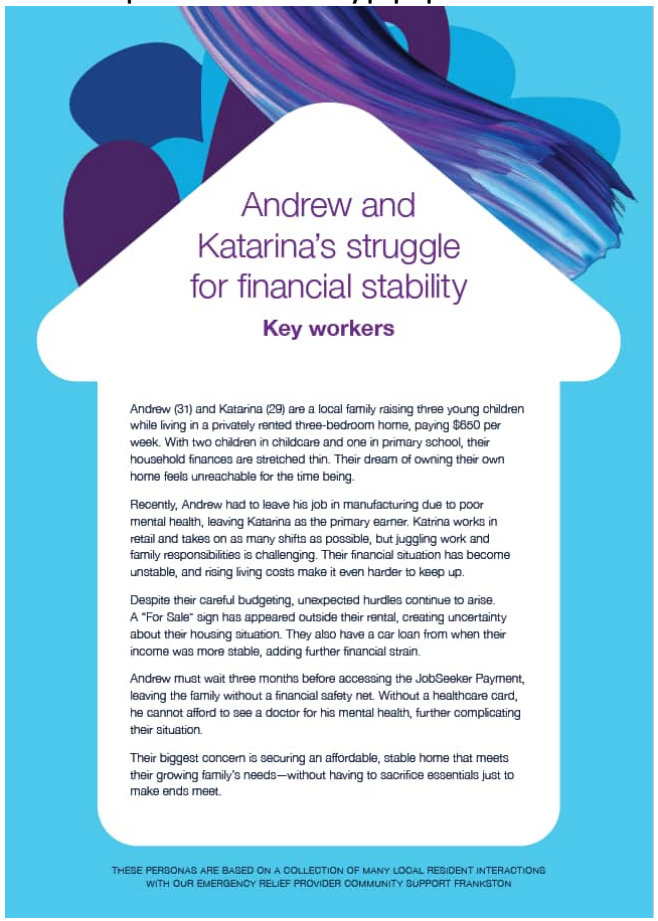
Project information poster for community pop ups

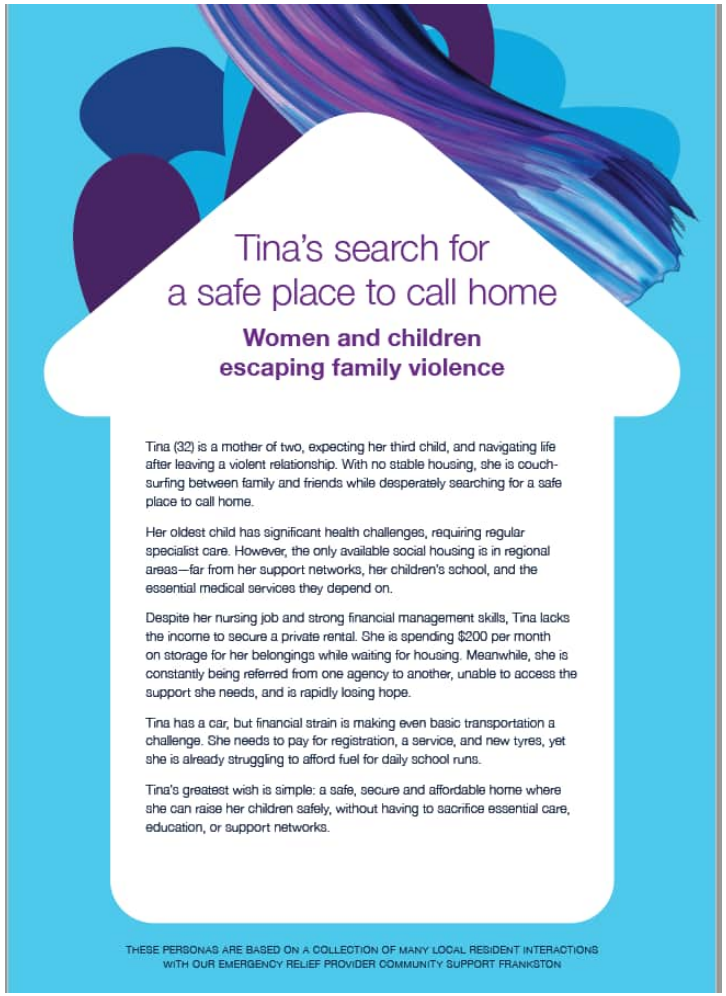


Survey question poster for community pop ups



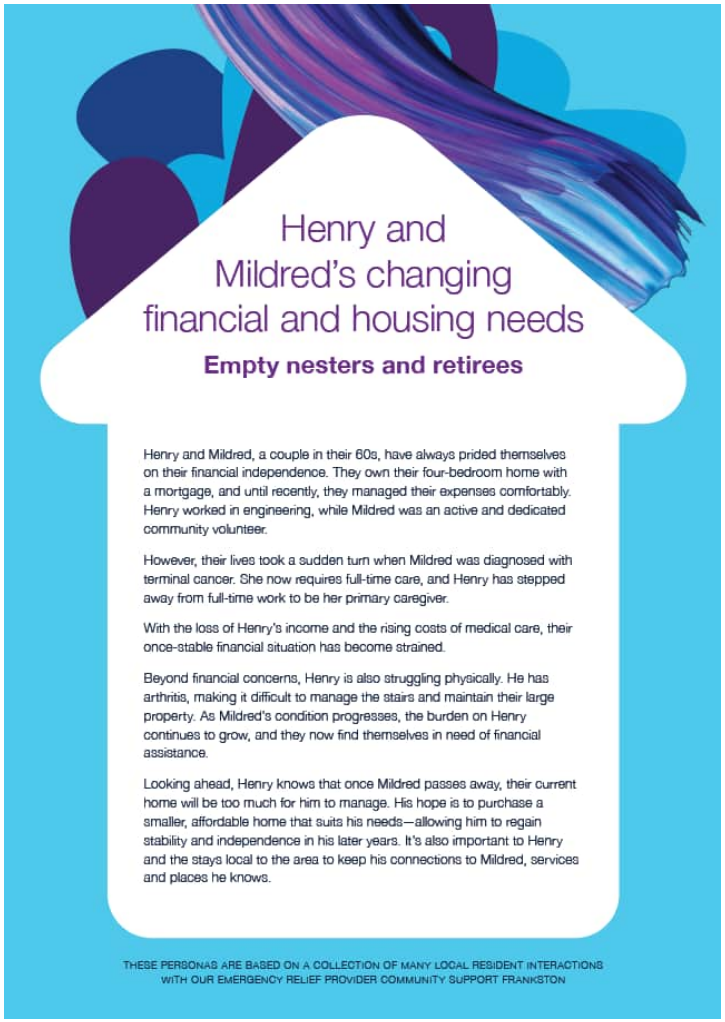
Persona's posters for community pop ups.




Tina's search for a safe place to call home
Women and children escaping family violence
Tina (32) is a mother of two, expecting her third child, and navigating life after leaving a violent relationship. With no stable housing, she is couch-surfing between family and friends while desperately searching for a safe place to call home.
Her oldest child has significant health challenges, requiring regular specialist care. However, the only available social housing is in regional areas—far from her support networks, her children's school, and the essential medical services they depend on.
Despite her nursing job and strong financial management skills, Tina lacks the income to secure a private rental. She is spending $200 per month on storage for her belongings while waiting for housing. Meanwhile, she is constantly being referred from one agency to another, unable to access the support she needs, and is rapidly losing hope.
Tina has a car, but financial strain is making even basic transportation a challenge. She needs to pay for registration, a service, and new tyres, yet she is already struggling to afford fuel for daily school runs.
Tina's greatest wish is simple: a safe, secure and affordable home where she can raise her children safely, without having to sacrifice essential care, education, or support networks.
THESE PERSONAS ARE BASED ON A COLLECTION OF MANY LOCAL RESIDENT INTERACTIONS WITH OUR EMERGENCY RELIEF PROVIDER COMMUNITY SUPPORT FRANKSTON


Stella's need for safe and secure housing to support her health and wellbeing
Women over the age of 55 years
Stella (63) cannot find a private rental property that she can afford and the waiting list for social housing is long. Stella's only option has been to live in a rooming house paying $280 per week—most
of her limited income. She faces multiple chronic health conditions and requires several prescriptions, adding to her financial burden.
Carrying past trauma, Stella does not feel safe in her current housing. She avoids using the communal areas due to poor hygiene standards, fearing they will worsen her health. Instead, she keeps to her room and prefers to shower at a community support facility.
A broken window in her room lets in cold air, further aggravating her health conditions. The landlord has informed Stella that she needs to cover the cost of fixing the window—an expense Stella cannot afford.
She is currently receiving the JobSeeker Payment, having been denied the Disability Support Pension due to the complex paperwork involved. Without the necessary resources to navigate the system, she remains stuck in financial and housing insecurity.
Once a hardworking individual, Stella now struggles daily to maintain her health and dignity in an environment that feels neither safe nor supportive. She urgently needs stable, affordable housing where she can live comfortably without fear for her wellbeing.
THESE PERSONAS ARE BASED ON A COLLECTION OF MANY LOCAL RESIDENT INTERACTIONS WITH OUR EMERGENCY RELIEF PROVIDER COMMUNITY SUPPORT FRANKSTON


Grant's
story of survival
Single person households
Grant (41) lives in a rooming house, paying $280 per week—65% of his JobSeeker Payment. Struggling with both mental and physical health challenges, he finds it difficult to maintain steady employment in sales. He sometimes self-medicates with alcohol and other drugs, which has further impacted his ability to secure private rentals, as he continually faces rejection.
Without a car, Grant's ability to search for work and housing is severely limited. His living conditions are poor, and he frequently experiences theft from other residents when he leaves his room. This is particularly challenging as his small bar fridge only holds a limited amount of food, forcing him to shop multiple times a week—an added burden on his already stretched finances.
Grant is on the Victorian Housing Register waiting list for social housing, but he is not on the priority list, meaning his wait for housing is long. Due to frequent moves, he has sometimes fallen off the register entirely, pushing him further back in the queue. The instability has worn him down, and he has accepted his situation as his "lot in life."
At this point, Grant has given up on searching for work and is barely surviving. His main hope is to access the Disability Support Pension to ease his financial strain. More than anything, he longs for secure social housing, where he can regain some stability and dignity in his life and feel optimism for his future.
THESE PERSONAS ARE BASED ON A COLLECTION OF MANY LOCAL RESIDENT INTERACTIONS WITH OUR EMERGENCY RELIEF PROVIDER COMMUNITY SUPPORT FRANKSTON


Henry and
Mildred's changing
financial and housing needs
Empty nesters and retirees
Henry and Mildred, a couple in their 60s, have always prided themselves on their financial independence. They own their four-bedroom home with a mortgage, and until recently, they managed their expenses comfortably. Henry worked in engineering, while Mildred was an active and dedicated community volunteer.
However, their lives took a sudden turn when Mildred was diagnosed with terminal cancer. She now requires full-time care, and Henry has stepped away from full-time work to be her primary caregiver.
With the loss of Henry's income and the rising costs of medical care, their once-stable financial situation has become strained.
Beyond financial concerns, Henry is also struggling physically. He has arthritis, making it difficult to manage the stairs and maintain their large property. As Mildred's condition progresses, the burden on Henry continues to grow, and they now find themselves in need of financial assistance.
Looking ahead, Henry knows that once Mildred passes away, their current home will be too much for him to manage. His hope is to purchase a smaller, affordable home that suits his needs—allowing him to regain stability and independence in his later years. It's also important to Henry and the stays local to the area to keep his connections to Mildred, services and places he knows.
THESE PERSONAS ARE BASED ON A COLLECTION OF MANY LOCAL RESIDENT INTERACTIONS WITH OUR EMERGENCY RELIEF PROVIDER COMMUNITY SUPPORT FRANKSTON

Executive Summary

12.6 Young Street Community Connector Program

Enquiries: (Tracey Greenaway: Communities)

Council Plan
Level 1: Healthy and Inclusive Communities
Level 2: Support community safety and wellbeing for everyone who lives, visits, works or does business in Frankston City

Purpose

To update Council on the outcomes of the first 12 months of the Young St Community Connectors pilot program (as at 31 August 2025) and seek Council's endorsement of a 2 year extension of the program to continue addressing vulnerability, social isolation, and antisocial behaviour in the Frankston Station and Young Street precinct through proactive outreach and service linkage.

Recommendation (Director Communities)

That Council:

1. Notes the significant work and local impact the Community Connectors program has had in supporting vulnerable individuals experiencing homelessness, mental health issues, substance misuse, and social isolation in the Young Street precinct, and recognises the program's contribution to perceptions of safety and the tangible support that Council is providing to local traders and the wider community;
2. Notes Metro Trains have again committed a further $100,000 towards a 12-month extension of the Young St Community Connector Program – from 1 September 2025 to 31 August 2026 - contingent on Council's continued financial support;
3. Notes in Council's 2025/26 Local Support Package, the budget commitment to expand the Community Connector program to support traders and residents in the Station St and Shannon Mall area in a 50/50 cost-sharing partnership ($40,000 each) with Vicinity Centres;
4. Endorses a 2-year extension of the Young St Community Connectors Program from 1 September 2025 to 31 August 2027;
5. Commits $200,000 towards the 12-month program extension (1 September 2025 to 31 August 2026) in the 2025/26 mid-year budget review and authorises the Chief Executive Officer to make the necessary adjustments to the Annual Budget to support this initiative; and
6. Advocates, as part of the expected 2026 State Government Election, for the State Government to contribute to the cost of the Community Connectors program for the period 1 September 2026 to 31 August 2027, in addition to seeking financial commitments from existing program sponsors. This funding would enable the Connectors program to run for a third consecutive year.

Key Points / Issues

- The Young St Community Connectors Program is a jointly funded and delivered initiative between Frankston City Council, Metro Trains Melbourne (MTM), and South East Community Links (SECL). It was launched as a 10-month pilot in

12.6 Young Street Community Connector Program

Executive Summary

November 2024 (following a 2-month establishment period) to proactively respond to complex social issues in and around the Frankston Train Station and Young Street precinct — areas identified as hotspots for anti-social behaviour, mental health crises, substance misuse, and visible homelessness.

