Council Meeting

2026/CM06

Monday, 11 May 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 11 May 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

2.1 Presentation of Letter Under Seal for Reverend Angel Roldan and Pastor Ulli Rothstein de Roldan

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Council Meeting No. CM5 held on 20 April 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

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11. CONSIDERATION OF CITY PLANNING REPORTS

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15. REPORTS NOT YET SUBMITTED

16. URGENT BUSINESS

17. CONFIDENTIAL ITEMS

Tennille Bradley

CHIEF EXECUTIVE OFFICER

7/05/2026

9.1 Petition: Planning Application 349/2020/P/F for two rooming houses at 2 Victoria Parade Frankston

Council has received a petition from residents of Victoria Parade concerning the Planning Application 349/2020/P/F for two rooming houses at 2 Victoria Parade Frankston, containing six (6) signatures.

Recommendation

That the *Petition: Planning Application 349/2020/P/F for two rooming houses at 2 Victoria Parade Frankston*, containing six (6) signatures, from residents of Victoria Parade concerning be received and referred to the Chief Executive Officer for consideration.

COMMENTS BY

ATTACHMENTS

Nil

11.1 Application to amend Planning Permit 349/2020/P - 2 Victoria Parade, FRANKSTON 3199 - To use and develop the land for two (2) rooming houses

Enquiries: *(Tammy Beauchamp: Communities)*
Email: *tammy.beauchamp@frankston.vic.gov.au*

Council Plan

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

Purpose

This report considers the merits of the planning application to 349/2020/P – to use and develop the land at 2 Victoria Parade for 2 Rooming Houses.

Recommendation (Director Communities)

That Council

1. Resolves to issue a Notice of decision to grant an amended Planning Permit in Planning Application 349/2020/P/F, subject to the conditions contained in the officers' assessment; and
2. Resolves *Attachment B* (Locality map with objectors) be retained as confidential indefinitely on the grounds that it includes personal information, which if released would result in the unreasonable disclosure of information about any person or their personal affairs (Local Government Act 2020, s.3(1)(f)). These grounds apply because the document includes information that could readily identify objectors if released would breach privacy obligations.

Key Points / Issues

- It is proposed to amend the existing permit, to change the approved two (2) double storey dwellings into two (2) Rooming Houses.
- The configuration of the development is an adaption of the original approved attached (duplex) townhouse development. Internally, the development will be rearranged to feature a similar internal layout for each rooming house, with two parking spaces, four bedrooms, communal kitchen/living/dining/laundry area and communal open space at ground level. At first floor each rooming house contains four bedrooms. All bedrooms feature an ensuite bathroom and wardrobe.
- The building typology is appropriate in an area designated for further housing development, located close to amenities and the Frankston Metropolitan Activity Centre (FMAC).
- The proposal is consistent with Planning Policy to provide for an increase in diversity and supply of housing stock within the municipality, which increases housing choice for residents.
- The proposal responds appropriately to the design guidance provided by Clause 55 (in this case the former 'ResCode').

- Public notice of the application was given with twenty-one (21) objections received.
- This application is being reported to Council as it is for a Rooming House.

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

Financial Impact

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

Consultation

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

Analysis (Environmental / Economic / Social Implications)

The proposal will have a minimal impact on the environment. There will be adequate space for landscaping including planting of canopy trees within the site.

The proposal will have a beneficial economic impact. In the short-term it will create employment opportunities during the construction phase and in the longer-term new residents will utilise local business.

The proposal will have a net social benefit to the community. It adds to the City's diversity of housing stock to meet housing demands by creating more affordable housing.

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

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

Legal

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

Policy Impacts

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

Gender Impact Assessments

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

11.1 Application to amend Planning Permit 349/2020/P - 2 Victoria Parade, FRANKSTON 3199 - To use and develop the land for two (2) rooming houses

Officers' Assessment

Officer's Declaration of Interests

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

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

Risk Mitigation

There are no particular risks associated with the planning application.

Conclusion

Overall, subject to the inclusion of conditions the proposal is generally consistent with the relevant objectives and decision guidelines of the Scheme.

ATTACHMENTS

Attachment A:⇩	Aerial locality map
Attachment B:	Locality map with objectors - **CONFIDENTIAL**
Attachment C:⇩	Advertised plans
Attachment D:⇩	Advertised documents
Attachment E:⇩	Copy of original Planning Permit & plans considered

11.1 Application to amend Planning Permit 349/2020/P - 2 Victoria Parade, FRANKSTON 3199 - To use and develop the land for two (2) rooming houses

Officers' Assessment

Summary

Reason for Reporting to Council	Rooming house
APPLICATION	
Address	2 Victoria Parade FRANKSTON 3199
Proposal	To amend the existing permit to use and develop the land for two (2) rooming houses
PLANNING REQUIREMENTS	
Zoning	General Residential Zone
Overlays	Design and Development Overlay Schedule 11 Specific Controls Overlay Schedule 3
Particular Provisions	Clause 52.06 Car Parking Clause 52.23 Rooming House Clause 52.34 Bicycle Facilities Clause 55 Two or more dwellings on a lot and residential buildings
Permit Trigger(s)	**Existing approved** 32.08-3 To subdivide the land 32.08-7 To construct two or more dwellings on a lot 43.02-2 To construct a building or construct or carry out works 45.12-1 To construct a building or construct or carry out works **Proposed** 32.08-2 To use the land for rooming houses 32.08-3 To subdivide the land 32.08-10 To construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2 43.02-2 To construct a building or construct or carry out works 45.12-1 To construct a building or construct or carry out works
PROCESS	
Notification of Proposal	Notification of the planning application was given pursuant to the requirements of Section 52 of the *Planning and Environment Act 1987.* Notification was given in the form of: • Mail to adjoining owners and occupiers. • Sign erected on the site frontage.
Objection(s)	Twenty-one (21)

11.1 Application to amend Planning Permit 349/2020/P - 2 Victoria Parade, FRANKSTON 3199 - To use and develop the land for two (2) rooming houses

Officers' Assessment

S. 52 Referrals	Nil	**S.55 Referrals**	Nil
Internal Referrals	Traffic, Drainage, Landscape, Arborist, ESD, Social Planning & Waste Services		
LEGISLATIVE			
Title Restrictions	Nil		
Application Fees	$2,733.40 The average cost to process a planning application is $3,980.00		

Background

Subject Site



Aerial Photography of Subject Site (Source: NearMap, dated 7 February 2026)

The subject site is irregular in shape and is located on the west side of Victoria Parade in Frankston.

The site comprises two lots being lot 1 and lot 2 on Title Plan 751941T.

The site an overall area of 792.65 square metres. A 1.8-metre-wide easement extends along the rear or western boundary of the property.

The subject site currently contains a single storey weatherboard dwelling. There is a single crossover on the northern side of the frontage.

Locality

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

11.1 Application to amend Planning Permit 349/2020/P - 2 Victoria Parade, FRANKSTON 3199 - To use and develop the land for two (2) rooming houses

Officers' Assessment

The use and development of land surrounding the subject site is summarised as follows:

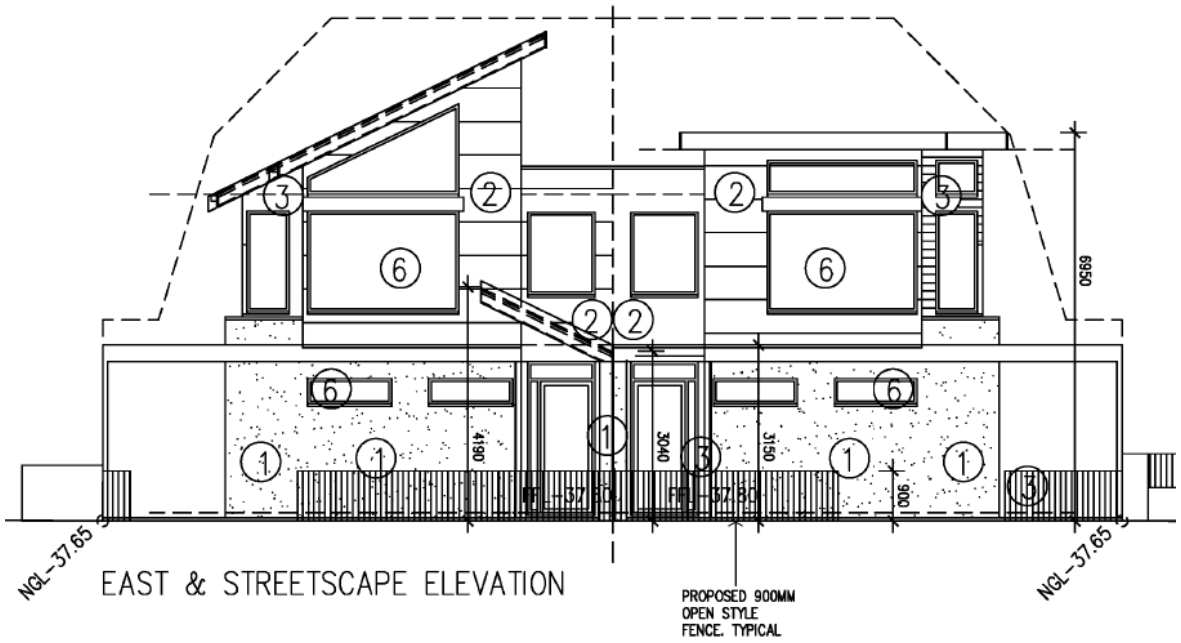
- North: Single dwelling, double storey duplex, double storey unit
- South: Single storey units
- East: Single dwellings
- West: Single dwellings

Site History

Previous planning permit applications for the site include:

- Planning permit 618/2007/P was issued on 11 November 2009 for the development of two (2) dwellings. This permit has expired.
- Planning permit 595/2016/P was issued on 30 March 2017 to construct one (1) double storey dwelling. This permit has expired.
- Planning permit 349/2020/P was issued on 8 August 2022 to construct two (2) double storey dwellings and to subdivide the land into two (2) lots. The permit has been extended and expires on 8 August 2026 to start the development and certify the subdivision. Plans have not been endorsed under the permit. This permit is proposed to be amended in this application.

Proposal



Development

- It is proposed to amend the proposal from side-by-side Dwellings to two Rooming Houses.
- The external appearance and setbacks remain generally the same as the approved development, with the following amendments:

- The ground floor north side setback will be increased from 1.24m to 2.2m to the dis access bed 1.
- The parking layout is amended from single carport with tandem spaces for each dwelling, to a double carport for each rooming house.
- The patios are proposed to be replaced with decking in the same dimensions.
- Landings are proposed from each ground floor bedroom into the private open space.
- A communal bin store is proposed to each building.
- Four bicycle spaces are provided in the frontage of each rooming house.

- The proposed building height is unchanged.
- Site coverage would be 47.75% (reduced from 48.22%), permeable area would be 50.53% (reduced from 54.2%) and garden area would be 35.49% (reduced from 46%).
- No change is proposed to colours and materials.
- Internally, the development will be rearranged to feature a similar internal layout for each rooming house, with two parking spaces, four bedrooms, communal kitchen/living/dining/laundry area and communal open space at ground level. At first floor each rooming house contains four bedrooms.
- All bedrooms feature an ensuite bathroom and wardrobe.
- The landscape plan provides for nine new trees (mature heights between 8-12 metres) and complementary planting of 271 shrubs/grasses/ground covers.

Use

The proposal is summarised as:

- Each rooming house is proposed to accommodate a maximum of 8 residents at any one time (total of 16 persons accommodated).
- The rooming houses are proposed to be run and maintained by the Building Manager.

Subdivision

- No change is proposed to the subdivision component.

Planning Provisions

Frankston Planning Scheme Purpose and Vision

- Clause 02: Municipal Planning Strategy
- Clause 02.01 Context
- Clause 02.02 Vision
- Clause 02.03 Strategic Directions
- Clause 02.04 Strategic Framework Plans

Planning Policy Framework

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

- Clause 11 Settlement
- Clause 13 Environmental Risks and Amenity
- Clause 15 Built Environment and Heritage
- Clause 16 Housing

Planning Scheme Controls

A Planning Permit is required pursuant to:

Existing approved

32.08-3 To subdivide the land

32.08-7 To construct two or more dwellings on a lot

43.02-2 To construct a building or construct or carry out works

45.12-1 To construct a building or construct or carry out works

Proposed

32.08-2 To use the land for rooming houses

32.08-3 To subdivide the land

32.08-10 To construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2

43.02-2 To construct a building or construct or carry out works

45.12-1 To construct a building or construct or carry out works

Particular Provisions

- Clause 52.06 Car Parking
- Clause 52.23 Rooming House
- Clause 52.34 Bicycle Facilities
- Clause 55 Two or more dwellings on a lot and residential buildings

Notification of Proposal

The grounds of objection are summarised as follows:

- Traffic and on-street parking impacts
- Neighbourhood character
- Concerns relating to the management of the rooming houses
- Concerns relating to the size of the rooming houses/number of occupants
- Concerns relating to potential future occupants
- Noise
- Waste management
- Concentration of rooming houses in the street
- Lack of secure bicycle storage.
- ESD

A Residents Discussion Meeting was not held due to the limited likelihood of agreement being reached. The applicant prepared a written response to the objections which was circulated.

Internal Referrals

The application was referred internally to Traffic, Drainage, Landscape, Arborist, ESD, Social Planning & Waste Services

A summary of the relevant comments is provided below.

Traffic

- The crossover widths are satisfactory though as per previous Traffic comments in 2020.
- The proposed on-site car parking provision of 2 car spaces per rooming house is satisfactory, in accordance with Planning Scheme requirements for Rooming Houses.
- Planting is shown within the visibility splays at each crossover though the planting schedule informs a maximum mature plant height of 800mm which is within the maximum 900mm height, in accordance with Planning Scheme requirements, including for front fence height shown on the Landscape Plan to be reduced to maximum 900mm height.

Drainage

- Site falls to rear of the property.
- Legal Point of Discharge - Stormwater from the property to be directed to existing Council pit (9830) at the rear easement of the property.
- Proposed southern vehicle crossing appears to conflict with existing side entry pit. Pit location will need to be confirmed on site and clearly indicated on plans. VC either needs to clear of off the SEP (minimum 1.5m offset) or the SEP will need to be fully contained within the VC and converted to a grated SEP in accordance with Council standard drawing SD209.
- There is a 375mm drain along the southern boundary over the future easement and the proposed structure over this easement is not clear. The elevations indicated that there is a roof, and more details are required on this structure.
- Note that Council do not permit any permanent (non-demountable) structures over the easement/drain. A lightweight demountable structure may be considered subject to BOE approval.

Landscape

- Supplied landscape plan is generally consistent with existing permit requirements.
- No objection subject to condition requiring the removal of the pedestrian pathway and replacement with landscaping, with pedestrian access provided by the driveway, and alternative tree species selection.

Arborist

- An updated arborist report has been provided by DB Horticulture showing tree 9 as retained, also stating tree 9 can be viably retained.
- No objection subject to the preparation of a Tree Protection Management Plan.

ESD

- Application ESD Commitments:
  - Achieves a BESS score of 55%, Best Practice,
  - 100% STORM score including 2x3000L Rainwater tanks
  - Double glazing windows
  - All electric
  - 4 secure, accessible bicycle spaces
- The submitted documents and information for this project does not meet Council's ESD requirements. The following concerns are identified:
  - ESD notes on plans
  - Energy
  - Transport
- No objection subject to conditions.

Social Planning

- The site is located within close walking distance of the FMAC, Frankston Hospital, Monash University, public transport and a range of community services. This location is well suited to higher-density residential accommodation and supports the provision of affordable, well-managed housing options within the municipality.
- The proposal provides accommodation for up to 16 residents across two buildings. While this represents an increase in activity, the area is progressively transitioning toward more diverse and intensive housing forms, and the site's location and design support its integration within the existing neighbourhood context.
- The submitted RHMP provides a sound and comprehensive operational framework and demonstrates a commitment to responsible management and provides confidence in the ongoing operation of the facility.
- The proposal delivers purpose built, affordable accommodation in a highly accessible location with strong links to services, transport and employment. The inclusion of private ensuites and a robust RHMP further supports resident wellbeing and minimises potential neighbourhood impacts.
- Accordingly, the Social Policy and Planning Team supports the application.

Waste Services

- This site will be serviced by a private waste collection service and not service by Council collection services.
- The waste generation rates, and collection schedule are adequate.

- Bin collection of all streams will take place once weekly.
- The site will be of private waste collection, this site will not be eligible to participate in Council's municipal wide free annual hard waste collection as will be service by a private waste collection contractor.

Discussion

Land Use Definition

A VCAT decision *The Casley Empire Pty Ltd v Frankston CC [2024] VCAT 151 (21 February 2024)* relating to a proposal in Frankston City Council for a rooming house provides a useful assessment of the land use definition of rooming house.

Rooming House is defined in Clause 73.03 of the Frankston Planning Scheme: Land used for a rooming house as defined in the Residential Tenancies Act 1997 (Vic) ('RT Act').

The RT Act defines a rooming house as: *rooming house means a building, other than an SDA enrolled dwelling,[5] in which there is one or more rooms available for occupancy on payment of rent—*

(a) in which the total number of people who may occupy those rooms is not less than 4; or

(b) in respect of which a declaration under section 19(2) or (3) is in force.

The RT Act defines 'room' as follows:

room means a room in a building, where the room is occupied or intended to be occupied for the purpose of a residence by a person having a right to occupy the room together with a right to use in common with others any facilities in the building but does not include a self-contained apartment.

The RT Act defines a 'self-contained apartment' as follows:

self-contained apartment means a portion of a building which forms a self-contained residence, including kitchen and bathroom and toilet facilities, under the exclusive possession of the occupier.

In terms of the Scheme, a rooming house is included in the land use term 'residential building', along with the land use terms 'community care accommodation', 'residential hotel' and 'rural worker accommodation'.

To be a 'rooming house' for the purposes of clause 73.03 of the Scheme, the land use must meet the definition of the term 'rooming house' contained in the RT Act because this is what is referred to in the Scheme definition.

The proposed development will contain 8 bedrooms in each rooming house, intended to be occupied for the purpose of a residence by a person having a right to occupy the bedroom. The bedrooms are all accessed from within the building.

The common facilities available to all residents of each rooming house include a kitchen/living/dining/laundry area and courtyard.

Given a 'room' does not include a self-contained apartment, the question is whether the bedrooms are self-contained apartments as defined in the RT Act.

Each bedroom in the development contains a place to sleep, store possessions, bathroom, and toilet facilities and bench. Each bedroom is a portion of the larger

building. Each bedroom will be under the exclusive possession of the occupier of that bedroom.

There are no kitchens within the rooms. Therefore, the residents will need to use the shared kitchen facilities within the building. A condition is recommended to highlight that cooking facilities must only be provided within the communal areas of the building (and not within bedrooms), see recommended condition 8.

Accordingly, it is considered that the proposal is properly characterised as a Rooming House as the planning scheme definition is met.

Planning Policy Framework (PPF)

The proposal is consistent with Planning Policy which seeks to provide opportunities for residential development increasing in density within the municipality as well as providing a diverse range of housing including affordable housing for low income and disadvantaged persons. This policy has an emphasis on facilitating high quality affordable housing that is integrated with infrastructure and services. The proposal is suitably located relative to key services and infrastructure which helps support Planning Policy.

It is considered that this proposal will appropriately respond to the Planning Policies.

Frankston Housing Strategy 2013 and Housing Framework Plan

The proposal is consistent with the Frankston Housing Strategy 2013. The subject site is located within an incremental change area.

Incremental Change Areas are established residential areas which provide some opportunities for housing growth and change over time, including some dispersed medium density dwellings, provided developments are well designed and have regard to neighbourhood character.

Incremental Change Areas have been delineated in locations that:

- Are located distant (outside walking distance) from activity centres and the Principal Public Transport Network
- May possess some constraints to development.

The proposed use of the land for rooming house is appropriate in an established residential area, being a residential use.

Clause 15.01-5L Neighbourhood Character

Council's Neighbourhood Character Policy seeks to ensure that development is responsive to the preferred future character of the area.

The subject site is located within the Frankston 3 Neighbourhood Character Precinct.

It is considered that the proposal is consistent with the relevant strategies and policy guidelines as outlined below.

Strategies	Policy Guidelines	Officer Comments
Strengthen the garden setting	Providing low maintenance vegetation species as part of development	The submitted landscape plan provides for 9 new trees with varying heights of between 8 and 12 metres. The single existing tree on the

		site, Tree 9 (lilly pilly), is proposed to be retained. The new trees are complimented by 87 shrubs and 184 ground covers/grasses. Overall, the new landscaping will strengthen the garden setting.
Ensure buildings do not dominate the streetscape.	• Providing for building heights that reflect the predominant existing building heights in the street and nearby properties. • Recessing two storey elements from front facades.	The front elevation of the building is not proposed to change as part of the amendment.
Preserve the openness of the streetscape.	Providing low or open style front fences, other than along heavily trafficked roads.	No change to front fencing is proposed as part of the amendment.
Preserve the rhythm of existing dwelling spacing	Providing setbacks on at least one side boundary	The approved building setbacks are not proposed to be reduced. The north side boundary to the dis access bed 1 will be increased.

Clause 15.01-2L-01 Environmentally Sustainable Development

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

In accordance with Clause 15.01-2L-01, a Sustainable Design Assessment has been provided with the application. Council's ESD Officer has reviewed the application and has no objection subject to conditions.

The report includes a BESS assessment which indicates the development achieves an overall score of 55%, comprising integrated water management score of 80%, operational energy score of 72& and IEQ of 52%. It is noted that the key commitments within the BESS report include:

- 100% STORM score including 2x3000L Rainwater tank.
- Double glazing windows
- All electric
- 4 no. of secure, accessible bicycle spaces

The applicant has submitted a Blue Factor Report that details the on-site stormwater treatment measures proposed which include two rainwater tanks with capacity of 3,000L. The tank will collect rainwater from the building's roof catchment area.

The plans are annotated to confirm all toilets are to be connected to the rainwater storage system.

The proposed stormwater treatment measures achieve a Blue Factor rating of 102% which meets best practice requirements and the objectives of Clause 15.01-2L-01 and Clause 53.18.

Clause 32.08 General Residential Zone (GRZ)

The subject site is located within the GRZ where a permit is required to use and develop the land for a rooming house where the exemptions in Clause 52.23 are not met.

The purpose of the GRZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Garden area requirement

Clause 32.08-4 of the Frankston Planning Scheme specifies that a lot must provide a minimum garden area at ground level as set out in the following table:

Lot size (m^2)	Minimum percentage of a lot set aside for Garden Area
400 – 500	25%
501 - 650	30%
Above 650	35%

As the lot has an area of 792.65 square metres, 35% or 277.42 square metres is required to be provided as Garden Area. 281.34 square metres or 35.49% has been provided as Garden Area, meeting this requirement.

Maximum building height requirement

Clause 32.08-11 provides that a building must not be constructed for use as a dwelling, small second dwelling or a residential building that:

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

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

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

There is no schedule to the zone. The maximum height of the development is 8.77 metres and the development contains 2 storeys, meeting this requirement.

Use

The proposal supports the Planning Policy Framework by providing affordable housing in an appropriate location and adding to the diversity of housing types particularly in a location offering good access to employment, services, and transport.

The proposed use is appropriately located as it is residential in nature and would take place in a residential zone.

Through the preparation of an amended management plan and inclusion of amenity conditions the proposal should not unreasonably impact on the amenity of the area.

Buildings and works

An assessment against Clause 55 is undertaken later in this report.

Overlays

Design and Development Overlay Schedule 11 (DDO11) & Specific Controls Overlay Schedule 3 (SCO3)

A permit is required under the DDO11 and SCO3 as the development exceeds a height of 51.1m above Australian Height Datum (AHD).

These controls relate to the Frankston Hospital helicopter flight paths.

The building height has not changed from the original approval, therefore a new assessment against the DDO11 and SCO3 is not required. The original permit conditions required by the Department of Health will remain on the permit.

Particular Provisions

Clause 52.06 Car Parking

The purpose of this clause is:

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

Clause 52.06-2 requires that before a new use commences, the minimum number of car parking spaces required under clause 52.06-5 for a use must be provided to the satisfaction of the responsible authority on the land.

The land is located within a Category 1 car parking requirement area.

Officers' Assessment

Use	Rate	Measure
Rooming house	0.25	Car spaces to each bedroom.

Eight (8) bedrooms are proposed in each rooming house, and therefore two (2) spaces are required for each rooming house (four overall).

Four (4) car spaces have been provided, which complies with the requirements of the clause.

The building manager will be responsible for managing on-site parking, including allocating parking spaces to residents.

The proposal also complies with the Design Standards for Car Parking detailed within Clause 52.06-8.

Clause 52.23 Rooming House

This Clause provides an exemption from planning approval for the use and development of a small-scale rooming house, where certain requirements are met.

The proposal does not satisfy these exemptions as the proposal is for two rooming houses.

This Clause therefore does not provide an exemption from planning approval.

Clause 52.34 Bicycle Facilities

Table 1 to Clause 52.34 sets out the required number of bicycle spaces for rooming house.

Use	Rate for Resident	Rate for Visitor
Residential Building	In developments of four or more storeys, 1 to each 10 lodging rooms	In developments of four or more storeys, 1 to each 10 lodging rooms

As the development is only two storeys, no bicycle spaces are required.

Clause 55 Two or more dwellings on a lot and residential buildings

As this application is an amendment to a permit issued before the approval date of Amendment VC267, the requirements of Clause 55 as in force immediately before the approval date apply. This means that 'ResCode' applies to the application, instead of the 'Townhouse and Low-rise Code'.

As the application is an amendment to an existing permit, only standards relevant to the proposed changes to the development will be discussed.

Neighbourhood character and infrastructure

The proposal is consistent with Council's Neighbourhood Character Policy as previously discussed.

Site layout and building massing

The development site coverage is 47.75% which is deemed to comply with the site coverage requirement.

Permeable area will be 50.53% which is deemed to comply with the permeability requirement.

ESD initiatives have been addressed in the proposal as discussed previously.

Communal open space is provided in the form of the 75.92m² communal courtyard for each rooming house. The area is functional with direct access to the adjoining common kitchen/dining/living/laundry area and is integrated into the layout and exterior design of the development.

The landscape outcome provides for a net increase in canopy trees and a substantial amount of shrub and ground cover planting.

Car parking is located at the front of the site, in a similar location to the approved parking arrangement. This area is conveniently accessible from the street and from the development.

On site amenity and facilities

There is no secluded private open space which is acceptable given the nature of the accommodation.

Detailed design

Shared areas are appropriately delineated and will be managed by the building manager in accordance with the approved management plan.

The proposed shared bin enclosures are located to the site of each rooming house, conveniently located and will blend in with the development. A condition is recommended to be included requiring mailbox locations to be nominated.

Cultural Heritage Management Plan (CHMP)

While the land is within an area of Aboriginal Cultural Heritage, the applicant has supplied information from a heritage advisor demonstrating that the entire site has been subject to significant ground disturbance, confirming that no CHMP is required.

Other Matters

Various references to dwellings in the permit are recommended to be updated to 'rooming house'.

Condition 7, requiring tree protection fencing, is recommended to be deleted as this condition is superfluous where a Tree Protection Management Plan is required by permit condition.

Consultation

Concerns relating to neighbourhood character and ESD have been considered and are discussed above in the report.

Issues raised in objections are discussed below:

- Traffic and on-street parking impacts

The development provides for appropriate on-site car parking relative to the number of bedrooms in the rooming houses, meeting the requirements of Clause 52.06. Further, the property is located in an area where alternative modes of transport are available. Council's Traffic Engineer has assessed the proposal and has raised no concerns regarding the impact of the proposal on the surrounding traffic network.

Vehicles, whether they are related to this or other developments in the street, can only park on the street in accordance with any parking regulations. The number of vehicles that can park on the street and at what time will be dictated by the parking restrictions and the availability of on-street car spaces.

Existing parking problems and traffic congestion in the area cannot be addressed through the current application, nor is it the case that the development, or non-development of this land would relieve these existing issues.

- Concerns relating to the management of the rooming houses

A condition is recommended to be included requiring the submission and approval of an amended management plan and requiring ongoing compliance with the management plan.

- Concerns relating to the size of the rooming houses/number of occupants

A condition is recommended to be included on the amended permit which will restrict each rooming house to a maximum of eight residents.

- Concerns relating to the potential future occupants

The *Planning and Environment Act 1987* and Frankston Planning Scheme do not consider, or discriminate against people's age, race, employment or tenure status. A rooming house is residential land use, and the nature of any amenity impact to the nearby area must be considered in the same way as that for a single dwelling – residential noise is residential noise whether it comes from a single dwelling, apartment building, or rooming house.

It is not open to Council to speculate or assume that the behaviour of persons who may reside in this proposed building will be different to others or present a safety risk to others in the area.

A management plan has been prepared as part of the application. It has set out requirements of general site management, amenity of occupants, house rules, evacuation procedures, occupation health and safety, internal and external cleanliness and compliant register. In general, this management plan includes measures that should reduce the potential for anti-social incidents and if these issues do arise, a mechanism to address them.

Ultimately if the residents' actions directly impact on community safety these are matters which fall within the remit of Victoria Police to respond to, in the same way as would be the case if the actions were of residents of a single dwelling.

- Noise

The proposed residential use will have noise impacts consistent with those normal to a residential zone. Speech, laughter, music etc. are noises associated with people living their lives and are all part of life in an urban area. A rooming house management plan is included as part of the recommended permit conditions, providing a mechanism for issues to be resolved as they arise.

- Waste management

A waste management plan has been provided by the applicant and will be secured via condition. The waste management plan stipulates that waste is to be collected by a private contractor from within the site, with the building manager/cleaner responsible for

ensuring the bins are ready on collection day. Collection times are to be in accordance with EPA guidelines.

- Concentration of rooming houses in the street

It is acknowledged that there are two existing rooming houses in Victoria Parade. Concentration of rooming houses in a particular location is not a planning consideration, noting that the use of land for rooming house (a residential use) is appropriate in a residential zone, and the Planning Scheme allows for small scale rooming houses to operate without a planning permit. As identified in the comments of Council's Social Planner - this area is well suited to higher-density residential accommodation and the provision of affordable housing options.

- Lack of secure bicycle storage.

There is no planning requirement to provide bicycle facilities as part of the development. Despite this, the applicant has nominated four bicycle hoops in the frontage. Additionally, the rooms are of sufficient size to store a bicycle internally.

Conclusion

On balance, it is considered that the proposal satisfies the requirements of the Policy Framework and the purpose of the applicable zone and overlays and other relevant provisions of the Frankston Planning Scheme and warrants support.

Recommendation (Director Communities)
That Council resolves to issue a Notice of Decision to Grant an amended Planning Permit in respect to Planning Permit Application 349/2020/P/F at 2 Victoria Parade, FRANKSTON 3199.

What amendment is being made to the permit?

1. Amend what the permit allows.

Clause	Matter for which the permit has been granted
32.08-2	To use the land for rooming houses
32.08-3	To subdivide the land
32.08-10	To construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2
43.02-2	To construct a building or construct or carry out works
45.12-1	To construct a building or construct or carry out works

2. Delete permit condition 7
3. Add permit conditions 3, 4, 5, 6, 7, 8, 9, 10, 16, 24, 25, 26, 37 & 38
4. Consequential renumbering of conditions.
5. Amend permit conditions 1, 2, 11, 14, 15, 22, 34, 35 & 42
6. Add permit note E

To what conditions is the amendment subject?

11.1 Application to amend Planning Permit 349/2020/P - 2 Victoria Parade, FRANKSTON 3199 - To use and develop the land for two (2) rooming houses

Officers' Assessment

Amended Plans

1. Before the use or development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application *Project Number 20012 prepared by Modarc 10 sheets Revision F and dated January 2026* but modified to show:
    a. All trees growing on the site and on the adjoining properties within 3m of the boundaries must be clearly illustrated on all relevant plans. This must include canopy width, trunk location and be clearly labelled in accordance with the arborist report by Tree Assessment report prepared by DB Horticulture, 18 February 2026 and state whether the tree is to be retained or removed.
    b. The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for all retained trees and the location of tree protection fencing and or ground protection systems must be clearly illustrated on all relevant plans (including ground floor).
    c. Tree Protection Conditions 6 and 7 noted on all relevant plans in full.
    d. Storage for each rooming house in compliance with the requirements of Standard B30.
    e. A note that relocation of the Telstra pit located in the proposed accessway for rooming house 2 must occur prior to the commencement of any works approved by this permit.
    f. A two-metre drainage easement be created in favour of the Frankston City Council along the southern boundary.
    g. Plan of Subdivision prepared by a Licensed Land Surveyor.
    h. Landscape Plan in accordance with Condition 11.
    i. A Tree Protection Management Plan in accordance with Condition 15.
    j. Outdoor lighting in accordance with Condition 36.
    k. Remove roof over the future easement along the southern boundary.
    l. Notation that the bin store and decking along the southern boundary is subject to build over asset approval.
    m. Mailbox locations.
    n. Amended Sustainable Design Assessment (SDA) in accordance with Condition 24.
    o. Development plans to reflect all sustainability features that are required as part of a submitted and approved Sustainable Design Assessment (SDA) together with any requirement outlined in Condition 24. The plans are to be generally in accordance with the plans submitted indicating:
        1. Solar PV panels location & capacity
        2. WELS rating claimed in BESS

No Alteration or Changes

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

11.1 Application to amend Planning Permit 349/2020/P - 2 Victoria Parade, FRANKSTON 3199 - To use and develop the land for two (2) rooming houses

Officers' Assessment

Use

3. No more than eight (8) residents may be accommodated within each rooming house at any one time.
4. The communal area at ground floor and courtyard must only be accessible to persons who are residents or guests of the residents. It is the responsibility of the management of the rooming house to ensure access is restricted to persons registered to stay on the premises and their guests who hold a security pass or key to a room on the relevant date.
5. The communal areas must be furnished by the building manager. Any damaged or broken furniture must be repaired or replaced to the satisfaction of the Responsible Authority.
6. Cooking facilities must only be provided in communal areas of each rooming house to the satisfaction of the Responsible Authority.
7. The amenity of the area must not be adversely affected by the use or development because of:
   (a) Transport of materials, goods, or commodities to or from the land.
   (b) Appearance of any building, work, stored goods, or materials.
   (c) Emission of noise, artificial light, vibration, smell, fume, smoke, steam, soot, ash, dust, wastewater, waste products or oil; or
   (d) The presence of vermin.

   To the satisfaction of the Responsible Authority.

Management Plan

8. Before the use starts an amended management plan must be submitted to and approved by the Responsible Authority. When approved, the management plan will be endorsed and form part of this permit. The Management Plan must be generally in accordance with the plan prepared by unknown and dated 12 January 2026 and amended to include:
   (a) Table of contents and page numbers.
   (b) Maximum number of residents in accordance with the conditions of this permit.
   (c) Permanent display of the Management Plan in the common lounge area of each rooming house.
   (d) The nature of the management of the complex and the contact details of the building manager.
   (e) Provision that management arrangements be enacted when the manager is not on the site.
   (f) The contact details of a suitably responsible person who is available 24 hours per day, seven days per week that are displayed in a manner that is visible to any person entering the site to enable a prompt response to any operational complaint which may arise that require immediate attention.
   (g) Building management to ensure that appropriate waste disposal is taking

place and correct education is provided to residents.

(h) Provision of information on community and education services, including health, counselling, and cultural services.

(i) Provision of information to residents regarding public transport and other non-car-based transport modes.

(j) The means by which car spaces are allocated to residents and a register that documents the allocation of these spaces.

(k) Maintenance and cleaning schedule for all common areas, including all landscaped areas, which is the responsibility of the Building Manager.

(l) The re-use of furniture and other domestic items, and provisions for the collection of hard waste when tenants change.

9. The use must operate in accordance with the endorsed Management Plan to the satisfaction of the Responsible Authority.

10. A copy of this permit and the Management Plan must always be displayed in a prominent location within each rooming house to the satisfaction of the Responsible Authority.

Landscaping

11. Before the development starts, a detailed landscape plan consistent with Frankston City Council's Landscape Plan Guidelines (2024) must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified landscape designer, drawn to scale with dimensions. The plan must be consistent with the development plans and generally in accordance with the concept landscape plan, prepared by Sun 'n' Shade Rev A, but modified to show:

(a) Buildings identified as rooming house 1 and 2.

(b) Deletion of the pedestrian access to the street frontage and its replacement with a landscaped area, and the provision of a pathway access to the driveway for both rooming houses.

(c) Alternative tree species selected for use along the narrow open space areas that will achieve a similar height with a reduced canopy spread. (one tree can be relocated to adjacent to the decking rooming house 1 1)

12. The landscaping as shown on the endorsed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or commencement of the use or at such later date as is approved by the Responsible Authority in writing.

13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged trees are to be replaced.

Tree Protection

14. Tree protection must be carried out in accordance with the Australian Standard AS 4970:2025 *Protection of trees on development sites* and the endorsed TPMP to the satisfaction of the Responsible Authority.

15. Before works start (including any demolition, levelling of the site, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), a Tree Protection Management Plan (TPMP) prepared in accordance with Frankston City Council's 'Arboricultural Report Writing Guide' must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the permit. The TPMP must be prepared by a suitably qualified and experienced Arborist in relation to the management and maintenance of trees numbered 1, G2-G5, 9. The TPMP must make specific recommendations in accordance with *AS 4970:2025 Protection of trees on development sites* and detail the following where relevant but not limited to ensuring that the trees remain healthy and viable during and following construction:

    a) A site plan showing tree protection zones (TPZ) and structural root zones (SRZ), tree protection fence locations and any tree protection fence relocations required where ground protection systems will be used.

    b) A clear photograph of each tree.

    c) Any specific damage/faults evident within each tree prior to demolition or construction. These photographs must be supplied within the TPMP as a preliminary dilapidation report.

    d) Restricted activities in the TPZ.

    e) Key supervision and monitoring stages of the development including pre-demolition, pre-construction, and post construction stages.

    f) Details of any TPZ encroachments including if necessary.

        i. all at grade permeable construction techniques and materials

        ii. any root pruning

        iii. arborist supervision

    g) Methods for installation of services e.g., sewerage, storm water, telecommunications, electricity etc.

    h) Remedial pruning works as required including a detailed photographic diagram specifying what pruning will occur.

    i) Final certification of tree protection template.

    Before the development is occupied or at such later date as is approved by the Responsible Authority in writing, the final certification as required in the TPMP must be completed and submitted to the satisfaction of the Responsible Authority.

Tree Pruning

16. Any tree pruning must be carried out by a qualified and experienced Arborist who has thorough knowledge of tree physiology and pruning methods. Pruning must be carried out in accordance with *AS 4373:2007 Pruning of amenity trees* and to the satisfaction of the Responsible Authority. Any pruning works must be undertaken before works start. Any pruning of trees located on a neighbouring property should be undertaken in consultation with the property owner.

Drainage

17. Provision of a Stormwater Detention System with a volume capable of retarding

the 10 year ARI flow from the development site back to a 5 year ARI pre-development value to the satisfaction of the Responsible Authority.

18. Prior to commencement of development construction detailed design plans and drainage computations of the internal stormwater drainage system including the method of connection to the existing Council drainage infrastructure must be submitted and approved to the satisfaction of the Responsible Authority.

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

    - On-site stormwater detention and rainwater tanks.
    - Soil percolation
    - Stormwater harvesting and Re-use of stormwater for garden watering, toilet flushing, etc.
    - On-site 'bio-treatment' to reduce dissolved contaminants and suspended solids.

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

21. Vehicle crossing must be constructed to Frankston City Council's standards and specifications to the satisfaction of the Responsible Authority.

22. Prior to occupation of the buildings hereby permitted by this permit starts, areas set aside for parking vehicles, loading bays, access lanes and paths as shown on the endorsed plans must be:

    a. Constructed to the satisfaction of the Responsible Authority;

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

    c. Surfaced with an all-weather sealcoat; and

    d. Drained and maintained to the satisfaction of the Responsible Authority.

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

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

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

    All relevant permits must be obtained from Council for works within the existing

road reserves, in addition to the planning permit.

Environmentally Sustainable Development

24. Before the development starts, an amended Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the SDA prepared by Frater and dated 25/10/2025 but modified to include or show:

    a. Energy: Install solar PV panels on the roof for each rooming house to generate at least 5% of the total electricity consumption of the whole development.

25. All works must be undertaken in accordance with the endorsed Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority. No alterations to the SDA may occur without the written consent of the Responsible Authority.

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

Prior to Statement of Compliance

27. A Statement of Compliance will not be issued until all buildings and works (including landscaping) approved under this permit have been completed to the satisfaction of the Responsible Authority.

Telecommunications Requirements

28. The owner of the land must enter into an agreement with:

    a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

    b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

29. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

    a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

    b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any

standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Utility Requirements

30. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

31. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

32. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Urban Design

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

34. Mailboxes shall be provided to the proposed buildings to the satisfaction of the Responsible Authority and Australia Post.

35. All plumbing work, sewer pipes etc. (except for spouting and stormwater pipes) associated with the new buildings shall be concealed from general view.

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

Waste Management

37. Before the use starts, the Waste Management Plan (WMP) must be submitted and approved by Council. When approved, the plan will be endorsed and form part of the permit. The plan must be consistent with the development plans and generally in accordance with the Waste Management Plan prepared by Frater Consulting dated 15 October 2025, but modified to show:

    (a) Waste collection to only occur during the EPA defined day period between 7:00am and 6:00pm Monday to Saturday.

38. All waste generated by the use must be collected by a private waste management agency in accordance with the endorsed WMP and the EPA Victoria Publication 1254.2 Noise Control Guidelines to the satisfaction of the Responsible Authority.

Completion of Buildings and Works

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

Department of Health

40. Should any cranes be used for construction, details of crane location and height must be advised to DHHS at least five business days prior to commencement.

41. Cranes and other associated construction equipment must be lit is accordance with Air Ambulance Victoria lighting requirements, as per the table below:

Crane	Lighting Requirement	
	Day	Night
Top of Crane	Medium intensity white obstruction light	Medium intensity red obstruction light
End of Jib	Medium intensity white obstruction light	Medium intensity red obstruction light
Along Jib	Line of white LED lights (Weatherproof emergency lights with minimum 90-minute battery back-up) on a PE cell along the full length of the jib.	
Tower Section	Stairway lights or spotlights attached to the top of the tower pointing down and onto the tower	

Permit Expiry

42. This permit will expire if:
    a. The development has not started within two (2) years of the date of this permit; or
    b. The development is not completed within four (4) years of the date of this permit; or
    c. The subdivision is not certified within two (2) years of the date of this permit; or
    d. The subdivision is not registered within five (5) years of the date of certification; or
    e. The use is not started within two (2) years of the completion of the development; or
    f. The use is discontinued for a period of two (2) years or more.

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

Permit Notes

A. Asset Protection Permit

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

B. Extension of Time

Section 69 of the *Planning and Environment Act 1987* provides that before the permit expires or within 6 months afterwards, the owner or occupier of the land to which the permit applies may ask the responsible authority for an extension of time. Please note, if a request is made out of time, the Responsible Authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

Any extension of time request must be lodged with the relevant administration fee.

C. Variation to Planning Permit

Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

D. Street Addressing

Street addresses are allocated by Council. It is a requirement under *Frankston City Council Community Local Law 2020* Part 2.12 for the owner or occupier of each property to clearly display the street numbering allocated by Council.

Proposed street addresses can be obtained by contacting Council's Rates Department on 1300 322 322.

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

E. Build Over Asset

Before the development starts, the operator of this planning permit must obtain a Build Over Asset approval from Council's Engineering Services Department.

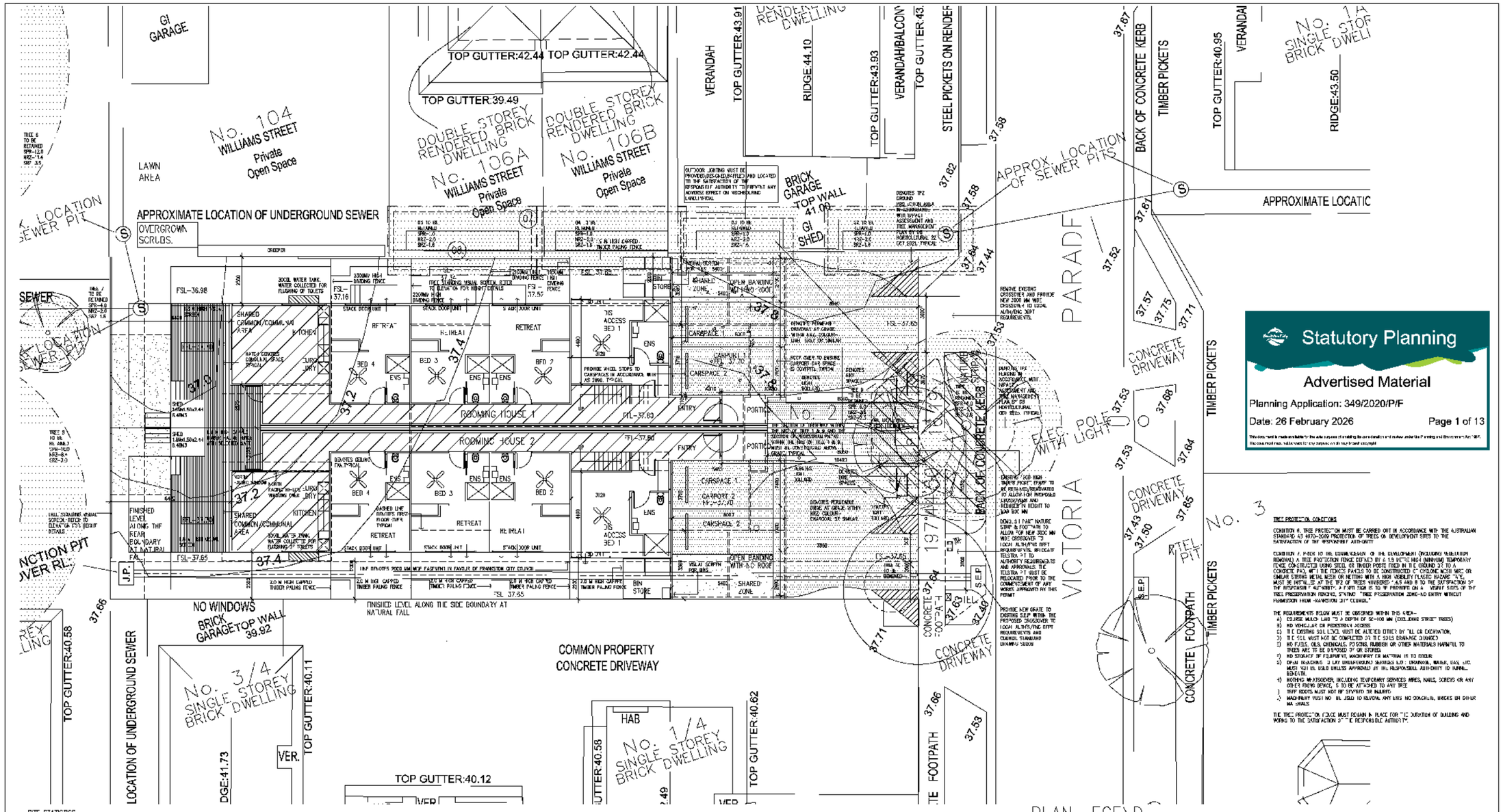
Locality Map (aerial)
Planning Application 349/2020/P/F - 2 Victoria Parade, Frankston 3199
Subject Site



Printed: 13/04/2026, 1:10 PM, Scale: 1:564

Frankston City Council

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Statutory Planning
Advertised Material
Planning Application: 349/2020/P/F
Date: 26 February 2026
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SITE STATISTICS.

SITE AREA	782.85m2
No. OF ROOMING HOUSES	2
ROOMING HOUSE 1	
–PORTICO	4.03–2
–CARPORT	23.52–2
–GROUND	32.64m2
FIRST INC. ROOF	33.59m2
TOTAL AREA	294.53m2
NUMBER OF ROOMS (INCLUDING MANAGER'S UNIT)	8 BEDROOMS + COMMON ROOM
ROOMING HOUSE 1 CAR SPACES	2
ROOMING HOUSE 2	
–PORTICO	4.03–2
–CARPORT	23.52–2
–GROUND	32.68m2
–FIRST INC. ROOF	34.72m2
TOTAL AREA	291.92m2
NUMBER OF ROOMS (INCLUDING MANAGER'S UNIT)	8 BEDROOMS + COMMON ROOM
ROOMING HOUSE 2 CAR SPACES	2
ROOMING HOUSE BUILDING AREA (TOTAL AREA OF ROOMING HOUSE 1 AND 2)	378.51m2
SITE COVERAGE RATIO	(47.75%)
IMPERVIOUS AREA	400.57m2
IMPERVIOUS AREA RATIO	(50.53%)
35 % GARDEN AREA REQUIRED	277.42m2
35 % GARDEN AREA PROVIDED	281.14m2

ROOMING HOUSE 1 OUTDOOR SPACE	
–ROOM 1 OUTDOOR SPACE	8.25m2
ROOM 2 OUTDOOR SPACE	7.87m2
–ROOM 3 OUTDOOR SPACE	10.70m 2
–ROOM 4 OUTDOOR SPACE	10.70m 2
–ROOM 5–8 UTILIZE THE COMMUNAL OUTDOOR SPACE	
–CUMMUNAL OUTDOOR SPACE INC BOOK AREA	78.97m2
ROOMING HOUSE 2 OUTDOOR SPACE	
–ROOM 1 OUTDOOR SPACE	9.13m2
–ROOM 2 OUTDOOR SPACE	10.49m 2
–ROOM 3 OUTDOOR SPACE	10.70m 2
–ROOM 4 OUTDOOR SPACE	10.70m 2
–ROOM 5–8 UTILIZE THE COMMUNAL OUTDOOR SPACE	
–CUMMUNAL OUTDOOR SPACE INC BOOK AREA	78.97m2
ROOMING HOUSE 1 ROOM COMMUNAL AREA	
–GROUND FLOOR AREA NO STAIR	56.81m 2
FIRST FLOOR AREA	9.62m2
–TOTAL AREA	66.43m 2
ROOMING HOUSE 2 ROOM COMMUNAL AREA	
–GROUND FLOOR AREA NO STAIR	56.81m 2
–FIRST FLOOR AREA	9.62m2
–TOTAL AREA	66.43m 2

LSI/STA MEASURES/SOLUTIONS

WATER AND STORM WATER MANAGEMENT

–IF REQUIRED THE USE OF CHARGED PIPE SYSTEM AND DISPOSAL PITS WILL NOT BE PERMITTED –ALTERNATIVE THE DRAINAGE SYSTEM MUST BE DESIGNED BY A HYDRAULIC ENGINEER

–ROOF CATCHMENT AREA IS THE ENTIRE ROOF AREA.

–ALL TANK OVERFLOWS FOR CLARITY, REFER TO S2A REPORT FOR FULL DETAILS

–RAINWATER COLLECTED WATER IN 2000 L WATER TANKS TO BE CONNECTED TO THE TOILETS

–CERTIFICATE OF PRACTICAL COMPLETION TO BE SUBMITTED

–PATHS TO ENSURE ALL PATHS TO BE SLOPED AWAY FROM BUILDINGS AT A MINIMUM GRADE OF 1:20 FOR A MINIMUM OF 1000 MM FROM BUILDINGS. WHERE PATHS ARE WITHIN 1000MM OF BUILDINGS THEY SHALL BE GRADED AT 1:100 TO PREVENT PONDING AGAINST BUILDINGS

–DOWNPIPES TO BE CONNECTED TO RAINWATER TANKS AS PART OF SITE BUILDING WORK WORK TO BE FINISH WITH AT THE TIME OF PURCHASE

–ENERGY EFFICIENCY

–LIGHTING SENSORS FOR EXTERNAL LIGHTING

–DEVELOPMENT COMMITMENT WILL ENTER THE BUILDING IN ENERGY EFFICIENCY RATED FEATURES OF THE SITE

–ALL ELECTRIC DEVELOPMENT

–ALL MATERIAL IS WITHIN PROPERTY BOUNDARY OF THE DEVELOPMENT WILL MEET THE REQUIREMENTS IN BCA 2022

WINDOW PERFORMANCE (SHADING)

A LARGE MAJORITY OF GLAZING FOR WINDOWS AND DOORS ARE SHADED BY EITHER OVERHANGS OR A PARTS THEREOF, REMAIN FROM AS WELL AS SOME PROVISION TO ENSURE GOOD CROSS-VENTILATION. NO BLINDS BEING FOR ITEM WILL BE ADDITIONAL

–EXTERNAL HORIZONTAL SHADING FOR NORTH FACING FACADE ARE USE SPACE WINDOWS AND EXTERNAL VERTICAL SHADING FOR WEST AND EAST FACING FACES ARE USE SPARSE WINDOWS. CONVENTIONAL SHADING WITH BLINDS ARE ONE OF THE MEANS THAT THE INTERIOR SPACE OF THE RESIDENT MIGHT USE, INTERIOR SPACE OF THE BUILDING OF THE DEVELOPMENT.

–OPERABLE GLAZING TO WINDOWS AND DOORS TO ALLOW FOR NATURAL VENTILATION WILL BE ADOPTED

–CEILING FANS WILL BE PROVIDED TO EACH BEDROOM AS SHOWN

–GLAZING AS PASSIVE SOLARIC PERFORMANCE BY ENSURE NOT TO ACHIEVE A MINIMUM OF 10% TRANSMIT

–BRIEF STAFF LOCATION AS SHOWN FOR ROOMMATES TO EVEN ROOMING HOUSE (2 PER)

URBAN ECOLOGY

–REFER TO LANDSCAPE PLAN FOR DETAILS

Tree Assessment Table

	Species	Common name	Retention Value	Height (m)	Spread (m)	Trunk Diam. (mm)	DRZ (m)	TPZ (m)	Age	Vigour	Structure	Crown Class	Crown Shape	Crown Symmetry	Comments
TREES WITHIN ROAD RESERVE															
1	*Syzygium smithii*	Lilly Pilly	L	4	1	170/165	2.0	1.5	SM	L	G	G	F	L	
TREES WITHIN NEIGHBOURING PROPERTIES															
Group 1	*Cupressus sempervirens*	Tuscan Cypress	L	4	1	37	2.0	1.5	SM	L	G	G	F	L	
Group 2	*Photinia robusta*	Photinia robusta	L	5	1	95/51	2.0	1.5	SM	L	G	G	F	L	
Group 3	*Syzygium smithii*	Lilly Pilly	L	5	1	127/3	2.0	1.5	SM	L	G	G	F	L	
6	*Liquidambar styraciflua*	Alligator Gum	E	15	12	95	11.4	5.5	M	L	G	G	G	E	H
7	*Agonis flexuosa*	Willow Myrtle	L	8	4	85/53	2.0	3.5	SM	L	G	G	F	L	
8	*Acer negundo*	Box Elder	E	13	10	70	8.4	5.2	M	L	G	G	G	E	M
TREES WITHIN SUBJECT PROPERTY															
9	*Syzygium smithii*	Lilly Pilly	L	15	n	280s	3.6	3.5	SM	I	G		P	L	
10	*Citrus* sp.	Citrus sp.	L	3	3	N/A	2.0	1.7	M	M	G	I	F	L	

															Comments
11	*Syzygium smithii*	Lilly Pilly	L	4	1	170/165	2.0	1.5	SM	L	G	G	F	L	no recommendation received
12	*Citrus* sp.	Citrus sp.	L	3	3	N/A	2.0	1.7	M	M	G	I	F	L	

PLAN LEGEND

DENOTES SEALED COLOURED CONCRETE DRIVE. COLOUR CHARCOAL GREY OR BLACK OR SIMILAR

DENOTES WALL OR FREE STANDING MOUNTED CLOTHES DRYING PARALINT

DENOTES BIN STORAGE AREA

DENOTES STORE BMS AREA

CORNER SPLAY CLEAR OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2 METRES ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.5 METRES ALONG THE EXIT LANE FROM THE FRONTAGE. NO PLANTING OR STRUCTURES TO EXCEED 900 MM IN HEIGHT IN THIS ZONE

PROPOSED 2000 LITRE WATER TANK. WATER COLLECTED TO BE USED FOR TOILET FLUSHING

DENOTES EXPOSED AGGRIGATE OR SIMILAR. COLOUR BLEND—WHITES AND GREYS

SHED

MODARC

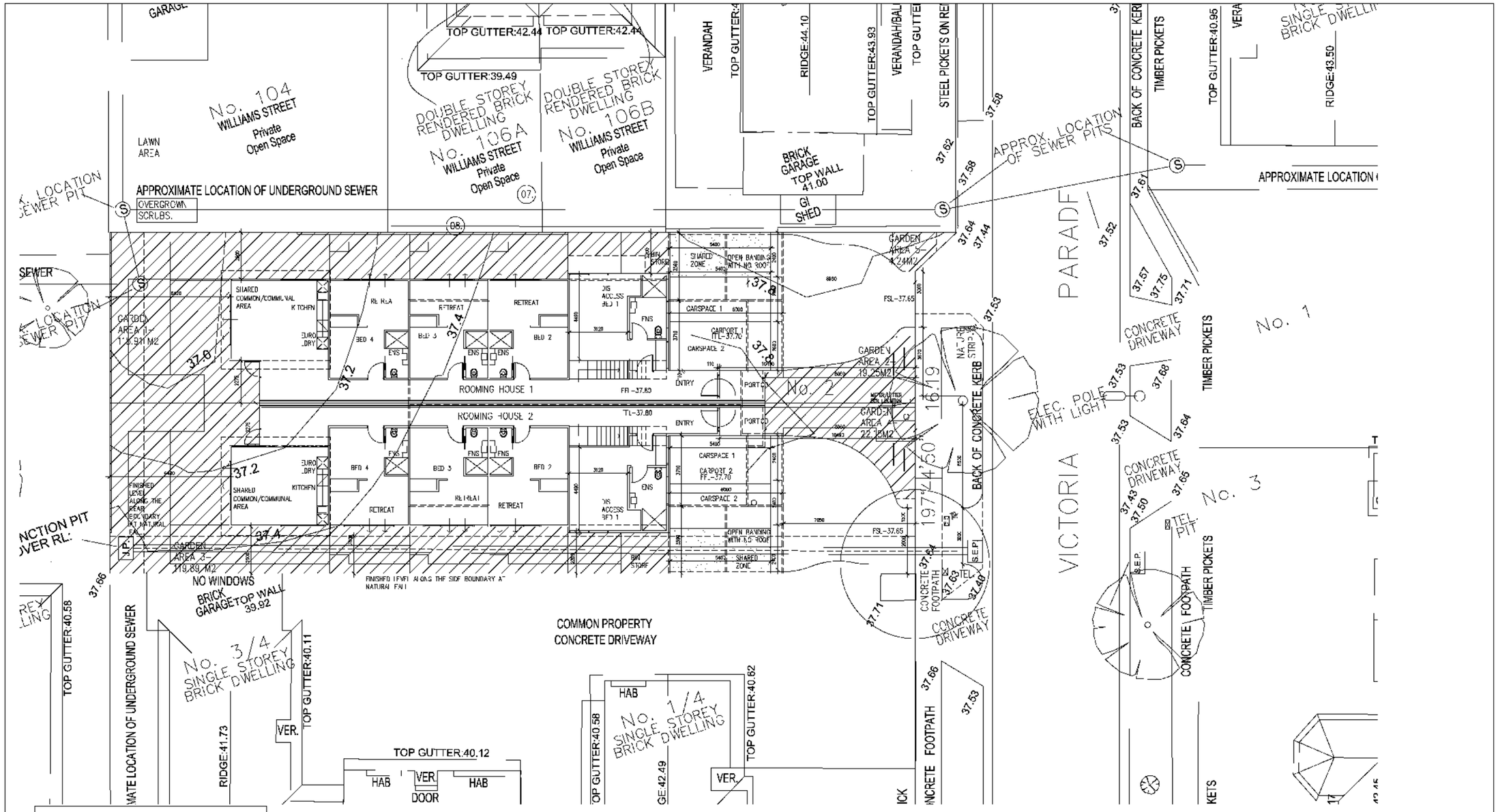
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B	TOWN PLANNING	2020.01.15
C	TOWN PLANNING	2020.02.19
D	TOWN PLANNING	2020.03.19
E	PRELIMINARY	2020.04.20
F	TOWN PLANNING	2020.05.19

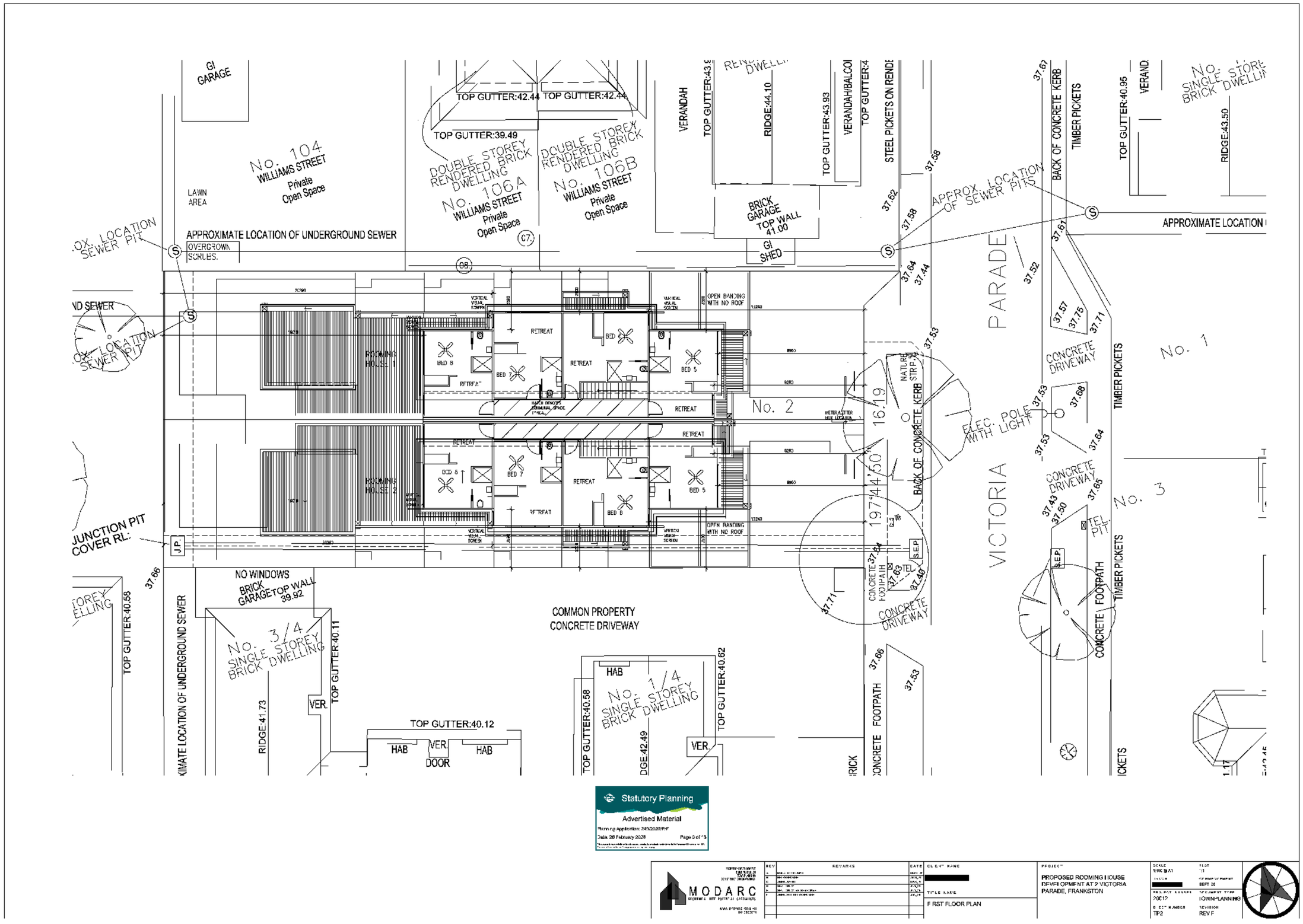
CLIENT NAME: [redacted]

