



Council Meeting Agenda

2026/CM12

Monday, 5 October 2026



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 Governance Rules, which are available 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 Customer Service on 1300 322 322 or info@frankston.vic.gov.au 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)

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 urgent business, or purports to be an amendment but is not,*

must not be accepted by the Chair.

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 Penalty for an offence under this clause is 2 penalty units which is \$200

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.

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

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

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

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

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

- **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 on 1300 322 322 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 Council's Governance Rules, which are available on our website. All submissions will be limited to 3 minutes in duration, except for Section 223 submitters, who have a maximum of 5 minutes. No more than ten (10) members of the public are to be permitted to address the Council. Further speakers will be permitted to address the meeting at the discretion of the Chair. All speakers need to advise if they are speaking on behalf of an organisation and it is deemed that they have been appropriately authorised by that said organisation.

Public submissions and any subsequent discussion will be recorded as part of the meeting, and audio recordings of Council meetings will be made available to members of the public. If a submitter does not wish to be recorded, they must advise the Chair at the commencement of their public submission.

Disclosure of Conflict of Interest

If a Councillor considers that they have, or might reasonably be perceived to have, a material or general 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 2020*, 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 5 October 2026 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**
3. **CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
Council Meeting No. CM11 held on 14 September 2026.
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 Statutory Planning Progress Report for August 20263
12. **CONSIDERATION OF REPORTS OF OFFICERS**
 - 12.1 Governance Matters Report - 5 October 2026.....28
 - 12.2 Young Street Action Plan.....31
 - 12.3 Consolidated Financial Report and Performance Statement for the year ended 30 June 202641
 - 12.4 Award of Contract EOI11785 - Play Space and Landscape Works Panel 129
13. **RESPONSE TO NOTICES OF MOTION**
14. **NOTICES OF MOTION**
 - 14.1 2026/NOM10 - Banning of Meta-Glasses and Smart Glasses..... 137
 - 14.2 2026/NOM11 - Review of Councillor Appreciation Award Process.....139
15. **REPORTS NOT YET SUBMITTED**
16. **URGENT BUSINESS**
17. **CONFIDENTIAL ITEMS**

Tennille Bradley
CHIEF EXECUTIVE OFFICER

30/09/2026



Executive Summary**11.1 Statutory Planning Progress Report for August 2026**

Enquiries: (Steve Coldham: City Advancement)
Email: Steve.Coldham@frankston.vic.gov.au

Council Plan

Level 1: Connected Places and Economy
Level 2: Enhance the identity and character of our urban city

Purpose

To provide Council with an update on the exercise of planning delegations by Council officers for the month of August 2026.

Recommendation (Director City Advancement)

That Council:

1. Notes in August 2026:
 - 94% of 'standard' applications were determined within the statutory timeframes, above Council's 70% target;
 - 100% of 'VicSmart' applications were determined within the statutory timeframe, above Council's 70% target;
2. Notes no decisions were issued by the Minister for Planning on any Ministerial applications within the Frankston municipality during the review period; and
3. Resolves *Attachment B* (Major Development Updates) and *Attachment C* (General applications of Councillor interest) 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.

Key Points / Issues

- 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 month.
 - 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.

11.1 Statutory Planning Progress Report for August 2026**Executive Summary**

- In August, seventy-six (76) applications for planning permits, amendments to permits and consents were received, and seventy (70) applications determined. A total of 94% of 'standard type' application decisions, and 100% of 'VicSmart type' application decisions were made within the statutory timeframe.
- As at the time of preparation of this report, there are 218 undecided planning permits, amendment to planning permits, consent, subdivision and plan approval applications currently with Council.
- One VCAT decision was received during the period, summarised in the attached Progress Report.
- No decisions were issued by the Minister for Planning on any Ministerial application within the Frankston municipality during the period.
- Also included in this progress report is the list of 'Major Development Updates' at **Attachment B**, and the list of 'General Planning Applications of Councillor Interest Updates' at **Attachment C**, 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.

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 \$10,000 (depending on hearing length), and between \$10,000 and \$50,000+ for legal representation (again, depending on hearing length and potential engagement of expert witnesses).

Consultation

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

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

Analysis (Environmental / Economic / Social Implications)

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

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

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

Legal

No legal implications.

Policy Impacts

No policy impacts.

11.1 Statutory Planning Progress Report for August 2026**Executive Summary****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

The report provides Council with an overview of the activities and decisions made on planning applications in the month of August 2026.

ATTACHMENTS

- Attachment A: [↓](#) Statutory Planning - Progress Report - August 2026
- Attachment B: Statutory Planning - Major Development Updates - August 2026 - **CONFIDENTIAL**
- Attachment C: Statutory Planning - General Planning Applications of Councillor interest - August 2026 - **CONFIDENTIAL**



Progress Report

Statutory Planning

August 2026



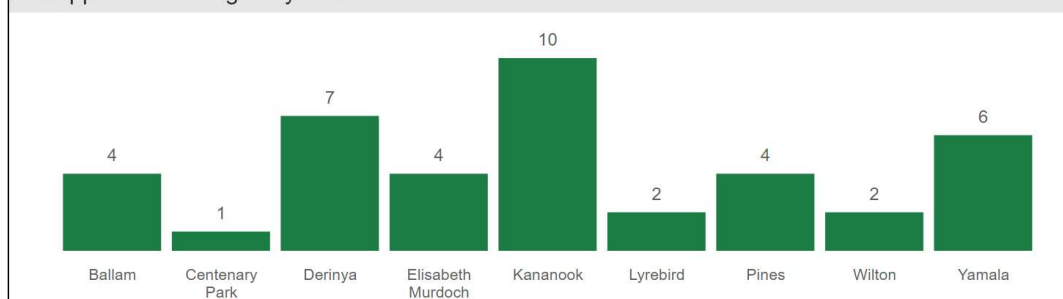


Planning Applications Lodged: New and Amended

40

of Applications Lodged

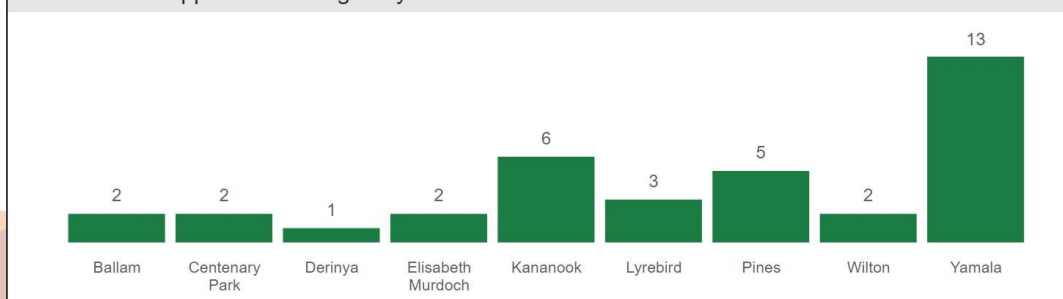
of Applications Lodged by Ward



36

of Amendments Lodged

of Amended Applications Lodged by Ward



Date Applications Lodged

2026 (Year) + August (Month) ▼

Application Type	# Applications Lodged
Change of use or car parking waiver	2
Multiple dwellings	7
Remove/vary restriction or easement	1
Signage	1
Single dwelling on a lot	7
Subdivision of land	4
VicSmart	18
Total	40

Date Amendments Lodged

2026 (Year) + August (Month) ▼

Application Type	# Amendments Lodged
Extension of Time	7
S72 Multi Dwell/Com/Ind/Other	12
S72 VicSmart	2
Secondary Consent	13
VicSmart (H)	2
Total	36



Planning Applications Lodged

Date Applications Lodged

2026 (Year) + August (Month) ▼

Application #

All ▼

Ward

Multiple selections ▼

Ward	Lodged	Application	Description	Location	#
Ballam	Total per Ward				4
	13-Aug-26	767/2026P	To remove one (1) tree	4/113 Willow Road Frankston 3199	
	19-Aug-26	790/2026P	To remove restrictive covenant pursuant to clause 52.02 of the Frankston Planning Scheme	218 Skye Road Frankston 3199	
	26-Aug-26	770/2026P	To construct six (6) double storey dwellings	11 Frank Street Frankston 3199	
		816/2026P	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	85 Nursery Avenue Frankston 3199	
Centenary Park	Total per Ward				1
	31-Aug-26	811/2026P	To remove seventeen (17) trees	23 Edward Street Langwarrin 3910	
Derinya	Total per Ward				7
	05-Aug-26	735/2026P	To construct additions to the existing dwelling	3 Rinella Court Frankston South 3199	
		737/2026P	To subdivide the land into two (2) lots	69 Margate Avenue Frankston 3199	
	06-Aug-26	741/2026P	To construct an extension to an existing dwelling (verandah and deck)	1 Pauline Court Frankston South 3199	
	14-Aug-26	764/2026P	To construct a second (2) dwelling and shed to the rear of an existing dwelling and removal of vegetation	124 Moorooduc Highway Frankston South	
	21-Aug-26	812/2026P	To construct an extension to an existing dwelling	15 Sibyl Avenue Frankston South 3199	
	27-Aug-26	791/2026P	To construct six (6) double storey dwellings	52 Screen Street Frankston 3199	
	28-Aug-26	840/2026P	To construct an outbuilding	32 Bartlett Street Frankston South 3199	
Elisabeth Murdoch	Total per Ward				4
	07-Aug-26	744/2026P	To remove one (1) tree	5 Chamouni Court Frankston 3199	
	12-Aug-26	758/2026P	To remove one (1) tree	2 Chocolate Lily Lane LANGWARRIN 3910	
	17-Aug-26	780/2026P	To construct a double storey dwelling to the rear of existing dwelling (two (2) dwellings on a lot)	34 Partridge Crescent FRANKSTON 3199	
	31-Aug-26	849/2026P	To construct an outbuilding	449 North Road LANGWARRIN 3910	
Kananook	Total per Ward				10
	05-Aug-26	718/2026P	To use the land for motor vehicle, boat and caravan sales	8 Tooyal Street FRANKSTON 3199	
		733/2026P	To remove two (2) trees	2 Luxton Terrace Seaford 3198	
	10-Aug-26	740/2026P	Rectification works to existing dwelling	15 Arden Court Seaford 3198	
		749/2026P	To use the land for a container deposit scheme centre	22 Rosella Street Frankston 3199	
	14-Aug-26	771/2026P	To construct a front fence and pedestrian gate to existing dwelling	6 Anthony Court Seaford 3198	
	20-Aug-26	769/2026P	To construct a carport to an existing dwelling	28 Petrie Street Frankston 3199	
	21-Aug-26	803/2026P	To construct a rooming house	31 Stanley Street FRANKSTON 3199	
	24-Aug-26	815/2026P	To subdivide the land into four (4) lots	117 Dandenong Road East Frankston 3199	
	28-Aug-26	821/2026P	To construct and display signage	22 Rosella Street Frankston 3199	
		838/2026P	To remove one (1) tree	2 Kirkwood Avenue Seaford 3198	
Lyrebird	Total per Ward				2
	03-Aug-26	729/2026P	To construct two (2) warehouses	20 Leah Grove Carrum Downs 3201	
	06-Aug-26	716/2026P	To subdivide the land into fifty-five (55) lots	48 Hall Road CARRUM DOWNS 3201	



Planning Applications Lodged

Date Applications Lodged	Application #	Ward
2026 (Year) + August (Month) ▼	All ▼	Multiple selections ▼

Ward	Lodged	Application	Description	Location	#
Pines	Total per Ward				4
	05-Aug-26	739/2026P	To remove one (1) tree	7 Ironbark Court Frankston North 3200	
	20-Aug-26	795/2026P	To construct one (1) double storey dwelling to the rear of existing dwelling (two (2) dwellings on a lot), subdivide the land into two (2) lots and create a carriageway easement	15 Fellowes Street Seaford 3198	
	26-Aug-26	814/2026P	To remove one (1) tree	15 Mitre Crescent Frankston North 3200	
	31-Aug-26	843/2026P	To subdivide the land into two (2) lots	26 Laurina Crescent Frankston North 3200	
Wilton	Total per Ward				2
	05-Aug-26	734/2026P	To construct eleven (11) double storey dwellings	4 Wilton Way CARRUM DOWNS 3201	
	19-Aug-26	794/2026P	To remove one (1) tree	7 Kingsford Smith Court Sandhurst 3977	
Yamala	Total per Ward				6
	05-Aug-26	738/2026P	To construct an outbuilding	6 Hoadley Avenue Frankston South 3199	
	11-Aug-26	751/2026P	To construct a single storey dwelling	106 Yuille Street Frankston South 3199	
	14-Aug-26	765/2026P	To subdivide the land into four (4) lots	82 High Street Frankston 3199	
	18-Aug-26	786/2026P	To construct a double storey dwelling in a Design and Development Overlay (DDO1), to remove Eleven (11) trees and undertake works within the Tree Protection Zone of Substantial Trees within in a Significant Landscape Overlay (SLO3)	26 Karina Street Frankston South 3199	
	26-Aug-26	799/2026P	To subdivide the land into three (3) lots	23 Kars Street FRANKSTON 3199	
	28-Aug-26	842/2026P	To construct an extension to an existing dwelling (deck)	3/38 Cliff Road Frankston 3199	



Amended Planning Permits: Lodged

Date Amendments Lodged

2026 (Year) + August (Month) ▾

Application

All ▾

Ward

Multiple selections ▾

Ward	Lodged	Application	Description	Location	#
Ballam	Total per Ward				2
	05-Aug-26	293/2023P/D	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	208-210 Karingal Drive FRANKSTON 3199	
	28-Aug-26	362/2026P/B	To construct a double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot)	64 Carramar Drive Frankston 3199	
Centenary Park	Total per Ward				2
	20-Aug-26	355/2023P/A	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)	9 Darnley Drive Skye 3977	
	27-Aug-26	718/2023P/C	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)	25 Quarry Road Langwarrin 3910	
Derinya	Total per Ward				1
	18-Aug-26	577/2013P/A	To construct one (1) double storey dwelling with a height greater than 7 metres	3 The Grange Frankston South 3199	
Elisabeth Murdoch	Total per Ward				2
	14-Aug-26	354/2024P/C	To construct one (1) dwelling to the rear of existing dwelling on a lot and subdivide the land into two (2) lots	11 Margaret Street LANGWARRIN 3910	
	21-Aug-26	13/2025P/A	To construct a second dwelling and retain the existing dwelling on the land (two (2) dwellings on a lot)	1 Darius Avenue FRANKSTON 3199	
Kananook	Total per Ward				6
	03-Aug-26	347/2018P/D	To construct three (3) double storey dwellings	34 Johnstone Street SEAFORD 3198	
	05-Aug-26	531/2016P/G	To construct four (4) triple storey dwellings and to alter access to a Road Zone Category 1	179 Nepean Highway SEAFORD 3198	
	11-Aug-26	490/2020P/K	To use the land for medical centre, shop (pharmacy) and office, and to construct a five (5) storey building (containing four (4) dwellings, cafe, medical centre, shop (pharmacy) and office) in a Mixed Use Zone (MUZ), to construct a building and works in a Design and Development Overlay Schedule 5 (DDO5), to reduce the number of car parking spaces required under the Parking Overlay Schedule 1 (PO1) and to alter the access to road in a Transport Zone 2	2 Rosella Street FRANKSTON 3199	
	13-Aug-26	140/2023/VS/C	Compliance Final Inspection	21 Armstrongs Road SEAFORD 3198	
	17-Aug-26	203/2022P/C	Construction of a three storey building including ten dwellings in a Design and Development Overlay Schedule 5	3 Mereweather Avenue Frankston 3199	
	25-Aug-26	61/2018/VS/B	Secondary Consent - Two (2) lot subdivision	59 Dandenong Road East FRANKSTON 3199	
Lyrebird	Total per Ward				3
	07-Aug-26	732/2014P/J	The use and buildings and works of a mixed use development consisting of thirty-one (31) dwellings, convenience shop, and food and drink premises in a three (3) storey building	Suite 4/4 Hall Road CARRUM DOWNS 3201	
	21-Aug-26	719/2022P/D	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).	50 Lyrebird Drive Carrum Downs 3201	
	25-Aug-26	514/2007P/A	Development and use of a factory and office space for the purpose of industry, and a reduction in the car parking requirements	25 Colemans Road CARRUM DOWNS 3201	
Pines	Total per Ward				5
	11-Aug-26	162/2024P/C	To construct nine (9) double storey dwellings in a General Residential Zone (R1Z)	25 Fellowes Street Seaford 3198	
		354/2026P/B	To construct a habitable outbuilding	28 Fulmar Street Carrum Downs 3201	
	13-Aug-26	730/2025P/D	To use and develop the land for a child care centre, to install business identification signage and to remove canopy trees	185 Austin Road Seaford 3198	
	25-Aug-26	306/2024P/A	To construct four (4) double storey dwellings within a General Residential Zone (GRZ)	6 Fellowes Street Seaford 3198	
	26-Aug-26	951/2024P/C	To construct one (1) double storey dwelling to the rear of an existing dwelling (two (2) dwellings) in a General Residential Zone (R1Z)	28 Armata Crescent FRANKSTON NORTH 3200	



Amended Planning Permits: Lodged

Date Amendments Lodged

2026 (Year) + August (Month) ▾

Application #

All ▾

Ward

Multiple selections ▾

Ward	Lodged	Application	Description	Location	#
Wilton	Total per Ward				2
	05-Aug-26	493/2020P/D	To subdivide the land into eleven (11) lots	4 Wilton Way CARRUM DOWNS 3201	
	13-Aug-26	603/2026P/A	To construct an outbuilding (shed)	665 Dandenong-Hastings Road Skye 3977	
Yamala	Total per Ward				13
	03-Aug-26	1075/2024P/C	To construct a double storey dwelling and outbuilding in a Design and Development Overlay Schedule 1 (DDO1) To remove substantial trees and construct buildings and works in a Significant Landscape Overlay Schedule 3 (SLO3)	1 Pamela Court Frankston South 3199	
	04-Aug-26	721/2025P/C	To construct an extension to the existing dwelling	25 Bangalay Avenue Frankston South 3199	
	07-Aug-26	420/2021P/E	To construct four (4) double storey dwellings and subdivide the land into four (4) lots in a General Residential Zone (GRZ), 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 4 (SLO4) and to subdivide land and to construct a building and construct and carry out works in a Design and Development Overlay Schedule 9 (DDO9)	40 Brighton Street Frankston South 3199	
	10-Aug-26	773/2022P/C	Use of land for an office in a Mixed Use Zone (MUZ). Construct buildings and works for a five storey mixed use building comprised of office (section 2 use) and dwellings in a Mixed Use Zone (MUZ). Construct buildings and works in a Design and Development Overlay Schedules 10 and 13 (DDO10 and DDO13) and a Specific Controls Overlay Schedule 3 (SCO3). To create or alter access to a road in a Transport Zone 2 (TZ2).	39-41 Hastings Road FRANKSTON 3199	
		810/2023P/F	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	521-523 Nepean Highway FRANKSTON 3199	
	11-Aug-26	677/2014P/C	To construct four (4) double storey dwellings	11A Jasper Terrace FRANKSTON SOUTH 3199	
	13-Aug-26	246/2025P/C	Secondary Consent - CEMP 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).	438-444 Nepean Highway FRANKSTON 3199	
	17-Aug-26	77/2009P/F	The construction of nine (9) dwellings (two (2) double storey dwellings and seven (7) single storey dwellings) and the removal of native vegetation.	53 Humphries Road Frankston South 3199	
	19-Aug-26	391/2021P/C	To construct an extension to an existing dwelling in a Design and Development Overlay Schedule 9 (DDO9) To construct buildings and works within the Tree Protection Zone of substantial trees and to construct a front fence in a Significant Landscape Overlay Schedule 4 (SLO4)	29 Neil Street Frankston South 3199	
	20-Aug-26	47/2022P/D	To construct an extension to an existing dwelling in a Design and Development Overlay Schedule 9 (DDO9). To remove a substantial tree and construct a front fence in a Significant Landscape Overlay Schedule 4 (SLO4).	16 McComb Boulevard FRANKSTON SOUTH 3199	
	21-Aug-26	492/2017P/K	S72 application to amend a planning permit	424 Nepean Highway FRANKSTON 3199	
	27-Aug-26	696/2026P/A	To subdivide the land into two (2) lots	24 Willis Street Frankston 3199	
	31-Aug-26	112/2022P/C	To construct three (3) double storey dwellings in a General Residential Zone (GRZ) to undertake buildings and works within Schedule 9 to the Design and Development Overlay (DDO9) and to undertake works within Schedule 4 to the Significant Landscape Overlay (SLO4) in accordance with the endorsed plans.	22 McComb Boulevard Frankston South 3199	

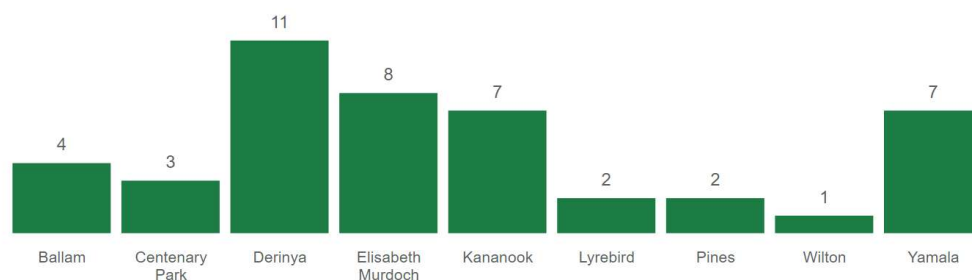


Planning Applications Decided: New and Amended

45

of Applications Decided

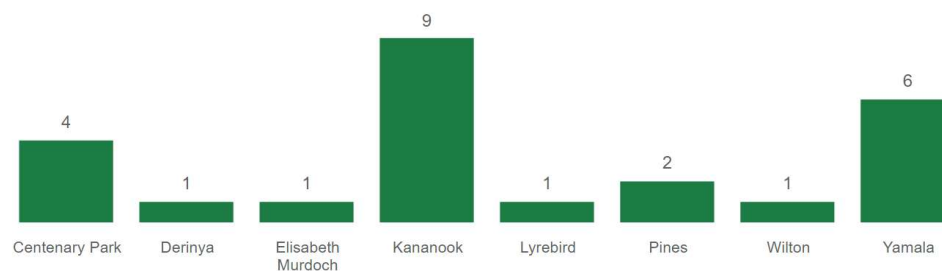
of Applications Decided by Ward



25

of Amended Decisions

of Amended Decisions by Ward



Date Applications Decided

2026 (Year) + August (Month) ▼

Application Type	# Applications Decided
Change of use or car parking waiver	3
Commercial or industrial	4
Multiple dwellings	6
Other	2
Remove/vary restriction or easement	1
Satisfaction Matters	1
Signage	4
Single dwelling on a lot	3
Subdivision of land	4
VicSmart	17
Total	45

Date Amendments Decided

2026 (Year) + August (Month) ▼

Application Type	# Amendments Decided
Extension of Time	4
S72 Multi Dwell/Com/Ind/Other	4
S72 Single Dwelling	2
S72 VicSmart	1
Secondary Consent	11
VicSmart (H)	3
Total	25



Planning Applications Decided: Timeframe PPARS

Choose Month here

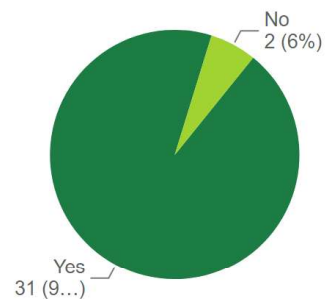
Date Applications Decided

2026 (Year) + August (Month) ▾

33

Standard Applications

Decisions in Time?

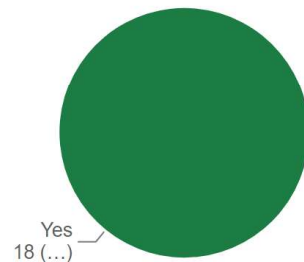


Type Code	Type Description	Decided in Time	# Application
AMEND1	S72 Single Dwelling	Yes	2
AMEND2	S72 Multi Dwell/Com/Ind/Other	Yes	4
COMIND	Commercial or industrial	No	1
COMIND	Commercial or industrial	Yes	3
DWELL	Single dwelling on a lot	Yes	3
MULTI	Multiple dwellings	Yes	6
OTHER	Other	Yes	2
SIGN	Signage	No	1
SIGN	Signage	Yes	3
SUB2	Subdivision of land	Yes	4
SUB5	Remove/vary restriction or easement	Yes	1
USE	Change of use or car parking waiver	Yes	3
Total			33

18

VicSmart Applications

Decisions in Time?