- The program was modelled on a successful pilot at Dandenong Train Station and is underpinned by a formal Memorandum of Understanding (MOU) between the three partners. The initiative involves the placement of two trained outreach practitioners "Community Connectors" who are embedded in the precinct Monday to Friday for a minimum of 4 hours each weekday. These staff work alongside Council's Rapid Response Team, Metro staff, Victoria Police, and Protective Services Officers (PSOs) to engage individuals in need, build trust, de-escalate incidents, and facilitate timely referrals to housing, mental health, alcohol and drug, and other community-based support services.
- The program forms part of Council's broader Young St Action Plan and aligns with its objectives to improve perceptions of safety, reduce harm, and support inclusive communities. Early outcomes from the pilot suggest the program is already having measurable and meaningful impacts, particularly in engaging individuals who are otherwise disconnected from mainstream services.
- The issues of social disadvantage and safety concerns have long been entrenched issues in the Young St area and it is recognised that it will take a sustained and multi-pronged approach to make real and lasting change. The Community Connectors pilot program has been a key tenant of Council's approach, pro-actively targeting the root cause issues being experienced (rather than just 'moving people on') and it has demonstrated early success in improving safety and community outcomes in the area.
- SECL include a robust quantitative and qualitative data collection process as part of the Community Connector program to inform evaluations of its impact and efficacy. Some of the key impact measures from Jan 2025 to June 2025 include:
- 1015 people have been engaged by the Connectors which has resulted in 145 referrals made to support services. Many times, these referrals not only include phone calls being made with the individuals, but where appropriate, Connectors staff actually walking them directly to the location of the relevant support provider (to ensure the right support is accessed).
- 68 people have been provided with more intensive and ongoing flexible case work by the Community Connector staff, of which half of these people have required support with housing/homelessness needs.
- The Community Connectors prevented harm in 251 interactions. 'Prevented harm' is defined as an intervention when risks are present that is likely to have prevented an adverse outcome from happening. For example, by engaging effectively with someone and employing supports for someone affected by alcohol or other drugs to avoid this progressing to the individual being aggressive, getting violent or hurting themselves.
- The Community Connectors have directly de-escalated 99 situations. A 'de-escalation' is defined as reversing something that has happened / become heightened. For example, where the Community Connectors have intervened in a dispute between aggressive and violent people and returned the location to a safe level.

Executive Summary

- Three specific (anonymised) examples of the impact of the Community Connector program includes the following:

    - The Connectors have worked closely with a long-term rough sleeper known as "Aunty Frankston," a 54-year-old woman experiencing chronic homelessness, substance addiction, and significant trauma. Through consistent early-morning outreach and relationship-building, the Connectors were able to gain her trust, leading to successful referrals to housing, health, and detox services. She is now in stable accommodation, receiving wraparound support, and her public presence in Young Street has significantly decreased—demonstrating the effectiveness of tailored, person-centred engagement in supporting vulnerable individuals and improving local amenity.

    - The Connectors played a vital and hands-on role in responding to a critical overdose incident involving a man named Michael outside Frankston Train Station. When alerted by a member of the public, Connectors immediately entered the public toilets and found Michael unresponsive, slumped on the ground, showing signs of opioid overdose. Acting swiftly, they placed him in the recovery position, called triple zero, and one team member ran to a nearby SHARPS facility to retrieve Naloxone. Upon return, they administered the life-saving medication just as Michael had stopped breathing and was turning blue. Once Ambulance Victoria arrived, the Connectors assisted by safely moving Michael out of the confined toilet space to enable paramedics to work effectively.

      In addition to their emergency medical intervention, the Connectors managed the surrounding area to reduce public exposure to the distressing scene. They reassured onlookers, kept the space calm, and provided emotional support to community members who had witnessed the incident.

    - The Connectors have provided an important intervention with Dave, a 39-year-old man experiencing severe psychosis and homelessness, who has been a frequent presence around Frankston Station and Young Street, often engaging in intense, public delusional episodes that impact perceptions of safety for traders and the community. After being evicted from his parents' home, he was sleeping rough, often in shopfronts and public spaces, isolated from family and support networks. Dave shared with Community Connectors that his life had once been stable, with a long-term partner, child, and steady employment, but drug use over a decade ago triggered a significant decline in his mental health, leading to chronic psychosis, paranoia, and estrangement.

      Community Connectors have worked with Dave since the program began, taking a consistent, trauma-informed approach that has built trust over time. He now regularly seeks them out, even during psychotic episodes, allowing the team to intervene safely and provide support without escalating situations or requiring emergency services. The Connectors assist with accessing support services for immediate needs like food, clothing, and sleeping gear, and also coordinate with other

agencies to support his long-term recovery. Thanks to this sustained engagement, Dave has reconnected with his father, secured temporary accommodation, and is now working with the Connectors to access a detox program. Their continued support has not only helped stabilise Dave's health and housing, but also contributed to greater community safety and cohesion.

- There are many more examples of how the Community Connector program has had significant impact on vulnerable members of the community experiencing homelessness, mental health issues, addiction, and extreme social isolation.

- The program is also addressing social isolation, with 34% of engagements involving issues of inclusion or loneliness. This isolation is often a contributing factor to public intoxication, verbal altercations, and other behaviours impacting perceptions of safety in the precinct. Through the proactive engagement of the connectors, referral pathways are provided to achieve sustainable change.

- Extension of the program is strongly supported by the Steering Committee and other key stakeholders, including Victoria Police who have provided a letter outlining their support.

Financial Impact

That Council commits the funding of $200,000 towards the extension of the Young St Community Connector program and authorises the Chief Executive Officer to make the necessary adjustments to the 2025/26 Mid-Year Budget Review.

Metro Trains Melbourne have committed another $100,000 towards the 12-month extension, until 31 August 2026, contingent on Council's continued financial support (to make up the full $300,000 cost of the program).

The extension of the Community Connector program into Station Street Frankston for a 12-month period at a total cost of $80,000 is contingent on continuing funding of the Young Street Community Connector program during the same period.

Consultation

1. **External Stakeholders**
    - Metro Trains Melbourne
    - South East Community Links (SECL)
    - Launch Housing
    - Windana
    - Peninsula Health
    - Victoria Police.
2. **Other Stakeholders**
    - Council's Local Laws and Rapid Response Team
    - Economic Development
    - Youth Services Outreach Team

- Community Development Team
- Frankston North Community Centre

Analysis (Environmental / Economic / Social Implications)

The program supports positive social outcomes, including reduced anti-social behaviour, safer public spaces, and improved service linkage for high-risk individuals. Case studies highlight individuals moving from chronic homelessness and substance dependency into stable accommodation and treatment.

Economically, this contributes to a reduced burden on emergency, welfare and justice systems, while also supporting Council's objective for Young Street to be a thriving shopping and popular pedestrian precinct. By improving perceptions of safety and reducing disruptive behaviour, the presence and intervention of Community Connectors is a key contributor to assisting the area to be a more welcoming environment that encourages foot traffic and supports local traders to operate and be successful.

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

There are no legal risks identified. The program is supported by a Memorandum of Understanding between Council, SECL and Metro.

Policy Impacts

Supports Council's Young St Action Plan, Community Safety Framework, and aligns with regional homelessness and mental health strategies.

Gender Impact Assessments

A gender impact assessment is required and is in progress.

The program delivered by South East Community Links (SECL) provides a trauma-informed, person-centred response that considers diverse needs including women with histories of abuse and men facing chronic disadvantage. Further work will be undertaken with SECL for formalise a gender impact assessment.

Officer's Declaration of Interests

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

Risk Mitigation

The Community Connectors program provides a proactive approach to mitigate risks associated with homelessness, community safety, and public amenity. The extension ensures continuity of care for individuals currently engaged and prevents regression in community outcomes. Risks of inaction include reduced perceptions of safety, disconnection from service pathways and continued commercial underperformance in the area.

It is important to note that the intended extension of the Community Program into the Station St/Shannon Mall area is contingent on the 12 month continuation of the Young

St Connector program (it cannot be delivered by South East Community Links without the 'economies of scale' that the anchor program of Young St Connectors provides).

Conclusion

The Young St Community Connectors Program is delivering tangible and impactful outcomes for vulnerable residents, traders and the broader community. With growing engagement numbers, successful referrals, and strong inter-agency support, the program is improving safety and wellbeing outcomes in one of Frankston's most complex public precincts. A 12-month extension will ensure this momentum continues and support Council's commitment to inclusive and healthy communities and thriving economies and enables Council to advocate for another year of funding (until August 2027) over the next 12 months.

ATTACHMENTS

Attachment A:⇩	SECL - Q1 2025 Report - Frankston Community Connectors
Attachment B:⇩	Example Monthly SECL Data Report (June 2025)
Attachment C:⇩	Frankston Police - Letter supporting impact of the Frankston Community Connector program

Community Connectors

Insights

Frankston Train Station & Young Street
May 2025

SOUTH EAST COMMUNITY LINKS



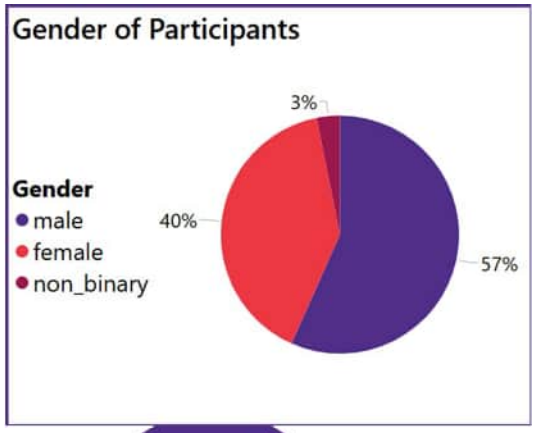

We acknowledge the traditional custodians of this land, the Bunurong people of the Kulin nation who are the traditional custodians of the land and waterways where we learn and grow together. We recognise our personal obligation to respect this heritage and their Elders past, present and emerging and support the future by striving for justice and reconciliation.

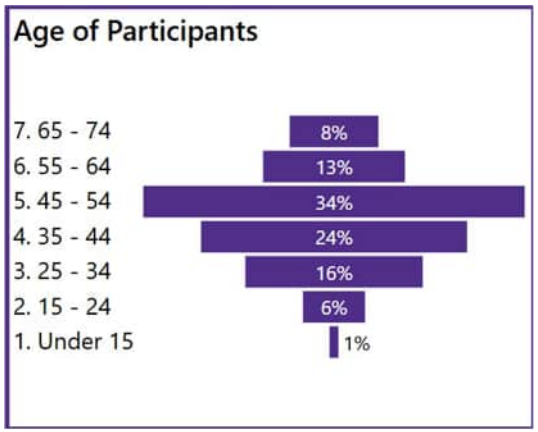


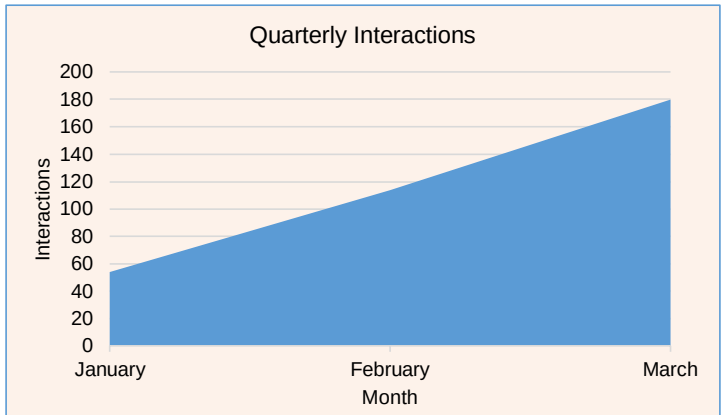
Quarterly Snapshot

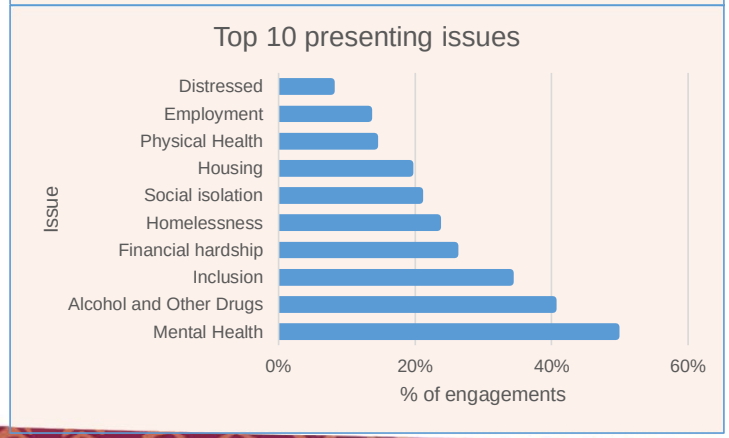
Key Stats:

- 348 Interactions.
- 475 people supported.
- 34 people engaged in flexible program.
- 70 interactions resulted in referrals



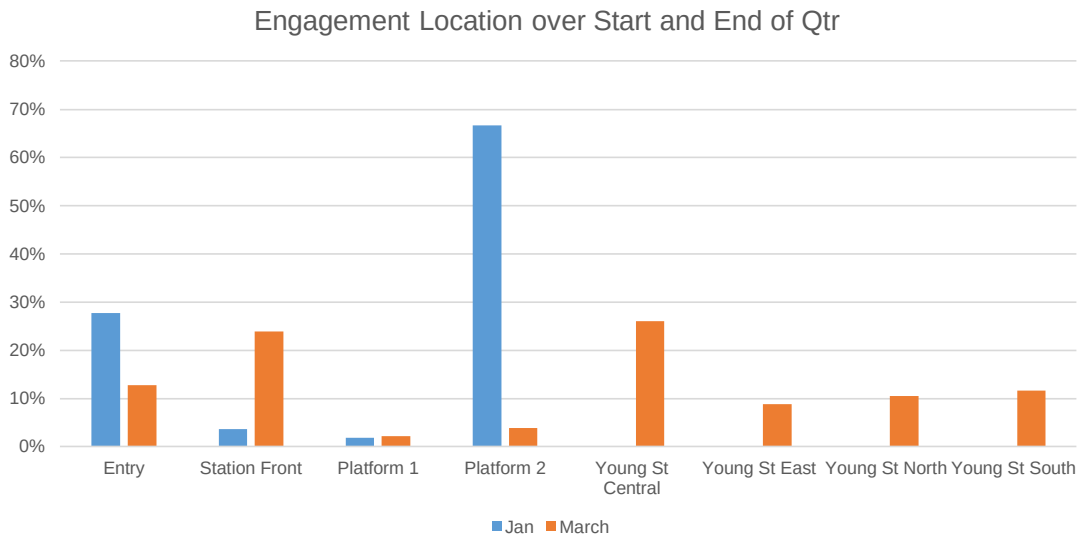






SOUTH EAST COMMUNITY LINKS

Creating the greatest impact for the community?