TITLE NAME: SITE AND GROUND FLOOR PLAN

PROJECT: PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON

SCALE	PLOT
1:100 @ A1	1:1
DRAWN	DATE OF ISSUE FOR PERMIT
[redacted]	SEPT 20
PROJECT NUMBER	DEVELOPMENT TYPE
20012	TOWN PLANNING
SHEET NUMBER	REVISION
TP1	REV F


GARAGE
TOP GUTTER:42.44
TOP GUTTER:42.44
TOP GUTTER:39.49
No. 104
WILLIAMS STREET
Private
Open Space
LAWN
AREA
DOUBLE STOREY
RENDERED BRICK
DWELLING
No. 106A
WILLIAMS STREET
Private
Open Space
DOUBLE STOREY
RENDERED BRICK
DWELLING
No. 106B
WILLIAMS STREET
Private
Open Space
VERANDAH
TOP GUTTER:4
RIDGE:44.10
TOP GUTTER:43.93
VERANDAH/BAL
TOP GUTTE
STEEL PICKETS ON RE
BRICK
GARAGE
TOP WALL
41.00
GI
SHED
APPROXIMATE LOCATION OF UNDERGROUND SEWER
OVERGROWN
SCRUBS.
APPROX. LOCATION
OF SEWER PITS
BACK OF CONCRETE KERB
TIMBER PICKETS
TOP GUTTER:40.95
RIDGE:43.50
APPROXIMATE LOCATION
SEWER
SEWER PIT
SHARED
COMMON/COMMUNAL
AREA
KITCHEN
RETREAT
BED 4
BED 3
BED 2
ENS
EURO
DRY
GARDEN
AREA 1-
115.91 M2
ROOMING HOUSE 1
ROOMING HOUSE 2
FFL=37.80
TL=37.80
ENTRY
PORCH
DIS
ACCESS
BED 1
CARSPACE 1
CARPORT 1
FF=37.70
CARSPACE 2
CARPORT 2
FF=37.70
OPEN RAINING
WITH 6.5° ROOF
FSL=37.65
SHARED
ZONE
BIN
STORE
GARDEN
AREA 5-
4.24M2
GARDEN
AREA 2-
19.25M2
GARDEN
AREA 4-
22.15M2
METER/LETTER
BOX LOCATION
NATURE
STRIP
PARADE
VICTORIA
No. 1
No. 2
No. 3
CONCRETE
DRIVEWAY
ELEC. POLE
WITH LIGHT
TEL.
PIT
S.E.P.
CONCRETE FOOTPATH
TIMBER PICKETS
FINISHED
LEVEL
ALONG THE
REAR
BOUNDARY
AT NATURAL
FALL
NCTION PIT
OVER RL:
REY
LING
TOP GUTTER:40.58
MATE LOCATION OF UNDERGROUND SEWER
NO WINDOWS
BRICK
GARAGE TOP WALL
39.92
No. 3/4
SINGLE STOREY
BRICK DWELLING
RIDGE:41.73
VER.
TOP GUTTER:40.11
TOP GUTTER:40.12
HAB
VER.
DOOR
HAB
COMMON PROPERTY
CONCRETE DRIVEWAY
HAB
No. 1/4
SINGLE STOREY
BRICK DWELLING
TOP GUTTER:40.58
GE:42.49
VER.
TOP GUTTER:40.62
ICK
NCRETE FOOTPATH
KETS
35% GARDEN AREA
DENOTES GARDEN
AREA USED FOR
CALCULATION
GARDEN AREA REQUIRED
-277.12 M2
GARDEN AREA PROVIDED
AREA 1-115.91 M2
AREA 2-19.25 M2
AREA 3-119.89 M2
AREA 1-22.15 M2
AREA 5-4.24 M2
TOTAL AREA-28 .34 M2
Statutory Planning
Advertised Material
Planning Application: 31612022/P/F
Date: 20 February 2023
Page 2 of 3
MODARC
REV
REVARKS
CLIENT NAME
PROJECT
PROPOSED ROOMING HOUSE
DEVELOPMENT AT 2 VICTORIA
PARADE, FRANKSTON
TITLE NAME
35% GARDEN AREA DIAGRAM
SCALE
1:100 @ A1
PLOT
PROJECT NUMBER
2021?
DEVELOPMENT TYPE
TOWNPLANNING
SHEET NUMBER
TP1A
REVISION
REV F



Statutory Planning
Advertised Material
Planning Application: 245/2020/P/F
Date: 28 February 2028
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MODARC

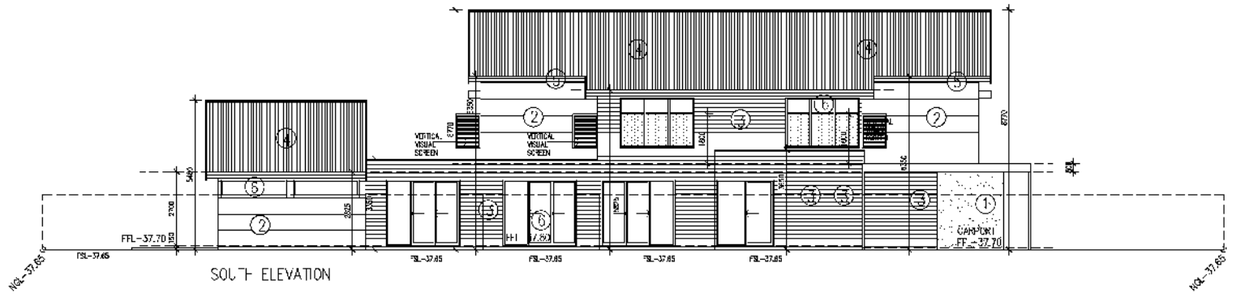
REV	REVISIONS	DATE
A		
B		
C		
D		
E		
F		

CLIENT NAME

TITLE
F RST FLOOR PLAN

PROJECT
PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON

SCALE 1:100 @ A1
PROJECT NUMBER 2001?
REVISION REV F



Statutory Planning
Advertised Material
Planning Application: 5492/2024/P
Date: 28 February 2026
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MATERIALS AND COLOUR LEGEND

WALL CLADDINGS

① RENDERED FINISH, COLOUR–WHITE COLOUR (NAPKIN WHITE) BY DULUX OR SIMILAR

② MATRIX WALL PANEL SYSTEM OR SIMILAR, COLOUR–DARK GREY/BLACK COLOUR (HURRICANE) BY DULUX OR SIMILAR

③ LINING BOARDS OR SIMILAR JINED PANEL SYSTEM, COLOUR TO MATCH COLORBOND RANGE, COLOUR – SHALE GREY BY DULUX

ROOFING

④ SELECTED ROOFING AT 25° PITCH, COLORBOND COLOUR – WOODLAND GREY OR SHALE GREY OR MONUMENT OR IRON STONE OR SIMILAR

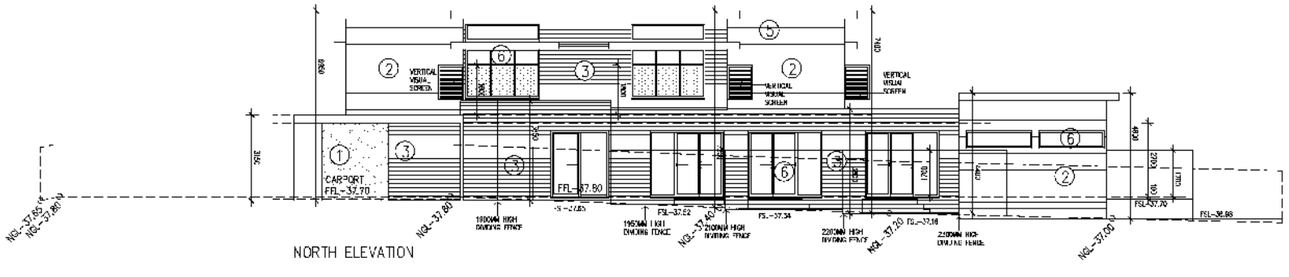
⑤ SELECTED COLORBOND FASCIA & GUTTERS, COLORBOND COLOUR – WOODLAND GREY OR SHALE GREY OR MONUMENT OR IRON STONE OR SIMILAR

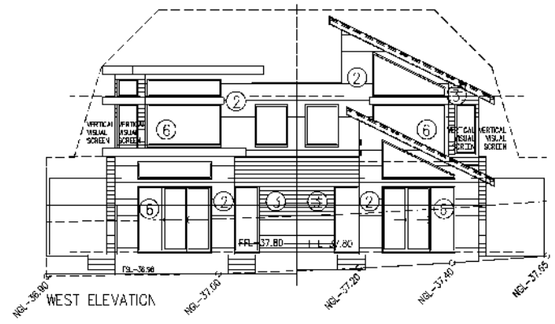
WINDOWS

⑥ SELECTED ALUMINIUM FRAMED WINDOWS TO MANUF/SPECS COLOUR–BLACK,WHITE,SILVER OR CHARCOAL COLOUR

DENOTES OPAQUE GLAZING TO REDUCE/STOP OVERLOOKING







MODARC

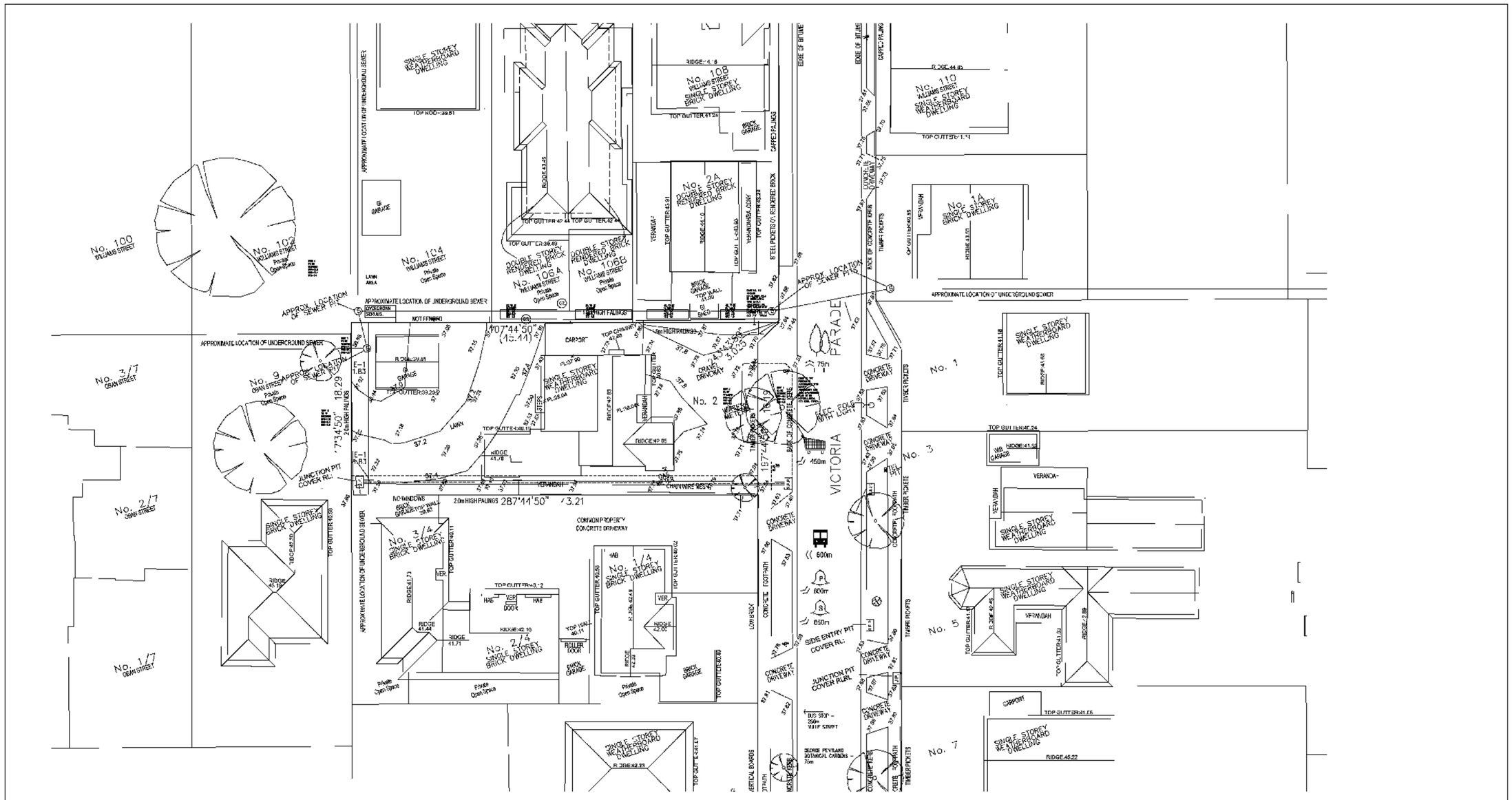
REV	REMARKS	DATE
A		
B		
C		
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E		
F		

CLIENT NAME: [redacted]

TITLE NAME: ELEVATIONS

PROJECT: PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON

SCALE: 1:100 @ A1	PLOT: 1:1
DRAWN: [redacted]	COPYRIGHT OF PROJECT: BEPT 26
PROJECT NUMBER: 20012	DOCUMENT TYPE: TOWNPLANNING
SHEET NUMBER: TP3	REVISION: REV F



SYMBOL	LOCATION	DISTANCE
	PARKS: GEORGE PENTLAND BOTANICAL GARDENS – WILLIAMS STREET.	75m
P	PRIMARY SCHOOL: OVERPORT PRIMARY SCHOOL (TOWERHILL ROAD)	600m
S	SECONDARY SCHOOL: FRANKSTON HIGH SCHOOL. (TOWERHILL ROAD)	650m
	BUS STOP: YJILLE STREET.	250m
	SHOPS: FOOT STREET.	450m

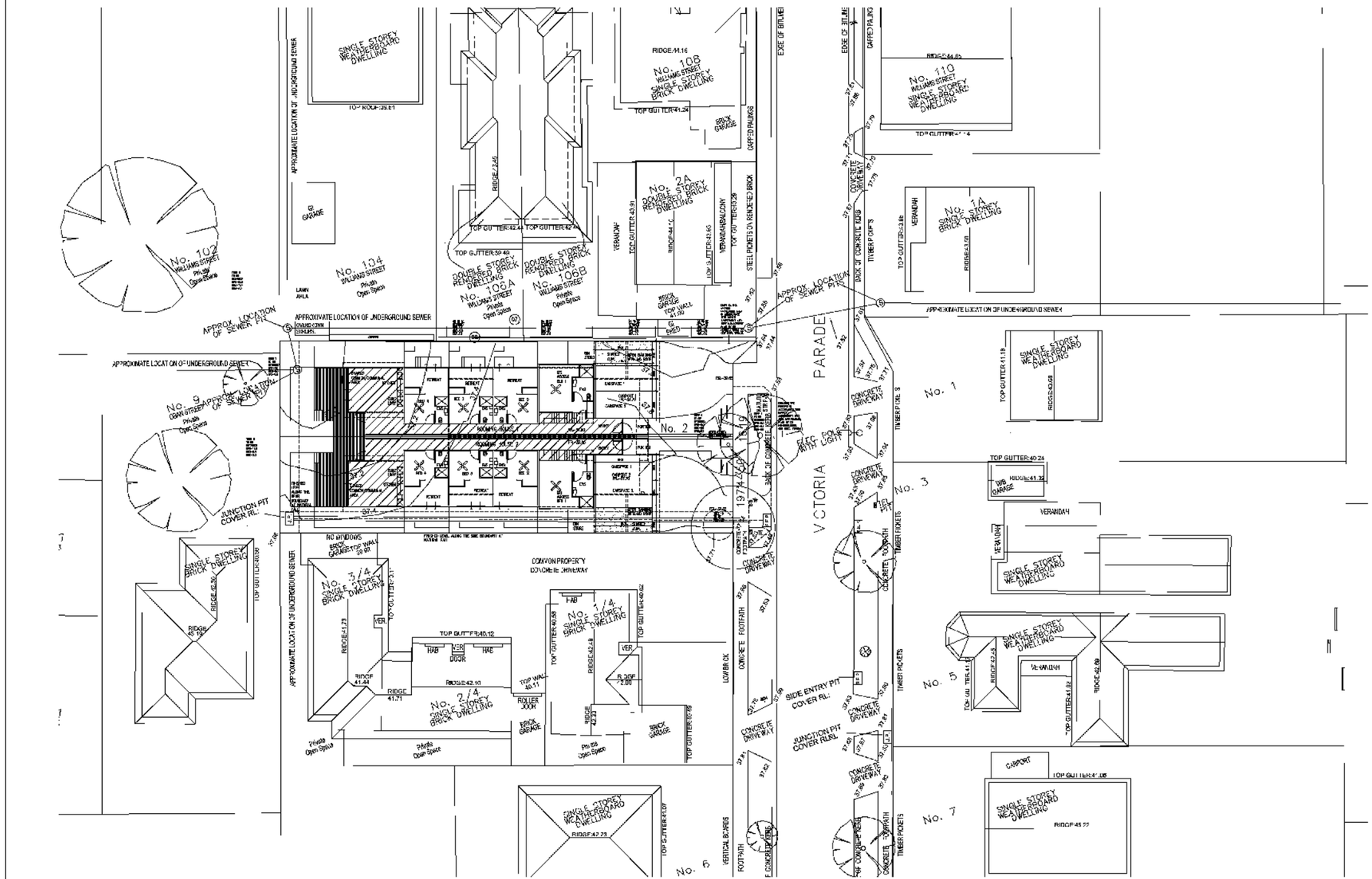
SITE CONTEXT LEGEND

Statutory Planning
Advertised Material
Planning Application: 349/2020/P
Date: 26 February 2026 Page 6 of 13

MODARC

REV	REMARKS	DATE
G		
F		
E		
D		
C		
B		
A		

CLIENT NAME: [redacted]
TITLE NAME: SITE CONTEXT PLAN
PROJECT: PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON
SCALE: 1:100 @ A3
PLOT: 1:1
DRAWN: [redacted]
DEPARTMENT OF PROPERTY: DEPT 20
PROJECT NUMBER: 20C12
DOCUMENT TYPE: TOWNPLANNING
SHEET NUMBER: TP4
REVISION: REV F



REV	REMARKS	DATE
A		
B		
C		
D		
E		
F		

MODARC

CLIENT NAME: [redacted]

TITLE NAME: DESIGN RESPONSE PLAN

PROJECT: PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON

SCALE: 1:100 @ A1

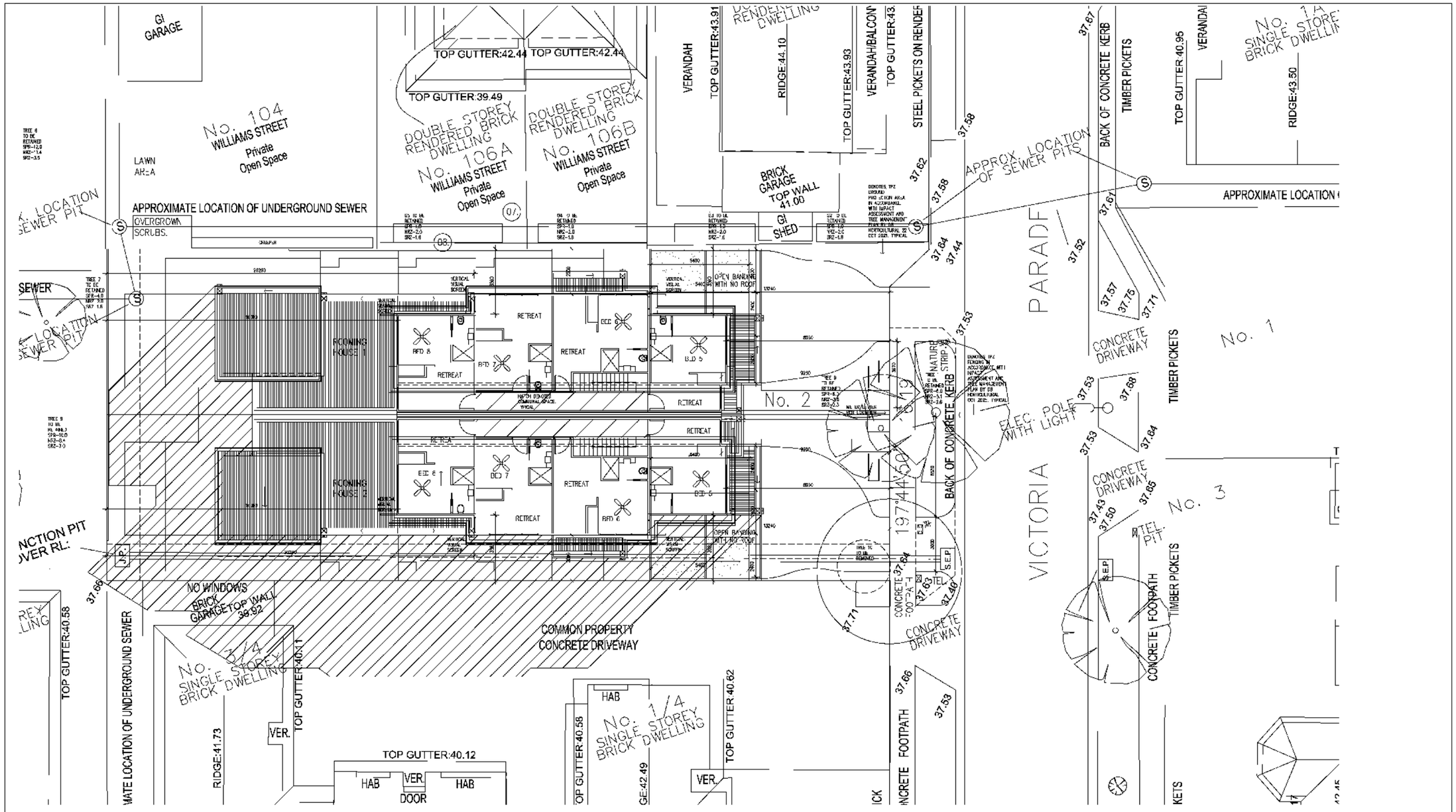
PLOT DATE: SEPT 26

PROJECT NUMBER: 20C12

PLANNING TYPE: TOWN PLANNING

SHEET NUMBER: TP5

REVISION: REV F



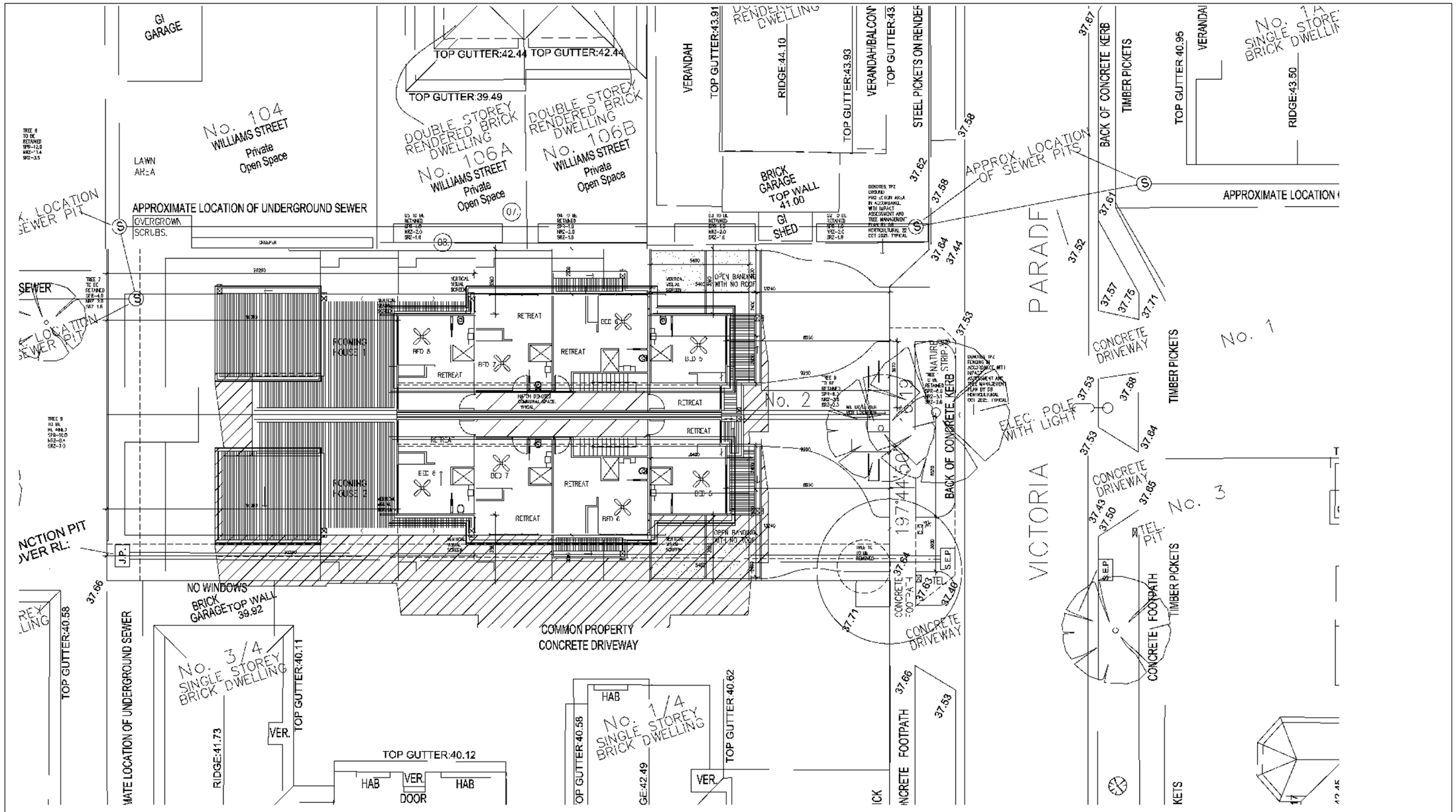
SHADOWS KEY
DENOTES SHADOW CAST FROM PROPOSED TOWN HOUSES

Statutory Planning
Advertised Material
Planning Application: [illegible]
Date: 26 February 2026 Page 7 of 13

MODARC

REV	REMARKS	DATE
A	[illegible]	[illegible]
B	[illegible]	[illegible]
C	[illegible]	[illegible]
D	[illegible]	[illegible]
E	[illegible]	[illegible]
F	[illegible]	[illegible]

CLIENT NAME: [redacted]
TITLE NAME: 9 AM SHADOW DIAGRAM
PROJECT: PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON
SCALE: 1:100 @ A1
REVISION: [redacted]
PROJECT NUMBER: 20012
SHEET NUMBER: TP6
TEST: 1:1
DRAWING NUMBER: SEPT 25
TOWN PLANNING
REVISION: REV F



SHADOWS KEY

DENOTES SHADOW CAST FROM PROPOSED TOWN HOUSES

Statutory Planning
Advertised Material
Planning Application: 34922/2024/A
Date: 26 February 2025 Page 8 of 13

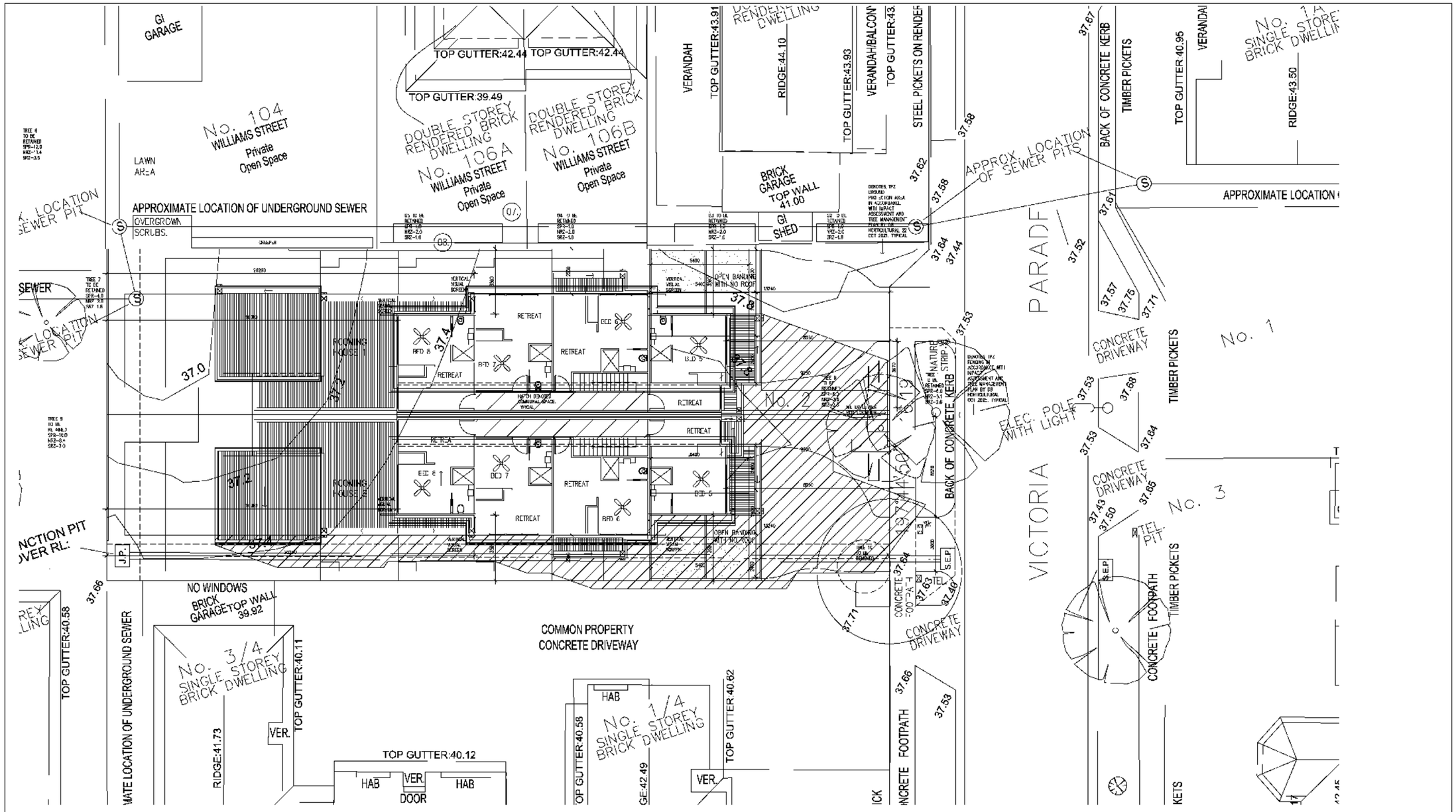
MODARC

REV	REMARKS	DATE

CLIENT NAME: [redacted]
TITLE NAME: *2 PM SHADOW DIAGRAM

PROJECT: PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON

SCALE: 1:100 @ A1
DRAWN:
PAPER SIZE: A1
JOB NUMBER: TP7
TEST: *1
STAGE OF PROJECT: SEPT 25
DEVELOPMENT TYPE: TOWNPLANNING
REVISION: REV F



SHADOWS KEY

DENOTES SHADOW CAST FROM PROPOSED TOWN HOUSES

Statutory Planning
Advertised Material
Planning Application: 249/2024/P
Date: 26 February 2026 Page 9 of 15

MODARC

REV	REMARKS	DATE

CLIENT NAME: [redacted]

TITLE NAME: 3 PM SHADOW DIAGRAM

PROJECT: PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON

SCALE: 1:100 @ A1

TEST: 10

DRAWN: [redacted]

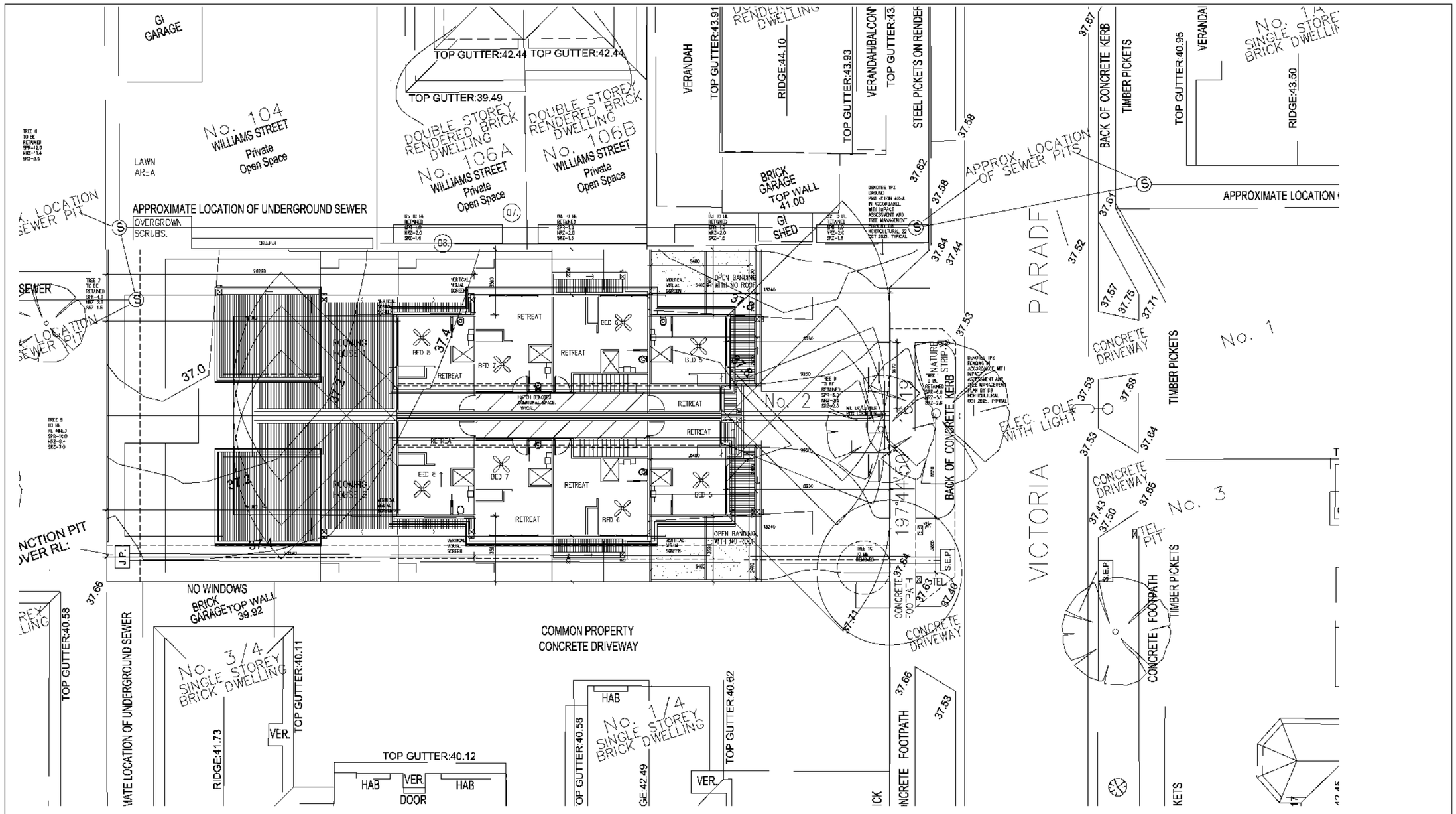
DEPARTMENT OF PROPERTY: DEPT 26

PROJECT NUMBER: 20012

DEVELOPMENT TYPE: TOWNPLANNING

SHEET NUMBER: TP8

REVISION: REV F



SHADOWS KEY

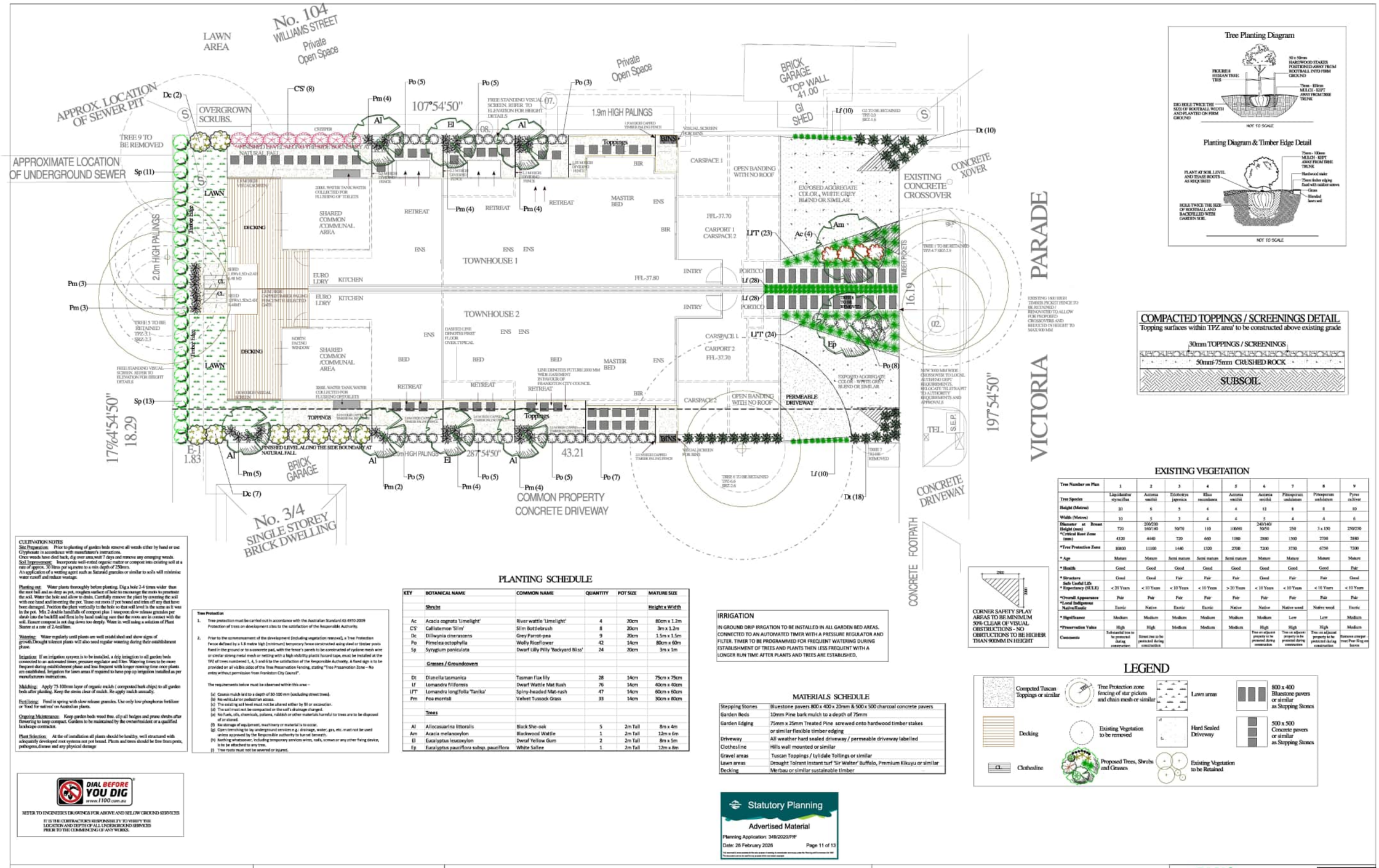
DENOTES 9 METRE OVERLOOKING

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Planning Application: [illegible]
Date: 26 February 2026 Page 10 of 13

MODARC

REV	REMARKS	DATE
A	[illegible]	[illegible]
B	[illegible]	[illegible]
C	[illegible]	[illegible]
D	[illegible]	[illegible]
E	[illegible]	[illegible]
F	[illegible]	[illegible]

CLIENT NAME: [redacted]
TITLE NAME: FIRST FLOOR OVERLOOKING DIAGRAM
PROJECT: PROPOSED ROOMING HOUSE DEVELOPMENT AT 2 VICTORIA PARADE, FRANKSTON
SCALE: 1:100 @ A1
PLOT: F
TYPE OF PAPER: BEFT 20
PROJECT NUMBER: 20019
DEVELOPMENT TYPE: TOWNPLANNING
SHEET NUMBER: TP9
REVISION: REV F



COMPACTED TOPPINGS / SCREENINGS DETAIL

Topping surfaces within TPZ area' to be constructed above existing grade

30mm TOPPINGS / SCREENINGS

50mm-75mm CRUSHED ROCK

SUBSOIL

EXISTING VEGETATION

Tree Number on Plan	1	2	3	4	5	6	7	8	9
Tree Species	Liquidambar styraciflua	Acmena smithii	Eriobotrya japonica	Rhus succedanea	Acmena smithii	Acmena smithii	Pittosporum undulatum	Pittosporum undulatum	Pyrus calleryi
Height (Metres)	20	6	5	4	4	12	8	8	10
Width (Metres)	10	5	3	4	4	5	4	4	6
Diameter at Breast Height (mm)	720	200/200 160/160	50/70	110	100/80	240/140/ 50/50	250	3 x 130	250/230
*Critical Root Zone (mm)	4320	4440	720	660	1080	2880	1500	2700	2880
*Tree Protection Zone	10800	11100	1440	1320	2700	7200	3750	6750	7200
* Age	Mature	Mature	Semi mature	Semi mature	Semi mature	Mature	Mature	Mature	Mature
* Health	Good	Good	Good	Good	Good	Good	Good	Good	Fair
* Structure	Good	Good	Fair	Fair	Fair	Good	Fair	Fair	Good
Safe Useful Life Expectancy (SULE)	< 20 Years	< 10 Years	< 10 Years	< 10 Years	> 20 Years	< 10 Years	< 10 Years	< 10 Years	< 10 Years
*Overall Appearance	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair
*Local Indigenous Native/Exotic	Exotic	Native	Exotic	Exotic	Native	Native	Native wood	Native wood	Exotic
* Significance	Medium	Medium	Medium	Medium	Medium	Medium	Low	Low	Medium
*Preservation Value	High	High	Medium	Medium	Medium	High	High	High	Medium
Comments	Substantial tree to be protected during construction	Street tree to be protected during construction				Tree on adjacent property to be protected during construction	Tree on adjacent property to be protected during construction	Tree on adjacent property to be protected during construction	Remove sweeper trees Pest Sting on leaves

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
	Shrubs				**Height x Width**
Ac	Acacia cognata 'Limelight'	River wattle 'Limelight'	4	20cm	80cm x 1.2m
CS'	Callistemon 'Slim'	Slim Bottlebrush	8	20cm	3m x 1.2m
Dc	Dillwynia cinerascens	Grey Parrot-pea	9	20cm	1.5m x 1.5m
Po	Pimelea octophylla	Wolly Riceflower	42	14cm	80cm x 60m
Sp	Syrygium paniculata	Dwarf Lilly Pilly 'Backyard Bliss'	24	20cm	3m x 1m
	Grasses / Groundcovers				
Dt	Dianella tasmanica	Tasman flax lily	28	14cm	75cm x 75cm
Lf	Lomandra filiformis	Dwarf Wattle Mat Rush	76	14cm	40cm x 40cm
LFT	Lomandra longifolia 'Tanika'	Spiny-headed Mat-rush	47	14cm	60cm x 60cm
Pm	Poa mermsii	Velvet Tussock Grass	33	14cm	30cm x 80cm
	Trees				
Al	Allocasuarina littoralis	Black She-oak	5	2m Tall	8m x 4m
Am	Acacia melanoxylon	Blackwood Wattle	1	2m Tall	12m x 6m
El	Eucalyptus leucoxylon	Dwarf Yellow Gum	2	2m Tall	8m x 5m
Ep	Eucalyptus pauciflora subsp. pauciflora	White Sallee	1	2m Tall	12m x 8m

IRRIGATION

IN GROUND DRIP IRRGATION TO BE INSTALLED IN ALL GARDEN BED AREAS. CONNECTED TO AN AUTOMATED TIMER WITH A PRESSURE REGULATOR AND FILTER. TIMER TO BE PROGRAMMED FOR FREQUENT WATERING DURING ESTABLISHMENT OF TREES AND PLANTS THEN LESS FREQUENT WITH A LONGER RUN TIME AFTER PLANTS AND TREES ARE ESTABLISHED.

MATERIALS SCHEDULE

Stepping Stones	Bluestone pavers 800 x 400 x 20mm & 500 x 500 charcoal concrete pavers
Garden Beds	10mm Pine bark mulch to a depth of 75mm
Garden Edging	75mm x 25mm Treated Pine screwed onto hardwood timber stakes or similar flexible timber edging
Driveway	All weather hard sealed driveway / permeable driveway labelled
Clothesline	Hills well mounted or similar
Gravel areas	Tuscan Toppings / tylidale Tollings or similar
Lawn areas	Drought Tolrant Instant turf 'Sir Walter' Buffalo, Premium Kikuyu or similar
Decking	Merbau or similar sustainable timber

LEGEND

Compacted Tuscan Toppings or similar
Tree Protection zone fencing of star pickets and chain mesh or similar
Lawn areas
800 x 400 Bluestone pavers or similar as Stepping Stones
Decking
Existing Vegetation to be removed
Hard Sealed Driveway
500 x 500 Concrete pavers or similar as Stepping Stones
Clothesline
Proposed Trees, Shrubs and Grasses
Existing Vegetation to be Retained

CULTIVATION NOTES

Site Preparation: Prior to planting of garden beds remove all weeds either by hand or use Glyphosate in accordance with manufature's instructions.
Once weeds have died back, dig over area,wait 7 days and remove any emerging weeds.
Soil Improvement: Incorporate well-rotted organic matter or compost into existing soil at a rate of approx. 30 litres per sq.metre to a min depth of 250mm.
An application of a wetting agent such as Saturaid granules or similar to soils will minimise water runoff and reduce wastage.

Planting out: Water plants thoroughly before planting. Dig a hole 2-4 times wider than the root ball and as deep as pot, roughen surface of hole to encourage the roots to penetrate the soil. Water the hole and allow to drain. Carefully remove the plant by covering the soil with one hand and inverting the pot. Tease out roots if pot bound and trim off any that have been damaged. Position the plant vertically in the hole so that soil level is the same as it was in the pot. Mix 2 double handfuls of compost plus 1 teaspoon slow release granules per shrub into the backfill and firm in by hand making sure that the roots are in contact with the soil. Ensure compost is not dug down too deeply. Water in well using a solution of Plant Starter at a rate of 2.4ml/litre.

Watering: Water regularly until plants are well established and show signs of growth.Drought tolerent plants will also need regular watering during their establishment phase.

Irrigation: If an irrigation system is to be installed, a drip irrigation to all garden beds connected to an automated timer, pressure regulator and filter. Watering times to be more frequent during establishment phase and less frequent with longer running time once plants are established. Irrigation for lawn areas if required to have pop up irrigation installed as per manufacturers instructions.

Mulching: Apply 75-100mm layer of organic mulch (composted bark chips) to all garden beds after planting. Keep the stems clear of mulch. Re apply mulch annually.

Fertilising: Feed in spring with slow release granules. Use only low phosphorus fertilizer or 'food for natives' on Australian plants.

Ongoing Maintenance: Keep garden beds weed free. clip all hedges and prune shrubs after flowering to keep compact. Gardens to be maintained by the owner/occupier or a qualified landscape contractor.

Plant Selection: At the of installation all plants should be healthy, well structured with adequately developed root systems not pot bound. Plants and trees should be free from pests, pathogens,disease and any physical damage

Tree Protection

1. Tree protection must be carried out in accordance with the Australian Standard AS 4970-2009 Protection of trees on development sites to the satisfaction of the Responsible Authority.
2. Prior to the commencement of the development (including vegetation removal), a Tree Protection Fence defined by a 1.8 metre high (minimum) temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting with a high visibility plastic hazard tape, must be installed at the TPZ of trees numbered 1, 4, 5 and 6 to the satisfaction of the responsible Authority. A fixed sign is to be provided on all visible sides of the Tree Preservation Fencing, stating "Tree Preservation Zone – No entry without permission from Frankston City Council".

The requirements below must be observed within this area –

(a) Coarse mulch laid to a depth of 50-100 mm (excluding street trees).
(b) No vehicular or pedestrian access.
(c) The existing soil level must not be altered either by fill or excavation.
(d) The soil must not be compacted or the soil's drainage changed.
(e) No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
(f) No storage of equipment, machinery or material is to occur.
(g) Open trenching for lay underground services e.g.: drainage, water, gas, etc. must not be used unless approved by the Responsible authority to tunnel beneath.
(h) Nothing whatsoever, including temporary services wires, rails, screws or any other fixing device, is to be attached to any tree.
(i) Tree roots must not be severed or injured.

CORNER SAFETY SPLAY AREAS TO BE MINIMUM 50% CLEAR OF VISUAL OBSTRUCTIONS – NO OBRUCTIONS TO BE HIGHER THAN 900MM IN HEIGHT

DIAL BEFORE YOU DIG www.1100.com.au
REFER TO ENGINEERS DRAWINGS FOR ABOVE AND BELOW GROUND SERVICES
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES PRIOR TO THE COMMENCING OF ANY WORKS.

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Revision #: A Date: 29/05/2024	Scale: 1:100	Landscape Plan: 2 Victoria Pde Frankston	Landscape Design by: S.F. Sun 'n' Shade Pty Ltd

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M.G.A.94 ZONE 55

WILLIAMS STREET

NOT FENCED 107°44'50" (45·44) PALINGS

0·04 F

E-1 1·83

18·29

17°34'50"

PALINGS

0·34 F

0·31 F

0·19 F

PALINGS

0·36 F

42·67

17°44'50"

0·11 BK

No. 2
TP751941
793m²

0·18 F

E-1 1·83

PALINGS

BRICK WALL ON BOUNDARY 287°44'50" (43·21) PALINGS

NOT FENCED 3·025 243°43'50"

0·04 P

16·19

197°44'50"

TIMBER PICKETS

BRICK

0·02 F

0·02 BK

0·06 BK

PARADE VICTORIA

SURVEYORS REF.
21360R
SURVEYED BY: [redacted]
DRAWN: [redacted]
CHECKED: [redacted]
DRAWING: 21360R.DWG

Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
[redacted]

NOTATIONS

NOTES:

THE LOCATION OF OCCUPATION IS NOT NECESSARILY SHOWN TO SCALE.

- This survey re-establishes certificate of title boundaries. It does not attempt to determine possessory rights which may apply to the land.
- Where occupation lies outside title then any development should be limited to title unless a formal application is successfully made to land registry to amend title to occupation.
- Where occupation (or occupation that has replaced occupation in practically the same position and together they have been in that position for 15 years or more) lies inside title then any development should be limited to occupation unless written consent of the adjoining owner is obtained.

ADD 1°13'10" FOR TP751941T BEARINGS

ENCUMBRANCES:

E-1 1.83m WIDE DRAINAGE EASEMENT VIDE LP16055

CERTIFICATION BY SURVEYOR

I, [redacted] of [redacted]
certify that this plan has been prepared from a survey made under my direction and supervision, in accordance with the Surveying Act 2004 and completed on 14/05/2021 that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date 25/05/2021 Licensed Surveyor, Surveying Act 2004

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK NO.S:

IN PROCLAIMED SURVEY AREA NO.:

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES

LAST PLAN REF: TP 751941T

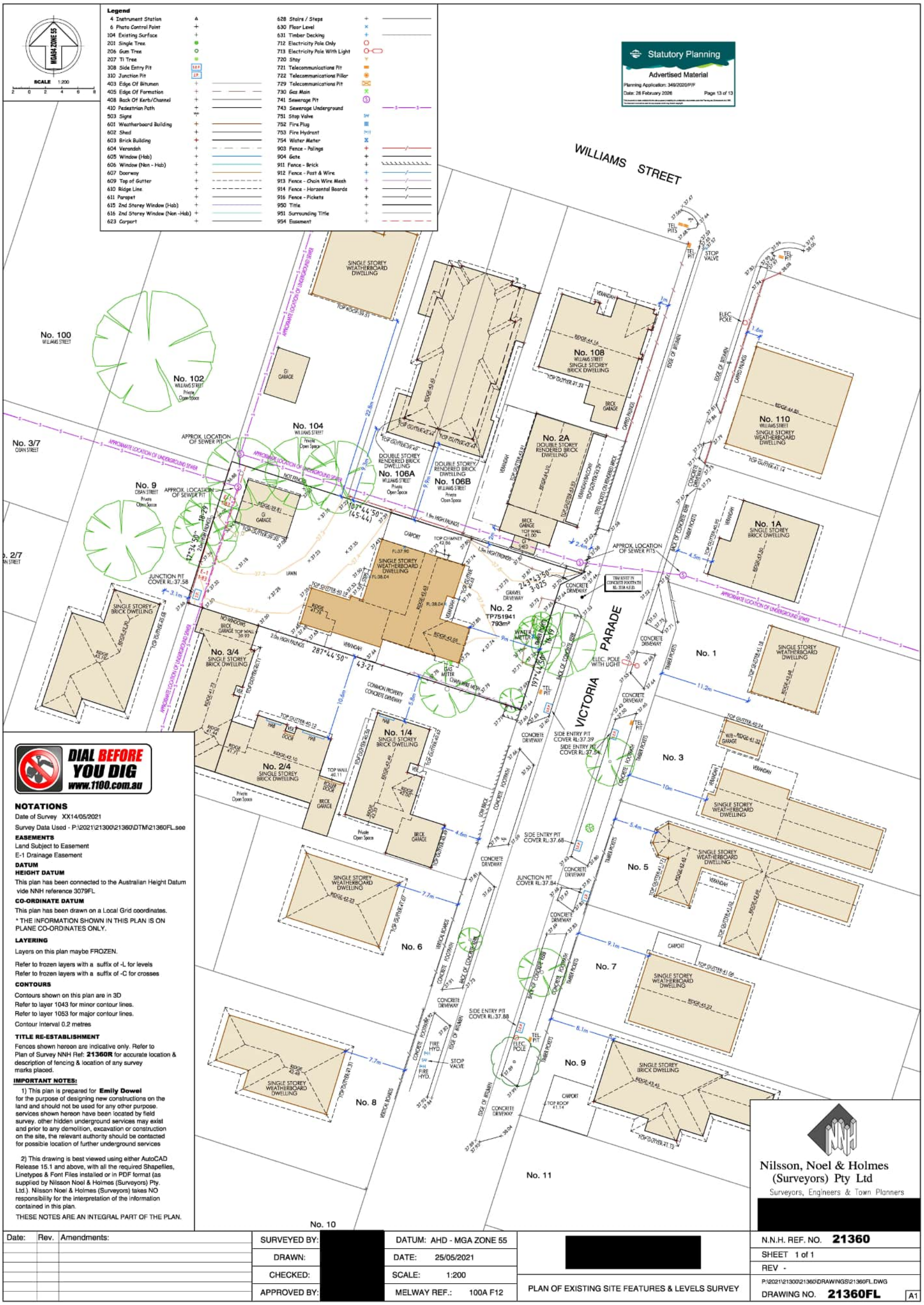
PLAN OF SURVEY

COUNTY OF MORNINGTON
PARISH OF FRANKSTON
CROWN ALLOTMENT 3 (PART)
SECTION 3

SHEET OF SHEETS | S

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200 SHEET SIZE A3


Legend
4 Instrument Station
6 Photo Control Point
104 Existing Surface
201 Single Tree
206 Gum Tree
207 Ti Tree
308 Side Entry Pit
310 Junction Pit
403 Edge Of Bitumen
405 Edge Of Formation
408 Back Of Kerb/Channel
410 Pedestrian Path
503 Signs
601 Weatherboard Building
602 Shed
603 Brick Building
604 Verandah
605 Window (Hab)
606 Window (Non - Hab)
607 Doorway
609 Top of Gutter
610 Ridge Line
611 Parapet
615 2nd Storey Window (Hab)
616 2nd Storey Window (Non -Hab)
623 Carport
628 Stairs / Steps
630 Floor Level
631 Timber Decking
712 Electricity Pole Only
713 Electricity Pole With Light
720 Stay
721 Telecommunications Pit
722 Telecommunications Pillar
729 Telecommunications Pit
730 Gas Main
741 Sewerage Pit
743 Sewerage Underground
751 Stop Valve
752 Fire Plug
753 Fire Hydrant
754 Water Meter
903 Fence - Palings
904 Gate
911 Fence - Brick
912 Fence - Post & Wire
913 Fence - Chain Wire Mesh
914 Fence - Horizontal Boards
916 Fence - Pickets
950 Title
951 Surrounding Title
954 Easement
MGA94 ZONE 55
SCALE 1:200
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WILLIAMS STREET
VICTORIA PARADE
No. 100 WILLIAMS STREET
No. 102 WILLIAMS STREET Private Open Space
No. 104 WILLIAMS STREET Private Open Space
No. 3/7 OBAN STREET
No. 9 OBAN STREET Private Open Space
No. 2/7 OBAN STREET
No. 3/4 SINGLE STOREY BRICK DWELLING
No. 2/4 SINGLE STOREY BRICK DWELLING
No. 1/4 SINGLE STOREY BRICK DWELLING
No. 2 TP751941 793m²
No. 106A WILLIAMS STREET Private Open Space
No. 106B WILLIAMS STREET Private Open Space
No. 2A DOUBLE STOREY RENDERED BRICK DWELLING
No. 108 WILLIAMS STREET SINGLE STOREY BRICK DWELLING
No. 110 WILLIAMS STREET SINGLE STOREY WEATHERBOARD DWELLING
No. 1A SINGLE STOREY BRICK DWELLING
No. 1 SINGLE STOREY WEATHERBOARD DWELLING
No. 3 SINGLE STOREY WEATHERBOARD DWELLING
No. 5 SINGLE STOREY WEATHERBOARD DWELLING
No. 6 SINGLE STOREY WEATHERBOARD DWELLING
No. 7 SINGLE STOREY WEATHERBOARD DWELLING
No. 8 SINGLE STOREY WEATHERBOARD DWELLING
No. 9 SINGLE STOREY BRICK DWELLING
No. 10
No. 11
SINGLE STOREY WEATHERBOARD DWELLING
DOUBLE STOREY RENDERED BRICK DWELLING
APPROX. LOCATION OF SEWER PIT
APPROX. LOCATION OF UNDERGROUND SEWER
JUNCTION PIT COVER RL:37.58
SIDE ENTRY PIT COVER RL:37.39
SIDE ENTRY PIT COVER RL:37.54
SIDE ENTRY PIT COVER RL:37.68
JUNCTION PIT COVER RL:37.84
SIDE ENTRY PIT COVER RL:37.88
ELEC. POLE WITH LIGHT
ELEC POLE
TEL PITS
TEL PIT
STOP VALVE
FIRE HYD.
GAS METER
WATER METER
CONCRETE DRIVEWAY
GRAVEL DRIVEWAY
CARPORT
VERANDAH
BRICK GARAGE
GI GARAGE
EDGE OF BITUMEN
CARPED PAVING
TIMBER POCKETS
VERTICAL BOARDS
CONCRETE FOOTPATH
LOW BRICK
1.9m HIGH PALINGS
2.0m HIGH PALINGS
NOTATIONS
Date of Survey XX14/05/2021
Survey Data Used - P:\2021\21300\21360\DTM\21360FL.sec
EASEMENTS
Land Subject to Easement
E-1 Drainage Easement
DATUM
HEIGHT DATUM
This plan has been connected to the Australian Height Datum vide NNH reference 3079FL
CO-ORDINATE DATUM
This plan has been drawn on a Local Grid coordinates.
* THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.
LAYERING
Layers on this plan maybe FROZEN.
Refer to frozen layers with a suffix of -L for levels
Refer to frozen layers with a suffix of -C for crosses
CONTOURS
Contours shown on this plan are in 3D
Refer to layer 1043 for minor contour lines.
Refer to layer 1053 for major contour lines.
Contour Interval 0.2 metres
TITLE RE-ESTABLISHMENT
Fences shown hereon are indicative only. Refer to Plan of Survey NNH Ref: 21360R for accurate location & description of fencing & location of any survey marks placed.
IMPORTANT NOTES:
1) This plan is prepared for Emily Dowel for the purpose of designing new constructions on the land and should not be used for any other purpose. services shown hereon have been located by field survey. other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services
2) This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapefiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.
THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.
DIAL BEFORE YOU DIG www.1100.com.au
Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
Date: Rev. Amendments:
SURVEYED BY:
DRAWN:
CHECKED:
APPROVED BY:
DATUM: AHD - MGA ZONE 55
DATE: 25/05/2021
SCALE: 1:200
MELWAY REF.: 100A F12
PLAN OF EXISTING SITE FEATURES & LEVELS SURVEY
N.N.H. REF. NO. 21360
SHEET 1 of 1
REV -
P:\2021\21300\21360\DRAWINGS\21360FL.DWG
DRAWING NO. 21360FL
A1

City of Frankston
Planning Enquiries
Phone: 03 9784 1733
Web: www.frankston.vic.gov.au

Clear Form

Office Use Only Application No.: Date Lodged: / /

Application to
AMEND a Planning Permit

If you need help to complete this form, read How to complete the amend a Planning Permit form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **This form cannot be used to amend a permit issued at the direction of VCAT.**

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

The Land

(1) Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: St. No.: 2 St. Name: Victoria Pde

Suburb/Locality: Frankston Postcode: 3199

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: ◯Lodged Plan ◯Title Plan ◯Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details. Add Address

Planning Permit Details

(2) **What permit is being amended?** *

Planning Permit No.: 349/2020/P

The Amended Proposal

⚠ You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

(3) **What is the amendment being applied for?** *

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

☐ what the permit allows ☐ plans endorsed under the permit
☑ current conditions of the permit ☐ other documents endorsed under the permit

Details: Change townhouses into class 1b

☑ Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost

(4) **Estimate cost of development** *

If the permit allows ***development***, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development		Cost of the permitted development		Cost difference (+ or -):
$	-	$	=	$ 0

Insert 'NA' if no development is proposed by the permit (eg. change of use, subdivision, removal of covenant)

⚠ You may be required to verify this estimate.