Type Code	Type Description	Decided in Time	# Application
AMEND3	S72 VicSmart	Yes	1
VS1	VicSmart	Yes	17
Total			18



Planning Application Decisions

Date Applications Decided

2026 (Year) + August (Month) ▼

Application

All ▼

Ward

Multiple selections ▼

Ward	Decided	Application	Description	Decision	Location	#
Ballam	Total per Ward					4
	10-Aug-26	661/2026P	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot)	Approved	6 Graeme Street Frankston 3199	
	11-Aug-26	504/2026P	To remove one (1) tree	Approved	5 Coventry Court Frankston 3199	
	14-Aug-26	697/2026P	To remove one (1) tree	Refused	5 Myrtle Court Frankston 3199	
	17-Aug-26	220/2026P	To construct five (5) double storey dwellings	Approved	33 Ashleigh Avenue Frankston 3199	
Centenary Park	Total per Ward					3
	03-Aug-26	651/2026P	To remove a canopy tree	Approved	5 Claire Court Langwarrin 3910	
	05-Aug-26	715/2026P	To remove one (1) tree	Approved	10 Arkley Close Skye 3977	
	21-Aug-26	709/2026P	To construct an inground fibreglass swimming pool	Approved	570 Cranbourne-Frankston Road LANGWARRIN 3910	
Derinya	Total per Ward					11
	07-Aug-26	737/2026P	To subdivide the land into two (2) lots	Approved	69 Margate Avenue Frankston 3199	
	10-Aug-26	157/2025P	To construct eight (8) double storey dwellings, a front fence and to remove trees	Approved	9 Culcairn Drive Frankston South 3199	
		625/2026P	To construct and display internally illuminated business identification signage	Approved	55 Foot Street Frankston 3199	
		636/2025P	To use and develop the land for a child care centre, to reduce the number of car parking spaces required under Clause 52.06-5, to remove canopy trees and to construct and display business identification signages	Approved	23 Margate Avenue FRANKSTON 3199	
	11-Aug-26	413/2025P	To subdivide the land into two (2) lots	Approved	195 Humphries Road Frankston South 3199	
		890/2025P	To construct three (3) single storey retirement units and one (1) single storey shared unit within an existing retirement village	Approved	8 Robinsons Road FRANKSTON SOUTH 3199	
	13-Aug-26	11/2026P	To construct a sand arena associated with the Baxter Park equestrian reserve and to remove trees and vegetation.	Lapsed	Baxter Park 294N Frankston-Flinders Road FRANKSTON SOUTH 3199	
		655/2026P	To subdivide the land into six (6) lots	Approved	43 Culcairn Drive Frankston South 3199	
		741/2026P	To construct an extension to an existing dwelling (verandah and deck)	Approved	1 Pauline Court Frankston South 3199	
	18-Aug-26	657/2026P	To subdivide the land into three (3) lots	Approved	16 Robinia Street Frankston 3199	
	20-Aug-26	665/2026P	To subdivide the land into four (4) lots	Approved	3 Coogee Avenue FRANKSTON 3199	
Elisabeth Murdoch	Total per Ward					8
	05-Aug-26	468/2026P	To construct a single storey dwelling	Approved	500A Robinsons Road Langwarrin South 3911	
	07-Aug-26	9/2026/SM	Buildings and works outside the building envelope	Satisfaction Matters Approved	62 North Road LANGWARRIN 3910	
	11-Aug-26	432/2026P	Construction of small second dwelling and vegetation removal	Approved	312D Centre Road LANGWARRIN 3910	
	13-Aug-26	606/2026P	To construct a garage	Approved	74 Donald Road Langwarrin 3910	
	17-Aug-26	518/2026P	To remove easement E-1 (water supply) affecting Lot 1 on PS318492D	Approved	135 Golf Links Road Frankston South 3199	
	18-Aug-26	744/2026P	To remove one (1) tree	Withdrawn	5 Chamouni Court Frankston 3199	
	20-Aug-26	758/2026P	To remove one (1) tree	Approved	2 Chocolate Lily Lane LANGWARRIN 3910	
	28-Aug-26	256/2025P	To use the land for store, to construct buildings and works and to remove vegetation	Refused	620 McClelland Drive Langwarrin 3910	



Planning Application Decisions

Date Applications Decided

2026 (Year) + August (Month) ▼

Application #

All ▼

Ward

Multiple selections ▼

Ward	Decided	Application	Description	Decision	Location	#
Kananook	Total per Ward					7
	05-Aug-26	489/2026P	To construct works (carparking) associated with the use of the land for a medical centre	Approved	8 Overton Road Frankston 3199	
	11-Aug-26	617/2026P	To construct and display an electronic sign	Approved	164-165 Nepean Highway SEAFORD 3198	
	18-Aug-26	371/2026P	To use the land as a storage facility	Approved	Frankston City Depot 3 Buna Avenue SEAFORD 3198	
		687/2026P	To construct two (2) double storey dwellings	Approved	2 Shirley Avenue Seaford 3198	
	20-Aug-26	733/2026P	To remove two (2) trees	Approved	2 Luxton Terrace Seaford 3198	
	25-Aug-26	747/2025P	To construct eight (8) double storey dwellings and a front fence	Approved	77 Kirkwood Avenue Seaford 3198	
	27-Aug-26	997/2025P	To construct two (2) double storey dwellings and to remove trees	Approved	39 Mitchell Street Seaford 3198	
Lyrebird	Total per Ward					2
	20-Aug-26	148/2026P	To construct and display an electronic promotion panel sign	Refused	6/2 Amayla Crescent CARRUM DOWNS 3201	
	24-Aug-26	253/2026P	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	Approved	34 Whipbird Drive Carrum Downs 3201	
Pines	Total per Ward					2
	04-Aug-26	393/2026P	To use the land for a store	Withdrawn	10A Klauer Street SEAFORD 3198	
	27-Aug-26	739/2026P	To remove one (1) tree	Approved	7 Ironbark Court Frankston North 3200	
Wilton	Total per Ward					1
	27-Aug-26	794/2026P	To remove one (1) tree	Approved	7 Kingsford Smith Court Sandhurst 3977	
Yamala	Total per Ward					7
	04-Aug-26	575/2026P	To use the land for a restricted recreation facility (Martial Arts) and waiver of bicycle facilities.	Approved	Office 2/Level 2 28 Beach Street FRANKSTON 3199	
	06-Aug-26	382/2026P	To construct an extension to an existing dwelling	Approved	1/20 Violet Street FRANKSTON SOUTH 3199	
	11-Aug-26	317/2026P	To construct and display a business identification sky sign	Approved	438-444 Nepean Highway FRANKSTON 3199	
		614/2026P	To use the land for an education centre (beauty training centre)	Approved	Shop 3/16 Clyde Street Mall FRANKSTON 3199	
	18-Aug-26	738/2026P	To construct an outbuilding	Approved	6 Hoadley Avenue Frankston South 3199	
	21-Aug-26	696/2026P	To subdivide the land into two (2) lots	Approved	24 Willis Street Frankston 3199	
	24-Aug-26	23/2026P	To construct a telecommunications facility (including telecommunications tower and associated equipment)	Approved	59M Humphries Road FRANKSTON SOUTH 3199	



Amended Planning Permits: Decisions

Date Amendments Decided

2026 (Year) + August (Month) ▾

Application #

All ▾

Ward

Multiple selections ▾

Ward	Decided	Application	Description	Decision	Location	#
Centenary Park	Total per Ward					4
	05-Aug-26	147/2023P/F	To construct ten (10) double storey dwellings in a General Residential Zone (GRZ).	Secondary Consent Approved	2/11 Edward Street LANGWARRIN 3910	
	07-Aug-26	108/2023/V/S/C	Condition 16 - To construct a building in an Industrial 1 Zone (IN1Z)	Conditions Satisfactory	7 Duiker Court LANGWARRIN 3910	
	19-Aug-26	147/2023P/E	To construct ten (10) double storey dwellings	Approved	11 Edward Street LANGWARRIN 3910	
	26-Aug-26	355/2023P/A	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) in a General Residential Zone (GRZ)	Extension of Time Approved	9 Darnley Drive Skye 3977	
Derinya	Total per Ward					1
	10-Aug-26	821/2024P/E	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot) within a General Residential Zone (R1Z)	Secondary Consent Approved	1 Sarah Place Frankston South 3199	
Elisabeth Murdoch	Total per Ward					1
	27-Aug-26	552/2017P/C	To construct one (1) double storey dwelling and garage Amended to include: - Construct one (1) non-habitable outbuilding	Approved	30 Jamieson Court LANGWARRIN 3910	
Kananook	Total per Ward					9
	03-Aug-26	441/2020P/C	Seeking approval for construction of a carport at the front of the property	Approved	4A Austin Road SEAFORD 3198	
	06-Aug-26	1221/2024P/C	To construct buildings and works to an existing dwelling within a Special Building Overlay (SBO)	Secondary Consent Approved	2/30 Kananook Avenue Seaford 3198	
	10-Aug-26	319/2016P/C	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Approved	1A Raymond Avenue FRANKSTON 3199	
	19-Aug-26	531/2016P/G	To construct four (4) triple storey dwellings and to alter access to a Road Zone Category 1	Approved	179 Nepean Highway SEAFORD 3198	
	24-Aug-26	347/2018P/D	To construct three (3) double storey dwellings	Secondary Consent Approved	34 Johnstone Street SEAFORD 3198	
	26-Aug-26	123/2026P/C	To construct or carry out works associated with car sales, to construct and display internally illuminated business identification signage	Secondary Consent Approved	44-46 Bardia Avenue Seaford 3198	
		203/2022P/C	Construction of a three storey building including ten dwellings in a Design and Development Overlay Schedule 5	Extension of Time Approved	3 Mereweather Avenue Frankston 3199	
		61/2018/V/S/B	Secondary Consent - Two (2) lot subdivision	Withdrawn	59 Dandenong Road East FRANKSTON 3199	
	31-Aug-26	140/2023/V/S/C	Compliance Final Inspection	Compliance Inspection Satisfactory	21 Armstrongs Road SEAFORD 3198	
Lyrebird	Total per Ward					1
	31-Aug-26	719/2022P/D	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).	Secondary Consent Approved	50 Lyrebird Drive Carrum Downs 3201	
Pines	Total per Ward					2
	19-Aug-26	104/2026P/A	To construct an extension to an existing dwelling and a front fence	Secondary Consent Approved	246 Seaford Road SEAFORD 3198	
	25-Aug-26	354/2026P/B	To construct a habitable outbuilding	Secondary Consent Approved	28 Fulmar Street Carrum Downs 3201	
Wilton	Total per Ward					1
	20-Aug-26	659/2015P/E	To construct a total of eighteen (18) dwellings comprising of eight (8) double storey and ten (10) single storey dwellings	Approved	1 Mercury Court CARRUM DOWNS 3201	



Amended Planning Permits: Decisions

Date Amendments Decided

2026 (Year) + August (Month) ▼

Application #

All ▼

Ward

Yamala ▼

Ward	Decided	Application	Description	Decision	Location	#
Yamala	Total per Ward					6
	07-Aug-26	668/2021P/F	To construct four (4) double storey dwellings on a lot in a General Residential Zone (GRZ) and to construct buildings and works in a Design and Development Overlay Schedule 6 (DDO6)	Secondary Consent Approved	82 High Street Frankston 3199	
	12-Aug-26	479/2017P/C	The use the land and buildings and works for a hospital	Approved	5 Hastings Road FRANKSTON 3199	
	19-Aug-26	176/2021P/E	To construct one (1) double storey dwelling in a Design and Development Overlay Schedule 1 that exceeds a building height of 7m and to undertake buildings and works within the tree protection zone of two substantial trees in a Significant Landscape Overlay Schedule 3.	Secondary Consent Approved	21 Sussex Road Frankston South 3199	
		773/2022P/C	Use of land for an office in a Mixed Use Zone (MUZ). Construct buildings and works for a five storey mixed use building comprised of office (section 2 use) and dwellings in a Mixed Use Zone (MUZ). Construct buildings and works in a Design and Development Overlay Schedules 10 and 13 (DDO10 and DDO13) and a Specific Controls Overlay Schedule 3 (SCO3). To create or alter access to a road in a Transport Zone 2 (TZ2).	Extension of Time Approved	39-41 Hastings Road FRANKSTON 3199	
	25-Aug-26	721/2025P/C	To construct an extension to the existing dwelling	Secondary Consent Approved	25 Bangalay Avenue Frankston South 3199	
	26-Aug-26	391/2021P/C	To construct an extension to an existing dwelling in a Design and Development Overlay Schedule 9 (DDO9) To construct buildings and works within the Tree Protection Zone of substantial trees and to construct a front fence in a Significant Landscape Overlay Schedule 4 (SLO4)	Extension of Time Approved	29 Neil Street Frankston South 3199	

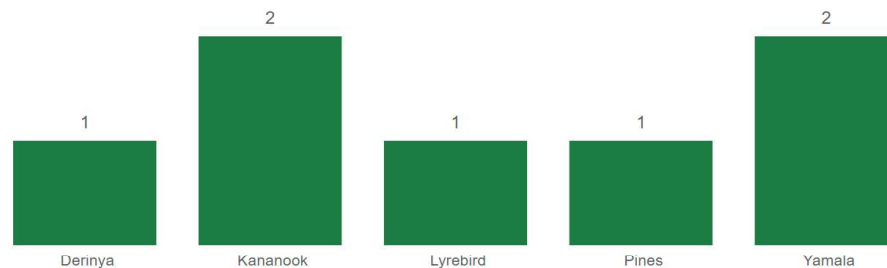


Subdivisions Lodged and Decided

7

Subdivisions Lodged

of Subdivision Applications Lodged by Ward



Subdivision Types

All

Date Subdivisions Lodged

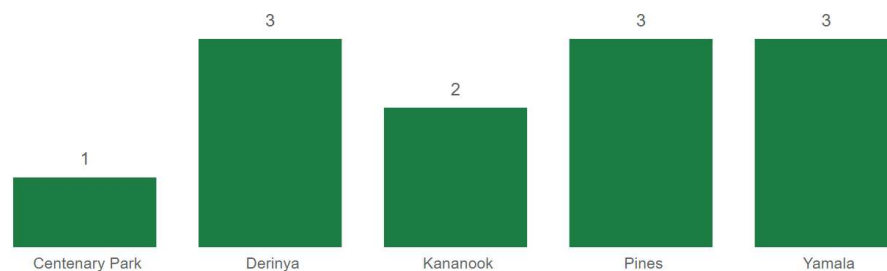
2026 (Year) + August (Month)

Subdivision Type	# Subdivision Lodged
Consolidation	1
Three or More Lots	4
Two Lots	2
Total	7

12

Subdivisions Decided

of Subdivision Applications Decided by Ward



Date Subdivisions Decided

2026 (Year) + August (Month)

Subdivision Type	# Subdivision Decided
Three or More Lots	4
Two Lots	8
Total	12



Subdivisions Lodged

Date Subdivisions Lodged

2026 (Year) + August (Month) ▼

Application #

All ▼

Ward

All ▼

Ward	Lodged	Application	Description	Location	#
Derinya	Total per Ward				1
	05-Aug-26	74/2026/S	To subdivide the land into two (2) lots	69 Margate Avenue Frankston 3199	
Kananook	Total per Ward				2
	14-Aug-26	75/2026/S	Section 22 (Consolidation)	8 John Street FRANKSTON 3199	
	24-Aug-26	78/2026/S	To subdivide the land into four (4) lots	117 Dandenong Road East Frankston 3199	
Lyrebird	Total per Ward				1
	06-Aug-26	73/2026/S	To subdivide the land into fifty-five (55) lots	48 Hall Road CARRUM DOWNS 3201	
Pines	Total per Ward				1
	31-Aug-26	79/2026/S	To subdivide the land into two (2) lots	26 Laurina Crescent Frankston North 3200	
Yamala	Total per Ward				2
	14-Aug-26	76/2026/S	To subdivide the land into four (4) lots	82 High Street Frankston 3199	
	26-Aug-26	77/2026/S	To subdivide the land into three (3) lots	23 Kars Street FRANKSTON 3199	



Subdivisions Decided

Date Subdivisions Decided	Application #	Ward
2026 (Year) + August (Month) ▼	All ▼	All ▼

Ward	Decided	Application	Description	Decision	Location	#
Centenary Park	Total per Ward					1
	26-Aug-26	78/2025/S	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Certification & Statement of Compliance	66 Potts Road Langwarrin 3910	
Derinya	Total per Ward					3
	13-Aug-26	101/2018/S	Four (4) Lot Subdivision	Statement of Compliance	5 Lardner Road Frankston 3199	
	25-Aug-26	72/2025/S	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Certification	1 Sarah Place Frankston South 3199	
	28-Aug-26	16/2025/S	Three (3) lot subdivision of land within a General Residential Zone (R1Z)	Certification	250 Frankston-Flinders Road Frankston South 3199	
Kananook	Total per Ward					2
	21-Aug-26	26/2025/S	To subdivide the land into two (2) lots in a General Residential Zone (R1Z)	Certification	4-6 Wilson Grove SEAFORD 3198	
	25-Aug-26	99/2025/S	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and a Special Building Overlay (SBO)	Certification	124 Kananook Avenue Seaford 3198	
Pines	Total per Ward					3
	03-Aug-26	54/2025/S	Four (4) lot subdivision of land within a General Residential Zone (R1Z)	Statement of Compliance	101 East Road SEAFORD 3198	
	04-Aug-26	62/2026/S	To subdivide the land into three (3) lots	Certification	2/300A Frankston-Dandenong Road SEAFORD 3198	
	06-Aug-26	20/2025/S	Two (2) lot subdivision of land within a General Residential Zone (R1Z)	Certification	1/71 Maple Street SEAFORD 3198	
Yamala	Total per Ward					3
	06-Aug-26	120/2024/S	To subdivide the land into two (2) lots in a General Residential Zone (R1Z) and Design and Development Overlay Schedule 9 (DDO9)	Statement of Compliance	77 McComb Boulevard Frankston South 3199	
	13-Aug-26	104/2025/S	To subdivide the land into two (2) lots	Statement of Compliance	8 Bundara Court FRANKSTON 3199	
	18-Aug-26	73/2020/S	Two (2) Lot Subdivision	Withdrawn	6 Blair Avenue FRANKSTON SOUTH 3199	



Planning Applications: Direction to Advertise

13

Applications Advertised

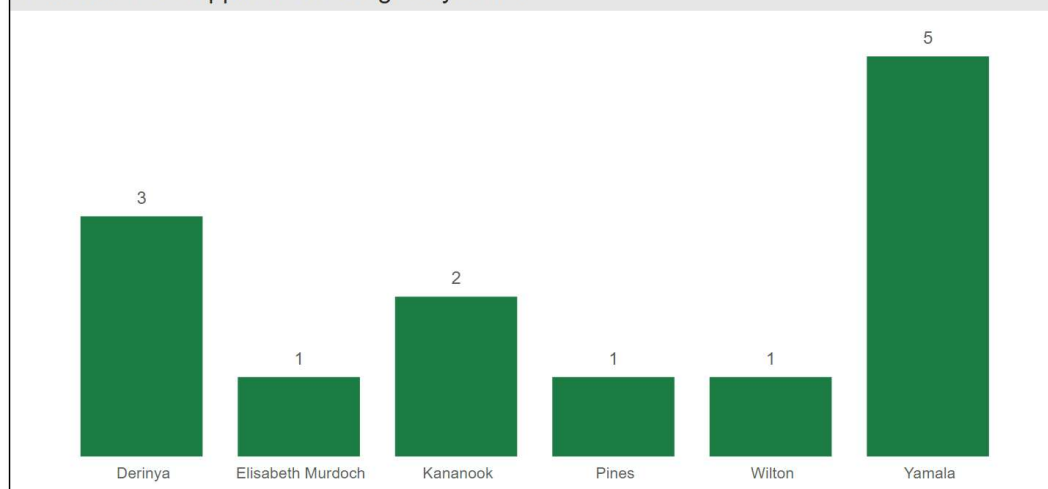
Advertised Types

All

Date Advertised Start

2026 (Year) + August (Month)

of Advertised Applications Lodged by Ward



Type Description	# Advertised Application
Change of use or car parking waiver	1
Commercial or industrial	1
Multiple dwellings	5
S72 Single Dwelling	2
Single dwelling on a lot	3
Subdivision of land	1
Total	13



Planning Applications: Direction to Advertise

Date Advertised Start	Application #	Ward
2026 (Year) + August (Month) ▾	All ▾	All ▾

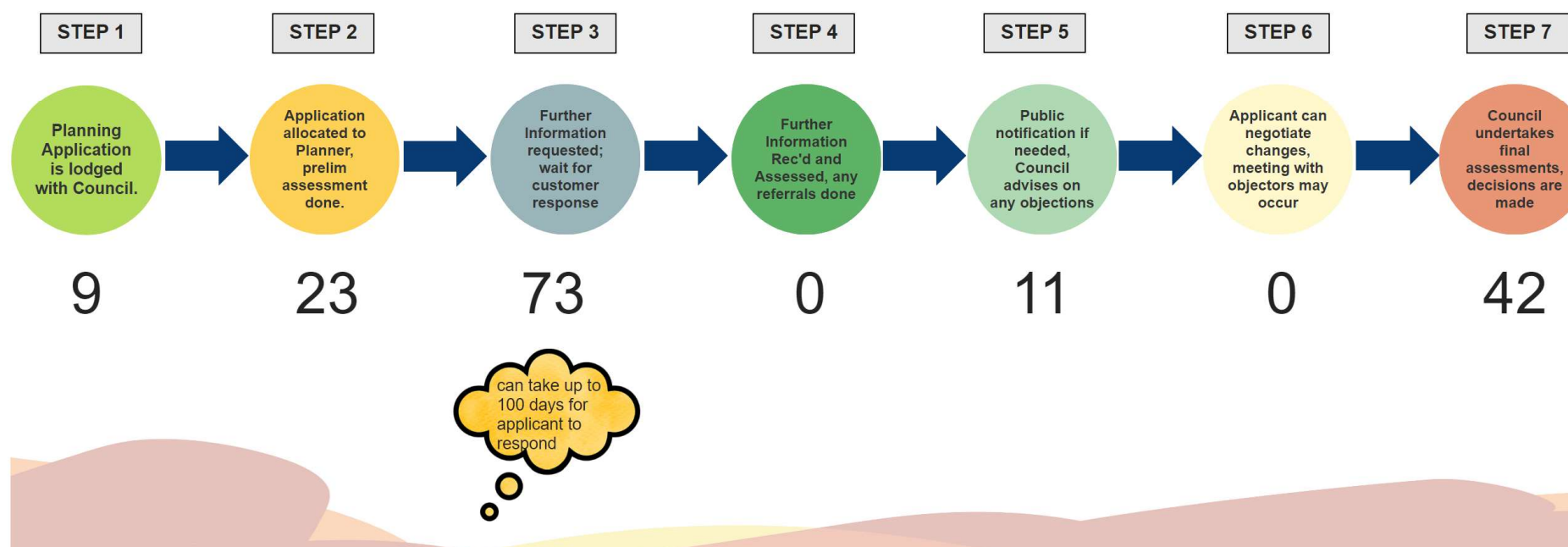
Ward	Lodged	ADV Start Date	Application	Description	Location	#
Derinya	Total per Ward					3
	05-Jun-26	31-Aug-26	545/2026P	To construct two (2) single storey dwellings	73 Screen Street Frankston 3199	
	14-Jul-26	20-Aug-26	666/2026P	To construct one (1) double storey dwelling	16 Rufous Road FRANKSTON SOUTH 3199	
	21-Jul-26	20-Aug-26	876/2024P/G	To amend the floor plans and elevations by; a. Increasing the Ground floor Master bedroom footprint b. Garage pushed back to setback of 5500mm c. Roof pitch increased to 22.5 degrees and increase in overall building height d. Project the porch piers and slab forward min. 500mm from the front wall e. 450mm eaves added to first floor	15 Rufous Road FRANKSTON SOUTH 3199	
Elisabeth Murdoch	Total per Ward					1
	26-Mar-26	06-Aug-26	552/2017P/C	To construct one (1) double storey dwelling and garage Amended to include: - Construct one (1) non-habitable outbuilding	30 Jamieson Court LANGWARRIN 3910	
Kananook	Total per Ward					2
	22-May-25	13-Aug-26	338/2025P	To construct three (3) double storey dwellings.	7 Swift Street Frankston 3199	
	02-Jun-26	10-Aug-26	520/2026P	To use the land for car sales, minor servicing/repairs and business identification signage	48 Bardia Avenue Seaford 3198	
Pines	Total per Ward					1
	10-Jul-26	13-Aug-26	663/2026P	To subdivide the land into two (2) lots	9 Hadley Street Seaford 3198	
Wilton	Total per Ward					1
	05-Aug-26	31-Aug-26	734/2026P	To construct eleven (11) double storey dwellings	4 Wilton Way CARRUM DOWNS 3201	
Yamala	Total per Ward					5
	04-Feb-26	10-Aug-26	84/2026P	Demolition of existing buildings and the construction of a fifteen (15) storey mixed-use building and the construction and carrying out of works including road works and widening, use of the land for dwellings and residential hotel, construction or display of internally illuminated business identification signs and reduction to the number of car parking spaces required	8 Davey Street FRANKSTON 3199	
	26-Mar-26	06-Aug-26	258/2026P	To construct a rooming house (retrospective)	10 Burns Street Frankston 3199	
	19-Jun-26	27-Aug-26	590/2026P	Buildings and works to an existing dwelling, construction of an outbuilding (pavilion) and to construct a domestic swimming pool	30 Grange Road Frankston South 3199	
	16-Jul-26	27-Aug-26	679/2026P	To construct a double storey dwelling and tree removal	4 Fleetwood Crescent Frankston South 3199	
	23-Jul-26	24-Aug-26	693/2026P	To construct a small second dwelling to the rear of the existing dwelling	6 Poinciana Street Frankston South 3199	



Planning Applications Process: Monthly Report

Latest Lodged Date = 31-Aug-26

This is the status of each of the **158** Planning Applications that are waiting for a council decision.....