72%

of interactions with frequent presenters.

Insights – Housing and Homelessness

47%
of people engaged in flexible casework are being supported with housing and homelessness concerns

23%
Of engagements, Homeless is an issue of concern

19%
Of engagements are with people experiencing Housing Stress (in addition to homelessness



"Atzy"
Late 30s Male, who has complex issues including AOD and Mental Health. Over a 3 month period he did not have stable accommodation and was in between accommodation and rough sleeping in Frankston. He was also unsuccessfully accessing services described how he "felt lost" and had "given up" on getting help.

CC workers have engaged with him over 2 months and connected him into the Launch Housing Rough Sleepers Program. Within a week he was given temporary accommodation and then a permanent bed at a Supported Resident Service in Dandenong.

"Atzy" is now engaged ongoing with CCs at Frankston and Dandenong and reports some good news about stabilising his mental health, increasing positive relationships and connections with community. He now has a vision of studying a Diploma in Mental Health and AOD, with hopes of becoming a support worker.

"Not his real name"

SOUTH EAST COMMUNITY LINKS

An Isolated population

In addition to Mental health and AOD as main issues, isolation is contributing to anti-social behaviour and poorer outcomes for the community around Young St and Frankston Station

34%

of engagements list "inclusion" as a concern

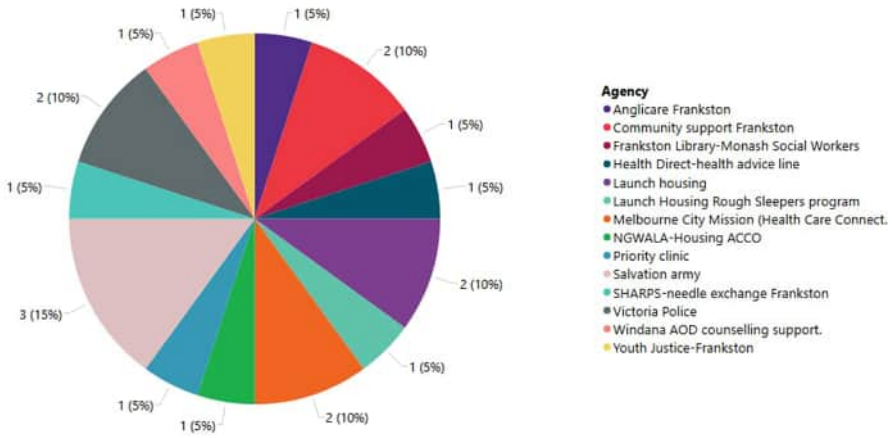
21%

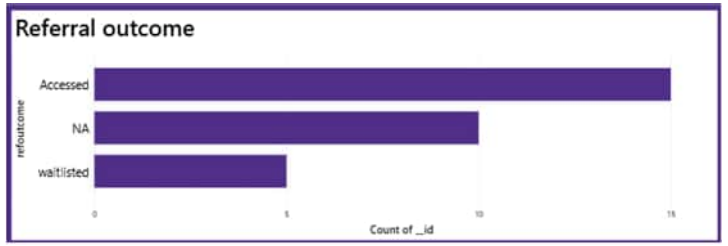
Of engagements list social inclusion as a concern

"Grey Nomad"
On Young St every day, for the sole reason of trying to get social interaction. She struggles with complex mental health issues and as a result, struggles to engage with anyone in a meaningful way. This often results in people being hostile towards her, even abusive, which reinforces her social isolation.

She is being supported with the CCs and satisfied with the level of social interaction they provide her.

Referrals







SOUTH EAST COMMUNITY LINKS

"Aunty Frankston" - "I'm ready to change and get off the streets"



"Not her real name"

"Aunty Frankston" is a 54-year-old woman frequent presenter to Frankston and surrounding areas for many years, who has not had a safe place to live for 35 years. She was homeless and struggling with ongoing AOD issues, when the Community Connectors first met her, she was drinking 6 bottles of wine a day, was hostile, abusive and caused fights but would not remember her actions the next day.

Through adapting the connector hours and being present in the morning, the team were able to engage with her and built rapport and trust with her. Her response to the team was *"I don't normally trust people but there is something about you two."*

From here she disclosed her journey, where she disclosed at 14 she was sexually abused by her step-father and when disclosed to her mother she was taken to the women's refuge in St Kilda, where she has been living rough ever since. She has a complex history of abuse, trauma, domestic violence and drug usage as a way coping with her trauma. There was also a fear of authority, and a distrust of service so would not engage with them.

The team engaged with "Aunty Frankston" over 2 months through our flexi-case management model, one day she said to them *" I'm ready to change and get of the streets."*

Our team took this opportunity and engaged and collaborated with various services to support.

Firstly, they engaged with the Launch Housing Rough Sleeper Program who were able to provide her with temporary accommodation, whilst looking to provide more stable accommodation

Frankston Community Centre who were able to provide her with food and clothes

GP Assist program which fast tracked her referral to Windana to start a detox program

"Aunty Frankston" has now been accepted into housing through Wintringham where she is currently living and has access to doctors, mental health support and regular access to food and staff throughout the day.

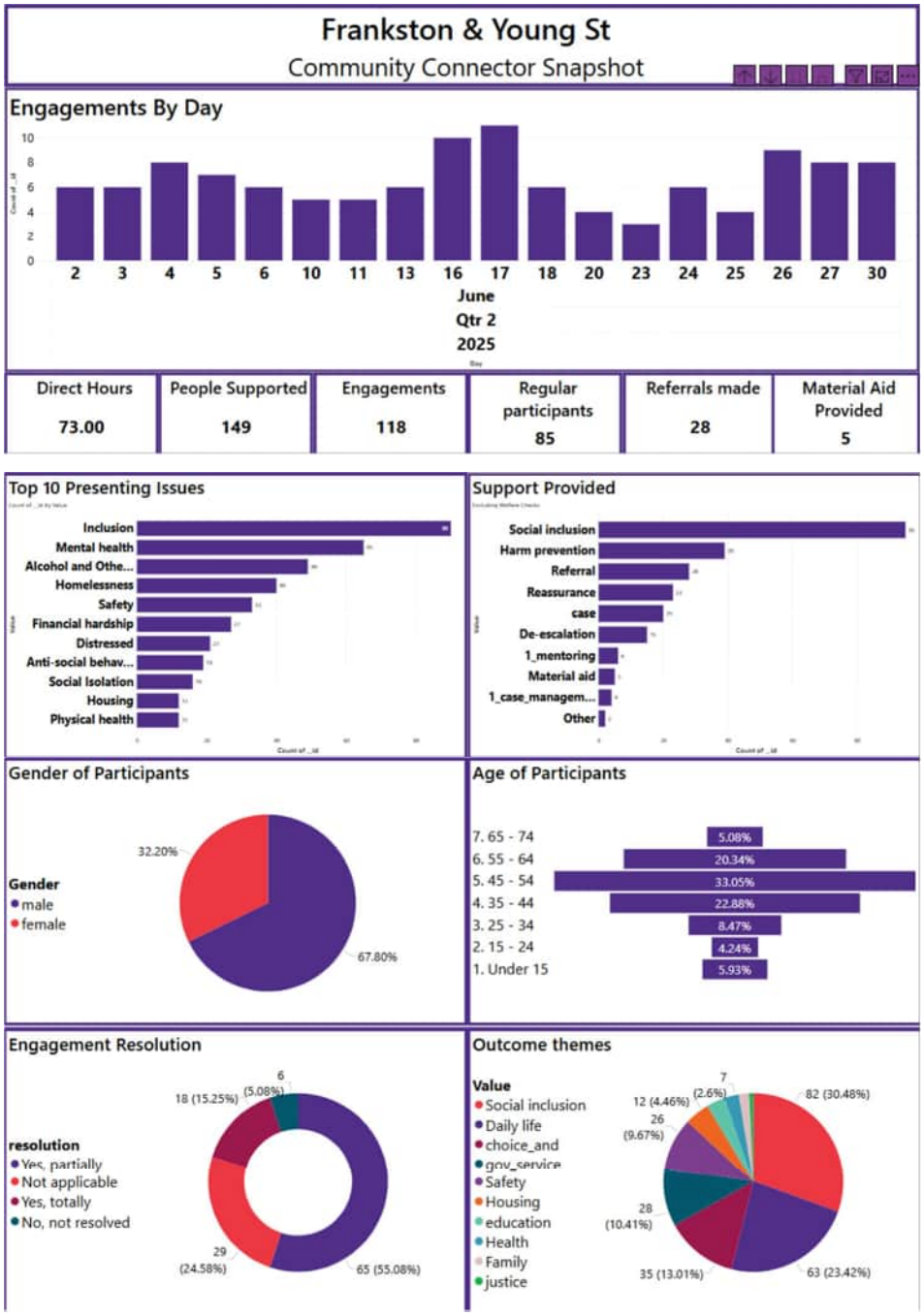
She also has a case manger through Windana supporting her with the detox program.

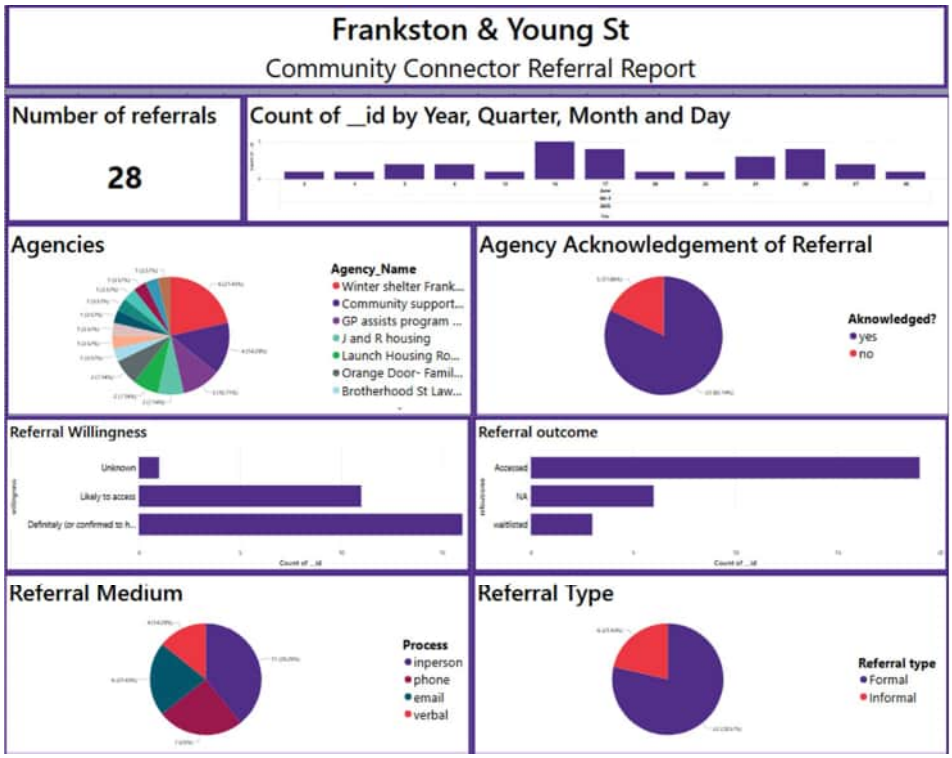
She is currently still being supported as required by our Community Connectors and is also presenting less at Young St and station less frequently and not presenting as intoxicated.

"I don't normally trust people but there is something about you two."

Example of Monthly Data Report received

June 2025 Frankston & Young St Snapshot report.




Frankston & Young St
Community Connector Referral Report
Number of referrals
28
Count of __id by Year, Quarter, Month and Day
Agencies
Agency_Name
Winter shelter Frank...
Community support...
GP assists program ...
J and R housing
Launch Housing Ro...
Orange Door- Famil...
Brotherhood St Law...
Agency Acknowledgement of Referral
Aknowledged?
yes
no
Referral Willingness
Unknown
Likely to access
Definitely (or confirmed to h...
Referral outcome
Accessed
NA
waitlisted
Referral Medium
Process
inperson
phone
email
verbal
Referral Type
Referral type
Formal
Informal

VICTORIA POLICE

Uniform
Frankston
Division 4
Southern Metro Region

15 Fletcher Road
Frankston 3199
VIC, Australia
Telephone: (03) 9784 5555
Facsimile:
Email: timothy.j.walker@police.vic.gov.au
www.police.vic.gov.au

14 May 2025

Damian ANDERSON

South East Community Links

Frankston VIC 3199

Advocacy for the Frankston Community Connectors Program

Frankston Neighbourhood Policing Coordinator – Acting Senior Sergeant Tim Walker

I have worked in various policing roles across the Frankston Police Service area since 2015, including general duties, CIU, tasking units, Foot Patrol and Neighbourhood Policing. The Frankston CBD and transport hub is a priority patrol location for police, with regular Foot Patrols, Transit Police and Protective Service Officers deployed to these locations. Police encounter a range of crime/public order issues around this precinct, largely driven by alcohol and drug related violence/disorder. Many of these individuals suffer from mental health issues, are transient or sleeping rough, making access to support services and ongoing case management difficult. Police regularly encounter vulnerable members of our community while out on patrol, but pre-existing referral pathways available to Police have been largely ineffective and not directed towards local based assertive outreach services. It's abundantly clear that solely a law-and-order approach to the issues within the Frankston CBD is not sustainable. Frankston needs outreach support workers with a regular presence in Young Street to build rapport and provide timely and holistic response to individual needs of those that frequent this area.