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Existing Conditions

(5) **Describe how the land is used and developed now** *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? ☐ Yes ☑ No

If yes, please provide details of the existing conditions.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

(6) **Encumbrances on title** *

If you need help about the title, read: How to complete the Application to Amend a Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

◯ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

◉ No

◯ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

(7) Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

[redacted]

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

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Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Declaration

(8) **This form must be signed by the applicant** *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

☑ I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amendment proposal at Question 3 of this form; and that the owner (if not myself) has been notified of the permit application.

Sign[redacted]

Date: 24-2-2025
dd / mm / yyyy

Need help with the Application?

If you need help to complete this form, read How to complete the Application to Amend a Planning Permit Form or contact Council's planning department. General information about the planning process is available at www.dpcd.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

(9) **Has there been a pre-application meeting with a council planning officer?**

☑ No ○ Yes

Checklist

(10) **Have you:**

☑ Filled in the form completely?

☑ Paid or included the application fee? ⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

☑ Attached all necessary supporting information and documents?

☑ Completed the relevant council planning permit checklist?

☑ Signed the declaration (section 8)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Frankston City Council
PO Box 490 Frankston VIC 3199
Cnr Davey & Young Streets Frankston VIC 3199

Contact information
Telephone: 03 9784 1733
Fax: 03 9781 3117
Email: info@frankston.vic.gov.au
DX: 19913

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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Application to Amend a Planning Application

If you need help completing this form, contact Statutory Planning on 1300 322 322

Use this form to amend a planning application under section 50 or 57A of the *Planning and Environment Act 1987* where a decision has not yet been made by the Responsible Authority.

Do not use this form to amend a planning permit under Section 72 of the Act.

Application

Street Address	2 VICTORIA PDE, FRANKSTON
Application Number	349/2020/P/F

Amended Proposal

What is the amendment being applied for?	Change bedroom 1 layout to rooming house to allow space to bin collection area. Reconfigure driveway to increase landscaping and retention of tree 9. Change parking/shared zone configuration. Amend path to allow to Retain Tree 9. THE ONLINE APPLICATION ONLY ALLOWS A FEW DOWNLOADS. SENT DOCUMENTS AS A EMAIL
Describe the changes proposed to the application including any changes to plans/documents.	

Amended Plans/Documents

Document Name	Reference	Date	Revision #
TP1_REV F.pdf			
2 Victoria Pde, Frankston.ARBORIST.pdf			
HERITAGE AMENDED.pdf			
MANAGEMENT AMENDED.pdf			
TP2_REV F.pdf			

What is the estimated cost of works for the amended development?	Nil
Is the proposal now a class of VicSmart application?	No

Title Information

Does the proposal breach, in any way, an encumbrance on the title? (e.g. restrictive covenant, Section 173 Agreement, easement, building envelope)	No

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Applicant Details

Applicant

First Name [redacted]

Organisation Modarc

Postal Address

Contact persons details

Same as applicant ✔

First Name Surname

Organisation

Postal Address

Contact information

Contact number (business hours) [redacted]

Email Address

Privacy Statement

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The planning applicant should ensure that other parties who have provided documents are aware that they are being submitted with the application.

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I have read and understood the above privacy statement. Yes

Declaration

I declare that I am the Applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified. Yes

Signature [redacted] Date 18/02/2026

How to Submit

Please submit your completed form and required documentation via one of the methods below.

In Person

Frankston City Council - Civic Centre
30 Davey Street
Frankston VIC 3199

Langwarrin Customer Service Centre
Shop 6, The Gateway
230 Cranbourne-Frankston Road
Langwarrin 3910

Seaford Community Centre
1/6 Broughton Street
Seaford 3198

By Mail

Frankston City Council
PO BOX 490
Frankston VIC 3199

By Email

info@frankston.vic.gov.au

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 06868 FOLIO 533

Security no : 124129353311D
Produced 27/10/2025 12:34 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 751941T.
PARENT TITLE Volume 06827 Folio 281
Created by instrument 1999333 10/04/1946

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP751941T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 18156Q MACQUARIE BANK LIMITED
Effective from 23/02/2018

DOCUMENT END

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TITLE PLAN

EDITION 1 | TP751941T

Notations

LOCATION OF LAND

Parish: FRANKSTON
Township:
Section: 3
Crown Allotment: 3 (PT)
Crown Portion:

Last Plan Reference: LP 16055
Derived From: VOL. 6868 FOL. 533
Depth Limitation:

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ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/Easement Information

ENCUMBRANCES

As to the land coloured blue ---
THE EASEMENTS (if any) existing over the same
by virtue of Section 212 of the Transfer of --
Land Act 1928 - - - - - - - - - - - - - - - -

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 24-01-07
VERIFIED: A. DALLAS
Assistant Registar of Titles

COLOUR CODE
BL= BLUE

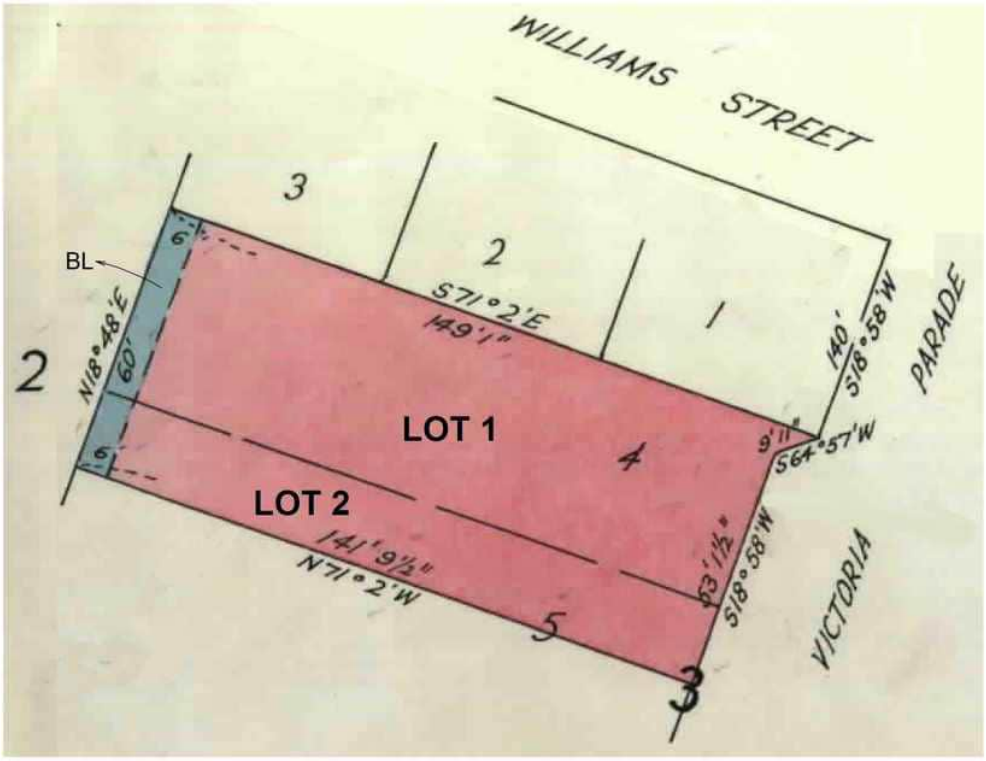


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 4 ON LP 16055 LOT 2 = LOT 5 (PT) ON LP 16055

LENGTHS ARE IN FEET AND INCHES	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

david de giovanni
town planning
[redacted]



submission to the **frankston city council**

in support of an application to amend planning permit 349/2020/p under section 72 of the *planning and environment act 1987*

on land at **2 victoria parade, frankston**



prepared for 'modarc'

october 2025



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introduction

This submission has been prepared in support of an application for the use and development of two Rooming Houses at 2 Victoria Parade, Frankston (**the subject land**).

This submission responds to Council's request for further information dated 9 September 2025, and also reflects discussions held with Ms Katherine Ritchie of Council's Planning Department on 22 October 2025. These discussions centred around the updating of the permit preamble to align with current practice, and justifying the new areas of the built form noting the extent to which the building design is similar to the approved design.

The use of the land for Rooming Houses enjoys very strong support with the purpose of the General Residential Zone, and the policy framework of the Frankston Planning Scheme. Rooming Houses offer much needed housing diversity in a location that is characterised by large single dwellings, or more expensive townhouses. Importantly, the future occupants of the Rooming Houses will benefit from being a short walk/cycle from the Frankston Metropolitan Activity Centre, the Frankston Hospital, Monash University and other services.

The buildings themselves are largely identical to the approved dwellings for the site, - an approval that remains valid. Relevantly, the existing approved dwellings/townhouses were the subject of a robust assessment process by Council and ultimately, were deemed to be acceptable and worthy of approval.

The Rooming Houses adopt what is largely the same layout and design, with the key changes being limited to the extent of paving to the front of the site, and the modifications to the roof form of the northern townhouses (it is being lowered in height).

This application for amendment under Section 72 of the *Planning and Environment Act 1987* seeks to allow the land use 'Rooming House', and then the modifications to the current approved layout (dwellings) to facilitate this land use.

To this end, elements of the current approval, including buildings and works triggered under the Design and Development Overlay 10 (DDO10) and the Specific Controls Overlay 3 (SCO3) remain unchanged by this amendment. Similarly, the approved subdivision also remains unchanged, noting the approved subdivision line remains unchanged by this proposal.

We look forward to working with Council officers in delivery this exciting project.

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the site and current approvals

the site

The site is located on the outer edge of the Frankston Metropolitan Activity Centre, and is very close to the Frankston Hospital that serves as a large employer of the area (figure 1).

Figure 2 shows the site is presently occupied by a single storey bungalow style dwelling with large gravel frontage used for car parking. The site has a large open backyard, and does not feature any vegetation of significance.



Figure 1 – Locality Plan (Melways)


Figure 2 – Aerial View (LandChecker, August 2025)

The evolving nature of this locality is evident in the direct abuttals of the site, that include a three dwelling development to the south at 4 Victoria Parade, 2 x dual occupancies to the north at 106 and 108 Williams Street, along with single dwellings at 110 Williams Street and at 9 Oban Street to the rear.

current approvals

Planning Permit 349/2020/P has been issued by Council that allows:

> *"To construct two (2) double storey dwellings on a lot and a two (2) lot subdivision in a General Residential Zone (GRZ); to construct a building and construct and carry out works in a Design and Development Overlay Schedule 10 (DDO10); and to construct and carry out works in a Specific Controls Overlay Schedule 3 (SCO3)".*

This permit was extended by Council on 30 October 2024 by a further two years to commence and complete the development, and a further two years for the certification of the subdivision.

Planning Permit 349/2020/P now expires if any of the following occurs:

- The development has not commenced by 8 August 2026; or
- The development has not been completed by 8 August 2028; or
- The subdivision is not certified by 8 August 2026.

As this permit and the development layout remain valid, as relevant to this application for amendment, the starting point in the assessment is the approved layout, and the effect of the amendment on this approved layout.

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the proposal

It is proposed to amend Planning Permit 349/2020/P and the development plans.

The various components of the amendment are listed as follows:

Amendments to Planning Permit 349/2020/P

It is proposed to amend the Permit as follows:

To delete the current preamble that says –

> 'To construct two (2) double storey dwellings on a lot and a two (2) lot subdivision in a General Residential Zone (GRZ); to construct a building and construct and carry out works in a Design and Development Overlay Schedule 10 (DDO10); and to construct and carry out works in a Specific Controls Overlay Schedule 3 (SCO3)'.

And replace it with the new format permit preamble as follows:

Planning scheme Clause	**Matters for which a permit has been granted**
Clause 32.08-2	To use the land as a rooming house.
Clause 32.03-3	To subdivide land.
Clause 32.08-10	To construct or carry out works.
Clause 43.02-2	To construct a building or construct or carry out works.
Clause 45.12-1	To construct a building or construct or carry out works.

As relevant to this application for amendment, the amendment removes the former reference to 'two double storey dwellings on a lot' and replaces this with the permit trigger to use the land as a rooming house, and to construct or carry out works associated with this permit required land uses.

Existing approvals relating to subdivision of the land, and buildings and works in the Design and Development Overlay 10 (DDO10 and Specific Controls Overlay 3 (SCO3) remain.

Construct and Carry out Works

Ground Floor

- Bike spaces are now shown in the front setback of site.

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- Light bollards are now shown in front setback area.
- The width of the paved area / driveway is increased.
- Side facing windows to each bedroom (the two bedrooms behind the main bedroom) and the dining room windows replaced with sliding stack doors. Their appearance, height and width remain the same as the approved windows.
- Rear paved area to alfresco space replaced with decking.

First Floor

- The first floor setbacks, window locations and size remain the same.

Elevations

- Modifications to façade of the northern rooming house to remove angled roof form and angled porch, and replace it with a flat roof and flat porch. This has the effect of lowering the building.

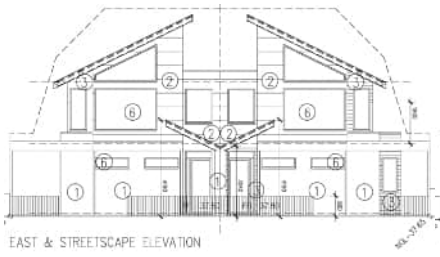


Figure 3 – Approved Façade

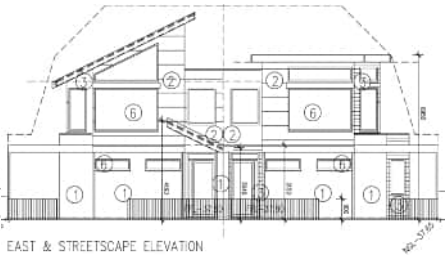


Figure 4 – Proposed Facade

- The ensuing reduction in the overall height of this northern rooming house for its full side elevation. The wall height however is increased from 5.8m to 7.2m.
- The northern elevation now shows clerestory windows (raised) to the side elevation.
- Replacing the pitched roof of the rear section of the building with a flat room that reduces the overall height of this area.

What the Amendment does not Change

The amendment does not change the approval for subdivision, or the approval against the DDO10 or SCO3 that are unchanged, and that continue to remain valid.

Submission to the Frankston City Council

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planning scheme provisions

permit triggers

A permit is triggered for the following components of this amendment under Section 72 of the *Planning and Environment Act 1987*:

- A permit is required at Clause 32.08-2 (General Residential Zone) to change the use of the land to Rooming House.
- A permit is required at Clause 32.08-3 (General Residential Zone) to subdivide land.
- A permit is required at Clause 32.08-10 (General Residential Zone) to construct or carry out works for a Section 2 use (Rooming House).

zoning

The land is in the General Residential Zone, Schedule 1 (**GRZ1**). Figure 5 shows the General Residential Zone (GRZ) applies to this residential context.



Figure 5 – Zoning Plan (General Residential Zone, Schedule 1) – Source: DELWP

The purpose of the General Residential Zone as outlined at **Clause 32.08** of the Frankston Planning Scheme is listed as follows:

> *"To implement the Municipal Planning Strategy and the Planning Policy Framework.*
>
> *To encourage development that is responsive to the neighbourhood character of the area.*
>
> *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*





To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations".

The table of uses at **Clause 32.08-2** lists the land use 'rooming house' as an as-of-right land use, provided the accompanying conditions listed at Clause 52.23-2 are met.

Section 1 - Permit not required

Use	Condition
Rooming house	Must meet the requirements of Clause 52.23-2.

The requirements listed at Clause 52.23-2 are listed as follows:

Any requirement in the Activity Centre Zone, Capital City Zone, Commercial 1 Zone, General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Precinct Zone, Residential Growth Zone or Township Zone to obtain a permit to use land for a rooming house does not apply if all of the following requirements are met:

- Any condition opposite the use 'rooming house' in the table of uses in the zone or schedule to the zone is met.
- The total floor area of all buildings on the land, measured from the outside of external walls or the centre of party walls, does not exceed 300 square metres, excluding outbuildings.
- No more than 12 persons are accommodated.
- No more than 9 bedrooms are provided.

The proposal does not satisfy these requirements as follows:

- The total floor area of the two rooming houses well exceeds 300 square metres. Whilst two separate rooming houses are proposed, each of which on its own falls below 300 square metres, the language used applies to *"…the total floor area of all buildings on the land…".* Given the single land holding (one title), all buildings on the land exceed 300 square metres.

- Combined, more than 9 bedrooms are proposed.

- Combined, more than 12 persons are accommodated.

Accordingly, the permit must be amended to allow for the land use 'Rooming House'[1].

Clause 32.08-10 then states "*a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2*".

This application for amendment seeks to modify the current approval, or construct or carry out works associated with the Rooming House. On this basis, a permit is triggered for buildings and works.

[1] Clause 32.08-7 also states a permit is required to "*construct or extend a residential building".*



Clause 32.08-3 states that "*a permit is required to subdivide land*". Accordingly, a permit is triggered by this clause.

Clause 32.08-4 requires that this 792.6 square metre site provide a mandatory 35% of the lot area as 'garden area'. This provision applies to a Residential Building (Rooming House). The garden area plan indicates that 277.66 square metres, or 35.02% of the lot area has been set aside as garden area as per the definition of garden area at Clause 72 of the Frankston Planning Scheme.

Clause 32.08-11 states that the maximum height of a building must not exceed 12 metres (or 3 storeys at any point). The development satisfies this clause with an 8.7m height (south elevation) and two storey height.

The front fence (900mm) does not trigger a permit given the allowance for a 1.5 metre height at Clause 55.02-8.

Clause 55 of the Frankston Planning Scheme (Two or More Dwellings) applies to this proposal.

The schedule 1 is silent.

Notice requirements

- There are no buildings and works exemptions.
- The subdivision is not exempt from notice and review at Clause 32.08-13 given each lot does not contain an existing building.
- The residential building (Rooming House) is not exempt from notice and review at Clause 32.08-13

design and development overlay (DDO10)

The Design and Development Overlay applies to the site and broader area as shown in figure 6.





Figure 6 – Overlay Plan (Design and Development Overlay) – Source: DELWP

The purpose of the Design and Development Overlay as outlined at **Clause 43.02** of the Frankston Planning Scheme is listed as follows:

> *"To implement the Municipal Planning Strategy and the Planning Policy Framework.*
>
> *To identify areas which are affected by specific requirements relating to the design and built form of new development".*

Clause 43.02-2 states that "*a permit is required to construct a building or to construct or carry out works".* The exemptions include whether a schedule to this overlay specifically states that a permit is not required.

The schedule 10 (Frankston Hospital Emergency Medical Services Helicopter Flight Path Protection Inner Area) includes the following two design objectives:

- *"To ensure that the height of buildings and works do not encroach on the flight path areas associated with the Frankston Hospital helicopter landing site.*
- *To ensure that the height of development avoids creating a hazard to aircraft using the Frankston Hospital helicopter landing site".*

Section 2.0 outlines the requirements for buildings and works, and states that - *"A permit is not required to construct a building or to construct or carry out works that would result in the height of the building or works being less than the referral height, being 41.1 metres above the Australian Height Datum (AHD)".*

The plans show the approved dwellings have a natural ground level of 37.65m. With the building height reaching up to 8.7 metres, this equates to an approximate overall RL height of 46.35 metres, which triggers a permit.

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It is noted the current Planning Permit 349/2020/P includes approval for amongst other things, - *"…to construct a building and construct and carry out works in a Design and Development Overlay Schedule 10 (DDO1O)..."*

The most recent version of the townhouse (dwellings) plans[2] show a maximum overall development height of 8.77 metres (south elevation). This overall height remains identical on the plans forming part of this amended application.

As the amendment does not seek to increase this height, the current approval remains valid, and a further approval trigger is not required as part of this application for amendment.

vegetation protection overlay (VPO1)

The Specific Controls Overlay applies to the site.



Figure 7 – Overlay Plan (Specific Controls Overlay) – Source: DELWP

The purpose of the Specific Controls Overlay as outlined at **Clause 45.12** of the Frankston Planning Scheme is listed as follows:

> *"To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances".*

The schedule 3 references the Hospital Emergency Medical Services – Helicopter Flight Path Protection Area as an incorporated document.

The specific control referenced at Clause 45.12-1 is essentially the same as that outlined in the Design and Development Overlay (DDO10) on the previous page.

[2] Revision B, RFI Response, August 2021

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Again, as the amendment does not seek to increase the building height from the height shown on the decision plans that led to the approval of Planning Permit 349/2020/P, the current approval remains valid, and a further approval trigger is not required as part of this application for amendment.

municipal planning strategy



Figure 8 – Municipal Strategic Framework Plan (DELWP)

The Municipal Strategic Framework Plan at Clause 02.04-01 shows the site is at the edge of the Frankston Metropolitan Activity Centre.

The site and immediate area is not subject to any environmental constraints.

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The following sections of the municipal planning strategy apply to this proposal:

- **Clause 02.03-1** (urban growth) mentions that "*Frankston's population is expected to have modest growth".* The associated strategic direction is to *"Accommodate population growth and housing demand in areas best suited to provide a quality living environment for the intended residents".*

- **Clause 02.03-5** (built environment and heritage) has the following key focus:

  - New change in density "*needs to be sympathetic to neighbourhood character, environmental and heritage values*";

  - In discussing neighbourhood character, the following two strategic directions are listed:

    "Strategic directions:

    - *Ensure that the landscape character is respected within residential areas.*

- *Ensure new development responds to its context and the preferred future character of the area".*

- **Clause 02.03-6** (housing) mentions:

  - "*Changing demographic patterns, lifestyles and housing preferences are creating a demand for a diversity of housing choices, including medium and higher density housing, particularly in established areas".*

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

  - Listed strategic directions applicable to this proposal include:

    - *"Encourage the provision of affordable housing, in locations with existing services and community infrastructure such as the Frankston MAC".*

    - "*Encourage the delivery of new housing stock that reflects Frankston's changing population requirements*".

planning policy framework

The following extracts of the Frankston Planning Scheme are relevant to this application as follows:

- Clause 16.01-1S – Housing Supply
- Clause 16.01-1R – Housing Supply – Metropolitan Melbourne
- Clause 16.01-1L – Housing Supply
- Clause 16.01-2S – Housing Affordability

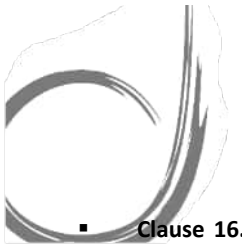
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These provisions relate to this development as follows:

- **Clause 16.01-1S** (Housing Supply) encourages diverse housing that meets community needs.

- **Clause 16.01-1S** (Housing Supply) encourages housing around Metropolitan Activity Centres such as Frankston.

- **Clause 16.01-1L** (Housing Supply) seeks to "*Encourage higher density housing in and around the Frankston Metropolitan Activity Centre (MAC)".*



- **Clause 16.01-2S** (Housing Affordability) seeks to "*deliver affordable housing in areas with good access to opportunities and services".*

particular provisions

Clause 52.06 – Car Parking

Each rooming house is allocated eight (8) rooms. Clause 52.06 specifies a required car parking rate of 1 car space for every four (4) rooms. Accordingly, a required car parking rate of two (2) car spaces is required for each rooming house.

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Rooming house	1	1	To each four bedrooms

The plans show that each rooming house is allocated two car spaces.

On this basis, all required car parking is provided on site, and Clause 52.06 is met.

Clause 52.23 – Rooming House

As discussed in the permit triggers and analysis of the General Residential Zone, a permit is triggered for the use of the land as a Rooming House, and also for buildings and works tied to the Rooming House land use.

Clause 52.34 – Bicycle Facilities

There are not bicycle space requirements. The land use Rooming House is not listed at Clause 52.34-5, and whilst a parking rate applies to 'Residential Building', this applies only to developments of four or more storeys.

Clause 55 – Two or More Dwellings (ResCode)

Clause 55 applies to construct or extend a residential building.

general provisions

Clause 65 outlines the general decision guidelines that apply in the consideration of all applications.

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planning analysis

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The following planning analysis addresses these headings:

- The suitability of the land use 'Rooming House';
- Buildings and works for a 'Rooming House'; and
- Subdivision of the Land.

The suitability of the land use 'Rooming House'

A permit is triggered to use the land as a Rooming House.

A Rooming House is an as-of-right land use in the General Residential 1 Zone provided the accompanying condition that the Rooming House meet the requirements of Clause 52.23-2 is met.

If just one of these Rooming House were proposed, or the land was subdivided to facilitate one Rooming House on each of the lots, then the Rooming House would be as-of-right. Relevantly, a permit has been issued for the construction of two dwellings and the subdivision of this land into two allotments. That permit has not been acted on.

So whilst a permit is indeed triggered for the two Rooming Houses, the land use could easily have been as-of-right with a change in circumstances.

Putting that aside, it is submitted there is very strong zone and policy support for a Rooming House land use in this particular location.

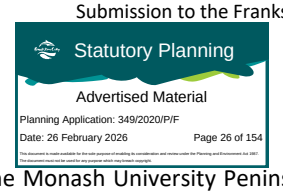
Starting with the General Residential Zone (GRZ), the third purpose point seeks – *"To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport*".

In an area that is dominated by original and new single dwellings on large allotments, and some medium density housing (large houses on compact lots), the Rooming House contributes to a form of housing that is rare in this location.

The Rooming House provides accommodation for primarily single persons of all ages, and obviously provides housing that is far more affordable, with the cost of leasing a single room far more cost effective than an entire house.

The Rooming House provides this affordable and diverse housing in a location that is just metres from the Frankston Hospital which is a significant employer, and is a short walk from the Frankston Metropolitan Activity Centre that offers further employment opportunities.





The site also benefits from its walkability to the Monash University Peninsula Campus, that makes this Rooming House potentially suited to students.

The Rooming House fills a large gap in the housing market, and in a location that is highly accessible and walkable to a variety of important land uses.

The first purpose point of the General Residential Zone then seeks to implement the policy framework of this planning scheme. Some of the policy directives in the Frankston Planning Scheme relating to housing include:

- Clause 16.01-1S (Housing Supply) encourages diverse housing that meets community needs.
- Clause 16.01-1S (Housing Supply) encourages housing around Metropolitan Activity Centres such as Frankston.
- Clause 16.01-1L (Housing Supply) seeks to *"Encourage higher density housing in and around the Frankston Metropolitan Activity Centre (MAC)".*
- Clause 16.01-2S (Housing Affordability) seeks to *"deliver affordable housing in areas with good access to opportunities and services".*

There is unambiguous policy direction that promotes more housing, and more affordable housing in and around the Frankston Metropolitan Activity Centre.

The proposal satisfies this clear direction. Whilst not technically affordable housing, the Rooming House nevertheless offers a form of housing that is far more affordable than a person renting out an entire townhouse/house.

The Rooming House provides rooms and living areas in a built form that resembles the townhouses that have already been approved by Council.

In summary, the Rooming House land use on this site enjoys very strong zone and policy support.

Buildings and Works for a 'Rooming House'

An important starting point in the assessment of buildings and works is that Council have issued Planning Permit 349/2020/P and that this permit was extended in October 2024 so that it remains live and valid.

This approval allowed two double storey dwellings that went through a robust town planning process at Council, and that were ultimately deemed worthy of approval.



This approved layout is the general basis for the change in land use to a Rooming House. This is evident in the fact the general layout/footprint of the approved townhouses remains the same. The internal layout has been reconfigured to facilitate the 'Rooming House', but even then, window locations and window sizes remain essentially the same.

On this basis, it is reasonable to limit the assessment of buildings and works to what has changed.

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Ground Floor

- Bike spaces are now shown in the front setback of site.
- Light bollards are now shown in front setback area.
- The width of the paved area / driveway is increased.
- Side facing windows to each bedroom (the two bedrooms behind the main bedroom) and the dining room windows replaced with sliding stack doors. Their appearance, height and width remain the same as the approved windows.
- Rear paved area to alfresco space replaced with decking.

First Floor

- The first floor setbacks, window locations and size remain the same.

Elevations

- Modifications to façade of the northern rooming house to remove angled roof form and angled porch, and replace it with a flat roof and flat porch. This has the effect of lowering the building.

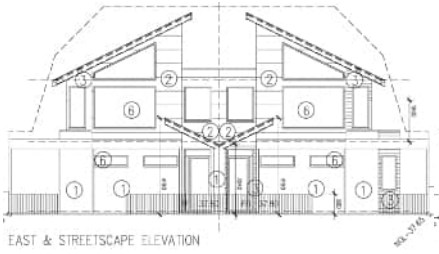


Figure 9 – Approved Façade

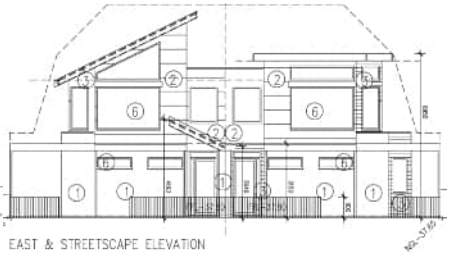


Figure 10 – Proposed Facade

- The ensuing reduction in the overall height of this northern rooming house for its full side elevation. The wall height however is increased from 5.8m to 7.2m.

- The northern elevation now shows clerestory windows (raised) to the side elevation.

- Replacing the pitched roof of the rear section of the building with a flat room that reduces the overall height of this area.

The proposed new buildings and works (amended) as described above and that differ from those already approved are appropriate and reasonable for the following reasons:

- Whilst bicycle spaces are not technically required as per the criteria listed at Clause 52.34 of the Frankston Planning Scheme, it is reasonable to provide them given the nature of the land use (Rooming House), the low likelihood of private vehicle ownership for occupants of the rooms, and the proximity of the site to the Frankston MAC, Hospital, Monash University etc that are all within a short bicycle ride.

- The bollards contribute to safety and security of occupants and their visitors.

- The paved areas to the respective driveways will be increased.

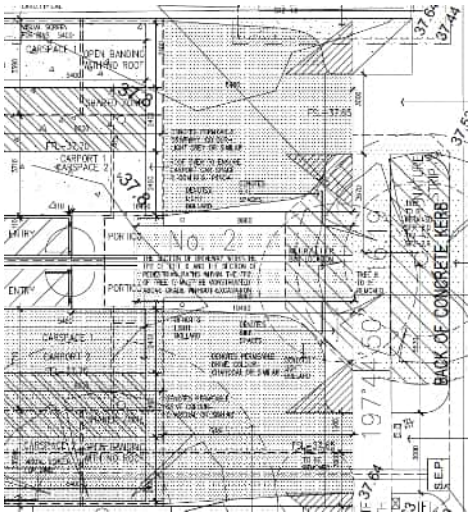


Figure 11 – Proposed Front Paving (Modarc)

The drawings for the approved dwellings are not clear on precisely how wide the driveway pavement to the car spaces was, however, it is clear from figure 11 that the proposed paved area is now wider.

The reason for this change is tied to the land use. A driveway to a private double carport/garage only needs to provide access to these spaces.

The proposed Rooming House parking arrangement requires shared pedestrian zones between the car spaces that has the effect of widening these car spaces.

The widening of the car spaces in turn necessitates a wider vehicle access point as proposed.

The original townhouse layout, whilst providing narrower driveways, only provided narrow garden areas to the sides of the driveway. The proposed layout in figure 11 continues to provide narrow garden areas, albeit, these are now even narrower.

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The Frankston 3 character precinct guidelines importantly do not encourage heavily planted front gardens as other precincts do. For example, the description of this precinct refers to the role of "*streets trees and width of nature strip*", and then the "*visibility of front gardens from the street*".

The word 'gardens' refers to a sense of space for planting, rather than canopy trees.

The preferred neighbourhood character statement listed below states:

PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

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

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

Issues / Threats

- Boundary to boundary development
- High, solid front fences

Figure 12 – Character Precinct 3

This statement references the importance of side and front setbacks, building heights, fencing styles, and importantly, street tree planting.

There is no reference to front landscaping.

The design guidelines then talk about "*strengthening of the garden setting",* rather than encouraging canopy trees per se.

A key element of the proposal is that it retains the large established street tree which is a point specifically referenced in the preferred neighbourhood character statement, and that contributes to the cohesiveness of the streetscape.

It is submitted that a landscape plan could show suitable narrow upright trees with a small trunk and elevated canopy positioned next to the bicycle hoops at the front of the site. The narrow trunks would not interfere with sight-line diagrams.

This site layout further benefits from its large rear courtyards, and canopy tree planting in these areas, particularly in the very corners of the lots, would still present visual benefits to the streetscape that could support the narrow upright trees referenced in the previous paragraph.

When coupled with the retained large street tree that the character study specifically references as the most important planting, the outcome is a reasonable response noting the very strong locational attributes of the site and the nature of the proposed land use that strongly advances housing affordability and diversity initiatives promoted in the General Residential Zone.

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- The changing of the ground floor side facing windows with stack doors really changes little given the size, height and location of these remain the same as the approved windows. No overlooking or change in amenity arises, and the doors have the benefit of allowing improved ventilation and access to the side courtyards.

- The replacing of the rear paved alfresco area with decking similarly changes little from a planning perspective, and arguably encourages permeability.

- It is noted the general first floor footprint, sizes, setbacks and shape/form remain the same which is a positive element.

- Perhaps the biggest change in the layout are the alterations to the northern Rooming House so that it now has a flat roof compared to the angled roof. This change, and the resulting change to the wall heights are appropriate and acceptable for the following reasons:

  - The two Rooming Houses now have a point of difference, which accentuates their individuality, and improves their sense of address.

  - The modifications to the northern Rooming House have the effect of lowering its overall height, which means less visual impact to abutting properties to the north of the site.

  - The altering of the roof line means the northern Rooming House building has higher wall heights. These increase from the approved 5.8m to 7.2m, and arise through the deletion of the angled roof form that concealed part of the wall height. Again, the net effect has viewed from abutting properties to the north is improved, with a reduced building height and scale.

  - Figure 10 on page 18 shows the proposed northern Rooming House continues to satisfy the Standard B17 building envelope profile. Remembering the deemed to comply provisions, adherence to this envelope equates to satisfying the accompanying objective.

The proposed buildings as a whole remain very similar to those approved by Council.

The changes arising as a result of this change of land-use are fairly minor, and include the widening of the paved area to the front of the carports, and the modification of the roof line to the northern Rooming House.

Both changes are justified and reasonable when assessed against Clause 55 and the Character Study.

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Subdivision of the Land

Council's request for further information dated 9 September 2025 includes the following request:

> *"No justification or reasoning has been provided for the proposed subdivision relating to the management and use of the site for two (2) rooming houses. The subdivision should be removed from the proposal".*

The building designer advises that preliminary discussions with their building surveyor indicate that subdivision is required to achieve an occupancy permit.

Irrespective of this, there is no town planning reason to not support the subdivision of the land for the following reasons:

- There are no minimum lot sizes mandated in the Frankston Planning Scheme for this site;
- The subdivision of the land to create two Rooming Houses on separate titles provides flexibility for the land owner/operator to sell one Rooming House to assist with overall funding of the project. To this end, whether the Rooming Houses are managed and operated by the one entity, or separate entities is not relevant. The main thing is that they are each managed appropriately which is tied to the management of the facility, and not whether it remains in one, or two separate ownerships; and
- Council has already issued a permit for the subdivision of the land. The subdivision follows the pattern of development, and to this end, nothing changes.

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conclusion

There is very strong zone and policy support for the Rooming House land use in this location.

Rooming Houses implement important policy directives on housing diversity in this well positioned locale, and contribute to an affordable form of housing.

The built form component is largely the same as the layout already approved by Council. The variations are minor, with the key changes being the widening of the driveway to the front of the Rooming Houses, and the roof form changes to the northern Rooming House.

Both changes are appropriate when assessed against the character study and Clause 55.

Accordingly, it is recommended that Council support this well resolved and sensitive design.

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Rooming House Management Plan

For

2 Victoria Parade, Frankston VIC 3199

12/1/2026

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General Site Maintenance

Cleaning:

Internal and external common area cleaning will take place every two weeks by contracted cleaners.
Externally, the cleaners will:

1. Pick up and trash that's blown into the yard
2. Weed
3. Dust any cobwebs from common areas
4. Clean front door
5. Put bins away, if they are not in their place

Internally, the cleaners will:

1. Remove any rubbish from the kitchen
2. Clean the common fridge
3. Clean the common area cooktop and oven
4. Clean the sink and backsplash
5. Dust, Sweep, and Mop the Laundry, Kitchen, and Hallway

Repairs and upkeep:

The property will be managed by Aquire Real Estate, professional property managers. Repairs are recorded through the property management agency and abide by the Residential Tenancies Act 1997 to respond and repair or replace within or before the recommended timeframes.

Routine inspections are carried out each 6 months where general maintenance will be observed and pointed out.

Non-urgent repairs and urgent repairs can be reported by phone call to the agency, or by email to the property manager. If the property manager is unavailable, on weekends, for example, our emergency after hours contacts are provided.

Repairs are recorded into the agency's management database and assigned to trades. Management monitor age of maintenance requests

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Safety checks:

Safety checks are crucial when rooming houses are managed by a real estate agency. Aquire Real Estate requires safety certificates for;

Smoke Alarms -
Gas (if any on the property)
Electrical
Gutters and Downpipes
Emergency Safety Measures (ESM)



Along with minimum standards that include;
Structural Soundness
Mould
Water Pressure
Heating
Cooling
Draughtproofing
Energy Efficiency
Window coverings
Insulation
Ventilation

Safety checks are monitored and stored in our compliance tracking software, with regular recurring work orders sent to the approved trades one month prior to the certificate's expiration.

Certificates are also printed on the renters' leases; original and renewal agreements.

Structural condition:

The structural condition is maintained through minimum standards certificates required by law and actioned under the Safety Check section.

In addition, during routine inspections, inspectors are trained to spot structural defects and will report to the Aquire Compliance Officer.

Pest control:

Pest Control is monitored by keeping a clean and tidy food space, as well as regular and property rubbish removal.

The kitchen will be cleaned once per fortnight. The renters will maintain the kitchen cleanliness by making sure food particles are not left lying around and all rubbish will be removed.

One renter will be responsible for general upkeep and cleanliness of the common areas.

Rubbish is removed weekly through council rubbish removal

Waste management:

There is a waste area located in a position that allows for a private contractor to access the bins on collection days. The bins will be placed back to the storage area once collection is completed.

Fortnightly cleaners align with general waste and recycling waste removal dates to ensure the bins are properly collected.

There is a security camera overlooking the bin storage area to ensure that rubbish is properly stored in the bins provided.

Reporting and logging maintenance:

Maintenance is logged by calling the real estate agency and / or sending an email to the property manager. If the maintenance is after hours, out of office voicemail and email responses provide renters with the information required to contact

Parking Plan

Being close proximity to Monash University and Frankston Hospital, the choice of renter will heavily depend on the fact they don't have a car. Bicycle storage will be made available for renters.

If a few renters do have cars, they will receive allocated parking spots

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Supporting documentation:

Copies of cleaning rosters, maintenance logs, inspection records, and certificates for recent works or compliance checks.

Details of Maximum number of residents

Maximum Occupants:

1 person per room as there are 8 no rooms the maximum occupants per rooming house will be 8, and as allowed by the rooming house occupancy certificate.

Written occupancy limits: The total number of people permitted to reside in the room and the house will be clearly stated in the advertising, the lease, and the occupancy register and adhered to.

Resident consent for changes: If increasing the number of occupants in a room, written consent from existing residents must be obtained using approved forms, and rent adjustments must accompany changes in occupancy. Approval may be required from Council for additional occupants. This should be verified with the council.

Legal compliance: The maximum occupant limits will comply with the Public Health and Wellbeing Regulations and Residential Tenancies Act, avoiding overcrowding and ensuring tenants' health and safety.

Occupancy Register keeping: Occupancy register of all residents for at least 12 months after departure with names, addresses, and dates of residence

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Amenity of Occupants

Privacy and Security:

Grounds Security - there will be a security gate into the complex that is key operated.

Building security - there will be a touchpad entry code that is specific to each room and is changed with each change of tenancy.

Each resident's room will have a door with a lock operable by a key from outside and unlocked from inside without a key. Windows will have coverings for privacy that residents can open and close.

Basic Room Facilities:

The resident's rooms will have at least two working power outlets free for use, adequate natural or artificial lighting, ventilation complying with building codes, and will be free from mould and dampness.

Rooms will have built in robes, storage nooks, built in desks, private ensuites, and room for a bed and / or couch. Each room will also have it's own split system for heating and cooling along with a ceiling fan for airflow.

Bathroom Access:

There are no shared bathrooms; each room has it's own, private ensuite.

Kitchen Access:

The common kitchen area will provide adequate food preparation facilities;

1) Bench preparation space
2) Sink,
3) Ovens with Cooktop,
4) Refrigerators, and
5) Cupboard storage per resident / room

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Living and Dining Areas:

Communal dining areas will have enough seating and tables to accommodate the maximum number of occupants comfortably.

Laundry Facilities:

Shared laundry with washing machine and dryer is available in the common area and in good working order for residents and include wash troughs, washing machine connections, and clothes drying space.

Safety Features:

Smoke alarms, emergency evacuation diagrams, secure entryways with lighting and peepholes or intercoms for visitor screening, and regular gas and electrical safety checks.

General Comfort and Maintenance:

The rooming house must be structurally sound, weatherproof, maintained in clean condition, and provide a healthy, safe living environment for residents



Amenity of Adjoining Neighbours

Noise control:

Measures to prevent excessive noise from residents or outdoor areas, including quiet hours, visitor limits, and acoustic insulation.

- Soundproofing and Acoustic Treatments to be used:
  Soundproofing materials in walls, floors, ceilings, and doors to reduce noise transmission between rooms and common areas.
-

- Quiet Hours Established:
  Strict quiet hours communicated, displayed, and enforced, during night-time and early morning, to prevent excessive noise during residents' sleeping hours.
- Signage and Communication:
  Noise rules and expectations clearly communicated to residents on tenancy agreements and with visible signs in the property.
- Monitor and Enforce Conduct:
  Noise complaint register and management procedure addresses breaches promptly, including warnings and potential consequences for repeat offenders.
- Noise Barriers and Landscaping:
  Use of fences, walls, and landscaping as physical barriers to absorb and block external noise, especially in outdoor yard or parking areas.

Privacy:

Design elements such as setbacks, non-overlooking windows, and fencing will maintain neighbour privacy.

Traffic and Parking Plan:

Parking is reserved for renters who have cars and parking spaces are clearly marked. Renters will be chosen for their proximity to working at Frankston Hospital, Frankston CBD, and Monash University,and proximity to public transport, reducing the need for cars. Lockable storage will be supplied for bicycles, encouraging renters who don’t require cars.

Waste management:

Adequate bin area with screened enclosure is set aside from the property with collection schedules clearly marked for residents. One resident named as onsite groundskeeper and to prevent rubbish overflow or odour issues.

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Resident behaviour management:

A clear house management plan outlines expected resident behaviour, complaints handling, and house rules to deter antisocial conduct that could disturb neighbours. Example below;

Lighting and security:

External lighting provides safety without spilling onto neighbouring properties.

Visitor Management

This visitor management plan component is part of a broader management plan aimed at ensuring resident safety, privacy, and peaceful enjoyment while maintaining strict enforcement of house rules to reduce disturbances and manage visitor conduct effectively

Key Visitor Management Plan:

- Visitors are only allowed on the premises during certain hours (e.g., between 9:00am and 10:00pm).
- Visitors must be accompanied by a resident while on the property; access without a resident is typically restricted.
- Residents are responsible for their guests' behavior and any disturbances caused by visitors.
- No additional access cards or keys are issued to visitors, ensuring controlled entry.
- Serious visitor misconduct (e.g., violence, drug use) is managed promptly by the onsite manager, including calling police if necessary.
- Visitors' use of communal areas is limited to maintain peace and quiet for residents.

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House Rules:

These house rules are in place to ensure that all residents may enjoy a clean, safe and quiet environment.

SHARING A CLEAN SPACE:

1. Tenants are responsible for the purchase of the resources that they use themselves e.g.: dishwashing liquid/tablets, and bathroom amenities e.g. toilet freshener, soap and toilet paper.

2. Residents will be responsible for sharing the following responsibilities:
    a. putting the Council bins out on the kerb-side for collection and bringing in the next day
    b. purchasing communal items: dishwashing liquid/tablets
    c. emptying the dishwasher
    d. keeping the communal areas clean and tidy

3. Tenants are welcome to develop their own cleaning roster. (e.g.: allocating one person to each day of the week being their ‘tidy up day’ where that person makes an additional effort cleaning up around the property

4. All fridges must be clean inside and suitable to health standards. Kitchen Cupboards, bench tops, cooktops must be clean at all times.

5. Oven - Please use baking trays, foil and baking paper underneath your food in the oven in order to keep the oven surfaces clean. Any residual food left in the oven is to be wiped and cleaned.

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6. Microwave - Tenant agrees to use a plastic microwavable food cover. This is designed specifically for use in the microwave to keep food from splashing on the wall surface areas. It is easy to rinse after use and or place in the dishwasher if dirty. Any food spill to be wiped/cleaned immediately after use.

7. Common Area Cleaning -
    a. A fortnightly cleaner of Common Areas included: wiping of all hard surfaces, vacuuming of all carpeted common areas, mopping of all hard floor surfaces, cleaning of common areas
    b. Tenants are responsible for keeping their own rooms and bathrooms clean.

SAFETY

- Neighbours are able to contact the agents or owners if they have any issues with the property e.g.: noise complaints. Please be courteous to our neighbours as their acceptance of this premises as a Shared Home enables you to live in affordable accommodation.
- All windows and Doors are secure . Please ensure you keep your room and the house secure by always closing the windows and doors when exiting the property.
- Smoke alarms are interconnected (if one alarms is raised all other alarms will also be raised automatically). The hallway alarm will light up the hall for visibility when exiting the premises during an alarm.
- There is a fire extinguisher in each kitchen and a fire blanket. If you have been trained in fire safety and feel confident that a small fire can be managed using these resources, please do so. If you are not trained and not confident, please exit the house immediately and call emergency on 000 for the local fire brigade. If you are in close proximity to other House Mates and it is safe to do so, please alert them to the need to exit the premises on your way out.
- The public hallways, stairways, and fire escapes of the building may not be obstructed or used for any other purpose than entry and exit from apartments. DO NOT leave bicycles, toys, garbage bags or any other sort of debris in the public halls at any time.
- Tenants shall maintain their rooms in a condition that does not create a fire and/or health hazards, including repulsive odours.
- Do not throw garbage out the windows into the yard. The yard is to be kept clear of garbage and debris at all times.
- Smoking is **NOT** allowed inside the premises or inside tenants' rooms.
- Food is **NOT** to be prepared or consumed in tenants' rooms under any circumstances. Food is to be prepared, cooked, and consumed in the kitchen and dining areas only.
- The use of electrical, portable heaters is **prohibited** as it poses a serious fire hazard.
- Pets are **NOT** allowed under any circumstances



BEHAVIOUR

*Kitchen Hours 7am – 10pm

*Laundry Hours 7am – 10pm

House noise limit is at 11pm. After this time, the house must be kept very quiet out of respect to other tenants and neighbours. House Mates are mostly those with working commitments and study commitments and each person is paying for the right to a bedroom and for access to communal spaces. Each Tenant has the right to quiet enjoyment of these spaces.

Parties are **NOT** permitted at the premises. A small group of friends are welcome but 11pm is the noise limit and it is preferred if Tenants wish to continue their festivities beyond 11pm, they do so outside the property.

There is a zero tolerance for illegal activity and illegal substances in the home. Any Tenant found to be associated with illegal activity/substances on the premises will result in immediate eviction. Police will be involved if necessary

If a Tenant is found to be putting other Tenants or guests' safety at risk (e.g.: threats of violence), local police will be contacted to ensure the safety of the other tenants. Immediate eviction will be requested, with police supervision. If immediate removal of the exiting Tenants' belongings are not possible, the owners agree to retain the Tenants belongings according to the Residential Tenancies Act 1997. If valued under the threshold limit as deemed by Consumer Affairs, the belongings will be disposed.

Garbage should be tied up securely in bags and carried out to the garbage bins. DO NOT place garbage in the hallways or under the stairs.

Tenants are responsible for the behaviour of their guests. A violation of the house rules by a guest will be treated as a violation by that tenant

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Noise Issues:

Noise control strategies:

Renter selection and House rules limit noise levels during sensitive hours, restricting parties or gatherings, and controlling loud music or TV volume managed through the House Rules agreement

Management protocols:

Complaint handling related to noise, includes

1) Proper renter selection through strict application and vetting procedures
2) The ability for neighbours and residents to report noise complaints,
3) Clear guidelines set out in the House Rules
4) Breach notices sent based on severity of the complaint
5) Possible eviction procedures engaged, if required



Fire Safety of the premises including Emergency Management and Evacuation

Key Fire Safety and Emergency Requirements:

- Smoke Alarms and Detection: Hard-wired and interconnected smoke alarms installed, regularly maintained, and cover all resident rooms and common areas.
- Fire Fighting Equipment: Appropriate fire extinguishers and blankets, maintained in kitchen area, accessible, and maintained through annual compliance audits.
- Means of Escape: Clear, unblocked pathways to exit points with illuminated exit signs and emergency lighting suitable for night-time evacuation.
-

- Emergency Evacuation Diagrams: Evacuation plans prominently displayed in all resident rooms and shared areas, compliant with relevant Australian Standards (such as AS 3745).
- Building Compliance: The building must meet essential safety measures required under the Building Regulations 2006, which include maintaining fire safety installations, structural soundness, and clear fire hazards.
- Regular Inspections and Records: Annual Essential Safety Measure (ESM() Audit process which includes - Maintenance logs, inspection certificates, and essential safety measure reports must be up-to-date and made available to local council and fire authorities upon request.
- Emergency Management: Clear procedures in place alert residents in case of fire or other emergencies, including training residents on evacuation protocols.

Occupational Health and Safety (OH&S)

We aim to thoroughly address Occupational Health and Safety (OHS) requirements to ensure a safe and healthy environment for residents, guests, and staff.

Compliance with Minimum Standards:

Our property will meet the prescribed health, safety, and cleanliness standards set by Victorian regulations, including the Residential Tenancies (Rooming House Standards) Regulations and Public Health and Wellbeing Act.

Building Safety and Maintenance:

The premises will be structurally sound, weatherproof, free from mould and dampness, and maintained in good repair to prevent hazards.



Electrical and Fire Safety: Smoke Alarm Plan

Regular safety checks on electrical wiring and equipment will be conducted annually by a licensed electrician. There is an interconnected smoke alarm system, fire extinguishers, and clear emergency exits with evacuation diagrams.

Hygiene Facilities:

All residents have adequate access to clean bathrooms, kitchens, laundry facilities, and potable water to maintain hygienic living standards.

Safety for Residents and Staff:

Security measures in place include security coded entry gate, properly secured doors, lighting for common areas, external and common area video monitoring, and safety protocols to prevent injury or crime on-site.

Risk Management Procedures:

Procedures allow renters and staff to identify, manage and record hazards or incidents, including incident reporting and maintenance logs to ensure ongoing safety compliance.

Registration and Inspections:

We will register the rooming house with Frankston Council to ensure compliance.

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Internal and External cleanliness and appearance, including communal areas and individual units

Cleanliness of Premises:
The entire rooming house—individual rooms, shared bathrooms, kitchens, laundries, living rooms, hallways, and external areas—will be maintained in a clean, sanitary, and hygienic condition at all times.

Maintenance and Repairs:
Facilities, fixtures, furniture, and equipment must be kept in good repair. Prompt repairs are needed for any damage, leaks, mould, or deterioration affecting cleanliness or safety.

Communal Areas:
Shared kitchens, bathrooms, and laundries must be well-maintained and cleaned regularly. Kitchen facilities should meet capacity requirements for resident numbers, and bathrooms should be cleaned between occupants to maintain hygiene.

Waste Management:
Adequate, vermin-proof bins for rubbish and recycling must be regularly emptied and cleaned to prevent pests and odors. Wastewater and sewage must flow to approved disposal systems compliant with health regulations.

External Appearance:
The property's exterior, including gardens, pathways, and entrances, should be tidy and well-kept to promote safety and positive perception in the neighbourhood.

Water and Amenities:
Continuous supply of hot and cold water to all relevant areas including toilets, kitchens, laundries, and showers.

Operator Responsibility:
The rooming house manager or operator must have documented cleaning schedules, maintenance logs, and procedures to ensure consistent upkeep and prompt resolution of hygiene issues

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Complaints Register / Complaints Management

Documented Complaints:

Aquire use a software program to keep a detailed log of all complaints received about the rooming house—whether concerning noise, cleanliness, safety, maintenance, or behaviour.

Complaint Details:
Each entry includes the complainant's name and contact (if provided), date and time of the complaint, nature and description of the complaint, and details of any follow-up actions taken by management.

Timely Response:
Evidence that complaints are addressed promptly and resolved to prevent escalation, demonstrate our operator responsibility and maintain resident amenity.

Record Retention:
The register is kept up-to-date and retained online.

Confidentiality:
Personal details of complainants will be handled confidentially as appropriate while maintaining transparency of issue resolution.

Use for Continuous Improvement:
We intend to use the complaints register to improve house management practices and address recurring issues promptly and proactively

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1.


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ARBORICULTURAL & IMPACT ASSESSMENT REPORT

2 VICTORIA PARADE, FRANKSTON

REPORT PREPARED FOR: [redacted]
C/O MODARC PTY LTD.

REPORT PREPARED BY: [redacted]
CONSULTING ARBORIST - DB HORTICULTURE PTY LTD.

18/02/2026

dbhorticulture
Arboricultural Consultancy & Landscape Design

[redacted]

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1. Brief

Modarc, on behalf of the clients, [redacted] have requested an Arboricultural Impact Assessment Report for trees within and around the property at 2 Victoria Parade, Frankston.

2. Overview

The property is in the City of Frankston, Planning Scheme R1Z and Planning Scheme Overlays SCO3 and DDO1. The site contains a single dwelling. A two-lot subdivision, rooming house development is proposed.

3. Methodology

A visual site inspection of the trees took place on 27 October 2025. The trees were not climbed nor was any soil excavation or diagnosis of the internal or below ground components of the trees undertaken.

The trees were photographed on site using an iphone 14. Height and Spread of trees was recorded via visual estimation. Diameter at Breast Height (DBH) was taken at 1.4 metres above ground level using a diameter tape.

A Retention Value for each tree has been determined using tree condition factors and values as listed on Page 12 of this report.

4. Notional Root Zones (NRZ's)

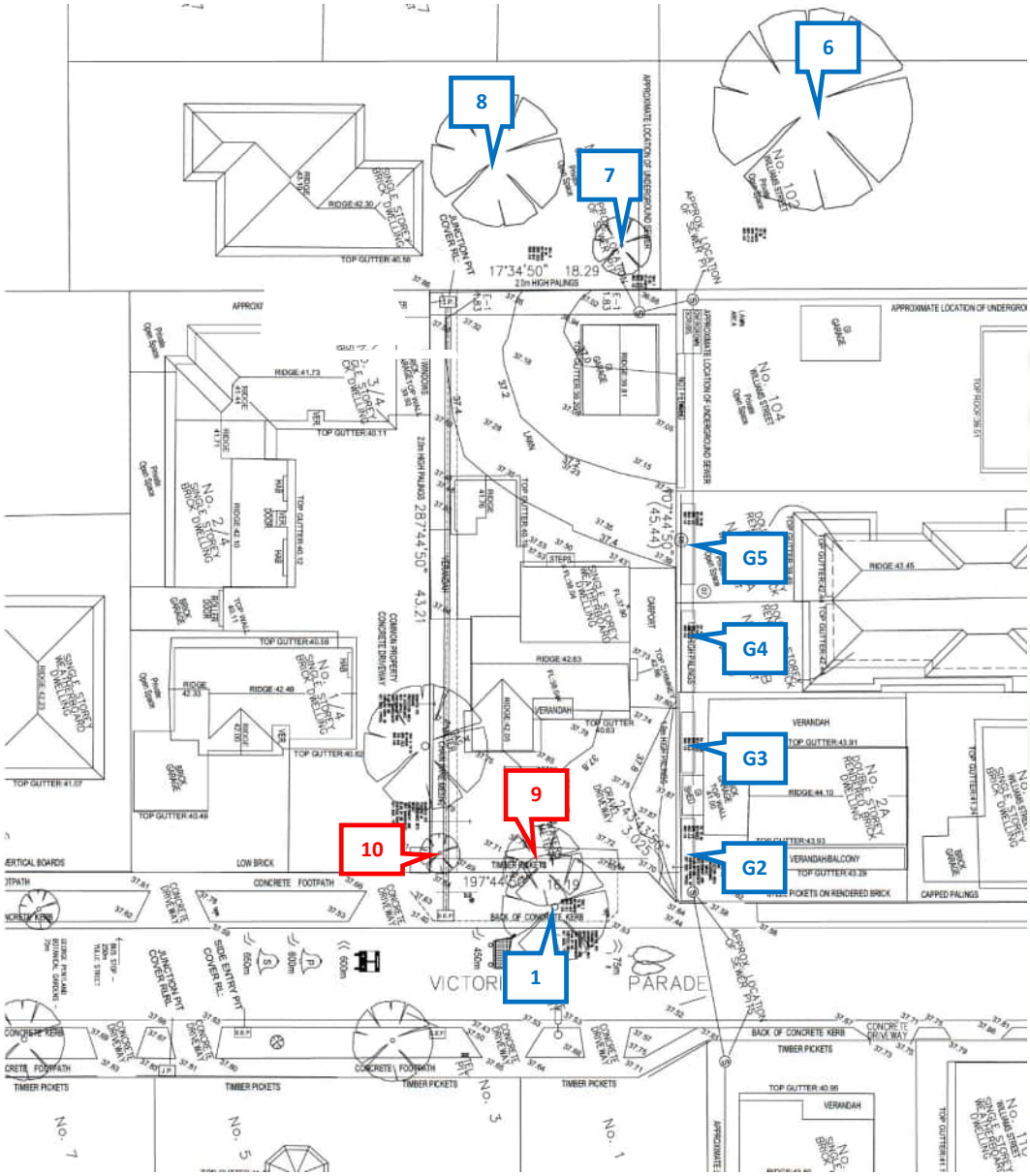
Where appropriate, Notional Root Zones and Structural Root Zones have been applied as per AS4970-2025, 'Protection of Trees on Development Sites'.

Notional Root Zones are determined by multiplying the Trunk Diameter @ Standard Height (DSH) x 12. NRZ's are measured from the centre of the trunk.

Structural Root Zones are the area required for tree stability and are only necessary where major encroachment into the NRZ is to occur. The SRZ radius = (Diameter x 50) $^{0.42}$ x 0.64.

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5. Site Plan (existing)



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6. Tree Assessment Table

#	Species	Common name	Native/ Exotic	Height (m)	Spread (m)	DBH (cm)	NRZ (m)	SRZ (m)	Age	SULE	Condition	Structure	Form	Amenity Value	Retention value	Comments
TREES WITHIN ROAD RESERVE																
1	*Syzygium smithii*	Lilly Pilly	N	8	6	22/22/29	5.1	2.6	M	M	F	F	F	F	M	
TREES WITHIN NEIGHBOURING PROPERTIES																
Group 2	*Cupressus sempervirens*	Tuscan Cypress	E	4	1	17	2.0	1.6	SM	L	G	G	G	P	L	
Group 3	*Cupressus sempervirens*	Tuscan Cypress	E	5	1	17	2.0	1.6	SM	L	G	G	G	P	L	
Group 4	*Photinia robusta*	Photinia hedge	E	5	1	8/8/8	2.0	1.6	SM	L	G	F	G	P	L	
Group 5	*Syzygium smithii*	Lilly Pilly	N	3	1	5/5/5	2.0	1.5	SM	L	G	G	G	P	L	
6	*Quercus palustris*	Pin Oak	E	15	12	95	11.4	3.5	M	L	G	G	G	G	H	
7	*Agonis flexuosa*	Willow Myrtle	N	5	4	8/8/8	2.0	1.6	SM	L	G	G	G	P	L	
8	*Acer negundo*	Box Elder	E	11	10	70	8.4	3.0	M	L	G	G	G	G	M	
TREES WITHIN SUBJECT PROPERTY																
9	*Syzygium smithii*	Lilly Pilly	N	10	6	26/15	3.6	2.3	SM	L	G	F	F	P	L	Removal permit required
10	*Grevillea sp.*	Grevillea	N	3	3	8/8	2.0	1.7	M	M	G	F	F	P	L	

**Trees listed in red require removal to accommodate the project* **Dimensions listed for neighbouring trees are estimates due to site inaccessibility*

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7. Photos



Trees 1, 9 & 10



Groups 2, 3 & 4

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Groups 4 & 5



Trees 6 & 7

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Tree 8



Tree 10

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8. Preliminary Discussion / Recommendations

Trees within Road Reserve

Tree 1 is a Lilly Pilly, located centrally on the naturestrip. If the existing driveway crossing is to remain in-situ, this tree will not be affected. If a new driveway is proposed on the south side, the TPZ of this tree will need to be considered.

Trees within Neighbouring Properties

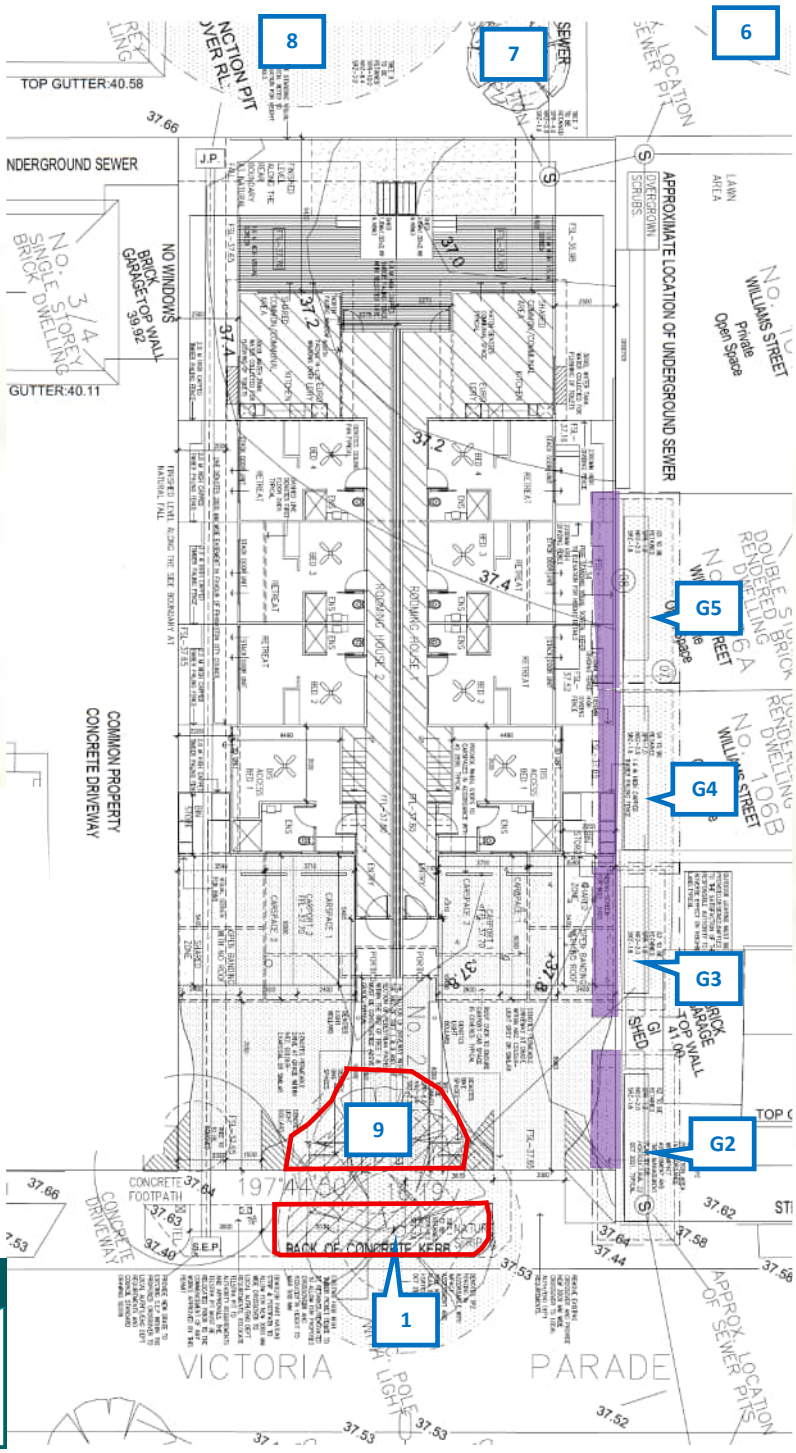
Groups 2 and 3, consisting of small Tuscan Cypress, Group 4, a row of small Photinias and Group 5, a row of small Lilly Pillys; are all within the neighbouring property to the north. Tree 6 is a large Pin Oak located within the neighbouring property to the north-west. Tree 8, a large Box Elder is located within the neighbouring property to the west. Any potential encroachment into the TPZ's of these trees should not exceed 10%.