Current VCAT Appeals

VCAT Ref	Application	Description	Location	Council Decision	Appeal Type	Lodged at VCAT	Hearing Date	VCAT Decision	VCAT Decision Date
P937/2025	30/2019/P/E	To construct buildings and works associated with Accommodation in a Bushfire Management Overlay; to construct buildings and works and remove vegetation in a Significant Landscape Overlay - Schedule 1; construct buildings and works and remove vegetation in an Environmental Significance Overlay - Schedule 1; to remove native vegetation under Clause 52.17 (Native Vegetation) Amendment to the permit to allow a two lot subdivision and additional vegetation removal	26 Kingston Road, Langwarrin	Refusal	Owner	30/10/2025	20-21/4/2026	Affirmed	3/08/2026
P356/2025	8/2024/P	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.	580 Thompsons Road, Sandhurst	NOD	Owner	17/04/2025			
P110/2026	256/2025/P	To use the land for store and to construct buildings and works	620 McClelland Drive, Langwarrin	Refusal	Owner	12/02/2026	24-27/8/2026		
P333/2026	795/2023/P/A	Amending one sign to be electronic	Sign 1/5 Pascal Road, Seaford	Refusal	Applicant	21/05/2026	15-16/10/2026		

Current VCAT Appeals

VCAT Ref	Application	Description	Location	Council Decision	Appeal Type	Lodged at VCAT	Hearing Date	VCAT Decision	VCAT Decision Date
P497/2026 & P514/2026	4/2026/P	To construct a double storey dwelling to the rear of the existing dwelling, subdivide the land into two lots and remove canopy trees	45 Washington Drive, Frankston	NOD	Objectors x 2	14/06/2026 & 21/6/2026	7/12/2026		
P594/2026	381/2026/P	To remove one (1) tree	78 Kars Street, Frankston	Refusal	Applicant/Owner	28/07/2026	8/10/2026		
P729/2026 AWAITING INITIATING ORDER	460/2022/P/F	Amending the endorsed plans, as follows: - Amend the 2.8m high solid fence with an 800mm high top section that angles 1.5 metres into the site with a 2.0metre high timber fence with an 800mm high (2.8m total height) Perspex top section along the north and east title boundaries.	14 John Street, Langwarrin	NOD		24/08/2026			

VCAT Decisions & Policy Implications

VCAT Ref	Application	Description	Location	VCAT Decision	Policy Implications
P937/2025	30/2019/P/E	<p>To construct buildings and works associated with Accommodation in a Bushfire Management Overlay; to construct buildings and works and remove vegetation in a Significant Landscape Overlay - Schedule 1; construct buildings and works and remove vegetation in an Environmental Significance Overlay - Schedule 1; to remove native vegetation under Clause 52.17 (Native Vegetation)</p> <p>Amendment to the permit to allow a two lot subdivision and additional vegetation removal</p>	26 Kingston Road, Langwarrin	Council decision (refusal) affirmed	<p>A previous planning permit had been issued to allow the construction of a dwelling and removal of vegetation on the land. Conditions required implementation of a Conservation Land Management Plan (LMP) on the undeveloped part of the land to preserve existing vegetation. The owner now sought approval to subdivide the land into 2 lots, with the rear portion with the area of vegetation required to be conserved, becoming subject to future development. The application was referred to DEECA who objected. A notice of refusal to grant a permit was issued on the basis that the proposal would adversely impact upon the ecological value of the land. The VCAT affirmed Council's refusal of the application, with the key reasons being:</p> <ul style="list-style-type: none"> - 'Protection and enhancement of vegetation are key tenets of multiple aspects of the planning scheme that apply in this instance. Instead, this proposal seeks to remove a significant amount of vegetation in order to increase housing supply modestly, at best. - The planning imperative for this subdivision is low. Policy does not seek to provide growth for housing in this location given it is a Minimal change area, as well as being in Low Density Residential Zone.'

Thank you

Frankston City Council

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Executive Summary**12.1 Governance Matters Report - 5 October 2026**

Enquiries: (Nathan Upson: Chief People & Integrity Office)

Email: Nathan.Upson@frankston.vic.gov.au

Council Plan

Level 1:

Council Performance and Leadership

Level 2:

Provide good governance and ensure Councillors are demonstrating to the community the highest standards of, integrity, transparency, respect, and accountability

Purpose

To provide Council with updates on recent Governance Matters.

Recommendation (Director Chief People & Integrity Office)

That Council:

Briefing Records

1. Receives the Councillor briefings and meeting records since the Council Meeting held on 14 September 2026;

Audit and Risk Committee - Remuneration

2. Sets the remuneration for external Audit and Risk Committee members, as follows, effective from 1 August 2026:
 - a. Chair \$2,565 (excluding GST) per meeting;
 - b. Independent Members \$2,031 (excluding GST) per meeting;
3. Approves an annual increase to the remuneration payable to the Audit and Risk Committee Chair and Independent Members, indexed in accordance with the Consumer Price Index (CPI), for a period of three (3) years commencing 1 August 2026; and
4. Authorises payment of any retrospective remuneration adjustment for meetings attended on or after 1 August 2026.

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.

12.1 Governance Matters Report - 5 October 2026**Executive Summary****Governance Matters reported for this meeting**

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

- Council Briefings Record
- Audit and Risk Committee - Remuneration

Councillor Briefings Record

At its meeting on 11 September 2023, 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.”*

The briefings listed below have occurred since the 14 September 2026 Council Meeting.

Briefing Date and Topics	Councillors in Attendance	Disclosures of Interest
Monday 28 September <ul style="list-style-type: none"> • Corrections Amendment (Amendment C167fran) • Consideration of Planning Panel Report • Confidential Item: McClelland Gallery • Agenda Review 	Mayor, Cr Sue Baker Deputy Mayor, Cr Cherie Wanat Cr David Asker Cr Kris Bolam Cr Nathan Butler Cr Steffie Conroy Cr Emily Green Cr Brad Hill Cr Michael O'Reilly	Nil.

Audit and Risk Committee - Remuneration

External members of the Audit and Risk Committee are remunerated on a per-meeting basis. Since 2022–2023, remuneration for independent members has been indexed annually in line with the Consumer Price Index (CPI).

For 2025–2026, the remuneration levels were \$2,479 (excluding GST) per meeting for the Chair and \$1,963 (excluding GST) per meeting for Independent Members.

It is proposed that remuneration be increased to \$2,565 (excluding GST) per meeting for the Chair and \$2,031 (excluding GST) per meeting for Independent Members, effective from 1 August 2026.

It is recommended that the annual increase is indexed in accordance with the CPI for a period of three (3) years, effective from 1 August 2026.

The proposed increase maintains the existing approach of indexing remuneration annually in line with CPI and supports the continued attraction and retention of suitably qualified independent members to the Committee.

12.1 Governance Matters Report - 5 October 2026**Executive Summary**

It is also recommended that any retrospective payments for meetings after 1 August 2026 are also adjusted in alignment with the proposed remuneration levels proposed.

Financial Impact

There are no financial implications associated with this report. As all financial costs are considered within their respective budgets.

Consultation**1. External Stakeholders**

Nil

2. Other Stakeholders

Nil

Analysis (Environmental / Economic / Social Implications)

Nil.

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

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

Legal

Nil.

Policy Impacts

Nil.

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 risks identified within this report.

Conclusion

It is recommended that Council endorses the governance matters raised in this report.

ATTACHMENTS

Nil

Executive Summary**12.2 Young Street Action Plan**

Enquiries: (Steve Coldham: City Advancement)
Email: Steve.Coldham@frankston.vic.gov.au

Council Plan

Level 1: Connected Places and Economy
Level 2: Enhance the identity and character of our urban city

Purpose

To provide Council with an update on the implementation of the Young Street Action Plan and the progress of initiatives relating to business activity, community safety, street presentation, development and activation, transport and connectivity, community wellbeing and advocacy.

Recommendation (Director City Advancement)

That Council:

1. Receives the progress update on the implementation of the Young Street Action Plan;
2. Notes the progress made during the reporting period across business support, community safety, transport planning, community wellbeing and advocacy;
3. Notes the following updates:
 - a. 11 initiatives that are now completed, require no further reporting;
 - b. 14 initiatives continue as part of Council's ongoing service delivery;
 - c. Notes the continuing advocacy for a review of the bus routes and services across Frankston City, including the relocation of the Young Street Bus Interchange and the investigation of alternative locations and configurations; and that letters were sent to the Minister for Public Transport, and the Department of Transport and Planning in support of this advocacy; and;
 - d. Any initiatives relevant to transport and connectivity remain subject to continued engagement with the Victorian Government and the Department of Transport and Planning; and
4. Notes that as Council has delivered on the original objectives of the Young Street Action Plan following two years of investment, a future report will be presented to Council considering an alternative place management model incorporating the entire Frankston Metropolitan Activity Centre (FMAC) precinct.

Key Points / Issues

- At the 24 March 2024 Council meeting the following was adopted:

That Council:

4. *Continues to receive quarterly report updates on the progress and outcomes of the Young Street Action Plan, with revisions considered as opportunities and needs arise.*

12.2 Young Street Action Plan**Executive Summary**

- At the 12 August 2024 Council Meeting the following was adopted:

That Council:

- 1. Notes community feedback, received over a number of years through various forms of community engagement, consistently highlights the need to improve the look, feel and function of the Young Street precinct in Frankston's city centre;*
- 2. Notes key concerns and opportunities raised through community consultation, particularly through the 2024 Community Vision Update, includes:*
 - I. Avoiding the area due to perceived lack of safety, seeking more security/police presence to prevent and move along unwanted behaviours;*
 - II. Car parking or vehicle access to and through the city centre;*
 - III. General presentation of the area, particularly cleanliness and vacant shopfronts;*
 - IV. The desire to decentralise, but retain, important community and social support services from the city centre to be alongside other allied health services;*
 - V. Need for increased public spaces particularly for place making and activation of the area;*
 - VI. The need for more greenery, wider footpaths and improved connections and movement through and into other areas of the city centre;*
 - VII. Opportunity for development to improve building quality, activate vacant shopfronts and higher density use of land;*
 - VIII. Improvements needed to the public transit interchange between trains, buses and taxis;*
- 4. Adopts the Young Street Action Plan and recognises the importance of Council leading this direct response to ongoing community feedback. The plan focusses on six key pillars:*
 - I. Working with businesses;*
 - II. Safety in the community;*
 - III. Street presentation;*
 - IV. Development and activation;*
 - V. City connectivity and space; and*
 - VI. Community health and wellbeing;*

- The Young Street Action Plan was created in 2024 to build on the ongoing local momentum for change. It outlines key actions to tackle visible issues in the city centre's transit precinct, such as vacant shops, poorly presented businesses, safety concerns, and a limited variety of retailers.
- There continues to be interest from the community, businesses, and key local stakeholders to improve Young Street, and the surrounding railway and CBD precinct.
- A number of the actions are now embedded within Council's normal service delivery and remain important to the ongoing presentation and functioning of the precinct.

12.2 Young Street Action Plan**Executive Summary**

- Transport and connectivity remain longer-term areas of work, and progression on these initiatives is influenced by Victorian Government priorities, project planning and the provision of further information from the Department of Transport.
- Key highlights for this reporting period include:

- **Community safety initiatives**

Council has continued to implement a range of community safety initiatives within the Young Street precinct aimed at improving, amenity and community confidence. Dedicated Rapid Response Patrols have maintained a visible presence in the area, focusing on compliance with Council's Community Local Law, including smoking and vaping restrictions, alcohol consumption in public places and other amenity-related concerns.

Council has continued to work closely with Victoria Police through a range of established forums, including the Local Safety Committee, Liquor Licensing Meetings and neighbourhood policing engagement activities. These partnerships support intelligence sharing, coordinated responses to emerging issues and joint approaches to improving safety outcomes across the city centre.

Victoria Police have also increased their operational focus within Frankston city centre through a number of targeted initiatives.

Operation Activate commenced on 21 September 2026 and will provide additional frontline police resources within the city centre during peak afternoon periods for a 90-day period. This complements ongoing Operation Pulse activities and further strengthens visible policing and community reassurance within and around the Young Street precinct.

Council has also progressed work associated with enhancing the city's CCTV network, including investigations into opportunities to improve camera coverage and support operational access by Victoria Police. This work supports Council's broader commitment to crime prevention, public safety and improving perceptions of safety within Frankston's activity centres.

Through these combined initiatives, Council and its partners continue to deliver a coordinated, multi-agency approach to community safety that balances enforcement, prevention and community engagement outcomes within the Young Street Precinct.

- **Bus interchange relocation and transport advocacy**

Council continues to advocate to the Victorian Government for a review of bus routes and services across Frankston City. This includes seeking consideration of the proposed relocation of the Young Street Bus Interchange, and the investigation of alternative locations and configurations.

Correspondence has been sent to the Minister for Public Transport and the Department of Transport and Planning in support of this advocacy.

12.2 Young Street Action Plan**Executive Summary**

Council is working with the Department of Transport and Planning to progress transport planning initiatives, including traffic circulation improvements to encourage greater use of the Ring Road and reduce city centre congestion, as well as future investigations into alternative bus interchange locations through the Bus Network Review and associated modelling.

Council continues to advocate for improvements to safety, accessibility and amenity at the Beach Street rail crossing and Frankston Station rail underpass, recognising their importance as key pedestrian connections between the city centre, transport interchange and waterfront precinct.

- **Community Connectors extension**

The continued delivery of the Community Connectors model, delivered in partnership with South East Community Links, supports a coordinated and place-based response to complex community needs.

Council has committed to \$200,000 in the 2026/27 Budget to continue the program for a further 12 months from 1 September 2026, while advocacy continues for ongoing State Government funding to ensure longer-term sustainability.

An extended area trail commenced on 13 July 2026, funded through a partnership between Council, Vicinity and SECL, expanding Community Connector coverage into Beach Street, Station Street Mall, Shannon Street Mall and surrounding areas in response to emerging hotspot activity. Initial results have been positive, demonstrating that earlier engagement is helping connect vulnerable people with supports before issues escalates within the broader CBD.

The trial and Vicinity-funded component are currently scheduled to conclude in October 2026, however Vicinity are undertaking their own evaluation of its impact to inform the decision about whether to commitment to a further extension.

Overall, the program remains a key component of Council's response to complex social issues within the city centre and continues to attract strong support from stakeholders including South East Community Links, Metro Trains and Vicinity Centres, local traders and Victoria Police.

- **Development and urban design**

Continued engagement with property owners to explore development opportunities, including potential site consolidation to unlock future housing, retail and parking outcomes.

Progression of the FMAC Urban Design Guidelines to support high-quality future development.

Future of Young Street Action Plan

- Many of the actions identified in the 2024 Plan were designed as short-to medium-term interventions to address immediate community concerns relating to safety, cleanliness, activation and coordination of services. As a result, a number of these initiatives have now been completed or embedded into Council's core operations.

12.2 Young Street Action Plan**Executive Summary**

- These include activities such as Rapid Response Patrols, city presentation and cleaning services, and business support and engagement. These will continue as part of Council's standard service delivery and do not require ongoing reporting as standalone actions.
- At the same time, several initiatives remain ongoing or are subject to longer-term planning, external partnerships or State Government decision-making.
- An opportunity exists to widen Council's focus on safety, city presentation, urban design and economic development outcomes across the wider Frankston Metropolitan Activity Centre (FMAC) precinct through a refreshed place management model.
- This would allow Council to build on the learnings and successes of the Young Street Action Plan and expand these to the wider precinct, while continuing work on the longer-term actions envisaged in the Young Street Action Plan, like transport advocacy.

Financial Impact

There are no financial implications associated with this report. Any new budget required for future initiatives, including transport investigations, façade grants or development and activation opportunities will be considered through Council's normal budget approval process.

Consultation**1. External Stakeholders**

Delivery of the Action Plan involves ongoing engagement with relevant external stakeholders, including:

- Department of Transport;
- Victoria Police;
- Metro Trains Melbourne;
- South East Community Links;
- Developers;
- Property owners;
- Local businesses

2. Other Stakeholders

Teams within Council involved in the Young Street Action Plan, include: City Positioning & Investment Attraction, Operations, Community Inclusion, Youth & Recreation, Engineering & Civil Infrastructure and Community Safety & Compliance Departments.

Analysis (Environmental / Economic / Social Implications)

Implementation of the Young Street Action Plan contributes to environmental outcomes through continued investment in street presentation, cleanliness and landscaping. Ongoing activities such as increased street and footpath sweeping, litter collection, graffiti removal, inspections and planting maintenance support a cleaner and more attractive precinct.

12.2 Young Street Action Plan
Executive Summary

Transport and connectivity initiatives, including Council's advocacy for improvements to public transport services and continued engagement regarding the bus network, have the potential to support longer-term environmental benefits by encouraging greater use of public transport and reducing reliance on private vehicles. However, the achievement of these outcomes remains dependent on Victoria Government planning, investment and delivery.

The Young Street Action Plan continues to support economic activity within the Frankston's city centre through initiatives focused on business attraction, retention and investment. Ongoing engagement with property owners and commercial agents to identify suitable tenants for vacant premises, together with the Facade Improvement Grants program, are intended to improve business confidence, support private investment and enhance the attractiveness of the precinct for businesses, residents and visitors. Improved transport connections are also expected to support economic activity over time by improving accessibility within the precinct.

The Young Street Action Plan continues to deliver positive social outcomes through actions aimed at improving community safety, accessibility, amenity and wellbeing.

Continued partnerships with organisations such as South East Community Links provide opportunities to connect vulnerable community members with appropriate support services and improve social outcomes within and around the precinct.

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

All matters relevant to the Charter of Human Rights and Responsibilities have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Legal

There are no legal or statutory obligations to consider.

Policy Impacts

The Action Plan is an extension of a number of other initiatives, including the FMAC Structure Plan, positioning work and other endorsed strategies, including the Integrated Transport Strategy and the Economic Development and Skilled Community Strategy.

Gender Impact Assessments

No gender impact assessment was required.

Officer's Declaration of Interests

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

Risk Mitigation

Negative sentiment damages the reputation of Frankston City at a time of growth and development. Council will mitigate the negative commentary around safety and presentation of Young Street through the delivery of the Action Plan initiatives by communicating the initiatives as opportunities and improvements.

12.2 Young Street Action Plan**Executive Summary****Conclusion**

Implementation of the Young Street Action Plan continues to progress across business support, community safety, urban design, transport, community wellbeing and advocacy.

As Council has delivered on the original objectives of the Young Street Action Plan following two years of investment, a future report will be presented to Council considering an alternative place management model incorporating the entire Frankston Metropolitan Activity Centre (FMAC) precinct.

ATTACHMENTS

Attachment A: [📄](#) Young Street Action Plan - Council Update

Item 12.2 Attachment A: Young Street Action Plan - Council Update

Activity No.	Activity/Initiative	AUGUST 2026 UPDATE	Internal Responsibility
Action 1: Working with businesses			
1.1	Build on the Young Street Vacant Commercial Property Program	Ongoing - Council continues to work with property owners and real estate agents to find suitable businesses to fill the vacant commercial properties. A vacancy audit for the CBD area will be released in the coming months.	Acting Manager City Positioning and Investment Attraction - Laura Antoniak
1.2	Council to fund improvements of business frontages along Young Street	Ongoing - Council's ongoing commitment to the Young Street uplift project has continued with the launch of the Façade Improvement Grants this quarter. These grants will provide business owners with support to enhance the external appearance of their commercial properties, contributing to an improved streetscape.	Acting Manager City Positioning and Investment Attraction - Laura Antoniak
1.3	<i>Introduction of new entertainment, activities and attractions for families.</i>	<i>Action is complete, no further reporting required.</i>	Manager Place Activation Arts and Creativity - Tammy Ryan
1.4	Council fee waivers for new businesses opening or enhancing their offer (for example footpath dining) in Young Street.	The fee waiver initiative continues to be offered to any new business wanting to open or enhance their current offering on Young St. Council will continue to support new businesses by providing free Business Concierge services and offering fee waivers where practical.	Manager Community Safety and Compliance - Ron Antonic Acting Manager City Positioning and Investment Attraction - Laura Antoniak
1.5	<i>Council will lead by example and establish a dedicated presence in Young Street</i>	<i>Action is complete, no further reporting required.</i>	Acting Manager City Positioning and Investment Attraction - Laura Antoniak
Action 2: Safety in the community			
2.1	Maintain the increased Rapid Response Patrols in the Young Street precinct.	Rapid Response Patrols have been maintained in the Young Street precinct with dedicated patrols conducted regularly. The focus of these patrols is to ensure compliance to Council's Community Local Law, particularly provisions relating to No Smoking/Vaping and Alcohol consumption in public places.	Manager Community Safety and Compliance - Rob Antonic
2.2	Exploring options to expand CCTV live feed to mobile devices for Victoria Police to access real-time and historical footage while in the field.	Under the April 2025 Election Commitment, Council is assessing available CCTV options that may include the ability for Victoria Police to access cameras via their mobile devices.	Manager Community Safety and Compliance - Rob Antonic
2.3	Continue to work alongside local Police on ongoing safety issues.	Council's Community Safety and Compliance team regularly works alongside local Police via the monthly Local Safety Committee, Frankston Liquor Licensing Meeting and communicating residents safety and crime concerns through to the Frankston Police Community Issues Register.	Manager Community Safety and Compliance - Rob Antonic
Action 3: Street presentation			
3.1	<i>Establishment of a new City Presentation team within Council responsible for:</i> • <i>Daily (including weekends) footpath and street sweeping, graffiti removal and litter collection.</i> • <i>Increased inspections across the precinct, including weekends.</i>	<i>Action is complete, no further reporting required.</i>	Acting Manager Operations - Kris Smallacomb
3.2	<i>Facilities and plantings:</i> • <i>Designed to focus on low maintenance infrastructure where possible.</i> • <i>Planting improvements in roundabouts and planter boxes.</i>	<i>Action is complete, no further reporting required.</i>	Acting Manager Operations - Kris Smallacomb

Item 12.2 Attachment A: Young Street Action Plan - Council Update

Action 4: Development and activation			
4.1	Launch of a Development Activation Program to assist or support appropriate planning applications to: • Encourage consolidation of adjoining properties. • Facilitate, and where appropriate obtain, planning permits on strategically located but otherwise constrained land.	Action is complete, no further reporting required.	Acting Manager City Positioning and Investment Attraction - Laura Antoniak
4.2	Meet with property owners to understand plans and/or hurdles to accelerating development.	Noting previous update, this action is considered complete, no further reporting required.	Acting Manager City Positioning and Investment Attraction - Laura Antoniak
4.3	Complete FMAC Urban Design Guidelines to reinforce Council's commitment to supporting high quality and exemplary development.	The FMAC Urban Design Guidelines have been drafted and feedback from relevant agencies, stakeholders and industry representatives is being incorporated to ensure alignment with Council objectives, and contemporary urban design guidelines best practice. The project is progressing towards consideration by Councillors in late 2026.	Acting Manager Urban Planning and Environment - Brooke Whatmough
ACTION 5: City connectivity and space			
5.1	Work with Department of Transport and Planning (DTP) to develop a Traffic Circulation Plan to encourage use of the Ring Road and reduce traffic congestion	Awaiting updates from the Victorian Government's Department of Transport and Planning. Council is currently advocating for a city-wide bus service review for Frankston City.	Manager Engineering and Civil Infrastructure - Shekar Atla
5.2	Work with DTP to develop a Transport Plan for the Young Street transport hub that includes: Stage 1 - Review current bus interchange locations with DTP and other stakeholders, and undertake Concept Options	Awaiting updates from the Victorian Government's Department of Transport and Planning. Council is currently advocating for a city-wide bus service review for Frankston City.	Manager Engineering and Civil Infrastructure - Shekar Atla
	Stage 2 - Traffic modelling works to test and confirm the effects of moving buses out of Fletcher Road or otherwise, whichever options are considered.		Manager Engineering and Civil Infrastructure - Shekar Atla
5.3	Enhancing Mobility and Safety Stage 1 - Creation of a Connected Network for Walking and Cycling Plan.	Action is complete, no further reporting required.	Manager Engineering and Civil Infrastructure - Shekar Atla
	Stage 2 - Work with DTP to develop options for safety and amenity on Beach Street at rail crossing and Frankston Station rail underpass.	Awaiting updates from the Victorian Government's Department of Transport and Planning.	Manager Engineering and Civil Infrastructure - Shekar Atla
5.4	Investigate alternative parking solutions beginning with an audit of all Council owned car parks, existing car parking time limits, costs.	Car parking investigations will be undertaken in 2026-2027 financial year. -	Manager Engineering and Civil Infrastructure
Action 6: Community health and wellbeing			
6.1	Work with the community service providers to understand their needs/interest and explore viable and appealing alternatives where appropriate.	Ongoing - Council continues to engage with community service providers, health, and key stakeholders within and around the Frankston city centre to better understand service delivery requirement, and emerging community needs.	Manager Community Inclusion Youth and Recreation - Tim Bearup
6.2	Work with stakeholders to identify community in the Young Street Precinct.	Action is complete, reporting is provided on a monthly basis.	Manager Community Inclusion Youth and Recreation - Tim Bearup

Item 12.2 Attachment A: Young Street Action Plan - Council Update

6.3	<i>Identify stakeholders and partners to coordinate an effective approach to address the needs of vulnerable adult community members.</i>	<i>Action is complete, no further reporting required.</i>	Manager Community Inclusion Youth and Recreation - Tim Bearup
ADVOCACY			
7.1	Highlight the need for a bus service review within Frankston's city centre with a focus on Young, Playne and Beach Streets.	Ongoing - Council wrote to both the Minister for Public Transport, Vicki Ward, and the Department of Transport and Planning, requesting a review of bus routes and services across Frankston City. The request includes consideration of the proposed relocation of the Young Street Bus Interchange, and investigate of alternative locations and configurations. Officers also raised this request in a meeting with Victorian Liberal Party candidates ahead of the November state election.	Acting Manager City Positioning and Investment Attraction - Laura Antoniak
7.2	Work with Victoria Police to increase Police/Protective Services Officers presence in the Young Street Precinct.	Vic Pol will commence Operation Activate, with additional frontline police deployed each day from 3pm to 6pm, every day for 90 days. This initiative is due to commence on 21 September. Operation Pulse also continues to operate and support the community.	Manager Community Safety and Compliance - Rob Antonic
7.3	<i>Advocate for Land Tax/Stamp Duty deferrals (or similar) to accelerate development that increases housing in the city centre.</i>	<i>Action is complete – no further reporting required.</i>	Acting Manager City Positioning and Investment Attraction - Laura Antoniak
7.4	<i>Build the profile of the benefits of a connected network of pocket parks and green city centre spaces.</i>	<i>Action is complete – no further reporting required.</i>	Acting Manager City Positioning and Investment Attraction - Laura Antoniak
7.5	Work with Monash University, Metro Trains and community service providers to develop initiatives to change the face of Young Street.	The Monash University Student Social Worker Clinic continues to operate from Frankston Library, and supports other community service providers, including the award winning Community Connectors to engage and connect community members with supports available to them	Manager Community Inclusion Youth and Recreation - Tim Bearup

Executive Summary**12.3 Consolidated Financial Report and Performance Statement for the year ended 30 June 2026**

Enquiries: (Marion Greig: Chief Operating Office)

Email: Marion.Greig@frankston.vic.gov.au

Council Plan

Level 1:

Level 2:

Council Performance and Leadership

Provide good governance and ensure Councillors are demonstrating to the community the highest standards of, integrity, transparency, respect, and accountability

Purpose

To approve, in principle, the Consolidated Financial Report and the Performance Statement for the financial year ended 30 June 2026, following which the documents will be submitted to the Victorian Auditor-General Office.