When the opportunity arose to collaborate with the Community Connectors program in Frankston CBD, I immediately saw this program as crucial for the improvement to perceptions of safety around Young Street. The projects vision firmly aligned with Victoria Police's Neighbourhood Policing Framework, to collaborate with our partner agencies and adopt a problem-solving approach to combat crime/safety issues in our community. Police often receive complaints from local traders in Frankston regarding anti-social behaviour in the CBD. The commencement of the community connectors program provided all key stakeholders a consistent, unified, and positive message to deliver to the community.

The addition of Damien, Vaughan and the Community Connectors Team has been crucial in breaking down the barriers and bringing some much-needed compassion and empathy to those less fortunate. While out on patrol police have regularly been directing vulnerable members of the community towards *"the guys in the purple vests"* to champion their work and help build trust and credibility in the program. The Community Connectors have been a much-welcomed presence around Young Street and the CBD to enhance safety and directly address many of the drivers behind crime/public order issues. I personally hope to see the program continue and expand into the future, to fulfil this critical need in the Frankston community.

Tim WALKER
A/Senior Sergeant 40858

Executive Summary

12.7 Kananook Creek Gross Pollutant Traps (GPTs) Feasibility Study

Enquiries: (Shekar Atla: Infrastructure and Operations)

Council Plan

Level 1:	Natural Environment
Level 2:	Take a collaborative approach with State agencies to sustainably manage our stormwater and drainage assets, reducing impacts to our community and natural waterways

Purpose

To update Council on the outcome of Kananook Creek Gross Pollutant Traps (GPTs) Feasibility Study

Recommendation (Director Infrastructure and Operations)

That Council:

1. Notes the Kananook Creek Gross Pollutant Traps Feasibility Study report;
2. Notes, based on the feasibility report, the estimated total initial supply and installation costs for treating the 11 outfalls is approximately $1.3 million, with a 25-year life cycle cost estimated at approximately $1.45 million;
3. Supports progressing the project to the functional design phase, including any necessary refinement of the concept and associated cost estimates, noting that $75,000 has been allocated in the 2025/26 budget to progress the functional design phase of the GPTs project;
4. Notes the functional design phase will outline detailed design options, updated cost estimates and implementation considerations;
5. Notes a roll out program for the staged implementation of GPTs commencing from 2026/27 will be included in the Long Term Infrastructure Plan (LTIP), subject to the annual budget review process; and
6. Resolves Attachment C to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g).*

Key Points / Issues

- At its Meeting on 2 December 2024 (2024/CM16), as an alternate to the CEO report, in relation to the Gross Pollutant Trap (GPT) infrastructure along the Kananook Creek, it was resolved that Council:

  6. Notes the importance of Gross Pollutant Trap (GPT) devices in preventing litter from entering ecologically sensitive waterways and the efficiency of such GPT units can only be truly achieved via strategic placement of multiple GPT's along the Kananook Creek corridor;

  7. Acknowledges Council's commitment made on 3 June 2024 (2024/CM7) allocating $100,000 in FY 2024/25 CW budget to prioritise the feasibility assessment of the remaining 14 untreated outfalls to the Kananook Creek;

8. *Notes the feasibility study is already underway and is expected to be completed by end of June 2025;*
9. *Provides a report to Council at the August 2025 Ordinary Meeting on the outcome of the feasibility study.*

- RAIN Consulting Pty Ltd an engineering and environmental consultancy specialising in innovative water management solutions, was engaged to undertake a study assessing the feasibility of implementing Gross Pollution Traps (GPTs) at 14 existing untreated outfalls into the Kananook Creek.
- Out of 14 outfalls, two (2) were identified as Melbourne Water assets and one (1) was identified as outside Kananook Creek catchment. As such, only remaining 11 outfalls were assessed in the study.
- In line with the Melbourne Water MUSIC (Model for Urban Stormwater Improvement Conceptualisation) Guidelines, stormwater management requirements for water quality were based on the following standards:
    - Best Practice Environmental Management Guidelines (BPEMG) -CSIRO, 1999; and
    - Urban stormwater management guidelines - EPA Victoria, 2021, both adopted for this assessment.
- Four different GPT model series from three suppliers were evaluated in the feasibility study. Each model series demonstrated varying levels of treatment performance. In accordance with BPEMG, the target for gross pollutant reduction is 70% of the typical urban annual load.
- The 11 potential outfalls identified for treatment are shown in **Attachment A**, along with the catchment sizes they service and the estimated gross pollutant reduction percentages for each supplier and model series.
- All assessed GPTs met the gross pollutant retention target. However, achieving BPEMG targets for micronutrients (e.g., Total Nitrogen, Total Phosphorus, and Total Suspended Solids) using GPTs alone is not feasible. Additional treatment solutions may be required to meet these targets.
- A multi-criteria options assessment was carried out to evaluate the suitability of each GPT model for the outfall locations. The assessment considered:
    - High-flow bypass design
    - Pollutant removal efficiency
    - Suitability for Tail-water and tidal conditions
    - Blockage detection sensors
    - Maintenance requirements
- The Supplier 1 – Series A units are considered the most technically suitable overall, offering strong treatment performance, tidal compatibility, and ease of maintenance. Supplier 1 – Series B units are also appropriate where full-flow treatment and robust gross pollutant capture are priorities. Final unit selection should reflect site-specific constraints and Council's operational capacity.
- A high-level cost assessment found that Supplier 4 – Series A GPTs offer the lowest life-cycle cost across most flow capacities, making them the most cost-effective option. Supplier 1 – Series A follows closely, offering better value than both Supplier 1 – Series B and Supplier 3 Series A. Supplier 1 – Series B and

Supplier 3 Series A are consistently more expensive to install and maintain, particularly at higher flow rates.

- A combination of Supplier 4 – Series A and Supplier 1 – Series A is recommended for treating all 11 outfalls, balancing performance and value over the 25-year lifecycle. **Attachment B** summarises preferred GPTs and high-level cost estimates for each site.
- The total initial supply and installation cost to treat all 11 outfalls is estimated at approximately $1.3 million, which includes a 20% contingency and 10% for project management.
- The 25-year life-cycle cost for all 11 GPTs is estimated at approximately $1.45 million, equating to approximately $57,200 per year.
- The next steps involve progressing to functional design for all 11 outfalls during 2025/26, including development of a prioritisation program to guide implementation.
- Following the prioritisation program completion in time for the 2026/27 budget process, implementation of the GPTs program will be considered in the Long Term Infrastructure Plan (LTIP) development, with a principle fund allocation model of detailed design in one year followed by construction in the following year at each outfall location.

Financial Impact

The total initial supply and installation cost to treat all 11 outfalls is estimated at $1.3 million, which includes a 20% contingency and 10% for project management.

The 25-year life-cycle cost for all 11 GPTs is estimated at $1.45 million, equating to approximately $57,200 per year. This cost excludes the contaminated material disposal.

Funding of $75,000 has been allocated in the 2025/26 budget to progress the functional design phase of the GPT project, however funding will be required for detailed design and construction of all of the 11 outfalls in the Long-term Infrastructure plan going forward.

Consultation

1. External Stakeholders

Melbourne Water has been made aware that Council is undertaking the feasibility study.

2. Other Stakeholders

Internal Council stakeholders such as Operations and Capital Works Delivery teams have been heavily consulted in the outcomes of the feasibility study.

Analysis (Environmental / Economic / Social Implications)

Environmental Implications

The installation of Gross Pollutant Traps (GPTs) at currently untreated stormwater outfalls along Kananook Creek will deliver significant environmental benefits. These devices are designed to intercept and remove gross pollutants such as litter, organic debris, and coarse sediment from urban runoff before it enters the waterway. This is particularly important for Kananook Creek - a highly urbanised and ecologically sensitive system that ultimately discharges into Port Phillip Bay.

12.7 Kananook Creek Gross Pollutant Traps (GPTs) Feasibility Study

Executive Summary

By preventing the downstream transport of pollutants, the GPTs will enhance water quality, reduce nutrient loads, and minimise the accumulation of plastics and other debris in both riparian and aquatic habitats. The cumulative benefit of strategically installing multiple GPTs is expected to have a transformative impact on the health of the creek corridor - supporting biodiversity, improving community amenity, and advancing long-term catchment management objectives.

Furthermore, the interception of pollutants at their source aligns with Council's Integrated Water Management goals and supports the state government environmental policy frameworks aimed at protecting urban waterways.

Economic Implications

While the capital investment required to install 11 GPTs represents a significant upfront cost, the long-term economic benefits are considerable. By reducing the volume of gross pollutants entering the waterway, GPTs can lower ongoing maintenance costs for downstream infrastructure, such as drainage pipes and waterways that would otherwise accumulate debris.

Cleaner waterways also diminish the need for costly manual litter removal and reactive clean-up works, particularly after storm events. In addition, enhancing the health and visual appeal of Kananook Creek delivers broader economic benefits. Improved amenity and liveability can support higher property values, attract tourism, and stimulate local business activity.

Over time, GPT infrastructure may also help reduce Council's exposure to regulatory risks or reputational impacts associated with poor stormwater quality or environmental degradation. When considered through a whole-of-life cost perspective, investment in GPTs represents sustainable asset management and provides a cost-effective approach to environmental stewardship.

Social Implications

The installation of GPTs along Kananook Creek is anticipated to deliver several positive social outcomes. Cleaner waterways enhance the visual amenity and recreational appeal of the creek corridor, which is a well-used and culturally significant public space for the Frankston community. Reducing visible litter and pollution fosters a greater sense of civic pride and environmental responsibility among residents and visitors alike.

Improved water quality can also encourage increased use of adjacent open spaces, shared paths, and passive recreation areas, supporting community health and wellbeing. Additionally, the project demonstrates Council's commitment to sustainability and environmental protection, helping to build public trust and increase engagement with local government initiatives.

There is also potential for educational opportunities through interpretive signage or community programs, raising awareness of stormwater impacts and promoting long-term behavioural change in litter prevention.

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

12.7 Kananook Creek Gross Pollutant Traps (GPTs) Feasibility Study

Executive Summary

The installation of GPTs at untreated outfalls along Kananook Creek is strongly aligned with several key Frankston City Council strategies and policies. The project supports the objectives of the Integrated Water Action Plan 2016–2026 by delivering Water Sensitive Urban Design (WSUD) outcomes that enhance stormwater quality and protect local waterways.

It also contributes to the aims of the Council and Wellbeing Plan 2025-2029 by promoting environmental sustainability, liveability, and community wellbeing. Additionally, the initiative aligns with Council's priorities for stormwater and flood management and is guided by relevant statutory and policy frameworks.

Collectively, the GPT program advances Council's commitment to protecting ecologically sensitive areas, such as Kananook Creek, through proactive and strategic infrastructure investment.

Gender Impact Assessments

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

Officer's Declaration of Interests

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

Risk Mitigation

There are no inherent risks identified by completing this feasibility study.

Conclusion

The Kananook Creek GPTs Feasibility Study **(Attachment C)** provides a clear pathway for improving the health and resilience of one of Frankston's most significant waterways. With an estimated initial investment of approximately $1.3 million and a projected 25-year life cycle cost of $1.45 million, the installation of GPTs at 11 untreated stormwater outfalls, represents a strategic and cost-effective environmental initiative.

Council has allocated $75,000 in the 2025/26 budget to progress the project to the functional design phase, which will refine design options, update cost estimates and address implementation requirements.

The project aligns strongly with Council's environmental and infrastructure priorities and supports long-term goals related to water quality, sustainability and community wellbeing. Authorising the Chief Executive Officer to integrate the GPT program into the Long Term Infrastructure Plan (LTIP) ensures a coordinated and forward-looking approach to delivery.

Progressing to the next phase reflects Council's commitment to protecting Kananook Creek and delivering enduring environmental and social outcomes for the community.