Trees within Subject Property

Tree 9 is a Lilly Pilly located centrally, close to the front boundary. This tree is quite obscured from the Lilly Pilly on the naturestrip and its removal would not be considered a significant loss of amenity to the streetscape. Tree 10 is a small Grevillea in the front south-east corner. Both are rated as Low Retention Value. The Frankston City Council local law requires a permit to remove trees with a trunk circumference equal to or greater than 110cm measured at the base. **Only Tree 9 requires a removal permit (to be retained).**

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9. Site Plan (proposed) & Required Tree Protection



Required TPZ fencing shown in red. TPZ fencing must be in place prior to commencement of works. Fencing can only be relocated to enable works within that area to occur. Footpath and roadway must be kept clear at all times. TPZ fence can only be removed at completion of main building works to enable driveway/ path construction and landscaping.

Ground protection required for areas where TPZ fencing is not practical or possible due to construction access requirements.

Compaction abatement material must consist of a permeable membrane beneath a layer of mulch or crushed rock below rumble boards.

Compaction abatement cannot be removed until completion of all building works.

The section of driveway & pedestrian paths within the TPZ of Trees 1 & 9 must be constructed above grade without excavation.

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10. Construction Impact Assessment

Tree 1: Lilly Pilly on naturestrip with NRZ of 5.1m. The existing driveway crossing will be reinstated in the same location. The new driveway crossing to the south (and new driveway) will be located outside the NRZ. There will be minor encroachment (10%) from proposed pedestrian paths, bike racks and light bollards. Pedestrian paths must be installed above grade and excavation for infrastructure must be done by hand and selectively located if woody tree roots are present. All works within the NRZ of this tree must be done under arborist supervision. **This tree will not be adversely affected by works and therefore it can be viably retained.**

Group 2: Row of small, young Tuscan Cypress within the neighbouring property with minimum NRZ of 2.0m.
Group 3: Row of small, young Tuscan Cypress within the neighbouring property with minimum NRZ of 2.0m.
Group 4: Row of small, young Photinias within the neighbouring property with minimum NRZ of 2.0m. There will
Group 5: Row of small, young Lilly Pillys within the neighbouring property with minimum NRZ of 2.0m. There will be moderate encroachment (19%) into the NRZ's of Groups 2, 3, 4 & 5. The driveway to be installed within the NRZ's of Group 2 will be permeable. These are all young and healthy trees and to further mitigate against any adverse impact, any excavation works within their NRZ's must be done by hand under arborist supervision. **These trees and therefore they can be viably retained.**

Tree 6: Pin Oak with a NRZ of 11.4m. **There will be no encroachment into the NRZ of this tree and it can be viably retained.**

Tree 7: Willow Myrtle with a NRZ of 2.0m. **There will be no encroachment into the NRZ of this tree and it can be viably retained.**

Tree 8: Box Elder with a NRZ of 8.4m. **There will be no encroachment into the NRZ of this tree and it can be viably retained.**

Tree 9: Lilly Pilly with a NRZ of 3.6m. Low Retention value tree within subject property **to be retained**. Permit The proposed southern driveway will encroach into the NRZ of this tree by 4%. This, along with pedestrian paths will be installed above grade, without excavation and from permeable material. **This tree can be viably retained.**

Tree 10: Grevillea with a NRZ of 2.0m. Low Retention value tree within subject property **to be removed. Permit exempt.**

[redacted]
Consulting Arborist/Director
DB Horticulture Pty Ltd.

Grad. Cert. Arboriculture (AQF 8) Cert. Horticulture ISA TRAQ

February 18th, 2026.

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11. Tree Descriptors

Age

Y	Young	Tree is juvenile or recently planted
SM	Semi-mature	Tree is established and actively growing
M	Mature	Tree has reached expected maximum size
OM	Over Mature	Tree is over mature and in decline

Condition

G	Good	Full crown, free of disease, good colour, good extension growth of twigs, no dieback
F	Fair	Tree shows one or more of the following: <25% deadwood, dieback, unbalanced canopy, minor pathogens
P	Poor	Tree shows one or more of the following: >25% deadwood, major pathogen presence, structural faults
D	Dead	Tree is dead

Structure

G	Good	Good branch attachments and no structural defects present, no co-dominant stems, good branch and trunk taper, good buttressing at base of trunk
F	Fair	Some minor structural defects or cavities may be present
P	Poor	Major defects to trunk, branches or roots, poor attachment points, missing bark, likely points of failure
H	Hazardous	Tree poses immediate danger and should be removed

Form

G	Good	Full and balanced canopy
F	Fair	Minor asymmetry in canopy shape
P	Poor	Major asymmetry, unbalanced appearance

Amenity Value

G	Good	Attractive tree which contributes significantly to the surrounding landscape and public realm, may provide good screening and shade qualities
F	Fair	Tree contributes to its immediate surroundings, may be one of a group of trees and/or provide moderate screening and shading qualities
P	Poor	Tree does not make a positive contribution to the landscape and could be considered for removal

Safe Useful Life Expectancy (SULE)

L	Long	Tree appears retainable for 40+ years
M	Medium	Tree appears retainable for 15 – 40 years
S	Short	Tree appears retainable for 5 – 15 years
R	Removal	Tree should be removed
MO	Move or Replaced	Trees which can be readily moved or replaced

Retention Value

L	Low	An assessment rating which incorporates all the above criteria
M	Moderate	
H	High	

12. References

- Barrell, J. (2001), *SULE, its use and status into the new millennium,* NAAA Conference proceedings
- Clark, J.R. & Matheny N.P. (1998), *Trees and Development: A Technical guide to preservation of trees during land development*, ISA Publishing
- Standards Australia (2025), *AS4970-2025 Protection of Trees on Development Sites*, Standards Australia

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Unless expressed otherwise; the information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and the inspection undertaken as part of the preparation of this report was limited to visual examination of accessible components of any tree without climbing the tree or removal of any part of the tree or any dissection, excavation or probing unless otherwise stipulated.

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Sustainable Design Assessment

2 Victoria Parade, Frankston VIC

15/10/2025



Frater Consulting Services Pty Ltd

[redacted]

a part of Sustainability Tech Partners™

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Frater Consulting Services Pty Ltd

Sustainable Design Assessment (SDA)

Proposed Rooming House Development

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DOCUMENT VERSION

Version	Date	Changelog	Author	Review
0	15/10/25	Issued for Client Review (FCS 66881)	JC	DG

Frater Consulting Services Pty Ltd

INITIATIVES TO BE MARKED ON DRAWINGS

Water & Stormwater Management

- ☐ Mark-up showing roof catchment area to be diverted to the Rainwater tank – If required, the use of a charged pipe system will be explicitly acknowledged on the drawings and charged pipes will not run underneath the building footprint.
- ☐ Note showing connection to the toilets.
- ☐ Extent of 107m^2 permeable driveway
- ☐ Note showing use of native or drought-tolerant species for landscaped area. Watering will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks.
- ☐ Note showing WELS rating for water fittings/fixtures (refer to report) – Fixtures (e.g. dishwasher) provided as part of base building work have to be chosen within one WELS star of the best available at the time of purchase.

Energy Efficiency

- ☐ Note showing commitment to exceeding the section J energy efficiency requirement of NCC 2022
- ☐ Note showing the maximum illumination power density (W/m^2) of the development meets the requirements in NCC 2022
- ☐ Lighting sensors for external lighting (motion detectors, timers etc.)
- ☐ All-Electric development

Indoor Environment Quality

- ☐ Note showing commitment to Outside Air Fan in all the regular spaces (bedrooms), providing O/A rates 50% above minimum from AS1668, **OR** O/A provision to ensure CO2 concentration remains below 800ppm
- ☐ External horizontal shading for North-facing regular-use space windows and external adjustable vertical shading for West and East-facing regular-use space windows. Horizontal shading depth should be 25% of the height from the windowsill to the bottom of the shading.
- ☐ Ceiling fans in each bedroom
- ☐ Glazing to improve daylight performance by maximising VLT to achieve a minimum of 40%

Transport

- ☐ Bike space location for occupants in each unit (2 per unit)

Urban Ecology

- ☐ Show extent of vegetated areas around the site (includes lawn)

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Frater Consulting Services Pty Ltd

INTRODUCTION

Frater Consulting Services has been engaged to undertake a Sustainable Design Assessment for the proposed rooming house development located at 2 Victoria Parade, Frankston. This document has been prepared to address the Frankston City Council's sustainability requirements, particularly Clause 15.01-2L-01 on Environmentally Sustainable Development of the local planning policy, as requested in the RFI dated 20 March 2025.

Within Clause 15.01-2L-01, Frankston City Council has identified the following key categories to be addressed

- Energy Performance;
- Water Resources;
- Stormwater Management;
- Indoor Environment Quality;
- Building Materials;
- Construction, Building & Waste Management;
- Transport; and
- Urban Ecology / Innovation.

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The site has been assessed using the BESS tool. BESS was developed by association of councils led by Merri-bek City Council. This tool assesses the energy and water efficiency, thermal comfort and overall environmental sustainability performance of new buildings or alterations. It was created to demonstrate how new development can meet sustainability requirements as part of a planning permit application for the participating council.

Each target area within the BESS tool generally receives a score ranging from 1% to 100%. A minimum score of 50% is required for the energy, water, stormwater and IEQ areas. An overall score of 50% represents 'Best Practice' while over 70% represents 'Excellence'. The result of the BESS assessment is included in Appendix E.

The Stormwater Treatment Objective – Relative Measure BlueFactor, which addresses stormwater quality considerations, has been used in the development process to ensure that best practice requirements for stormwater management have been met. The result of the BlueFactor assessment is included as Appendix A.

bess
Built Environment
Sustainability Scorecard

Frater Consulting Services Pty Ltd

SITE DESCRIPTION

The proposed site is located at 2 Victoria Parade, Frankston. The 793m^2 site is currently occupied by a single-story building that is proposed to be demolished prior to the development's construction. It is located approximately 56 km south of the Melbourne CBD.

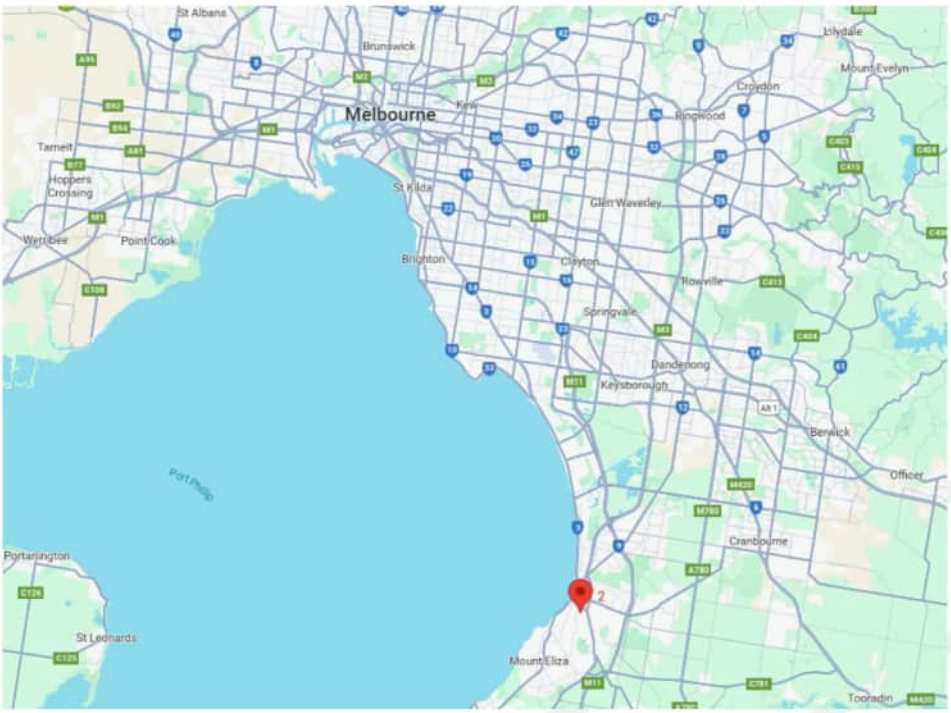


Figure 1: Location of the proposed rooming house development in Frankston with relation to Melbourne CBD (Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal involves developing the site into two double-story accommodation buildings comprising rooming houses and their amenities, covering approximately 793m^2. Each building will have 8 ensuite bedrooms, a communal kitchen and a laundry area. Each building will also include a carpark space with an individual driveway, both opening on Victoria Parade Road.

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ENERGY EFFICIENCY

Energy and its key elements should be integrated into the design of the proposed development. These elements contribute to reducing greenhouse gas emissions by utilising energy-efficient appliances, energy conservation measures and renewable energy.

Energy Efficiency

Prior to the building construction stage of the project, a section J (NCC 2022) DTS assessment will occur with the following commitments:

- 10% improvement on floor and ceiling insulation level requirement from NCC 2022;
- Wall and glazing performance to be in line with DTS requirements
- Heating/cooling system to be chosen within one star of the best available product in the range at the time of purchase, or COP/EER 85% or better than the most efficient equivalent capacity unit available if no star rating is available; and
- Water heating system to be chosen within one star of the best available product in the range at the time of purchase, or 85% or better than the most efficient equivalent capacity unit available if no star rating is available.

Alternatively, prior to the building construction stage of the project, energy modelling will occur with the aim of exceeding the requirements of NCC 2022, using an NCC J1V3 modelling process. This will be achieved through the use of high-performance building fabric and glazing, low-energy lighting and building services. **The reference building model will include the minimum improvement committed above for floors and ceilings.** This method will allow for flexibility in glazing performance. Results in BESS using the J1V3 approach would yield a slightly lower score under BESS Energy 1.1; however, our BESS assessment has been prepared to ensure that the energy section and overall compliance are maintained.

Heating and Cooling Systems

To reduce the energy consumption, heating and cooling will be provided by energy-efficient air conditioners (chosen within one star of the best available product in the range at the time of purchase or COP/EER 85% or better than the most efficient equivalent capacity unit available if no star rating is available).

Hot Water Heating

Hot water will be provided by installing an efficient electric heat pump system for each unit.

All-Electric Development

No gas connection will be provided for the development. This will reduce reliance on fossil fuels and align with local and state targets of decarbonisation.

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Lighting

The maximum illumination power density (W/m^2) of the development will meet NCC 2022 requirements by using LED throughout.

Lighting Sensors

Common areas and transient spaces will be controlled using occupancy sensors and/or daylight sensors. Ventilation in these areas will be controlled using timers and other sensors.



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WATER EFFICIENCY & STORMWATER MANAGEMENT

Water saving, use, and reuse, along with their key elements, should be integrated into the design of the proposed development. These principles contribute to reducing water demand and promoting water reuse. Stormwater management and its key elements should be integrated into the design of the proposed development. These principles contribute to ensuring natural systems are protected and enhanced whilst promoting on-site retention and aim to reduce runoff or peak flows.

Water Efficient Fittings

The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified;

- Toilets – 4 Star;
- Taps (bathroom and kitchen) – 5 Star
- Showerhead if provided – 4 Star with aeration device (6.0-7.5L/min) ; and,
- Dishwasher – 5 Star.

Rainwater Collection & Use

Rainwater runoff from the entire roof area will be collected and stored in rainwater tanks[1] with a total effective capacity of 3,000L per unit.

If required, a charged pipe system or multiple tanks will be installed to collect water from the entire roof of each unit.

In the case of a charged pipe system, the charged pipes will not be running underneath the building footprint (slab), and the stakeholders (builder/developer/architect) will be required to acknowledge this solution explicitly and have the capacity to install it.

Rainwater collected will be used for toilet flushing throughout the development. These initiatives will significantly reduce the stormwater impacts of the development and help achieve compliance with the Blue Factor tool (See Appendix A).

Stormwater Treatment – Permeable Paving

Both individual driveways for units 1 and 2 will be designed to be permeable. This will help reduce the overall stormwater outflows from the site

Water Efficient Appliances

All appliances provided in the development as part of the base building work (e.g. dishwasher) will be chosen within one WELS star of the best available.

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[1] Please note that any stormwater detention volume requirement for the site will be in addition to the proposed rainwater retention and that the proposed tank will not be directly topped up by mains water.

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Water Efficient Landscaping

Native or drought-tolerant plants will be implemented for the landscaped areas on site. Water or irrigation will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks.



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INDOOR ENVIRONMENT QUALITY

Indoor Environment Quality (IEQ) and its key elements should be integrated into the design of the proposed development. These elements play a significant role in the health, well-being, and satisfaction of the occupants in the development. Facilitating a good IEQ design provides a naturally comfortable indoor environment and less dependence on building services such as artificial lighting, mechanical ventilation, and heating and cooling devices.

Volatile Organic Compounds

All paints, adhesives, sealants, and flooring will have low VOC content. Alternatively, products with no VOCs will be selected. Paints such as eColour or equivalent should be considered. Please refer to Appendix D for VOC limits.

Formaldehyde Minimisation

All engineered wood products will have 'low' formaldehyde emissions and be certified as E0 or better. Alternatively, products will be specified with no Formaldehyde. Products such as ecological panels – 100% post-consumer recycled wood (or similar) will be considered for use within the development. Please refer to Appendix D for formaldehyde limits.

Daylight Levels

Daylight entering through windows and openings in rooms and regularly occupied spaces will be enhanced by using light internal colours, allowing better internal reflection of daylight. Rooms and regularly occupied areas will have large glazing to allow for good daylight penetration. The rooms and regularly occupied areas will achieve good daylight amenities (beyond compliance with the SDAPP guidelines).

Please refer to Appendix C for the daylight Hand Calculation, which shows compliance with best practice requirements in the development.

Task Lighting

A higher illuminance level (300Lux) will be provided for all task areas (e.g., kitchen bench, bathroom basin) to ensure sufficient light for tasks in these areas.

Mechanical Ventilation – Improved Outside Air Rates

All bedrooms and other regularly occupied areas will be equipped with O/A fans, aiming to increase O/A provision by 50% as per AS1668.

Alternatively, O/A can also be provided to ensure that CO2 concentration levels in the bedrooms and other regularly occupied spaces remain below 800ppm.

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Ceiling Fans

Ceiling fans will be installed in all the bedrooms, helping to create comfortable indoor spaces and reduce the energy needed for heating and cooling. Ceiling fans are to be permanently installed and have a speed controller.

Thermal Comfort - Shading

A combination of improved horizontal projection fixed shading (north only) and external shading will be provided on bedroom glazing on the east, west, and north facades. This will help to reduce glare and control solar gains, improving the thermal comfort of the bedrooms.

Horizontal shading depth should be 25% of the height from the window sill to the bottom of the shading.

Based on all shading types proposed on each façade in the development, we have input 50% under IEQ 3.4 in BESS.

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CONSTRUCTION, BUILDING & WASTE MANAGEMENT

Building Management and its key elements will be integrated into the design of the proposed development. These principles contribute to ensuring efficient and effective ongoing building performance. Waste management and its key elements will be integrated into the design of the proposed development. These principles help ensure that minimal waste is transported to landfill through disposal, recycling, and on-site waste storage and/or collection methods.

Metering and Monitoring

Each unit will be separately metered for potable water and energy. Effective metering ensures that residents/tenants are responsible for their consumption and can reduce it.

Construction Waste Management

A waste management plan will be introduced to all on-site staff at a site orientation session to ensure that the waste generated on-site is minimised and disposed of correctly. A minimum of 80% of all construction waste generated on-site will be reused or recycled.

Construction Environmental Management

The builder will identify environmental risks related to construction and include management strategies such as maintaining effective erosion and sediment control measures during construction and operation and ensure that appropriate staging of earthworks (e.g. avoid bare earthworks in high-risk areas of the site during the dominant rainfall period).

Operational Waste

A dedicated storage area will be provided on the ground floor near the driveway. The storage area will be sufficiently sized to accommodate general waste, recycling waste, FOGO (if applicable), and Glass (if applicable). Recycling facilities will be as conveniently accessible as the general waste facilities.

Universal Access

The development will be designed for universal access in accordance with AS1428.2 to allow persons with limited mobility to enter and use the premises.

TRANSPORT

Bicycle Parking

Residents will be able to store their bicycles within each unit. A minimum of two spaces will be provided per unit.



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BUILDING MATERIALS

Materials selection should be integrated into the design of the proposed development. The criteria for appropriate materials used are based on economic and environmental costs.

Timber

All timber used in the development will be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified, or recycled/reused.

Flooring

Wherever possible, flooring will be selected from products/materials certified under any of the following:

- Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS) v1.2;
- Global GreenTag - https://www.globalgreentag.com/; and/or
- Good Environmental Choice (GECA).

Joinery

Where possible, joinery will be manufactured from materials/products certified under any of the following:

- Global GreenTag - https://www.globalgreentag.com/; and/or
- Good Environmental Choice (GECA); and/or
- The Institute for Market Transformation to Sustainability (MTS) Sustainable Materials Rating Technology standard Version 4.0 –SmaRT 4.0.

The use of Ecological Panel (or equivalent) will be investigated, which is created from 100% post-consumer recycled products.

Steel

Wherever possible, steel for the development will be sourced from a Responsible Steel Maker[2]. Reinforcing steel for the project will be manufactured using energy reducing processes commonly used by large manufacturers such as Bluescope or OneSteel.



[2] A Responsible Steel Maker must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place, and be a member of the World Steel Association's (WSA) Climate Action Program (CAP).

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URBAN ECOLOGY

In highly urbanised environments, such as metropolitan Melbourne, it is important to recognise the importance of maintaining and increasing the health of our urban ecosystems to improve living conditions not only for the fauna but also for ourselves. We can improve our urban ecosystem through the incorporation of vegetation through landscaping for both new and existing developments.

Landscaping

The landscaping on-site will provide the occupants with a pleasant surrounding environment. The design will incorporate a mix of native species to help maintain local biodiversity.

Insulant ODP

All thermal insulation used in the development will not contain any ozone-depleting substances and will not use any in its manufacturing.

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IMPLEMENTATION & MONITORING

The proposed development will meet the best practice requirement of the City of Frankston through the different initiatives described in this report, such as a thermally efficient building envelope, efficient air conditioning and hot water system and sustainable materials. An appropriate implementation and monitoring of the initiatives outlined within this report will be required.

Implementation of the ESD initiatives outlined in this report requires the following processes:

- Full integration with architectural plans and specifications
- Full integration with building services design drawings and specifications
- Endorsement of the ESD Report with town planning drawings
- ESD initiatives to be included in plans and specifications for building approval

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APPENDIX A – WSUD REPORT / BLUE FACTOR ASSESSMENT

New development must comply with the best practice performance targets for suspended solids, total phosphorus and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999. Currently, these water quality performance targets require:

- Suspended Solids - 80% retention of typical urban annual load.
- Total Nitrogen - 45% retention of typical urban annual load.
- Total Phosphorus - 45% retention of typical urban annual load.
- Litter - 70% reduction of typical urban annual load.

Blue factor, an industry-accepted tool, was used to assess the development and ensure that the best practice targets described above are met. A minimum compliance score of 100% is required to achieve the development.

Site Delineation

For the purpose of the assessment, the development has been delineated into the following surface types:

- Site area of 793 m^2;
- Roof area runoff of unit 1 of 202m^2 which will be diverted into rainwater tank(s);
- Roof area runoff of unit 2 of 203m^2 which will be diverted into rainwater tank(s);
- Driveway area of 107 m^2 to be designed permeable;
- Permeable area of 258m^2 comprised of landscaped area; and
- Remainder of impervious areas of 23m^2 comprised of the uncovered carport area on unit 1.

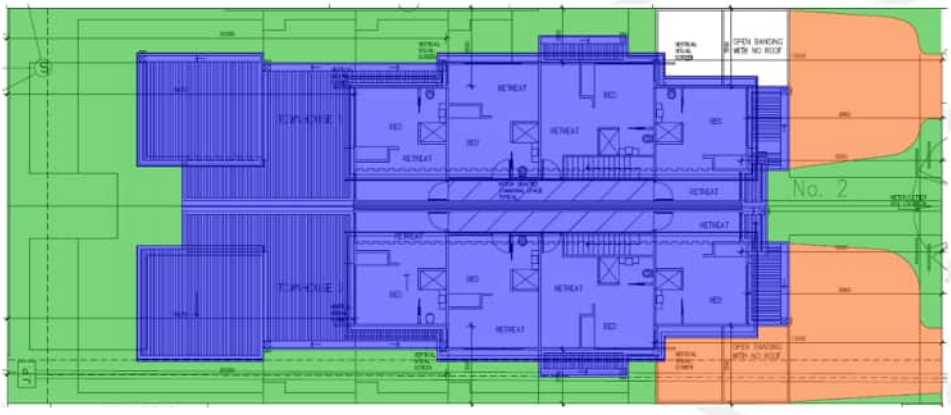


Figure 2: Roof catchment area to RWT (blue), permeable paving (Orange) and other permeable areas (green)

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Stormwater initiatives

Rainwater Tank
(Rainwater tank for toilet flushing)

The roof catchment area of 202m² for unit 1 (as described above) will be diverted to rainwater tank(s) with a total effective capacity of 3,000L for the development. The rainwater collected will be used for toilet flushing in the development.

The roof catchment area of 203m² for unit 2 (as described above) will be diverted to rainwater tank(s) with a total effective capacity of 3,000L for the development. The rainwater collected will be used for toilet flushing in the development.

If required, a charged pipe system or multiple tanks will be installed to collect water from part of the roof of each unit.

In the case of a charged pipe system, the charged pipes will not be running underneath the slab, and the stakeholders (builder/developer/architect) will be required to explicitly acknowledge this solution and have the capacity to install it.

Permeable Paving

Part of the driveway area of 107 m² (as described above) will be designed to be permeable. This will reduce the overall stormwater runoff from part of the site.

The remainder of the impervious areas will be directly released at the legal point of discharge on-site.

It should be noted that permeable areas have been maximised in the development, which will reduce the overall stormwater outflows from the site. Vegetated areas are provided in the proposed development, reducing the heat island effect and improving the local habitat.

Stormwater Results

The initiatives and areas described above have been applied to the Blue Factor calculator, and the proposed development has achieved a score of 102%.

Key Assumptions

- The type of building has been selected as residential
- The building classification has been selected as townhouse.

Please find the Blue Factor report on the following page.

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FCS 66881 - 2 Victoria Parade, Frankston, VIC, 3199 - Published
2 Victoria Parade, Frankston VIC 3199, Australia
09 October 2025 2:57 p.m.

BLUE FACTOR®

FCS 66881 - 2 Victoria Parade, Frankston, VIC, 3199 - Published

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

SCORE
102%

Project details

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Name	FCS 66881 - 2 Victoria Parade, Frankston, VIC, 3199 - Published
Street address	2 Victoria Parade, Frankston VIC 3199, Australia
Municipality	Frankston
Site area	793 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	42%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	62%	>80%
Total phosphorus (%)	56%	>45%
Total nitrogen (%)	46%	>45%
Total gross pollutants (%)	92%	>70%

Water treatment

Catchments

Roof 1 202m2

Roof 2 203m2

Driveway 1 Pervious (garden and lawn), 43m2

Driveway 2 Pervious (garden and lawn), 63m2

Permeable area Pervious (garden and lawn), 259m2

Untreted impervious Paved, 23m2

Treatments

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 3

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 3

Buildings & dwellings

Unit 1 Residential Townhouse, 8 bedroom(s)

Unit 2 Residential Townhouse, 8 bedroom(s)

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Configuration 1

Roof 1 202m2

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 3,

Unit 1 Residential Townhouse, 8 bedroom(s)

Configuration 2

Roof 2 203m2

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 3,

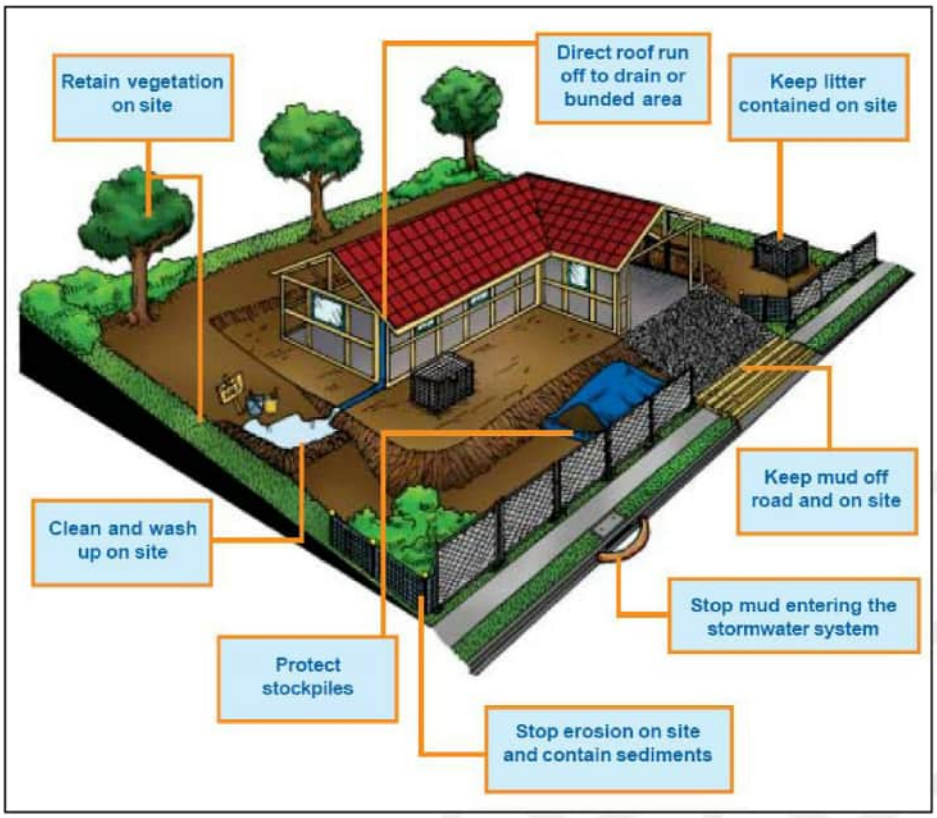
Unit 2 Residential Townhouse, 8 bedroom(s)

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Stormwater Management at Construction Site

To manage stormwater management in the construction stage, measures will be put in place to minimise the likelihood of contaminating stormwater. This will mean ensuring buffer strips are in place, sediment traps are installed, and the site will be kept clean from any loose rubbish. The builder will follow the process outlined in "Keeping Our Stormwater Clean – A Builder's Guide" by Melbourne Water.



Copies of "Keeping Our Stormwater Clean – A Builder's Guide" booklet can be downloaded from the following website.

https://www.clearwatervic.com.au/resource-library/guidelines-and-strategy/keeping-our-stormwater-clean-a-builders-guide.php

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APPENDIX B – WSUD MAINTENANCE & INSTALLATION

Installation

Rainwater Tank(s)

The rainwater tank(s) will be installed above ground. Its manufacturer or material has not been nominated. It will be installed with a mesh insect cover over the inlet pipe to ensure the tank does not become a breeding ground for pests. Mesh needs to be installed over overflow pipes, and if a manhole is present, it needs to be properly sealed.

Please refer to the architectural drawings for the location of the rainwater tank.

Pumps

The pumps are required either to divert the stormwater runoff to the rainwater tank or to distribute the collected water to the end uses (toilets). They will be installed according to the chosen manufacturer's specifications.

Permeable Paving

Permeable paving used for driveway shall be installed in strict accordance with the site plans and the permeable paving manufacturer specific drawings and requirements.

Inspection Requirements

Rainwater Tanks

Inspections of roof areas and gutters leading to the tank should take place every 6 months. Rainwater in the tanks should be checked every 6 months for mosquito infestation.

The rainwater tank should be examined every 2 years for sludge buildup.

Ensure the monitoring system (be it digital or a simple float system) is functioning properly by checking the water level in the rainwater tanks.

Pumps

The pumps required will need to be routinely inspected by listening to the day-to-day operation of the pumps. Unusual noise or no noise should be investigated. Inspection should occur as per the chosen manufacturer's specifications.

Permeable Paving

Permeable paving should be inspected for damage after large storm events (48.2mm in one hour is considered a large storm event in Melbourne – 1 in 100-year storm) and should be inspected every 3 months.

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During inspection, the following should be looked for:

- Water ponding on porous joints or permeable pavers;
- Soggy and boggy soils;
- Uneven surface;
- Rubbish, leaf litter and sediment; and
- Blocked underdrainage.

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Clean Out / Maintenance Procedure

Rainwater Tank, Roof and Gutters

Rainwater tanks will require the roof and gutters onsite to be maintained; gutters should be checked, maintained and cleaned every six months to avoid blockages from occurring. If a leaf blocking system is installed this can be completed annually.

Any trees onsite should be maintained every 6 months with branches overhanging the roof removed.

Water ponding in gutters should be avoided as this provides a breeding ground for mosquitos; tanks should also not become breeding grounds for mosquitoes. If mosquitoes are detected in the tank, remedial steps need to be taken to prevent breeding. If mosquitoes or other insects are found in rainwater tanks, the point of entry should be located and repaired. As well as preventing further access, this will prevent the escape of emerging adults. Gutters should be inspected to ensure they do not contain ponded water, and be cleaned if necessary.

Please refer to https://www.health.vic.gov.au/sites/default/files/2022-11/Keeping-your-rainwater-tank-safe-from-mosquitos.pdf for more information on mosquito control.

Rainwater tanks should be checked by regular maintenance person every 3-6 months to ensure that connection to the building is maintained and there are no blockages.

A simple way to ensure the tank is operating as intended would be through the installation of a smart monitoring device (e.g. OneBox®). These systems allow users to operate tanks remotely from internet or smartphone, monitor and control the tanks in real time, allow automatic release of stored water prior to storm events, alert users if there is any blockage and view tank history and usage patterns.

Alternatively, on-site tank gauges can help those familiar with the tank know if the tank is not working correctly.

Pumps

Maintenance should occur as per the chosen manufacturer's specifications. All strainers and filters should be cleaned every 6 months. A good quality pump should provide trouble-free service for up to 10 years.

[redacted]

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Permeable Paving

Permeable paving will require ongoing maintenance based on the inspection. The following maintenance task could be required:

Item	What to check for	Inspected	Maintenance undertaken	Further action required or comment
Civil components – Permeable pavement				
Permeability	Pavement area is free draining (i.e. no clogging of the pavement surface). Clogging is generally evident by water ponding on the surface of the permeable paving more than 2 hours after rainfall.			
Pavement surface	No uneven paver surface (i.e. pavement surface lifting and rutting). No physical damage to the pavement surface – look for cracks and holes.			
Infill material	Infill material is present between pavers. No scour occurring.			
Landscape components – Permeable pavement				
Weeds	Less than 10% of infill surface area (where present) covered by weeds.			

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[redacted]

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Commissioning

Rainwater Tank

All rainwater tanks should be washed or flushed out prior to use. All inlets and outlets should be correctly sealed to prevent insects from entering. Connection to all toilets in the development should be tested (dye test or equivalent).

Please note if new roof coating or paint is to be installed then the first few run-offs after installation need to be discarded.

Pumps

Commissioning should occur as per the chosen manufacturer specifications.

Permeable Paving

Commissioning should occur as per the chosen manufacturer specifications.

Summary

The following needs to occur onsite to ensure compliance with WSUD requirements and maintain operation of rainwater tank and connections onsite.

Task	When?	Requirement
Inspect Rainwater tanks	Every 6 months	• Check for any damage/compression • Mosquitoes infestation
	Every 2 years	• Sludge Build up – if sludge build up occurs a vacuum tank needs to be called out to site.
Inspect roofs & gutters	Every 6 months	• Clean out of leaves / debris. • Remove any overhanging branches onsite.
Inspection of Permeable Paving	3-Monthly Following a large storm event	• Check joints • Check soil • Check for blockages • Check for ponding • Check for uneven surfaces

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[redacted]

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APPENDIX C – DAYLIGHT ACCESS – GREEN STAR CALCULATION

The Green Building Council of Australia (GBCA) has created a daylight access calculation method within the Green Star benchmarking tool. This tool is widely recognised by Councils and Industry.

The Green Star Daylight Hand Calculation method is used to determine if there are risks associated with the current design, particularly with respect to meeting the desired daylight factors referenced in the Sustainable Management Plan in the Planning Process (SDAPP) Indoor Environment Quality guidelines.

According to the SDAPP guidelines, best practice is achieved where 2% daylight factor is achieved across 30% of the floor area of the nominated area.

The calculation method is based on a simple formula to calculate a zone of compliance within a nominated room. The compliant zone is the area of the room achieving 2% daylight factor and can be calculated as follows:

$$\boldsymbol{Zone\ of\ Compliance = 2 \times h \times w}$$

$\boldsymbol{w}$ is the width of the glazing serving the room

$\boldsymbol{h}$ is the height of the window head above the desktop/table level

Windows serving the nominated area are required to have a minimum 40% VLT to use the formula.

The percentage of compliant area within the nominated area can then be easily calculated with the following formula:

$$\boldsymbol{Percentage\ of\ compliant\ area = \frac{Zone\ of\ Compliance}{Nominated\ Area} \times 100}$$

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Site Description

The proposed new development consists of rooming houses. Areas such as stairs, toilets, corridors and kitchens will not be occupied regularly; hence, they are not included in the assessment. The nominated areas for the Hand Calculation are only comprised of the bedroom spaces, which are regularly occupied.

The desktop/table level has been estimated to be 700mm.

See below for the mark-up of the compliant zone (orange) within each nominated area (light blue).

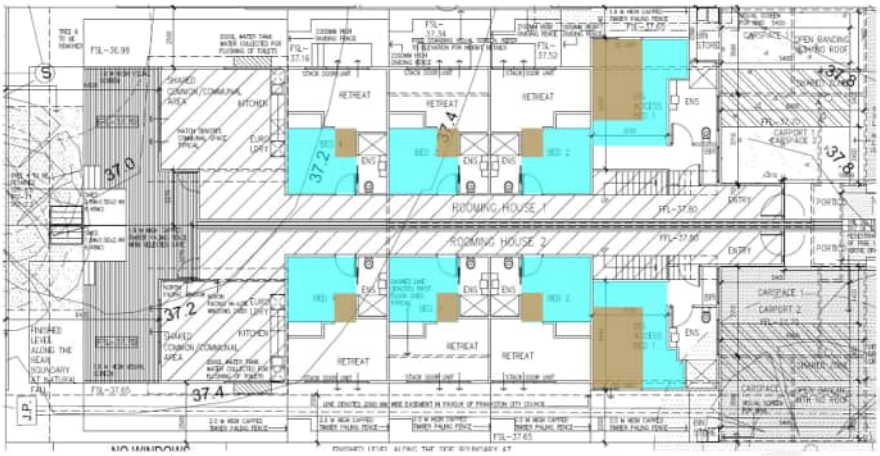


Figure 3: Compliance zone for bedrooms on the ground floor (both units)



Figure 4: Compliance zone for bedrooms on first floor (both units)

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UNIT 1	Nominated Areas (m^2)	Compliant Areas (m^2)	Compliant Areas (%)
Unit 01 - Dis Access Bed 1	15.27	7.12	
Unit 01 - Bed 2	7.91	1.09	
Unit 01 - Bed 3	7.91	1.09	
Unit 01 - Bed 4	7.92	1.09	
Unit 01 - Bed 5	9.08	7.83	
Unit 01 - Bed 6	7.89	7.83	
Unit 01 - Bed 7	7.94	0.81	
Unit 01 - Bed 8	7.92	7.83	
TOTAL	**71.84**	**34.69**	**48%**

UNIT 2	Nominated Areas (m^2)	Compliant Areas (m^2)	Compliant Areas (%)
Unit 02 - Dis Access Bed 1	15.04	7.12	
Unit 02 - Bed 2	7.93	1.09	
Unit 02 - Bed 3	7.91	1.09	
Unit 02 - Bed 4	7.92	1.09	
Unit 02 - Bed 5	9.08	7.82	
Unit 02 - Bed 6	7.86	7.81	
Unit 02 - Bed 7	7.91	0.82	
Unit 02 - Bed 8	7.88	7.83	
TOTAL	**71.53**	**34.67**	**48%**

The green star hand calculation for the proposed rooming houses indicates that the development will meet and exceed the SDAPP best practice requirement, with over 30% of the floor area having a 2% daylight factor.

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APPENDIX D – VOC & FORMALDEHYDE EMISSION LIMITS

The following table is an extract of the Green Star Design and as-built submission guidelines:

Table 13.1.1: Maximum TVOC Limits for Paints, Adhesives and Sealants

Product Category	Max TVOC content in grams per litre (g/L) of ready to use product.
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

The product complies with the Total VOC (TVOC) limits specified in the Table below.

Carpet Test Standards and TVOC Emissions Limits

Test protocol	Limit
ASTM D5116 - Total VOC limit	0.5mg/m^2 per hour
ASTM D5116 - 4-PC (4-Phenylcyclohexene)	0.05mg/m^2 per hour
ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m^2 per hour
ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m^2 per hour

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Table 13.2: Formaldehyde Emission Limit Values for Engineered Wood Products

Test Protocol	Emission Limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr*
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m²hr (at 3 days)
ASTM D6007	≤0.12mg/m³**
ASTM E1333	≤0.12mg/m³***
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m³
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m²hr

*mg/m²hr may also be represented as mg/m²/hr.

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APPENDIX E – BESS ASSESSMENT

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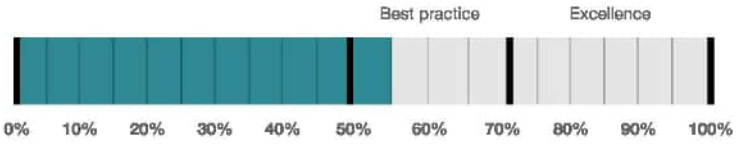
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 2 Victoria Parade Frankston Victoria 3199. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Frankston City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score



55%

Project details

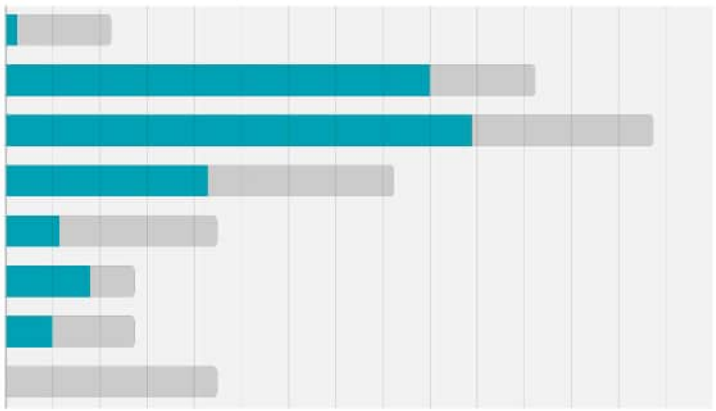
Name	2 Victoria Parade, Frankston, VIC, Australia
Address	2 Victoria Parade Frankston Victoria 3199
Project ID	C1E6DA7B-R1
BESS Version	BESS-9
Site type	Non-residential development
Account	[redacted]
Application no.	
Site area	793 m²
Building floor area	531 m²
Date	15 October 2025
Software version	2.2.0-B.619

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Performance by category



Category	Weight	Score	Pass
Management	5%	12%	
Integrated Water Management	23%	80%	✔
Operational Energy	28%	72%	✔
Indoor Environment Quality	17%	52%	✔
Transport	9%	25%	
Waste & Resource Recovery	6%	66%	
Urban Ecology	6%	37%	
Innovation	9%	0%	



Buildings

Name	Height	Footprint	% of total footprint
Unit 1	2	267 m^2	50%
Unit 2	2	264 m^2	49%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Other building				
Non-Residential Space 1	1	267 m^2	Unit 1	50%
Non-Residential Space 2	1	264 m^2	Unit 2	49%
Total	**2**	**531 m^2**	**100%**	

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies		-
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Integrated Water Management 3.1	Annotation: Water efficient garden details		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Waste & Resource Recovery 2.1	Location of food and garden waste facilities		-
Waste & Resource Recovery 2.2	Location of recycling facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting Documentation

Credit	Requirement	Response	Status
Integrated Water Management 2.1	STORM report or MUSIC model		-
Operational Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Operational Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Indoor Environment Quality 1.4	A short report detailing assumptions used and results achieved.		-

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Credit summary

Management Overall contribution 4.5%

	12%	
1.1 Pre-Application Meeting	0%	
2.3 Thermal Performance Modelling - Non-Residential	0%	
3.2 Metering - Non-Residential	100%	
3.3 Metering - Common Areas	0%	
4.1 Building Users Guide	0%	

IWM Overall contribution 22.5%

	80%	✔ **Pass**
1.1 Potable Water Use	42%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	100%	
4.1 Building Systems Water Use	N/A	✣ Scoped Out
		No Sprinkler System

Operational Energy Overall contribution 27.5%

	Minimum required 50% **72%**	✔ **Pass**
1.1 Thermal Performance Rating - Non-Residential	37%	
2.1 Greenhouse Gas Emissions	100%	
2.2 Peak Demand	100%	
2.6 Electrification	100%	
2.7 Energy consumption	100%	
3.1 Carpark Ventilation	N/A	✣ Scoped Out
		N/A
3.2 Hot Water - Non-Residential	100%	
3.7 Internal Lighting - Non-Residential	100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)	N/A	✣ Scoped Out
		No cogeneration or trigeneration system in use.
4.2 Renewable Energy Systems - Solar	0%	⊘ Disabled
		No solar PV renewable energy is in use.
4.4 Renewable Energy Systems - Other	N/A	✣ Scoped Out
		No other (non-solar PV) renewable energy is in use.

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IEQ **Overall contribution 16.5%**

Minimum required 50%	**52%**	✔ **Pass**
1.4 Daylight Access - Non-Residential	48%	✔ Achieved
2.3 Ventilation - Non-Residential	33%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential	66%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential	100%	
4.1 Air Quality - Non-Residential	100%	

Transport **Overall contribution 9.0%**

25%	
1.4 Bicycle Parking - Non-Residential	100%
1.5 Bicycle Parking - Non-Residential Visitor	0%
1.6 End of Trip Facilities - Non-Residential	0%
2.1 Electric Vehicle Infrastructure	0%
2.2 Car Share Scheme	0%
2.3 Motorbikes / Mopeds	0%

Waste & Resource Recovery **Overall contribution 5.5%**

66%	
1.1 Construction Waste - Building Re-Use	0%
2.1 Operational Waste - Food & Garden Waste	100%
2.2 Operational Waste - Convenience of Recycling	100%

Urban Ecology **Overall contribution 5.5%**

37%	
1.1 Communal Spaces	0%
2.1 Vegetation	75%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
3.2 Food Production - Non-Residential	0%

Innovation **Overall contribution 9.0%**

0%	
1.1 Innovation	0%

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Credit breakdown

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Management Overall contribution 4.5%

12%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 37.5% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No
2.3 Thermal Performance Modelling - Non-Residential	0%
Score Contribution	This credit contributes 25% towards the category score.
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?
Question	Criteria Achieved ?
Other building	No
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?
Question	Criteria Achieved ?
Other building	No
3.2 Metering - Non-Residential	100%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Other building	Yes
3.3 Metering - Common Areas	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Other building	No
4.1 Building Users Guide	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	No

IWM **Overall contribution 22.5%**

80% ✔ Pass

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Stormwater profile	
Which stormwater modelling software are you using?:	Melbourne Water STORM tool
STORM score achieved:	102
Flow:	-
Total Suspended Solids:	-
Total Phosphorus:	-
Total Nitrogen:	-
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Rainwater Tank 1	202 m²
Rainwater Tank 2	203 m²
Tank Size:	
Rainwater Tank 1	3,000 Litres
Rainwater Tank 2	3,000 Litres
Irrigation area connected to tank:	
Rainwater Tank 1	-
Rainwater Tank 2	-
Is connected irrigation area a water efficient garden?:	
Rainwater Tank 1	No
Rainwater Tank 2	No
Other external water demand connected to tank?:	
Rainwater Tank 1	-
Rainwater Tank 2	-
Fixtures, fittings & connections profile	
Building:	
Non-Residential Space 1	Unit 1
Non-Residential Space 2	Unit 2
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Small Square Tub/ Combined Shower
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?: All	235454

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Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No

1.1 Potable Water Use	42% ✔ Achieved
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	1501 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	1242 kL
Output	Proposed (including rainwater and recycled water use)
Project	1097 kL
Output	% Reduction in Potable Water Consumption
Project	26 %
Output	% of connected demand met by rainwater
Project	90 %
Output	How often does the tank overflow?
Project	Very Often
Output	Opportunity for additional rainwater connection
Project	604 kL

2.1 Stormwater Treatment	100% ✔ Achieved
Score Contribution	This credit contributes 60% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Output	Min STORM Score
Project	100
Output	STORM Score
Project	102

3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 6.7% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

4.1 Building Systems Water Use	N/A ✣ Scoped Out
	No Sprinkler System
This credit was scoped out	No Sprinkler System

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Operational Energy Overall contribution 27.5%

	Minimum required 50%	72%	✔ Pass

Project profile	
Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	Yes
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric
Non-residential Deemed-to-Satisfy profile	
Do all exposed floors and ceilings (forming part of the envelope) demonstrate meeting the required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes

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1.1 Thermal Performance Rating - Non-Residential		37%
Score Contribution	This credit contributes 36.4% towards the category score.	
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?	
2.1 Greenhouse Gas Emissions		100%
Score Contribution	This credit contributes 9.1% towards the category score.	
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?	
2.2 Peak Demand		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?	
2.6 Electrification		100%
Score Contribution	This credit contributes 13.6% towards the category score.	
Criteria	Is the development all-electric?	
Question	Criteria Achieved?	
Project	Yes	
2.7 Energy consumption		100%

Score Contribution	This credit contributes 18.2% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?

3.1 Carpark Ventilation	N/A	Scoped Out
		N/A

This credit was scoped out	N/A

3.2 Hot Water - Non-Residential	100%

Score Contribution	This credit contributes 4.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?

3.7 Internal Lighting - Non-Residential	100%

Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?
Question	Criteria Achieved ?
Other building	Yes

4.1 Combined Heat and Power (cogeneration / trigeneration)	N/A	Scoped Out
		No cogeneration or trigeneration system in use.

This credit was scoped out	No cogeneration or trigeneration system in use.

4.2 Renewable Energy Systems - Solar	0%	Disabled
		No solar PV renewable energy is in use.

This credit is disabled	No solar PV renewable energy is in use.

4.4 Renewable Energy Systems - Other	N/A	Scoped Out
		No other (non-solar PV) renewable energy is in use.

This credit was scoped out	No other (non-solar PV) renewable energy is in use.

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IEQ Overall contribution 16.5%

	Minimum required 50%	**52%**	✔ **Pass**

1.4 Daylight Access - Non-Residential		48%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Question	Percentage Achieved?		
Other building	48 %		
2.3 Ventilation - Non-Residential		33%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Other building	0 %		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	Percentage Achieved?		
Other building	50 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Other building	0 ppm		
3.4 Thermal comfort - Shading - Non-Residential		66%	
Score Contribution	This credit contributes 17.6% towards the category score.		
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?		
Question	Percentage Achieved?		
Other building	50 %		
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		100%	
Score Contribution	This credit contributes 5.9% towards the category score.		
Criteria	What percentage of regular use areas in tenancies have ceiling fans?		
Question	Percentage Achieved?		
Other building	100 %		
4.1 Air Quality - Non-Residential		100%	
Score Contribution	This credit contributes 5.9% towards the category score.		

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Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

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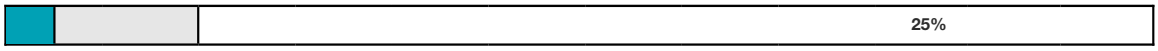
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Transport **Overall contribution 9.0%**



1.4 Bicycle Parking - Non-Residential	100%
Score Contribution	This credit contributes 25% towards the category score.
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Other building	Yes
Question	Bicycle Spaces Provided ?
Other building	4
1.5 Bicycle Parking - Non-Residential Visitor	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Other building	No
Question	Bicycle Spaces Provided ?
Other building	0
1.6 End of Trip Facilities - Non-Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?
Question	Number of showers provided ?
Other building	-
Question	Number of lockers provided ?
Other building	-
Output	Min Showers Required
Other building	1
Output	Min Lockers Required
Other building	4
2.1 Electric Vehicle Infrastructure	0%
Score Contribution	This credit contributes 25% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	No
2.2 Car Share Scheme	0%

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Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Has a formal car sharing scheme been integrated into the development?
Question	Criteria Achieved ?
Project	No

2.3 Motorbikes / Mopeds	0%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	No

Waste & Resource Recovery **Overall contribution 5.5%**

66%

1.1 Construction Waste - Building Re-Use	0%

Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?
Question	Criteria Achieved ?
Project	No

2.1 Operational Waste - Food & Garden Waste	100%

Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Are facilities provided for on-site management of food and garden waste?
Question	Criteria Achieved ?
Project	Yes

2.2 Operational Waste - Convenience of Recycling	100%

Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?
Question	Criteria Achieved ?
Project	Yes

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Urban Ecology **Overall contribution 5.5%**

37%

1.1 Communal Spaces		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Other building	-	
Output	Minimum Common Space Required	
Other building	26 m²	
2.1 Vegetation		75%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	20 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
3.2 Food Production - Non-Residential		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Other building	-	
Output	Min Food Production Area	
Other building	7 m²	

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Innovation **Overall contribution 9.0%**

	0%

1.1 Innovation		0%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?	

Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

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Waste Management Plan

2 Victoria Parade, Frankston, VIC

15/10/2025



Frater Consulting Services Pty Ltd

[redacted]

a part of Sustainability Tech Partners

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Waste Management Plan (WMP)
Proposed Rooming House Development

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DOCUMENT VERSION

Version	Date	Changelog	Author	Review
0	15/10/25	Issued for Client Review (FCS 66881)	JC	-

[redacted]

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PURPOSE OF THE WASTE MANAGEMENT PLAN

The purpose of the waste management plan (WMP) is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the development (residential or commercial) and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfills, and maximises recycling
- Provide a waste management system that is supported by scaled drawings to ensure the final design and construction are compliant with the WMP and are verifiable
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation
- Stakeholders are defined (but not limited to): owners, occupiers, body corporate, property managers/real estate agents, Council, neighbours and collection contractors
- Ensure residents of MUDs are not disadvantaged in their access to recycling and other responsible waste management options
- Avoid existing legacy issues that plague many MUD's due to poor design and insufficient consideration for waste management.

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INTRODUCTION

Frater Consulting Services has been engaged to undertake a Waste Management Plan for the proposed rooming house development located at 2 Victoria Parade, Frankston.

We have reviewed the plans for the proposed development and have, where necessary, undertaken research in the relevant field of waste management.

SITE DESCRIPTION

The proposed site is located at 2 Victoria Parade, Frankston. The 793m^2 site is currently occupied by a single-story building that is proposed to be demolished prior to the development's construction. It is located approximately 56 km south of the Melbourne CBD.

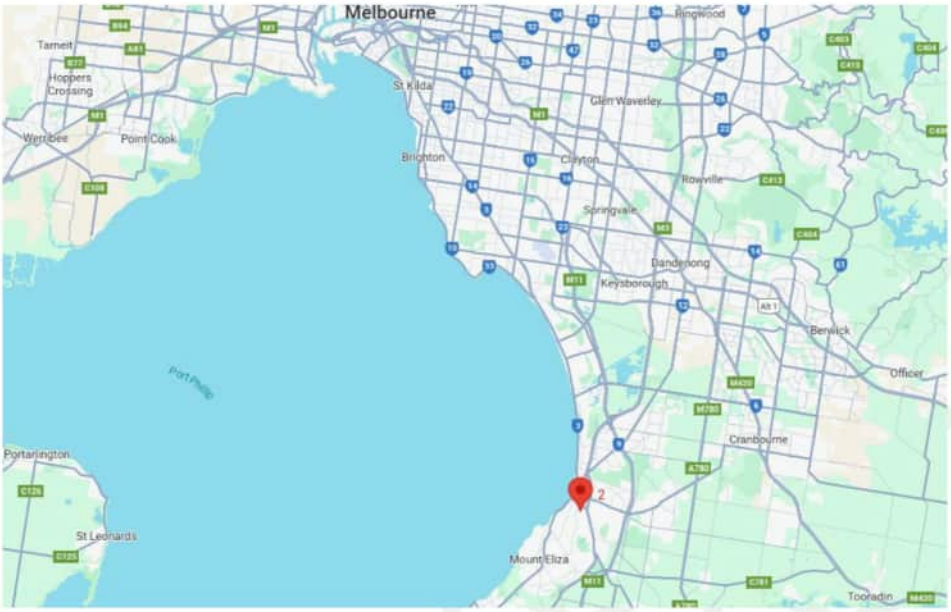


Figure 1: Location of the proposed development in Frankston in relation to Melbourne CBD (Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal involves developing the site into two double-story accommodation buildings comprising rooming houses and their amenities, covering approximately 793m^2. Each building will have 8 ensuite bedrooms, a communal kitchen and a laundry area. Each building will also include a carpark space with an individual driveway, both opening on Victoria Parade Road.

This WMP will allow for future revision of the Plan should it be required.

[redacted]

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TYPES OF WASTE GENERATED

The following types of waste are most commonly generated within a residential development:

- General landfill rubbish;
- Recyclables such as glass, paper, cardboard, cartons, plastics with ID Codes 1 to 7, steel & aluminium cans;
- Compostable organic material (food scraps);
- Hard rubbish such as broken furniture and large objects; and
- Sundry waste types such as electronic waste.

This list of waste types to be separately treated is expected to expand by 2030 in line with the Victoria State Government's Recycling Victoria Policy. This will include separate treatment of FOGO and glass waste for a 4-stream system.

WASTE GENERATION RATES

Below are the waste generation estimates for the development, based on the Waste Management Guidelines for Multi-Unit Developments in Frankston City Council. The generation rates are as follows:

For each bedroom (adhering to the residential waste management), as per Frankston's guidelines, the generation rates are:

Space type	Rubbish Generation	Comingled Recyclables	FOGO Waste*
Studio/One bedroom (Boarding House)	60 L Occupant/week	90 L Occupant/week	10 L Occupant/Week

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Based on the proposed two units with 16 bedrooms (8 each), the total waste generated by the development is therefore:

Space type	Rubbish Generation	Comingled Recyclables	Food waste/Organics
Two Units	960L/week	1,440L/week	160L/week
Proposed Bin Type	660L	1,100L	240L
Number of Bins required	2 (one per unit)	2 (one per unit)	2 (one per unit)
Collection Frequency	Once per week (private collection)	Once per week (private collection)	Once per week (private collection)

Separate Glass Waste

The development will also include an allocation for a future glass stream service. This is to be in line with the State of Victoria's recycling targets for 2030. Please note there are no set glass waste generation rates; however, glass waste generation is estimated to represent no more than 20% of a commingled recyclable mix. **The allocation for one future 120L bin for glass will be provided within the dedicated bin storage area.**

Glass collection services will be required once it becomes necessary to start offering the service. It is assumed that glass collection will be conducted every 4 weeks. However, only a 120L bin per unit will be proposed (deemed to be sufficient at this stage) as larger bins would be hard to manoeuvre over collection (the number can be increased as per demand)

Green Waste

The landscape areas on site will be maintained by gardeners, and green waste generated will be collected and taken away by gardeners.

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[redacted]

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BIN TYPES

Below are the types of bins that the private contractor will provide, with the common dimensions:

Bin Storage Type	Capacity	Colour	Waste Type	Comments
	660L (1 x unit)	Dark green body with a red lid	General Waste	The average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m²/bin
	1,100L (1 x unit)	Dark green body with a yellow lid	Recycling	The average dimensions are: Height 1.33m, Width 1.24m, Depth 1.07m Total floor area required: 1.32m²/bin
	240L (1 x unit)	Dark green body with a green lid	FOGO	The average dimensions are: Height 1.06m, Width 0.585m, Depth 0.73m Total floor area required: 0.42m²/bin
	120L (1 x unit)	Dark green body with a purple lid	Glass	The average dimensions are: Height 0.93m, Width 0.48m, Depth 0.545m Total floor area required: 0.26m²/bin

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SIGNAGE

Appropriate signage will be made available by the private contractor for the building manager to install (such as on the underside of the bin's lid). These visual prompts (such as Figure 2 below) will assist in the proper disposal of the different types of waste.



Figure 2: Example signage from the Sustainability Victoria waste signage library.

Printable signage can be found on Sustainability Victoria's website: http://www.sustainability.vic.gov.au.

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WASTE STORAGE

A central waste storage area is located on the ground floor. The storage area will be screened to protect the visual amenities of the common areas.

2 x 660L bins for general rubbish (1 x unit), 2 x 1,100L bins for recycling (1 x unit), and 2 x 240L bins for FOGO (1 x unit) will be provided for the development by the private contractor. Space provision for an additional 2 x 120L bins for glass (1 x unit) waste will also be provided.

A 2m² hard waste storage area will be provided for each unit.