Recommendation (Chief Operating Officer)

That Council:

1. Notes the Draft Consolidated Financial Report and Draft Performance Statement for the year ended 30 June 2026 was provided to the Audit and Risk Committee and the Victorian Auditor-General's Office for in principle support prior to adoption by Council;
2. Approves and adopts in principle, the Draft Consolidated Financial Report and Draft Performance Statement for the year ended 30 June 2026; and
3. Authorises the Mayor Cr Sue Baker and the Deputy Mayor Cr Cherie Wanat, to sign and certify the Consolidated Financial Report and Performance Statement, including any minor amendments arising from the external audit process and agreed with the Victorian Auditor-General's Office.

Key Points / Issues

- The Victorian Auditor-General's Office (VAGO) is finalising its review of the Consolidated Financial Report and Performance Statement and all supporting information.
- The Audit and Risk Committee (ARC) met on Thursday, 10 September 2026 and Wednesday 30 September 2026 to consider and review the 2025-2026 Annual Consolidated Financial Report and Performance Statement. VAGO representatives were also in attendance at both meetings.
- The ARC was satisfied with the Draft Consolidated Financial Report and Draft Performance Statement for the year 1 July 2025 to 30 June 2026 and has recommended they be formally approved and adopted in principle by Council.
- The ARC also recommends to Council, that the Principal Accounting Officer be authorised to make non-material changes and material amendments as determined by VAGO. Any material amendments must be consulted to the ARC and Council prior to such amendments being made, and as soon as practicable.

12.3 Consolidated Financial Report and Performance Statement for the year ended 30 June 2026

Executive Summary

- The Consolidated Financial Report and Performance Statement, once agreed to by Council and the VAGO, form part of the Annual Report to be presented to the Minister.
- Copies of the Draft Consolidated Financial Report (**Attachment A**) and Draft Performance Statement are attached (**Attachment B**). VAGO has indicated the Consolidated Financial Report and Performance Statement will be signed unconditionally and without qualification.

Summary of Financial Results:

Net Operating Result: The net operating result is the net financial position and includes the impact of non-operating or once off items such as capital grants. This net position is used to fund the capital works program.

	Actual 2025-26 \$'000	Prior Year Actual \$'000	Movement v Prior Year \$'000	Budget 2025-26 \$'000	Variance v Budget \$'000
Peninsula Leisure					
Income	14,635	15,356	(721)	16,712	(2,077)
Expenditure	14,759	14,836	(77)	16,065	(1,306)
Operating Surplus / (Deficit)	(124)	520	(644)	647	(771)
Frankston City Council					
Income	262,706	240,878	21,828	238,980	23,726
Expenditure	236,060	225,527	10,533	216,705	19,355
Operating Surplus / (Deficit)	26,646	15,351	11,295	22,275	4,371
Consolidated Operating Surplus/(Deficit)	26,522	15,871	10,651	22,922	3,600

Net Underlying Result: The net underlying result is directly attributable to operations and excludes items such as capital grants and contributions, non-monetary assets and asset write offs. The impact of the underlying operating result is of most interest as this is a **key indicator of financial performance**.

	Actual 2025-26 \$'000	Prior Year Actual \$'000	Movement v Prior Year \$'000	Budget 2025-26 \$'000	Variance v Budget \$'000
Frankston City Council					
Income	262,706	240,878	21,828	238,980	23,726
Expenditure	236,060	225,527	10,533	216,705	19,355
Operating Surplus	26,646	15,351	11,295	22,275	4,371
Less					
Capital Grants	28,479	19,907	8,572	25,557	2,922
Contributions monetary	2,370	2,880	(510)	2,727	(357)
Contributions non-monetary	13,598	7,221	6,377	800	12,798
Add					
Asset Write Offs	6,604	13,836	(7,232)	-	6,604
Underlying Surplus/(Deficit)	(11,197)	(821)	(10,376)	(6,809)	(4,388)
Peninsula Leisure					
Income	14,635	15,356	(721)	16,712	(2,077)
Expenditure	14,759	14,836	(77)	16,065	(1,306)
Operating Surplus/(Deficit)	(124)	520	(644)	647	(771)
Underlying Surplus/(Deficit)	(124)	520	(644)	647	(771)
Consolidated Underlying Surplus/(Deficit)	(11,321)	(301)	(11,020)	(6,162)	(5,159)

**12.3 Consolidated Financial Report and Performance Statement for the year ended
30 June 2026****Executive Summary****Financial Impact compared to Prior Year**

The draft unaudited Consolidated Financial Report highlights compared with prior year are as follows:

- The **net operating result** surplus as presented in the Comprehensive Income Statement is \$26.522m, up \$10.651m from \$15.871m in 2024-2025.
- The **net underlying result** – which is directly attributable to operations and excludes items such as capital grants and developer contributions, non-monetary assets and asset write offs is \$11.321m deficit which is a decline of \$11.020m compared to 2024-2025.
- Key reasons in the decline of the **net underlying result** of \$11.020m on the prior year include:
 - User fees and charges increased by \$0.714m mainly due to higher volumes in waste management up \$0.876m.
 - Materials and services of \$86.590m are \$6.411m higher than the prior year mainly due to higher waste collection and disposal volumes up \$2.573m (offset in user fees), and a higher level of Works in progress of \$4.445m that were unable to be capitalised up \$2.505m from \$1.940m in 2024-2025.
 - Depreciation expenses of \$46.700m in 2025-2026 have increased by \$4.152m compared with 2024-2025. The increase reflects the increased revaluation of building and infrastructure assets, following the application of AASB 2022-10.
- In addition to the above, the following movements affected the overall **net operating result**:
 - Capital grants of \$28.479m were received in 2025-2026 compared to \$19.907m in 2024-2025. The increase of \$8.572m is attributable to the timing of the higher grants for buildings \$15.965m (predominantly for Frankston Basketball & Gymnastics Centre Upgrade) offset by lower grants for off street car parks \$5.286m (noting the completion of Kananook Commuter Car Park in 2024-2025) and parks/open space \$2.711m (noting the completion of Sandfield Reserve projects in 2024-2025).
 - Monetary contributions of \$2.370m in 2025-2026 have decreased slightly by \$0.510m from \$2.880m in 2024-2025. The decrease is mainly due to lower public open space contributions from developers \$0.771m.
 - Non-monetary contributions of \$13.598m in 2025-2026 have increased by \$6.377m compared to 2024-2025 due to an increase in gifted buildings, related to the Kindergarten Infrastructure and Service Plan, and land, roads, footpaths and drainage received relating to subdivisions within the municipality.
 - Other expenses of \$11.576m have decreased by \$6.547m from \$18.123m in 2024-2025, mostly related to lower write offs from the carrying amount of assets in infrastructure.

Financial Impact against budget

The **net operating result** surplus for the 2025-2026 financial year is \$26.522m. This is \$3.600m favourable to the budget of \$22.922m.

**12.3 Consolidated Financial Report and Performance Statement for the year ended
30 June 2026****Executive Summary**

Excluding Capital income, developer contributions and asset write offs, the **underlying operating deficit** of \$11.321m is \$5.159m unfavourable to the budget deficit of \$6.162m which is largely impacted by the following variances:

- Operating Grants had a favourable actual to budget variance of \$5.181 million primarily due to the early receipt of 80% of the 2026-2027 Financial Assistance Grants from the Commonwealth Government totalling \$9.130 million. The payment pattern for these grants continues to change with the 2025-2026 grant received 50% in advance, the 2024-2025 grant received on time, while the 2023-2024 grant was received 100% in advance in 2022-2023.
- Other income had a favourable actual to budget variance of \$2.024 million due to higher interest received from investments \$1.522 million, property leases \$0.321 million, sponsorships \$0.074 million and various reimbursements \$0.137 million.
- Employee Costs of \$100.783m were on budget and reflect Frankston City Council's decision to cease delivery of selected Commonwealth Home Support Program (CHSP) aged care services on 30 June 2026.
- Depreciation had an unfavourable actual to budget variance of \$8.698 million due to increased revaluation of infrastructure assets, following the application of AASB 2022-10. In addition, unbudgeted depreciation on gifted and found assets totalled \$0.447 million.

In addition to the above, the following movements affected the overall net operating result variance to budget:

- Capital grants of \$28.479m had a favourable actual to budget variance of \$2.922 million primarily due to the timing of project milestones and project delivery.
- Monetary contributions had an unfavourable actual to budget variance of \$0.357 million primarily due to lower cash contributions received of \$0.291 million relating to subdivisions within the municipality and lower capital contributions of \$0.229 million as a result of realignment to project funding sources.
- Non-monetary contributions had a favourable actual to budget variance of \$12.798 million due to an increase in gifted buildings, related to the Kindergarten Infrastructure and Service Plan, and land, roads, footpaths and drainage received relating to subdivisions within the municipality.
- Other expenditure had an unfavourable actual to budget variance of \$6.590 million mainly due to write offs of the carrying amount of assets disposed. Infrastructure assets contributed \$2.249 million, Frankston District Basketball Stadium \$2.833 million, Langwarrin Community Centre \$0.900 million and other Land and Buildings \$0.572 million.

Other Financial Information

- Council delivered a capital works program of \$71.809m in 2025-2026 only \$1.053m under a budget of \$72.862m and up from \$57.688m in 2024-2025.
- Council's working capital ratio is 1.54 to 1 in 2025-2026 and depicts a satisfactory financial position and is slightly improved on the 1.41 result in 2024-2025.
- Council's restricted cash of \$35.634m in 2025-2026 has decreased by \$6,815 from \$42.449m in 2024-2025. Movement is as a result of a reduction in carried forward capital works projects and conditional unspent grants.

12.3 Consolidated Financial Report and Performance Statement for the year ended 30 June 2026

Executive Summary

- The balance of rates receivable has increased by \$0.770m to \$30.508m in 2025-2026 from \$29.738m in 2024-2025 (\$24.751 in 2023-2024, \$19.580m in 2022-2023). This reflects the continued impact of the economic environment and cost of living pressures on the community. Council has commenced a targeted SMS reminder campaign for ratepayers in arrears which has helped stabilise the debt level and continues to work closely with residents experiencing hardship. See recent trend in graph below.



- The Balance Sheet remains in a stable net asset position noting borrowing levels have decreased by \$10.306m to \$36.049m in 2025-2026 from \$46.355m in 2024-2025 following the repayment of an interest only loan in June 2026.

Asset revaluations

- The table below summarises the valuation status and movement in asset valuations undertaken in 2025-2026:

Asset Class	Valuation	Valuation movement \$'000	%
Land	Full revaluation	90,727	9.86%
Buildings	Full revaluation	178,383	56.45%
Roads (including Kerb and Channel)	Index revaluation	18,355	4.56%
Bridges	Full revaluation	- 2,731	-13.40%
Footpaths and cycleways	Index revaluation	- 1,100	-1.30%
Drainage	Index revaluation	7,192	4.19%
Open Space	Full revaluation	9,794	9.09%
Carpark	Index revaluation	1,084	3.16%
Other Infrastructure	Index revaluation	- 451	-3.42%
	Total	301,253	

**12.3 Consolidated Financial Report and Performance Statement for the year ended
30 June 2026****Executive Summary****Draft unaudited 2025-2026 Performance Statement highlights:**

- Staff turnover reduced from 11.27% to 9.94% in 2025-2026, reflecting a stable workforce and Council's continued investment in employee engagement, wellbeing, leadership development, and workforce capability initiatives.
- Participation in Maternal and Child Health services increased from 73.83% to 78.34%, highlighting strong engagement with families and continued access to important health and wellbeing services.
- Community satisfaction with Council's consultation and engagement increased from 70 to 75, demonstrating continued improvement in Council's engagement with the community.
- Planning applications decided within required timeframes achieved a result of 75.17%, exceeding the target of 70% and continuing Council's consistent performance in meeting statutory planning requirements
- Infrastructure assets per head of population increased from \$8,542.67 to \$10,126.75, reflecting Council's continued investment in infrastructure to support the needs of the growing community.

Council oversight of subsidiary:

During the 2025-2026 financial year, Council has continued to oversee the governance of its subsidiary Peninsula Leisure Pty Ltd (PL). There have been facilitated discussions through the following forums:

- Briefings with the Mayor, Chief Executive Officer, Director Corporate and Commercial Services of Frankston City Council and Chair of the Board and Chief Executive Officer of PL.
- Quarterly financial and activity reports have been provided to Councillors.
- Council's Director Corporate and Commercial Services is an ex officio member of the Peninsula Leisure Board.

Consultation

This report does not require community consultation. The audited Consolidated Financial Report and Performance Statement will be made available as a public document via the Annual Report for 2025-2026 following the VAGO approval.

These Statements report back to the community on Council's performance against Council's 2025-2026 Annual Budget and Council's performance against measures and targets for key strategic objectives specified in the 2025-2026 Annual Budget, both of which were adopted following community consultation.

The draft Consolidated Financial Report and Performance Statement have been reviewed by the Executive Leadership Team (ELT), endorsed by ARC and provided to the VAGO as part of the external audit process. Following completion of these reviews and in-principle support, the documents are now presented to Council for formal adoption and certification.

**12.3 Consolidated Financial Report and Performance Statement for the year ended
30 June 2026****Executive Summary****Legal / Policy / Council Plan Impact**Legal

The *Local Government Act 2020* (the Act) requires that Council give approval in principle to the submission of the Financial Report and the Performance Statement to the external auditor.

Officer's Declaration of Interests

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

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.

Risk Mitigation

The Consolidated Financial Report and Performance Statement have been audited by Council's external auditors (Victorian Auditor-General's Office).

The ARC reviewed the draft unaudited Consolidated Financial Report and draft unaudited Consolidated Performance Statement for the year 1 July 2025 to 30 June 2026 and recommended to Council that they be adopted in principle.

Conclusion

The draft unaudited 2025-2026 Consolidated Financial Report and Performance Statement reflects a challenging financial position with caution and tight cost control occurring in most areas of the organisation. Council will continue to closely monitor its position to ensure long-term sustainability.

ATTACHMENTS

Attachment A: [↓](#) Draft Consolidated annual financial statements 2025-2026

Attachment B: [↓](#) Performance Statement 2025-2026



Draft unaudited Consolidated Financial Statements

2025-2026

Frankston City Council

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Frankston City Council

Certification of Financial Statements

In my opinion the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, Australian Accounting Standards and other mandatory professional reporting requirements.

.....
Caroline Reidy CPA

Principal Accounting Officer

Dated: 6 October 2026

30 Davey Street, Frankston Victoria, Australia

In our opinion the accompanying Financial Statements present fairly the consolidated financial transactions of Frankston City Council for the year ended 30 June 2026 and the consolidated financial position of Council as of that date.

At the date of signing, we are not aware of any circumstances that would render any particulars in the financial statements to be misleading or inaccurate

We have been authorised by Council on 5 October 2026 and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the Financial Statements in their final form.

.....
Cr Sue Baker

MAYOR

Dated: 6 October 2026

30 Davey Street, Frankston Victoria, Australia

.....
Cr Cherie Wanat

DEPUTY MAYOR

Dated: 6 October 2026

30 Davey Street, Frankston Victoria, Australia

.....
Tennille Bradley

CHIEF EXECUTIVE OFFICER

Dated: 6 October 2026

30 Davey Street, Frankston Victoria, Australia

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Frankston City Council

Consolidated Comprehensive Income Statement

For the year ended 30 June 2026

	Note	2026 \$'000	2025 \$'000
Income / Revenue			
Rates and charges	3.1	156,052	151,693
Statutory fees and fines	3.2	6,467	6,636
User fees	3.3	32,980	32,266
Grants - operating	3.4	27,437	27,442
Grants - capital	3.4	28,479	19,907
Contributions - monetary	3.5	2,370	2,880
Contributions - non-monetary	3.5	13,598	7,221
Net gain on disposal of property, plant and equipment	3.6	936	(47)
Other income	3.7	8,038	7,327
Total income / revenue		276,357	255,325
Expenses			
Employee costs	4.1	100,783	94,942
Materials and services	4.2	86,592	80,179
Depreciation	4.3	46,700	42,548
Amortisation - intangible assets		1,642	1,497
Depreciation - right of use assets	5.8	481	252
Movement in allowance for impairment losses	4.4	154	249
Borrowings costs	4.5	1,860	1,632
Finance costs - leases		47	32
Other expenses	4.6	11,576	18,123
Total expenses		249,835	239,454
Surplus for the year		26,522	15,871
Other comprehensive income			
Net asset revaluation gain / (loss)	6.2	301,253	88,156
Total other comprehensive income		301,253	88,156
Total comprehensive result		327,775	104,027

The above Consolidated Comprehensive Income Statement should be read in conjunction with the accompanying notes.

For Officer Use Only

Frankston City Council
Consolidated Balance Sheet
As at 30 June 2026

	Note	2026 \$'000	2025 \$'000
Assets			
Current assets			
Cash and cash equivalents	5.1	60,740	74,408
Other financial assets	5.1	19,220	17,629
Trade and other receivables	5.1	39,290	38,343
Contract assets	5.1	1,417	3,307
Inventories		210	200
Other assets	5.2	330	330
Prepayments	5.2	3,284	2,015
Non-current assets classified as held for sale	6.1	707	1,104
Total current assets		125,198	137,336
Non-current assets			
Trade and other receivables	5.1	353	306
Other financial assets	5.1	2,007	2,007
Property, infrastructure, plant and equipment	6.2	2,541,152	2,204,459
Right-of-use assets	5.8	1,475	573
Intangible assets	5.2	3,196	3,428
Total non-current assets		2,548,183	2,210,773
Total assets		2,673,381	2,348,109
Liabilities			
Current liabilities			
Trade and other payables	5.3	23,880	17,734
Trust funds and deposits	5.3	11,269	8,944
Contract and other liabilities	5.3	19,911	30,878
Provisions	5.5	19,675	20,020
Interest-bearing liabilities	5.4	6,231	19,797
Lease liabilities	5.8	554	241
Total current liabilities		81,520	97,614
Non-current liabilities			
Provisions	5.5	4,075	3,969
Interest-bearing liabilities	5.4	29,818	26,558
Lease liabilities	5.8	938	366
Total non-current liabilities		34,831	30,893
Total liabilities		116,351	128,507
Net assets		2,557,030	2,219,602
Equity			
Accumulated surplus		918,580	873,931
Reserves	9.1	1,638,450	1,345,671
Total equity		2,557,030	2,219,602

The above Consolidated Balance Sheet should be read in conjunction with the accompanying notes.

Frankston City Council

Consolidated Statement of Changes in Equity
For the year ended 30 June 2026

2026		Total	Accumulated surplus	Revaluation reserve	Other reserves
	Note	\$'000	\$'000	\$'000	\$'000
Balance at beginning of financial year		2,219,602	873,931	1,303,725	41,946
Surplus for the year		26,522	26,522	-	-
Prior year adjustment - found assets		9,653	9,653	-	-
Net asset revaluation gain	9.1(a)	301,253	-	301,253	-
Transfers to other reserves	9.1(b)	-	(21,386)	-	21,386
Transfers from other reserves	9.1(b)	-	29,860	-	(29,860)
Balance at end of the financial year		2,557,030	918,580	1,604,978	33,472

2025		Total	Accumulated surplus	Revaluation reserve	Other reserves
	Note	\$'000	\$'000	\$'000	\$'000
Balance at beginning of financial year		2,114,964	863,304	1,215,569	36,091
Surplus for the year		15,871	15,871	-	-
Prior year adjustment - found asset		611	611	-	-
Net asset revaluation gain	9.1(a)	88,156	-	88,156	-
Transfers to other reserves	9.1(b)	-	(14,178)	-	14,178
Transfers from other reserves	9.1(b)	-	8,323	-	(8,323)
Balance at end of the financial year		2,219,602	873,931	1,303,725	41,946

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Frankston City Council
Consolidated Statement of Cash Flows
For the year ended 30 June 2026

	Note	2026 Inflows/ (Outflows) \$'000	2025 Inflows/ (Outflows) \$'000
Cash flows from operating activities			
Rates and charges		155,693	147,004
Statutory fees and fines		6,102	6,119
User fees		34,777	31,696
Grants - operating		25,932	28,048
Grants - capital		18,364	30,424
Contributions - monetary		2,767	2,880
Interest received		3,592	2,531
Trust funds and deposits taken		30,477	22,565
Other receipts		4,468	4,679
Net GST receipt/(payment)		(96)	537
Employee costs		(98,081)	(92,976)
Materials and services		(80,229)	(85,558)
Short-term, low-value and variable lease payments		(842)	(579)
Trust funds and deposits repaid		(28,147)	(20,257)
Other payments		(4,128)	(3,706)
Net cash provided by operating activities	9.2	70,649	73,407
Cash flows from investing activities			
Payments for property, infrastructure, intangibles, plant and equipment		(71,966)	(58,063)
Proceeds from sale of property, infrastructure, plant and equipment	3.6	1,957	1,878
Net proceeds for investments		(1,592)	(7,582)
Net cash used in investing activities		(71,601)	(63,767)
Cash flows from financing activities			
Finance costs		(1,862)	(1,627)
Proceeds of borrowings		9,490	9,732
Repayment of borrowings		(19,797)	(1,193)
Interest paid - lease liabilities		(47)	(33)
Repayment of lease liabilities		(500)	(247)
Net cash provided by/(used) in financing activities		(12,716)	6,632
Net increase/(decrease) in cash and cash equivalents		(13,668)	16,272
Cash and cash equivalents at the beginning of the financial year		74,408	58,136
Cash and cash equivalents at the end of the financial year	9.3	60,740	74,408
Financing arrangements	5.6		

The above Consolidated Statement of Cash Flows should be read in conjunction with the accompanying notes.