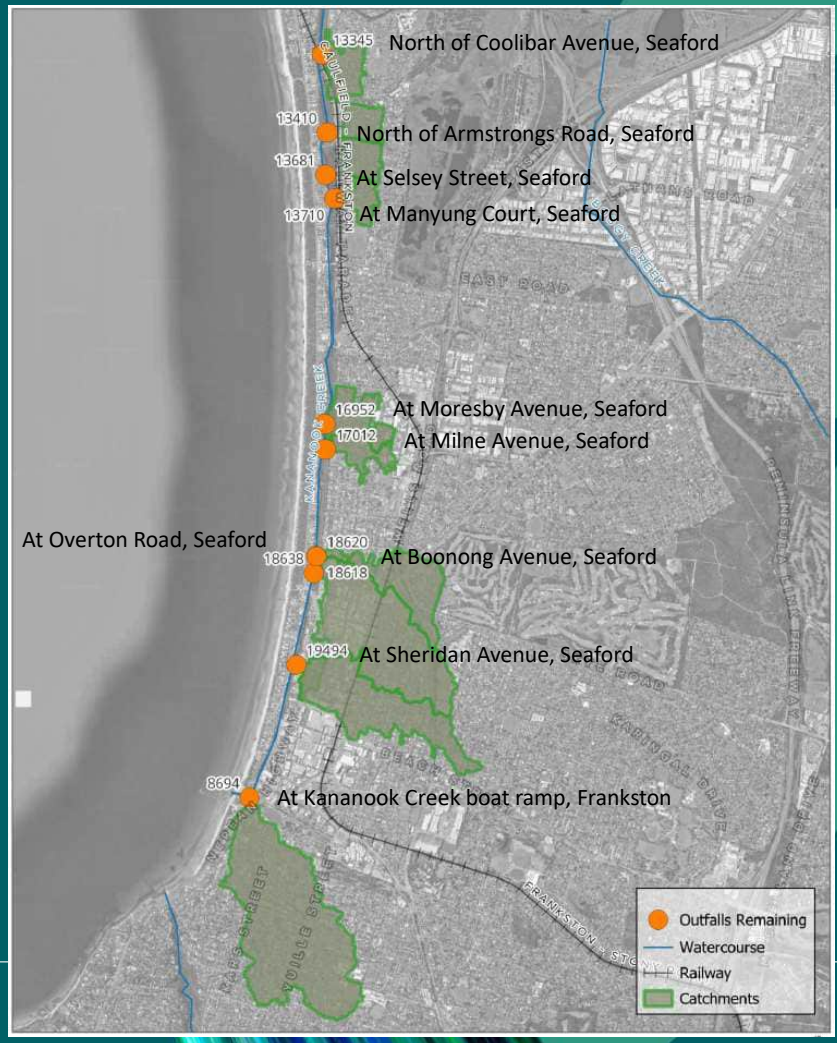
12.7 Kananook Creek Gross Pollutant Traps (GPTs) Feasibility Study

Executive Summary

ATTACHMENTS

Attachment A:⇩	Potential Outfall Locations and GPT Reduction Percentage Estimates
Attachment B:⇩	High Level Cost Estimates for Preferred GPTs
Attachment C:	Kananook Creek - GPTs Feasibility Study Report - **CONFIDENTIAL**

Potential Outfall Locations for GPTs



Gross Pollutant Reduction Percentage Estimates

Outfall	Supplier 1 Series A	Supplier 1 Series B	Supplier 3 Series A	Supplier 4 Series A
8694	89.3%	89.7%	80.3%	82.0%
13345	93.8%	95.2%	90.8%	89.2%
13410	95.4%	96.6%	91.4%	89.9%
13681	95.9%	96.3%	90.9%	89.9%
13710	97.6%	97.7%	91.9%	90.0%
16952	95.5%	93.9%	89.3%	88.8%
17012	95.2%	96.2%	90.7%	89.9%
18618/20	94.8%	91.9%	87.2%	89.6%
18638	93.2%	90.0%	85.0%	87.1%
19494	93.1%	91.1%	89.4%	80.9%
19494b	96.1%	96.8%	92.3%	88.3%

High-level Cost Estimate – Preferred GPTs

Outfall	GPT Supplier and Model Series	Model	Initial Supply and Installation Cost ($)	25 Year Life-Cycle Cost Estimate ($)
8694	Supplier 4 Series A	Model 4X	$124,038	$140,000
13345	Supplier 4 Series A	Model 4Y	$52,486	$60,000
13410	Supplier 1 Series A	Model 1X	$58,500	$100,000
13681	Supplier 1 Series A	Model 1X	$58,500	$100,000
13710	Supplier 1 Series A	Model 1X	$58,500	$100,000
16952	Supplier 4 Series A	Model 4Y	$52,486	$60,000
17012	Supplier 4 Series A	Model 4Z	$89,707	$100,000
18618/20	Supplier 1 Series A	Model 1Y	$143,000	$240,000
18638	Supplier 1 Series A	Model 1Z	$253,500	$430,000
19494	Supplier 4 Series A	Model 4Y	$52,486	$60,000
19494b	Supplier 4 Series A	Model 4W	$35,928	$40,000
Sub Total			**$979,131**	**$1,430,000**
Contingency (20%)			**$195,826**	
Project Management (10%)			**$97,913**	

Executive Summary

12.8 Award of Contract CN11604 - Provision of Solid Inert Landfill Services

Enquiries: (Bruce Howden: Corporate and Commercial Services)

Council Plan
Level 1: Natural Environment
Level 2: Support the local circular economy through waste and resource efficiency programs, education and services

Purpose

To obtain Council approval to award Contract CN11604 to Veolia Pty Ltd, SBI Landfill Services, Grosvenor Lodge Pty Ltd, and Cleanaway Pty Ltd for the provision of Solid Inert Landfill Services.

Recommendation (Director Corporate & Commercial Services)

That Council:

1. Awards contract CN11604 to:
   a. Veolia Pty Ltd ABN 20 051 316 584;
   b. SBI Landfill Services ABN 47 629 949 613;
   c. Grosvenor Lodge Pty Ltd ABN 88 051 838 530; and
   d. Cleanaway Pty Ltd ABN 74 101 155 220;

   for an estimated value of $20,000,000 GST exclusive for the initial term of 2-years and the provision of three x 1-year extensions, noting that this is a schedule of rates contract;
2. Authorises the Chief Executive Officer to execute and sign the contract;
3. Authorises the Director Corporate and Commercial Services to approve variations and contract extensions subject to the satisfactory performance of the contractor(s); and
4. Resolves the attachment A to this report be retained confidential, on the grounds that it contains Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released, pursuant to *Local Government Act 2020* s3(1)(g).

Background

Contract CN11604 is a new contract that will replace the current contract CN10028. CN10028 is set to expire on 3 October 2025 having completed an initial 2-year term with four additional 2 year extension options (2+2+2+2+2).

The aim of this contract is to appoint a panel of suppliers to receive and dispose of Solid Inert Waste (SIW) in a manner that meets all EPA and Frankston City Council (FCC) requirements.

FCC owns and operates the Frankston Regional Recycling and Recovery Centre site in Harold Rd Skye (the Site) and conducts an annual 8-week hard waste collection from residential premises within Frankston municipality.

12.8 Award of Contract CN11604 - Provision of Solid Inert Landfill Services

Executive Summary

FCC seeks the provision of services from Landfill Facilities that are operating under EPA Landfill Best Practice Guidelines Compliance in waste disposal and landfill, with an emphasis on environmentally responsible, safe, efficient, and economical outcomes; for the receipt of Solid Inert Waste from the Site and from Annual Hard Waste collection.

Request for Tender Process:

Procurement Process

The request for tender (RFT) was released to market on 3 May 2025 via Council's eTender platform and advertised in The Age newspaper.

The tender closed at 3pm Wednesday 30 May 2025 AEDT

Five submissions were received by the close date and time. No late tenders were received.

Supplier	Late tender (Y/N)	Offer expiry date
Veolia Pty Ltd	N	28/08/2025
Cleanaway Pty Ltd	N	28/08/2025
Grosvenor Lodge Pty Ltd	N	28/08/2025
SBI Landfill Services Pty Ltd	N	28/08/2025
Repurpose It Pty Ltd	N	28/08/2025

Evaluation Details:

Evaluation Panel Members

Position	Name	Position Title	Department
Chairperson	Simon Byrne	Coordinator	Waste Circularity
Facilitator	Mimi Fotevska	Waste and Closed Landfill management Officer	Waste Circularity
Member	Chris Innes	Coordinator Risk Management	Risk Management
Member	Bruce Howden	Manager Waste Circularity	Waste Circularity
Probity-Advisor (non-scoring)	1. Adam Marcinkowski	Contracts and Procurement Advisor	Procurement, Property and Risk

Evaluation Methodology

2. The evaluation was carried out in accordance with the Evaluation Plan saved in ReM reference A5526491.

3. The panel members agreed to set aside one submission due to unacceptable risk to Council in relation to the submitter not operating a licenced landfill as per the tender's specifications.

4. Four tenders were then assessed against the mandatory criteria and proceeded to evaluation.

12.8 Award of Contract CN11604 - Provision of Solid Inert Landfill Services

Executive Summary

5. The tenders were then assessed against the evaluation criteria.

6. Each Evaluation Panel Member scored and recorded their assessment of tenders individually. The members then met and agreed to the moderated scores ReM reference A5524779, with the Probity Advisor in attendance. The Evaluation Report Complete with Docusign is saved as **Attachment A** of the Council Report.

Evaluation Criteria

Criteria	Weighting
Financial Cost to Council	40%
Community Benefit	10%
Current Commitments, capacity, and operational times	15%
Ability to Meet Regulatory, Environmental and Technical Requirements	15%
Experience and Management Systems	10%
Methodology	10%

7. The evaluation criteria and weightings were agreed by the Evaluation Panel Members prior to the request for tender being released to the market and approved in the Evaluation Plan.

Assessment of the compliant tender

All evaluation scores and comments have been recorded and are saved in ReM QA484628.

Risk assessment.

All risks have been thoroughly investigated and identified by the Evaluation Panel during the evaluation process and are outlined in the Contact Risk Assessment Table - ReM reference A5554036.

Probity, ethics, and fair dealing statement

Prior to evaluation, all Evaluation Panel Members were made aware of their obligations regarding probity, ethics and fair dealing including conflicts of interest, confidentiality, and document security.

Conflicts of Interest

All Evaluation Panel Members signed a conflict-of-interest declaration prior to being provided with copies of the tenders. The signed COI Forms are saved in ReM QA484628. No conflicts of interest were identified.

It was disclosed that officers had a conflict of duties, and this was appropriately documented and managed.

Confidentiality and security of documents

The security and confidentiality of all procurement material was maintained throughout the evaluation period and overseen by the Contracts and Procurement Unit's control.

Budget:

The Budget set for this project is approximately $20,000,000.00 for the duration of the project including extension options.

12.8 Award of Contract CN11604 - Provision of Solid Inert Landfill Services

Executive Summary

Budget for this project has been approved in the adopted council budget for the 2025/26 financial year.

Panel Evaluation:

Tenders were assessed by the Evaluation Panel using the assessment criteria, which led to the shortlisting of 4 suppliers in accordance with the criteria. The Evaluation Panel determined that the suppliers selected can achieve the provision of services to the community required to meet operational needs.

In accordance with the evaluation criteria, the shortlisted tenders were evaluated as per below.

Financial Cost to Council

Financial cost was based on the submitted rate per tonne with rates varying across the 4 submissions. The suppliers have different access times and this accommodates council's need to utilise different facilities at different times. There is no guaranteed tonnes to any one facility/supplier within this contract.

Industry Experience

All tenderers possess relevant waste management qualifications appropriate to the scope of work, demonstrating their compliance with applicable regulations and standards.

Capability, Experience and Management Systems

Capability & experience to provide service is very high due to already carrying out this service over a number of years with operational resources needed to deliver the contract.

Current Commitments & Ability to meet Timeframes.

Suppliers have indicated their ability to be able to commence the contract on the anticipated start date with dedicated teams to undertake the works. The Evaluation Panel is of the view that commercial continuity is beneficial to Council.

Performance on Similar Contracts

The recommended suppliers deliver similar services for numerous VIC LGA's. Suppliers have provided Frankston City Council with Solid Inert Waste service since 2005. Tenderers have demonstrated significant relevant experience with their understanding of environmental responsibilities in operating landfill services. References provided confirm ability to deliver reliable landfill services to numerous organisations.

Methodology

Suppliers presented a well-documented methodology for performing the works and the delivery of the required services. Suppliers provide a comprehensive progress report with every invoice.

Community Benefit

Suppliers have demonstrated that they are environmental and social sustainable companies that support local businesses where practical. All suppliers need to follow their environmental obligations set by the EPA for their licenced landfills.

12.8 Award of Contract CN11604 - Provision of Solid Inert Landfill Services

Executive Summary

Other Considerations:

Tender adjustments

None

Award to the contract is subject to contract departure negotiations and supplier compliance within Rapid Global system, Council's contractor management system.

Financial Check:

The Panel has agreed that as there is current trading history with all accepted tenders and as there is no guaranteed tonnes per facility/supplier financial checks are deemed an unnecessary financial impact to council.

References obtained:

Referee checks performed confirm that all 4 Tenderers are capable of satisfying the requirements of this contract. They have delivered similar works for municipalities in the metropolitan region.

Recommendation:

Based on the evaluation scores and reference checks undertaken, the Evaluation Panel Members recommend that Council:

1. Approves the acceptance of the tender for CN11604 Provision of Solid Inert Landfill Services to SBI Landfill Pty Ltd (ABN47629949613); Cleanaway Pty Ltd (ABN74101155220); Grosvenor Lodge Pty Ltd (ABN88051838530); and Veolia Pty Ltd (ABN20051316584) for an initial two (2) year term with the provision for a further three x 1-year extension options with an estimated value of approximately $20 million under a Schedule of Rates;
2. Authorises the Chief Executive Officer to execute and sign the Contracts;
3. Authorises the Director of Corporate and Commercial Services to approve variations and extensions of the contract subject to the satisfactory performance of the contractor(s)

ATTACHMENTS

Attachment A: CN11604 Evaluation Report Completed with Docusign - **CONFIDENTIAL**

Executive Summary

12.9 Award of Contract CN11646 - Ballam Park East Oval Reconstruction

Enquiries: (Doug Dickins: Infrastructure and Operations)

Council Plan

Level 1:	Council Performance and Leadership
Level 2:	As custodians of public assets, Council will maintain good governance and have a strategic approach to managing our assets to ensure long-term sustainability and optimal delivery of services

Purpose

To obtain Council approval to award Contract CN11646 to Hendriksen Contractors Pty Ltd (ACN 093 866 758) for the provision of Ballam Park East Oval Reconstruction.