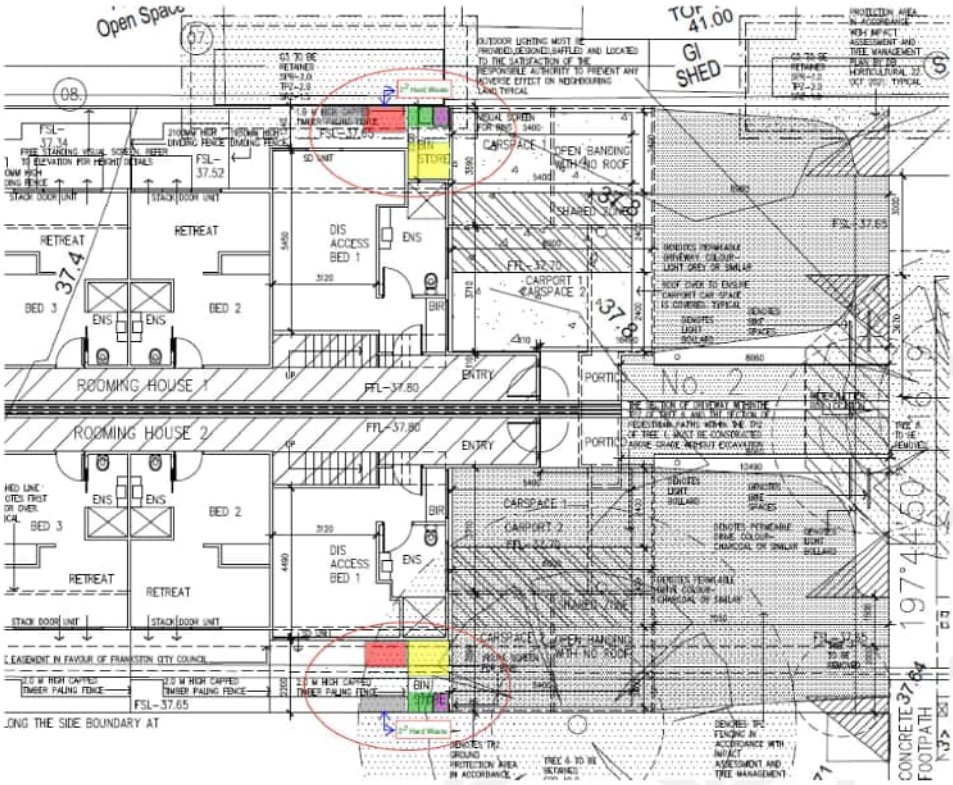


Figure 3: Bin location example
General Rubbish (Red), Recyclable (Yellow), FOGO (Green), Glass (Purple) and Hard Waste (Grey)

All shared bins will be stored in a dedicated central waste storage (per unit) within the common area of the site. This will make it easy to store and roll out the bins to their respective collection point on the collection day. The proposed storage area will be appropriately screened to protect visual amenities.

Access to one bin of each stream must be available at all times for disposal.

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Access to a tap for bin wash-down will be provided near the storage area, along with a drain that connects all wash-down wastewater directly to the sewer, preventing any contamination of the stormwater drain.

The storage areas are outdoors and thus naturally ventilated, which will help reduce odours related to the waste. The staff, cleaner or building manager will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

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WASTE COLLECTION & DISPOSAL

The building manager/cleaner will ensure that the bins are ready for collection prior to the scheduled collection day. To access the bins, the private contractor will be required to liaise with the building manager/ cleaner to organise access to the bin storage areas on collection day.

A private collection is proposed for development, as the collection will need to be carried out weekly for each waste stream (except for glass) and performed within the site. Glass is assumed to be collected once per month once it becomes compulsory.

On collection day, the private contractor will only reverse to the property line behind the footpath (as shown below) to access the storage room and roll the bins to the truck. Then, the private contractor will return the empty bins to the storage room and leave the site in a forward direction.

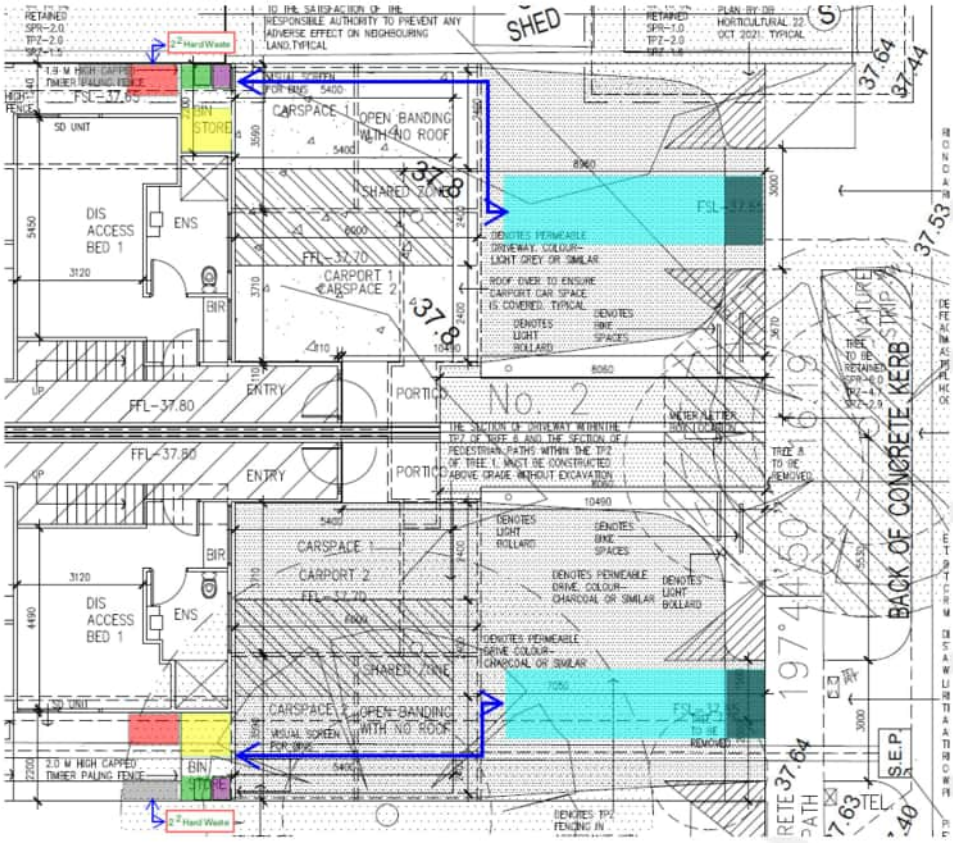


Figure 4: Collection point on collection day.

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Collection of Hard Waste

Collection of hard waste is proposed to occur on-site.

The development will be fully furnished with beds, desks, fridges and other appliances. It is expected that hard waste generation will occur mainly during refurbishment, and the required hard waste collection frequency will be less compared to standard apartment developments.

A private contractor will collect hard waste from the temporary storage area on site. Hard waste will not be left on the nature strip waiting for collection.

A private contractor will collect the bundled green waste from the temporary storage area on-site. Bundled green waste will not be left on the nature strip waiting for collection.

Collection Time

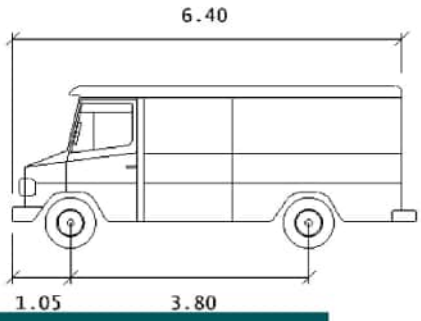
Collection time restrictions should also be in accordance with City of Frankston Local Law No.3 and EPA Guidelines as below:

- Collections occurring once a week should be restricted to the hours 6:00 am to 6:00 pm, Monday to Saturday;
- Compaction should only be carried out while on the move;
- Bottles should not be broken up at the point of collection;
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance; and

Noisy verbal communication between operators should be avoided where possible.

Collection truck

As collection of the bins is to be made on-site, it is proposed that a Small Rigid Vehicle (SRV) or similar vehicle is used for collection. The SRV is approximately 3.5m high, 6.4m long and 2.3m wide.



SRV

	Meters
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0 s
Steering Angle	: 38.0 deg

Figure 5: SRV Dimensions

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On collection day, the 1,100 and 660L bins will be heavy; thus, a mechanical bin tug will be provided by the contractor to roll the bins to the collection point.



Figure 6: Example of a mechanical tug used for bin management.

The owner's corporation or building manager will be responsible for implementing this Waste Management Plan and communicating its strategies to the occupants.

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[redacted]

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OTHER WASTE TYPES

Hard Waste

Private hard waste collections must be conducted onsite. Commercial properties are not eligible for the free annual collection

Alternatively, residents will be responsible for arranging hard waste disposal by taking items to the Frankston Regional Recycling and Recovery Centre, or by selling/donating.

E-Waste

E-Waste has been banned from landfill since 1st July 2019. Occupants will be required to dispose of their E-waste at their nearest drop-off point. The nearest e-waste recycling drop-off point can be found on Planet Ark's *Recycling Near You at* *https://recyclingnearyou.com.au/electrical*.

Other

The following section is sourced from the City of Frankston web page. Apart from the collection of recyclables from the bins provided, the residents can actively donate/dispose of other non-regular rubbish such as electronic waste and large objects at the nearby Waste Transfer Station listed below:

Frankston Regional Recycling and Recovery Centre (FRRRC)

Address: 20 Harold Road, Skye (off Ballarto Road, opposite the Skye Recreation Reserve)

Phone: 1300 322 322

Opening Hours: open 7 days a week, 8 am to 4 pm. Open Australia Day. Closed Christmas Day and Good Friday.

Price list and further information can be found at

https://www.frankston.vic.gov.au/My-Property/Waste-and-recycling/Frankston-Regional-Recycling-and-Recovery-Centre-FRRRC

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[redacted]

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Other Recycling Options

The following recycling options may also be useful:

Waste Exchange Database: Allows communication between generators of waste and potential recyclers.

Ziilch: Simple online recycling of unwanted goods.

Freecycle: A non-profit portal for exchanging unwanted goods for free.

Reverse Art Truck Inc.: A non-profit organisation that collects seconds and factory offcuts for reuse as art materials. Free pick up.

Ozrecycle: Another way to give and get things for free instead of sending them to landfill.

FreeTreasure: Free Treasure is developing to become one of Australia's best communities to find free stuff.

The Sharehood: Helps you share resources within your neighbourhood.

Other recycling services such as St Vincent de Paul, Brotherhood of St Laurence, The Smith Family and The Salvation Army accept a range of household items.

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[redacted]

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WASTE REDUCTION SUGGESTION

Reduction of plastic bags

Up to four billion or 20,000 tonnes of plastic bags are sent to landfills annually in Australia. There are some ways to reduce the plastic bag usage of the staff:

- Use re-useable bags, cardboard boxes or baskets when shopping; and
- Use supermarkets and shops that endorse reusable bags, or provide recycling outlets for plastic bags.

Recycling

In order to minimise the waste production of the development, it is important to recycle effectively and try to select recycled products when possible. There is a range of practical things to do to improve recycling:

- Remove lids and empty bottles when recycling;
- Recycle newspapers;
- Buy products with minimal packaging or/and with recycled material content;
- Buy recycled products (e.g. toilet paper); and
- Ensure recycling materials are not spoiled (e.g. food scraps) before recycling.
- Separate corrugated cardboard (often shipping boxes and packing). It is separated from other paper products as it requires a different processing method.

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PREVENTATIVE MEASURES

Disposal Procedures

Occupants must ensure that all internal general rubbish bin bags are securely tied before being placed in the bins. They will also ensure that recyclables are placed in the yellow-lidded bins in a way that minimises potential litter and overflow (for example, crushing boxes, cans and plastic bottles).

Maintenance

As a minimum, occupants will be required to keep the bins neatly placed in their storage areas. To further reduce the risk of litter, residents will be asked to make sure bins are not overfilled and to keep the lids closed. The above measures will minimise the dispersion of site litter and the risk of vermin. The occupants will be required to conduct periodic maintenance of their bins, such as wash-downs, and any necessary repairs/replacements will need to be organised with the private contractor.

SUMMARY

Correct implementation and resident induction to the WMP will ensure that all waste streams are correctly disposed of and sorted into their proper bins. Proper bin management will ensure that all waste is stored and collected efficiently and effectively without compromising the amenity, capacity and tidiness of the storage areas. The private contractor will supply the bins for all streams and will be responsible for bin collection.

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Tardis Archaeology
Heritage Advisors

[redacted]

Our Ref: 5554.000

19 January 2026

[redacted]
Aquire Real Estate
[redacted]

Re: 2 Victoria Parade, Frankston – Cultural Heritage Statutory Obligations

Dear [redacted]

I am writing in response to your request for an investigation into the cultural heritage statutory obligations regarding the land situated at **2 Victoria Parade, Frankston** [the activity area] (**Map 1**) which is approximately 799m². This land is currently proposed for the development of 2 rooming houses and a 2 lot subdivision [the activity]. The ground disturbing activity will include clear, demolition, grading & trenching, landscaping and other ancillary construction works. The specific design details are presented in **Map 2**.

This summary focuses on the statutory obligations under the *Aboriginal Heritage Act 2006*, *Aboriginal Heritage Regulations 2018*, *Heritage Act 2017*, *Planning and Environment Act 1987* and *Native Title Act 1993*. It includes a review of the Victorian Aboriginal Heritage Register (VAHR), the Victorian Heritage Database (Vic Plan), and the relevant Heritage Overlay on the Planning Scheme for previously recorded sites and relevant reports.

The advice in this letter examines legislative requirements in relation to cultural heritage. It does not assess the likelihood of unknown Aboriginal or European cultural heritage being present within the activity area.

The advice contained in this letter is based on our interpretation of the above Acts and Regulations and is considered to be true and accurate. This letter is not legal advice.



Aerial Photograph: Courtesy of DPI Website 2021

Legend:

Activity Area Boundary
0.08 hectares (approx)

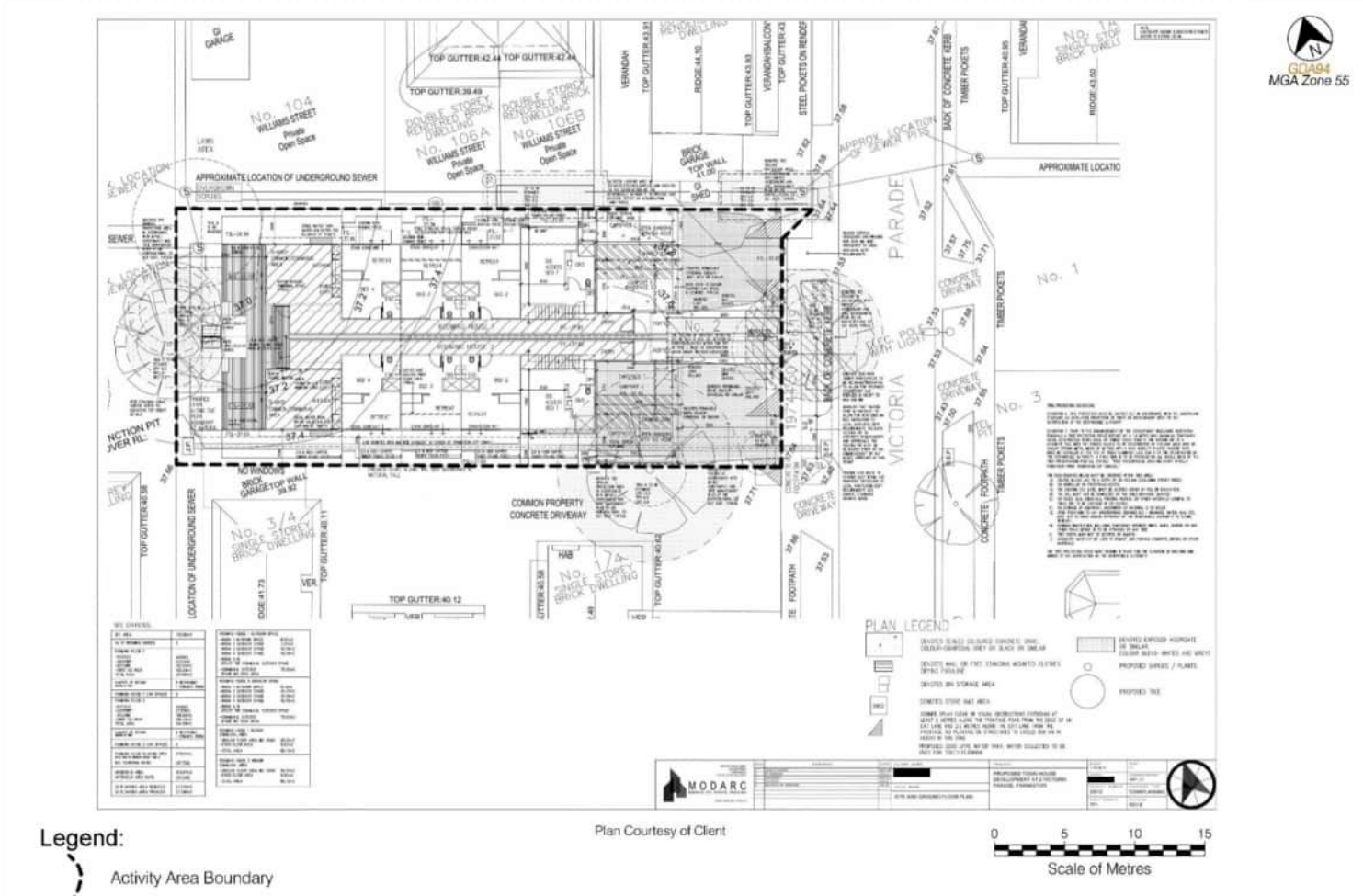
Parish: Frankston
LGA: Frankston

0 5 10
Scale of Metres

N
GDA94
MGA Zone 55

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Map 1 Activity Area Location



Legend:

Activity Area Boundary

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Map 2 Design Plans (courtesy of client)

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Aboriginal Cultural Heritage

Cultural Heritage Management Plan (CHMP) Triggers

Pursuant to Regulation 7, *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

(a) All or part of the activity area for the activity is an area of cultural heritage sensitivity; ***and***
(b) All or part of the activity is a high-impact activity.

If only one of these two conditions applies, then the preparation of a mandatory CHMP is not required. Areas of cultural heritage sensitivity are specified in Division 3 and Division 4 of Part 2 of the Regulations. High-impact activities are specified in Division 5 of the Regulations.

A CHMP is also required:

1. If the Minister directs a CHMP to be prepared pursuant to Section 48 of the Act;
2. If an Environmental Effects Statement, Impact Management Plan or Comprehensive Impact Statement is required pursuant to Section 49 and 49A of the Act, or
3. If the Secretary has certified a preliminary Aboriginal Heritage Test (PAHT) that has determined that an activity requires a CHMP pursuant to Section 46(e) of the Act.

None of these three conditions is known to currently exist.

High Impact Activities

Division 5 of the Regulations lists high-impact activities. A review shows that the activity ***is*** a high-impact activity pursuant to Regulation 46 (1)(a)(b)(xxi) and 58 (1).

46 Buildings and works for specified uses

(1) The construction of a building or the construction or carrying out of works on land is a high impact activity if the construction of the building or the construction or carrying out of the works—

(a) would result in significant ground disturbance; and

(b) is for, or associated with, the use of the land for any one or more of the following purposes—

(xxi) residential buildings

58 Use of Land

(1) The use of land for a purpose specified in regulation 46(1)(b) is a high impact activity if a statutory authorisation is required to change the use of land for the purpose.

Since the activity is a high impact activity pursuant to Regulation46 (1)(a)(b)(xxi) and 58 (1), a mandatory CHMP is required.

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Exempt Activities

Division 2 of the Regulations lists exempt activities. A review shows that part of the activity is an exempt activity pursuant to Regulation 16.

> 16 Demolition
>
> The demolition or removal of a building is an exempt activity.

Areas of Cultural Heritage Sensitivity

Divisions 3 and 4 of the Regulations list areas of cultural heritage sensitivity. These are also shown on the Aboriginal Cultural Heritage Register Information System (ACHRIS) and VicPlan Interactive Map (Department of Transport and Planning). A review of the Regulations, ACHRIS and VicPlan shows that ***all*** of the activity area is an area of cultural heritage sensitivity pursuant to Regulation 41(a).

> 41 Sand sheets
>
> (1) Subject to sub-regulation (2), a sand sheet, including the Cranbourne sand, is an area of cultural heritage sensitivity.
>
> (2) If part of a sand sheet, including the Cranbourne sand, has been subject to significant ground disturbance, that part is not an area of cultural heritage sensitivity.

Since *all* of the activity area is an area of cultural heritage sensitivity and the activity is a high impact activity, a mandatory CHMP is required.

However, Regulation 41(2) and 58(4) provides that if the area of cultural heritage sensitivity has been subject to significant ground disturbance (SGD), then it is not an area of cultural heritage sensitivity. This means a mandatory CHMP is ***not*** required because the condition in Regulation 7(a) has not been met (see CHMP Triggers above). SGD in relation to the activity area is discussed below.

ACHRIS Search

A search of ACHRIS shows that there are **no** registered Aboriginal heritage places within the activity area or within 50m of the activity area boundary.

ACHRIS also shows that the activity area has **not** previously been subject to a cultural heritage management plan (CHMP).

Significant Ground Disturbance (SGD)

If the activity is a high-impact activity and part of the activity area is a legislated area of cultural heritage sensitivity, then a mandatory CHMP is required. However, if the entire area of cultural heritage sensitivity in the activity area has been subject to SGD, then it is not an area of cultural heritage sensitivity. This means that a mandatory CHMP is ***not*** required because the condition in relation to the area of cultural heritage sensitivity in Regulation 7(a) has not been met (see CHMP Triggers above).

It has been demonstrated above (see **High Impact Activities** above) that the activity is a high-impact activity; therefore, a mandatory CHMP is required. However, if SGD can be demonstrated, then a mandatory CHMP is not required because the conditions in Regulation 7 have not been met (see CHMP Triggers above).

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SGD is defined in Regulation 5 as follows:

> ***significant ground disturbance*** means disturbance of—
>
> (a) the topsoil or surface rock layer of the ground; or
> (b) a waterway—
>
> By machinery in the course of grading, excavating, digging, dredging or deep ripping, but does not include ploughing other than deep ripping;

Topsoil is not defined in the Regulations and has its ordinary meaning. It is not a geological term, but a common name used in a gardening context. The definition and reference for 'topsoil' used here is as follows (**Murphy & Murphy 2000**: 70-82):

> A1 horizon is the surface soil and is generally referred to as **topsoil**. It has an accumulation of organic matter, a darker colour and maximum biological activity relative to other horizons. This is usually the most useful part of the soil for plant growth and re-vegetation. It is typically from 5 to 30cm thick.

The *Practice Note Significant Ground Disturbance,* published by Aboriginal Victoria, states that the burden of proving SGD is the responsibility of the applicant. It outlines four levels of investigation:

- Level 1: Common knowledge
- Level 2: Publicly available records
- Level 3: Further information from the applicant
- Level 4: Expert advice or opinion

To determine whether or not SGD has occurred, the following investigations have been conducted:

1. Land use history (**Figures 1-11**) and a *Before You Dig* review (**Figure 12**).
2. Geomorphological Investigation including:
    a. a desktop review of the surface geology and expected natural sediment profile.
    b. a site inspection and sediment profile investigation.

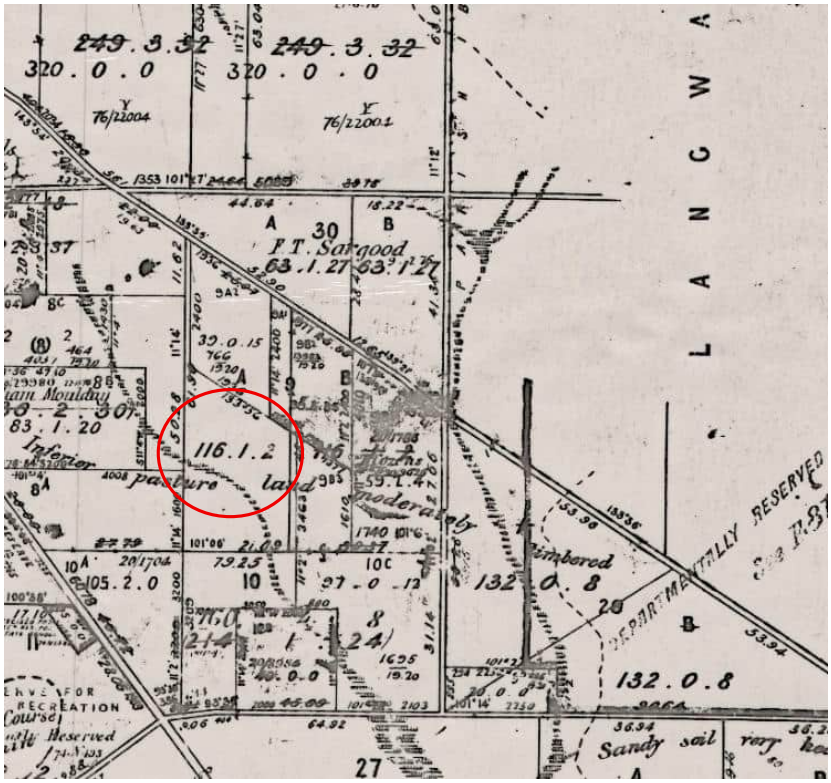
Land Use History

The following statements provide insight into the development, use of land and impacts in Frankston and the activity area.

1. Frankston was a fishing village in 1857 (**Victoria Places 2015a**). The activity area was described as moderately timbered (**Figure 1**) allowing the inference that historical clearing occurred in the activity area and its surrounds. Frankston grew as land was purchased and developed, including the construction of an Anglican School in 1855,

the railway and Frankston brick works (Figure 2). However, Frankston was not a high-density area until the post-World War II period (Figure 3).

2. In 1888, the activity area was owned by E.Watson (Prov 1960, Figure 4).
3. In 1939, the activity area and its surroundings were undeveloped with scattered trees (Figure 5). Directly north, there is a homestead and barn located off Williams Street. Further north, the area has evidence of being cleared and stripped; this location would become the George Pentland Botanical Gardens. In the southwest, there are two additional homesteads.
4. By 1960, Frankston had been subjected to population and residential growth (Figure 6). Frankston has been stripped of native vegetation to make way for infrastructure and housing construction.
5. The activity area was sold in 1976, 1999 and 2006 (Realestate.com 2025).
6. By 2006 there is a house and outbuilding (Figure 6). The surrounding area is highly developed with established roads and the George Pentland Botanical Gardens.
7. By 2009, a tree is removed in the western portion of the activity area to install a clothes line (Figure 7).
8. By 2014, the activity area had remained relatively unchanged (Figure 8), and the adjacent property in the north had been demolished (Figure 9).
9. By 2017, the clothes line had been removed (Figure 10)
10. Further land clearing (tree removal) occurs in 2021 (Figure 11)
11. By 2025 the outbuilding in the activity area is demolished (Figure 12).



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Figure 1 1861 Parish Map with Activity Area in red (courtesy of Frankston City Library)

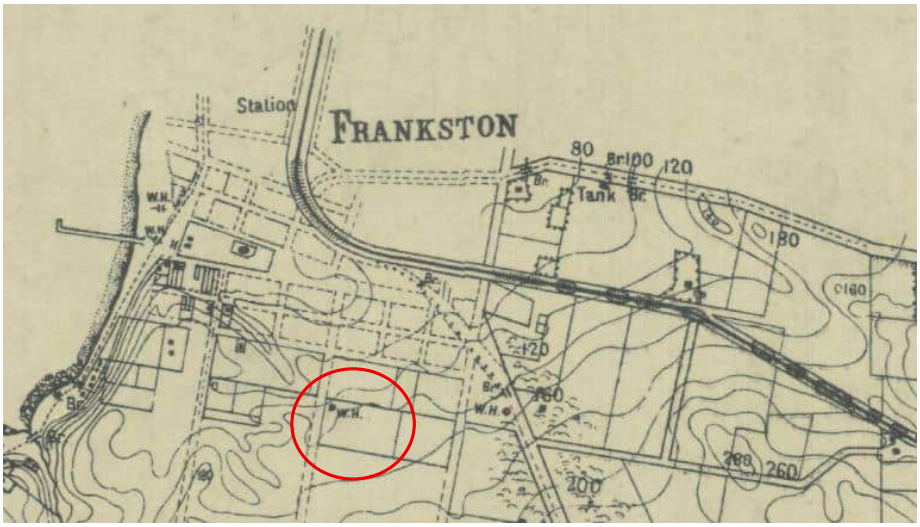


Figure 2 **Part of Frankston Historic Plan with Activity Area within radius (PROV 1891)**

CENSUS DATE	POPULATION
1871	32
1881	173
1891	794
1911	1173
1921	2035
1933	2901
1947	6449
2001	35,630
2006	34,457
2011	35,009

Figure 3 **Census Population (Victoria Places 2015a)**

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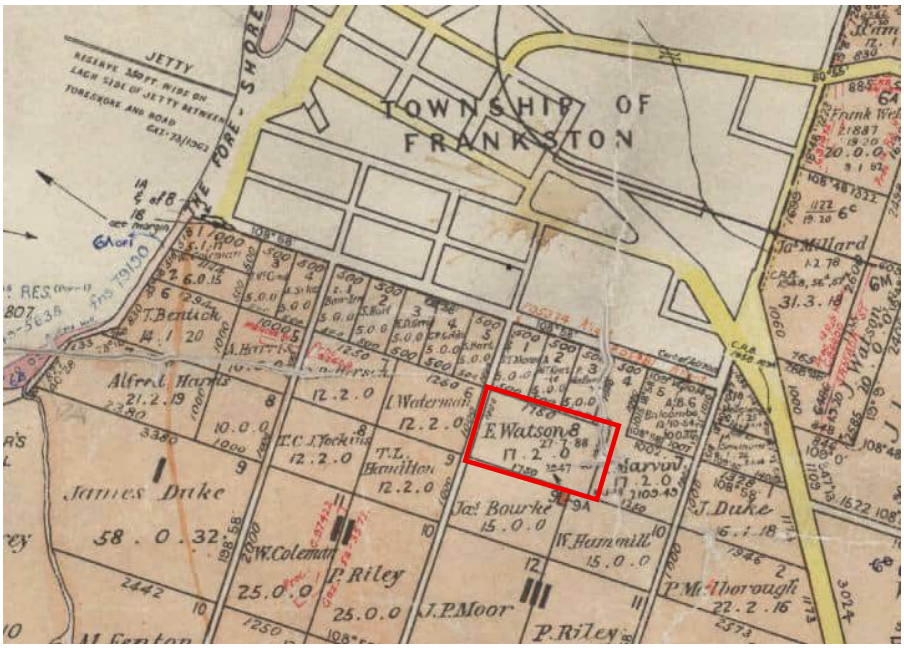


Figure 4 Part of Frankston Parish Plan, Activity Area in red (PROV 1960)

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MAP3086, Run 10E, Frame 6850, Military Mapping Photography, 01 May 1939

Figure 5 1939 Historical Aerial with Activity Area with black dash

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Figure 6 **2006 Aerial, Activity Area in red (Google Earth 2025)**



Figure 7 **2009 Aerial, Activity Area in red (Google Earth 2025)**

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Figure 8 2014 Aerial, Activity Area in red (Google Earth 2025)



Figure 9 2014 Aerial, Activity Area in red (Google Earth 2025)

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Figure 10 2017 Aerial, Activity Area in red (Google Earth 2025)



Figure 11 2021 Aerial, Activity Area in red (Google Earth 2025)

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Figure 12 2025 Aerial, Activity Area in red (Google Earth 2025)

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Before You Dig (BYD) Review

An assessment of *Before You Dig* states that a South East Water sewer main, property connection and easement are located in the northwestern portion of the activity area (Figure 13). The approximate depth of this asset is 3500mm.

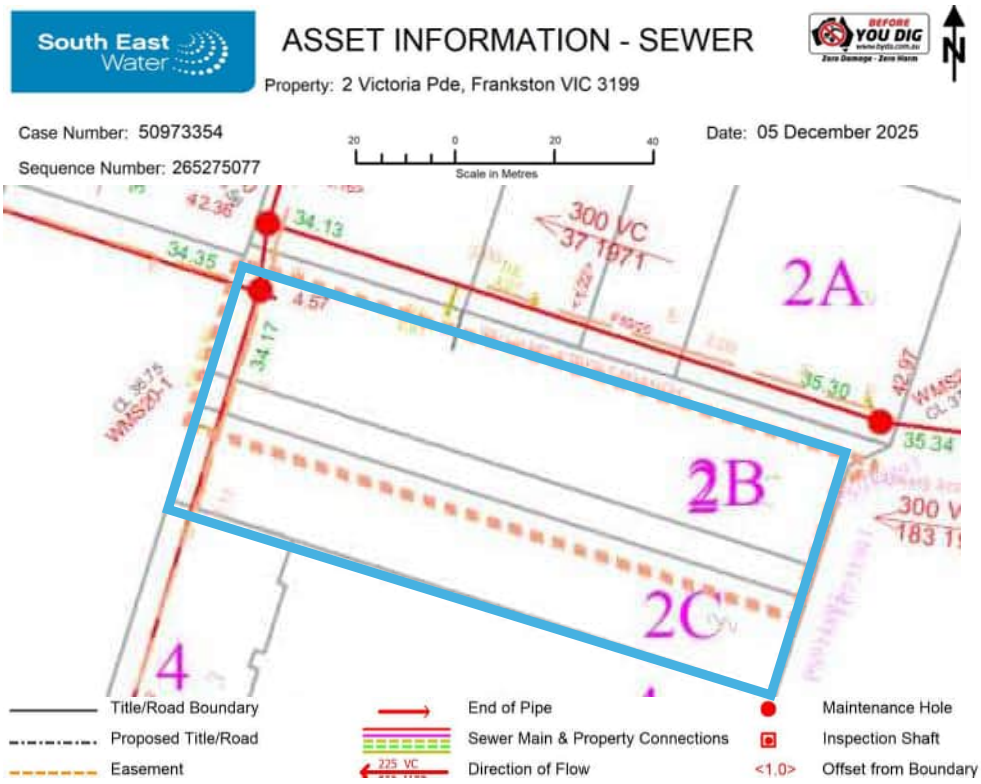


Figure 13 South East Water Asset with Activity Area in blue (Courtesy of *BYD*)

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Geomorphological Investigation

This geomorphological investigation comprises a desktop review of the surface geology and expected natural sediment profile of the activity area and a site inspection and soil profile investigation. The aim of this investigation is as follows:

1. To determine the nature of the expected natural sediment profile in the activity area.
2. To determine the nature and depth of the natural topsoil of this sediment profile.
3. To determine if any topsoil is present. If topsoil is absent, the reason why it is absent (eg, the topsoil has been removed and fill imported into the activity area).
4. If the topsoil is present, is it disturbed.
5. If the topsoil is disturbed, has it been disturbed by machinery according to the definition of SGD.

Geology & Geomorphology of the Activity Area

Geological unit: Inland dune deposit (Qd1) (Figure 14)
Age: Pleistocene – Holocene (2.6-0.001 Ma BP)

The activity area is dominated by Quaternary aged sand dunes that have formed on an earlier Miocene – Pliocene (23–5.5 Ma) Red Bluff Sandstone surface (Welch et al 2011, Figure 15). The dunes are largely comprised of medium to fine grained aeolian siliceous sands deposited as northwest-southeast trending dunes. These dunes were deposited intermittently throughout the Late Quaternary, during periods of lower sea level and lower hydrological cycles, where aeolian processes had a greater impact on landscape (Cupper et al 2003; Welch et al 2011, Figure 15). The inland dune deposits are likely equivalent to the Cranbourne Sands which were formed largely from sand being eroded and reworked during the dry and windy conditions of the Last Glacial Maximum (LGM) ~20,000ka BP (Cupper et al 2003). A strongly acidic soil profile has developed on the dunes, and features a dark grey sandy A1 horizon and light grey or white bleached A2 horizon, underlain by one or more indurated sand B horizons (Northcote et al 1975; Conacher & Stanley 2000; Joyce et al 2003; McKenzie et al 2004). Depending on depth of the sand within the dune, the indurated sand horizon can be underlain by more sand or by clay.



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Figure 14 Geology of the Activity Area (Geovic 2025)

Site Inspection & Sediment Profile Investigation

A site inspection was undertaken by Tardis Archaeology Pty Ltd on the 4th of December 2025. Three auger holes were undertaken to review the expected natural soil profile and if there was any presence or absence of topsoil, the A1 horizon (Table 1 & Map 3).

The entrance to the activity area has been heavily modified and compacted with a gravel driveway and carport (Figures 15 & 16). The house and fencing have been retained since its construction in the 1970's.

The backyard consists of thick grass and the outbuilding has been demolished, leaving a large depression in the ground (Figure 17). The outbuilding was demolished between 2023 and 2024.

Auger 1 (Figure 18) is determined to have fill to 0.10m consisting of light yellowish brownish silt and gravel, 0.1m to 0.3m shows a dark grey silty sand profile with gravel and root inclusions. From 0.3m to 0.5m the profile remains the same however becomes a medium grey sandy silt. From 0.5m to 0.7m the profile changes to a light greyish brown sand with minor gravel inclusions. From 0.9m to 1m a yellowish brown sand with ironstone. The gravel inclusions to depths of 0.7m and the silty texture of the profile to 0.5m demonstrates that the sediment profile has been disturbed to a depth of at least 0.7m.

Auger 2 (Figure 19) shows a medium grey sand profile to 0.3m, followed by 0.3m to 0.5m light greyish brown sand with gravel inclusions. From 0.5m to 0.95m light brown sand on top of a medium brown yellowish sand with orange clay inclusions. The gravel inclusions present between 0.3m to 0.5m demonstrating that the sediment profile has been disturbed to a depth of at least 0.5m.

Auger 3 (Figure 20) shows a 0.3m dark grey silty sand profile on top of 0.3m to 0.4m of light greyish brown sand, 0.4m to 0.55m light brown sand, 0.55m to 0.7m of light yellowish brown sand and 0.7m to 1m mottled brown sand. No evidence of topsoil was found.

The evidence above shows that the expected natural soil profile is not found in the activity area. Augers 1 and 2 had evidence of disturbance to a depth from 0.5m to 0.7m with the presence of modern gravel. This depth and extent of disturbance can reasonably be extrapolated to be caused by machinery. In Auger 3 no evidence of topsoil, natural or recent was identified which means that the topsoil has been previously stripped. This can reasonably be extrapolated to be caused by machinery.

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Table 1 Auger Hole Log

Auger Hole	Soil Profile
1	[1] 0-10cm: weak light yellowish greyish brown 10YR 4/3, 3/4 & 3/1 silt and 90% gravel [2] 10-30cm: weak dark grey 10YR 2/1 sandy silt, 10% gravel and 50% root inclusions [3] 30-50cm: weak medium grey 10YR 3/1 sandy silt, 5% gravel and remnant root inclusions [4] 50-70cm weak light greyish brown 10YR 5/3 sand, remnant roots [5] 70-90cm: weak light yellowish brown 10YR 5/4 sand, 1% gravel [6] 90-100cm+: medium yellowish brown 10YR 4/4 sand, 5% ironstone inclusion
2	[1] 0-30cm: weak medium grey 10YR 2/1 sand, grass and roots [2] 30-50cm: weak light greyish brown 10YR 4/3 sand, 20% gravel inclusions [3] 50-95cm: weak light brown 10YR 5/4 sand [4] 95-100cm+: firm medium yellowish brown 10YR 5/6 sand, with 7.5YR 5/6 clay inclusions
3	[1] 0-30cm: weak dark grey 10YR 2/1 silty sand, very thick grass and roots [2] 30-40cm: weak light greyish brown 10YR 4/4 sand, rootlets [3] 40-55cm: weak light brown 10YR 5/4 sand [4] 55-70cm: weak light yellowish brown 10YR 5/6 sand [5] 70-100cm+: firm brown 10YR 3/6, 4/6 and 2/2 sand, mottled

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Aerial Photograph: Courtesy of DPI Website 2021

Legend:

Activity Area Boundary
0.08 hectares (approx)

Auger hole

0 5 10
Scale of Metres

N
GDA94
MGA Zone 55

Parish: Frankston
LGA: Frankston

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Map 3 Auger Hole Locations



Figure 15

Entrance to Activity Area and carport in the background. Facing West.

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Figure 16

Entry way. Facing Southeast.



Figure 17

Backyard showing the removal of the outbuilding. Facing southwest.



Figure 18

Auger 1



Figure 19

Auger 2



Figure 20

Auger 3

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Has Significant Ground Disturbance Occurred?

Several Victorian Civil and Administrative Tribunal (VCAT) hearings have addressed the issue of SGD. For example, in relation to subdivision, the Azzure decision (VCAT 2009) determined that if there was no 'smoking gun' evidence, SGD could reasonably be determined through comparative and contextual information, including urban context; timing of subdivision; the shape, size, topography and configuration of lots in the subdivision; the development of buildings on the site and the pattern of use over time; the provision of underground drainage and services; the style and configuration of houses and gardens; and the lack of remnant vegetation.

The above investigation has shown that SGD has occurred in the activity area for the following reasons:

1. The land use history has demonstrated that the activity area and the statutory area of Aboriginal cultural heritage has been disturbed through historical land clearing (Figure 5), building construction (Figure 6), demolition (Figure 12) and asset installation (Figure 13).
2. The site visit demonstrated that the activity area confirmed much of the land use history with the activity area cleared of native vegetation, levelled, a house and outbuilding constructed, the installation of artificial surfaces and various services.
3. The geomorphological investigation has demonstrated that auger 1 and 2 has disturbed topsoil and auger 3 has none.

The evidence from historical land use, the site visit and geomorphological investigation demonstrates it is reasonable to extrapolate that significant ground disturbance has occurred across the entire activity area. There is no evidence that the natural topsoil of the sediment profile remains but to the contrary that the topsoil has been either disturbed to a depth of 0.5m to 0.7m or has been entirely stripped. This scale of disturbance can only have occurred by machinery and therefore satisfies the definition of significant ground disturbance

.

Statutory Obligations under the *Aboriginal Heritage Act 2006*

The above investigation demonstrates that the proposed activity at 2 Victoria Parade, Frankston does *not* require the preparation of a mandatory CHMP because no part of activity area is a legislated area of cultural heritage sensitivity, and the activity is not a high impact activity pursuant to Regulation No. 41(2) and 58(4).

If the Sponsor wishes to mitigate any risk of lengthy delays caused by the discovery of Aboriginal cultural heritage during the conduct of the activity, then a voluntary CHMP can be commissioned.

If any unexpected Aboriginal cultural heritage is discovered during the ground disturbance works, then works must cease at this location and a Cultural Heritage Permit must be obtained. Works are only required to cease within a 10m buffer of the location of the find.

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Statutory Obligations under the *Native Title Act 1993*

Native Title is the recognition by Australian law that Indigenous people have the right to their land, water, traditional laws and customs. In order to acquire Native Title, a Native Title determination decision must be administered by the Federal Court or High Court of Australia. Claims can only be made on unallocated Crown Land or water. Native Title cannot be ascribed to past or present allocated Crown Land, such as residential freehold or public land, such as roads, schools or hospitals.
A search of the Aboriginal Cultural Heritage Register Information System (ACHRIS) demonstrates that under the *Native Title Act* 1993, there is one (Boonwurrung) National Native Title Tribunal scheduled relevant to the activity area (Map 1). Additionally, the land is not vacant or unallocated, and no future Native Title claims can include the activity area. Therefore, no action is required regarding the *Native Title Act 1993*.

Historic Cultural Heritage

Statutory Obligations under the *Heritage Act 2017* and *Planning and Environment Act 1987*

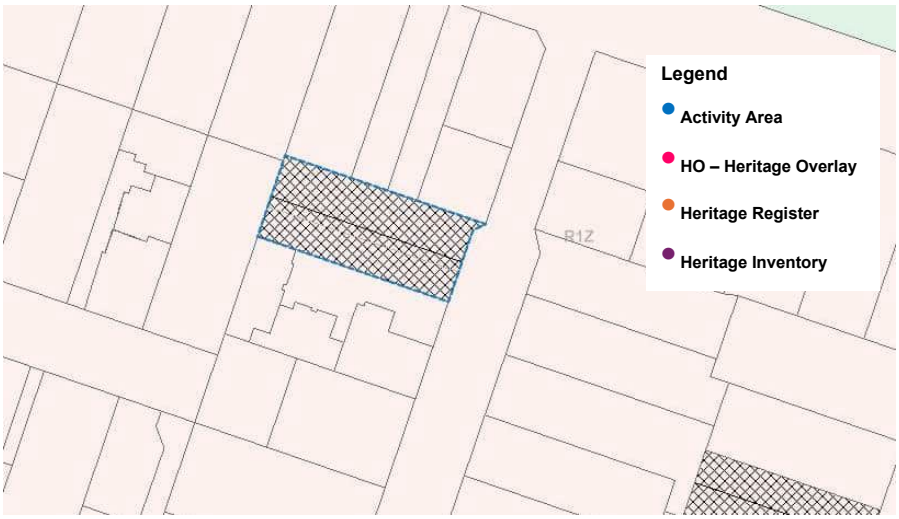
All historic sites are protected under the *Heritage Act 2017,* which requires appropriate Consents or Permits to be obtained before any historic site is disturbed. In addition, all historic sites must be reported to the Executive Director of the Heritage Council. Any archaeological site older than 75 years is considered to have potential archaeological value. Historic archaeological sites with low scientific significance are listed on the Heritage Inventory. Historic sites with State Significance to the Government of Victoria are listed on the Victorian Heritage Register.

Local councils are responsible for issuing Permits for the use and development of local heritage places under the *Planning and Environment Act 1987*. Heritage places are listed on the Heritage Overlay on the Local Council Planning Scheme. The Heritage Overlay includes places of local significance as well as places of State Significance to the Government of Victoria on the Victorian Heritage Register.

Historic Heritage Databases Search

A search of Heritage Victoria's Victorian Heritage Database (VHD), the VicPlan online map and Frankston Council Planning Scheme Online Heritage Overlay shows (Map 4) shows that there are no previously recorded historic sites in or immediately adjacent to the activity area.

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Map 4 VicPlan

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Summary of Statutory Obligations

This investigation has reviewed the statutory obligations in relation to the relevant Aboriginal and historic heritage Acts and Regulations. The obligations are summarised in the table below.

Table 2 Summary of Cultural Heritage Statutory Obligations

Aboriginal	*Is the activity a high impact activity?*	Yes, Regulations 46(1)(b)(xxi) and 58(1)
	Is part of the activity area a legislated area of cultural heritage sensitivity?	No, SGD has been demonstrated.
	Is a mandatory CHMP required?	No
Historic	*Are there any Heritage Inventory (HI) or Victorian Heritage Register (VHR) places within or immediately abutting the activity area?*	No
	Are there any Frankston Council Heritage Overlays within or immediately abutting the activity area?	No
	Are any Permits or Consents required from Heritage Victoria required prior to the activity commencing?	No
	Are any Permits required from Frankston Council required to manage a Heritage Overlay prior to the activity commencing?	No

Tardis provides the following heritage advice in relation to the activity:

Aboriginal Cultural Heritage:

The proposed activity does not require a mandatory CHMP prior to the activity commencing. If the proponent of the activity wishes to mitigate the risk of the discovery of any Aboriginal cultural heritage during the conduct of the activity, a voluntary CHMP can be commissioned.

Historic Heritage:

There are no further historic archaeological, or heritage matters that need to be addressed prior to the works commencing.

Yours sincerely,

[redacted]

Heritage Advisor

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PLANNING PERMIT

FORM 4 Section 63 & 86

PERMIT NUMBER:	349/2020/P
RESPONSIBLE AUTHORITY:	Frankston City Council
PLANNING SCHEME:	Frankston Planning Scheme
ADDRESS OF THE LAND:	2 Victoria Parade, Frankston 3199
THE PERMIT ALLOWS:	To construct two (2) double storey dwellings on a lot and a two (2) lot subdivision in a General Residential Zone (GRZ); to construct and building and construct and carry out works in a Design and Development Overlay Schedule 10 (DDO10); and to construct and carry out works in a Specific Controls Overlay Schedule 3 (SCO3)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application prepared by Modarc being sheets TP1, TP1A, TP3, TP4, TP5, TP6 and TP9 all marked Rev B and dated August 2021 but modified to show:
   a. All trees growing on the site and on the adjoining properties within 3m of the boundaries must be clearly illustrated on all relevant plans. This must include canopy width, trunk location and be clearly labelled in accordance with the arborist report by Arborist Report, Impact Assessment & Tree Management Plan, DB Horticulture, 22 October 2021and state whether the tree is to be retained or removed.
   b. The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for all retained trees and the location of tree protection fencing and or ground protection systems must be clearly illustrated on all relevant plans (including ground floor).
   c. Tree Protection Conditions 6 and 7 noted on all relevant plans in full.
   d. Storage for each dwelling in compliance with the requirements of Standard B30.
   e. A note that relocation of the Telstra pit located in the proposed accessway for Dwelling 2 must occur prior to the commencement of any works approved by this permit.
   f. A two metre drainage easement be created in favour of the Frankston City Council along the southern boundary.
   g. Plan of Subdivision prepared by a Licensed Land Surveyor.
   h. Landscape Plan in accordance with Condition 3.

Date Issued: **8 August 2022**

Signature for the Responsible Authority [redacted]

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Advertised Material
Copy of Original Planning Permit & Previously Considered Plans
Planning Application: 349/2020/P/F
Date: 26 February 2026 Page 2 of 19

PLANNING PERMIT

PERMIT NUMBER: 349/2020/P

Conditions Continued –

i. A Tree Protection Management Plan in accordance with Condition 8.
j. Outdoor lighting in accordance with Condition 25.

No Alteration or Changes

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

Landscaping

3. Before the commencement of buildings and works, a landscape plan in accordance with the submitted development plan, prepared by a suitably qualified landscape professional must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions. The plan must show:
   a) A survey (including botanical names) of all existing vegetation on the site and those located within three (3) metres of the boundary of the site on adjoining properties, accurately illustrated to represent canopy width and labelled with botanical name, height and whether the tree is proposed to be retained and/or removed.
   b) The tree number, TPZ, SRZ and notations regarding protection methods during construction of retained trees.
   c) Buildings on neighbouring properties within three metres of the boundary.
   d) The delineation and details of surface finishes of all garden beds, grassed areas, pathways, driveways, retaining walls and other landscape works including areas of cut and fill throughout the development site.
   e) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at maturity and quantities of each plant.
   f) A range of plant types from ground covers to large shrubs and trees.
   g) Landscaping and planting within all open areas of the site.
   h) Adequate planting densities (e.g.: plants with a mature width of 1 metre, planted at 1 metre intervals).
   i) Planting within corner splay/areas to have a maximum height of 900mm.
   j) A planting theme of a minimum 20% indigenous, 40% native and 40% exotic within each plant group.
   k) All existing environmental weed species are to be removed from the site and environmental and noxious weeds found in the 'Frankston Invasive species guide (2019) are not to be planted.
   l) The provision of suitable canopy trees (minimum two metres tall when planted) in the areas specified below (trees are not to be sited over easements) with species chosen to be approved by the Responsible Authority:
      i. One (1) within the front setback of each dwelling, minimum mature height of 12m
      ii. Three (3) within the private open space of both dwellings minimum mature height 8m

Date Issued: 8 August 2022 **Signature for the Responsible Authority** [redacted]



PLANNING PERMIT

PERMIT NUMBER: 349/2020/P

Conditions Continued –

m) The provision of notes on the landscape plan regarding site preparation, including in-ground irrigation system to be provided to all landscaped areas, removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
n) All tree stock used must be in accordance with AS2303-2015 *Tree stock for Landscape Use*.

Prior to Occupation

4. The landscaping as shown on the endorsed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or commencement of the use or at such later date as is approved by the Responsible Authority in writing.

5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged trees are to be replaced.

Tree Protection

6. Tree protection must be carried out in accordance with the Australian Standard AS 4970-2009 Protection of trees on development sites to the satisfaction of the Responsible Authority.

7. Prior to the commencement of the development (including vegetation removal), a Tree Protection Fence defined by a 1.8 metre high (minimum) temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting with a high visibility plastic hazard tape, must be installed at the TPZ of trees numbered 1, 4, 5 and 6 to the satisfaction of the Responsible Authority. A fixed sign is to be provided on all visible sides of the Tree Preservation Fencing, stating "Tree Preservation Zone – No entry without permission from Frankston City Council".

   The requirements below must be observed within this area –

   (a) Coarse mulch laid to a depth of 50-100 mm (excluding street trees).
   (b) No vehicular or pedestrian access.
   (c) The existing soil level must not be altered either by fill or excavation.
   (d) The soil must not be compacted or the soil's drainage changed.
   (e) No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
   (f) No storage of equipment, machinery or material is to occur.
   (g) Open trenching to lay underground services e.g.: drainage, water, gas, etc. must not be used unless approved by the Responsible authority to tunnel beneath.
   (h) Nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.
   (i) Tree roots must not be severed or injured.

Date Issued: 8 August 2022 **Signature for the Responsible Authority** [redacted]

PLANNING PERMIT

PERMIT NUMBER: 349/2020/P

Conditions Continued –

(j) Machinery must not be used to remove any existing concrete, bricks or other materials.

The tree protection fence must remain in place for the duration of building and works to the satisfaction of the Responsible Authority.

Tree Protection Management Plan

8. A Tree Protection Management Plan prepared in accordance with Frankston City Council's 'Arboricultural Report Writing Guide' must be submitted by a suitably qualified and experienced Arborist in relation to the management and maintenance of trees to be retained and protected and must be approved by the Responsible Authority prior to the commencement of any works (including any demolition, levelling of the site, excavations, tree removal, delivery of building/construction materials and/or temporary buildings). The Tree Protection Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following where relevant but not limited to ensuring that the trees remain healthy and viable during and following construction:
    a) A site plan showing tree protection zones (TPZ) and structural root zones (SRZ), tree protection fence locations and any fence relocations required where ground protection systems will be used;
    b) A clear photograph of each tree;
    c) Any specific damage/faults evident within each tree prior to demolition or construction. These photographs must be supplied within the TPMP as a preliminary dilapidation report.
    d) Restricted activities in the TPZ;
    e) Key supervision and monitoring stages of the development including pre-demolition, pre-construction, and post construction stages;
    f) Details of any TPZ encroachments including ;
        a. Details of exploratory root investigation
        b. Alternative construction techniques
        c. Supervision
        d. Details of any root pruning
    g) Methods for installation of services e.g.; sewerage, storm water, telecommunications, electricity etc;
    h) Remedial works as required including a detailed photographic diagram specifying what pruning will occur;
    i) Final Certification of Tree protection template.

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

Date Issued: 8 August 2022 **Signature for the Responsible Authority** [redacted]

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Conditions Continued –

Drainage

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

10. Prior to commencement of development construction detailed design plans and drainage computations of the internal stormwater drainage system including the method of connection to the existing Council drainage infrastructure must be submitted and approved to the satisfaction of the Responsible Authority.

11. Water Sensitive Urban Design principles (WSUD) are to be incorporated into the drainage design, which may include but not be limited to the following components or a combination thereof:
    - On-site stormwater detention and rainwater tanks.
    - Soil percolation
    - Stormwater harvesting and Re-use of stormwater for garden watering, toilet flushing, etc.
    - On-site 'bio-treatment' to reduce dissolved contaminants and suspended solids.

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

13. Vehicle crossing must be constructed to Frankston City Council's standards and specifications to the satisfaction of the Responsible Authority.

14. Prior to occupation of the dwellings hereby permitted by this permit starts, areas set aside for parking vehicles, loading bays, access lanes and paths as shown on the endorsed plans must be:
    a. Constructed to the satisfaction of the Responsible Authority;
    b. Properly formed to such levels that they can be used in accordance with the plans;
    c. Surfaced with an all-weather sealcoat; and
    d. Drained and maintained to the satisfaction of the Responsible Authority.

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

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

Date Issued: 8 August 2022 **Signature for the Responsible Authority** [redacted]

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PLANNING PERMIT

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Conditions Continued –

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

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

Prior to Statement of Compliance

16. A Statement of Compliance will not be issued until all buildings and works (including landscaping) approved under this permit have been completed to the satisfaction of the Responsible Authority.

Telecommunications Requirements

17. The owner of the land must enter into an agreement with:
    a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
    b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
18. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
    a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
    b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Utility Requirements

19. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

Date Issued: 8 August 2022 **Signature for the Responsible Authority** [redacted]



PLANNING PERMIT

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Conditions Continued –

20. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

21. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Urban Design

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

23. Mailboxes shall be provided to the proposed dwelling/s to the satisfaction of the Responsible Authority and Australia Post.

24. All plumbing work, sewer pipes etc. (except for spouting and stormwater pipes) associated with the new dwelling shall be concealed from general view.

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

Completion of Buildings and Works

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

Department of Health

27. Should any cranes be used for construction, details of crane location and height must be advised to DHHS at least five business days prior to commencement.

28. Cranes and other associated construction equipment must be lit is accordance with Air Ambulance Victoria lighting requirements, as per the table below:

Crane	Lighting Requirement	
	Day	Night
Top of Crane	Medium intensity white obstruction light	Medium intensity red obstruction light
End of Jib	Medium intensity white obstruction light	Medium intensity red obstruction light
Along Jib	Line of white LED (Weather proof emergency fluoro with minimum 90 minute battery back-up) on a PE cell along the full length of the jib.	
Tower Section	Stairway lights or spot lights attached to the top of the tower pointing down and onto the tower	

Date Issued: 8 August 2022

Signature for the Responsible Authority [redacted]

PLANNING PERMIT

PERMIT NUMBER: 349/2020/P

Conditions Continued –

Permit Expiry

29. This permit will expire if:
    a. The development has not started within two (2) years of the date of this permit; or
    b. The development is not completed within four (4) years of the date of this permit; or
    c. The subdivision is not certified within two (2) years of the date of this permit; or
    d. The subdivision is not registered within five (5) years of the date of certification.

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

Permit Notes

A. Asset Protection Permit

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

B. Extension of Time

Section 69 of the *Planning and Environment Act 1987* provides that before the permit expires or within 6 months afterwards, the owner or occupier of the land to which the permit applies may ask the responsible authority for an extension of time. Please note, if a request is made out of time, the Responsible Authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

Any extension of time request must be lodged with the relevant administration fee.

C. Variation to Planning Permit

Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

D. Street Addressing

Street addresses are allocated by Council. It is a requirement under *Frankston City Council Community Local Law 2020* Part 2.12 for the owner or occupier of each property to clearly display the street numbering allocated by Council.

Proposed street addresses can be obtained by contacting Council's Rates Department on 1300 322 322.

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

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Signature for the Responsible Authority [redacted]

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987.)**

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if: -
   - the development or any stage of it does not start within the time specified in the permit, or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan or subdivision or consolidation under the **Subdivision Act 1988.**

2. A permit for the use of land expires if -
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
   - the use is discontinued for a period of two years.

3. A permit for the development and use of land expires if -
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
   - the use is discontinued for a period of two years.

4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.

5. The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

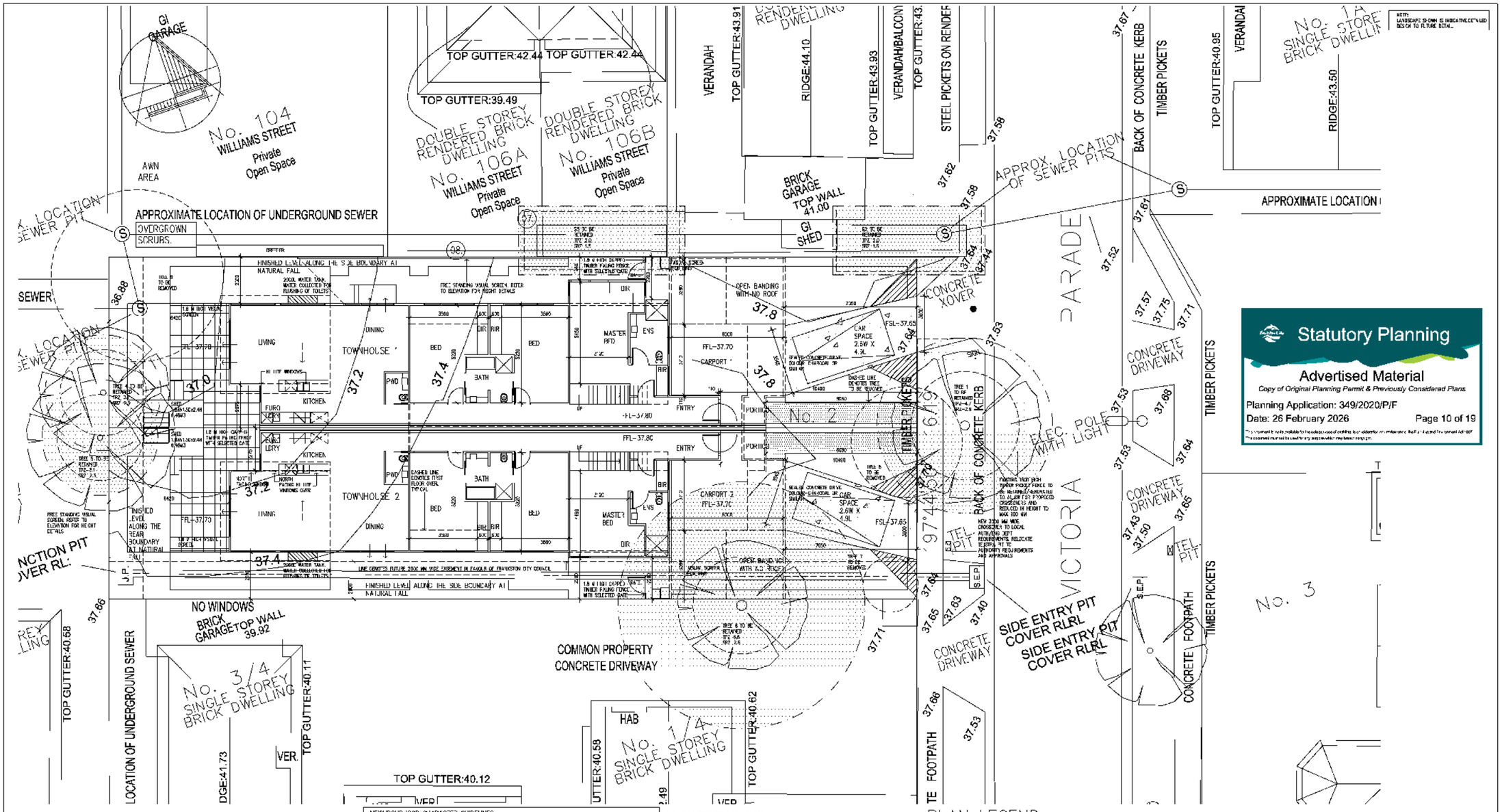
WHAT ABOUT APPEALS?