Frankston City Council
Consolidated Statement of Capital Works
For the year ended 30 June 2026

	2026 \$'000	2025 \$'000
Property		
Land	-	382
Total land	-	382
Buildings	41,248	14,778
Total buildings	41,248	14,778
Total property	41,248	15,160
Plant and equipment		
Plant, machinery and equipment	3,232	3,050
Fixtures, fittings and furniture	498	170
Computers and telecommunications	1,803	1,949
Library books	541	439
Total plant and equipment	6,074	5,608
Infrastructure		
Roads	6,309	4,980
Bridges	162	429
Footpaths and cycleways	3,477	4,055
Drainage	1,777	1,289
Recreational, leisure and community facilities	4,999	6,809
Waste management	207	-
Parks, open space and streetscapes	7,272	13,884
Off street car parks	284	5,474
Other infrastructure	-	-
Total infrastructure	24,487	36,920
Total capital works expenditure	71,809	57,688
Represented by:		
New asset expenditure	16,815	21,404
Asset renewal expenditure	30,063	26,375
Asset expansion expenditure	13,262	2,295
Asset upgrade expenditure	11,669	7,614
Total capital works expenditure	71,809	57,688

The above Consolidated Statement of Capital Works should be read in conjunction with the accompanying notes.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 1 OVERVIEW

Introduction

Frankston City Council was established by an Order of the Governor in Council on 15 December 1994 and is a body corporate. The Council's main office is located at 30 Davey Street, Frankston, Victoria.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Consolidated Comprehensive Income Statement, Consolidated Balance Sheet, Consolidated Statement of Changes in Equity, Consolidated Statement of Cash Flows, Consolidated Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board (AASB), the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- The fair value of buildings, infrastructure, plant and equipment (refer to note 6.2)

Council applies significant judgement in determining the characteristics of land that market participants would take into account when pricing the asset, including whether planning, use or ownership restrictions are characteristics of the land that would transfer to market participants or are specific to Council as the current holder. For land held primarily to provide service capacity, Council applies the not-for-profit public sector requirements of AASB 13 and generally treats current use as highest and best use unless the conditions for an alternative use in AASB 13.Aus29.1-Aus29.2 are met. These judgements affect the valuation technique and adjustments applied to specialised land. Refer to Notes 6.2 and 8.4.

- The determination of depreciation for buildings, infrastructure, plant and equipment (refer to note 6.2)

- The determination of employee provisions (refer to note 5.5)

- The determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 *Revenue from Contracts with Customers* or AASB 1058 *Income of Not-for-Profit Entities* (refer to note 3.4)

Frankston City Council
Notes to the Financial Statements
For the year ended 30 June 2026

Note 1 OVERVIEW (continued)

1.1 Basis of accounting (continued)

- The determination, in accordance with AASB 16 Leases, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to note 5.8)
- Other areas requiring judgements

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation and a disclosure has been made of any material changes to comparatives.

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

1.2 Impacts of other external events

Council has considered ongoing external events that have contributed to volatility in international markets, disrupted global supply chains and increased inflationary pressure, including the risk that they may cause significant changes in the carrying values of assets and liabilities in the next financial year, and has concluded that there is no material impact on the 2025-26 financial report that requires additional disclosure.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 2 Analysis of our results

Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its 2025-2026 Annual Budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 per cent or \$1 million where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Note 2.1.1 Income / Revenue and Expenditure

	Budget 2026 \$'000	Actual 2026 \$'000	Variance \$'000	Variance % Ref.
Income / Revenue				
Rates and charges	155,780	156,052	272	0.17%
Statutory fees and fines	6,984	6,467	(517)	(7.40%)
User fees	33,740	32,980	(760)	(2.25%)
Grants - operating	22,256	27,437	5,181	23.28% 1.
Grants - capital	25,557	28,479	2,922	11.43% 2.
Contributions - monetary	2,727	2,370	(357)	(13.09%) 3.
Contributions - non-monetary	800	13,598	12,798	1599.75% 4.
Net gain on disposal of property, infrastructure, plant and equipment	1,022	936	(86)	(8.41%)
Other income	6,014	8,038	2,024	33.65% 5.
Total income / revenue	254,880	276,357	21,477	8.43%
Expenses				
Employee costs	100,756	100,783	(27)	(0.03%)
Materials and services	84,299	86,592	(2,293)	(2.72%) 6.
Depreciation	38,002	46,700	(8,698)	(22.89%) 7.
Amortisation - Intangible assets	1,230	1,642	(412)	(33.50%) 8.
Depreciation - Right of use assets	355	481	(126)	(35.49%) 9.
Movement in allowance for impairment losses	256	154	102	39.84% 10.
Borrowing costs	2,047	1,860	187	9.14%
Finance costs - leases	27	47	(20)	(74.07%) 11.
Other expenses	4,986	11,576	(6,590)	(132.17%) 12.
Total expenses	231,958	249,835	(17,877)	(7.71%)
Surplus for the year	22,922	26,522	3,600	15.71%

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Ref	Explanation
1. Grants - operating	
	Grants – operating had a favourable actual to budget variance of \$5.181 million primarily due to the early receipt of 80% of the 2026-2027 Financial Assistance Grants from the Commonwealth Government totalling \$9.130 million. The payment pattern for these grants continues to change with the 2025-2026 grant received 50% in advance, the 2024-2025 grant received on time, while the 2023-2024 grant was received 100% in advance in 2022-2023.
2. Grants - capital	
	Grants – capital had a favourable actual to budget variance of \$2.922 million primarily due to the timing of project milestones and project delivery.
3. Contributions - monetary	
	Contributions – monetary had an unfavourable actual to budget variance of \$0.357 million primarily due to lower cash contributions received of \$0.291 million relating to subdivisions within the municipality and lower capital contributions of \$0.229 million as a result of realignment to project funding sources. This has been offset by higher contributions received for revegetation of \$0.087 million and the Accessible Beach project \$0.056 million.
4. Contributions - non-monetary	
	Contributions – non-monetary assets had a favourable actual to budget variance of \$12.798 million due to unbudgeted gifted buildings, related to the Kindergarten Infrastructure and Service Plan, and land, roads, footpaths and drainage received relating to subdivisions within the municipality. These items fluctuate widely from year to year and are generally not budgeted.
5. Other income	
	Other income had a favourable actual to budget variance of \$2.024 million due to higher interest received from investments \$1.522 million from better than expected deposit rates, property leases \$0.321 million, unexpected sponsorship income \$0.074 million for the accessible beach program and various reimbursements \$0.137 million.
6. Materials and services	
	Materials and services had an unfavourable variance of \$2.293 million due to the higher amount of work in progress expensed \$2.945 million offset by lower waste collection and disposal costs \$0.753 million.
7. Depreciation	
	Depreciation had an unfavourable actual to budget variance of \$8.698 million due to increased revaluation of infrastructure assets, following the application of AASB 2022-10, in 2024-2025 after the budget was set for 2025-2026. In addition, unbudgeted depreciation on gifted and found assets totalled \$0.447 million.
8. Amortisation - intangible assets	
	Amortisation - Intangible assets had an unfavourable variance of \$0.412 million due to the increase in value of software assets added to the register in 2025-2026.
9. Depreciation - Right of use assets	
	Depreciation – Right of use assets had an unfavourable actual to budget variance of \$0.126 million due to the Peninsula Leisure operating leases budgeted under other expenses. This has been offset by the delayed rollout of new leased laptops for staff.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Ref	Explanation
10. Movement in allowance for impairment losses	
	Allowance for impairment losses had a favourable actual to budget variance of \$0.102 million mainly due to the lower provision for parking fines.
11. Finance costs - leases	
	Finance costs – leases had an unfavourable actual to budget variance due to the Peninsula Leisure operating leases budgeted under other expenses.
12. Other expenses	
	Other expenditure had an unfavourable actual to budget variance of \$6.590 million mainly due to write-offs of the carrying amount of assets written off that are being replaced through the capital works program. Infrastructure assets contributed \$2.249 million, Frankston District Basketball Stadium \$2.833 million, Langwarrin Community Centre \$0.900 million and other Land and Buildings \$0.572 million. These were offset by lower learning & development costs \$0.265 million across the organisation.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

2.1.2 Capital Works

	Budget 2026 \$'000	Actual 2026 \$'000	Variance \$'000	Variance %	Ref.
Property					
Buildings	36,872	41,248	4,376	11.87%	1.
Total buildings	36,872	41,248	4,376	11.87%	
Total property	36,872	41,248	4,376	11.87%	
Plant and equipment					
Plant, machinery and equipment	3,545	3,232	(313)	(8.83%)	
Fixtures, fittings and furniture	500	498	(2)	(0.40%)	
Computers and telecommunications	2,285	1,803	(482)	(21.09%)	2.
Library books	560	541	(19)	(3.39%)	
Total plant and equipment	6,890	6,074	(816)	(11.84%)	
Infrastructure					
Roads	7,034	6,309	(725)	(10.31%)	3.
Bridges	155	162	7	4.52%	
Footpaths and cycleways	3,927	3,477	(450)	(11.46%)	4.
Drainage	2,768	1,777	(991)	(35.80%)	5.
Recreational, leisure and community facilities	5,464	4,999	(465)	(8.51%)	
Waste Management	225	207	(18)	(8.00%)	
Parks, open space and streetscapes	9,387	7,272	(2,115)	(22.53%)	6.
Off street car parks	140	284	144	102.86%	7.
Total infrastructure	29,100	24,487	(4,613)	(15.85%)	
Total capital works expenditure	72,862	71,809	(1,053)	(1.45%)	
Represented by:					
New asset expenditure	17,452	16,815	(637)	(3.79%)	
Asset renewal expenditure	29,871	30,063	192	0.64%	
Asset expansion expenditure	13,309	13,262	(47)	(0.35%)	
Asset upgrade expenditure	12,230	11,669	(561)	(4.81%)	
Total capital works expenditure	72,862	71,809	(1,053)	(1.45%)	

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Ref	Explanation
1. Buildings	A significant portion of the Capital Works Program expenditure was delivered on buildings & facilities (\$41.248 million), the majority of this amount three major multi-year projects. A number of budget adjustments were endorsed throughout the year at Mid-Year Budget Review including the acceleration of the expenditure on the Frankston Stadium project (\$3 million).
2. Computers and telecommunications	Under expenditure of \$0.482 million was primarily due to the deferred delivery of the multi-year Asset Management System Renewal project (\$0.365 million) which was adjusted at Mid-Year Budget Review.
3. Roads	Roads were underspent by \$0.725 million, primarily due to the deferred delivery of the Baxter Park Access Road Upgrade and Jubilee Park Stadium Traffic Management Strategy which were adjusted at Mid-Year Budget Review.
4. Footpaths and cycleways	Footpaths and cycleways were under spent by \$0.450 million due to deferred delivery of the path construction at George Pentland Botanic Gardens (\$0.150 million) and Robinsons Road (Bayside Christian College To Baxter Trail) Shared User Path (\$0.068 million), and project savings on Cranbourne-Frankston Road Shared User Path Renewal (\$0.118 million).
5. Drainage	Drainage was under spent by \$0.991 million, primarily due to the deferral of works on Baxter Park Dam Safety Improvements (\$0.714 million) at Mid-Year Budget Review, and project savings in minor drainage works at various locations.
6 Parks, open space and streetscapes	Under expenditure of \$2.117 million was primarily due to the deferred delivery of the multi-year Street Light Renewal Program - LED Conversion (\$1.868 million) and Frankston Regional Arts Trail (\$0.667 million) which were adjusted at Mid-Year Budget Review.
7. Off street car parks	Over expenditure in Off street carparks is due to the delivery of carry over expenditure on the Kananook Commuter Car Park.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 2.2 Analysis of Council results by program

Council delivers its functions and activities through the following services.

Community Development

Community Development builds resiliency and strength in the community through the broad delivery of inclusive and accessible activities, services, campaigns, partnerships and community spaces.

Community Health

Community Health enhances the health and wellbeing of individuals, families, and the community by empowering them to grow and thrive through accessing supports and services.

Community Safety

Community Safety supports people to feel protected and safe in the community regarding animal management, building services, environmental and public health, city safety and the enforcement of local laws.

Sports and Recreation

Sports and Recreation encourages people to be active through access to a diverse range of sport and leisure activities, whilst supporting sporting clubs and their use of facilities to ensure they are fit for purpose and accessible to all.

Biodiversity and Open Space

Biodiversity and Open Space ensures the natural environment is protected and enhanced to provide safe, diverse and engaging open spaces and natural reserves for the community while supporting biodiversity values to sustain our unique flora and fauna.

Climate Change Action

Climate Change Action manages Council's climate change response and supports the community to mitigate impacts, build resilience and manage vulnerabilities.

Integrated Water

Integrated Water provides stormwater protection for property, assists the community to enjoy healthy waterways, and provides leadership and support for the sustainable use of water resources and protection of the environment.

Waste Circularity

Waste Circularity demonstrates leadership in providing solutions to conserve resources and divert waste from landfill and educate and enable the Frankston City community to reduce waste through avoidance, reduction, sharing, resale and reuse.

Arts and Culture

Arts and Culture enhances Frankston's cultural landscape by supporting vibrant arts programs, dynamic events, and first-class performing arts and library facilities, creating opportunities for everyone to inspire, learn, and connect.

Transport Connectivity

Transport Connectivity manages the infrastructure needed to ensure the community is physically connected, journeys are safe and there is access to an efficient transport network be it drive, ride, cycle or walk.

City Growth and Investment

City Growth and Investment fosters the development of a sustainable and prosperous local economy. Positioning Frankston as the prime destination for investment and development.

City Planning

City Planning works in partnership with stakeholders to plan, design and deliver a vibrant, liveable City, with sustainable development and adequate parking, in line with the Frankston Planning Scheme.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 2.2 Analysis of Council results by program (continued)

Council Strategy and Performance

Council Strategy and Performance provides integration of key strategic documents that are developed and supported through community engagement and advocacy with our stakeholders; we ensure transparency through our reporting and communications.

Governance

Governance provides advice to the organisation and Councillors, in accordance with legislative requirements and best practice, with our aim to optimise outcomes for the community.

Financial Management

Financial Management provides leadership and support in managing the financial health and long term sustainability of Council.

Asset Management

Asset management provides effective stewardship of public assets to ensure long-term sustainability and adequately support current and future service delivery.

People, Culture and Workforce Management

People, Culture and Workforce Management manages and develops a high-performing workforce, strong organisational culture and maintaining a safe and inclusive workplace.

Customer Service and Experience

Customer Service and Experience ensures an interface between customers and council services by listening to customer needs, communication of council services and responding to customer experience with improved service provision.

Technology and Information

Technology and Information supports the effective delivery and management of technology and information to enhance service delivery, efficiency, and community engagement.

Other

The items in 'Other' are not directly attributable to services and include rates and charges, depreciation, borrowing costs, insurances, overheads, capital grants and Financial assistance grants.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 2.2 Analysis of Council results by program (continued)

Note 2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

2026	Income / Revenue	Expenses	Surplus/ (Deficit)	Grants included in income / revenue	Total assets
	\$'000	\$'000	\$'000	\$'000	\$'000
Arts and Culture	6,428	14,341	(7,913)	1,076	-
Community Development	2,096	8,445	(6,349)	1,474	1
Community Health	10,705	17,563	(6,858)	9,125	13
Community Safety	3,964	9,177	(5,213)	698	2,209
Sports and Recreation	16,207	16,869	(662)	-	4,705
Biodiversity and Open Space	2,629	20,209	(17,580)	261	-
Climate Change Action	-	1,231	(1,231)	-	-
Integrated Water	415	3,812	(3,397)	41	-
Waste Circularity	8,502	31,044	(22,542)	-	-
Transport Connectivity	512	11,103	(10,591)	112	-
City Growth and Investment	66	2,137	(2,071)	12	19
City Planning	4,284	6,756	(2,472)	68	6,121
Council Strategy and Performance	11	8,780	(8,769)	-	-
Governance	494	6,498	(6,004)	-	-
Financial Management	491	3,636	(3,145)	-	30,842
Asset Management	1,151	12,357	(11,206)	138	-
People, Culture and Workforce Management	59	3,647	(3,588)	47	-
Customer Service and Experience	3	3,648	(3,645)	-	-
Technology and Information	-	8,410	(8,410)	-	-
Other	218,340	60,172	158,168	42,864	2,964,116
Total	276,357	249,835	26,522	55,916	3,008,026

2025	Income / Revenue	Expenses	Surplus/ (Deficit)	Grants included in income / revenue	Total assets
	\$'000	\$'000	\$'000	\$'000	\$'000
Arts and Culture	6,249	13,511	(7,262)	985	-
Community Development	1,241	7,343	(6,102)	723	15
Community Health	10,040	16,795	(6,755)	8,376	13
Community Safety	4,090	8,863	(4,773)	630	2,162
Sports and Recreation	16,502	16,996	(494)	-	4,969
Biodiversity and Open Space	3,370	20,228	(16,858)	171	-
Climate Change Action	-	1,255	(1,255)	-	-
Integrated Water	435	3,836	(3,401)	-	-
Waste Circularity	7,723	28,296	(20,573)	84	-
Transport Connectivity	377	10,752	(10,375)	55	-
City Growth and Investment	643	2,291	(1,648)	544	19
City Planning	4,267	6,449	(2,182)	-	5,797
Council Strategy and Performance	6	8,186	(8,180)	-	149
Governance	422	6,500	(6,078)	-	-
Financial Management	417	3,668	(3,251)	-	30,172
Asset Management	1,195	12,012	(10,817)	152	-
People, Culture and Workforce Management	13	3,271	(3,258)	-	-
Customer Service and Experience	2	3,312	(3,310)	-	-
Technology and Information	-	7,933	(7,933)	-	-
Other	198,333	57,957	140,376	35,629	2,304,813
Total	255,325	239,454	15,871	47,349	2,348,109

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 3 Funding for the delivery of our services

	2026	2025
	\$'000	\$'000

Note 3.1 Rates and charges

Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The Capital Improved Value of a property is its site value inclusive of land, buildings and other improvements.

The valuation base used to calculate general rates for 2025-2026 was \$51,191 million (2024-2025 50,713 million). The 2025-2026 general rate in the dollar was 0.00203352 (2024-2025 0.00198187). The municipal charge is levied at the rate of \$188.25 (2024-2025 \$182.75) per rateable property.

General rates	107,739	103,605
Service rates and charges	33,998	33,906
Municipal charge	12,319	11,844
Supplementary rates and rate adjustments	558	894
Interest on rates and charges	1,438	1,444
Total rates and charges	156,052	151,693

The date of the latest general revaluation of land for rating purposes within the municipality was 1 January 2025 and the valuation was applied to the rating period commencing 1 July 2025.

The annual revaluation was undertaken by Herron Todd White, under contract to the Valuer General Victoria.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

Note 3.2 Statutory fees and fines

Infringements and costs	2,301	2,451
Permits	2,013	2,032
Building and town planning fees	1,842	1,837
Land information certificates	193	182
Court recoveries	118	134
Total statutory fees and fines	6,467	6,636

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received or when the penalty has been applied, whichever first occurs.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

	2026 \$'000	2025 \$'000
Note 3.3 User fees		
Recreation and leisure	14,106	14,515
Waste management	8,057	7,181
Arts and culture	4,909	4,872
Parking	1,386	1,485
Other fees and charges	1,526	1,204
Aged and health services	1,183	1,265
Registrations and other permits	1,085	1,061
Building services	373	298
Child care/children's programs	244	277
Library services	92	84
Legal cost recovery - rates	19	24
Total user fees	32,980	32,266
User fees by timing of revenue recognition		
User fees recognised over time	9,281	10,184
User fees recognised at a point in time	23,699	22,082
Total user fees	32,980	32,266
User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.		
Note 3.4 Funding from other levels of government		
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	28,315	28,419
State funded grants	27,601	18,930
Total grants received	55,916	47,349
(a) Operating grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	14,503	15,958
Aged and community care	4,394	3,323
Family, children and youth services	871	978
Maternal and child health	23	23
Recurrent Commonwealth grants	19,791	20,282
Recurrent - State Government		
Maternal and child health	2,202	2,585
Community development	1,402	514
Libraries	974	972
Aged and community care	652	698
School crossing supervisors	565	549
Family, children and youth services	612	521
Recreation	158	154
Community safety	87	-
Recurrent State grants	6,652	5,993
Total recurrent operating grants	26,443	26,275

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

	2026 \$'000	2025 \$'000
Note 3.4 Funding from other levels of government (continued)		
Non-recurrent - Commonwealth Government		
Community arts	6	13
Family, children and youth services	-	-
Non-recurrent Commonwealth grants	6	13
Non-recurrent - State Government		
Family, children and youth services	273	35
Environment	147	91
Maternal and child health	145	9
Recreation	118	132
Community Arts	95	-
Aged and community care	84	9
Community development	83	638
Community safety	43	239
Libraries	-	1
Non-recurrent State grants	988	1,154
Total non-recurrent operating grants	994	1,167
Total operating grants	27,437	27,442
(b) Capital grants		
Recurrent - Commonwealth Government		
Roads to recovery	1,190	967
Recurrent Commonwealth grants	1,190	967
Non-recurrent - Commonwealth Government		
Buildings	6,071	-
Parks, open space and streetscapes	800	1,704
Roads	425	(36)
Off-street car parks	32	5,319
Recreational, leisure and community facilities	-	170
Non-recurrent Commonwealth grants	7,328	7,157
Non-recurrent - State Government		
Buildings	17,760	7,852
Recreational, leisure and community facilities	757	243
Parks, open space and streetscapes	715	2,536
Roads	270	40
Footpaths and cycleways	170	1,020
Drainage	162	92
Fixtures, fittings and furniture	68	-
Bridges	44	-
Computers and telecommunications	15	-
Non-recurrent State grants	19,961	11,783
Total non-recurrent capital grants	27,289	18,940
Total capital grants	28,479	19,907

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

	2026	2025
	\$'000	\$'000

Note 3.4 Funding from other levels of government (continued)

(c) Recognition of grant income / revenue

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with *AASB 15 Revenue from Contracts with Customers*. When both these conditions are satisfied, the Council:

- Identifies each performance obligation relating to revenue under the contract/agreement
 - Determines the transaction price
 - Recognises a contract liability for its obligations under the agreement
 - Recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered
- Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, Council applies *AASB 1058 Income for Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of unspent grants.

(d) Unspent grants received on condition that they be spent in a specific manner

Operating

Balance at start of year	6,066	5,447
Received during the financial year and remained unspent at balance date	2,987	2,315
Received in prior years and spent during the financial year	(4,492)	(1,696)
Balance at year end	4,561	6,066

Capital

Balance at start of year	21,358	10,859
Received during the financial year and remained unspent at balance date	9,541	14,675
Received in prior years and spent during the financial year	(19,657)	(4,176)
Balance at year end	11,242	21,358

Unspent grants are determined and disclosed on a cash basis.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

	2026	2025
	\$'000	\$'000

Note 3.5 Contributions

Monetary	2,370	2,880
Non-monetary	13,598	7,221
Total contributions	15,968	10,101

Contributions of non-monetary assets were received in relation to the following asset classes:

Land under roads	4,386	614
Land	4,512	2,982
Buildings	3,647	-
Roads	551	2,294
Footpath and cycleways	285	142
Drainage	185	1,108
Other infrastructure	24	81
Recreational, leisure and community	8	-
Total non-monetary contributions	13,598	7,221

Monetary and non-monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.

Note 3.6 Net gain on disposal of property, plant and equipment

Proceeds from sale	1,957	1,878
Written down value of assets disposed	(1,021)	(1,925)
Total net gain on disposal of property, plant and equipment	936	(47)

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

Note 3.7 Other income

Interest	3,572	2,648
Sales	1,950	1,972
Other rent	1,348	1,382
Other	840	754
Reimbursements	277	299
Insurance settlements	51	272
Total other income	8,038	7,327

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 4 The cost of delivering services

	2026	2025
	\$'000	\$'000

Note 4.1 Employee costs

(a) Employee costs

Salaries and wages	78,692	75,452
Casual and agency staff	8,557	7,272
Superannuation	10,177	9,445
WorkCover	2,840	2,399
Fringe benefits tax	424	265
Other	93	109
Total employee costs	100,783	94,942

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	137	137
	137	137

Employer contributions payable at reporting date	-	-
--	---	---

Accumulation funds

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	9,127	8,395
Employer contributions - other funds	913	913
	10,040	9,308

Employer contributions payable at reporting date	-	-
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Contributions made exclude amounts accrued at balance date.

Most employees in the group are members of various accumulation funds including Vision Super, and other industry and retail funds. As of 30 June 2026, there were 6 employees in the defined benefit funds.

For 30 June 2026 the Vested Benefits Index (VBI) for the defined benefits fund is 116.90% and in a good financial position, and therefore it is expected that there will be no change to the Defined Benefit category's funding arrangements from prior years. In the unlikely event that the Fund Actuary determines there is a shortfall, the Fund's participating employers would be required to make an employer contribution to cover the shortfall. It is anticipated any shortfall in subsequent years would be immaterial to Council. The last funding call for the Local Authorities Superannuation Fund was for \$1.436 million in 2011, which was determined based on an agreed-upon methodology at the time.

Note 4.2 Materials and services

Waste collection and disposal services	28,093	25,519
Contract services	24,253	23,696
Materials	8,091	7,747
Information technology	5,164	4,622
Capital Works expenditure expensed	4,445	1,940
Utilities	4,273	4,385
Building maintenance	2,298	2,580
Insurance and fire services levy	2,198	2,352
Consultants	1,983	1,235
Plant and equipment	1,776	2,122
Office administration	1,401	1,350
Finance and legal	1,218	1,141
Cost of goods sold	762	770
Marketing and promotion	637	720
Total materials and services	86,592	80,179

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

	2026 \$'000	2025 \$'000
Note 4.3 Depreciation		
Infrastructure	29,750	25,251
Property	12,931	12,967
Plant and equipment	4,019	4,330
Total depreciation	46,700	42,548

Please refer to note 6.2 for a more detailed breakdown of depreciation charges and accounting policy.