Recommendation (Director Infrastructure and Operations)

That Council:

1. Awards contract CN11646 Ballam Park East Oval Reconstruction to Hendriksen Contractors Pty Ltd ACN 093 866 758 for $1,103,785.28 GST exclusive;
2. Authorises the Chief Executive Officer to sign the contract;
3. Delegates approval of contract variations within the contingency amount outlined in the confidential attachment to the Chief Executive Officer; and
4. Resolves Attachment A (CN11646 - Ballam Park East Oval Reconstruction - Evaluation Report) be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the *Local Government Act 2020 s3(1)(g).*

Key Points / Issues

- Ballam Park is an important place for the community and sporting groups. The Ballam Park East Oval is used by the Long Island Cricket Club in summer and the Karingal Bulls Football Club in winter.
- Long Island Cricket Club uses this oval and other nearby fields for its six senior teams and eight junior teams in the Mornington Peninsula Cricket Association. Whilst the works are being carried out Council officers will work with Long Island Cricket Club make use of other nearby ovals to minimise disruption.
- Karingal Bulls Football Club uses this oval on most days, generally playing on Saturday and Sunday, together with training on most nights for it teams ranging from under 8 boys and girls, up to senior men and women.
- The 2025 seasonal tenancy application indicates the following participants:
  - Long Island Cricket Club – 201
  - Karingal Junior Football Club – 636
  - Karingal Football Netball Club – 222
- Sporting venues such as this also provide additional community benefit through social connections involving spectators and other visiting teams.

12.9 Award of Contract CN11646 - Ballam Park East Oval Reconstruction

Executive Summary

- Ballam Park has seen significant investment over the past decade with many improvements made to the sport and recreational spaces across the park. This has included developments to the East Oval pavilion and Netball court. This much needed reconstruction of the Ballam East Oval playing surface will enable improved access and quality of the surface for cricket and football, complementing the recent works on the surrounding amenities.

Background

The Sports Ground Playing Surface Renewal Program is an annual Capital Works Program that funds the renewal and upgrade of Council's sports fields with a focus on warm-season turf conversion and improved playing surfaces.

The program has a total budget of $1,350,000 (exclusive of GST) allocated in the 2025/26 financial year, which includes a grant of $250,000 from State Government announced by the Minister for Community Sport and Paul Edbrooke MP on 27 February 2025. In the 2025/26 financial year, the project identified will be the reconstruction of the Ballam Park East Oval. This site has been identified as a priority project due to its current condition rating and usage.

Tender Process

The request for tender (RFT) was released to market on 23 May 2025 via Council's website and advertised in The Age on 24 May 2025

The tender closed at 3.00pm on 18 June 2025, AEST.

Eight [8] submissions were received.

No late tenders were received.

Tender Evaluation

Evaluation criteria

Eight (8) submissions progressed to evaluation and were assessed against the following evaluation criteria, as advertised in the RFT documents:

Evaluation Criteria	Weighting (%)
Cost to Council	30%
Methodology	30%
Industry Experience, Resources & Capability	30%
Occupational Health & Safety	Pass/Fail
Licences & Insurances	Pass/Fail
Community Benefit/Local content	10%

Evaluation was guided by the approved Evaluation Plan, which is filed in Council's document management records system, reference A5534396

The evaluation of submissions is documented in the Evaluation Report, which is provided as **Attachment A**.

Negotiations

All tender negotiations are complete.

Post award of the contract

If award is approved by Council at this Ordinary Meeting, all respondents will be notified of the outcome and offered debriefs.

Details of the awarded contract will be published on the Council website.

Probity

All Council procurement processes are conducted in a fair, honest, open manner with the highest levels of integrity and in the public interest. All suppliers are treated fairly in an open and transparent manner.

Council must engage an external probity advisor when the value of goods or services exceeds $5 million (GST inclusive).

An external probity advisor was not appointed.

Disclosures of Conflicts of Interest in Relation to Advice Provided in this Report

No person involved in the evaluation of tenders declared a direct or indirect interest requiring disclosure.

Contract Value

This is a fixed price contract.

The total contract price is $1,103,785.28 GST exclusive.

Term of the Contract

The contract term will be four months for the reconstruction of the oval and a subsequent 16 week establishment period during which time the oval will be unavailable for use. This will be followed by a 12 month defects liability period.

Policy Considerations

This procurement does not conflict with any Council policies.

Collaboration

Section 109(2) of the Local Government Act 2020 requires that any report to Council that recommends entering into a procurement agreement must include information in relation to any opportunities for collaboration with other Councils or public bodies.

Under this contract there were no opportunities to collaborate with other Councils or public bodies.

Financial Implications

Evaluation indicates a total contract price of $1,103,785.28 GST exclusive. The total project budget available for this project is $1,350,000.

Currently Ballam East Oval is maintained by Council through its Operations department. This project is for reconstruction of the existing oval, and as no new assets will be created, there will be no additional maintenance budget required.

12.9 Award of Contract CN11646 - Ballam Park East Oval Reconstruction

Executive Summary

Legal/Statutory Implications

The tender process complies with Council's Procurement Policy 2021-2025.

Gender Impact Assessments

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

Environmental/Sustainability Impacts

Environmentally responsible materials, processes and approaches will be addressed at the Action Plan and adhered to during implementation.

Buy Local Impacts

The contractor will be encouraged to source local resources and materials through this contract.

ATTACHMENTS

Attachment A: CN11646 - Ballam Park East Oval Reconstruction - Evaluation Report - **CONFIDENTIAL**

Executive Summary

13.1 Response to 2025/NOM08 - Anti-Graffiti Bounty Pilot Program

Enquiries: (Rob Antonic: Communities)

Council Plan

Level 1:	Healthy and Inclusive Communities
Level 2:	Support community safety and wellbeing for everyone who lives, visits, works or does business in Frankston City

Purpose

To update Council on the trial graffiti reporting reward scheme and trial free graffiti removal kits for residents, to be implemented in September 2025 for a 12 month period.

Recommendation (Director Communities)

That Council:

1. Notes a graffiti reporting reward scheme will commence for Frankston municipal residents from September 2025 for a 12-month trial, whereby Council will pay $500.00 to a resident on the report of graffiti to Victoria Police that leads to a finding of guilt;
2. Notes, from September 2025 for a 12-month trial period, residents will be able to access a free graffiti removal kit from Council to remove graffiti from residential properties; and
3. Notes a report on the outcome of this 12-month trial program will be presented to Council in September 2026.

Key Points / Issues

- At its meeting on 24 March 2025, Councillor Butler tabled a Notice of Motion regarding an Anti-Graffiti 'Bounty' Pilot Program. It was resolved that Council:

  1. *Notes the continuing presence of illegal graffiti (including defacing) on Council assets and the cost to Council in removing such graffiti;*
  2. *Acknowledges ongoing community concerns about illegal graffiti, which is often reported to Council and/or Council is made aware by other means such as through social media and SnapSendSolve;*
  3. *Highlights an innovative approach that the City of Onkarparinga in South Australia and the Port Macquarie Hastings Council in New South Wales have undertaken to deter illegal graffiti on Council assets, which is to incentivise the community to provide information about such activities, so that the information can be used to contribute to a successful prosecution of the offender/s. These approaches tap into community sentiment and assist individuals to be active in their communities and networks in providing tangible information that can be used as part of evidence gathered in prosecution matters;*
  4. *Considers developing and trialling an Anti-Graffiti Bounty Program for a period of 12 months, in an attempt to reduce and/or prevent illegal graffiti given the increasing cost of removal on ratepayers;*

5. *Refers the sum of $5000 to the 2025/26 Annual Budget process, to be used as the 'bounty' as the foundation to this new trial program to purchase anti-graffiti kits that Council may give to community members at their request. This sum would represent the total 'bounty' pool available and not the amount that an individual would receive for provision of information that leads to a successful prosecution;*
6. *In the event that the sum referred to in Item 5 of this Resolution is included in Council's 2025/26 Adopted Budget, receives a report by the August 2025 Council Meeting outlining options for this trial program – both the bounty and the anti-graffiti kits - and how it could be implemented;*
7. *Notes that, in the event that the $5000 is included in Council's adopted 2025/26 budget, requires the Trial Program to begin by September 2025; and,*
8. *Receives a report on the outcome of this Trial Program at the end of the 12 month period.*

Graffiti Reporting Reward Scheme

- A resident who observes or has evidence, such as CCTV vision, of graffiti occurring can make a report to Victoria Police via:
    - The Police Assistance Line 131 444
    - Crimestoppers 1800 333 000
    - Report Online at www.police.vic.gov.au/police-assistance-line-and-online-reporting
- A reference number is provided to the resident for any report to Victoria Police.
- Victoria Police may investigate the matter and pursue a Court outcome.
- If a finding of guilt is made the resident can contact Council with the result and reference number.
- Council will verify the details with Victoria Police.
- The reward is paid by Council to the resident.
- Conditions
    - Available to all Frankston residents.
    - For the occurrence of graffiti in all areas (i.e. not limited to only residential properties or only public assets).
    - $500.00 per successful report.
    - A successful report is where a finding of guilt is made on the offender based on the report to Victoria Police.

Graffiti Removal Kits

- Council has sourced suitable graffiti removal kits that are designed to remove texta, felt pen, spray can paint etc.

- The kits utilise a self-contained 5 litre tamper proof pail/bucket and are environmentally friendly, classified as a non-dangerous good, are non-flammable, have no odour and will remove graffiti from most surfaces.
- Conditions
    - Available to all Frankston residents.
    - For residential (non-commercial/business) use.
    - Limited to 1 kit per resident per year (duration of the trial).
    - Application via website, phone or in-person.
    - Collection from the civic centre.

Considerations

- Participants will be requested to provide an email address to provide feedback and suggestions on the customer experience.
- The trial will be communicated to key stakeholder groups, such as Neighbourhood Watch, to promote uptake.
- Council's website will be updated with information on the trial.
- Councillors will receive regular updates on the uptake of the trial.
- Residents who collect kits will be surveyed on "how did you find us" to inform promotion and communication avenues.
- The purchase of kits by residents is excluded from the trial but may inform future graffiti kit programs.
- Council branding of graffiti kits will be considered for future graffiti kit programs.

Financial Impact

Council has committed, via the Budget 2025-26 Local Support Package, $10,000 to this Graffiti Prevention Program.

$5,000 is committed to a pool of funds, with a $500.00 maximum reward for a successful graffiti vandalism report. This equates to a maximum of 10 rewards payable for the duration of the trial.

$5,000 is committed to source and distribute free graffiti removal kits to residents. This equates to 120 kits being available for the duration of the trial.

Consultation

1. **External Stakeholders**

   Not Applicable

2. **Other Stakeholders**

   Officers are currently working with Information Technology on recording distribution of the graffiti removal kits and reporting, Customer Service and Experience on distribution of the graffiti removal kits and risk management on developing a waiver upon collection of the graffiti removal kits.

   Safer Communities will directly manage recording and reporting on the graffiti reporting reward scheme.

Officers will engage with Community Relations on website content, marketing and communications.

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

The Safer Communities Strategy 2023-2033 provides Council with the strategic direction for how we will work with our community and partners over the next ten years to create a safe, fair and inclusive municipality where people feel safe, well connected and empowered to participate in community life.

The Graffiti Prevention Program aligns with Strategic Priority 3.1 – Build well planned and liveable environments for safety.

Gender Impact Assessments

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

Officer's Declaration of Interests

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

Risk Mitigation

Officers are currently working with Council's Risk Management team to finalise a waiver that recipients of the graffiti removal kit must sign, to advise recipients of precautions when using the kit and to release Council of any liabilities in the handling and usage of the kits.

Conclusion

From September 2025, Council will conduct a 12-month trial on a graffiti reporting reward scheme and the provision of free graffiti removal kits to residents.

A report on the outcome of the trial program will be presented to Council in September 2026.

ATTACHMENTS

Nil

13.2 Response to 2025/NOM09 - Rooming House Standards

Enquiries: (Rob Antonic: Communities)

Council Plan

Level 1:	Healthy and Inclusive Communities
Level 2:	Support community safety and wellbeing for everyone who lives, visits, works or does business in Frankston City

Purpose

To respond to Council's resolution of 23 April 2025 (2025/NOM09) in relation to Rooming House standards and update Council on the outcomes of an audit and assessment of registered rooming houses throughout the Frankston municipality.

Recommendation (Director Communities)

That Council:

1. Notes officers have conducted an audit of 107 Registered Rooming Houses in the municipality in June 2025, in response to 2025/NOM9. The audit was undertaken from the street, without entering the private premises, and assessed the Rooming House against the provisions in Council's Community Local Law;
2. Notes this audit considered the appearance of the properties from the street frontage in terms of unsightliness, condition, appearance, cleanliness, waste management, traffic/parking concerns, evidence of anti-social behaviours;
3. Notes officers presented three options to Councillors in terms of future monitoring models, including referral of this work for consideration as part of the Community Local Law review which is currently underway; and
4. Notes Council prioritises and explores new Community Local Law provisions (Option 3) and other resourcing priority setting (Option 2) to provide an effective compliance regime for rooming house operators to address community concerns.

Key Points / Issues

- At its meeting on 23 April 2025, Councillor Butler tabled a Notice of Motion regarding Rooming House Standards. It was resolved that Council:
    1. *"Notes there are approximately 106 registered rooming houses within the Frankston municipality;*
    2. *Notes, most importantly, that Councils do not have remit to approve or reject their establishment;*
    3. *Notes that, at present, rooming houses are governed by State legislation, including the Rooming House Operators Act 2016, which requires them to be built, operated and maintained to certain standards, which include the provision of off-street parking, room density, access to potable water etc. The level of compliance with these standards, and their enforcement differ across the 79 municipalities throughout Victoria;*
    4. *Acknowledges that councillors are often contacted by community members who are concerned about the impact of rooming houses in their*

neighbourhoods, especially around physical appearance and management;

5. *Notes that Council's review of its Community Local Law commences mid-2025 and resolves that this review proposes practical refinements to the existing Community Local Law which (and where possible) mandate more stringent obligations on room house operators to better address community concerns in areas such as their physical appearance, cleanliness and hygiene standards in private and shared areas, proper maintenance of waste disposal, safety and behavioural expectations, strict occupancy caps and vastly improved manager/management oversight;*
6. *Resolves that in Council considering the adoption of a revised Community Local Law there is express consideration of any resourcing strategy to underpin the effective implementation of the revised local law pertaining rooming houses (and their enforcement) to be referred to the development of Annual Budget 2026/2027; and*
7. *To assist and best inform the conduct of the review, Resolves that officers provide a comprehensive report by August 2025 outlining the outcomes of an audit and assessment of the registered rooming houses throughout the Frankston municipality to gain a full appreciation of these and any further issues that need to be considered as a part of the design, consultation and adoption of the review of the Community Local Law."*

- Councillors were provided with a presentation on this matter at a Briefing on 28 July 2025, with all Councillors in attendance.
- In June 2025 Council Officers conducted a surveillance audit (information gathering only) of 107 Registered Rooming Houses.
- The audit assessed the Rooming Houses against the provisions in Council's Community Local Law, and anti-social behaviours, which included:
    - Unsightliness
    - Structure condition and appearance
    - Cleanliness
    - Waste management
    - Safety and antisocial behaviours
    - Traffic and parking concerns
- The audit identified:
    - 83 (78%) rooming houses were compliant, and no non-compliance was identified.
    - 11 (10%) rooming houses had low level non-compliance (1 breach of the abovementioned parameters).
    - 7 (6.5%) rooming houses had mid-level non-compliance (2 breaches of the abovementioned parameters).