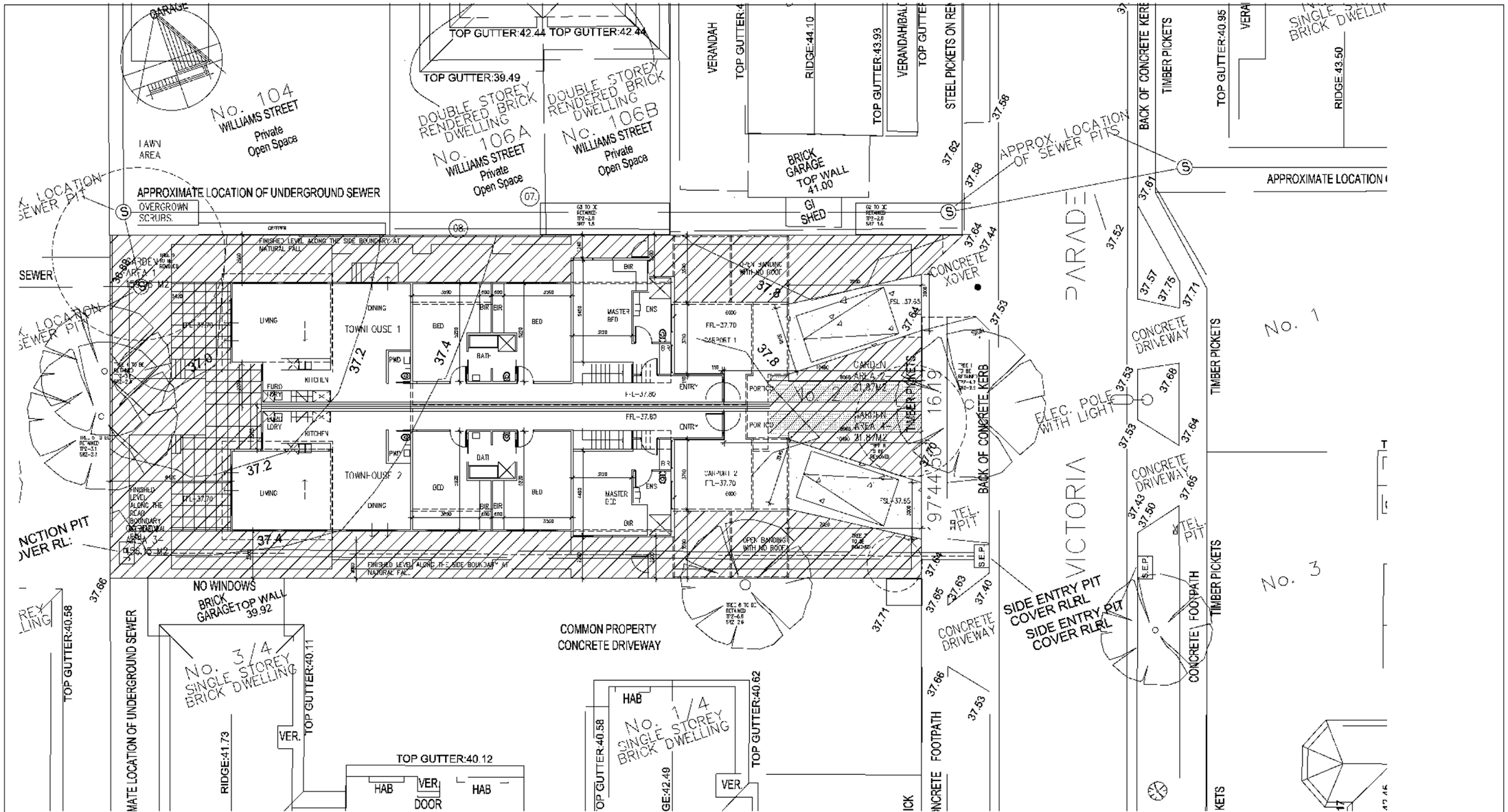
- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil & Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil & Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.

Application for review forms and guides are available at www.vcat.vic.gov.au , Ground Floor 55 King Street Melbourne or by contacting VCAT customer service on (03) 9628-9777.

(LAST PAGE OF PERMIT)




No. 104 WILLIAMS STREET Private Open Space
No. 106A WILLIAMS STREET Private Open Space
No. 106B WILLIAMS STREET Private Open Space
DOUBLE STOREY RENDERED BRICK DWELLING
TOP GUTTER:42.44 TOP GUTTER:42.44
TOP GUTTER:39.49
VERANDAH
TOP GUTTER:43.91
RIDGE:44.10
TOP GUTTER:43.93
VERANDAH/BALCONY
STEEL PICKETS ON RENDER
BRICK GARAGE TOP WALL 41.00
GI SHED
GI GARAGE
AWN AREA
APPROXIMATE LOCATION OF UNDERGROUND SEWER
OVERGROWN SCRUBS.
APPROX. LOCATION OF SEWER PITS
BACK OF CONCRETE KERB
TIMBER PICKETS
TOP GUTTER:40.95
VERANDAH
RIDGE:43.50
No. 1A SINGLE STOREY BRICK DWELLING
APPROXIMATE LOCATION
PARADE
VICTORIA
CONCRETE DRIVEWAY
ELEC. POLE WITH LIGHT
TEL PIT
SIDE ENTRY PIT COVER RL/RL
CONCRETE FOOTPATH
TIMBER PICKETS
No. 2
No. 3
No. 1/4 SINGLE STOREY BRICK DWELLING
No. 3/4 SINGLE STOREY BRICK DWELLING
TOWNHOUSE
TOWNHOUSE 2
LIVING
DINING
KITCHEN
BED
BATH
MASTER BED
ENS
PWD
ENTRY
PORCH
CARPORT
CAR SPACE 2.6W X 4.9L
FSL=37.65
FFL=37.70
FFL=37.80
FFL=37.70
FFL=37.77
FFL=37.78
OPEN BANDING WITH NO ROOF
CONCRETE XOVER
NO WINDOWS
BRICK GARAGE TOP WALL 39.92
TOP GUTTER:40.11
TOP GUTTER:40.58
TOP GUTTER:40.62
TOP GUTTER:40.12
LOCATION OF UNDERGROUND SEWER
DGE:41.73
HAB
COMMON PROPERTY CONCRETE DRIVEWAY
FINISHED LEVEL ALONG THE SIDE BOUNDARY AT NATURAL FALL
1.8 M HIGH CAPPED TIMBER PALING FENCE WITH SELECTED DADO
FREE STANDING VISUAL SCREEN REFER TO ELEVATION FOR HEIGHT DETAILS
200LT WATER TANK
LINE DENOTES FUTURE 2000 MM WIDE EASEMENT IN FAVOUR OF FRANKSTON CITY COUNCIL
97°44'30"
37.66
37.40
37.63
37.65
37.71
37.53
37.64
37.69
37.43
37.50
37.65
37.57
37.75
37.71
37.61
37.62
37.58
37.56
37.52
37.44
37.53
37.64
37.53
37.64
37.8
37.4
37.2
37.0
36.88
37.7
37.8
37.8
37.8



35% GARDEN AREA

DENOTES GARDEN AREA USED FOR CALCULATION

GARDEN AREA REQUIRED
−277.12 M2

GARDEN AREA PROVIDED
AREA 1−159.96 V2
AREA 2−21.87 V2
AREA 3 162.10 V2
AREA 4−21.87 V2
TOTAL AREA−365.80 M2

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REV	AMENDMENT	DATE	CLIENT
A	ISSUED TO COUNCIL	Mar 20	[redacted]
B	RE RESPONSE	Nov 20	

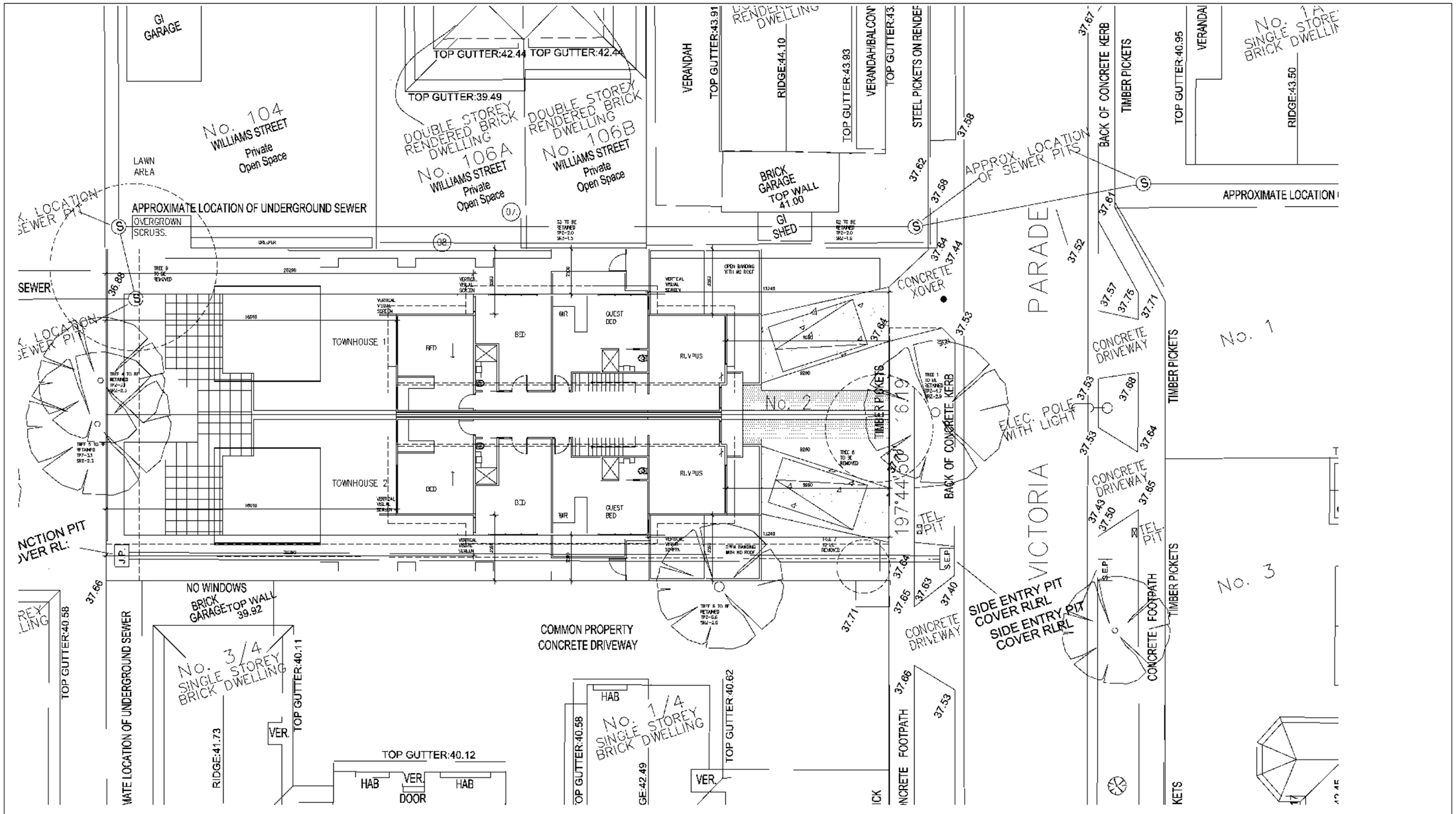
PROJECT
PROPOSED TOWN HOUSE
DEVELOPMENT AT 2 VICTORIA PDE,
FRANKSTON

TITLE
35 % GARDEN AREA DIAGRAM

MODARC
Residential Site Potential Specialists

Building
Design
Town Planning
Documentation

SCALE 1:100@A1
PROJECT NO 20012
DRAWING NO TP1A
PLOT DATE SEPT 20 APPROVED
REVISION B



Statutory Planning

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REV	AMENDMENT	DATE
A	ISSUED TO COUNCIL	SEP 20
B	AMENDMENTS	AUG 21

CLIENT [redacted]

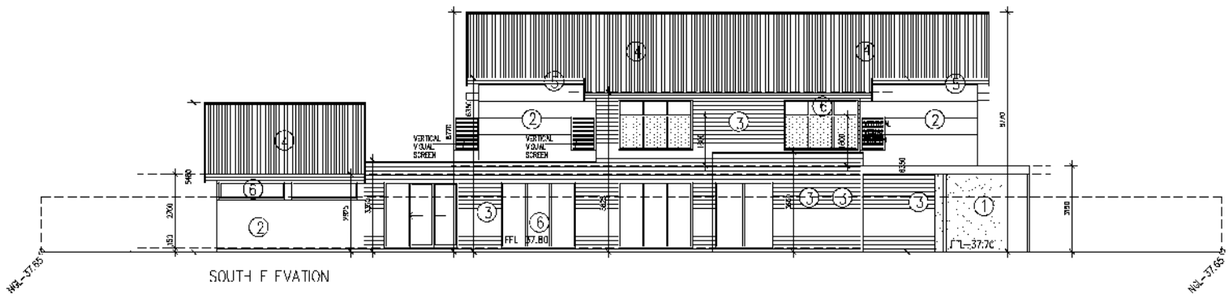
PROJECT
PROPOSED TOWN HOUSE DEVELOPMENT AT 2 VICTORIA PDE, FRANKSTON

TITLE
FIRST FLOOR PLAN

MODARC Residential Site Potential Specialists 03 9775 6766

Building Design Townplanning Documentation

SCALE	PLOT
1:100@A1	
JOB NO.	DATE SEPT 20
20012	APPROVED
DRAWING NO.	REVISION
TP2	B



MATERIALS AND COLOUR LEGEND

WALL CLADDINGS

① RENDERED FINISH, COLOUR-WHITE COLOUR (NAPKIN WHITE) BY DULUX OR SIMILAR

② MATRIX WALL PANEL SYSTEM OR SIMILAR. COLOUR-DARK GREY/BLACK COLOUR (HURRICANE) BY DULUX OR SIMILAR

③ LINING BOARDS OR SIMILAR LINED PANEL SYSTEM. COLOUR TO MATCH COLORBOND RANGE. COLOUR -SHALE GREY BY DULUX

ROOFING

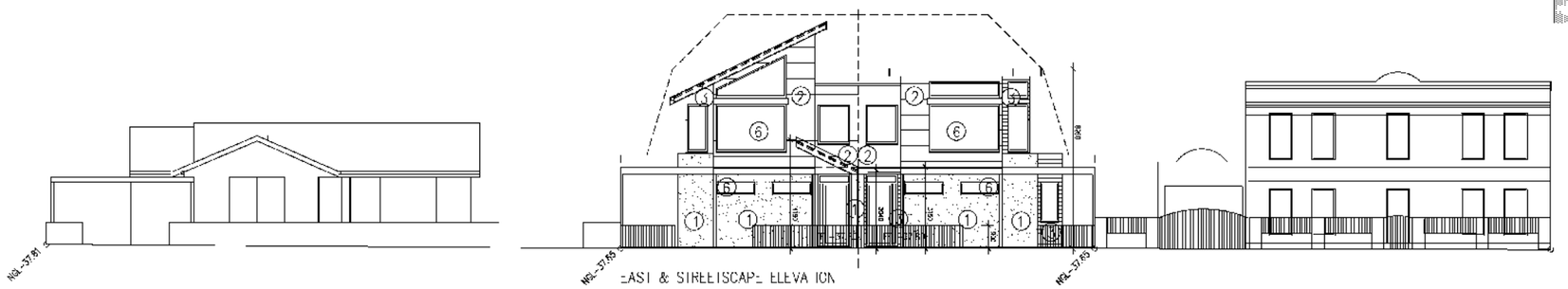
④ SELECTED ROOFING AT 26° PITCH. COLORBOND COLOUR – WOODLAND GREY OR SHALE GREY OR MONUMENT OR IRON STONE OR SIMILAR

⑤ SELECTED COLORBOND FASCIA & GUTTERS. COLORBOND COLOUR – WOODLAND GREY OR SHALE GREY OR MONUMENT OR IRON STONE OR SIMILAR

WINDOWS

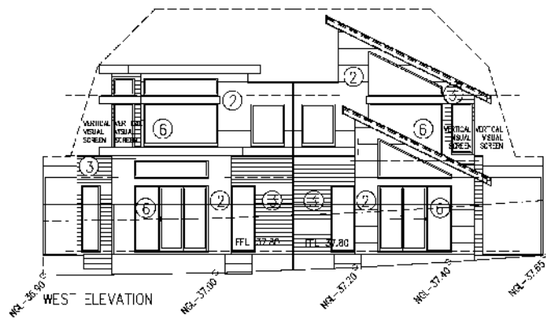
⑥ SELECTED ALUMINIUM FRAMED WINDOWS TO MANUF/SPECS. COLOUR-BLACK/WHITE/SILVER OR CHARCOAL COLOUR

DENOTES OPAQUE GLAZING TO REDUCE/STOP OVERLOOKING



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Date: 26 February 2026
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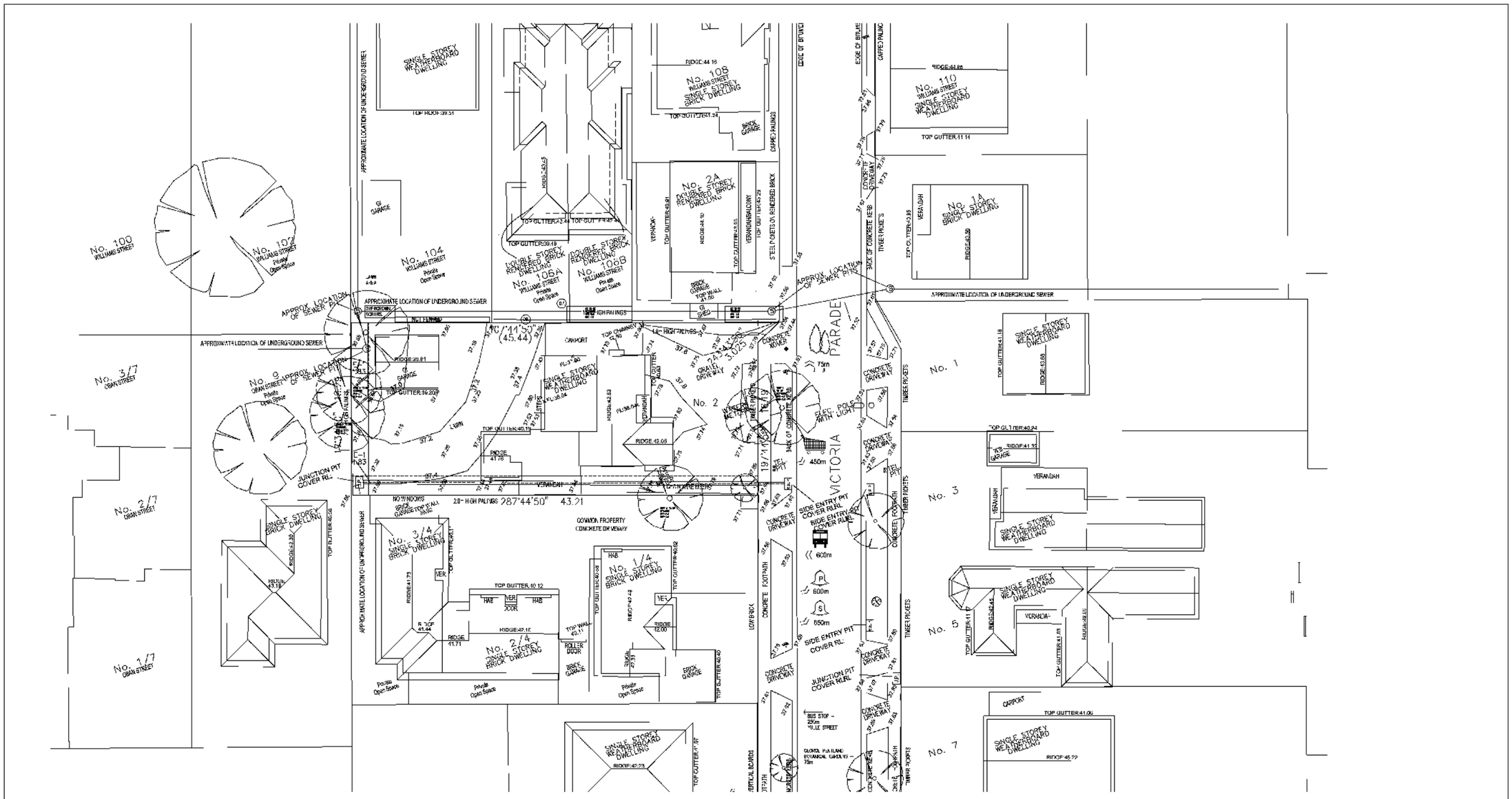
REV	AMENDMENT	DATE	CLIENT
A	ISSUED TO COUNCIL	SEP 20	[redacted]
B	AMENDMENT	AUG 25	

PROJECT
PROPOSED TOWN HOUSE DEVELOPMENT AT 2 VICTORIA PDE. FRANKSTON

TITLE
ELEVATIONS

MODARC
Residential Site Potential Specialists
Building Design Town planning Documentation

SCALE 1:100@A1
DATE SEPT 20
JOB NO 20012
DRAWING NO TP3
PLOT
APPROVED
REVISION B



SITE CONTEXT LEGEND

SYMBOL	LOCATION	DIST. TO
	PARKS: GEORGE PENTLAND BOTANICAL GARDENS – WILLIAMS STREET.	75m
P	PRIMARY SCHOOL: CARRPORT PRIMARY SCHOOL (TOWER-ILL ROAD)	600m
S	SECONDARY SCHOOL: FRANKSTON HIGH SCHOOL. (TOWER ILL ROAD)	650m
	BUS STOP: YULLE STREET.	250m
	SHOPS: FOOT STREET.	450m

Statutory Planning
Advertised Material
Planning Application: 3492/2025/P/T
Date: 26 February 2026 Page 14 of 19

REV	AMENDMENT	DATE
A	ISSUED TO COUNCIL	SEPT 25
B	RE RESPONSE	NOV 25

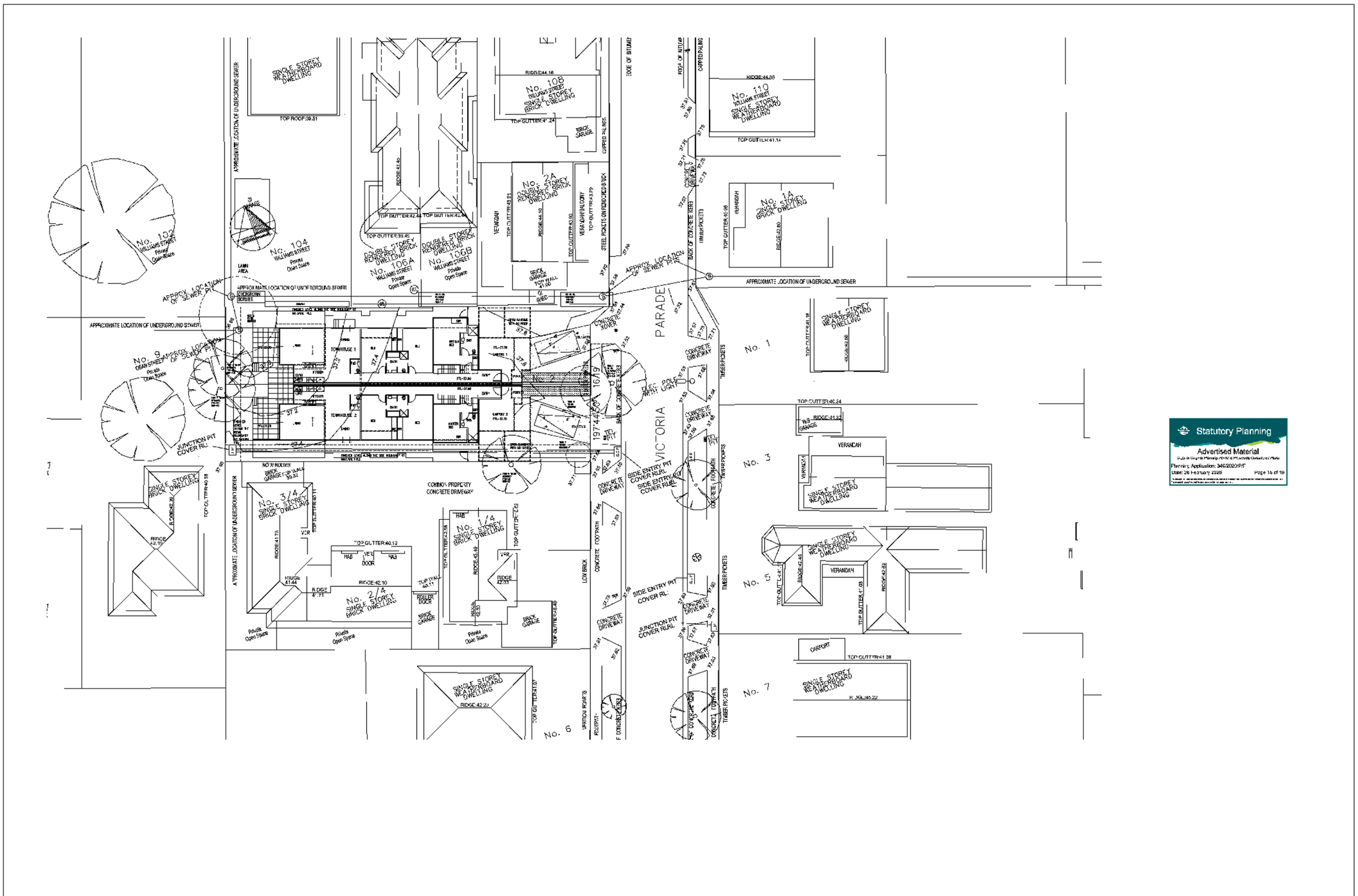
CLIENT [redacted]

PROJECT
PROPOSED TOWN HOUSE DEVELOPMENT AT 2 VICTORIA PDE, FRANKSTON

TITLE
SITE CONTEXT PLAN

MODARC Residential Site Potential Specialists
Building Design Town planning Documentation
03 9773 3788

SCALE 1:200@A1
PROJECT NO 23012
DRAWING NO TP0
REVISION B
PLOT
DATE SEPT 25
APPROVED



Statutory Planning
Advertised Material
Planning Application: 3462/2020/PIT
Date: 26 February 2026 Page 16 of 19

REV	AMENDMENT	DATE	CLIENT
A	RAISE TO 2 STOREY	SEPT 20	[redacted]
B	TITLE CHANGE	AUG 21	

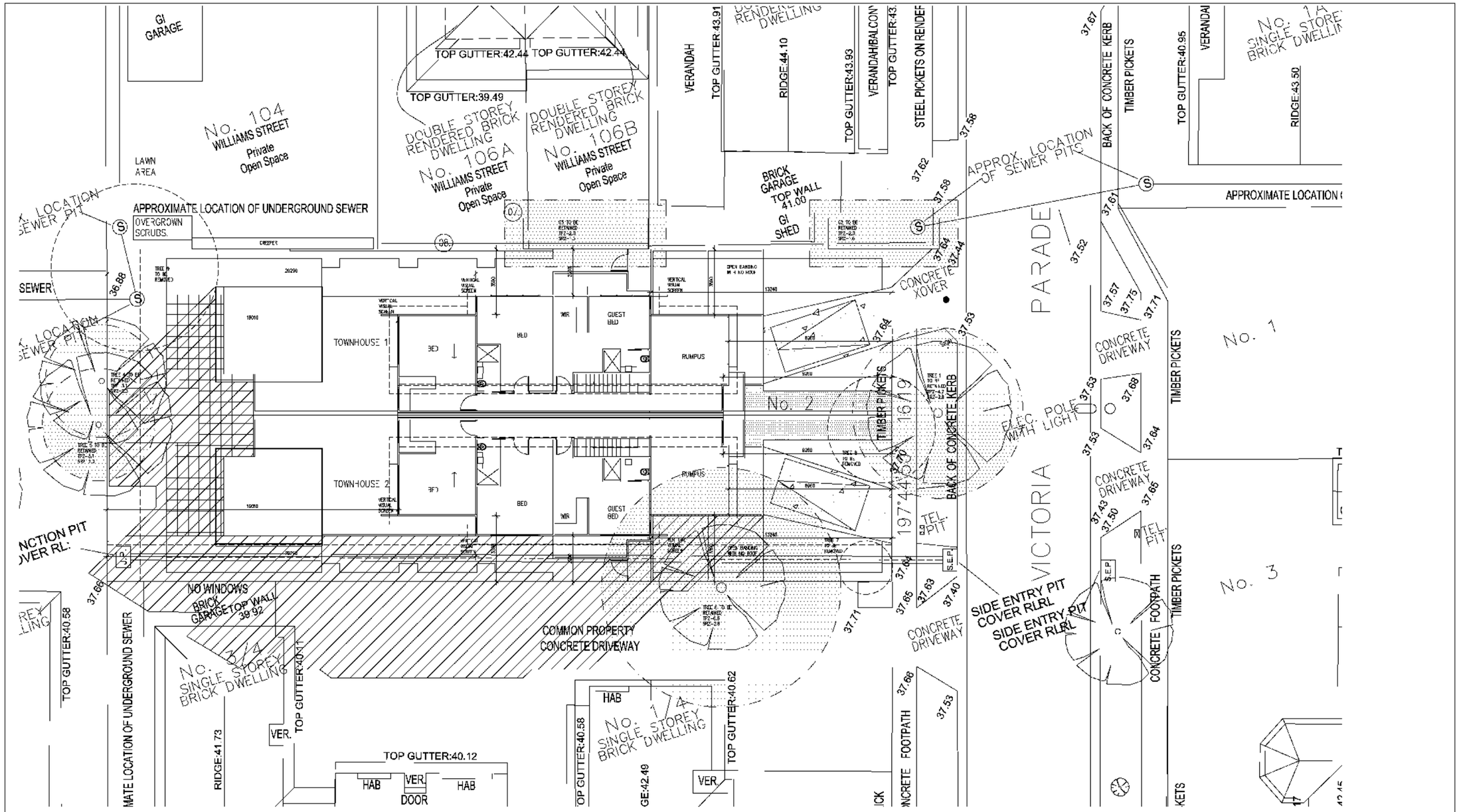
PROJECT
PROPOSED TOWN HOUSE DEVELOPMENT AT 2 VICTORIA PDE, FRANKSTON

TITLE
DESIGN RESPONSE PLAN

MODARC
Residential Site Potential Specialists
03 9772 6788

Building Design Townplanning Documentation

SCALE 1:200@A1
[redacted]
PROJECT NO 20012
DRAWING NO TP6
REVISION B
DATE SEPT_20
APPROVED



SHADOWS KEY
DENOTES SHADOW CAST FROM PROPOSED TOWN HOUSES

Statutory Planning
Advertised Material
Planning Application #4-2020/X-/R
Date: 26 February 2026
Page 16 of 18

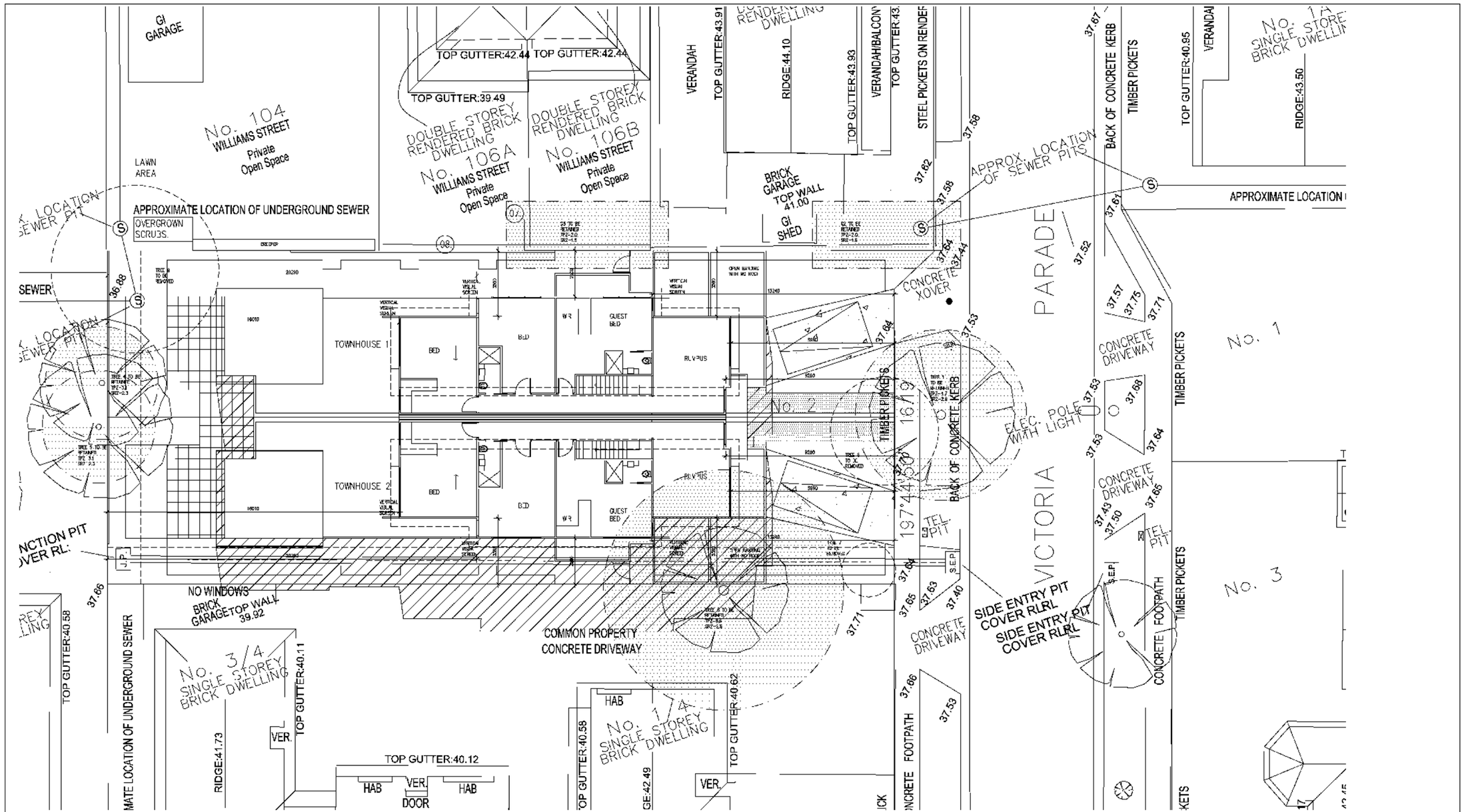
REV	AMENDMENT	DATE	CLIENT
A	RESPONSE TO COUNCIL	SEP 20	[redacted]
B	TITLE PLANS	AUG 20	

PROJECT
PROPOSED TOWN HOUSE DEVELOPMENT AT 2 VICTORIA PDE, FRANKSTON

TITLE
9 AM SHADOW DIAGRAM

MODARC
Residential Style Specialists
Building Design Townplanning Documentation

SCALE 1:100@A1
DATE SEPT_20
JOB PROJECT NO 20012
DRAWING NO TP6
REVISION B



SHADOWS KEY

DENOTES SHADOW CAST FROM PROPOSED TOWN HOUSES

Statutory Planning
Advertised Material
Planning Application: 349/2025/P/F
Date: 26 February 2026
Page 7 of 19

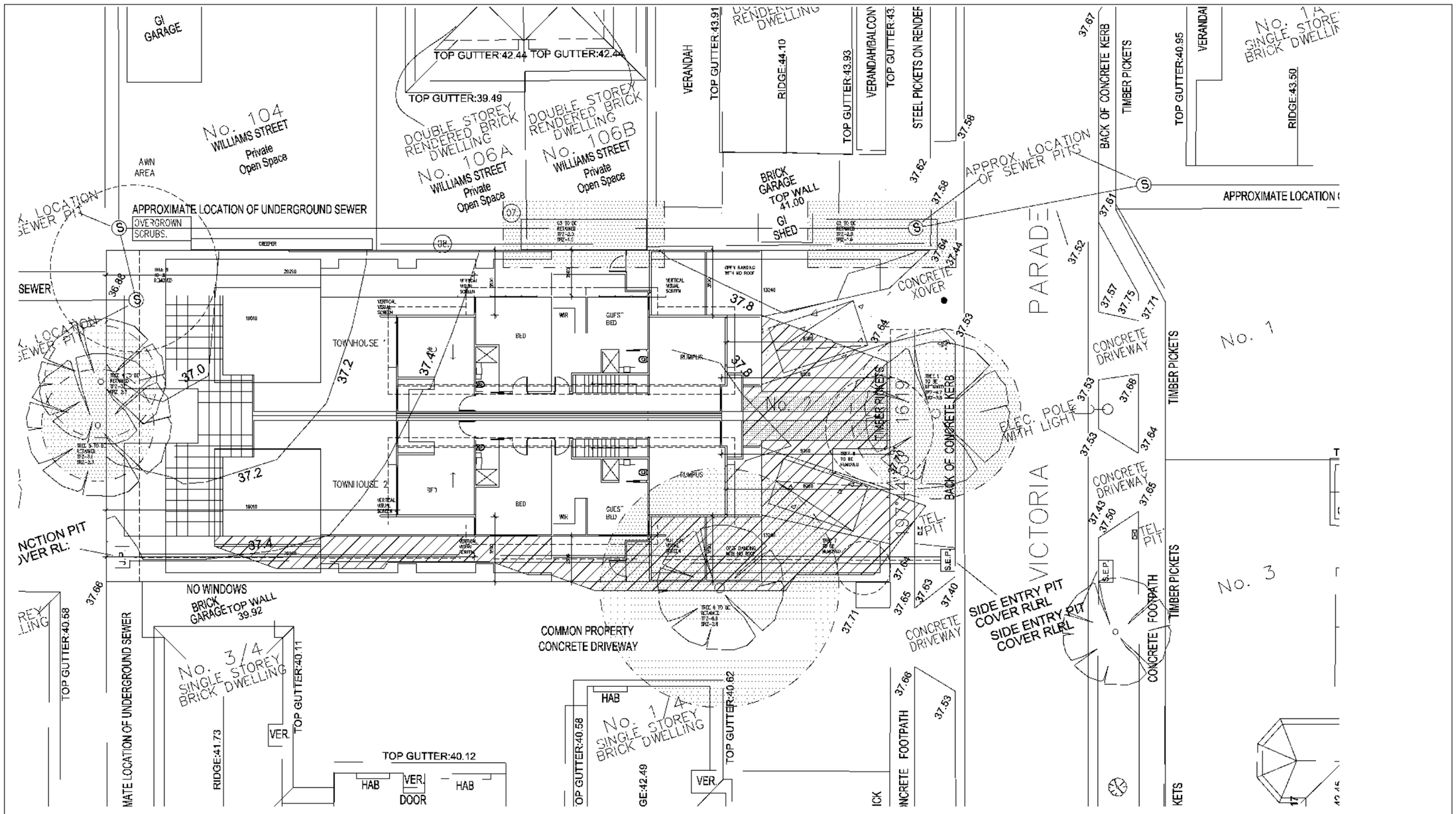
REV	AMENDMENT	DATE
A	ISSUED TO COUNCIL	SEPT 20
B	AMENDED PLANS	JULY 21

PROJECT
PROPOSED TOWN HOUSE DEVELOPMENT AT 2 VICTORIA PDE, FRANKSTON

TITLE
12 MIDDAY SHADOW DIAGRAM

MOJARC Residential Site Potential Specialists
Building Design Town planning Documentation

SCALE 1:100@A1
DATE SEPT 20
JOB NO 20012
DRAWING NO TP7
REVISION B
PLOT
ATTENTION



SHADOWS KEY

DENOTES SHADOW CAST FROM PROPOSED TOWN HOUSES

Statutory Planning
Advertised Material
Planning Application: SP/2020/XXX
Date: 20 February 2020
Page 14 of 19

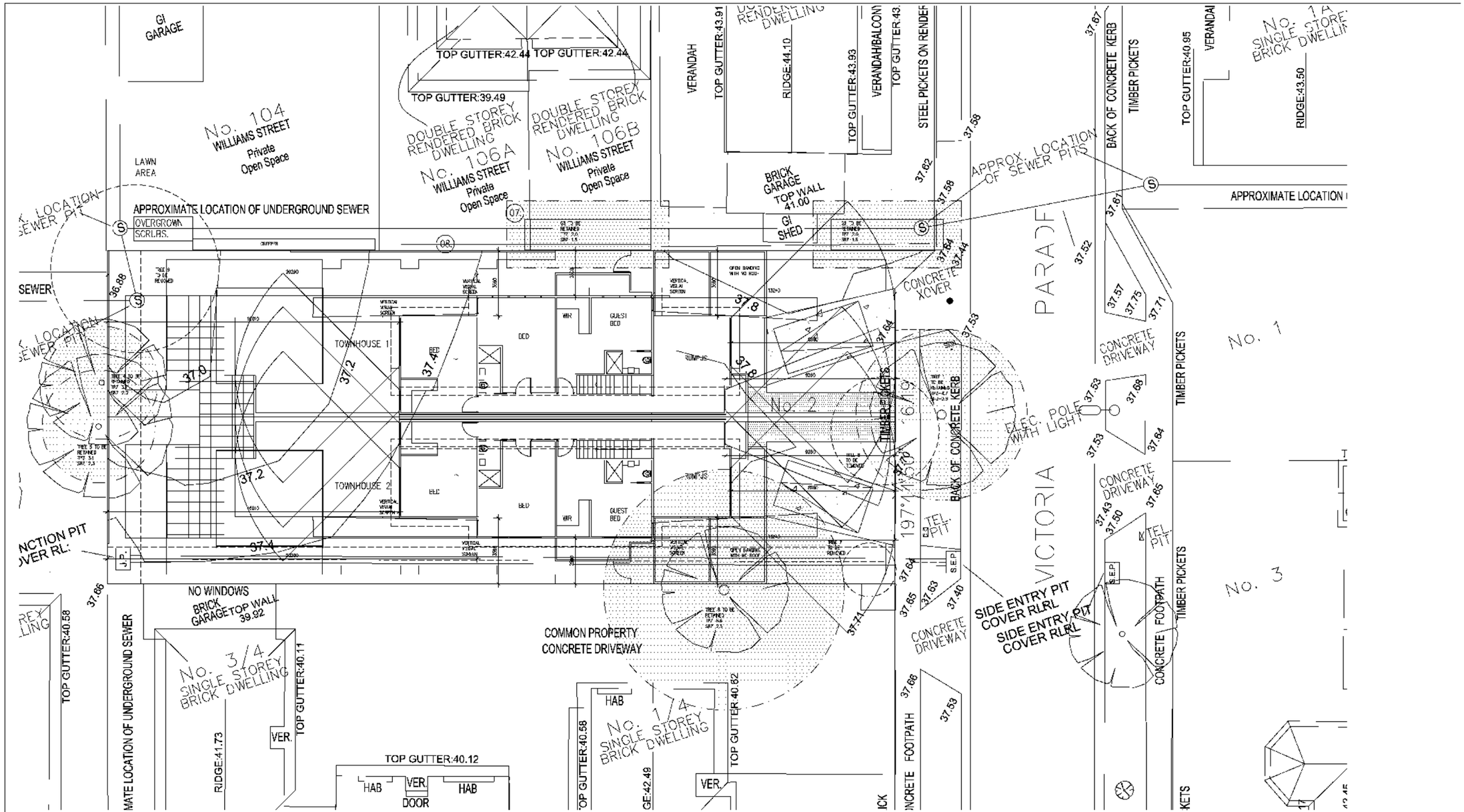
REV	AMENDMENT	DATE	CLIENT
A	ISSUED TO COUNCIL	SEP 19	[redacted]
B	AMENDED	AUG 21	

PROJECT
PROPOSED TOWN HOUSE DEVELOPMENT AT 2 VICTORIA PDE, FRANKSTON

TITLE
3 PM SHADOW DIAGRAM

MODARC
Building Design Town planning Documentation
Residential Site Planning Specialists
03 9772 3788

SCALE	JOB
1:100@A1	[redacted]
PROJECT NO	DATE
20012	SEPT_20
DRAWING NO	APPROVED
TP8	B



SHADOWS KEY

DENOTES 9 METRE OVERLOOKING

Statutory Planning
Advertised Material
Planning Application: 249/2023/P
Date: 26 February 2024 Page 13 of 19

A	ISSUED TO COUNCIL	6.07.23	[redacted]
B	AMENDED PER	4.03.24	

PROJECT: PROPOSED TOWN HOUSE DEVELOPMENT AT 2 VICTORIA PDE, FRANKSTON

TITLE: FIRST FLOOR OVERLOOKING DIAGRAM

MCDARC Residential Site Potential Specialists 03 9770 6788

Building Design Town planning & Documentation

SCALE: 1:100@A1 | PLOT: [redacted]

PROJECT NO: 20012 | DATE: SEPT 20

DRAWING NO: 1 of 9 | REVISION: B

Executive Summary

11.2 Olivers Hill Lot Restructuring Plan - Extension of Time Request

Enquiries: *(Tammy Beauchamp: Communities)*
Email: *tammy.beauchamp@frankston.vic.gov.au*

Council Plan

Level 1:	Council Performance and Leadership
Level 2:	Council will ensure that strategic planning principles are incorporated at all levels of planning, prioritising strategic alignment and the long-term impact on the community

Purpose

To seek Council endorsement to extend the expiry date of the Olivers Hill Lot Restructuring Plan – December 2010 (Amended May 2026).

Recommendation (Director Communities)

That Council:

1. Authorises officers to extend the expiry date of the Olivers Hill Lot Restructuring Plan – December 2010 (Amended May 2026) by four (4) years, setting a new expiry date of 1 March 2030;
2. Notes this extension is final, noting subdivision is substantially complete and the extension is intended solely to enable certification and completion of remaining legal and administrative matters;
3. Notes the extension responds to current economic conditions and does not alter the approved subdivision layout or planning outcomes;
4. Authorises officers to update the incorporated document with a new expiry date through the forthcoming Planning Scheme Review (Amendment C166fran); and
5. Directs officers to notify the applicant of Council's decision.

Key Points / Issues

- On 2 December 2025, Nepean Planning Consultants requested an extension extend the expiry date of the Olivers Hill Lot Restructuring Plan - December 2010 (the plan), following Council's previous extension in May 2021.
- Because the request was lodged before the plan's expiry, Clause 51.01-2 of the Frankston Planning Scheme allows Council to consider extending the date also without the need of a Planning Scheme Amendment.
- The plan establishes the preferred subdivision layout for Dolphin Cove and Whitecliffe Avenue, Frankston South (the land) and was incorporated into the Frankston Planning Scheme through Planning Scheme Amendment C46 (Part 1).
- Council has issued several permits consistent with the plan, including subdivision of the land that is largely complete but not yet certified.
- Officers recommend a final four (4) year extension to 1 March 2030 to allow completion of certification and associated processes.
- A Memo was circulated in April to all Councillors advising of this matter.

- Councillors were briefed on the matter at the 27 April Councillor Briefing attended by the Mayor, Councillor Conroy, Councillor Green, Councillor Butler, Councillor Asker and Councillor Hill.

Financial Impact

There are no financial costs associated within this report.

Consultation

1. External Stakeholders

Council officers consulted with the Department of Transport and Planning (DTP – Planning) on whether a Planning Scheme Amendment was required. Advice from the Department of Transport and Planning (DTP) confirms Council can extend the expiry date of the plan under Clause 51.01 without the need for a planning scheme amendment. The expiry update will be formally updated as part of the upcoming Planning Scheme Review (Amendment C166fran).

2. Other Stakeholders

Statutory planning has been involved in the preparation of this request.

Analysis (Environmental / Economic / Social Implications)

Extending the plan's time limit will enable the orderly completion of a near final subdivision. It supports the management of environmental risk, provides certainty for landowners and Council, and allows the existing road network and subdivision layout to be delivered as approved.

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

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

Legal

The plan has been prepared in accordance with the Planning and Environment Act 1987 (the Act).

Policy Impacts

The plan forms an Incorporated Document in Schedules to Clause 51.01 and Clause 72.04 of the Frankston Planning Scheme. It exempts the land from the subdivision controls in Schedule 2 to Clause 43.02 – Design and Development Overlay (DDO2) and sets out a subdivision layout for restructuring an old, inappropriate subdivision. If the plan's expiry date is not extended, these exemptions will cease to apply to the land covered by the plan.

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

If the plan's expiry date is not extended, its exemptions and the subdivision restructure plan will no longer apply to the land. Allowing the plan to expire before all affected land is subdivided in accordance with its requirements would increase environmental risk, particularly the risk of landslip. Because the land affected by the plan is very steep, it is essential that all subdivision occurs in line with the requirements of the Incorporated Document.

Conclusion

The request to extend the expiry date of the plan for a further four (4) years to 1 March 2030 will allow outstanding matters pertaining to the relevant planning permit resolved.

The plan provides a mechanism to resolve issues associated with the restructure of the land subject of the plan and therefore it is considered appropriate to support an extension of time to the expiry of the plan.

ATTACHMENTS

Attachment A:⇩ Olivers Hill Lot Restructuring Plan - December 2010 (Amended May 2026)

Attachment B:⇩ Letter from Nepean Planning Consultants - Olivers Hill Lot Restructuring Plan - Extension of time to the Expiry Date request - 2 December 2025

11.2 Olivers Hill Lot Restructuring Plan - Extension of Time Request

Officers' Assessment

Background

The plan is an Incorporated Document in the Frankston Planning Scheme listed in Schedules to Clause 51.01 and 72.04, introduced through Amendment C46 (Part 1) in 2012.

The plan facilitates the orderly re-subdivision of existing titles in Dolphin Cove and Whitecliffe Avenue Frankston South, enabling appropriate road access, lot sizes and development outcomes on steep land that would otherwise be prohibited under DDO2. All other relevant planning scheme controls continue to apply.

Clause 51.01 2 (Expiry of a specific control) allows the responsible authority to extend the expiry period of an incorporated document where a written request is made before the expiry date, or within three months after expiry. As the request was received prior to the expiry date, Council can consider the extension. If the plan expires, the exemptions and approved subdivision layout would no longer apply, and development would revert to standard planning scheme provisions.

Council has previously extended the plan's expiry date twice, most recently in May 2021, when it was extended to 1 March 2026. A further request to extend the expiry date by four years was received on 2 December 2025, prior to expiry, and is therefore eligible for consideration.

Issues and Discussion

Since adoption, Council has issued several planning permits consistent with its provisions. The most recent approval, Planning Permit No. 607/2014/P authorises a subdivision that is now largely constructed. This subdivision is close to certification, (with only a few lots remaining and limited legal and administrative matters remaining before a Statement of Compliance can be issued.

This is the third request for an extension of the plan. Officers consider a four (4) year extension to 1 March 2030 to be sufficient to complete certification and finalise outstanding matters. This timeframe reflects realistic delivery expectations given current market and construction conditions. No further extension is anticipated or supported.

Advice from the DTP confirms Council may extend the plan's expiry date under Clause 51.01 without a planning scheme amendment. The updated expiry date will be formally reflected through the upcoming Planning Scheme Review (Amendment C166fran).

Options Available including Financial Implications

There are no financial implications associated with the report.

Olivers Hill Lot Restructuring Plan
December 2010

Amended May 2026 **(A5722232)**

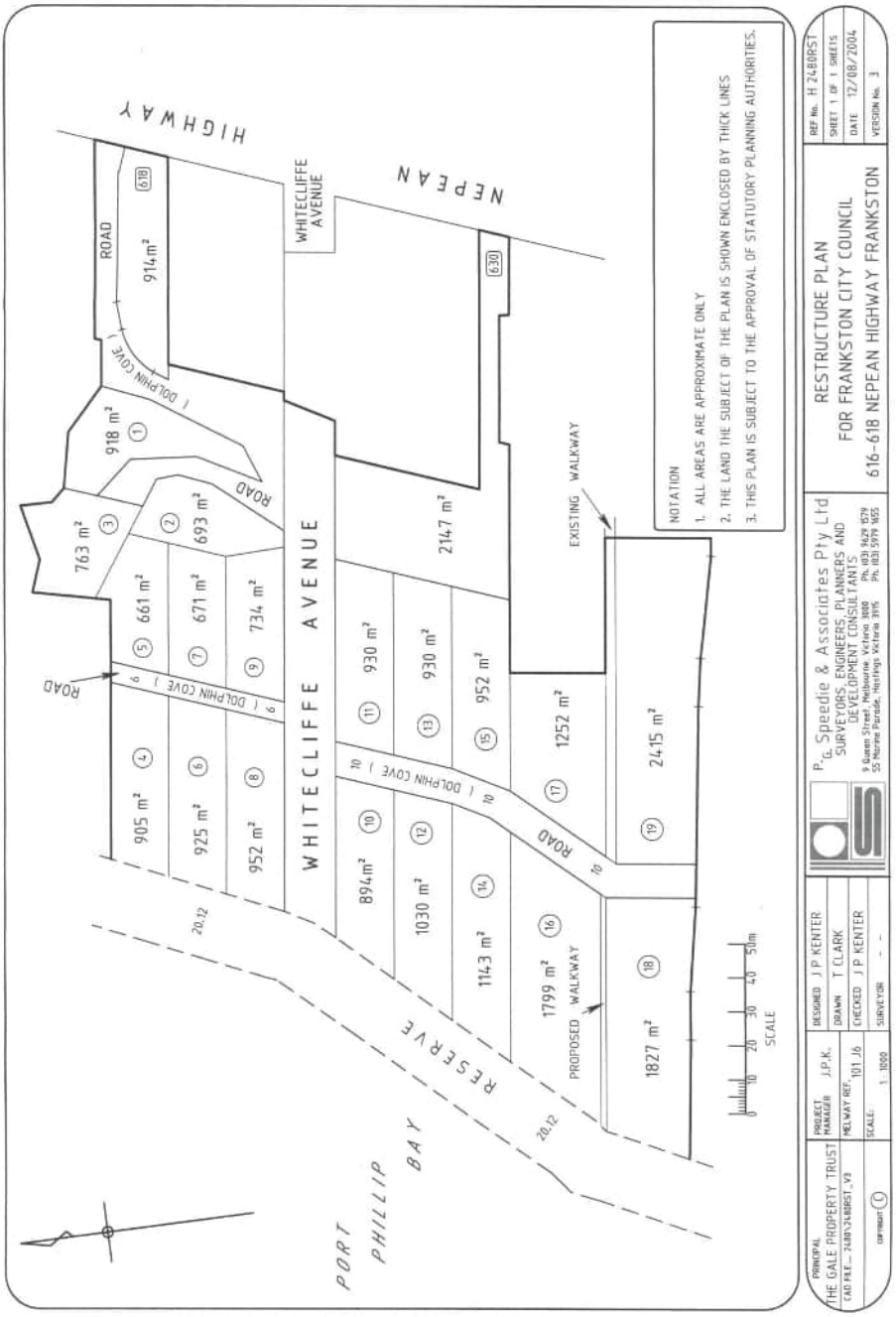
Olivers Hill Lot Restructuring Plan

The following requirements apply to land, which is shown on the plans (two sheets) that form part of this document and is described in the schedule to Clause 51.01 of the Frankston Planning Scheme.

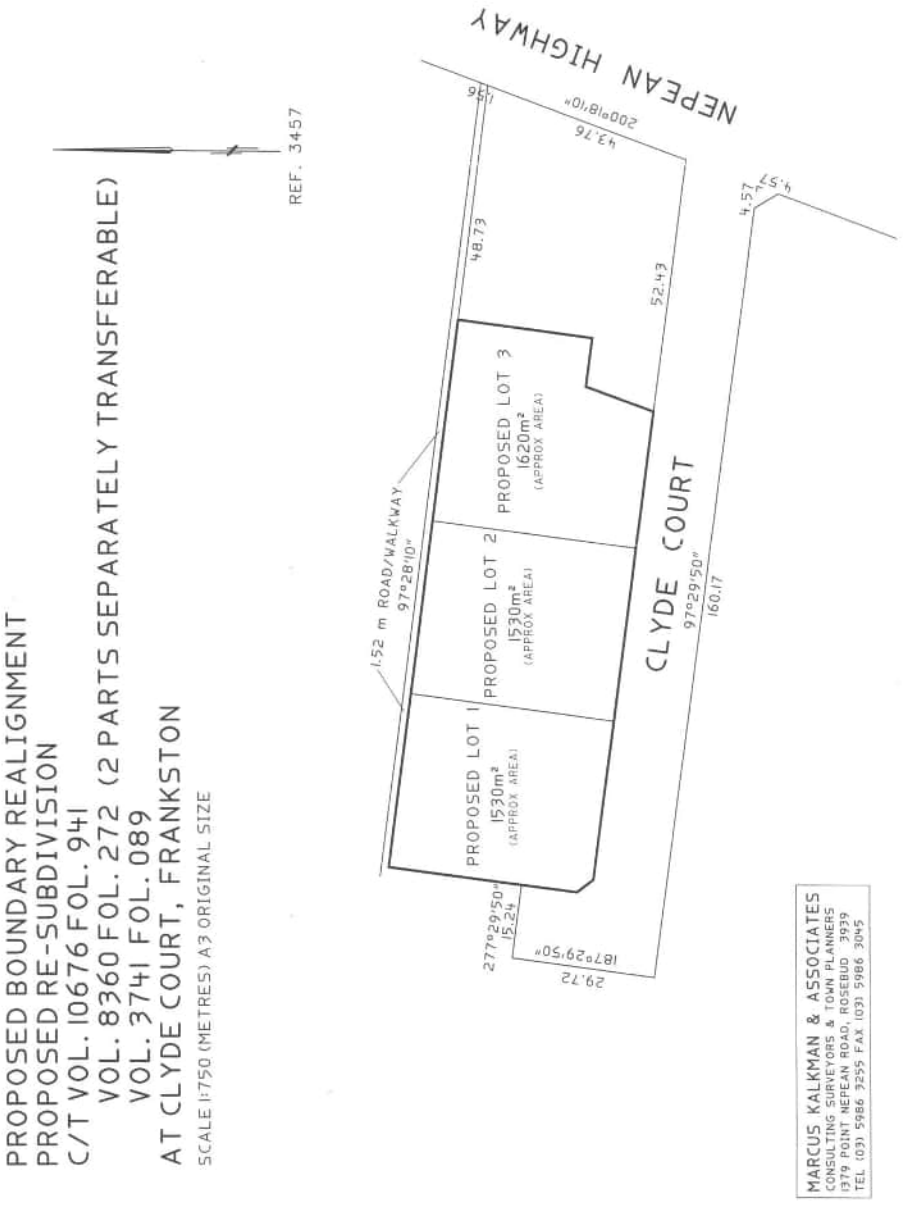
- A permit is required to subdivide land.
- The land is exempt from the subdivision controls at Clause 3.0 of Schedule 2 to the Design and Development Overlay.
- Subdivision must be generally in accordance with the plans (two sheets) that form part of this document.
- The number of lots created must not exceed three in the Clyde Court precinct and 21 in the Whitecliffe Avenue precinct.
- All other relevant requirements of the Frankston Planning Scheme continue to apply to the land.

The exemptions provided for in this document will expire after 18 years from the date of approval of Amendment C46 Part 1. The date for expiry has been extended to 1 March 2030.

Olivers Hill Lot Restructuring Plan Sheet 1



Olivers Hill Lot Restructuring Plan Sheet 2



nepean
planning consultants

2 December 2025

Frankston City Council

Via email

Dear Sir/Madam,

APPLICATION TO EXTEND TO EXPIRY DATE FOR THE OLIVERS HILL LOT RESTRUCTURING PLAN (RELATED TO AMENDMENT C46 PART 1)

I refer to Frankston Planning Scheme Amendment C46 Part 1, Gazetted 1 March 2012.
Amongst other things C46:

- *Amended the Schedule to Clause 52.03, Specific Sites and Exclusions, to facilitate the resubdivision of existing titles at Clyde Court and Whitecliffe Avenue, Frankston South.*
- *Updated the list of maps in the Schedule to Clause 61.03*
- *Amended the Schedule to Clause 81.01 to include Olivers Hill Lot Restructuring Plan – December 2010, as an Incorporated Document into the Frankston Planning Scheme* (extract from explanatory report).

With respect to the *Oliver's Hill Lot Restructuring Plan – December 2010* the Restructuring Plan, described in the schedule to Clause 52.03 of the Frankston Planning Scheme, identifies that the exemptions provided for in the Restructuring Plan expire after 5 years from the date of approval Amendment C46 Part 1 (1 March 2012).

On behalf of our client, Neal Gale we previously lodged a request to extend the expiry date of the Restructuring Plan, which was ultimately granted, extending the expiry date to 1 March 2026.

Council will be aware that the exemptions identified in the Schedule to Clause 52.03 are "*needed to allow the re-subdivision of two old and inappropriate subdivisions at Oliver's Hill Frankston South (Schedule 2 of the Design and Development Overlay does not allow the creation of lots of less than 2,500 square metres even where it involves the re-subdivision of existing lots). The proposed subdivisions will rationalise a number of titles, provide appropriate road frontage and proper access,*

Nepean Planning Consultants, Town Planners
Suite 2 / 364 Main Street Mornington VIC 3931
T: (03) 5986 1323 | www.nepeanplanning.com.au
ACN 150 724 495

create lots with an orientation that better responds to steep slopes, provide road connections to allow subdivision of adjoining land and minimise the need for additional access points to Nepean Highway. Both subdivision proposals have merit and represent improvements on existing lot configurations and access arrangements" (extract from explanatory report C46 part 1).

Olivers Hill Lot Restructuring Plan

The following requirements apply to land, which is shown on the plans (two sheets) that form part of this document and is described in the schedule to Clause 51.01 of the Frankston Planning Scheme.

- A permit is required to subdivide land.
- The land is exempt from the subdivision controls at Clause 3.0 of Schedule 2 to the Design and Development Overlay.
- Subdivision must be generally in accordance with the plans (two sheets) that form part of this document.
- The number of lots created must not exceed three in the Clyde Court precinct and 21 in the Whitecliffe Avenue precinct.
- All other relevant requirements of the Frankston Planning Scheme continue to apply to the land.

The exemptions provided for in this document will expire after 14 years from the date of approval of Amendment C46 Part 1. The date for expiry has been extended to 1 March 2026.

My client owns numerous properties within the bounds of the Restructuring Plan and there are still some matters of subdivision/realignment of these properties that need to be resolved. There is benefit to all parties to allow an extension to ensure there is no 'loose ends' that might be left if the Restructuring Plan and associated exemptions expires.

Should you require any further information I can be contacted on 5986 1323.

Kind regards

Luke Dowdle

Luke Dowdle
Planning Consultant,

Executive Summary

12.1 Governance Matters Report for 11 May 2026

Enquiries: (Cam Arullanantham: Corporate and Commercial Services)
Email: Cam.Arullanantham@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 seek endorsement from Council on the recent Governance matters.

Recommendation (Director Corporate and Commercial Services)

That Council:

Councillor Briefings Record

1. Receives the record of Councillor Briefing meetings held since the date of last Council Meeting held on 20 April 2026, as listed in the body of the report;

Tree Protection Local Law

2. Notes the Tree Protection Local Law 2026 was adopted by Council at the 20 April 2026 Council Meeting;
3. Notes Section 74 of the *Local Government Act 2020*, requires Council to obtain a certificate from a qualified person regarding the consistency of the local law and notes the required certificate obtained as *Attachment A*;
4. Resolves to affix the Common Seal of Frankston City Council to the Tree Protection Local Law 2026;
5. Publishes the Tree Protection Local Law 2026 and public notice on Council's website in accordance with relevant requirements under the *Local Government Act 2020; and*
6. Resolves to arrange for the Tree Protection Local Law 2026 to be published in the Victorian Government Gazette.

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.