Note 4.4 Movement in allowance for impairment losses

Other debtors	37	114
Parking fine debtors	117	135
Total allowance for impairment losses	154	249

Movement in allowance for impairment losses in respect of debtors

Balance at the beginning of the year	3,048	2,857
New allowances recognised during the year	154	249
Amounts already allowed for and written off as uncollectible	(21)	(58)
Amounts allowed for but recovered during the year	-	-
Balance at end of year	3,181	3,048

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

Note 4.5 Borrowing costs

Interest - borrowings	1,860	1,632
Total borrowing costs	1,860	1,632

Borrowing costs are recognised as an expense in the period in which they are incurred.

Note 4.6 Other expenses

Assets written-off / impaired - infrastructure	2,273	13,444
Assets written-off / impaired - property	4,305	389
Assets written-off / impaired - plant and equipment	26	3
Grants and contributions	2,258	1,839
Operating lease rentals	843	579
Training and professional development	530	514
Councillors' allowances and expenses	514	459
Court lodgement fees	330	410
Auditor remuneration - internal	132	185
Director and committee member fees	133	130
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	119	110
Board costs	58	58
Land tax	55	-
Total other expenses	11,576	18,123

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 5 Investing in and financing our operations

	2026	2025
	\$'000	\$'000

Note 5.1 Financial assets

(a) Cash and cash equivalents

Cash on hand	18	17
Cash at bank	31,196	40,430
Term deposits	29,526	33,961
Total cash and cash equivalents	60,740	74,408

(b) Other financial assets

Current

Term deposits	19,220	17,629
Total current other financial assets	19,220	17,629

Non-current

Term deposits	2,007	2,007
Total non-current other financial assets	2,007	2,007
Total other financial assets	21,227	19,636
Total cash and cash equivalents and other financial assets	81,967	94,044

Cash and cash equivalents include cash on hand, deposits at call and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

(c) Trade and other receivables

Current

Statutory receivables

Rates debtors	30,506	29,738
Infringement debtors	8,253	7,886
Allowance for expected credit loss - infringements	(3,121)	(2,981)
Net GST receivable	2,456	2,361
Special rate scheme	78	206

Non statutory receivables

Other debtors	1,178	1,200
Allowance for expected credit loss - other debtors	(60)	(67)
Total current trade and other receivables	39,290	38,343

Non-current

Statutory receivables

Special rate scheme	353	306
Total non-current trade and other receivables	353	306

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

	2026 \$'000	2025 \$'000
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Note 5.1 Financial assets (continued)

(d) Ageing of receivables

The ageing of Council's trade and other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	642	498
Past due between 31 and 180 days	310	371
Past due between 181 and 365 days	226	331
Total trade and other receivables	1,178	1,200

(e) Contract assets

Contract assets	1,417	3,307
Total contract assets	1,417	3,307

Contract assets are recognised when Council has transferred goods or services to the customer but where Council is yet to establish an unconditional right to consideration.

Note 5.2 Non-financial assets

(a) Other assets

Current

Prepayments	3,284	2,015
Other	330	330
Total other assets	3,614	2,345

(c) Intangible assets

Software

At cost	13,001	12,548
Less accumulated amortisation	(9,805)	(9,120)
	3,196	3,428

Gross carrying amount

Balance at 1 July 2025	12,548	10,644
Write-off	(966)	-
Additions	-	9
Transfers from property, infrastructure, plant and equipment	1,419	1,895
Balance at 30 June 2026	13,001	12,548

Accumulated amortisation and impairment

Balance at 1 July 2025	9,120	7,623
Amortisation expense	1,642	1,497
Write-off	(957)	-
Balance at 30 June 2026	9,805	9,120

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually and adjustments made where appropriate.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

	2026	2025
	\$'000	\$'000

Note 5.3 Payables, trust funds and deposits and contract and other liabilities

(a) Trade and other payables

Current

Non-statutory payables

Trade payables	14,344	13,123
Accrued expenses	9,536	4,611
Total current trade and other payables	23,880	17,734

(b) Trust funds and deposits

Current

Refundable deposits and bonds	4,894	4,476
Emergency Services and Volunteers Fund	6,180	4,267
Other	195	201
Total current trust funds and deposits	11,269	8,944

Trust funds and deposits

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt or forfeited. Trust funds that are forfeited, resulting in Council gaining control of the funds, are to be recognised as revenue at the time of forfeiture.

Purpose and nature of items

Refundable deposits - Deposits are taken by Council as a form of surety in a number of circumstances, including building works, tender deposits, contract deposits and the use of Council facilities.

Emergency Services and Volunteers Fund - Council is the collection agent for the Emergency Services and Volunteers Levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the State Government in line with that process.

(c) Contract and other liabilities

Current

Grants received in advance - operating	4,561	6,066
Grants received in advance - capital	11,242	21,358
User fees	3,712	3,454
Other	396	-
Total contract and other liabilities	19,911	30,878

Contracts and other liabilities

Contract liabilities reflect consideration received in advance from customers in respect of grant operating income, user fees and charges and rent income. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to note 3.3 and note 3.4.

Grants received in advance - operating - Operating grants received by Council where Council has not yet satisfied their performance obligations under the contract.

Grants received in advance - capital - Capital grants received by Council where Council has not yet satisfied their performance obligations under the contract.

User fees - User fees and charges received by Council where Council has not yet satisfied their performance obligations under the contract.

Frankston City Council
Notes to the Financial Statements
For the year ended 30 June 2026

	2026	2025
	\$'000	\$'000

Note 5.4 Interest-bearing liabilities

Current

Treasury Corporation of Victoria borrowings - secured	5,708	3,767
Other borrowings - secured	523	16,030
Total current interest-bearing liabilities	6,231	19,797

Non-current

Treasury Corporation of Victoria borrowings - secured	20,610	16,828
Other borrowings - secured	9,208	9,730
Total non-current interest-bearing liabilities	29,818	26,558
Total interest-bearing liabilities	36,049	46,355

Borrowings are secured over the general rates of Council.

(a) The maturity profile for Council's borrowings is:

Not later than one year	7,964	21,639
Later than one year and not later than five years	25,511	22,337
Later than five years	10,359	12,412
Total interest-bearing liabilities	43,834	56,388

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities at initial recognition.

In classifying borrowings as current or non-current Council considers whether at balance date it has the right to defer settlement of the liability for at least 12 months after the reporting period. Council's loan arrangements include covenants based on Council's financial performance and position at the end of the reporting period. These covenants are assessed for compliance after the reporting period based on specified financial ratios.

Frankston City Council
Notes to the Financial Statements
For the year ended 30 June 2026

	Employee \$'000	Landfill restoration \$'000	Total \$'000
Note 5.5 Provisions			
2026			
Balance at beginning of financial year	21,978	2,011	23,989
Additional provisions	7,890	337	8,227
Amounts used	(7,900)	(160)	(8,060)
Change in discounted amount arising because of the time and the effect of any change in the discount rate	(301)	(105)	(406)
Balance at the end of the financial year	21,667	2,083	23,750
Provisions current	19,398	277	19,675
Provisions non-current	2,269	1,806	4,075
2025			
Balance at beginning of financial year	20,348	2,030	22,378
Additional provisions	7,534	36	7,570
Amounts used	(7,094)	(127)	(7,221)
Change in discounted amount arising because of the time and the effect of any change in the discount rate	1,190	72	1,262
Balance at the end of the financial year	21,978	2,011	23,989
Provisions current	19,708	312	20,020
Provisions non-current	2,270	1,699	3,969
		2026	2025
		\$'000	\$'000
(a) Employee provisions			
Current provisions expected to be wholly settled within 12 months			
Annual leave		7,789	7,853
Long service leave		1,678	1,713
Gratuity		2	1
		9,469	9,567
Current provisions expected to be wholly settled after 12 months			
Annual leave		410	413
Long service leave		9,507	9,710
Gratuity		12	18
		9,929	10,141
Total current employee provisions		19,398	19,708
Non-current			
Long service leave		2,269	2,270
Total non-current employee provisions		2,269	2,270
Aggregate carrying amount of employee provisions			
Current		19,398	19,708
Non-current		2,269	2,270
Total aggregate carrying amount of employee provisions		21,667	21,978

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

	2026 \$'000	2025 \$'000
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Note 5.5 Provisions (continued)

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- Nominal value if the Council expects to wholly settle the liability within 12 months
- Present value if the Council does not expect to wholly settle within 12 months

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:

Discount rate	4.150%	4.203%
Inflation rate	4.736%	4.250%

(b) Landfill restoration

Current	277	312
Non-current	1,806	1,699
Total Landfill restoration	2,083	2,011

Council is obligated to restore – Landfill site at McClelland Road, Frankston North site to a particular standard. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

Key assumptions:

Discount rate	4.510%	3.610%
Inflation rate	2.380%	2.750%

Note 5.6 Financing arrangements

The Council has the following funding arrangements in place as at 30 June:

Bank overdraft	2,500	2,500
Credit card facilities	100	100
Treasury Corporation of Victoria facilities	26,318	20,595
Interest-bearing loans and borrowings – secured	9,730	25,760
Total facilities	38,648	48,955
Used facilities	36,103	46,407
Unused facilities	2,545	2,548

Council has a bank overdraft facility secured over rates with the Commonwealth Bank.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 5.7 Commitments

Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

2026	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 year and not later than 5 years	Later than 5 years	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Recycling and waste collection	23,085	16,321	39,276	-	78,682
Council building maintenance	3,923	3,923	8,501	-	16,347
Maintenance	3,532	294	-	-	3,826
Other	3,432	1,698	907	-	6,037
Energy	374	187	-	-	561
Information technology	7,308	5,116	2,725	-	15,149
Total	41,654	27,539	51,409	-	120,602
Capital					
Buildings	29,808	2,282	-	-	32,090
Infrastructure	4,606	-	-	-	4,606
Plant and equipment	1,071	300	189	-	1,560
Total	35,485	2,582	189	-	38,256
2025	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 year and not later than 5 years	Later than 5 years	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Recycling and waste collection	10,707	25,260	10,836	10,836	57,639
Council building maintenance	9,371	5,274	-	-	14,645
Other	2,681	1,400	-	-	4,081
Energy	188	376	-	-	564
Information technology	1,384	388	-	-	1,772
Total	24,331	32,698	10,836	10,836	78,701
Capital					
Buildings	8,063	-	-	-	8,063
Infrastructure	4,475	-	-	-	4,475
Plant and equipment	1,941	-	-	-	1,941
Total	14,479	-	-	-	14,479

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 5.8 Leases

At inception of a contract, Council assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset
- Council has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use
- Council has the right to direct use of the asset

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- Any lease payments made at or before the commencement date less any lease incentives received
- Any initial direct costs incurred
- An estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date
- Amounts expected to be payable under a residual value guarantee
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under *AASB 16 Leases*, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 5.8 Leases (continued)

Right-of-use assets	Property \$'000	Plant and equipment \$'000	Total \$'000
Balance at 1 July 2025	3	570	573
Additions	-	1,383	1,383
Disposals	-	-	-
Depreciation charge	(3)	(478)	(481)
Balance at 30 June 2026	-	1,475	1,475
Balance at 1 July 2024	21	669	690
Additions	-	135	135
Disposals	-	-	-
Depreciation charge	(18)	(234)	(252)
Balance at 30 June 2025	3	570	573
Lease liabilities		2026 \$'000	2025 \$'000
Maturity analysis - contractual undiscounted cash flows			
Less than one year		601	268
One to five years		987	397
Total undiscounted lease liabilities as at 30 June		1,588	665
Lease liabilities included in the Balance Sheet at 30 June			
Current		554	241
Non-current		938	366
Total lease liabilities		1,492	607
Short-term and low value leases			
Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of AUD \$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.			
		2026 \$'000	2025 \$'000
Expenses relating to			
Short-term leases		828	544
Leases of low value assets		15	35
Total		843	579
Non-cancellable lease commitments - short-term and low-value leases			
Commitments for minimum lease payments for short-term and low-value leases are payable as follows			
Payable:			
Within one year		1	1
Later than one year but not later than five years		4	-
Total lease commitments		5	1

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 6 Assets we manage

Note 6.1 Non current assets classified as held for sale

	2026 \$'000	2025 \$'000
Cost of acquisition - Land and Buildings	707	-
Cost of acquisition - Plant and Equipment	-	1,104
Total non-current assets classified as held for sale	707	1,104

Non-current assets classified as held for sale (including disposal groups) are measured at the lower of its carrying amount and fair value less costs of disposal and are not subject to depreciation.

Non-current assets, disposal groups and related liabilities and assets are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

Note 6.2 Property, infrastructure, plant and equipment

Summary	Carrying amount 30 June 2025 \$'000	Additions \$'000	Contributions \$'000	Revaluation \$'000	Depreciation \$'000	Disposals \$'000	Write-offs \$'000	Found \$'000	Transfers \$'000	Carrying amount 30 June 2026 \$'000
Property	1,285,055	7,995	12,545	269,110	(12,931)	-	(4,305)	1,165	12,918	1,571,552
Plant and equipment	13,276	3,894	-	-	(4,019)	(1,021)	(26)	-	1,668	13,772
Infrastructure	834,968	2,760	1,053	32,143	(29,750)	-	(2,249)	8,488	23,139	870,552
Work in progress	71,160	57,319	-	-	-	-	(4,459)	-	(38,744)	85,276
Total	2,204,459	71,968	13,598	301,253	(46,700)	(1,021)	(11,039)	9,653	(1,019)	2,541,152

Summary of Work in Progress	Opening WIP \$'000	Additions \$'000	Write-offs \$'000	Reclassification \$'000	Transfers \$'000	Closing WIP \$'000
Property	15,485	33,365	(485)	270	(13,707)	34,928
Plant and equipment	3,917	2,229	(485)	426	(1,983)	4,104
Infrastructure	51,758	21,725	(3,489)	(696)	(23,054)	46,244
Total	71,160	57,319	(4,459)	-	(38,744)	85,276

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 6.2 Property, infrastructure, plant and equipment (continued)

(a) Property	Land - specialised	Land - non-specialised	Land under roads	Total land	Buildings - specialised	Buildings - non-specialised	Total	Work in progress	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2025	934,457	25,188	9,416	969,061	480,764	40,177	520,941	15,485	1,505,487
Accumulated depreciation 1 July 2025	-	-	-	-	(172,876)	(32,071)	(204,947)	-	(204,947)
	934,457	25,188	9,416	969,061	307,888	8,106	315,994	15,485	1,300,540
Movements in fair value									
Additions	-	602	-	602	7,168	225	7,393	33,365	41,360
Contributions	-	4,512	4,386	8,898	3,829	-	3,829	-	12,727
Found	-	-	651	651	698	-	698	-	1,349
Revaluation	(15,399)	106,126	-	90,727	153,385	(131)	153,254	-	243,981
Transfer to asset held for resale	(707)	-	-	(707)	-	-	-	-	(707)
Write-offs	(353)	-	-	(353)	(14,446)	-	(14,446)	(485)	(15,284)
Transfers to other asset classes	(242,453)	242,453	-	-	39,422	(39,507)	(85)	-	(85)
Work in progress reclassification	-	-	-	-	-	-	-	270	270
Transfers	-	157	-	157	13,551	-	13,551	(13,707)	1
	(258,912)	353,850	5,037	99,975	203,607	(39,413)	164,194	19,443	283,612
Movements in accumulated depreciation									
Depreciation	-	-	-	-	(12,915)	(16)	(12,931)	-	(12,931)
Contributions	-	-	-	-	(182)	-	(182)	-	(182)
Found	-	-	-	-	(184)	-	(184)	-	(184)
Revaluation	-	-	-	-	24,563	566	25,129	-	25,129
Transfers to other asset classes	-	-	-	-	(31,519)	31,521	2	-	2
Accumulated depreciation of write-offs	-	-	-	-	10,494	-	10,494	-	10,494
	-	-	-	-	(9,743)	32,071	22,328	-	22,328
At fair value 30 June 2026	675,545	379,038	14,453	1,069,036	684,371	764	685,135	34,928	1,789,099
Accumulated depreciation 30 June 2026	-	-	-	-	(182,619)	-	(182,619)	-	(182,619)
Carrying amount	675,545	379,038	14,453	1,069,036	501,752	764	502,516	34,928	1,606,480

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 6.2 Property, infrastructure, plant and equipment (continued)

(b) Plant and equipment	Plant machinery and equipment	Fixtures, fittings and furniture	Computers and telecomms	Library books	Work in progress	Total plant and equipment
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2025	25,285	3,928	6,889	8,122	3,917	48,141
Accumulated depreciation 1 July 2025	(16,862)	(1,931)	(5,112)	(7,043)	-	(30,948)
	8,423	1,997	1,777	1,079	3,917	17,193
Movements in fair value						
Additions	3,083	231	39	541	2,229	6,123
Write-offs	(31)	-	(981)	-	(485)	(1,497)
Disposals	(3,707)	-	(18)	-	-	(3,725)
Transfers to intangible assets	-	-	-	-	(1,419)	(1,419)
Work in progress reclassification	-	-	-	-	426	426
Transfer to assets held for resale	1,896	-	-	-	-	1,896
Transfers	38	328	198	-	(564)	-
	1,279	559	(762)	541	187	1,804
Movements in accumulated depreciation						
Depreciation	(2,554)	(375)	(674)	(416)	-	(4,019)
Disposals	2,686	-	18	-	-	2,704
Accumulated depreciation of write-offs	27	-	959	-	-	986
Transfer to assets held for resale	(792)	-	-	-	-	(792)
	(633)	(375)	303	(416)	-	(1,121)
At fair value 30 June 2026	26,564	4,487	6,127	8,663	4,104	49,945
Accumulated depreciation 30 June 2026	(17,495)	(2,306)	(4,809)	(7,459)	-	(32,069)
Carrying amount	9,069	2,181	1,318	1,204	4,104	17,876

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 6.2 Property, infrastructure, plant and equipment (continued)

(c) Infrastructure	Roads	Bridges	Footpaths and cycleways	Drainage	Recreational, leisure and community	Waste management	Off-street car parks	Other infrastructure	Work in progress	Total infrastructure
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2025	624,731	38,380	158,223	361,242	178,943	2,950	65,592	26,971	51,758	1,508,790
Accumulated depreciation 1 July 2025	(222,201)	(18,002)	(73,285)	(189,524)	(71,158)	(2,852)	(31,257)	(13,785)	-	(622,064)
	402,530	20,378	84,938	171,718	107,785	98	34,335	13,186	51,758	886,726
Movements in fair value										
Additions	76	-	1,343	226	1,064	-	51	-	21,725	24,485
Contributions	551	-	285	192	8	-	-	24	-	1,060
Revaluation	28,552	(4,301)	2,254	15,912	17,377	-	2,385	174	-	62,353
Write-offs	(603)	(647)	(420)	(181)	(2,579)	-	(517)	(172)	(3,489)	(8,608)
Found	-	1,666	895	214	9,575	-	272	100	-	12,722
Work in progress reclassification	-	-	-	-	-	-	-	-	(696)	(696)
Transfers to other asset classes	-	514	-	-	(429)	-	-	-	-	85
Transfers	1,794	432	4,533	784	13,489	-	721	1,301	(23,054)	-
	30,370	(2,336)	8,890	17,147	38,505	-	2,912	1,427	(5,514)	91,401
Movements in accumulated depreciation										
Depreciation	(8,729)	(759)	(3,731)	(4,735)	(9,416)	(98)	(1,586)	(696)	-	(29,750)
Accumulated depreciation of write-offs	358	584	171	103	1,228	-	310	116	-	2,870
Revaluation	(10,197)	1,570	(3,354)	(8,720)	(7,583)	-	(1,301)	(625)	-	(30,210)
Contributions	-	-	-	(7)	-	-	-	-	-	(7)
Found	-	(393)	(68)	(31)	(3,669)	-	(66)	(7)	-	(4,234)
Transfers to other asset classes	-	(162)	-	-	162	-	-	-	-	-
	(18,568)	840	(6,982)	(13,390)	(19,278)	(98)	(2,643)	(1,212)	-	(61,331)
At fair value 30 June 2026	655,101	36,044	167,113	378,389	217,448	2,950	68,504	28,398	46,244	1,600,191
Accumulated depreciation 30 June 2026	(240,769)	(17,162)	(80,267)	(202,914)	(90,436)	(2,950)	(33,900)	(14,997)	-	(683,395)
Carrying amount	414,332	18,882	86,846	175,475	127,012	-	34,604	13,401	46,244	916,796

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 6.2 Property, infrastructure, plant and equipment (continued)

Acquisition

Initial measurement

Council initially measures its property, infrastructure, plant and equipment assets at cost. The cost of an acquired asset is the fair value of the consideration that Council has provided at the date of acquisition plus any incidental costs attributable to the acquisition.

Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer also to Note 8.4 for more information on how Council Measures fair value.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Asset recognition thresholds and depreciation periods:

Asset category	Depreciation period	Threshold limit \$
Property		
Buildings	40-60 years	15,000
Infrastructure		
Roads		
Sealed road pavement foundation	No depreciation applied	15,000
Sealed road pavement base	100 years	15,000
Unsealed roads	20 years	15,000
Kerb and channel	70 years	15,000
Bridges	70-100 years	15,000
Footpaths and cycleways		
Footpaths	70 years	15,000
Bicycle paths	20 years	15,000
Drainage	80 years	5,000
Recreational, leisure and community	10 -20 years	1,000
Waste management	5-10 years	15,000
Off-street carpark	50 years	15,000
Traffic management devices	50 years	15,000
Plant and equipment		
Plant, machinery and equipment	5-10 years	15,000
Fixtures, fittings and furniture	5-10 years	15,000
Computers and telecoms	5 years	15,000
Library books	5 years	Nil

Land under roads

Land under roads acquired after 30 June 2008 are brought to account using the cost basis. Council does not recognise land under roads that were controlled prior to that period in its financial report.

Roads received from developers are valued based on the base block value for the area in which they are located. The base block value is determined by reference to the biennial valuations performed by Council. The rate determined is applied to the area of the land. The base block value is then discounted by 92.50 per cent to determine fair value.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 6.2 Property, infrastructure, plant and equipment (continued)

Depreciation

Buildings, land improvements, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Valuation of land and buildings

Valuation of land and buildings were undertaken in March 2026 by qualified independent valuers Jake Musgrave and Elliott Frey of APV Valuers and Asset Management. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions.

Land is measured at fair value using a market-based direct comparison approach, having regard to market-participant assumptions at the measurement date. In determining fair value, Council considers characteristics of the land that market participants would take into account, including location, parcel size, access, planning and other legal restrictions, and the availability of infrastructure and services. Restrictions that are specific to Council as the current holder and would not transfer to market participants are not reflected in the fair value measurement. Restrictions that are characteristics of the land and would transfer to market participants are reflected to the extent market participants would price those restrictions. For land held primarily to provide service capacity rather than generate net cash inflows, current use is treated as highest and best use unless the criteria in AASB 13.Aus29.1-Aus29.2 for an alternative use are satisfied. During 2025-26, following the independent valuation by APV Valuers & Asset Management and updated assessment of market-participant assumptions, Council revised the valuation adjustment previously applied to certain Council-specific restrictions. The revision is treated as a change in valuation estimate/application and forms part of the 2025-26 revaluation of the land class.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date and type of the current valuation is detailed in the following table.

Details of Council's land and buildings and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Scheduled full revaluation	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Date of valuation	Valuation – 30 June 2026
Land – non-specialised	March 2028	-	379,038	-	March 2026	Full revaluation
Land – specialised	March 2028	-	675,545	-	March 2026	Full revaluation
Land under roads*	-	-	-	14,453	-	-
Buildings – non-specialised	March 2028	-	764	-	March 2026	Full revaluation
Buildings – specialised	March 2028	-	-	501,752	March 2026	Full revaluation
Total		-	1,055,347	516,205		

*It is Council policy to treat land under roads assets at cost. The fair value of these assets is equal to cost.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 6.2 Property, infrastructure, plant and equipment (continued)

Valuation of infrastructure

Valuation of infrastructure assets has been undertaken by Council officers (Sarah Mahbub, Markus Vorster and Gayani Jayawardena) in accordance with AASB 116 and AASB 136.

The date of the current valuation is detailed in the following table. An index based revaluation was conducted in the current year where shown. Indexed based valuation is based on information published by the Australian Bureau of Statistics Producer Price Index, Australia, March, Class 3101, Table 17 – Victoria. A full re-valuation of these assets will be conducted according to the schedule in the table below. Please refer to note 8.4 for further information on revaluation frequency.

The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

Details of Council's infrastructure and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Scheduled full revaluation	Level 3 \$'000	Date of valuation	Valuation – 30 June 2026
Roads	2026-2027	414,332	June 2026	Indexed valuation
Bridges	2030-2031	18,882	June 2026	Full revaluation
Footpaths and cycleway	2027-2028	86,846	June 2026	Indexed valuation
Drainage	2027-2028	175,475	June 2026	Indexed valuation
Recreational, leisure and community facilities	2030-2031	127,012	June 2026	Full revaluation
Waste management*	-	-	-	-
Off-street carparks	2026-2027	34,604	June 2026	Indexed valuation
Other infrastructure	2026-2027	13,401	June 2026	Indexed valuation
Total		870,552		

* It is Council policy to treat Waste management infrastructure assets at cost. The fair value of these assets is equal to cost.

Description of significant unobservable inputs into level 3 valuations

Specialised land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values of 95 per cent. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$9 and \$2,544 per square metre.