- 6 (5.5%) rooming houses had high level non-compliance (>2 breaches of the abovementioned parameters).
- 1 registered proprietor of 20 rooming houses had 12 (60%) non-compliant properties.

- Of the audit parameters, the following was identified:
  - Unsightliness – 10 breaches.
  - Structure condition and appearance – 16 breaches.
  - Cleanliness – 13 breaches.
  - Waste management – 6 breaches.
  - Safety and antisocial behaviours – 0 breaches (given the timing of the audits it was unlikely that breaches would be identified due to the short timeframe of individual rooming house assessments and the audit conducted during business hours).
  - Traffic and parking concerns – 1 breach.

- Future surveillance models of rooming houses against the provisions in Council's Community Local Law have been identified:
  - <u>Option 1 – Status Quo</u>
  - This model would remain reliant on reactive customer requests to address non-compliance. This model is currently in place and would have low impact on resourcing (incorporated as business as usual) and effectiveness.
  - <u>Option 2 – Targeted Proactive Assessments</u>
  - This model would be based on Council's recent Unsightly Property Frankston Metropolitan Activity Centre (FMAC) campaign and would proactively target rooming houses for compliance to Council's current Community Local Law.
  - This model would be initiated by an educative letter to rooming house operators, informing them of their compliance obligations under the Community Local Law and Council's intention to proactively assess rooming houses. The intention of this first step is to inform rooming house operators and seeks to initiate voluntary compliance from rooming house operators.
  - This model could be conducted via a discrete concentrated period (blitz) or conducted as part of an annualised program. A multi-team or multi-agency approach, inviting other authorities such as Consumer Affairs Victoria or Energy Safe Victoria, is more likely to occur via a discrete concentrated period. This model could be implemented within the next twelve months, supported by a trade-off of current activities to implement. This model is likely to be medium to highly effective in improving standards and may see an increase in Council revenue if a greater number of infringements were issued or Court proceedings entered into.

- An alternative approach to this model would utilise the upcoming expanded Rapid Response Team to conduct a proactive campaign on the 25 currently non-compliant rooming houses after November 2025.
- Option 3 – New Community Local Law provisions
- Council's Community Local Law Review is due to commence in 2025 and Council will explore practical refinements to the existing Community Local Law which mandates more stringent obligations on rooming house operators to better address community concerns.
- Option 3 is intended to be based on Council's existing Short Stay Accommodation Local Law and would explore the following:
  - Requirement for registration.
  - Express Local Law provisions for rooming house operators to address community concerns.
  - Requirement for the nomination of a *designated person*, that has a nexus to the rooming house operator.
  - Requirement that neighbouring properties are advised of the designated person and contact details in the event of breaches.
  - That the designated person is responsible for responding to and actioning reported breaches within a specific timeframe.
  - Breaches under the Local Law to the designated person for failing to respond to, and remedy, breaches of the Local Law.
- This option will incentivise compliance to the designated person to provide a timely response and remedy breaches in a timely manner in line with community expectations. This model may be more effective in improving standards and may see higher revenue to Council by way of registration fees, infringements and/or court proceedings, as well as potentially, the ability for Council to charge a fee for ongoing non-compliant rooming house assessments.

Financial Impact

There are no financial implications associated with this report.

However, adoption of Option 3 – New Community Local Law provisions and an appropriate resourcing strategy will be referred to the development of Annual Budget 2026/2027.

Consultation

External Stakeholders

Nil.

Other Stakeholders

Nil.

Analysis (Environmental / Economic / Social Implications)

Not applicable to this report.

However, the adoption of future surveillance models would seek to improve safety and amenity conditions for rooming house residents and neighbouring property owners.

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 Local Government Act 2020 Sections 71-86 govern the overall requirements for Local Laws, noting that Local Laws cannot be inconsistent with other legislation, nor duplicate or be inconsistent with the council's planning scheme.

Council will seek external legal advice on Option 3 to determine if new Community Local Law provisions to rooming houses are legal and valid.

Policy Impacts

The Safer Communities Strategy 2023-2033 provides Council with the strategic direction for how we will work with our community and partners over the next ten years to create a safe, fair and inclusive municipality where people feel safe, well connected and empowered to participate in community life.

An increased focus on rooming houses via a future surveillance model, aligns with Strategic Priority 3.2 - Improve access to safe and secure housing.

Gender Impact Assessments

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

Officer's Declaration of Interests

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

Risk Mitigation

Not Applicable.

Conclusion

The June 2025 audit of 107 rooming houses identified a high overall level of compliance to Council's Community Local Law 2020.

Issues identified at rooming houses are of high community concern, particularly neighbouring properties. Current compliance monitoring is reactive in addressing these concerns.

Council has several options for future surveillance models and will refer exploration of Option 3 – New Community Local Law provisions to the Community Local Law review.

ATTACHMENTS

Nil

Executive Summary

13.3 Response to 2025/NOM10 - Decorative Water Feature at the Frankston Foreshore

Enquiries: (Brooke Whatmough: Communities)

Council Plan

Level 1:	Connected Places and Economy
Level 2:	Enhance the identity and character of our urban city

Purpose

To respond to Council's resolution of 23 April 2025 (2025/NOM10) in relation to building on the success of the two most recent decorative water fountains installed at both Beauty Park Lake and Ballam Park lake by installing a water feature as a backdrop to the Frankston Waterfront entry sign, inclusive of LED lighting.

Recommendation (Director Communities)

That Council:

1. Notes the Frankston Waterfront holds significant value for the broader Frankston community, serving as a vibrant regional destination hub. It celebrates the unique natural assets of Frankston Beach and Kananook Creek, while connecting the Frankston Metropolitan Activity Centre with diverse cultural and environmental features, reinforcing the Waterfront's role as a cherished public realm;
2. Notes a preliminary feasibility assessment has been undertaken to evaluate site conditions, potential impacts, and indicative costs for a decorative water feature with LED lighting on the foreshore highlighting significant financial implications and long-term sustainability concerns, particularly in relation to water-use, maintenance, coastal exposure, public event impacts, and policy alignment;
3. Notes the proposed decorative water feature is not part of the Frankston Regional Arts Trail (FRAT) and if pursued, would need to include a sculptural or public art element so as to be complementary and in alignment with the FRAT;
4. Notes a Frankston Waterfront Precinct Review and Framework Plan is currently underway, with a focus on enhancing open space infrastructure to support a high-profile, regionally significant destination with year-round activity. This work aims to guide future planning, inform advocacy priorities, and support coordinated delivery of renewal and upgrade initiatives across the precinct;
5. Resolves an update on the progress and key findings of the Waterfront Precinct Review be presented to Councillors at a briefing by February 2026;
6. Refers $50,000 funding during the 2025-26 mid-year budget review to support the progression of concept planning and design for shade and universal access improvements within the Waterfront Precinct. These enhancements will contribute to a more inclusive, comfortable, and climate resilient public space, aligned with community needs and strategic objectives; and,
7. Resolves not to proceed with a decorative water feature at the Frankston Foreshore on the basis of:
   a. The Department of Energy, Environment and Climate Action (DEECA) have not given in principle support for a water feature;
   b. Limited alignment with marine and coastal policy including lack of coastal dependency and potential environmental impacts;
   c. Lack of community and stakeholder support with no specific feedback

Executive Summary

received during recent engagement to indicate demand for a water feature;

d. Lack of identified funding allocation and significant costs anticipated for design, construction and ongoing maintenance;

Key Points / Issues

- At the 23 April 2025 Council Meeting, Councillor Asker tabled a Notice of Motion (2025/NOM10) regarding a decorative water feature at the Frankston foreshore. It was resolved that Council:

    1. *Notes the success and widespread positive public sentiment relating to the two decorative water fountains installed at both Beauty Park Lake and Ballam Park lake;*
    2. *Resolves that a report be received by no later than the August 2025 Council Meeting on the feasibility and broader considerations for the future installation of a water feature positioned as a backdrop to the current landmark Frankston waterfront sign at the access/egress point to Pier Promenade. The water feature should include LED up lighting components; and*
    3. *Requires that this report outline the approach on how this potential future project is best taken forward, with consideration to it:*
        - *Being further developed as a part of (or alongside) the pending analysis and concept work being undertaken in 2025/26 to refresh the Waterfront Precinct (including any engagement or consultation arising from that work); and*
        - *Potentially comprising the Frankston Arts Trail project.*

A) Feasibility

- Preliminary scoping and feasibility have been undertaken to assess the site conditions and potential option for a decorative water feature with LED lighting including preliminary estimates, maintenance considerations and impact assessments.

Site Context

- **Events and Festivals:** the foreshore is one of the municipalities most visited locations, experiencing high levels of day-to-day activity and significant seasonal peaks, particularly during summer and major events. Festivals and gathering can attract up to 40,000 visitors, reinforcing the precincts role as a regionally significant destination. The proposed site for the decorative water feature currently provides a flexible open space that supports a range of event functions, including breakout areas for children's activities and smaller-scale performances. These adaptable spaces are essential for accommodating diverse programming needs, enhancing visitor experience, comfort and accessibility during both everyday use and high-attendance events. Introducing a permanent structure in this location may reduce the precincts capacity to host inclusive and varied event formats.
- **Visual and landscape impact:** The visual and landscape character of the precinct should centre on Port Phillip Bay as the primary focal point and destination. While decorative elements such as fountains can add interest,

delight and serve as a secondary focal points, the design emphasis should remain on celebrating the natural and cultural significance of the Port Phillip Bay, Frankston Pier and other key activation nodes such as the Pier Forecourt and Landmark Bridge. These elements should be retained and reinforced in the spatial hierarchy and visual orientation of the precinct, ensuring any new intervention enhance rather than compete with the bay's prominence as the defining feature. The proposed decorative water feature in this location presents a visual conflict that may compete with the bay's natural prominence and obstruct views compromising the bay's role and legibility.

- **Coastal dependency:** the proposed decorative water feature lacks coastal dependency and does not meaningfully respond to the unique waterfront context. With Port Phillip Bay already service as a dynamic and visually compelling natural water feature, the addition of an ornamental fountain may appear disconnected from the coastal landscape.
- **Water dependency:** the proposed decorative water feature raises concerns around water dependency and environmental responsibility, particularly in the context of potable water use for non-essential infrastructure. The installation of ornamental fountains cane be perceived as wasteful, especially during periods of drought or water restriction. This perception is reinforced by past decisions to deactivate existing assets such as the foreshore beach showers and the old Ballam Park water fountain during time of drought/water restriction. Introducing a new water intensive feature in this high-profile location may present poor optics for the community, undermining Council's commitment to sustainability and responsible resource management.
- **Site spatial constraints:** the nominated site for the proposed decorative water feature is approximately 300 square metres in size and presents several spatial constraints. It is tight area for intervention bordered by Coastal Banksia trees, existing drainage infrastructure and a key pedestrian movement corridor. A water feature in this location would require careful planning to ensure protection of existing trees, maintain unobstructed access and avoid impact on underground services. The limited space restricts the scale of the intervention and reinforces the need for a low impact, site sensitive design response.

Environmental and Technical Considerations

- **Coastal acid sulfate soils:** due to the likely presence of Coastal Acid Sulfate Soils (CASS), any Marine and Coastal Act (MACA) application associated with the water feature will require a CASS risk and hazard assessment in accordance with the Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils (DSE 2010). This process involves staged soil and groundwater investigations to identify potential environmental risks to inform management strategies. It is a critical step in ensure compliance with coastal planning regulations and to avoid environmental impacts.
- **Lighting impacts and design:** any associated lighting infrastructure must comply with Australian standard for public lighting to ensure safety, visibility and accessibility. Lighting design should incorporate adaptive controls, allowing for reduced (dimmed) light levels during after-hours periods when pedestrian activity is low. This approach supports energy efficiency and minimises unnecessary illumination. To protect the coastal fauna, lighting must also demonstrate alignment with the National Light Pollution Guidelines for Wildlife. This includes strategies to minimise skyglow, reduce light spill and avoid

disruptions to nocturnal species. Council has received community complaints regarding lighting impacts from existing infrastructure, including the Beauty Park fountain and Landmark bridge. In response, measures have been implemented to minimise lighting levels after approximately 8pm, balancing amenity with environmental and resident concerns.