12.1 Governance Matters Report for 11 May 2026

Executive Summary

- The Governance matters report may include, but is not limited to, the Council resolution Status, Instruments of Appointment & Authorisation, Instruments of Delegations, Audit and Risk Committee matters, Advisory committee matters, and other governance related matters.

Governance Matters reported for this meeting

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

- Council Briefings Record Council
- Tree Protection Local Law

Councillor Briefings Record

- At its meeting on 11 September 2023, Council resolved that:
  - *"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 20 April 2026 Council Meeting:

Briefing Date and Topics	Councillors in Attendance	Disclosures of Interest
27 April 2026 • Update of Draft Budget 2026-2027 • Response to 2025/NOM25 - Sister and Friendship City Relationships • Olivers Hill Lot Restructuring Plan	Mayor, Cr Sue Baker Deputy Mayor, Cr Cherie Wanat Cr David Asker Cr Nathan Butler Cr Steffie Conroy Cr Emily Green Cr Brad Hill	Cr Wanat declared a conflict of interest with Item 3: Olivers Hill Lot Restructuring Plan
29 April 2026 • Governance Rules (session 2)	Mayor, Cr Sue Baker Deputy Mayor, Cr Cherie Wanat Cr David Asker Cr Nathan Butler Cr Steffie Conroy Cr Emily Green Cr Brad Hill Cr Michael O'Reilly	Nil
4 May 2026 • Sports Development Plan, incl Rugby, Archery and Hockey Feasibility Plans • Multi-Employer Agreement • Philanthropic Partnership and Sponsorship Policy • 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 Wanat declared a conflict of interest with Agenda Review: Item 11.2 Olivers Hill Lot Restructuring Plan

12.1 Governance Matters Report for 11 May 2026

Executive Summary

Briefing Date and Topics	Councillors in Attendance	Disclosures of Interest
6 May 2026 • Mandatory Development Session: Cultural awareness training (Theme 3: Community representation)	Mayor, Cr Sue Baker Deputy Mayor, Cr Cherie Wanat Cr David Asker Cr Nathan Butler Cr Steffie Conroy Cr Emily Green Cr Brad Hill Cr Kris Bolam	

Tree Protection Local Law 2026

- Council adopted the Tree Protection Local Law 2026 at the Council Meeting held on 20 April 2026.
- Frankston City Council's Tree Protection Local Law provides an important mechanism for protecting trees across the municipality. The current Tree Protection Local Law No. 22 (2016) contains a statutory sunset clause requiring review and renewal by April 2026.
- The Tree Protection Local Law 2026 provides an updated regulatory framework to protect trees across the municipality, while aligning with current legislative requirements and contemporary tree management practices.
- In accordance with section 74 of the *Local Government Act 2020 (*the Act), Council is required to obtain certification from a qualified person confirming that the local law is consistent with the Act. This certification has been obtained and is provided as **Attachment A**.
- To finalise the local law, Council is required to affix the Common Seal to the Tree Protection Local Law 2026 and to undertake the statutory publication steps. This includes publishing the local law and public notice on Council's website and arranging for publication in the Victorian Government Gazette.
- The Tree Protection Local Law 2026 will come into effect following gazettal.

Financial Impact

There are no financial implications associated with this report.

Consultation

1. **External Stakeholders**

   Nil.

2. **Other Stakeholders**

   Nil.

Analysis (Environmental / Economic / Social Implications)

There are no environmental or social implications associated with this report.

12.1 Governance Matters Report for 11 May 2026

Executive Summary

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

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

Legal

Nil.

Policy Impacts

Nil.

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

There are no risks identified with this report

Conclusion

The purpose of this report is to brief, update and seek Council's endorsement on various governance matters listed above. It is recommended that Council endorses the governance matters raised in this report.

ATTACHMENTS

Attachment A:⇩ Certificate of Compliance - Section 74

CERTIFICATE UNDER SECTION 74 OF THE *LOCAL GOVERNMENT ACT 2020*

I, **Mark Richard Hayes**, being a person who is:

(a) an Australian lawyer who has been admitted to the legal profession for at least 5 years; and

(b) not a Councillor of Frankston City Council

certify that, in my opinion, the draft Local Law attached to this Certificate and marked "MRH-1" for identification is consistent with the local law requirements set out in section 72 of the *Local Government Act 2020*.

Dated: 17 April 2026

.....
Mark Richard Hayes
Maddocks

[10093090:52843156_1]

MRH-1

Frankston City Council

Local Law 2026 No. **

TREE PROTECTION LOCAL LAW

Contents

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4. Commencement and End Dates *1*
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6. Definitions in this Local Law *1*
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Local Law 2026 No. **

TREE PROTECTION LOCAL LAW

PART A – INTRODUCTION

1. Title

This Local Law will be known as the "Tree Protection Local Law".

2. Purpose of this Local Law

The purpose of this Local Law is to:

(1) protect trees growing in the Frankston ***municipality***;

(2) require a minimum standard of tree pruning within the ***municipality*** for the protection of trees and public safety;

(3) provide for the peace, order and good government of the ***municipality***; and

(4) protect and enhance the amenity, landscape values, environment and biodiversity of the ***municipality***.

3. Authorising Provision

This Local Law is made under section 71(1) of the *Local Government Act* 2020.

4. Commencement and End Dates

This Local Law:

(1) commences on the day following the day on which notice of the making of this Local Law is published in the Victoria Government Gazette, and operates throughout the ***municipality***; and

(2) ends on the 10th anniversary of the day on which it commenced operation.

5. Revocation of Tree Protection Local Law 2016 No. 22

On the commencement of this Local Law, Council's Tree Protection Local Law 2016 No. 22 is revoked.

6. Definitions in this Local Law

In this Local Law, unless the context suggests otherwise:

"*Act*" means the Local Government Act 1989.

"*Authorised Officer*" means a person appointed by ***Council*** under section 224 of the ***Act***.

"*Chief Executive Officer*" means the Chief Executive Officer of ***Council***.

"*Council*" means Frankston City Council.

"*Council Land*" means all ***Land*** owned, leased, managed or occupied by ***Council*** and includes ***Land*** vested in ***Council*** but excludes a ***Road***.

"*Crown*" means the portion of a tree consisting of branches and leaves and any part of the trunk and stems from which branches arise.

"*Land*" has the same meaning as in the *Interpretation Legislation Act* 1984 and includes any ***Council Land*** or private property in separate ownership or occupation;

"*lop*" means to indiscriminately cut tree branches to stubs or lateral branches that are not large enough to assume the terminal role. Equivalent industry terms for **"*lop*"** include "top", "head," "tip," "hat-rack," and "round over."

"*municipality*" means the municipal district of ***Council***.

"*municipal place*" means ***Land*** **or** any asset (excluding a ***Road***) which is vested in or owned, occupied, managed or controlled by ***Council***.

"*Notice to Comply*" means a notice in writing given by an ***Authorised Officer*** or ***Council*** under this Local Law directing the person to whom it is addressed to take some action to comply with the Local Law.

"*occupier*" includes any person who is for the time being in charge of ***Land***;

"*Permit*" means a permit (including any permit containing conditions) issued under this Local Law.

"*person*" includes any person who is for the time being in charge of ***Land***;

"*Private Land*" means all ***Land*** other than ***Public Land***, ***Council Land*** or a ***Road***.

"*Public Land*" means all ***Land*** owned, leased, managed or occupied by a public body other than ***Council*** and includes ***Land*** vested in a public body.

"*Road*" has the same meaning as in the ***Act***.

"*Schedule*" means a Schedule to this Local Law.

"*Tree Protection Zone*" means an area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk, except where -

(a) the measured radius is less than 2 metres, in which case the radius shall be 2 metres; or

(b) the measured radius is greater than 15 metres, in which case the radius shall be 15 metres.

For the purposes of calculating the ***Tree Protection Zone***, the diameter of the trunk is to be measured at 1.4 metres above the point where it meets the natural ground level.

7. Conflicts with other Legislation

The provisions in this Local Law apply to the extent that they are not inconsistent with any Act, Regulation or Planning Scheme applicable to ***Council*** or its ***municipality***.

PART B – GENERAL PROVISIONS

8. Protection of Trees

(1) This clause 8 applies to:

(a) any tree with a trunk circumference equal to or greater than 110 cm (centimetres) measured at its base; and

(b) any multi-stemmed tree where the circumference of its exterior stems measured at its base equals or is greater than 110 cm (centimetres),

where the tree is situated on any ***Private Land***, and

(c) any tree on any ***Road***, in any ***municipal place*** or on any ***Public Land***.

Note: See Figure 1

(2) A ***person*** must not without a ***Permit***:

(a) remove, damage, kill or destroy or direct, authorise or allow to be removed, damaged, killed or destroyed a tree to which this clause 8 applies;

(b) carry out, or direct, authorise or allow to be carried out, any works near a tree to which this clause 8 applies where any part of such works takes place within the ***Tree Protection Zone*** and the accumulated effect of all works carried out at any time affect more that 10% of the ***Tree Protection Zone***. For the purposes of this paragraph (b), works include, without limitation, constructing or installing a structure, compaction, trenching, excavation, fill and the installation of impervious surfaces;

Note: See Figures 2 and 3.

(c) ***lop***, prune, cut or trim or direct, authorise or allow to be ***lopped***, pruned, cut or trimmed more than one-third (1/3rd) of the outer-edge of the ***Crown*** of any tree to which this clause 8 applies;

Note: See Figures 4 to 6.

(d) ***lop***, prune, cut or trim or direct, authorise or allow to be ***lopped***, pruned, cut or trimmed any tree to which this clause 8 applies where the accumulation of all pruning, completed at any time, with or without a ***Permit***, equals or exceeds one-third (1/3rd) of the ***Crown*** of a tree; or

(e) ***lop*** a tree to which this clause 8 applies or direct, authorise or allow such a tree to be ***lopped***.

(3) Sub-clause (2) does not apply to:

(a) a ***person*** who is instructed or directed in writing by an ***Authorised Officer*** to undertake an activity that would otherwise be prohibited by sub-clause (2);

(b) a tree that is an environmental weed species described in ***Schedule 2***; or

(c) any activity for which a permit is required under the Frankston Planning Scheme, whether by reason of clause 52.37 of the Frankston Planning Scheme or otherwise.

(4) ***Council*** or an ***Authorised Officer*** may, by a ***Notice to Comply***, direct a ***person*** who appears to be in breach of this clause 8 to replace a tree that has been removed, damaged or destroyed.

Figure 1: Diagram illustrating how to measure a circumference of 110 cm (centimetres) at the base of different shaped trees.

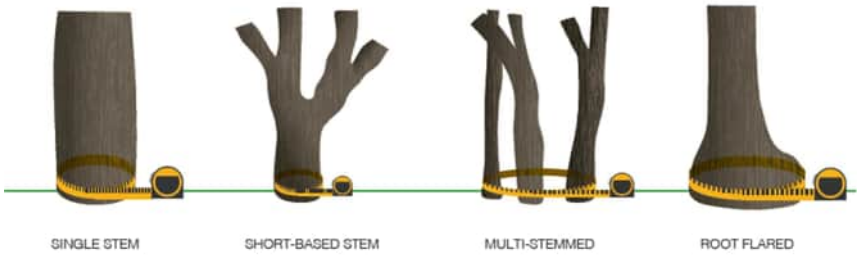


Figure 2: Diagrams illustrating how to determine the ***Tree Protection Zone*.**

A ***Permit*** is required for many types of works within the ***Tree Protection Zone***. See Clause 8(2)(b).



Figure 3: Diagrams illustrating how to determine 10 % encroachment of the ***Tree Protection Zone*.**

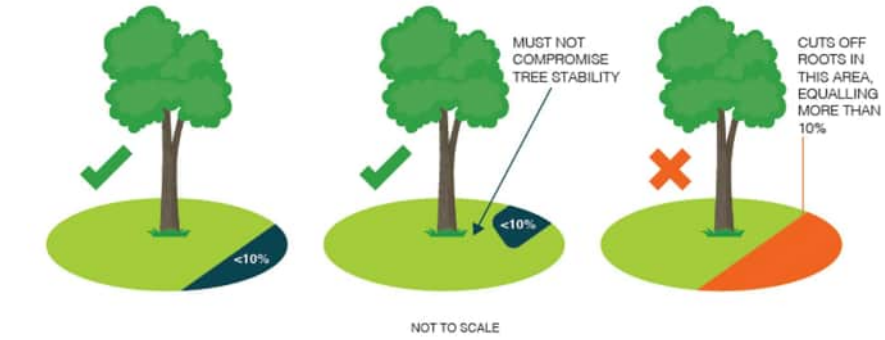
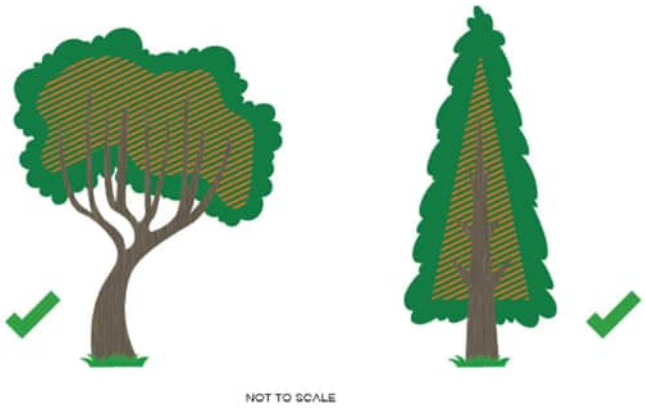


Figure 4: Diagrams illustrating one third of the ***Crown*** for different tree shapes



One third (1/3rd) of the **Crown** of a tree is measured from the outer edge of the **Crown**. It includes foliage and smaller branches but does not include larger branches, stems or the trunk.

Represents 1/3rd of the **Crown**. Pruning is allowed in this section without a **Permit**.

Represents 2/3rd of the **Crown**. A **Permit** is required to prune in this section.

Figure 5: Diagrams illustrating how one third (1/3rd) of the ***Crown*** is not measured.

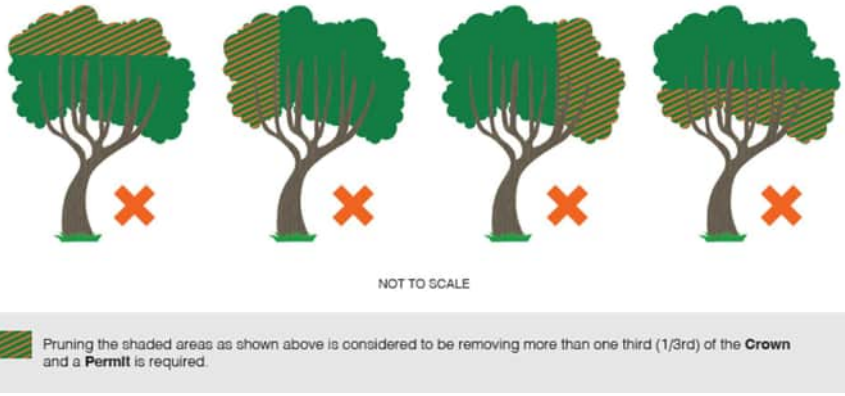
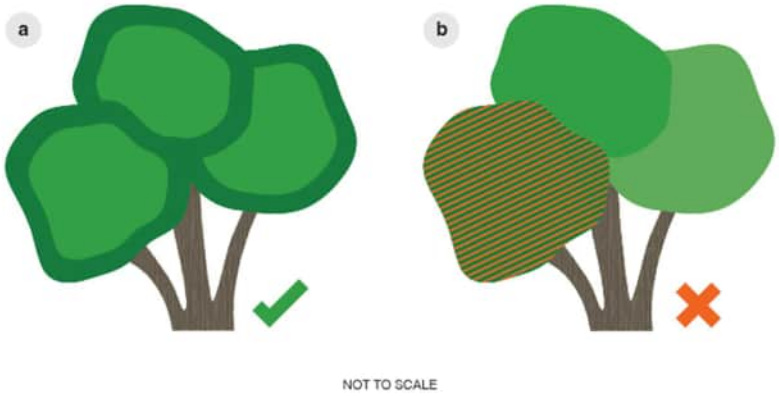


Figure 6: Diagram illustrating how to measure one third (1/3rd) of the ***Crown*** in multi-stemmed trees.



In multi-stemmed trees one third (1/3rd) of the ***Crown*** of a tree is measured from the outer edge of the ***Crown*** of *each stem* as shown in a). The ***Crown*** of multi-stemmed trees is not to be divided into thirds as shown in (b).

9. Permit

(1) Subject to sub-clause (2), an application for a ***Permit*** under clause 8 of this Local Law must be accompanied by the written consent of the owner of the ***Land*** on which the tree is located.

(2) In determining whether to grant a ***Permit*** under clause 8 of this Local Law, ***Council*** must take the following into consideration:

(a) whether an application is accompanied by the written consent of the owner of the ***Land*** on which the tree is located except where an application is made under sub-clause 8(2)(b), (c), (d) or (e) and the applicant expressly claims to be relying upon the common law right of abatement because branches or roots have extended onto an adjoining property.

(b) the effect on the aesthetics of the neighbouring area;

(c) the condition of the tree, i.e. its health and structural integrity;

(d) whether the activity sought to be permitted is for health and safety reasons;

(e) the assessment criteria contained in Council's Urban Forest Policy;

(f) whether the tree has caused property damage, and the extent of the damage and cost of repair of the damage caused. ***Council*** will permit the removal of the tree for the mitigation or treatment of damage to dwelling foundations where the tree is proven to be a cause of the damage;

(g) whether the tree is causing unreasonable risk of harm;

(h) whether the tree is causing an unreasonable public nuisance or creating an undue nuisance to adjoining landowners;

(i) any damage, detriment or degradation to the environment that may be caused by the removal of the tree;

(j) whether the removal or pruning is part of a bushfire management plan for asset protection; and

(k) any other matter relevant to the circumstances associated with the application.

PART C – ADMINISTRATION AND ENFORCEMENT

10. Applying for a *Permit*

(1) A ***person*** who wishes to apply for a ***Permit*** may do so by:

(a) lodging with ***Council*** an application; and

(b) paying the appropriate application fee determined by ***Council***.

(2) ***Council*** may waive, reduce or alter any fee.

(3) ***Council*** may require an applicant to provide additional information before dealing with an application for a ***Permit*** or for exemption.

(4) ***Council*** may require a person making an application for a ***Permit*** to give public notice which will entitle any ***person*** to make a submission and to be heard in support of their submission. Every public notice given must consist of:

(a) a true or summary of the application;

(b) an indication that ***Council*** will consider the application after the expiry of 14 days following the giving of publication of the public notice;

(c) an indication that all ***persons*** affected by the grant of an application may send to ***Council*** any written submissions they wish to make in relation to the application; and

(d) an indication that all written submissions received within 14 days of the date of the public notice will be taken into account in the determination of the application.

11. Issue of *Permits*

Council may:

(1) issue a ***Permit***, with or without conditions; or

(2) refuse to issue a ***Permit***.

12. Duration of *Permit*s

(1) A ***Permit*** is in force until the expiry date indicated on the ***Permit*** unless it is cancelled before the expiry date.

(2) If no expiry date is indicated on the ***Permit***, the ***Permit*** expires 12 months after the day on which it is issued.

(3) Conditions of a ***Permit*** requiring replanting, re-establishment or replacement of trees expire 10 years after the day on which the ***Permit*** is issued, irrespective of the expiry date of the ***Permit***.

13. Conditions of *Permit*s

(1) A conditional ***Permit*** may be subject to conditions which ***Council*** considers to be appropriate in the circumstances, including:

(a) the payment of a fee or charge;

(b) a time limit to be applied, either specifying the duration or a commencement or completion date;

(c) the happening of an event;

(d) the rectification, remedying or restoration of a situation or circumstance;

(e) where the applicant is not the owner of the subject ***Land***, consent of the owner;

(f) the granting of some other ***Permit*** or authorisation;

(g) standards and quality of work, including Australian Standards;

(h) a requirement that a replacement tree be planted or that a monetary amount be paid to ***Council*** for the purpose of funding or helping to fund additional trees in the ***municipality***;

(i) the submission of further information or plans relevant to the application; and

(j) any other matters considered relevant to a particular application.

(2) The conditions of a ***Permit*** must be set out in or attached to the ***Permit***.

(3) ***Council*** may, during the currency of a ***Permit***, alter the conditions of a ***Permit*** if it considers it to be appropriate to do so, after providing the ***Permit*** holder with an opportunity to make comment on the proposed alteration.

(4) A person who undertakes an activity for which ***Council*** has issued a ***Permit*** must comply with the conditions of the ***Permit***.

(5) If a ***Permit*** has been granted and contains a condition requiring the planting of one or more replacement trees, a person must not, except in accordance with another ***Permit*** granted by ***Council***:

(a) destroy, damage or remove or allow to be destroyed, damaged or removed; or

(b) ***lop***, cut, trim or prune or allow to be ***lopped***, cut, trimmed or pruned, any tree planted under that condition.

14. Bonds

(1) In deciding to grant a ***Permit***, ***Council*** may require the applicant to lodge with ***Council*** or its delegate a bond of such amount and in such a manner as ***Council*** deems reasonable in the circumstances.

(2) ***Council*** may use a bond to remedy a breach of the ***Permit***, or repair any damage caused by any work under the ***Permit***, pursuant to which the bond was lodged.

(3) On satisfactory completion of any works under a ***Permit, Council*** must release any applicable bond.

(4) If, after 12 months, ***Council*** cannot locate a ***person*** entitled to the release of any bond, ***Council*** may retain the bond and pay the money into its general revenue.

15. Cancellation of a *Permit*

(1) ***Council*** may cancel a ***Permit*** if it considers that:

(a) there has been a serious or ongoing breach of the conditions of the ***Permit***;

(b) a ***Notice to Comply*** has been issued, but not complied with within seven days after the time specified in the ***Notice to Comply***;

(c) there was a significant error or misrepresentation in the application for the ***Permit***; or

(d) in the circumstances, the ***Permit*** should be cancelled.

(2) Before it cancels a ***Permit***, ***Council*** must provide to the ***Permit*** holder an opportunity to make comment on the proposed cancellation.

(3) If a ***Permit*** holder is not the owner of the ***Land*** and the owner's consent is required to be given to the application for the ***Permit***, the owner must be notified of any ***Notice to Comply*** and of the reason why it has been served.

16. Correction of *Permit*s

(1) ***Council*** may correct a ***Permit*** in relation to:

(a) an unintentional error or an omission; or

(b) an evident material miscalculation or an evident material mistake of description of a ***person***, thing or property.

(2) ***Council*** may notify a ***Permit*** holder in writing of any correction.

17. Registers

(1) ***Council*** must maintain a record of ***Permits***, including details of corrections and cancellations.

(2) ***Council*** must maintain a register of determinations made, and of guidelines prepared, for the purposes of this Local Law.

(3) ***Council*** must ensure that the registers are available for public inspection at ***Council's*** office during normal business hours.

18. Exemptions

(1) ***Council*** may by written notice exempt itself or any ***person*** or class of ***persons*** from the requirement to have a ***Permit***, either generally or at specified times.

(2) An exemption may be granted subject to conditions.

(3) A ***person*** must comply with the conditions of an exemption.

(4) An exemption may be cancelled or corrected as if it were a ***Permit***.

19. Offences

(1) A ***person*** who:

(a) fails to comply with any provision of this Local Law;

(b) fails to comply with a condition of a ***Permit***;

(c) fails to comply with a ***Notice to Comply*** issued under this Local Law; or

(d) submits wrong, inaccurate or misleading information, or omits material information, in an application for a ***Permit*** made under this Local Law

is guilty of an offence.

(2) A ***person*** found guilty of an offence under this Local Law is liable to a penalty not exceeding 20 penalty units.

(3) In addition to any penalty imposed pursuant to this Local Law, a penalty not exceeding 2 penalty units will apply for each day after conviction for an offence during which a contravention of this Local Law continues.

20. Power of *Authorised Officer* to Direct – *Notice to Comply*

An ***Authorised Officer*** may, by written notice or a ***Notice to Comply***, give to a ***person*** a direction to remedy any situation which constitutes a breach under this Local Law.

21. Time to Comply

(1) A ***Notice to Comply*** must state the time and date by which the situation must be remedied.

(2) The time required by a ***Notice to Comply*** must be reasonable in the circumstances having regard to:

(a) the amount of work involved;

(b) the degree of difficulty;

(c) the availability of necessary materials or other necessary items;

(d) climatic conditions;

(e) the degree of risk or potential risk; and

(f) any other relevant factor.

22. Power of *Authorised Officer* to Act in Urgent Circumstances

(1) In urgent circumstances arising as a result of a failure to comply with this Local Law an ***Authorised Officer*** may take action to remove, remedy or rectify a situation without first serving a ***Notice to Comply*** if:

(a) the ***Authorised Officer*** considers the circumstances or situation to be sufficiently urgent and that the time involved or difficulties associated with the serving of a notice, may place a ***person***, animal, property or thing at risk or in danger; and

(b) wherever practicable, the ***Chief Executive Officer*** or their nominee is given prior notice of the proposed action.

(2) In deciding whether circumstances are urgent, an ***Authorised Officer*** must take into consideration, to the extent relevant:

(a) whether it is practicable to contact:

(i) the person by whose default, permission or sufferance the situation has arisen; or

(ii) the owner or ***occupier*** of the ***Land*** affected; and

(b) whether there is an urgent risk or threat to public health, public safety, the environment or animal welfare.

(3) The action taken by an ***Authorised Officer*** under sub-clause (1) must not extend beyond what is necessary to cause the immediate abatement of or minimise the risk or danger involved.

(4) The ***Authorised Officer*** who takes action under sub-clause (1) must ensure that as soon as practicable:

(a) details of the circumstances and remedying action are forwarded to the person on whose behalf the action was taken; and

(b) a report of the action taken is submitted to the ***Chief Executive Officer*** or their nominee.

23. Power of *Authorised Officer* to Impound

(1) An ***Authorised Officer*** may impound any item being used to undertake works in contravention of this Local Law.

(2) If an ***Authorised Officer*** has impounded any item in accordance with this Local Law, ***Council*** may refuse to release it until the appropriate fee or charge for its release has been paid to ***Council***.

(3) As soon as possible after the impounding and where practicable to do so, the ***Authorised Officer*** must serve written notice on the owner or ***person*** responsible for the item which has been impounded, setting out the fees and charges payable and the time by which the item must be retrieved.

(4) If an impounded item is not retrieved by the time required in a notice of impounding, an ***Authorised Officer*** may take action to dispose of the impounded item according to the following principles:

(a) where the item has no saleable value, it may be disposed of in the most economical way; and

(b) where the item has some saleable value the item may be disposed of either by tender, public auction or private sale but failing sale may be treated as in paragraph (a).

(5) When the identity or whereabouts of the owner or ***person*** responsible for the impounded item is unknown, the ***Authorised Officer*** must take reasonable steps to ascertain the identity or whereabouts of that person and may proceed to dispose of the impounded item in accordance with sub-clause (4) once they are satisfied that all reasonable efforts have been made to contact the owner or ***person*** responsible for the impounded item.

(6) Any proceeds from the disposal of impounded items under this Local Law must be paid to the owner or to the ***person*** who, in the opinion of ***Council***, appears to be authorised to receive the money except for the reasonable costs incurred by ***Council*** in the administration of this Local Law.

(7) If a ***person*** described in sub-clause (6) cannot be identified or located within six months after the date of the notice of impounding, any proceeds of the sale cease to be payable to that ***person*****,** and may be retained by ***Council***.

24. Infringement Notices

(1) A ***person*** may be served with an infringement notice specifying a fixed penalty for an offence against this Local Law as an alternative to a prosecution for the offence.

(2) The fixed penalty to be specified in the infringement notice is that listed in ***Schedule 1*** for the offence shown.

(3) An infringement notice may be issued by an ***Authorised Officer***.

25. Review of Decisions

(1) A ***person*** may apply in writing to ***Council*** for an internal review of a direction given or ***Notice to Comply*** issued to that ***person*** under this Local Law within 30 days of the relevant direction being given or ***Notice to Comply*** being issued.

(2) An application for review must be made in writing and must:

(a) state the grounds upon which the application for review is made; and

(b) include further information which was not provided or made available at the time the application for the ***Permit*** under this Local Law was made.

(3) Until the ***person*** is advised in writing of ***Council's*** decision following an internal review, the ***person*** is not required to comply with the direction or ***Notice to Comply***.

The resolution for the making of this Local Law was agreed to by ***Council*** on **.

THE COMMON SEAL of

FRANKSTON CITY COUNCIL

was affixed in the presence of:

this day of 2026.

TREE PROTECTION LOCAL LAW
Local Law 2026 No. **

SCHEDULE 1
INFRINGEMENT NOTICE PENALTIES

FOR OFFENCES AGAINST THIS LOCAL LAW

Clause	Offence	Penalty Units
8	Interference with tree	**10**
19	Failure to comply with a condition of a ***Permit***	**10**
19	False representation or omission relating to an application	**5**
19	Failure to comply with a ***Notice to Comply***	**5**

TREE PROTECTION LOCAL LAW
Local Law 2026 No. **

SCHEDULE 2

MAJOR ENVIRONMENTAL WEED SPECIES

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

Acacia baileyana	Cootamundra Wattle
Acacia elata	Cedar Wattle
Acacia floribunda	White Sallow Wattle
Agapanthus praecox ssp. orientalis	Agapanthus
Asparagus asparagoides	Bridal Creeper
Asparagus scandens	Asparagus fern
Calicotome spinosa	Spiny Broom
Buddleia dysophyllus	Buddleia
Chrysanthemoides monilifera ssp. monilifera	Boneseed
Cirsium vulgare	Spear Thistle
Coprosma repens	Mirror-bush
Coprosma robusta	Large Coprosma
Cortaderia jubata/selloana	Pampas Grass
Cotoneaster sp.	Cotoneaster
Crataegus monogyna	Hawthorn
Crocosmia x crocosmiflora	Montbretia
Cytisus palmensis	Tree Lucerne
Cytisus scoparius	English Broom
Delairea odorata	Cape Ivy
Dipogon lignosus	Dolichos Pea
Echium plantagineum	Paterson's Curse
Erica baccans	Berry-flower Heath
Erica lusitanica	Spanish Heath
Foeniculum vulgare	Fennel
Fraxinus angustifolia ssp. angustifolia	Desert Ash
Genista linifolia	Flax-leaf Broom
Genista monspessulana	Montpellier Broom
Genista (garden hybrid)	Garden Broom
Gladiolus tristis	Evening-flower Gladiolus
Gladiolus undulatus	Wild Gladiolus
Hakea salicifolia	Willow-leaf Hakea
Hakea suaveolens	Sweet Hakea
Hedera helix	Ivy

Ipomoea indica	Morning-glory
Lagunaria patersonia	Norfolk Island Hibiscus
Leucanthemum vulgare	Ox-eye Daisy
Ligustrum lucidum	Large-leaf Privet
Ligustrum sinense	Chinese Privet
Lonicera japonica	Japanese Honeysuckle
Lycium ferocissimum	African Box-thorn
Malus domestica	Domestic Apple
Marrubium vulgare	Horehound
Melaleuca armillaris	Bracelet Honey-myrtle
Myrsiphyllum scandens	Asparagus
Olea europaea ssp. africana	African Olive
Paraserianthes lophantha subsp. lophantha	Cape Wattle
Phytolacca octandra	Ink Weed
Pinus pinaster	Maritime Pine
Pinus radiata	Monterey Pine
Pittosporum undulatum	Sweet Pittosporum
Polygala myrtifolia	Myrtle-leaf Milkwort
Prunus cerasifera	Cherry Plum
Pyracantha angustifolia	Narrow-leaf Firethorn
Pyracantha crenulata	Firethorn
Rhamnus alaternus	Italian Buckthorn
Rosa rubiginosa	Sweet Briar
Rubus fruticosus	Blackberry
Rumex sagitatus	Climbing Dock
Salix spp.	Willows
Senecio angulatus	Climbing Groundsel
Senecio jacobaea	Ragwort
Solanum mauritianum	Nightshade
Sollya heterophylla	Bluebell Creeper
Tradescantia fluminensis	Wandering Tradescantia
Ulex europaeus	Gorse
Vinca major	Blue Periwinkle
Watsonia meriana var. 'bulbillifera'	Bulbil Watsonia
Zantedeschia aethiopica	White Arum Lily

Executive Summary

12.2 Capital Works Quarterly Report - Q3 - January to March 2026

Enquiries: *(Vishal Gupta: Infrastructure and Operations)*
Email: *Vishal.Gupta@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 brief Council on the quarterly progress (January to March 2026) of the 2025/26 Capital Works Program.

Recommendation (Director Infrastructure and Operations)

That Council:

1. Receives and notes the quarterly progress report for the third quarter (January to March 2026) of the 2025/26 Capital Works Program;
2. Notes, for transparency and disclosure of the capital works program to the public, the full details have been provided in the open attachments to the report; and
3. Notes there are no reported projects where variations have exceeded the pre-approved variation amount in accordance with S7 Instrument of Sub-Delegation by CEO.

Key Points / Issues

- The 2025/26 Capital Works Program (CWP) comprises a total of 263 projects, including 42 projects carried over from financial year 2024/25.
- The Adjusted Capital Works Budget following approved variations under delegation to the Adopted Budget is $76.162 million and actual capital expenditure is $43.417 million as at the end of March 2026 (see Attachment A).

Adopted Budget	$72.862 million
Carry Over (from 2024/25)	$4.739 million
Adjusted Budget (end of March 2026)	$76.162 million
Forecast (EOFY)	$74.158 million
Forecast Variance (favourable)	- $1.015 million
Forecast Carry Forward to 2026/27	$0.988 million
Actual Expenditure	$43.417 million
Actuals Plus Current Year Commitments	$67.785 million

- The 2025/26 Capital Works Budget of $72.862 million was adopted by Council at its Ordinary Meeting on 23 June 2025. Subsequently, the Budget has been adjusted to include $4.739 million of carry over projects from 2024/25, and other

adjustments have been processed as approved variations under delegation; the 2025/26 Adjusted Budget now amounts to $76.162 million.

- The current forecast variance is favourable, with projected under expenditure of $1.015 million against the Adjusted Budget.The forecast variance is predominantly attributed to works undertaken at Langwarrin and Seaford Child and Family Centre.
- The forecast program expenditure delivery rate is 97.4% against the Key Performance Indicator target of 90%
- Rising fuel prices crisis are forecast to impact project costs in the fourth quarter of 2025/26 and into 2026/27. Prices impacts are likely to increase costs on transport and construction materials, in particular asphalt / bitumen.

Financial Impact

The delivery of the CWP has progressed well through the first three financial quarters, with the End of Financial Year (EOFY) forecast expenditure of $74.158 million against an adjusted budget of $76.162 million.

Currently, there is $67.785 million in actuals and current year commitments, which equates to 89% of the Adjusted Budget.

There is $0.988 million forecast carry forward to 2026/27 reported at the end of this quarter.

Rising fuel prices crisis are forecast to impact project costs in the fourth quarter of 2025/26 and into the 2026/27 financial year.

Consultation

1. External Stakeholders

Council officers responsible for the delivery of individual projects consult with key stakeholders directly during the delivery of the projects.

2. Other Stakeholders

Long-Term Infrastructure Plan (LTIP) Governance group meetings are held monthly and include the Program Control Group, Program Review Group, and Executive Management Team (EMT) Capital Works Review Group.

Various Project Advisory Group meetings were also held for major projects during the quarter in accordance with Council's capital works governance structure.

Analysis (Environmental / Economic / Social Implications)

Many Council assets underpin the local economy and provide a vehicle for economic growth and prosperity. Some Council assets seek to improve the environment and amenity of the municipality. Council assets also support services to the community. Better infrastructure asset management practices will enhance these services to the community and promote better health and wellbeing.

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

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

Legal

There are no statutory obligations or legal implications relevant to the content to the report.

Policy Impacts

Council's Asset Management Policy, Financial Plan, Asset Plan, Project Management Framework, Long-Term Infrastructure Plan (LTIP) and the LTIP Governance Structure are relevant to this report.

Gender Impact Assessments

Gender impact assessments have been completed, and the recommendations are being implemented on various projects and programs of works in the CWP.

Officer's Declaration of Interests

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

Risk Mitigation

The Capital Works Program is actively managed in accordance with relevant Council policies and Council's LTIP Governance Structure.

Conclusion

At the completion of the third quarter of the 2025/26 financial year (January to March 2026), Council has a year-to-date (YTD) expenditure of $43.417 million against an Adjusted Budget of $76.162 million. Additionally, there is currently $0.988 million forecast carry forward to 2026/27 reported at the end of this quarter.

The current forecast variance of $1.015 million under expenditure against the Adjusted Budget will continue to be monitored via monthly capital works governance meetings.

ATTACHMENTS

Attachment A:⇩ Overall Program Summary

Attachment B:⇩ Service Program Summary

Attachment C:⇩ Schedule of Capital Works Delivery

Attachment D:⇩ Schedule of Councillor Projects of Interest

12.2 Capital Works Quarterly Report - Q3 - January to March 2026

Officers' Assessment

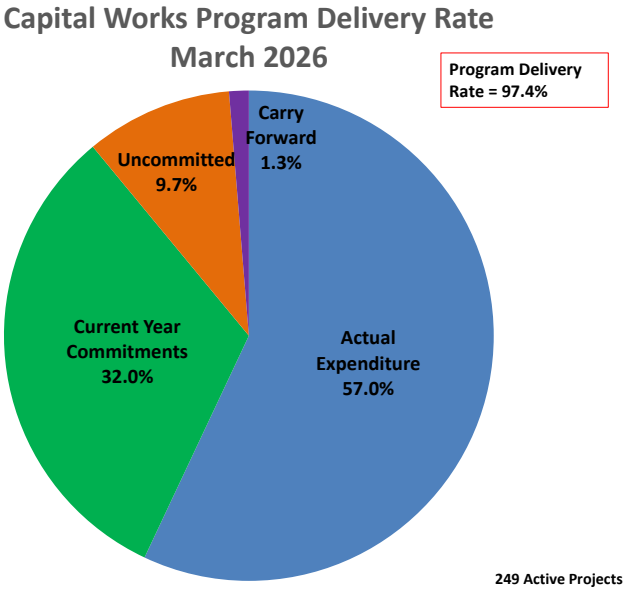
Background

The 2025/26 Capital Works Budget of $72.862 million was adopted by Council at its Ordinary Meeting on 23 June 2025. Subsequently, the Budget has been adjusted to include $4.739 million of carry over projects from 2024/25 and other adjustments due to approved variations under delegation; the 2025/26 Adjusted Budget now amounts to $76.162 million (see Attachment A).

Issues and Discussion

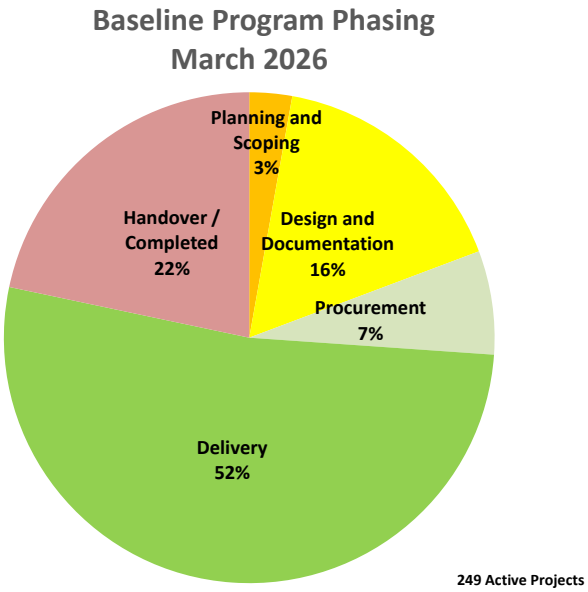
2025/26 CWP – Status as at end of March (third quarter)

- The delivery of the Annual CWP is on track with an EOFY forecast expenditure of $74.158 million.
- The following graph compares actuals & current year commitments against the Adjusted Budget showing 89% of the available budget has been allocated to contractors or spent.
- The forecast program expenditure delivery rate is 97.4% against the Key Performance Indicator target of 90%

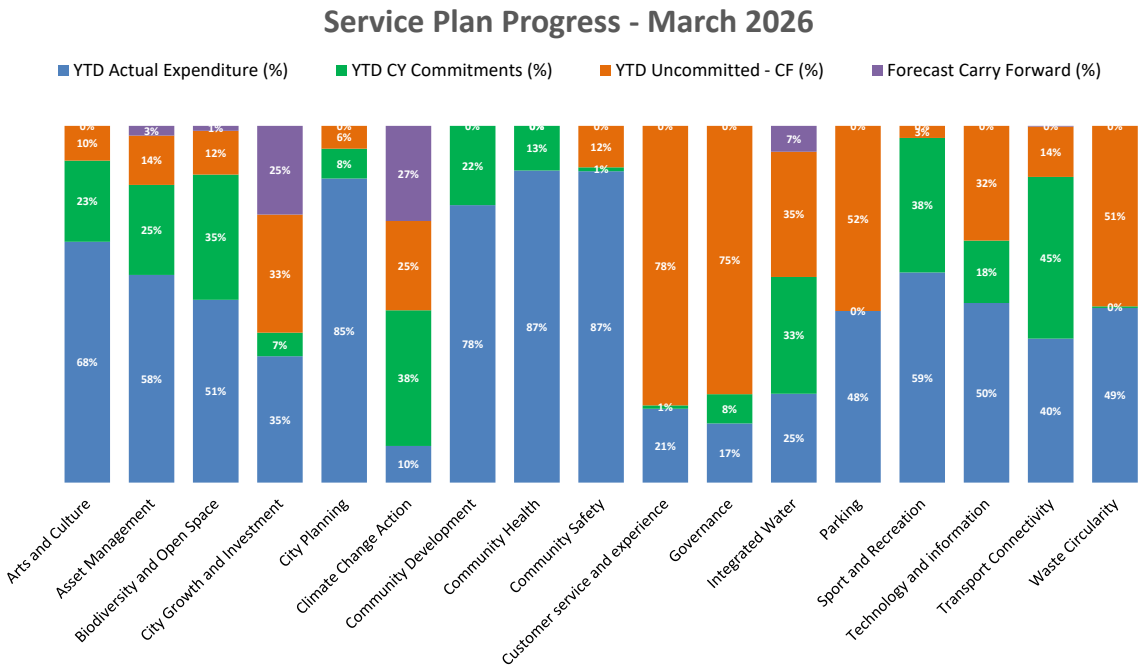


- The Overall Program Summary (see Attachment A) details of the 263 projects in the CWP, there are 61 projects classified as ongoing / multi-year projects and 14 projects have been either withdrawn or re-allocated. There are 249 active projects in the following phases at the end of March 2026.

Officers' Assessment



- There are 36 projects that have been completed.
- The Service Program Summary provides a breakdown of the allocation of projects including budget, expenditure and forecasts for each service program involved (see Attachment B). The following graph provides the status of delivery within each service program as at the end of March 2026.



- The detailed Schedule of Capital Works Delivery as at the end of March 2026 is shown in Attachment C.

Rising Fuel Prices Impacting on Project Costs

- Rising fuel prices crisis are forecast to impact project costs in the fourth quarter of 2025/26 and into 2026/27. Prices impacts will increase costs on transport and materials such as to asphalt / bitumen, steel, building cladding, etc.

Officers' Assessment

Major Projects in the 2025/26 Capital Works Program

Major projects have been identified based on criteria that assesses the risk and impact of each project listed in the Annual CWP, in accordance with Council's Project Management Framework (PMF). The list of major projects has been reviewed for 2025/26 and 40 projects have been identified as major projects.

The major projects (shaded in purple) and the current project status for 2025/26 is detailed in Attachment C.

Councillor Projects of Interest in the 2025/26 Capital Works Program

There are currently 33 Councillor Projects of Interest (PoI) which will be reported via this report each quarterly in place of the previous Hot Topics / PoI reports. The Schedule of Councillor Projects of Interest is detailed in Attachment D. This schedule includes a combination of major projects, Councillor sponsored projects and other projects that are of interest to Councillors.

Contract Variations Greater Than Council Awarded Value

There are no contracts with an accumulative value of variations exceeding the pre-approved variation amount stated in the award Resolution.

Grants & Advocacy

On 23 February 2026 (2026/CM3, Item 12.6), Council adopted its advocacy priorities for the 2026 Victorian State Election. These priorities are classified as follows:

- Tier 1 – highest priority due to project readiness, strong community support, confirmed co-funding and capacity to deliver immediate and long-term benefits:
    - Bruce Park Pavilion Redevelopment
    - Len Phelps Pavilion Refurbishment
    - Langwarrin Men's Shed Upgrade
    - Connected Neighbourhoods.

- Tier 2 – priority reflect important community needs and strategic opportunities that are well-developed but may require additional advocacy or future funding alignment:
    - Community Connectors Program Extension
    - Supporting Our Vulnerable Community Program
    - Monterey Reserve Precinct Revitalisation
    - Baxter Park Master Plan Implementation
    - Langwarrin District Level Play Space.

- Additional projects beyond tiers 1 & 2:
    - Nairm Marr Djambana Gathering Place:
    - Emergency Relief funding for Community Support Frankston
    - Frankston Dolphins Football Netball Club Netball Courts.

During this quarter, Council has received confirmation of grants related to capital works projects amounting to $2.340 million:

- Community Energy Upgrades Fund – Electrification Works at Peninsula Aquatic and Recreation Centre and Frankston Arts Centre – $1.425 million
- Pick My Park – Playspace Renewals at 6 locations – $0.915 million.

Options Available including Financial Implications

The delivery of the CWP has progressed well through the third financial quarter, with the End of Financial Year (EOFY) forecast expenditure of $74.158 million against an adjusted budget of $76.162 million.

The current forecast variance of $1.015 million under expenditure against the Adjusted Budget will continue to be monitored the CWP through governance meetings.

Currently, there is $67.785 million in actuals and current year commitments, which equates to 89% of the Adjusted Budget.

There is $0.988 million forecast carry forward to 2026/27 reported at the end of this quarter.

Summary "Health Check"
2025/26 Capital Works Program - as at end March 2026

Project Category	Total Number of Projects	Withdrawn	Reallocated	Revised No. of Projects to be Delivered in 2025/26	EOY Project Completion Target (excl. ongoing projects in 2026/27)	EOY % Completion (vs Delivery Rate)	Projects to be Carried Forward into 2026/27
Due to be completed in 2025/26							
Adopted 2025/26 (excluding adopted on-going works into 2026/27)	151	5	7	**139**	138	**99%**	15048 - Street Sweeper Water Decanting Facility at Frankston Operati
Carry Over from 2024/25 (excluding adopted on-going works into 2026/27	36	1	0	**35**	32	**91%**	11304 - Heavy Plant & Equipment Replacement Program 14699 - Sweetwater Creek Reserve - Upgrade 14934 - Railway Parade Shopping Strip Improvements, Seaford - Local
New (excluding adopted on-going works into 2026/27	15	1	0	**14**	14	**100%**	
Total Projects Due to be Completed	**202**	**7**	**7**	**188**	**184**	**98%**	
On-going projects into 2026/27							**EOY PROJECT DELIVERY RATE**
Adopted Ongoing (multi-year Projects)	52			13768 - Municipal Wayfinding Strategy Implementation 14198 - Robinsons Road (Bayside Christian College To Baxter Trail) S 14332 - George Pentland Botanic Gardens Master Plan Implementation, 14510 - Monterey Scheme - Recycled Water Program 14618 - Belvedere Local Area Traffic Management, Seaford 14619 - Pines Forest Aquatic Centre Redevelopment Program, Frankston 14636 - Frankston Basketball & Gymnastics Centre Upgrade, Seaford 14690 - Banyan Reserve Playspace Upgrade & Pump Track, Carrum Downs 14696 - Baxter Park Access Road Upgrade, Frankston South - Master Pl 14720 - Electric Vehicles Charging Infrastructure & EV Vehicle Acq 14821 - Asset Management System Renewal 14827 - Montague Park Kindergarten Upgrade, Frankston - Kindergarten 14862 - Frankston High School Shared User Path Connections - Towerhi 14863 - Frankston Nature Conservation Reserve to Culcairn Drive Shar 14876 - Burgess Reserve Playspace Renewal, Langwarrin - Play Strateg 14906 - Langwarrin District Playspace, Langwarrin - Lloyd Park Maste 14912 - Rotary Park Upgrade, Carrum Downs - Open Space Strategy 14922 - Pathway UX Property & Rating System Upgrade 14923 - Customer Relationship Management (CRM) System Renewal 14929 - Myrtle Reserve Playspace Renewal, Langwarrin - Play Strategy 14931 - Crystal Pool Park Playspace Renewal, Seaford - Play Strateg 14932 - Gamble Reserve Playspace Renewal, Carrum Downs - Play Strate 14946 - Stanley Street Drainage Upgrade (Lorraine Street to Fairway 14947 - Fletcher Road (Frankston Station to Baxter Trail) Shared Use 14951 - Robinsons Road Drainage Upgrade (435 to 455 Robinsons Road), 14952 - Pier Promenade Foreshore Car Park Drainage Upgrade, Franksto			**97.9%**
Carried Over from 2024/25 (including multi year on-going projects into 2026/27)	6			14530 - Monterey Reserve Master Plan Implementation, Frankston North 14544 - Street Light Renewal Program - LED Conversion 14683 - Frankston Regional Arts Trail 14915 - Bowerbird Pre-School Refurbishment, Carrum Downs 14982 - Nepean Boulevard Signature Project, Frankston - Nepean Boule 15000 - 76 Young Street Asset Acquitision, Frankston - Young Street			
New Ongoing (multi-year Projects)	3			11987 - Frankston Yacht Club Alterations & Fitout 15073 - Boundary Road Parking & Traffic Management Improvements, Car 15084 - Silvertop Crescent Road Hump Installation, Frankston North			
Total On-going Projects	**61**						
Total Projects	**263**						

Project Status as at end March 2026	Total Active Projects	Not Yet Started	Planning and Scoping	Design and Documentation	Procurement	Delivery	Handover / Completed
Totals	**249**	**0**	**7**	**41**	**17**	**130**	**54**
% Split	**100%**	**0%**	**3%**	**16%**	**7%**	**52%**	**22%**
Completed	**36**	0	0	2	0	9	25
OK (Ahead of schedule or within 1 month of schedule)	**210**	0	7	38	16	121	28
Watch (Delayed by 1 - 2 months of schedule)	**3**	0	0	1	1	0	1
Intervene (Delayed beyond 2 months of schedule)	**0**	0	0	0	0	0	0
Not Started	**0**	0	0	0	0	0	0

	FULL YEAR							
PROGRAM OVERVIEW	**Adopted Budget 2025/26**	**Carry Over from 2024/25**	**Revised Budget at Start FY**	**Movement**	**Adjusted Budget (EOY)**	**Forecast (EOY)**	**YTD Actual**	**Expenditure & CY Commitments (YTD)**
TOTALS	72,862,000	4,738,749	77,600,749	- 1,439,241	76,161,508	74,158,433	43,417,459	67,785,200

Service Plan
2025/26 Capital Works Program - Status at end March 2026

Service	Total Number of Projects	Adopted Budget ($)	Adjusted Budget ($)	YTD Actual Expenditure ($)	YTD Actual Expenditure + CY Commitments ($)	Forecast Expenditure ($)	Forecast Carry Forward ($)	Program Variance ($)	YTD % of Adj. Budget (Actual + Commitments Vs Budget)	EOY % of Adj. Budget (Forecast Vs Adjusted Budget)
Arts and Culture	15	4,238,000	4,579,876	3,092,336	4,133,224	4,600,319	-	20,443	**90%**	**100%**
Asset Management	11	4,965,000	5,362,841	3,120,939	4,476,374	5,038,099	145,000	-179,742	**86%**	**94%**
Biodiversity and Open Space	48	5,527,000	5,399,073	2,765,774	4,661,884	5,166,804	75,000	-157,269	**89%**	**96%**
City Growth and Investment	8	860,000	1,600,620	567,132	672,608	1,200,422	398,125	-2,073	**42%**	**75%**
City Planning	3	748,000	328,950	280,487	307,903	328,587	-	-364	**94%**	**100%**
Climate Change Action	7	2,080,000	750,000	76,917	362,407	565,000	200,000	15,000	**47%**	**75%**
Community Development	11	1,400,000	1,423,700	1,107,621	1,478,554	1,413,517	-	-10,183	**100%**	**99%**
Community Health	9	8,387,000	7,920,821	6,929,214	8,047,411	7,319,073	-	-601,748	**100%**	**92%**
Community Safety	4	70,000	193,000	168,439	170,599	194,534	-	1,534	**88%**	**101%**
Customer service and experience	6	305,000	342,387	70,900	74,140	342,746	-	359	**22%**	**100%**
Governance	6	175,000	751,900	124,737	186,237	753,535	-	1,635	**25%**	**100%**
Integrated Water	25	2,768,000	2,066,220	514,597	1,191,273	1,908,838	150,000	-7,382	**58%**	**92%**
Parking	2	50,000	82,250	39,552	39,552	82,250	-	-0	**48%**	**100%**
Sport and Recreation	39	28,908,000	32,604,642	19,203,733	31,505,519	32,611,754	-	7,112	**97%**	**100%**
Technology and information	19	1,880,000	1,760,245	885,935	1,194,470	1,760,239	-	-6	**68%**	**100%**
Transport Connectivity	46	10,246,000	10,615,983	4,283,606	9,095,867	10,497,815	20,000	-98,168	**86%**	**99%**
Waste Circularity	4	255,000	379,000	185,544	187,179	374,900	-	-4,100	**50%**	**99%**
TOTALS	**263**	**72,862,000**	**76,161,508**	**43,417,459**	**67,785,200**	**74,158,433**	**988,125**	**-1,014,950**	**90%**	**100%**

EOY PROGRAM EXPENDITURE - DELIVERY RATE
97.4%

SCHEDULE OF CAPITAL WORKS DELIVERY - 2025/26 - Status at end of March 2026

Project Phase

Not Started
Planning and Scoping
Design and Documentation
Procurement
Delivery
Handover and Closure

Status

OK	Project on track
Watch	Delayed beyond 1 month but within 2 months of schedule
Intervene	Delayed beyond 2 months of schedule
Completed	Completed
Withdrawn / Re-allocated	Withdrawn, re-allocated or deferred

Progress status of the project at the time of assessment

Month of assessment

Major Project

Councillor Sponsored Project

Councillor Project of Interest

	FULL YEAR
Overall Program with MYBR Adjustments & Carry Forwards	76,161,508

Project No	Project Title	Project Description	Adjusted Budget (EOY)	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
Arts and Culture																	
11446	Frankston Arts Centre Technical Equipment Renewal (Lighting and Audio), Frankston	Renewal & upgrade of technical equipment at the Frankston Arts Centre (FAC). Works to be undertaken in 2025-2026 will include replacement of theatre followspot lighting and audio amplifiers for Cube 37	130,000													OK	N
11469	Library Collection Renewal	Annual purchase of collection stock to provide access to current, relevant and useful information to the community.	530,000													OK	N
13705	Arts & Culture Facilities Renewal Program	Renewal works at Arts & Culture facilities based on asset condition and usage requirements. Works include upgrade to lighting, carpet replacement equipment upgrades.	238,000													OK	N
13803	Public Artworks Renewal Program	Renewal of public artworks across the municipality.	50,000													OK	N
14209	Frankston Street Art Festival	Formerly Big Picture Festival the annual street art festival brings Frankston's lanes to life with commissioned arrtworks and encourages diversity of activities i.e. workshops, community events, art exhibition, live street art painting, artworks for sale	155,000													OK	N
14417	Sculpture Public Artwork Development	Installation of new public art works across the municipality.	65,000													OK	N
14487	Libraries Masterplan	Develop a master plan for the delivery of library services within the municipality.	8,984													OK	N
14525	Frankston Arts Centre Forecourt Renewal	Redevelopment of the forecourt to include outdoor meeting / events spaces, improved accessibility and forecourt amenity, altered vehicle access and renew landscaping and lighting.	1,147,314													OK	N
14683	Frankston Regional Arts Trail	Installation of three murals and seven sculptures including a 360° design on a large water tank, clear signage and directional markers on the Baxter Trail from the Frankston Arts Centre to the McClelland Sculpture Park. The intention of each art piece would be to entice people to stop to enjoy an immersive experience or engage with the art piece and signage / markers will ensure the path is informative and easy to follow.	1,500,000													OK	Y
14764	Mile Bridge Gateway Sculpture	Installation of a gateway scuplture at Mile Bridge, Frankston.	109,961													Watch	N
14834	Moving Light Packages - Frankston Arts Centre Precinct	Upgrade the current lighting infrastructure onstage at both Frankston Arts Centre & Cube 37 for Events.	165,617													Completed	N
14975	Public Art in Carrum Downs	Explore the installation of new public artwork in Carrum Downs.	40,000													OK	N
15012	Frankston Arts Centre Cube 37 Equipment Replacement, Frankston	Frankston Arts Precinct - Equipment - Upgrade - Cube 37 Glass Cube Audio Visual Technical Upgrade	300,000													OK	Y
15016	Carrum Downs and Frankston Libraries IT Upgrade	Renewal of Print from Anywhere software and upgrade the technology in library meeting rooms and hireable spaces to enable hybrid meeting options.	100,000													OK	N
15077	Young / Wells Streets Intersection Public Art Installation	Install new public art piece at the intersection of Young and Wells Streets, Frankston.	40,000													OK	N
Community Development																	
14600	Nairm Marr Djambana Gathering Place Building Upgrades	Renewal of the existing facility to provide a fit-for-purpose as a Neighbourhood House, culturally safe and welcoming, accessible, child safe and environmentally sustainable as per the site master plan. Initial stage (Stage 1A) - construction of a multi-purpose building in 2025/26.	900,000													OK	N
15026	Community Centre Shade Sail Renewal Program	Renewal of shade sails installed at Community Centres that have reached end of life.	30,000													OK	N
15027	Frankston North Community Centre Entry Refurbishment, Frankston North	Concept Redesign of Frankston North Community Centre entry with consideration given to functionality and fit for purpose for areas including reception area, lounge, offices, childrens play space toilets (redundant)	350,000													OK	N
15028	Frankston North Community Centre Commercial Kitchen Renewal, Frankston North	Refurbishment of Frankston North Community Centre commercial kitchen - This kitchen is used to deliver State Government funded pre-accredited training and skills development/employability programs for volunteers.	0													Re-allocated	N
15029	Frankston North Community Centre Jack Verity Hall Stage Refurbishment, Frankston North	Refurbishment of Frankston North Community Centre - Jack Verity Hall	0													Re-allocated	N
15030	Orwil Street Community House Front Garden & Entrance Renewal, Frankston	This project seeks to modernise the Orwil Street Community Centres street frontage including front fence, signage and garden which are old and out dated in keeping with recent building works and adjoining playground works.	50,000													OK	N
15042	Ballam Park Kindergarten & MCH Redevelopment, Frankston - Kindergarten Renewal & Upgrade Program	Upgrade existing facility to a 2 Room Kindergarten	30,000													OK	Y
15059	Havana Reserve Ex MCH Building - Demolish or Repurpose, Frankston	Building is no longer required for delivery of Council services. Investigate demolition of the facility and covert to open space or repurposing the building / site for other another purpose like additional car parking.	0													Re-allocated	N

Project No	Project Title	Project Description	Adjusted Budget (EOY)	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
15060	Frankston and Peninsula Lapidary Club Extension, Robinsons Park, Frankston	Site investigation and concept designs for potential extension to existing building at Robinsons Park. This work includes preliminary design options and an indicative cost estimate for the extension. There is no allocated budget for build as this project is very much about gaining more info, plans, costs, etc to determine next steps.	30,000													OK	N
15062	Langwarrin Men's Shed Extension, Lloyd Park, Langwarrin	Site investigation and concept designs for potential extension to existing building at Lloyd Park. This work includes preliminary design options and an indicative cost estimate for the extension. There is no allocated budget for build as this project is very much about gaining more info, plans, costs, etc to determine next steps.	30,000													OK	N
15069	Seaford Life Saving Club Beach Access - New Shed & Matting	Design & construction of a storage shelter attached to Seaford LSC for Beach Wheel Chair & Sand Matting funded by LSV grant	3,700													Completed	N
Community Health																	
13766	Family Health Support Services Facilities Renewal Program	Renewal works at facilities based on asset condition and occupant requests.	30,000													OK	N
14181	Langwarrin Child & Family Centre	Development of a new (3 playroom) kindergarten facility, MCHC and a community meeting room.	5,250,000													OK	N
14811	Seaford Child & Family Centre	Provision of a new (3 playrooms) kindergarten facility, MCHC and a community meeting room. This project would result in the consolidation of Seaford Kindergarten and the Seaford MCH.	2,200,000													Completed	N
14827	Montague Park Kindergarten Upgrade, Frankston - Kindergarten Renewal & Upgrade Program	Renewal and expansion of the existing single room kindergarten and two Maternal and Child Health (MCH) consult suites at 1 Bentley Place, Frankston, to a two room kindergarten, two MCH consulting suites, one allied health services consulting suite	75,000													OK	Y
14888	Open Space Shelters Renewal Program	Replacement of shelters in reserves as identified in condition assessments.	30,000													OK	N
14915	Bowerbird Pre-School Refurbishment, Carrum Downs Downs	Renewal of the existing Bowerbird Kindergarten facility with a new three room kindergarten, playspaces Maternal Child Health and carpark improvements.	54,603													OK	Y
15006	Mahogany Rise Child & Family Centre Playspace Renewal	Renewal of existing playground at Mahogany Rise Child & Family Centre to transform the playground to be accessible to children with all abilities including new pathways, accessible sandpit, cultural / sensory elements and nature play.	183,575													Completed	N
15011	Erinwood Kindergarten & MCH Redevelopment, Frankston - Kindergarten Renewal & Upgrade Program	Upgrade existing facility to a 3 Room Kindergarten with combined Maternal and Child Health Centre.	30,000													OK	Y
15082	Blast Chiller Purchase for Meals on Wheels	Purchase of new blast chiller for Meals on Wheels.	67,643													Completed	N
Community Safety																	
14429	Safe City Surveillance System - CCTV Camera Renewal Programl Program	Renewal of ageing CCTV cameras at end of life.	50,000													OK	N
14430	Ticket Machine Renewal Program	Renewal of ageing ticket machines at end of life.	20,000													OK	N
15001	CCTV Mobile Device for Victoria Police - Young Street Action Plan	CCTV Mobile Device for Victoria Police - Young Street Action Plan	0													Withdrawn	N
15070	490 Nepean Highway (Frankston House / Moon Dog Beach Club) Car Park Upgrade, Frankston	Refurbishment works required to activate carpark including line marking, ticket machines, entry gate repairs, signage, painting and ventilation.	123,000													Completed	N
Sport and Recreation																	
11237	Structured Recreation Pavilions Renewal Program	Renewal works at facilities based on asset condition and occupant requests.	230,000													OK	N
13592	Sporting Ground Pitch Cover Renewal Program	This project is for the ongoing program of renewing and upgrading Councils sporting ground pitch covers.	20,000													OK	N
13593	Sporting Ground Goal Post Replacement Program	Replacement of sporting ground goal posts at councils active reserves.	15,000													OK	N
13666	Sporting Reserve Irrigation & Drainage Systems Renewal Program	Renewal of existing ageing and defective irrigation systems to provide an improved playing surface for user groups as identified in condition assessments.	160,000													Completed	N
14401	Peninsula Aquatic and Recreation Centre Renewal Program, Frankston	Renewal works at the Peninsula Aquatic and Recreation Centre as per the facility Asset Management Plan.	3,550,000													OK	N
14479	Pines Forest Aquatic Centre Renewal Program, Frankston North	Renewal works at the Frankston Pines Aquatic Centre as per the facility Asset Management Plan.	200,000													OK	N
14495	Minor Sports Infrastructure Program	Replacement of minor sports infrastructure at reserves across the municipality.	7,705													OK	N
14613	Lloyd Park Skate Park Redevelopment	Design works for the upgrade of the existing Langwarrin skate park.	123,770													Completed	N
14619	Pines Forest Aquatic Centre Redevelopment Program, Frankston North	Renewal works to support the Pines Forest Aquatic Centre's Long Term Development Plan.	100,000													OK	Y
14634	Baxter Park Tennis Club - decommission courts 1, 2 & 3	Decommission Courts 1, 2 and 3 at Baxter Park.	80,000													OK	N
14636	Frankston Basketball & Gymnastics Centre Upgrade, Seaford	Frankston Stadum - Renewal and expansion of existing basketball facility to 10 courts and include a gymnastics centre at 90 Bardia Avenue, Seaford.	23,000,000													OK	Y
14705	Frankston Skatepark Renewal	Redevelop facility, include new electronic engagement murals and skate elements. 2025/26 scope to build a lighting plan for the site from the redevelopment concept.	34,230													OK	N
14712	Belvedere Tennis Club Court Renewal (Courts 1, 2-5), Seaford	Upgrade Tennis Court 1 and complete fencing improvement works to Courts 1, 2-5, with consideration for universal access.	400,000													OK	N