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs is calculated on a square metre basis and ranges from \$450 to \$10,000 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 8 years to 75 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 5 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2026 \$'000	2025 \$'000
Reconciliation of specialised land		
Land	675,545	934,457
Land under roads	14,453	9,416
Total specialised land	689,998	943,873

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 6.3 Investments in subsidiaries

Subsidiary

Peninsula Leisure Pty Ltd (ACN: 160 239 770)

Background

Peninsula Leisure Pty Ltd is a wholly-owned subsidiary of Frankston City Council. Peninsula Leisure Pty Ltd operates Peninsula Aquatic Recreation Centre (PARC), an aquatic and recreation facility servicing the region. The centre was established in 2014 and is located near the heart of the Frankston CBD. Peninsula Leisure Pty Ltd also operates Pines Forest Aquatic Centre and the Frankston Skate Park.

Summarised financial information

Summarised statement of comprehensive income

	2026	2025
	\$'000	\$'000
Total income	14,625	15,347
Total expenses	14,755	14,819
Profit for the year	(130)	528
Other comprehensive income		-
Total comprehensive result	(130)	528

Summarised balance sheet

Current assets	3,949	3,897
Non-current assets	910	1,182
Total assets	4,859	5,079
Current liabilities	1,923	1,794
Non-current liabilities	276	493
Total liabilities	2,199	2,287
Net assets	2,660	2,792

Summarised statement of cash flows

Net cash from operating activities	433	1,011
Net cash flows used in investing activities	(162)	(361)
Net cash used in financing activities	(254)	(243)
Net increase in cash and cash equivalents	17	407

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 7 People and relationships

Note 7.1 Council and key management remuneration

(a) Related Parties

Parent entity

Frankston City Council is the parent entity.

Subsidiaries and joint arrangements

Interests in subsidiaries are detailed in note 6.3.

(b) Key Management Personnel

Key Management Personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Frankston City Council. The Councillors, Chief Executive Officer and Executive Directors are deemed KMP.

Details of KMP at any time during the year are:

Councillors

Councillor Sue Baker	(20 November 2024 to 30 June 2026. Mayor from 11 December 2025 to 30 June 2026)
Councillor Kris Bolam	(20 November 2024 to 30 June 2026. Mayor from 20 November 2024 to 10 December 2025)
Councillor Cherie Wanat	(20 November 2024 to 30 June 2026. Deputy Mayor from 11 December 2025 to 30 June 2026)
Councillor Steffie Conroy	(20 November 2024 to 30 June 2026. Deputy Mayor from 20 November 2024 to 10 December 2025)
Councillor Emily Green	(20 November 2024 to 30 June 2026)
Councillor David Asker	(20 November 2024 to 30 June 2026)
Councillor Brad Hill	(20 November 2024 to 30 June 2026)
Councillor Michael O'Reilly	(20 November 2024 to 30 June 2026)
Councillor Nathan Butler	(20 November 2024 to 30 June 2026)

Key Management Personnel

Chief Executive Officer	Tennille Bradley (12 January 2026 to 30 June 2026)
Interim Chief Executive Officer	Cam Arullanantham (19 July 2025 to 11 January 2026)
Chief Executive Officer	Phil Cantillon (01 July 2025 to 18 July 2025)
Acting Director - Communities	Tammy Beauchamp (20 April 2026 to 30 June 2026)
Acting Director - Communities	Sam Clements (03 January 2026 to 17 April 2026)
Acting Director - Communities	Tammy Beauchamp (1 September 2025 to 02 January 2026)
Director - Communities	Angela Hughes (01 July to 31 August 2025)
Acting Director - Corporate and Commercial Services	Cam Arullanantham (12 January 2026 to 30 June 2026)
Director - Corporate and Commercial Services	Kim Jaensch (03 January 2026 to 11 January 2026)
Acting Director - Corporate and Commercial Services	Caroline Reidy (11 August 2025 to 02 January 2026)
Director - Corporate and Commercial Services	Kim Jaensch (01 July 2025 to 10 August 2025)
Acting Director - Infrastructure and Operations	Vishal Gupta (19 July 2025 to 30 June 2026)
Director - Infrastructure and Operations	Cam Arullanantham (01 July 2025 to 18 July 2025)
Acting Director - Customer Innovation and Arts	Tammy Ryan (01 April 2026 to 30 June 2026)
Director - Customer Innovation and Arts	Shweta Babbar (01 July 2025 to 31 March 2026)

	2026 No.	2025 No.
Total number of Councillors	9	14
Total of Chief Executive Officer and other Key Management Personnel	5	5
Total Number of Key Management Personnel	14	19

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 7.1 Council and key management remuneration (continued)

(c) Remuneration of Key Management Personnel (continued)

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

	2026 \$'000	2025 \$'000
Total remuneration of Key Management Personnel was as follows:		
Short-term employee benefits	2,672	2,165
Other long-term employee benefits	(116)	2
Termination benefits	221	-
Post-employment employee benefits	250	211
Total	3,027	2,378

The numbers of Key Management Personnel whose total remuneration from Council and any related entities, fall within the following bands:

	2026 No.	2025 No.
\$ 10,000 - \$ 19,999	-	4
\$ 20,000 - \$ 29,999	-	4
\$ 30,000 - \$ 39,999	-	3
\$ 40,000 - \$ 49,999	5	2
\$ 50,000 - \$ 59,999	2	-
\$ 80,000 - \$ 89,999	1	-
\$ 90,000 - \$ 99,999	1	1
\$340,000 - \$349,999	-	1
\$360,000 - \$369,999	-	2
\$370,000 - \$379,999	-	1
\$400,000 - \$409,999	1	-
\$460,000 - \$469,999	1	-
\$470,000 - \$479,999	1	1
\$510,000 - \$519,999*	1	-
\$660,000 - \$669,999*	1	-
Total	14	19

The calculation of KMP remuneration is on an accrual basis. Total remuneration comprises of salaries and wages, paid leave, councillor allowances, superannuation, contribution for the private use of a vehicle (where applicable), higher duties (where applicable), termination payments (where applicable), parental leave payments (where applicable) and net movement in leave provisions (annual leave and long service leave).

*includes redundancy payments

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 7.1 Council and key management remuneration (continued)

(d) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds \$200,000 and who report directly to a member of the KMP.

	2026 \$'000	2025 \$'000
Total remuneration of senior officers was as follows:		
Short-term employee benefits	4,303	3,885
Other long-term employee benefits	130	109
Termination benefits	710	-
Post-employment employee benefits	527	445
Total	5,670	4,439

The number of senior officers are shown below in their relevant income bands:

Income range	2026 No.	2025 No.
Under \$170,000	1	-
\$200,000 - \$209,999	-	1
\$210,000 - \$219,999	-	1
\$220,000 - \$229,999	2	8
\$230,000 - \$239,999	1	3
\$240,000 - \$249,999	5	4
\$250,000 - \$259,999	3	-
\$260,000 - \$269,999	2	1
\$270,000 - \$279,999	-	1
\$280,000 - \$289,999	1	-
\$390,000 - \$399,999	1	-
\$400,000 - \$409,999*	1	-
\$410,000 - \$419,999*	1	-
\$420,000 - \$429,999*	1	-
\$430,000 - \$439,999*	1	-
Total	20	19

The calculation of senior officers remuneration is on an accrual basis. Total remuneration comprises of salaries and wages, paid leave, superannuation, contribution for the private use of a vehicle (where applicable), higher duties (where applicable), termination payments (where applicable) and net movement in leave provisions (annual leave and long service leave).

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 7.2 Related party disclosure

(a) Transactions with related parties

During the period Council entered into the following transactions with its wholly owned subsidiary, Peninsula Leisure Pty Ltd:

	2026	2025
	Excl GST	Excl GST
	\$'000	\$'000
Received from Peninsula Leisure Pty Ltd		
User fees	44	21
Other reimbursements	81	102
Total received	125	123
Paid to Peninsula Leisure Pty Ltd		
Contract payment	852	718
Grant	75	75
Total paid	927	793

(b) Outstanding balances with related parties

The following transactions were outstanding at 30 June 2026:

Payable to Peninsula Leisure Pty Ltd

Contract payment	-	-
Total payable	-	-

(c) Loans to/from related parties

Nil

(d) Commitments to/from related parties

Council has made a nil (2024-2025: nil) cash contribution in financial support to Peninsula Leisure Pty Ltd. Under the Management Service Agreement Council provides (if required by the Company) a management service fee (refer to note 6.3(b)).

Council has no committed funding to Peninsula Leisure Pty Ltd under the MSA for 2026-2027.

No other commitments have been made, guaranteed or secured by Council to Key Management Personnel or related parties during the reporting year (2024-2025, nil).

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 8 Managing uncertainties

Note 8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.

Council has entered into leases on its property. These properties held under operating leases have remaining non-cancellable lease terms of between one and 38 years. All leases include a CPI based revision of the rental charge annually.

Future minimum rentals receivable under non-cancellable operating leases are as follows:

	2026 \$'000	2025 \$'000
No later than one year	755	713
Later than one year and not later than five years	1,311	803
Later than five years	1,986	381
Total	4,052	1,897

(b) Contingent liabilities

Contingent liabilities are:

- Possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council or
- Present obligations that arise from past events but are not recognised because
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or
- the amount of the obligation cannot be measured with sufficient reliability

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists. Please refer to note 4.1 for further information.

Liability Mutual Insurance

Council was a participant of the MAV Liability Mutual Insurance (LMI) Scheme until 30 June 2014 and then subsequently re-joined the LMI Scheme on 1 July 2019. The LMI Scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

Legal matters

Council is presently involved in several confidential legal matters, which are being conducted through Council's solicitors.

As these matters are yet to be finalised and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

Peninsula Leisure

Peninsula Leisure Pty Ltd is a subsidiary and operates Peninsula Aquatic Recreation Centre, Pines Forest Aquatic Centre and the Frankston Skate Park under a Management Services Agreement (MSA) with Frankston City Council. Under the MSA the Council provides (if required by the Company) a Management Services Fee in reference to the following points:

- Peninsula Leisure Pty Ltd costs to operate and manage PARC
- Ensuring that the Peninsula Leisure Pty Ltd has the financial capacity to operate PARC in accordance with the annual plan and budget
- Ensuring that Peninsula Leisure Pty Ltd is able to meet its debts as and when they fall due
- Providing a sufficient allowance for PARC's working capital requirements

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2026 reporting period. Council assesses the impact of these new standards.

The Australian Accounting Standards Board (AASB) has issued AASB 18 Presentation and Disclosure in Financial Statements. When applicable AASB 18 supersedes AASB 101 Presentation of Financial Statements. AASB 18 aims to improve how entities communicate in their financial statements, with a focus on information about financial performance in the statement of profit or loss. It is expected to result in presentation and disclosure changes, primarily to Council's Comprehensive Income Statement. AASB 18 is expected to first apply to Council for the 2028-29 financial year.

Note 8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank and TCV borrowings. Details of the material accounting policy information and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of Council financial instruments will fluctuate because of changes in market prices. Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*. Council manages interest rate risk by adopting an investment policy that ensures:

- Diversification of investment product
- Monitoring of return on investment
- Benchmarking of returns and comparison with budget

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause us to make a financial loss. Council have exposure to credit risk on some financial assets included in the Balance Sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- Council have a policy for establishing credit limits for the entities Council deals with
- Council may require collateral where appropriate
- Council only invest surplus funds with financial institutions which have a recognised credit rating specified in Council's

Investment Policy

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property. There are no material financial assets which are individually determined to be impaired.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 8.3 Financial instruments (continued)

(c) Credit risk (continued)

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provide a guarantee for another party. Details of our contingent liabilities are disclosed in note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the Balance Sheet and notes to the Financial Statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required, or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset. To help reduce these risks Council:

- Have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained
- Have readily accessible standby facilities and other funding arrangements in place
- Have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments
- Monitor budget to actual performance on a regular basis
- Sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue

Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the Balance Sheet and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of +1.00 per cent and -1.00 per cent in market interest rates (AUD) from year-end rates of 5.10 per cent. These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

Note 8.4 Fair value measurement

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair Value Measurement aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards. For assets where Council adopts a current replacement cost approach to determine fair value, Council considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 8.4 Fair value measurement (continued)

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable. For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above. In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from two to four years. The valuation is performed either by experienced Council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Asset class	Revaluation frequency
Land	Two years
Buildings	Two years
Roads	Four years
Bridges	Four years
Footpaths and cycleways	Four years
Drainage	Four years
Recreational, leisure and community facilities	Four years
Parks, open space and streetscapes	Four years
Other infrastructure	Four years

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Please refer to note 6.2 and 9.1(a) for a breakdown of the revaluations by asset class.

Impairment of assets

At each reporting date, Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

The impairment policy above does not apply to Council's property, infrastructure, specialised buildings and other non-current physical assets subsequently measured at fair value. These are primarily non-cash generating assets of not-for-profit entities, which are typically specialised in nature and held for continuing use of their service capacity. Their recoverable amount is expected to be materially the same as fair value determined under AASB 13 Fair Value Measurement, with the consequence that AASB 136 Impairment of Assets does not apply to such assets that are regularly revalued.

Note 8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 9 Other matters

Note 9.1 Reserves

(a) Asset revaluation reserves

	Balance at beginning of reporting period \$'000	Increase/ (decrease) \$'000	Balance at end of reporting period \$'000
2026			
Property			
Land revaluation	829,701	90,727	920,428
Building revaluation	86,681	178,383	265,064
	916,382	269,110	1,185,492
Infrastructure			
Drainage revaluation	115,973	7,192	123,165
Infrastructure asset revaluation (excluding drainage)	270,756	24,951	295,707
	386,729	32,143	418,872
Plant and equipment			
Plant, machinery and equipment revaluation	614	-	614
	614	-	614
Total asset revaluation reserves	1,303,725	301,253	1,604,978
2025			
Property			
Land revaluation	829,701	-	829,701
Building revaluation	86,681	-	86,681
	916,382	-	916,382
Infrastructure			
Drainage revaluation	98,219	17,754	115,973
Infrastructure asset revaluation (excluding drainage)	200,354	70,402	270,756
	298,573	88,156	386,729
Plant and equipment			
Plant, machinery and equipment revaluation	614	-	614
	614	-	614
Total asset revaluation reserves	1,215,569	88,156	1,303,725

Nature and purpose of reserves

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 9.1 Reserves (continued)

(b) Other reserves

	Balance at beginning of reporting period \$'000	Transfer from accumulated surplus \$'000	Transfer to accumulated surplus \$'000	Balance at end of reporting period \$'000
2026				
Statutory				
Public resort and recreation	1,125	1,819	(1,498)	1,446
Subdivision roadworks	133	-	(39)	94
Infrastructure assets	74	-	(74)	-
Car parking	10	-	(10)	-
Total statutory reserves	1,342	1,819	(1,621)	1,540
Discretionary				
MAV LGFV Fund	14,329	1,213	(15,542)	-
PARC asset management sinking fund	8,067	750	(3,769)	5,048
Capital projects reserve	5,946	6,981	(1,220)	11,707
Unexpended grant reserve	5,881	9,130	(5,635)	9,376
Strategic asset reserve	2,892	1,000	(721)	3,171
Waste recycling and resource recovery reserve	2,239	-	(563)	1,676
Economic Development grants reserve	231	117	(231)	117
Resource efficiency reserve	91	6	-	97
Peninsula Leisure strategic reserve	370	-	(370)	-
Peninsula Leisure asset management fund	558	370	(188)	740
Total discretionary reserves	40,604	19,567	(28,239)	31,932
Total other reserves	41,946	21,386	(29,860)	33,472
2025				
Statutory				
Public resort and recreation	2,454	2,590	(3,919)	1,125
Subdivision roadworks	133	-	-	133
Infrastructure assets	74	-	-	74
Car parking	10	-	-	10
Total statutory reserves	2,671	2,590	(3,919)	1,342
Discretionary				
MAV LGFV Fund	13,917	412	-	14,329
PARC asset management sinking fund	9,792	750	(2,475)	8,067
Capital projects reserve	4,659	1,894	(607)	5,946
Unexpended grant reserve	725	5,463	(307)	5,881
Strategic asset reserve	724	2,761	(593)	2,892
Waste recycling and resource recovery reserve	2,239	-	-	2,239
Economic Development grants reserve	95	231	(95)	231
Resource efficiency reserve	84	7	-	91
Peninsula Leisure strategic reserve	300	70	-	370
Peninsula Leisure asset management fund	885	-	(327)	558
Total discretionary reserves	33,420	11,588	(4,404)	40,604
Total other reserves	36,091	14,178	(8,323)	41,946

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 9.1 Reserves (continued)

Nature and purpose of reserves

Capital projects reserve - has been established to quarantine specific purpose funding for the delivery of capital projects.

MAV LGFV Fund - has been established to provide for the \$15.542 million principal repayment required on the maturity of the interest-only Local Government Funding Vehicle in 2025-2026.

PARC asset management sinking fund - has been established by Council and represents funding allocated to set aside funds to contribute to the replacement of the aquatic facility in approximately 35 years – this reserve is not to fund renewal or maintenance expenditure on this facility.

PARC asset management plan reserve - has been established by Peninsula Leisure and is designated to meet the company's obligations for defined classes of capital as set out in the schedule with the PARC Asset Management Plan (AMP).

PARC strategic reserve - has been established by Peninsula Leisure and is designated for capital investment expended over more than one financial year that falls outside the requirements of the AMP.

Resource efficiency reserves - have been established by Council to reinvest savings from energy costs in further works to minimise energy consumption.

Statutory reserves - have been established to record revenues received from developers that are to be applied specifically to undertaking future capital works for car parking, public open space and recreation, subdivision roadworks and community infrastructure.

Strategic asset reserve - has been established to assist in the delivery of community infrastructure highlighted in the Council Plan.

Unexpended grant reserve - has been established by Council to quarantine unexpended grant funding.

Economic Development grants reserve - has been established to quarantine unexpended business and façade grants until they are fully claimed by the recipients.

Waste, recycling and resource recovery reserve - has been established in compliance with the statutory and discretionary reserves policy to ensure all revenue from the waste charge is fully expended on waste related activities only.

Note 9.2 Reconciliation of cash flows from operating activities to surplus

	2026 \$'000	2025 \$'000
Surplus for the year	26,522	15,871
Non-cash adjustments		
Depreciation/amortisation	48,823	44,297
Net gain on disposal of property, plant and equipment	(936)	47
Write-off of property, infrastructure, intangibles, plant and equipment	6,604	13,836
Capital Works expenditure expensed	4,445	1,940
Borrowing costs	1,860	1,632
Finance costs	47	32
Contributions - non-monetary assets	(13,598)	(7,221)
Change in assets and liabilities		
Increase in trade and other receivables	(994)	(3,346)
(Increase)/decrease in prepayments	(1,269)	625
Decrease/(increase) in contract assets	1,890	(1,860)
(Increase)/decrease in inventory	(10)	65
Increase/(decrease) in trade and other payables	6,146	(7,656)
(Decrease)/increase in provisions	(239)	1,611
(Decrease)/increase in contract and other liabilities	(10,967)	11,227
Increase in trust funds and deposits	2,325	2,307
Net cash provided by operating activities	70,649	73,407

Note 9.3 Reconciliation of cash and cash equivalents

Cash on hand	18	17
Cash at bank	31,196	40,430
Term deposits	29,526	33,961
Cash and cash equivalents	60,740	74,408

Frankston City Council

Notes to the Financial Statements

For the year ended 30 June 2026

Note 10. Change in accounting policy

There have been no changes to accounting policies in the 2025-2026 year.

There are no pending accounting standards that are likely to have a material impact on Council.

FRANKSTON CITY
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Performance Statement

For the year ended 30 June 2026

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Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.

Principal Accounting Officer - Caroline Reidy CPA

Dated: 5 October 2026

In our opinion, the accompanying performance statement of Frankston City Council for the year ended 30 June 2026 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2020 to certify this performance statement in its final form.

Mayor - Cr Sue Baker

Dated: 5 October 2026

Deputy Mayor - Cr Cherie Wanat

Dated: 5 October 2026

Chief Executive Officer - Tennille Bradley

Dated: 5 October 2026

Victorian Auditor – General’s Office Audit Report

Section 1. Description of municipality

Frankston City is located on the eastern shores of Port Phillip Bay, approximately 40km south of Melbourne. The Traditional Custodians of this land are the Bunurong people of the Kulin Nation, whose Country extends from Werribee Creek to the Tarwin River and Wilson's Promontory.

Strategically placed as the regional centre for the Mornington Peninsula, Frankston City is recognised for its natural reserves, vibrant lifestyle, diverse community and growing business, arts, education and health sectors.

The municipality covers an area of about 131km² from the Seaford Wetlands in the north, to Sweetwater creek in the south and the Western Port Highway in the east. The western boundary boasts 11km of pristine coastline.

Frankston City is comprised of nine suburbs: Carrum Downs, Frankston, Frankston North, Frankston South, Langwarrin, Langwarrin South, Sandhurst, Seaford and Skye. Each with its own unique character and community.

Service / indicator / measure	Results					Comment
	2022-2023	2023-2024	2024-2025	2025-2026		
	Actual	Actual	Actual	Target as per budget	Actual	
Libraries						
Participation						
Library membership	N/A	33.31%	21.19%	N/A	15.67%	Library membership reflects the methodology used for this indicator, which measures registered active library members only. The measure does not capture the increased broader use of library services by community members who attend programs, use library spaces, access Wi-Fi, read newspapers and magazines, or participate in activities without requiring a library membership. Additionally, many family groups utilise a single membership card for borrowing.
[The number of registered library members/Population] x100						
Maternal and Child Health						
Participation						
Participation in the MCH service	74.01%	77.38%	73.83%	N/A	78.34%	The proportion of enrolled children participating in the Maternal and Child Health Service has increased compared with the previous year, indicating improved engagement and continued access to services for families. This positive result may reflect strengthened service delivery, targeted follow-up, and increased opportunities for families to attend key consultations.
[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100						

Item 12.3 Attachment B: Performance Statement 2025-2026

Service / indicator / measure	Results					Comment
	2022-2023	2023-2024	2024-2025	2025-2026		
	Actual	Actual	Actual	Target as per budget	Actual	
Participation						
<i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	70.86%	85.27%	80.86%	N/A	81.02%	Participation in the Maternal and Child Health Service by Aboriginal children has remained strong and has increased slightly compared with the previous year. This result reflects ongoing engagement with Aboriginal families and the continued strength of partnerships with local Aboriginal organisations to support culturally safe access to services.
Roads						
Condition						
<i>Sealed local roads maintained to condition standards</i> [Number of kilometres of sealed local roads below the renewal intervention level set by Council/Kilometres of sealed local roads] x100	98.57%	97.16%	95.31%	95.00%	93.88%	In 2025/26, 93.88% of sealed local roads met Council’s condition standards, compared with 95.31% last year. This slight decrease reflects Council’s focus on larger road reconstruction projects during the year. Increased local road resurfacing is planned for 2026/27.

Service / indicator / measure	Results					Comment
	2022-2023	2023-2024	2024-2025	2025-2026		
	Actual	Actual	Actual	Target as per budget	Actual	
Statutory Planning						The percentage of applications determined within statutory timeframes exceeded the target of 70 percent and is comparable to strong performance over the previous two years.
Service standard						
Planning applications decided within required time frames	62.41%	75.36%	76.32%	70.00%	75.17%	
[Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits/Number of planning application decisions made] x100						
Waste Management						Council saw a 3% increase in waste tonnes in 2025/26 along with a 6.4% decrease in mixed recycling tonnes; an 8.9% decrease in Glass tonnes and a 4% increase in Food and Organics tonnes. Further education is
Waste diversion						
Kerbside collection waste diverted from landfill	51.88%	52.26%	50.47%	53.00%	49.67%	

Service / indicator / measure	Results					Comment
	2022-2023	2023-2024	2024-2025	2025-2026		
	Actual	Actual	Actual	Target as per budget	Actual	
[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100						required on waste avoidance and correct use of all 4 bins in order to increase Councils diversion rates.