- Electrical supply – to achieve power to proposed LED fountain lighting a power connection and electrical conduiting is required. The impact of trenching or boring conduits should be considered and minimised
- Fauna survey requirements
- **Cultural Heritage:** under the Aboriginal Heritage Regulations 2018, a Cultural Heritage Management Plan (CHMP) is required when a proposed activity is classified as a high impact activity within an area of cultural heritage sensitivity. It is likely that a CHMP will be required prior to any approvals or works proceeding. This process involves a Heritage Advisor and the Registered Aboriginal Party being the Bunurong Land Council Aboriginal Corporation (BLCAC). The estimated timeframe for completion is a minimum of 12 months.
- **Drainage and Flooding** – whilst the nominated site for the proposed decorative water feature sits outside of the 1:100 year flood levels and coastal sea level rise zones, further investigation is required to ensure long-term resilience and compliance with future flood projections. Key considerations include:
    - Engagement with Melbourne Water: Early consultation is recommended to obtain up to date flood modelling and design level guidance, particularly in relation to 2100 flood projections. Although the site is crown land and not a Melbourne Water asset, its proximity to the Port Phillip Bay and Kananook Creek means formal Melbourne Water approval is likely to be required.
    - Flood resilience: the design must account for potential future flooding and storm surge, ensuring the structure and associated infrastructure (e.g. lighting, pump systems) are not vulnerable to damage.
    - Pump system suitability: pump systems are generally unsuitable for flood prone areas. The pump locations and whether it can be protected or relocated in the event of flooding needs to be addressed.
- **Tree protection** – the nominated site contains Coastal Banksia Trees, which contribute to the ecological and landscape character of the foreshore. The intervention including footings, lighting, conduiting and any associated pump and power utility stations must be carefully designed to minimise impact.

Risk Assessment

- **Water depth** – Community concerns have been raised regarding the safety of water features in public open spaces, particularly following the installation of the Ballam Park ornamental lake. Any proposed water feature must consider shallow or zero depth designs to minimise drowning risk, especially for children. This can prove challenging with water fountains which can require certain depths of water for functionality.
- **Water quality** – Standing water can pose risks with ongoing water management essential to ensure public health and safety.

- **Fencing requirements** – physical barriers or landscape design treatments may be necessary to restrict access and reduce risk, particularly after hours or in low visibility conditions given the high visitation of this precinct.
- **After hours safety** – appropriate lighting, visibility, passive surveillance must be considered to deter anti-social behaviour.
- **Crime Prevention through Environmental Design (CPTED**) – the design should incorporate CPTED principles, including clear sightlines, natural surveillance and avoidance of concealed areas.

Preliminary Estimates

- A review of comparable projects has been undertaken to provide insight into typical capital and maintenance costs associated with water-based infrastructure, highlighting financial implications and long-term sustainability considerations.
- **Ballam Ornamental Lake:** Approximate cost of $375,000 (excl. GST) for the ornamental lake and associated fencing component only, excluding design, project management, contingency, landscape integration, power and lighting. Annual maintenance allowance of $35,000.
- **Ballam Park Water Play area:** Annual potable water charge approximately $50,000, driven by the splash-style design and high evaporation rates. This highlights the ongoing cost implications of water-based features in open environments.
- **Frankston Arts Centre:** decorative water feature approximate cost $200,000 (excl. GST) for water feature component only and excluding design, project management, contingency, landscape integration, power and lighting. Annual maintenance allowance is to be determined.
- **Beauty Park Lake Fountain:** installed within the existing lake at a cost of approximately $35,000 (excl. GST) with annual maintenance costs around $2,000. While this provides a useful benchmark for the fountain mechanism only, it represents a simple scenario without the added complexity of new standalone ornamental water body, landscaping, lighting or coastal exposure.
- **Maintenance considerations:**
    - **High annual costs:** based on the known costs and experiences associated with Ballam Lake, Beauty Park Lake and Ballam Park Water Play projects, ongoing maintenance is estimated at $50,000 to $75,000 per year covering; potable water usage, power and pump operation, water quality testing and treatment, cleaning and repairs, landscaping and vegetation upkeep, lighting and public art maintenance in a coastal environment.
    - **Water use and evaporation:** comparable water features, with shallow design, rely on potable water, with high evaporation rates requiring frequent top-ups. Recycled water is not suitable in the proposed scenario due to public health risks.
    - **Water Quality:** A testing regime would need to be established to ensure public safety and compliance.

- **Pump Maintenance:** Pumps are costly and complex to maintain. Council has experienced issues with pumps in the past, such as the old Ballam Park Water Fountain (now decommissioned).
- **Vandalism and Graffiti:** Bespoke water features, particularly in such a high use area such as the Frankston foreshore, are vulnerable to vandalism, increasing cleaning and repair costs.
- **Maintenance Gaps:** No current budget allocation for such a water feature with existing budget gaps for recent water features at Ballam Park, raise concerns about long-term sustainability.
- **Associated Infrastructure:** Additional costs for maintain lighting, public art, shelter, seating and landscaping associated with the water feature.

- Given the high profile, coastal location, bespoke design, and integration requirements, the proposed water feature is expected to exceed $375,000 in capital costs, with an annual maintenance likely between $50,000 and $75,000, including potable water, power, pump servicing, landscaping, lighting and vandalism management.

B) Broader Considerations

Policy Alignment

- The proposed decorative water feature has been considered against the Frankson Coastal and Marine Management Plan 2024 (CMMP). The Frankston Waterfront precinct attracted strong community interest with diverse feedback received through the CMMP that highlights the importance of open space infrastructure in supporting amenity, access, environmental values and recreation. The most prominent themes related to open space outcomes included:
  - Access and amenity – improved pedestrian access, inclusive design (universal access), shade, seating, boardwalks and landscaping
  - Recreation and culture – high value for water-based recreation and cultural opportunities including creating better spaces for events and tourism
  - Safety and maintenance – issues with general cleanliness of the precinct including litter and vandalism as barriers to enjoyment and safety
- This feedback reinforces the need for a coordinated and policy aligned approach to open space planning in the precinct to ensure future improvements support environmental sustainability, inclusive access and community wellbeing.
- It is noted that no specific community feedback was received regarding a decorative water feature during the CMMP community and stakeholder engagement. Given the absence of direct community support or demand for a water feature, any future consideration of such an initiative should be carefully assessed against the broader priorities identified in the CMMP.
- The area nominated for a decorative water feature on the Frankston foreshore is Crown land reserved under the Crown Land (Reserves) Act 1978. Council is the appointed Committee of Management for this reserve. All use, development and works on marine and coastal Crown land requires consent under the Act.

Applications for consent are made to DEECA, where they are assessed under the Act and relevant coastal and environmental legislation, plans, and strategies for consistency.

- Early feedback from DEECA regarding the proposed decorative water feature at the Frankston Waterfront was received via email on 26 June 2025. DEECA identified critical concerns relating to:
    - Policy alignment with the Marine and Coastal Policy and Siting and Design of Structures on the Victorian Coast 2020;
    - Environmental and technical requirements including potential impacts on coastal acid sulfate soils, local fauna, and lighting effects on sensitive ecosystems; and
    - Site justification, particularly the lack of coastal dependency.
- DEECA advised that while an application for consent would be accepted, the proposal is not deemed to be coastal dependent and does not align well with relevant policy frameworks. As such, it is unlikely to be supported in its current form. If Council chooses to pursue a future application, DEECA has advised that a strong and well-evidenced rationale is required that:
    a) Demonstrates clear alignment with marine and coastal policy and coastal design principles, including minimal visual intrusion, public access, environmental sustainability and technical feasibility; and
    b) Justifies the necessity of the coastal location by showing that alternative inland or less sensitive sites have been thoroughly considered and found unsuitable.

C) Approach to Taking the Project Forward

- A Frankston Waterfront Precinct review and framework plan is currently underway, with a focus on open space infrastructure. This work is intended to:
    - Align with relevant marine and coastal policy and design principles;
    - Provide strategic guidance for the future use and enhancement of the precinct;
    - Inform potential future advocacy and funding priorities; and
    - Support coordinated planning and delivery of improvements across the precinct.
- The initial assessment undertaken as part of the Precinct review has identified significant issues with ageing infrastructure, non-compliance with current standards and open space infrastructure that is no longer fit for purpose. Key concerns include access for all, shade provision, event functionality, waste management, lighting and drainage. Addressing these issues is critical to improving the safety, usability and resilience of the precinct particularly given its role as a high-use regional destination. These priorities must take precedence over aesthetic enhancements, such as a decorative water feature, which do not respond to the core needs of users or the operational challenges of the site.
- The review has identified the provision of new built shade structures and enhanced natural shade as a key priority, particularly given the precinct's coastal location. Increasing shade throughout the waterfront offers multiple

benefits for creating a healthier, safer and more resilient public environment, including;

- Reducing sun and UV exposure
- Supporting a healthy and active lifestyle
- Mitigating the urban heat island effect

- To build on the initial review, it is recommended that planning and design efforts progress to integrate these improvements appropriately within the precinct. The design of new structures must carefully consider the *Siting and Design Guidelines for Structures on the Victorian Coast* to ensure they are both highly functional and aesthetically pleasing, reinforcing the much-loved character of the Frankston foreshore. Thoughtfully designed shade structures can support community gatherings and events whilst also celebrating and enhancing the beach lifestyle and culture that our community embraces and enjoys.
- The review has also identified universal access provision as a key priority. Enhancing access with consideration for a wide range of abilities and needs will help create a more inclusive, safe and engaging space for all members of our community. This is particularly important given the precinct's status as a regional destination. These improvements align with Council's Accessible Beach Pilot Program, reinforcing commitment to equitable access and inclusive public spaces. Safety and improved public lighting in consideration of environmental requirements, should also be integrated with any shade or universal access enhancements to ensure a cohesive and welcoming public space.
- The Frankston Regional Arts Trail (FRAT) is a curated public art initiative designed to connect the Frankston foreshore to McClelland Sculpture Park and Gallery through a series of public art installations. Public artworks are currently being commissioned and trail improvements planned to commence staged delivery in 2025-26. The proposed decorative water feature is not included within the current FRAT project scope.
- The nominated location for the water feature is identified by the FRAT as a signage node with improved wayfinding and information to connect the trail from Nepean Highway to new artworks located on the Frankston Pier. If Council were to pursue the water feature in this location, it could potentially be considered as an addition to the FRAT, but only if:
  - It is developed with a sculptural or public art component; and
  - It aligns with the curatorial direction and thematic goals of the broader FRAT project.
- Without these elements, the water feature would not connect and would need to be justified independently from the FRAT.

Financial Impact

Should Council decide to proceed with the installation of a decorative water feature, it is estimated to incur capital costs exceeding $375,000, with ongoing annual maintenance likely between $50,000 and $75,000. These costs would need to be considered and accommodated through either the Mid-Year Budget Review or the Annual Budget process, subject to Council's broader financial priorities and resource availability.

It is recommended that Council considers allocating $50,000 funding through the 2025-26 mid-year budget review to support the progression of concept planning and design for shade and universal access improvements within the Waterfront Precinct. These enhancements will contribute to a more inclusive, comfortable, and climate resilient public space, aligned with community needs and strategic objectives.

Consultation

1. External Stakeholders

Officers continue to work collaboratively with DEECA and the Foreshore Advisory Committee on matters relating to the Frankston Foreshore. Should this initiative proceed, further engagement and consultation with these key stakeholders will be required at a minimum, to ensure alignment with coastal management objectives, community expectations and regulatory obligations.

2. Other Stakeholders

Officers continue to work collaboratively with internal stakeholders.

Analysis (Environmental / Economic / Social Implications)

The environmental, economic and social implications of the proposed decorative water feature have been considered and analysed in detail under the Key Points and Issues section above.

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 has a legislated responsibility to ensure the safety of people in public spaces under various state and local laws. This includes the design, maintenance and management of public infrastructure to minimise risk and support safe use by the community. Any new infrastructure, such as a decorative water feature, must be assessed for public safety risks, including slip hazards, unauthorised access, drowning (particularly for children and vulnerable users) and emergency access. Failure to address these risks could expose Council to legal liability under public safety and risk management obligations.

Policy Impacts

The policy implications of this initiative have been considered and are analysed in detail under the Issues and Key Points section of this report, with a focus on alignment with existing Frankston Coastal Marine Management Plan, Victorian Marine and Coastal Policy, Aboriginal Heritage Regulations 2018, Siting and Design Guidelines for Structures on the Victorian Coast. These frameworks collectively reinforce the need for coastal sensitive, sustainable, and culturally respectful design. Any initiative on the Frankston Foreshore must demonstrate clear alignment with these policies to responsibly proceed.

Gender Impact Assessments

A gender impact assessment (GIA) is required should this initiative be supported to proceed.

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 public safety risks associated with the proposed new decorative water feature that have considered and analysed in detail under the Key Points and Issues section above.

Conclusion

The concept of a decorative water feature may offer aesthetic appeal and contribute to the visual character of the Frankston Waterfront, however the preliminary feasibility has identified a range of environmental, social and economic related concerns. These include limited alignment with coastal and marine policy frameworks, lack of community demand, high financial costs and the potential loss of valuable flexible space used for events and festivals. Given these factors, the initiative does not support Council strategic objectives for the foreshore precinct and is not recommended to proceed.

It is recommended that Council consider progressing concept planning and design for shade and universal access improvements within the Waterfront Precinct. These enhancements will contribute to a more inclusive, comfortable, and climate resilient public space, aligned with community needs and long-term strategic objectives. Council is encouraged to consider these factors holistically as part of the Frankston Waterfront Precinct review to ensure that any future investment aligns with community values and long-term sustainability commitments.

ATTACHMENTS

Nil

17. CONFIDENTIAL ITEMS

Section 3(1) of the *Local Government Act 2020* enables the Council to close the meeting to the public if the meeting is discussing any of the following:

(a) Council business information that would prejudice the Council's position in commercial negotiations if prematurely released;
(b) Security information that is likely to endanger the security of Council property or the safety of any person;
(c) Land use planning information;
(d) Law enforcement information;
(e) Legal privileged information;
(f) Personal information;
(g) Private commercial information;
(h) Internal arbitration information;
(i) Councillor conduct panel information
(j) Information prescribed by the regulations to be confidential information for the purposes of this definition;
(k) Information that was confidential information for the purposes of section 77 of the Local Government Act 2020
(l) A resolution to close the meeting to members of the public pursuant to section 66(2)(a).

Recommendation

That the 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 3(1)) of the *Local Government Act 2020* on the following grounds

C.1 Community Care Services

Agenda Item C.1 Community Care Services is designated confidential as it relates to Council business information (s89 2a), and legal privileged information (s89 2e):

…….
Signed by the Interim CEO