Section 3. Financial Performance Indicators

For the year ended 30 June 2026

Results						Forecasts				Material Variations and Comments	
Dimension/ indicator / measure	2022-2023	2023-2024	2024-2025	2025-2026		2026-2027	2027-2028	2028-2029	2029-2030		
	Actual	Actual	Actual	Target as per budget	Actual	Forecast	Forecast	Forecast	Forecast		
Efficiency											
Expenditure level											
Expenses per property assessment										Expenses have risen across Council operations and services largely impacted by inflationary pressures across the business.	
[Total expenses / Number of property assessments]	\$3,379.69	\$3,493.57	\$3,694.48	\$3,514.52	\$3,817.66	\$3,536.92	\$3,562.31	\$3,575.75	\$3,606.72		
Revenue level											
Average rate per property assessment										Council's general rate income has been increased in compliance with the rate cap of 3.00 per cent set by the Victorian Government. The increase is expected to remain stable over the forecast period due to rate capping.	
[Sum of all general rates and municipal charges/Number of property assessments]	\$1,680.80	\$1,725.23	\$1,795.03	N/A	\$1,843.10	\$1,893.35	\$1,929.55	\$1,962.16	\$1,995.36		

Results						Forecasts				Material Variations and Comments
Dimension/ indicator / measure	2022-2023	2023-2024	2024-2025	2025-2026		2026-2027	2027-2028	2028-2029	2029-2030	
	Actual	Actual	Actual	Target as per budget	Actual	Forecast	Forecast	Forecast	Forecast	
Liquidity										The working capital result has improved on prior year due to lower interest bearing liabilities following the payout of a loan. Cash assets are expected to tighten slightly over the next four years as Council delivers on its strategic priorities.
Working capital										
Current assets compared to current liabilities	184.06%	149.43%	140.69%	133.40%	153.58%	155.10%	147.42%	145.67%	146.06%	
[Current assets / Current liabilities] x100										
Unrestricted cash										Council continues to invest a portion of its cash reserves in term deposits greater than 90 days, which is considered to be restricted cash. The result has decreased slightly due to the higher amount invested in term deposits greater than 90 days at 30 June 2026 compared to the prior year which is offset by the current interest-bearing liabilities. Cash reserves are expected to decrease slightly over the next few years as Council continues to deliver on its strategic priorities.
Unrestricted cash compared to current liabilities										
[Unrestricted cash / Current liabilities] x100	0.60%	33.77%	32.74%	N/A	30.80%	43.95%	40.85%	40.37%	40.71%	

Item 12.3 Attachment B: Performance Statement 2025-2026

Results						Forecasts				Material Variations and Comments	
Dimension/ indicator / measure	2022-2023	2023-2024	2024-2025	2025-2026		2026-2027	2027-2028	2028-2029	2029-2030		
	Actual	Actual	Actual	Target as per budget	Actual	Forecast	Forecast	Forecast	Forecast		
Indebtedness											
Non-current liabilities compared to own source revenue											Council long term liabilities have increased due to new borrowings; however, the level of own source revenue continues to be restricted through rate capping and user fees and charges.
[Non-current liabilities / Own source revenue] x100	16.38%	21.61%	15.61%	N/A	17.03%	21.39%	18.82%	17.08%	20.05%		
Asset renewal and upgrade											
Asset renewal and upgrade expense compared to depreciation											Council remains focused on closing its asset renewal gap, and has planned a robust capital works program to achieve this outcome.
[Asset renewal and asset upgrade expenditure / Asset depreciation] x100	166.00%	140.36%	79.88%	110.80%	92.77%	121.25%	90.92%	101.06%	104.13%		

Item 12.3 Attachment B: Performance Statement 2025-2026

Dimension/ indicator / measure	Results					Forecasts				Material Variations and Comments
	2022-2023	2023-2024	2024-2025	2025-2026		2026-2027	2027-2028	2028-2029	2029-2030	
	Actual	Actual	Actual	Target as per budget	Actual	Forecast	Forecast	Forecast	Forecast	
Operating position Adjusted underlying result <i>Adjusted underlying surplus (or deficit)</i> <i>[Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100</i>	-3.58%	-10.36%	-4.62%	N/A	-6.28%	-1.41%	-0.25%	-0.39%	-0.57%	<p>This underlying deficit indicates the true cost of service delivery and reflects the long-term impact of rate capping, the challenging economic environment and inflationary pressure on materials and services. The low result in 2023-24 related to the early payment of the financial assistance grants of \$10m that were paid in 2022-23 and the new landfill provision of \$2m. The result has improved since then as the organisation has been focused on cost control and more efficient service delivery to ensure long term sustainability. In 2025-26 the underlying result was impacted by a significant \$4.2m increase in depreciation following the implementation of new accounting treatment AASB 13 and Council also received an early payment of 80% of the 2026-27 Financial Assistance Grants which has softened the decline.</p>

Results						Forecasts				Material Variations and Comments
Dimension/ indicator / measure	2022-2023	2023-2024	2024-2025	2025-2026		2026-2027	2027-2028	2028-2029	2029-2030	
	Actual	Actual	Actual	Target as per budget	Actual	Forecast	Forecast	Forecast	Forecast	
										dependent on economic and market movement.

Section 4. Sustainable Capacity Indicators

For the year ended 30 June 2026

Indicator / measure [formula]	Results				Comment
	2022-2023	2023-2024	2024-2025	2025-2026	
	Actual	Actual	Actual	Actual	
Population					
<i>Expenses per head of municipal population</i>	\$1,534.02	\$1,589.92	\$1,655.80	\$1,718.63	Expenses have risen in Council operations due to inflationary pressure on materials and services.
[Total expenses / Municipal population]					
<i>Infrastructure per head of municipal population</i>	\$7,533.22	\$8,034.76	\$8,542.67	\$10,126.75	Frankston City continues to increase infrastructure delivery to meet community needs.
[Value of infrastructure / Municipal population]					

Item 12.3 Attachment B: Performance Statement 2025-2026

Indicator / measure [formula]	Results				Comment
	2022-2023	2023-2024	2024-2025	2025-2026	
	Actual	Actual	Actual	Actual	
<i>Population density per length of road</i>	199.41	197.55	210.01	202.45	There was a slight reduction in 2025/26 due to changes in the length of Council's road network and population figures.
[Municipal Population / Kilometres of local roads]					
Own-source revenue					Own source revenue has grown 2% in the last 12 months with strong utilisation in the recycling centre contributing to the increased result. Rates income has also increased in compliance with the 3.00% rate cap in 2025-26. Council will continue to identify and pursue alternative revenue sources.
<i>Own-source revenue per head of municipal population</i>	\$1,299.37	\$1,344.29	\$1,368.29	\$ 1,406.58	
[Own-source revenue / Municipal population]					
Recurrent grants					Recurrent grants have increased compared to the previous year, due to the early payment of 80% of the Financial Assistance Grant funding allocated for 2026-2027 received in the 2025-26 financial year.
<i>Recurrent grants per head of municipal population</i>	\$161.78	\$74.34	\$188.38	\$190.09	
[Recurrent grants /Municipal population]					

Indicator / measure [formula]	Results				Comment
	2022-2023	2023-2024	2024-2025	2025-2026	
	Actual	Actual	Actual	Actual	
Disadvantage					
<i>Relative Socio-Economic Disadvantage</i>	6.00	6.00	6.00	6.00	Council ranks in the sixth decile in Victoria. The first decile indicates the most disadvantaged and the tenth decile indicates the least disadvantaged.
[Index of Relative Socio-Economic Disadvantage by decile]					
Staff turnover	14.29%	10.45%	11.27%	9.94%	Council's staff turnover rate decreased by approximately 12% compared with the previous year, reducing from 11.27% to 9.94% in 2025–26. This result reflects a stable workforce and is consistent with Council's ongoing investment in employee engagement, leadership development, wellbeing and workforce capability initiatives, supporting the attraction and retention of employees.
<i>Percentage of staff turnover</i>					
[Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100					

5. Notes to the accounts

For the year ended 30 June 2026

5.1 Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council on 11 May 2026 in its 2026-2027 budget and which forms part of the Council and Wellbeing Plan. The financial plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The financial plan can be obtained by contacting council.

5.2 Definitions	
Key term	Definition
Aboriginal children	means a child who is an Aboriginal person
Aboriginal person	has the same meaning as in the Aboriginal Heritage Act 2006
adjusted underlying revenue	means total income other than: <ul style="list-style-type: none"> • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the <i>Food Act 1984</i>
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the <i>Road Management Act 2004</i>
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council
rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash



Executive Summary**12.4 Award of Contract EO11785 - Play Space and Landscape Works Panel**

Enquiries: (Cam Arullanantham: City Services)

Email: Cam.Arullanantham@frankston.vic.gov.au

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 for appointment of a panel of contractors under Contract EO11785 to deliver Play Space and Landscape Works.

Recommendation (Director City Services)

That Council:

1. Appoints the following contractors to EO11785 Play Space and Landscape Works Panel for an initial three (3) year term with the provision for three (3) extensions of two (2) years each at Council's discretion, for the delivery of individual play space and landscape works:
 - a. A_SPACE Australia Pty Ltd; ACN 622 747 899.
 - b. Adventure Playgrounds Pty Ltd trading as Adventure+; ACN 120 543 259.
 - c. DJ Johnson Enterprises Pty Ltd trading as Allplay Equipment; ACN 692 859 466.
 - d. Accomplished Plumbing Services Pty Ltd trading as APS Drainage and Civil; ACN 151 075 875.
 - e. Blue Peak Constructions Pty Ltd as Trustee for Blue Peak Constructions Family Trust; ACN 600 299 474.
 - f. Bramall & Co Pty Ltd; ACN 925 499 356.
 - g. Common Ground Trails Pty Ltd; ACN 162 352 776.
 - h. CONVIC PTY LTD; ACN 159 140 137.
 - i. CPE Landscaping Pty Ltd; ACN 100 589 768.
 - j. Elevated Structures Pty Ltd; ACN 685 318 647.
 - k. Flemings Landscapes; ACN 621 168 607.
 - l. Full Tilt Landscapes Pty Ltd; ACN 643 403 605.
 - m. Gilmore Civil Pty Ltd; ACN 600 355 066.
 - n. Glennwire Fencing Pty Ltd; ACN 006 575 364.
 - o. JMAC Constructions Pty Ltd; ACN 065 374 414.
 - p. Kompan Australia Pty Ltd; ACN 010 572 335.
 - q. Landlinks Environmental Services Pty Ltd; ACN 078 936 151.
 - r. Sanpoint Pty Ltd as Trustee for The Fiore Family Trust trading as LD Total; ACN 052 314 682.
 - s. LJM Construction Australia Pty Ltd; ACN 610 919 581.
 - t. Moduplay Group Pty Ltd; ACN 131 937 669.
 - u. Mt. Beenak Earth Pty Ltd; ACN 680 016 004.
 - v. Oakridge Landscapes Pty Ltd; ACN 619 804 732.
 - w. Yates Family Trust trading as Open Playscapes Pty Ltd; ACN 610 130 964.
 - x. Plastic Protection Pty Ltd trading as Omnitech Playgrounds; ACN 004 660 495.
 - y. Ploughman Excavations Pty Ltd; ACN 624 824 933.
 - z. Parsons Au Pty Ltd trading as Proactive Land Services Au; ACN 688 028 560.
 - aa. Programmed Property Services Pty Ltd; ACN 106 015 632.

12.4 Award of Contract EOI11785 - Play Space and Landscape Works Panel**Executive Summary**

- bb. GDM Professional Services Pty Ltd trading as Raw Outdoor Concepts; ACN 607 884 266.
cc. ScapeArt Pty Ltd; ACN 144 662 144.
dd. Shade Wise Pty Ltd; ACN 637 678 954.
ee. Asplundh Tree Expert Australia Pty Ltd trading as Summit Open Space Services; ACN 055 140 424.
ff. Sustainable Landscaping Pty Ltd; ACN 145 032 640.
gg. Warrandale Industries Pty Ltd; ACN 005 238 479.
hh. Yellowstone Landscaping Pty Ltd trading as Yellowstone Resource Group; ACN 094 921 294.
2. Notes the award of any individual works under this contract will be subject to Council's approved annual capital works budget provisions, with no individual award exceeding \$1 million excluding GST;
 3. Authorises the Chief Executive Officer to execute and sign the contract;
 4. Delegates authority to the Director City Services to approve operational contract variations and extensions of the contract subject to the ongoing performance of the contractors as well as expenditure in line with annual budget provisions; and
 5. Resolves Attachment A to this report be retained confidential on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage, pursuant to the Local Government Act 2020 s3(1)(g).

Key Points / Issues

- The objective of this panel under the contract EOI11785 is to establish a panel of prequalified contractors who can undertake Play space and landscape works throughout Frankston municipality during the term of the contract.
- Establishing a panel of contractors with the skills and capabilities necessary to undertake these specialist works will ensure efficient delivery of Council projects and provide best value for money.
- Only works with the value of each project not exceeding \$1 million excluding GST will be performed under the contract EOI11785.
- Individual projects with an adopted budget of over \$1 million will be subject to a separate tendering process in line with Council's procurement guidelines.
- The panel arrangement includes provisions for periodic refresh processes during the contract term, enabling additional suppliers to apply for inclusion where required to meet Council's operational and service delivery needs.

12.4 Award of Contract EOI11785 - Play Space and Landscape Works Panel**Executive Summary**

- Generally, the works under this panel engagement will cover the following categories (Items) of civil and open space construction:
 - Item 1 - Garden bed planting
 - Item 2 - Path works
 - Item 3 - Furniture installation
 - Item 4 - Fencing
 - Item 5 - Retaining walls
 - Item 6 - Board walks
 - Item 7 - Decking
 - Item 8 - Landscape construction
 - Item 9 - Shade sails
 - Item 10 - Playground and recreation reserve equipment supply
 - Item 11 - Playground and recreation reserve equipment supply and install
 - Item 12 - Playground upgrades
 - Item 13 - Streetscapes
 - Item 14 - Skate Park
 - Item 15 - BMX and Pump track construction
- The initial contract term is 3 years with the provision for 3 extensions of 2 years each at Council's discretion (3+2+2+2 Years). Total contract term is 9 years with all possible extensions.

Background

This is a new panel contract, and submitters were asked to nominate one or more Items and values of works suitable for their capability and experience.

The objective of this contract is to establish a prequalified panel of competent contractors to undertake play space and landscape works throughout Frankston municipality during the term of the panel contract.

Each award will be subject to competitive quotation or tendering process in line with the procurement guidelines with no single award of works exceeding \$1 million excluding GST in the value.

Establishment of the panel will deliver capital works projects in an efficient and timely manner providing value for money.

Tender Process

In order to seek interest and obtain best value from suitably qualified contractors, a public Expression of Interest (EOI) process was conducted in accordance with Council's Procurement Policy and guidelines.

The request for Expression of Interest (EOI) was released to market on 14 March 2026 via Council's E-Tendering Portal and advertised in The Age.

The tender closed at 3.00pm AEST on Wednesday 15 April 2026.

Thirty-six (36) submissions were received for EOI11785: Play Space and Landscape Works Panel.

No late tenders were received.

12.4 Award of Contract EOI11785 - Play Space and Landscape Works Panel**Executive Summary****Tender Evaluation**Mandatory criteria

All submissions were assessed against the following mandatory criteria, as advertised in the EOI documents:

Mandatory Criteria <ul style="list-style-type: none"> • Licences / Qualifications • Child Safety • Applicable legal requirements • Applicable standards or industry best practice • Accreditation with professional bodies or Australian Standards certification • Occupational Health and Safety 	Pass / Fail
--	-------------

All submissions passed initial checks against the mandatory criteria.

Evaluation criteria

36 submissions progressed to evaluation and were assessed against the following evaluation criteria, as advertised in the EOI documents:

Evaluation Criteria	Weighting (%)
Cost to Council	30%
Industry Experience and Ability to Meet Technical Requirements	20%
Resources & Capability (including sub-contractors)	20%
Experience on Similar Projects	20%
Community Benefit/Local content	10%
TOTAL PERCENTAGE WEIGHTING (must equal 100%)	100%

Evaluation was guided by the approved Evaluation Plan, which is filed in Council's document management records system, reference [A5768704](#).

The evaluation of submissions is documented in the Evaluation Report, which is provided as Attachment A.

Following the evaluation, a list of contractors recommended to be included on the panel was determined. The tenderers recommended ranked by weighted score to be part of the Play Space and Landscape Works Panels are listed below.

12.4 Award of Contract EOI11785 - Play Space and Landscape Works Panel**Executive Summary**

EOI11785: Play Space and Landscape Works Panel Tenderers (34)

Tenderer	EOI Categories	Weighted Score
CONVIC PTY LTD	14	78.40
LJM Construction Australia Pty Ltd	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	76.00
Flemings Landscapes	1, 2, 3, 8, 11, 12, 13	75.20
Common Ground Trails Pty Ltd	15	75.17
Adventure Playgrounds Pty Ltd trading as Adventureplus	9, 10, 11	75.13
Sustainable Landscaping Pty Ltd	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	75.07
Yellowstone Landscaping Pty Ltd trading as Yellowstone Resource Group	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	75.07
Kompan Australia Pty Ltd	10, 11, 12	75.03
JMAC Constructions Pty Ltd	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15	74.93
Warrandale Industries Pty Ltd	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	74.90
Accomplished Plumbing Services Pty Ltd trading as APS Drainage and Civil	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	74.47
A_SPACE Australia Pty Ltd	9, 10, 11, 12	74.47
Sanpoint Pty Ltd as Trustee for The Fiore Family Trust trading as LD Total	1, 2, 3, 8, 11, 12, 13	73.97
Blue Peak Constructions Pty Ltd	1, 2, 3, 4, 5, 6, 7, 8, 13	73.80
Plastic Protection Pty Ltd trading as Omnitech Playgrounds	10, 11, 12	73.43
DJ Johnson Enterprises Pty Ltd trading as All Play Equipment	9, 10, 11	72.57
Elevated Structures Pty Ltd	6, 7, 9	71.70
Moduplay Group Pty Ltd	3, 10, 11, 12, 15	71.07
Landlinks Environmental Services Pty Ltd	1, 2, 3, 4, 5, 6, 7, 8, 13	70.50
Yates Family Trust trading as Open Playscapes Pty Ltd	1, 2, 3, 4, 7, 8, 11, 12	70.33
Programmed Property Services Pty Ltd	1, 3, 4, 5, 8, 9, 12, 13	70.33
ScapeArt Pty Ltd	1, 2, 3, 8, 12, 13	69.63
Glennwire Fencing Pty Ltd	4	68.53
Shade Wise Pty Ltd	9	68.17
CPE Landscaping Pty Ltd	1, 2, 3, 8, 12, 13	67.77
Proactive Land Services AU Trust	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15	67.40
Mt. Beenak Earth Pty Ltd	1, 3, 13	67.37

12.4 Award of Contract EOI11785 - Play Space and Landscape Works Panel**Executive Summary**

GDM Professional Services Pty Ltd trading as Raw Outdoor Concepts	1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15	67.37
Asplundh Tree Expert Australia Pty Ltd trading as Summit Open Space Services	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	67.23
Full Tilt Landscapes Pty Ltd	1, 2, 3, 8, 11, 12, 13	66.57
Ploughman Excavations Pty Ltd	2, 5, 8, 13	66.33
Bramall & Co Pty Ltd	4	65.70
Oakridge Landscapes Pty Ltd	1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13	65.63
Gilmore Civil PTY LTD	2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15	65.23

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 and transparent manner with the highest levels of integrity and in the public interest. Probity oversight for the procurement process was provided by Council's Contracts and Procurement Unit. All suppliers were treated fairly and consistently throughout the evaluation process.

Disclosures of Conflicts of Interest in Relation to Advice Provided in this Report

A staff member involved in the evaluation process declared a conflict of duties and/or conflict of interest. The conflict was documented and managed in accordance with Council procedures, with appropriate controls implemented to maintain the integrity of the process. No other persons involved in the evaluation or preparation of this report declared a direct or indirect interest requiring disclosure.

Contract Value

There is no specific contract value associated with this award. The total spend under this contract will be subject to annual budget provisions in the Council's Long Term Infrastructure Plan (LTIP) over the maximum nine (9) year term of the contract (including all possible extensions).

Individual projects with an adopted budget of over \$1 million will be subject to a separate tendering process in line with Council's procurement guidelines.

Term of the Contract

The initial contract term is 3 years with the provision for 3 extensions of 2 years each at Council's discretion (3+2+2+2 Years). Total contract term is 9 years with all possible extensions. Anticipated commencement date is 2 November 2026.

Policy Considerations

This procurement does not conflict with any Council policies

12.4 Award of Contract EOI11785 - Play Space and Landscape Works Panel**Executive Summary****Collaboration**

Section 109(2) of the Local Government Act 2020 requires that any report to Council that recommends entering into a procurement agreement must include information in relation to any opportunities for collaboration with other Councils or public bodies.

Council engaged in a collaborative arrangement for this contract.

Knox City Council and alternative Victorian Council's may access the panel following endorsement by Frankston City Council.

Financial Implications

There is no specific budget allocated to deliver services under this contract. However, budgets allocated to projects listed in Council's Long Term Infrastructure Plan (LTIP) over the nine (9) year term of the contract (including possible extensions) will be utilised for any specific engagement under these contracts.

There is no guarantee that any of the Contractors appointed on the panel will be requested to provide services under this contract.

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

Most of the projects included in this contract provide the following environmental benefits. Upgrades of local facilities which encourages walking and cycling reducing short car trips and associated emissions.

Landscaping works will incorporate native plantings, improving biodiversity, shade, and habitat for local wildlife. These projects actively promote the use of recycled materials.

Social Impacts

The play space projects will promote physical activity, outdoor play, and social interaction for children, youth, families and picnic areas, seating and accessible paths for elderly residents.

Well-designed play spaces ensure inclusive access for people of all ages and abilities, supporting equitable use across the community.

Economic Impacts

Reserve upgrades will attract families from surrounding areas, benefiting nearby businesses such as cafés, shops and service providers. Investment in quality public infrastructure enhances the value and appeal of the surrounding neighbourhood.

Buy Local Impacts

Tenderers who were encouraging local employment opportunities were favourably scored in Community Benefit criteria as a part of the tender evaluation process.

12.4 Award of Contract EO11785 - Play Space and Landscape Works Panel**Executive Summary**

ATTACHMENTS

Attachment A: EO11785 - Playspace & Landscape Works Panel - Evaluation
Report (*Under Separate Cover*) - **CONFIDENTIAL**

14.1 2026/NOM10 - Banning of Meta-Glasses and Smart Glasses

On 17 September 2026 Cr Emily Green gave notice of their intention to move the following motion:

That Council:

1. Obtain a report before the end of this calendar year on:
 - a. Updating Council's conditions of entry and other policies to ban the use of "smart glasses" at Council's leisure centres and all council-run childcare centres and playgrounds, subject to any necessary carve outs for deaf, low vision or disabled users; and
 - b. communicating this change in policy to users and relevant stakeholders, including installing signage as necessary;
2. Advocate to the federal government for updates to the Privacy Act to ensure it is fit for purpose and able to respond to the risks of new wearable technology, and for a temporary ban on smart glasses imports, until Australia's privacy and data collection laws are updated to better protect our communities.

COMMENTS BY CHIEF EXECUTIVE OFFICER

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	YES
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	YES
3. Is the NoM clear and well worded?	YES
4. Is the NoM capable of being implemented?	YES
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	YES
6. Is the NoM within the powers of a municipal Council?	YES
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	YES
8. Is the NoM consistent with all relevant legislation?	YES
9. Is the NoM consistent with existing Council or State policy or position?	YES

14.1 2026/NOM10 - Banning of Meta-Glasses and Smart Glasses

Question for Consideration	
10.Is the NoM consistent with Council's adopted strategic plan?	YES
11.Can the NoM be implemented without diversion of existing resources?	YES
12.Can the NoM be implemented without diversion of allocated Council funds?	YES
13.Are funds available in the adopted budget to implement the NoM?	YES
14.What is the estimated cost of implementing the NoM?	Comments: Officer time.

ATTACHMENTS

Nil

14.2 2026/NOM11 - Review of Councillor Appreciation Award Process

On 23 September 2026 Cr Kris Bolam gave notice of their intention to move the following motion:

That Council:

1. Requests the Chief Executive Officer to undertake a review of the Councillor Appreciation Award Protocol and associated nomination process, with a focus on:
 - a. The number of awards each councillor can nominate annually; and
 - b. The breadth of information required, at a baseline, to accompany a nomination;
2. Requests the Chief Executive Officer consult with Councillors as part of the review, including seeking feedback on the operation of the current process and any suggested improvements;
3. Requests the Chief Executive Officer provides a briefing to Councillors on the outcome of the review, including any recommended amendments to the Councillor Appreciation Award Protocol, within an appropriate timeframe; and
4. Notes the outcome of the review also be communicated in the Chief Executive Officer Report at a future Council Meeting.

COMMENTS BY CHIEF PEOPLE AND INTEGRITY OFFICER

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	YES
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	YES
3. Is the NoM clear and well worded?	YES
4. Is the NoM capable of being implemented?	YES
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	YES
6. Is the NoM within the powers of a municipal Council?	YES
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	YES

14.2 2026/NOM11 - Review of Councillor Appreciation Award Process

Question for Consideration	
8. Is the NoM consistent with all relevant legislation?	YES
9. Is the NoM consistent with existing Council or State policy or position?	YES
10. Is the NoM consistent with Council's adopted strategic plan?	YES
11. Can the NoM be implemented without diversion of existing resources?	YES
12. Can the NoM be implemented without diversion of allocated Council funds?	YES
13. Are funds available in the adopted budget to implement the NoM?	YES
14. What is the estimated cost of implementing the NoM?	Comments: Officer time only.

ATTACHMENTS

Nil

17. CONFIDENTIAL ITEMS

Section 3(1) of the *Local Government Act 2020* enables the Council to close the meeting to the public if the meeting is discussing any of the following:

- (a) Council business information that would prejudice the Council's position in commercial negotiations if prematurely released;
- (b) Security information that is likely to endanger the security of Council property or the safety of any person;
- (c) Land use planning information;
- (d) Law enforcement information;
- (e) Legal privileged information;
- (f) Personal information;
- (g) Private commercial information;
- (h) Internal arbitration information;
- (i) Councillor conduct panel information
- (j) Information prescribed by the regulations to be confidential information for the purposes of this definition;
- (k) Information that was confidential information for the purposes of section 77 of the *Local Government Act 2020*
- (l) A resolution to close the meeting to members of the public pursuant to section 66(2)(a).

Nil Reports

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Signed by the CEO