Project No	Project Title	Project Description	Adjusted Budget (EOY)	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
14755	Jubilee Park Landscaping, Lighting and Ancillary Park Infrastructure Upgrade, Frankston South	Upgrade landscaping, lighting and ancillary park infrastructure as per landscape concept plan including circulation paths and car parking.	450,000													OK	N
14760	Len Phelps Pavilion Expansion, Carrum Downs Recreation Reserve - Expanded Pavilion	Expansion and redevelopment of the Len Phelps Pavilion. This project entails the enhancement and upgrade of the existing building to transform it into a functional, fit-for-purpose multipurpose pavilion. The works will focus on improving usability, accessibility, and adaptability of the space to support a wide range of recreational activities.	80,000													OK	N
14828	Robinsons Park Protection Nets	Renew the existing ball protection netting at Robinsons Park.	185,461													OK	N
14830	Peninsula Reserve Oval 1 Sports Lighting	Installation of sport field lighting at Peninsula Reserve Oval 1.	383,000													OK	N
14847	Overport Park Master Plan Implementation - Pathing Network & Connection Upgrade	This footpath upgrade focuses on the connection to the bridge over Sweetwater Creek to and from St Ives Ave. The proposed redesign aims to enhance safety, accessibility, and overall aesthetics for the community.	80,000													OK	N
14856	Hard Court Playing Surface Renewal Program	Ensure outdoor netball court facilities are maintained at a level that meets Australian Standards and provides fit for purpose infrastructure.	30,000													Completed	N
14908	Carrum Bowling Club Synthetic Green Renewal (East Green) & Associated Works	Renewal of the existing synthetic green at Carrum Bowling Club.	57,155													OK	N
14973	Ballam Park Athletics Track Sports Lighting Renewal, Frankston	Renewal of the existing track lighting that meets all Australian Standards for Athletics competition at Ballam Park Athletics Track Sports, Frankston.	370,000													OK	N
14978	Carrum Downs Recreation Reserve Enclosed Cricket Nets (Partnership with Carrum Downs Cricket Club), Carrum Downs	Renewal and expansion of the existing cricket net facilities including lighting at Carrum Downs Recreation Reserve. This project is a partnership with the Carrum Downs Cricket Club.	235,000													OK	N
14987	Ballam Park Public Lighting (Athletics Track to Naranga Crescent), Frankston	Implementation of safety lighting between Ballam Park Athletics Track and Naranga Crescent at Ballam Park.	107,487													Completed	N
15007	Regional Hockey Facility at Baxter Park, Frankston South	Feasibility Study into the development of a new regional hockey facility including two hockey pitches, lighting and pavilion works at Baxter Park.	80,000													OK	N
15010	Bruce Park Pavilion Renewal, Frankston	The Bruce Park Pavilion Redevelopment involves the construction of a new two-storey pavilion on the site of an existing facility. The new pavilion will provide modern, fit-for-purpose amenities to support a wide range of sporting and community activities. This redevelopment will enhance functionality, accessibility, and user experience, delivering significant benefits to the local sporting community.	200,000													OK	Y
15014	Ballam Park East Oval Reconstruction, Frankston	Reconstruct Ballam East sporting oval so that it meets Australian Standards for AFL Football and Cricket, increasing participation opportunities and programming.	1,166,834													Completed	N
15015	Lloyd Park Oval 3 Reconstruction, Langwarrin	Reconstruct Lloyd Park - Oval 3 to improve surface and grass coverage.	30,000													OK	Y
15018	Baxter Park Tennis Courts 4 & 5 Resurfacing & Remarking to Include Netball, Frankston South - Master Plan Implementation	Design work is required to re-purpose Courts 4 & 5 to multipurpose Netball and Tennis Courts, including ancillary features (lights, sports equipment etc.) and appropriate storage. The design is also to explore the possibility of Pickleball and Futsal and provide detailed costings.	30,000													OK	Y
15020	Kananook Reserve Master Plan Implementation, Seaford	The Kananook Reserve Maser Plan addresses future and potential improvements across the site, with consideration given to access, connections, open space and the broader public realm of the precinct.	50,000													OK	Y
15021	Langwarrin Equestrian Fencing Upgrades, Langwarrin	Upgrade fencing as identified in the Equestrian Master Plan.	40,000													OK	Y
15022	Baxter Park Equestrian Implementation (High Priority Projects), Frankston South	Upgrade the sand arena, as per the Equestran Master Plan.	40,000													OK	Y
15049	Frankston Park Pavilion Female Friendly Facilities Upgrade	Conversion of existing changeroom shower & toilets facilities to suit femaile friendly amenities.	750,000													OK	N
15056	Frankston Park New Facility "The Dolphins Centre" Feasability Study, Frankston	This project is for feasibility work in preparation for a future Advocacy to the State and Federal Government and the AFL. Scope to consider innovative use of modular facilities to potentially provide additional change facilities, a media centre.	25,000													OK	N
15061	Long Island Tennis Club Court Lighting, Seaford	Lighting designs are required to be reviewed to ensure all environmental considerations have been addressed.	30,000													OK	N
15071	Overport Park Tennis Club Irrigation Upgrade, Frankston South	Upgrade the irrigation to the tennis courts at Overport Park Tennis Club.	30,000													OK	N
15074	Ballam Park Public Lighting, Frankston	Install additional public lighting at Ballam Park.	54,000													OK	N
15076	Frankston Archery Club Site Improvement Study	Study to explore site improvements to Frankston Archery Club site at Baxter Park.	30,000													OK	N
15079	Rugby Hub Feasibility Study	Undertake a feasibility study to investigate sites or facilities that would be suitable to base a rugby hub (or alternate rugby facility) within the Frankston municipality.	0													Withdrawn	N
15080	Ballam Park East Oval Terracing, Frankston	Construct terracing to improve access to Ballam Park east oval.	150,000													OK	N
Biodiversity and Open Space																	
11286	BBQ Renewal Program	Renewal works on BBQs across the municipality, based on asset condition.	25,000													OK	N
11299	Risk Management Works within Council Reserves	Improvement works to alleviate high risk issues within Council reserves and open space.	50,000													OK	N
12623	Public Toilet Renewal Program	Renewal works at public toilet facilities based on asset condition and user requests.	50,000													OK	N
13030	Minor Open Space Asset Renewal Program	Renewal of park furniture assets across all Council Reserves and open space. Implementation of the recommendations of the Parks Assets Condition Audit. Renewal works are undertaken in accordance with the Levels of Service Framework within reserves.	40,000													OK	N

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13305	Reserves Internal Fencing Renewal Program	Renewal of internal fencing at Council reserves and sports grounds and based on asset condition and user requests.	85,000													OK	N
13584	Playground Minor Safety Works Program	Renewal of playground components, including equipment and rubber softfall elements, in response to wear, damage, or safety concerns. Works are undertaken as needed to maintain safe, accessible, and enjoyable play environments across the municipality.	50,000													OK	N
13687	Foreshore Erosion Fencing & Minor Infrastructure Renewal Program	Renewal of minor infrastructure along the foreshore within the municipality.	50,000													Completed	N
14332	George Pentland Botanic Gardens Master Plan Implementation, Frankston	George Pentland Botanic Gardens Action Plan implementation including improved path connections and enhanced accessibility to the east end of the gardens, alongside design work to support future program delivery.	100,000													OK	Y
14415	Local Park Upgrade Program	Implementation of the Local Parks Action Plan (2021), with a focus on canopy tree planting and improving safety and access. Works will be delivered at various local level parks in Carrum Downs, Frankston North and Langwarrin in accordance with the LPAP and asset condition.	100,000													OK	N
14530	Monterey Reserve Master Plan Implementation, Frankston North	Monterey Reserve Master Plan Implementation: Stage 1: Complete detailed design for the new Youth Space. Stage 2: Complete concept 'shovel ready' design for the new public toilet, junior and multi-generational playspace, including consideration of connecting paths and path lighting.	94,468													OK	Y
14572	Shade Sail Retrofit Program	Installation of shade sails and structures in accordance with the Frankston Play Strategy (2021) to improve comfort, safety, and usability of play spaces.	80,000													OK	N
14690	Banyan Reserve Playspace Upgrade & Pump Track, Carrum Downs	Upgrade to the playspace and installation of a new pump track at Banyan Reserve in Carrum Downs as detailed in the Frankston Play Strategy (2021) and the Draft BMX/Skate Strategy. The Department of Jobs, Skills, Industry and Regions (DJSIR) has allocated $1.5 million towards the upgrade through the Community Sport and Recreation Grants Program.Works include:- A new local-level pump track- A revitalised community-level playspace- Improved path connections and park amenity upgrades to benefit a wider range of users- Consideration of dog walkers, recognising Banyan Reserve as an existing off-leash area- Exploration of opportunities for a future public toilet and picnic facilities to be delivered in a subsequent stage, subject to future funding.	250,000													OK	Y
14696	Baxter Park Access Road Upgrade, Frankston South - Master Plan Implementation	Implementation of the Baxter Park Master Plan (2023) priority project 'Baxter Park Access Spine' including: - Finalise functional design, staging plan and budget estimates for the access road - Complete detail design and approvals for the new Frankston Flinders Road park entry - Commence power undergrounding and new electrical substation	300,000													OK	Y
14699	Sweetwater Creek Reserve - Upgrade	Review and implement the Sweetwater Creek Management Plan to support the management and quality of public open space and vegetation management in Upper & Lower Sweetwater Creek Reserves. The management plan also addresses community safety and resident complaints on erosion in the creek from illegal stormwater discharge points.	95,450													OK	N
14745	Seaford Wetlands Rejuvenation - Facilities Upgrades and Interpretive Signage	Upgrade the infrastructure within Seaford Wetlands.	200,000													OK	N
14752	Fauna Crossings, Habitat Connectivity and Wildlife Protection	Installation of fauna crossings, habitat connections and virtual fencing to protect animals and wildlife by way of sensors, protecting the community and animals.	25,000													OK	N
14810	Heritage Reserve (Multiuse Court Only), Skye - Frankston Play Strategy Implementation	Renew and upgrade the existing playspace at Heritage Reserve to meet the service levels identified in the Frankston Play Strategy (2021). It includes the delivery of a new multi-use court and considers whole-of-park improvements such as urban forest targets, canopy tree planting, universal access, signage, and landscape amenity enhancements. The Victorian Government has allocated $240k towards the works.	460,000													OK	N
14818	Sandfield Reserve Playspace, Carrum Downs	Installation of an expanded play space within Sandfield Reserve as detailed in the Sandfield Reserve Masterplan. Scope includes the installation of artifical creek bed & topography, play area & equipment, grass picnic area with shade trees, lighting & electrical works.	18,914													Completed	N
14876	Burgess Reserve Playspace Renewal, Langwarrin - Play Strategy Implementation	Design phase for renewal and upgrade of the existing playspace at Burgess Reserve, Langwarrin. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	35,000													OK	Y
14879	Ballam Park History Trail Design	Design of Ballam Park History Trail.	48,653													Completed	N
14886	Sandfield Reserve Active Recreation Areas and Facility Upgrade	Development of park revitalisation improvements at Sandfield Reserve including paths, pedestrian lighting, multi use grass area and new community meeting space.	290,104													OK	N
14905	Athol Reserve - Frankston Play Strategy Implementation	Renew and upgrade the existing playspace at Athol Reserve, Langwarrin. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	200,000													OK	N
14906	Langwarrin District Playspace, Langwarrin - Lloyd Park Master Plan Implementation	Development of a concept advocacy package for a new district-level playspace and associated amenities, including public toilet and picnic/BBQ facilities, at Lloyd Park, Langwarrin, in alignment with the Frankston Play Strategy (2021). The package will support future funding and partnership opportunities.	100,000													OK	Y
14912	Rotary Park Upgrade, Carrum Downs - Open Space Strategy	Design phase for renewal and upgrade of the existing playspace at Rotary Reserve. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	70,000													OK	Y
14913	Sandfield Reserve Drainage and Ecology Improvements, Carrum Downs - Master Plan Implementation	Implement improvements to the drainage, ecology and park facilities in Sandfield Reserve, Carrum Downs.	243,417													Completed	N
14914	Sandfield Reserve Public Toilet Construction, Carrum Downs - Master Plan Implementation	Install a new public toilet at Sandfield Reserve, Carrum Downs.	86,068													Completed	N
14929	Myrtle Reserve Playspace Renewal, Langwarrin - Play Strategy Implementation	Design phase for renewal and upgrade of the existing playspace at Myrtle Reserve, Langwarrin. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	40,000													OK	Y
14930	Ferndale Reserve, Frankston - Play Strategy Implementation	Renew and upgrade the existing playspace at Ferndale Reserve to meet the service levels identified in the Frankston Play Strategy (2021). It includes the delivery of a new multi-use court and considers whole-of-park improvements such as urban forest targets, canopy tree planting, universal access, signage, and landscape amenity enhancements.	435,000													OK	N

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14931	Crystal Pool Park Playspace Renewal, Seaford - Play Strategy Implementation	Planning phase, including due diligence and community engagement, for renewal and upgrade of the existing playspace at Crystal Pool Park. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	10,000													OK	Y
14932	Gamble Reserve Playspace Renewal, Carrum Downs - Play Strategy Implementation	Renew and upgrade the existing playspace at Gamble Reserve, Carrum Downs. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	375,000													OK	Y
14935	Witternberg Reserve Additional Car Parking, Frankston - Master Plan Implementation	Additional car parking provided in Wittenberg Avenue as detailed in the Wittenberg Reserve Master Plan.	115,000													Completed	N
14957	Hastings Road / Frankston-Flinders Road Intersection Landscaping Renewal, Frankston	Hastings Road / Frankston-Flinders Road Intersection Landscaping Renewal, Frankston	71,982													Completed	N
14974	Wilton Bushland & Bunarong Memorial Reserve Upgrade, Carrum Downs	Upgrade works to Wilton Bushland & Bunarong Memorial Reserve, Carrum Downs.	200,000													OK	N
14976	Ballam Park Playspace Lighting, Frankston	Install lighting at the Ballam Park Playspace.	43,377													Completed	N
14982	Nepean Boulevard Signature Project, Frankston - Nepean Boulevard Master Plan	Design phase of the endorsed 'Nepean Boulevard Precinct Revitalisation', as identified in the Nepean Boulevard Master Plan and aligned with Councils advocacy priorities. The revitalisation aims to enhance public spaces, improve connectivity, urban biodiversity and support community and business activation across the precinct.	45,640													OK	Y
14985	Lipton Reserve Upgrade Including Nature Play, Frankston	Renew and upgrade the existing playspace at Lipton Reserve, Frankston. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	80,000													OK	N
15023	Baxter Park Caretaker's Residence Demolition, Frankston South	Demolition of existing caretakers residence at Baxter Park.	70,000													OK	N
15024	Seaford Road Public Toilet Renewal, Seaford - Public Toilet Action Plan Implementation	Renewal of Seaford Foreshore Public Toilet - Nepean Hwy opposite Seaford Road	60,000													OK	Y
15043	Baxter Park Playspace Upgrade, Frankston South - Play Strategy Implementation	Development of a schematic design and advocacy package for a new district-level playspace at Baxter Park, as identified in the Baxter Park Open Space Master Plan (2023) and aligned with the Frankston Play Strategy (2021).	20,000													OK	N
15044	Escarpment Reserve Playspace Renewal, Frankston South - Play Strategy Implementation	Planning phase, including due diligence and community engagement, for renewal and upgrade of the existing playspace at Escarpment Reserve , Frankston South. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	11,000													OK	Y
15045	Granite Reserve Playspace Renewal, Langwarrin - Play Strategy Implementation	Planning phase, including due diligence and community engagement, for renewal and upgrade of the existing playspace at Granite Reserve, Langwarrin. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	10,000													OK	Y
15046	Wittenberg Reserve Toilet Refurbishment, Frankston	Refurbishment of the existing Public toilets on Wittenberg Reserve.	460,000													OK	N
15057	Kashmir Reserve Playspace Renewal, Frankston - Play Strategy Implementation	Design phase for renewal and upgrade of the existing playspace at Kashmir Reserve, Frankston. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	45,000													OK	Y
15064	Lindrum Reserve Playground Shade Sail and Furniture, Frankston	Retrofit of a new shade sail over the playspace at Lindrum Reserve to improve sun protection and playability.	50,000													OK	N
15065	Monique Reserve Playground Shade Sail and Furniture, Langwarrin	Retrofit of a new shade sail over the playspace at Monique Reserve to improve sun protection and playability.	5,000													Re-allocated	N
15075	Monique Bushland Reserve Improvements, Langwarrin	Undertake improvement in the bushland section of Monique Reserve.	50,000													OK	N
15078	Frankston Foreshore Signage	Replace existing water safety signage and install new prominent signage along strategic nodes on the Frankston Foreshore.	10,000													Completed	N
15081	Jubilee Park Playground Shade Sail and Furniture, Frankston	Retrofit of a new shade sail over the playspace at Jubilee Park to improve sun protection and playability.	45,000													OK	N
Climate Change Action																	
14352	Council Facilities Solar PV Program	Installation of solar PV system at Healthy Futures Hub in 2025/26.	120,000													OK	N
14544	Street Light Renewal Program - LED Conversion	Renewal of street lights across the municipality resulting in an environmental performance increase and reduction in electricity costs and greenhouse emissions.	200,000													OK	Y
14621	Facility Electrification & Energy Efficiency Program	Implement energy efficiency improvements at facilities in line with the Climate Change Strategy 2023-2030.	130,000													OK	N
14720	Electric Vehicles – Charging Infrastructure & EV Vehicle Acquisition	Purchase one electric vehicle with decals and undertake a feasibility / design of implementing charging infrastructure at the Frankston Civic Centre.	50,000													Watch	Y
14979	Peninsula Aquatic & Recreation Centre Electrification Works, Frankston	Conversions of existing plant to electric powered at Peninsula Aquatic & Recreation Centre.	100,000													OK	Y
14980	Frankston Arts Centre Electrification Works, Frankston	Frankston Arts Centre (FAC) - Electrification Works	100,000													OK	Y
15050	Greenhouse Analytics Reporting Automation Project	Automate greenhouse reporting required for Council to continue to track its progress towards its emissions target, including enabling solar analytics for rooftop solar PV monitoring.	50,000													OK	N

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Integrated Water																	
13458	Easement Drainage Pit Alterations	Works identified during the inspection of drainage within easements including the raising of pits to the current surface level.	50,000													OK	N
13525	Minor Drainage Improvement Works	Reactive works that address minor drainage issues arising from major storm events in the municipality.	45,000													OK	N
13971	Drainage Renewal & Upgrade Program	Renewal of drainage infrastructure throughout the municipality, based on asset condition.	0													Re-allocated	N
14423	Heavy Pit Lid Renewal Program	Renewal program of gatic side entry pits throughout the municipality to address manual handling of heavy gatic pit lids with Terra Firma lids as per Council's standards.	150,000													OK	N
14444	Murawa Street Catchment Stage 1 Drainage Upgrade, Frankston South - Frankston South Drainage Strategy	Design and construction of the Murawa Street Catchment Stage 1.	0													Re-allocated	N
14462	Water Sensitive Urban Design (WSUD) Implementation Program Program	Action recommendations outlined in the WSUD condition asset report and to ensure opportunities for WSUD treatments are incorporated into Council projects (e.g. streetscapes, public open spaces, road and car parking projects).	70,164													OK	N
14510	Monterey Scheme - Recycled Water Program	Design and approvals subject to the feasibility study expected to be completed by March 2020 in compliance with the 2019NOM25.	400,000													OK	Y
14553	Williams Street Catchment Stage 2 Drainage Upgrade, Frankston South - Frankston South Drainage Strategy	Construction of a new outfall pipe between Kananook Creek and the Stage 1 works as identified in the Frankston South Drainage Strategy.	0													Re-allocated	N
14655	Baxter Park Dam Safety Improvements	Design and implementation of safety improvement and amenity works at Baxter Dam.	59,573													OK	N
14942	Forest Drive Drainage Pipe Relining, Frankston North	Relining 60m of drainage pipe on Forest Drive, Frankston North.	74,086													Completed	N
14946	Stanley Street Drainage Upgrade (Lorraine Street to Fairway Street), Frankston	Upgrade 160m of existing pipe to 450mm diameter.	60,000													OK	Y
14951	Robinsons Road Drainage Upgrade (435 to 455 Robinsons Road), Langwarrin South	Activate the easement surrounding 454 Robinsons Road to convey overland flows north towards the existing Robinsons Road table drain network and install a 300 mm diameter drainage pipe to convey flows ponding on 454 Robinsons Road to the existing Robinsons Road table drain network.	70,000													OK	Y
14952	Pier Promenade Foreshore Car Park Drainage Upgrade, Frankston	Implement improvements to the drainge at 5N Pier Promenade, Frankston (vicinity of Sofia's and Visitor Centre).	60,000													OK	Y
14954	Frankston Memorial Park Drainage Renewal	Implementation of drainage renewal works at Frankston Memorial Park.	50,000													OK	N
14986	Gross Pollutant Trap Program	Feasibility assessment, design and implementation of Gross Pollution Traps.	74,397													OK	N
15005	Leisureland Drive Flood Mitigation Works, Langwarrin	Install a new box culvert across Leisureland Drive and increase cross section of the existing open channel fronting 39 and 37 Leisureland Drive to capture and convey run-off originating from the upstream of the catchment at 1%AEP.	140,000													OK	N
15009	Banyan Reserve Stormwater Harvesting Scheme, Carrum Downs	Treat stormwater overflow from the existing retarding basin and divert into a below ground tank to irrigate the sports ovals at Banyan Reserve and areas within the Carrum Downs Primary School site.	30,000													OK	Y
15048	Street Sweeper Water Decanting Facility at Frankston Operations Centre, Seaford	Install a new shelter and triple interceptor drainage system for street sweeper waste decanting of water into the trade waste system.	200,000													OK	N
15051	46 McComb Boulevard Easement Drainage Renewal, Frankston South	Replacement of 100m of existing easement drain at 46 McComb Boulevard, Frankston South.	0													Deferred	N
15052	20 Bellevue Crescent Easement Drainage Renewal, Seaford	Replacement of 100m of existing easement drain at 20 Bellevue Crescent, Seaford.	170,000													OK	N
15053	9 Cinerea Glade Easement Drainage Renewal, Langwarrin	Replacement of 110m of existing easement drain at 9 Cinerea Glade, Langwarrin.	90,000													OK	N
15054	1 Manna Gum Court Easement Drainage Renewal, Carrum Downs	Replacement of 50m of existing easement drain at 1 Manna Gum Court, Carrum Downs.	15,000													OK	N
15055	14 Cedar Street Easement Drainage Renewal, Langwarrin	Replacement of 90m of existing easement drain at 14 Cedar Street, Langwarrin.	80,000													OK	N
15066	Voilet Street New Easement Drain, Frankston South	Install new easement drain adjacent to 2,4 & 6 Voilet Street, Frankston South.	128,000													Completed	N
15072	Overton Road Drainage Improvements, Frankston	Preliminary design of improvements to the Overton Road drainage system.	50,000													OK	N
Waste Circularity																	
13087	Litter Bin Replacement Program	Renewal of litter bins and dog waste bins throughout the municipality based on asset condition.	30,000													OK	N
14839	FRRRC Main Shed Pit Floor Replacement	Replacement of the pit floor in the main shed at the Frankston Regional Recycling and Recovery Centre.	200,000													OK	N
14955	Frankston Regional Resource Recovery Centre Fire Protection Systems Upgrade, Skye	Frankston Regional Resource Recovery Centre Fire Protection Systems Upgrade, Skye	124,000													Completed	N
15019	Frankston Regional Resource Recovery Centre Noise Removal Measures, Skye	Install a noise minimisation barrier for north-east corner of the Frankston Regional Recycling and Recovery Centre.	25,000													OK	Y
Parking																	
14682	Kananook Commuter Car Park	Construction of a new multi-deck car park adjacent to Kananook Station and the Frankston Basketball Stadium at Kananook Reserve.	32,250													Completed	N
15058	Ballam Park Overflow Car Parking, Frankston	Investigation and design of cost effective options for the muddy area next to the Karingal Bulls pavilion into a car park. Scope to include repair of damaged sealed surfaces and seeding of non-vegetated areas in the athletics precinct.	50,000													OK	N

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Transport Connectivity																	
11260	Street Lighting Upgrades	Installation of new street lights as requested by residents to improve safety.	25,000													OK	N
12812	Footpath Renewal Program	Renewal of asphalt and concrete footpaths across the municipality as identified by Councils Road Management Plan (RMP) inspections and Civil Infrastructure Maintenance (CIM) referrals. Program includes renewal of damaged vehicle crossings from Council activities and renewal of pram crossings to achieve DDA compliance.	1,500,000													OK	N
13421	Reserves Boundary Fencing Renewal Program	Renewal of boundary fencing where residents contribute to the cost for fence replacement that abuts Council reserves.	180,000													OK	N
13563	Shared User Path Safety Upgrades	Safety upgrades of bicycle paths as identified by the bicycle safety survey. Projects are prioritised based on asset condition from an identified list.	35,000													OK	N
13565	Kerb Renewal Program	Renewal of kerbs as identified based on asset condition audit and resident requests. Works are delivered in conjunction with the road renewal program (where practical).	140,000													Completed	N
13723	Barrier & Guard Rail Renewal Program	Renewal works relating to road safety barriers as identified during inspections. Priorities are based on hazard, condition, state and severity.	70,000													Completed	N
13846	Major Bridge Renewal Program	Renewal and minor upgrades to existing Council maintained bridge and pedestrian structures identified from Level 2 condition inspections and recommendations.	90,000													OK	N
13847	Minor Bridge & Path Structures Renewal Program	Minor renewal works such as replacement of railings, piles, members in poor condition, and is to be implemented for structures (pedestrian & vehicle bridges, boardwalks and staircases) across the municipality based on asset condition and safety audits.	65,000													OK	N
13958	Reserves Pathway Renewal Program	Renewal of pathways located in Council reserves based on asset condition and resident resident requests.	70,000													OK	N
13972	City Centre Pathway Renewal Program	Renewal of footpath areas throughout Frankston Central Activities Area based on asset condition and resident requests.	200,000													OK	N
14198	Robinsons Road (Bayside Christian College To Baxter Trail) Shared User Path Construction, Langwarrin	Construct a new 2.5m wide shared user path on the south side of Robinsons Road, Langwarrin from Bayside Christian College to the Baxter Trail including pedestian crossing at the railway line, boarwalk construction, retaining walls and protective fencing.	70,000													Watch	Y
14431	Street Lighting Renewal Program	New street lights to improve safety throughout the municipality.	130,000													OK	N
14581	Frankston Revitalisation Action Plan - Greenlink (Baxter Trail, City Centre - Monash University)	Construction of a new shared user path links to the Baxter Trail with the Frankston City Centre.	287,835													OK	N
14604	Jubilee Park Stadium Traffic Management Strategy	Development and implementation of a traffic strategy to improve accessibility issues at Jubilee Park.	20,000													OK	N
14618	Belvedere Local Area Traffic Management, Seaford	Installation of traffic management devices as detailed in the Belvedere Local Area Traffic Management study.	232,000													OK	Y
14664	Minor Asphalt Patching Renewal Program	Minor renewal works on roads - asphalt patching.	200,000													OK	N
14676	LXRP Community Assets Improvements	Projects funded by the Level Crossing Removal Project (LXRP) to improve Council assets nearby to these works including shared user path between Skye Road and Frankston Station, Kananook Creek interpretative trail, shared user path connections on Seaford Road and Skye Road, car parking and kerb works along Bardia Avenue, Seaford and other related projects.	20,000													Completed	N
14862	Frankston High School Shared User Path Connections - Towerhill Road, Frankston	Design and construct shared user path along Towerhill Road, from Frankston-Flinders Road to western edge of Delacombe Park, Frankston.	200,000													OK	Y
14863	Frankston Nature Conservation Reserve to Culcairn Drive Shared User Path Construction, Frankston South	Construct a shared user path along the Melbourne Water easement, from Frankston Nature Conservation Reserve to Culcairn Drive, Frankston South.	65,000													OK	Y
14865	Golf Links Road (Mt Erin Secondary College to Stotts Lane) Shared User Path Construction, Frankston South	Design and construct shared user path connection from Peninsula Link Trail to Stotts Lane footpath, Mt Erin Secondary College and Baxter Village retirement village.	395,000													OK	N
14911	Skye Precinct Local Area Traffic Management	Implementation of the Local Area Traffic Management plan for the Skye Precinct.	30,000													OK	N
14941	North Road Path Construction (Union Road to Warrenwood Place & Delicia Street to Centre Road), Langwarrin	Construction of a new path on North Road between Union Road and Warrenwood Place.	275,518													OK	N
14947	Fletcher Road (Frankston Station to Baxter Trail) Shared User Path Construction, Frankston	Construction of a new shared user path along Fletcher Road from Frankston Station to Baxter Trail, Frankston.	30,000													OK	Y
14949	Franciscan Avenue Speed Hump Installation, Frankston	Installation of speed humps in Franciscan Avenue, Frankson.	120,000													OK	N
14956	Skye Road Intersection - Carramar Drive & Onkara Street - Construction of Traffic Islands and Pedestrian Refuge	Construction of splitter islands and pedestrian refuge on Skye Road at the intersection with Caramar Drive and Onkara Street, Frankston including streetscape works.	219,000													OK	N
14959	Beach Street Porphry Paving Removal, Frankston	Beach Street Porphry Paving Removal, Frankston	275,000													OK	N
14962	Road Resurfacing Program	Resurfacing of roads throughout the muncipality based regular on asset condition surveys.	1,033,000													OK	N
14970	Cranbourne-Frankston Road Shared User Path Renewal, Langwarrin	Renewal two sections of the existing shared user path in Langwarrin to current standards from Southgateway to 10 Langwarrin Crescent, and from Warrandyte Rd to 210 Cranbourne-Frankston Rd.	290,000													OK	N
14971	Edinburgh Drive Traffic Management Device Renewal, Skye	Replace chicane treatment with flat-top speed hump in Edinburgh Drive.	230,000													OK	N
15008	Safe Taxi Rank Removal, Davey Street, Frankston	Removal of the Safe Taxi Rank in Davey Street, Frankston include removal of structures and relocation of CCTV cameras.	23,630													Completed	N
15017	Derinya Drive (Overport Road to Derinya Primary School) Path Construction, Frankston South	Construction of a Pathway on Derinya Drive from Overport Road to Derinya Primary School.	30,000													OK	N
15032	Hastings Road / Clarendon Street (Yuille Street to Baxter Trail) Shared User Path Construction, Frankston	Construction of new shared user path along Hastings Road and Clarendon Street, connecting Yuille Street to Frankston-Baxter Trail.	532,000													OK	Y

Project No	Project Title	Project Description	Adjusted Budget (EOY)	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
15033	Nepean Highway (600 Nepean Highway to Gulls Way) Path Construction, Frankston South	Construction of a new path on Nepean Highway from 600 Nepean Highway to Gulls Way.	60,000													OK	Y
15034	Jamboree Avenue (The Crest to Yuille Street) Path Construction, Frankston South	Design and construction of a 1.5m wide, 275m long footpath in Jamboree Avenue from Yuille Street to The Crest.	22,000													OK	Y
15035	Aqueduct Road (Tisdall Drive to End of Aqueduct Road) Path Construction, Langwarrin	Path construction in Aqueduct Road between Tisdale Drive and the end of Aqueduct Road as idenitified in the Path Development Plan.	17,000													OK	Y
15036	Lyons Avenue (Yuille Street to The Crest) Path Construction, Frankston South	Design and construction of a 1.5m wide, 285m long footpath in Lyons Avenue from Yuille Street to The Crest, Frankston South.	23,000													OK	Y
15037	Veronica Street (Cranbourne-Frankston Road to Edward Street) Path Construction, Langwarrin	Design and construction of a 1.5m wide, 135m long footpath in Veronica Street from Cranbourne-Frankston Road to Edward Street, Langwarrin.	14,000													OK	Y
15038	Reserve Road (Nepean Highway to Riviera Street) Path Construction, Seaford	Design and construction of a 1.5m wide, 100m long footpath in Reserve Road from Nepean Highway to Riviera Street, Seaford.	30,000													Completed	Y
15039	Brunel Road (Seaford Road to Western end of Belvedere Road)Path Construction, Seaford	Design and construction of a 1.5m wide, 110m long footpath from Seaford Road to western end of Belvedere Road, Seaford.	30,000													Completed	Y
15040	McCormicks Road (Ballarto Road to Hall Road) Road Renewal, Carrum Downs	Rehabilitation of McCormicks Road from Ballarto Road to Hall Road to restore the structural stability of the deteriorated Road pavement.	1,810,000													OK	N
15041	Skye Road (Frankston- Dandenong Road to McMahons Road) RoadRenewal, Frankston	Rehabilitation of Skye Road from Dandenong Road to McMahons Road to restore the structural stability of the deteriorated Road pavement.	1,185,000													OK	N
15063	Sandhurst Local Area Traffic Management, Sandhurst	Undertake a local traffic management study and install recommended traffic management devices as detailed for the Sandhurst area.	30,000													OK	N
15068	Porphyry Paving Threshold Treatments Renewal - Sandhurst Boulevard & Wells Street	Project to renew existing porphory paved road treatments with the new standard using exposed aggregate concrete	20,000													OK	Y
15073	Boundary Road Parking & Traffic Management Improvements, Carrum Downs	Design of improvements to the parking and traffic management in Boundary Road.	42,000													OK	Y
15083	Wedge Road Pavement Rehabilitation, Skye	Rehabilitation of the road pavement in Wedge Road, Syke.	220,000													OK	N
15084	Silvertop Crescent Road Hump Installation, Frankston North	Install two road humps including street lighting in Silvertop Crescent, Frankston North.	30,000													OK	Y
City growth and investment																	
13768	Municipal Wayfinding Strategy Implementation	Implementation of Municipal Gateway Markers at key entry points, in accordance with the Wayfinding Strategy and Style Guide (2022), to enhance identity and arrival experience.	300,000													OK	Y
14645	Local Shopping Strip Minor Improvements Program - Local Shopping Strip Action Plan Implementation	Implementation of the Local Shopping Strip Action Plan (2021), focusing on minor accessibility and amenity upgrades to shopping strips not scheduled for major redevelopment. Improvements aim to enhance pedestrian access, seating, bicycle parking and the strategic planting of canopy trees to support the urban forest and promote urban biodiversity through targeted, minor works that support inclusive, vibrant and ecologically resilient local centres.	30,000													OK	N
14845	Minor Natural Reserve Management Plan Implementation Program	Implementation of the recommendations of the Natural Reserve Management Plan Review.	50,000													OK	N
14869	Frankston CBD Christmas Decorations	Renewal and purchase of Christmas decorations for the Frankston Central Business District.	30,000													Completed	N
14904	Nepean Boulevard Early Works - Greening The Boulevard	Delivery of new entry median planting in two locations (near Mile Bridge and the Waterfront Playground) within the Nepean Boulevard project corridor.	24,888													Completed	N
14933	Mahogany Avenue Shopping Strip Improvements, Frankston North - Local Shopping Strip Action Plan Implementation	This project involves the holistic upgrade and improvement of the Mahogany Avenue, Frankston North local shopping strip, aligning with the recommendations of the Local Shopping Strip Action Plan (2021). The works aim to enhance the strips functionality, accessibility, and visual appeal, supporting local business activity and community use.	388,565													OK	N
14934	Railway Parade Shopping Strip Improvements, Seaford - Local Shopping Strip Action Plan Implementation	This project involves the holistic upgrade and improvement of the Railway Parade, Seaford local shopping strip, aligning with the recommendations of the Local Shopping Strip Action Plan (2021). The works aim to enhance the strips functionality, accessibility, and visual appeal, supporting local business activity and community use.	473,880													OK	N
15000	76 Young Street Asset Acquitision, Frankston - Young Street Action Plan	Explore strategic development opportunities, timelines and process support needs identified across Young Street.	303,287													Completed	Y
City Planning																	
14663	Nepean Boulevard Early Works - Lighting the Boulevard (Davey Street to Beach Street & Mile Bridge), Frankston	Implementation of Nepean Boulevard Early Works program for uplighting of central median Moreton Bay Fig Trees between Davey and Beach Streets. TheVictorian Government has allocated $475k towards the works through the Suburban Revitalisation Program. The initaitve will: - Highlight mature canopy trees as natural landmarks - Enhance nighttime visibility and safety - Create inviting, activated spaces for evening use	242,771													Completed	N
14718	Nepean Boulevard Master Plan Development & Design for Early Works Package	Development of the Nepean Boulevard Master Plan for Council endorsement including traffic assessment, stakeholder/authority/community engagement and BLCAC collaboration. Development of the Early Works designs including Features and Levels Survey, Mile Bridge lighting, Tree Illumination between Davey and Beach Street.	26,179													OK	N
15025	Stiebel Place Extension - New Pedestrian Link (Gallery Lane to Young Street), Frankston - FMAC Structure Plan	Planning phase including due diligence, scoping, and concept development for the proposed extension of Stiebel Lane and a new pedestrian link at 76 Young Street, as identified in the Frankston Metropolitan Activity Centre (FMAC) Structure Plan. The initiative aims to improve pedestrian connectivity, activate under utilised spaces, and support broader precinct revitalisation.	60,000													OK	N

Project No	Project Title	Project Description	Adjusted Budget (EOY)	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
Governance																	
11987	Frankston Yacht Club Alterations & Fitout	Alterations to the Frankston Yacht Club to activate the restaurant space.	508,000													OK	Y
14840	Frankston Memorial Park Arbour Walk Renewal, Frankston	Refurbish the Arbour Walk to deliver the required service outcome.	50,000													OK	N
14887	Beauty Park War Memorial Upgrade	Upgrade of the war memorial at Beauty Park.	68,900													OK	N
14953	Frankston Memorial Park Minor Works Program, Frankston	Implementation of minor asset improvements on the grounds at Frankston Memorial Park.	15,000													OK	N
15013	Frankston Memorial Park Tree Replacement Program, Frankston	Renewal of trees at end of life, particularly on the boundaries of Frankston Memorial Park.	30,000													OK	N
15067	Frankston Memorial Park Internal Road Resurfacing, Frankston	Resurfacing of the internal roads within Frankston Memorial Park.	80,000													Completed	N
Asset Management																	
11234	Light Vehicle Replacement Program	Replacement of existing motor vehicles at planned service life. The program renews Council Tool of Trade fleet vehicles, and private use vehicles, based on asset condition, or at specific kilometre intervals.	1,262,000													OK	N
11288	Office Furniture & Equipment Renewal	Renewal of office equipment and furniture to meet OH&S requirements and ensure staff safety.	30,000													OK	N
11304	Heavy Plant & Equipment Replacement Program	Replace items of heavy vehicles and plant at the end of their planned service life.	2,052,841													OK	N
13532	Civic & Operations Facilities Renewal Program	Renewal works at facilities based on asset condition and occupant requests.	950,000													Completed	N
13859	Facilities Painting Program	Programmed repainting of external and interior surfaces on facilities based on the predicted life cycle of the surfaces treatments and service levels at Council owned facilities throughout the municipality.	150,000													OK	N
13959	Minor Plant & Equipment Replacement Program	Replacement of minor plant and equipment at planned service life. Items include blowers, brush cutters, chainsaws, grinders, edgers, push mowers, etc.	30,000													OK	N
14143	FM Renewal Program	Renewal of building components identified through maintenance referrals under the Facilities Maintenance Contract.	250,000													OK	N
14480	Storm and Vandalism Renewal Program	Reactive replacement and repair of components of facilities that have been damaged from storms or vandalism.	200,000													OK	N
14568	Asbestos Eradication Program	Removal of asbestos from Council facilities in accordance with the priorities held in Council's Asbestos Register.	100,000													OK	N
14605	Fleet Vehicle Acquisitions	Purchase of new Council vehicles to enhance service delivery.	38,000													OK	N
15047	Bird Protection Services - Frankston Arts Centre	Install roof netting to minimize bird nesting and damage to Solar panels on Councils facilities.	300,000													OK	N
Customer service and experience																	
14642	Smart Cities Implementation	Implement smart city technology as identified in the Fit for Future corporate strategy.	20,000													OK	N
14923	Customer Relationship Management (CRM) System Renewal	Replacement of Council's existing customer relationship management (CRM) system.	40,000													OK	Y
14937	Pathway Digital Enhancements	Reskin ePathway and development of a sustainable solution for Pathway request to email.	60,000													OK	N
14938	Artifical Intelligence and Robotic Process Automation Implementation Program	Implement artifical intelligence and robotic process automation to Council's information technology systems to increase efficiency and operational savings.	37,387													OK	N
14939	Live Chat Renewal	Renewal of existing live chat system on Council's websites.	85,000													OK	N
15031	Customer Portal	Creating a one-stop digital hub where customers can view and pay Council bills, track service requests, and access key account informationmaking it easier to manage interactions with Council anytime, anywhere.	100,000													OK	N
Technology and information																	
11294	Hardware & Device Renewal	Renewal of computer hardware and devices at end of life.	20,000													OK	N
11309	GIS Mapping Renewal	Aerial Photography, IntraMaps and MyAddress renewal.	50,000													OK	N
12695	Public PC Replacement	Renewal of public PCs at end of life.	30,000													OK	N
14373	Mobile Device Management Renewal Program	Renewal of the device management software for mobile devices such as phones and tablets.	0													Withdrawn	N
14374	WiFi Network Renewal Program	Renewal of WiFi infrastructure at Council Facilities.	65,000													OK	N
14454	SQL Server Renewal	Renewal of SQL servers including relocating services to the cloud solutions.	60,000													OK	N
14455	Network & Comms Renewal Program	Renewal works of fibre links and WAN according to highest need as assessed throughout the year.	320,000													OK	N
14457	Reporting System Renewal	Move Councils core reporting system, Business Objects to the latest robust version.	0													Withdrawn	N

Project No	Project Title	Project Description	Adjusted Budget (EOY)	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
14702	Payroll / HR System Renewal	Renewal of the human resources and payroll systems including process improvements.	10,000													OK	N
14706	Document Scanner Renewal	Replacement of the document scanner.	0													Withdrawn	N
14727	IT Strategy - Cloud implementation	Implementation of a Cloud architecture solution. 2022/2023 works relates to the design and implementation of an architecture solution designed specifically for Council's needs.	30,000													OK	N
14729	IT Strategy - Cyber security	Implementation of a cyber security capability, resulting in the reduction of security risks at Council.	120,000													OK	N
14792	New Council Phone Solution	Renewal of the Council phone system.	315,245													OK	N
14795	Business Information Technology Requeststs	Reactive replacement / purchase of business and information equipment requested by internal service departments.	60,000													OK	N
14821	Asset Management System Renewal	Develop business and technical requirements, and procure a system to replace the current Frankston Asset Management Information System (FAMIS) and works management system with a fit for purpose and future proof solution.	435,000													OK	Y
14919	Document Management System (ReM) Enhancements	Implement enhancements to Council's document management system.	50,000													OK	N
14920	Information Management Strategy Implementation	Implementation of the actions within Council's Information Management Strategy.	85,000													OK	N
14921	Ezescan Enhancements	Implement enhancements to Council's Ezescan system.	0													Withdrawn	N
14922	Pathway UX Property & Rating System Upgrade	Upgrade to Council's Pathway enterprise system platform.	110,000													OK	Y

SCHEDULE OF COUNCILLOR PROJECTS OF INTEREST - 2025/26 - Status at end of March 2026

Project Phase

Not Started
Planning and Scoping
Design and Documentation
Procurement
Delivery
Handover and Closure

Status

OK	Project on track
Watch	Delayed beyond 1 month but within 2 months of schedule
Intervene	Delayed beyond 2 months of schedule
Completed	Completed
Withdrawn / Re-allocated	Withdrawn, re-allocated or deferred

Progress status of the project at the time of assessment

Month of assessment

				FULL YEAR			YEAR TO DATE																								
		Program Sub-Total		34,495,741	3,137,802	-31,357,939	33,841,351	21,005,892	398,125																						
Project No	Project Title	Project Description	Ward	Adjusted Budget (EOY)	Rates	External Funding	Forecast (EOY)	YTD Actual	Forecast Carry Forward to 2026/27	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
14417	Sculpture Public Artwork Development	Installation of new public art works across the municipality.	Citywide	65,000	65,000	0	65,000	26,307	0													OK	N
14525	Frankston Arts Centre Forecourt Renewal	Redevelopment of the forecourt to include outdoor meeting / events spaces, improved accessibility and forecourt amenity, altered vehicle access and renew landscaping and lighting.	Yamala	1,147,314	736,314	-411,000	1,117,691	1,092,465	0													OK	N
14683	Frankston Regional Arts Trail	Installation of three murals and seven sculptures including a 360° design on a large water tank, clear signage and directional markers on the Baxter Trail from the Frankston Arts Centre to the McClelland Sculpture Park. The intention of each art piece would be to entice people to stop to enjoy an immersive experience or engage with the art piece and signage / markers will ensure the path is informative and easy to follow.	Citywide	1,500,000	39,849	-1,460,151	1,499,999	829,437	0													OK	Y
14764	Mile Bridge Gateway Sculpture	Installation of a gateway sculpture at Mile Bridge, Frankston.	Kananook	109,961	109,961	0	156,365	131,240	0													Watch	N
14975	Public Art in Carrum Downs	Explore the installation of new public artwork in Carrum Downs.	Wilton	40,000	40,000	0	41,206	1,206	0													OK	N
15060	Frankston and Peninsula Lapidary Club Extension, Robinsons Park, Frankston	Site investigation and concept designs for potential extension to existing building at Robinsons Park. This work includes preliminary design options and an indicative cost estimate for the extension. There is no allocated budget for build as this project is very much about gaining more info, plans, costs, etc to determine next steps.	Elisabeth Murdoch	30,000	30,000	0	20,000	16,972	0													OK	N
15062	Langwarrin Men's Shed Extension, Lloyd Park, Langwarrin	Site investigation and concept designs for potential extension to existing building at Lloyd Park. This work includes preliminary design options and an indicative cost estimate for the extension. There is no allocated budget for build as this project is very much about gaining more info, plans, costs, etc to determine next steps.	Centenary Park	30,000	30,000	0	20,000	17,555	0													OK	N
14181	Langwarrin Child & Family Centre	Development of a new (3 playroom) kindergarten facility, MCHC and a community meeting room.	Elisabeth Murdoch	5,250,000	0	-5,250,000	5,149,999	4,908,954	0													OK	N
15070	490 Nepean Highway (Frankston House / Moon Dog Beach Club) Car Park Upgrade, Frankston	Refurbishment works required to activate carpark including line marking, ticket machines, entry gate repairs, signage, painting and ventilation.	Yamala	123,000	0	-123,000	124,534	124,534	0													Completed	N
14636	Frankston Basketball & Gymnastics Centre Upgrade, Seaford	Frankston Stadum - Renewal and expansion of existing basketball facility to 10 courts and include a gymnastics centre at 90 Bardia Avenue, Seaford.	Kananook	23,000,000	0	-23,000,000	22,999,999	12,048,299	0													OK	Y
14705	Frankston Skatepark Renewal	Redevelop facility, include new electronic engagement murals and skate elements. 2025/26 scope to build a lighting plan for the site from the redevelopment concept.	South Ward	34,230	34,230	0	34,230	7,750	0													OK	N

Project No	Project Title	Project Description	Ward	Adjusted Budget (EOY)	Rates	External Funding	Forecast (EOY)	YTD Actual	Forecast Carry Forward to 2026/27	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
14987	Ballam Park Public Lighting (Athletics Track to Naranga Crescent), Frankston	Implementation of safety lighting between Ballam Park Athletics Track and Naranga Crescent at Ballam Park.	Ballam	107,487	107,487	0	115,301	115,301	0													Completed	N
15076	Frankston Archery Club Site Improvement Study	Study to explore site improvements to Frankston Archery Club site at Baxter Park.	Derinya	30,000	30,000	0	30,000	21,325	0													OK	N
15079	Rugby Hub Feasibility Study	Undertake a feasibility study to investigate sites or facilities that would be suitable to base a rugby hub (or alternate rugby facility) within the Frankston municipality.	Citywide	0	0	0	0	0	0													Withdrawn	N
14818	Sandfield Reserve Playspace, Carrum Downs	Installation of an expanded play space within Sandfield Reserve as detailed in the Sandfield Reserve Masterplan. Scope includes the installation of artifical creek bed & topography, play area & equipment, grass picnic area with shade trees, lighting & electrical works.	Lyrebird	18,914	1	-18,913	22,402	22,402	0													Completed	N
14879	Ballam Park History Trail Design	Design of Ballam Park History Trail.	Ballam	48,653	48,653	0	39,584	39,584	0													Completed	N
14886	Sandfield Reserve Active Recreation Areas and Facility Upgrade	Development of park revitalisation improvements at Sandfield Reserve including paths, pedestrian lighting, multi use grass area and new community meeting space.	Lyrebird	290,104	41,000	-249,104	248,288	226,023	0													OK	N
14905	Athol Reserve - Frankston Play Strategy Implementation	Renew and upgrade the existing playspace at Athol Reserve, Langwarrin. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	Elisabeth Murdoch	200,000	105,000	-95,000	216,578	199,578	0													OK	N
14913	Sandfield Reserve Drainage and Ecology Improvements, Carrum Downs - Master Plan Implementation	Implement improvements to the drainage, ecology and park facilities in Sandfield Reserve, Carrum Downs.	Lyrebird	243,417	243,417	0	243,633	243,633	0													Completed	N
14914	Sandfield Reserve Public Toilet Construction, Carrum Downs - Master Plan Implementation	Install a new public toilet at Sandfield Reserve, Carrum Downs.	Lyrebird	86,068	86,068	0	76,068	70,506	0													Completed	N
14974	Wilton Bushland & Bunarong Memorial Reserve Upgrade, Carrum Downs	Upgrade works to Wilton Bushland & Bunarong Memorial Reserve, Carrum Downs.	Wilton	200,000	200,000	0	79,368	45,868	0													OK	N
14976	Ballam Park Playspace Lighting, Frankston	Install lighting at the Ballam Park Playspace.	Ballam	43,377	43,377	0	47,757	47,757	0													Completed	N
14985	Lipton Reserve Upgrade Including Nature Play, Frankston	Renew and upgrade the existing playspace at Lipton Reserve, Frankston. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	Ballam	80,000	80,000	0	80,000	33,550	0													OK	N
15045	Granite Reserve Playspace Renewal, Langwarrin - Play Strategy Implementation	Planning phase, including due diligence and community engagement, for renewal and upgrade of the existing playspace at Granite Reserve, Langwarrin. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	Centenary Park	10,000	10,000	0	10,000	7,399	0													OK	Y
15057	Kashmir Reserve Playspace Renewal, Frankston - Play Strategy Implementation	Design phase for renewal and upgrade of the existing playspace at Kashmir Reserve, Frankston. Aligned with the Frankston Play Strategy (2021), the project will also consider whole-of-park improvements, including accessibility, amenity, and canopy tree planting to support urban forest and biodiversity outcomes.	Ballam	45,000	45,000	0	45,000	12,919	0													OK	Y
15064	Lindrum Reserve Playground Shade Sail and Furniture, Frankston	Retrofit of a new shade sail over the playspace at Lindrum Reserve to improve sun protection and playability.	Ballam	50,000	50,000	0	47,244	32,069	0													OK	N

Project No	Project Title	Project Description	Ward	Adjusted Budget (EOY)	Rates	External Funding	Forecast (EOY)	YTD Actual	Forecast Carry Forward to 2026/27	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Status	On-Going Multi-Year Project
15065	Monique Reserve Playground Shade Sail and Furniture, Langwarrin	Retrofit of a new shade sail over the playspace at Monique Reserve to improve sun protection and playability.	Elisabeth Murdoch	5,000	5,000	0	2,889	2,889	0													Re-allocated	N
15081	Jubilee Park Playground Shade Sail and Furniture, Frankston	Retrofit of a new shade sail over the playspace at Jubilee Park to improve sun protection and playability.	Ballam	45,000	45,000	0	43,329	11,464	0													OK	N
15058	Ballam Park Overflow Car Parking, Frankston	Investigation and design of cost effective options for the muddy area next to the Karingal Bulls pavilion into a car park. Scope to include repair of damaged sealed surfaces and seeding of non-vegetated areas in the athletics precinct.	Ballam	50,000	50,000	0	50,000	7,303	0													OK	N
14933	Mahogany Avenue Shopping Strip Improvements, Frankston North - Local Shopping Strip Action Plan Implementation	This project involves the holistic upgrade and improvement of the Mahogany Avenue, Frankston North local shopping strip, aligning with the recommendations of the Local Shopping Strip Action Plan (2021). The works aim to enhance the strips functionality, accessibility, and visual appeal, supporting local business activity and community use.	Pines	388,565	388,565	0	388,565	383,293	0													OK	N
14934	Railway Parade Shopping Strip Improvements, Seaford - Local Shopping Strip Action Plan Implementation	This project involves the holistic upgrade and improvement of the Railway Parade, Seaford local shopping strip, aligning with the recommendations of the Local Shopping Strip Action Plan (2021). The works aim to enhance the strips functionality, accessibility, and visual appeal, supporting local business activity and community use.	Kananook	473,880	473,880	0	75,755	19,121	398,125													OK	N
14663	Nepean Boulevard Early Works - Lighting the Boulevard (Davey Street to Beach Street & Mile Bridge), Frankston	Implementation of Nepean Boulevard Early Works program for uplighting of central median Moreton Bay Fig Trees between Davey and Beach Streets. TheVictorian Government has allocated $475k towards the works through the Suburban Revitalisation Program. The initaitve will: - Highlight mature canopy trees as natural landmarks - Enhance nighttime visibility and safety - Create inviting, activated spaces for evening use	Yamala	242,771	0	-242,771	242,564	242,564	0													Completed	N
11987	Frankston Yacht Club Alterations & Fitout	Alterations to the Frankston Yacht Club to activate the restaurant space.	Yamala	508,000	0	-508,000	508,000	16,623	0													OK	Y

Executive Summary

12.3 Q3 Consolidated Finance Report - including Peninsula Leisure - March 2026

Enquiries: *(Cam Arullanantham: Corporate and Commercial Services)*
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Council Plan
Level 1: Council Performance and Leadership
Level 2: Council will ensure that strategic planning principles are incorporated at all levels of planning, prioritising strategic alignment and the long-term impact on the community

Purpose

To present to Council the 2025-26 Mid-year Consolidated Performance Report including Peninsula Leisure and 2025-26 Six Months July to December 2025.

Recommendation (Director Corporate and Commercial Services)

That Council:

1. Receives the Quarter Three Consolidated Finance Report;
2. Receives the Peninsula Leisure Quarter Three January to March 2026 Performance Report; and
3. Resolves Attachment B - Peninsula Leisure Quarter Three January to March 2026 Performance Report - remains confidential indefinitely as it contains private commercial information (*Local Government Act 2020, s(3)(g)*). These grounds apply because the information is provided by a business, commercial or financial undertaking and, if released, would impact the relationship between Council and Peninsula Leisure Pty Ltd.

Key Points / Issues

Council adopted the 2025-26 Budget and year 1 Council & Wellbeing Plan initiatives at the Council Meeting held on 23 June 2025.

Definitions:

Operating Result: The 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.

Underlying Result: The underlying result is directly attributable to operations and excludes items such as capital grants and contributions and non-monetary assets. The impact of the underlying operating result is of most concern as this is the **key indicator of financial performance.**

Summary of Financial Performance

2025-26 Quarter Three Performance

- The consolidated financial performance for Frankston City Council (including Peninsula Leisure) is as follows:

- An actual operating result of $59.2 million is $0.2 million unfavourable compared to the budget position which includes unbudgeted non monetary assets of $3.6 million.
- An **underlying result** of $33.2 million which is a $4.9 million unfavourable variance compared to the budget position. This negative variance is driven most by the 50% early payment of the financial assistance grant in the prior year.
- The factors attributed to Frankston City Council's portion of these results are listed under the Financial Performance section in **Attachment A**.
- The balance sheet and cash flow positions are currently financially stable as at 31 March 2026.

- The Quarter Three financial performance for Frankston City Council (excluding Peninsula Leisure) is as follows:
  - An actual operating result of $58.6 million which is $0.4 million favourable compared to budget noting this includes unbudgeted non-monetary contributions of $3.6m.
  - An **underlying result** of $32.6 million which is a $5.0 million unfavourable variance compared to budget. This negative variance is driven most by the 50% early payment of the financial assistance grant in the prior year.
- Peninsula Leisure Pty Ltd (PL) is a company wholly owned by Council and charged with the management of Council's two aquatic facilities and a skatepark – PARC, Pines Forest Aquatic Centre and Frankston Skatepark.
- The PL Quarterly Performance Report for the period ended 31 March 2026 is attached (Attachment B) and the key highlights include:
  - PARC achieved Platinum Pool status with Life Saving Victoria, PINES receiving a Gold endorsement, reflecting the highest safety standards possible across both facilities.
  - PARC and PINES also experienced their busiest January school holiday period on record.
  - SKATE enjoyed strong participation through activations such as Skate Park Leagues series and International Women's Day events.

  Strategically we have made significant progress on each of our three big goals:
  - Can Swim FREE summer water safety sessions reached the 2-year goal of 6,000 attendances.
  - Our 30.20+2 Campaign and Digital Support Hub launched, aiming to get more of Frankston moving, in line with the National Physical activity guidelines.
  - In collaboration with key Council Officers, the transition to PL management of the Centenary Park Golf Course is well underway with staff engagement, operational planning, procurement and key introductions to the Golf Club, major focus areas.

Financial Impact

There are no financial implications associated with this report.

Consultation

1. **External Stakeholders**

   These reports do not require community consultation. EMT have reviewed and endorsed the financial results. Chair of PL, Ms Julie Busch and Chief Executive Officer of PL, Ms Kath Thom provided the Performance Report of Peninsula Leisure.

2. **Other Stakeholders**

   There are no other stakeholders.

Analysis (Environmental / Economic / Social Implications)

This report does not have any environmental, economic or social implications for discussion.

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

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

Legal

The Local Government Act 2020 states that a council must prepare and adopt financial policies that give effect to the financial management principles at section 101:

- Revenue, expenses, assets, liabilities, investments and financial transactions must be managed in accordance with a Council's financial policies and strategic plans.
- Financial risks must be monitored and managed prudently having regard to economic circumstances.
- Financial policies and strategic plans, including the Revenue and Rating Plan, must seek to provide stability and predictability in the financial impact on the municipal community.
- Accounts and records that explain the financial operations and financial position of the Council must be kept.

Council is required under the Local Government (Planning and Reporting) Regulations 2020 to review the performance of the Council against the Council Plan, at least every six months.

Policy Impacts

Not applicable

Officer's Declaration of Interests

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

Risk Mitigation

Council has implemented a number of risk mitigation processes including:

- Development of a 10-year Financial Plan which assists in determining Council's financial viability into the future.
- Council is subject to an annual external audit process and also has its own internal audit function which reviews critical processes from time to time.
- Council also has an "Instrument of Delegation" which clearly defines each person's level of financial authority.
- Council has numerous policies and internal checking processes to assist with ensuring that Council's processes and source data is accurate, and the risk of fraud is minimised.

Conclusion

The quarter three consolidated **underlying result** of $33.2 million is a $4.9 million unfavourable variance compared to the budget position. The most significant factors which contribute to the variance in the year-to-date actuals versus the adopted budget include: lower than planned government funding (Financial Assistance Grants (due to timing factors) and Family Health Support Services), increase in interest on investments, asset write offs and increased depreciation.

Council is working closely with PL to manage the financial implications of the facility. PL's focus on delivering best practice health and wellbeing programs and services for the community remains at the heart of what PL does.

ATTACHMENTS

Attachment A:⇩ Q3 Consolidated Finance Report - March 2026

Attachment B: Peninsula Leisure P/L Performance Report - Q3 January to March 2026 - **CONFIDENTIAL**

Quarterly Financial Report

March 2026





Acknowledgement

Frankston City Council acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

Council pays respect to Elders past and present and recognises their importance in maintaining knowledge, traditions and culture in our community.

Council also respectfully acknowledges the Bunurong Land Council as the Registered Aboriginal Party responsible for managing the Aboriginal cultural heritage of the land and waters where Frankston City Council is situated.

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Financial summary

The March consolidated surplus of $33.201 million for the underlying operating result reflects an unfavourable variance of $4.884 million compared to the year to date 2025-2026 budget surplus position of $38.085 million.

Consolidated Income Statement for March 2026

Description	Year to Date March-26 Actual $'000	Year to Date March-26 Budget $'000	Year to Date (Fav)/Unfav Variance $'000
Operating			
Revenue	202,926	206,698	3,772
Expenditure	167,034	169,379	(2,345)
Gain/(Loss) on disposal of assets	(2,691)	766	3,457
Underlying operational result	**33,201**	**38,085**	**4,884**
Capital			
Revenue	26,021	21,367	(4,654)
Operational surplus/(deficit)	**59,222**	**59,452**	**230**

Financial Performance Scorecard (Frankston City Council excluding Peninsula Leisure Pty Ltd)

The table below highlights Council's current and projected performance across a range of key financial indicators (KPI's). KPI's provide useful analysis of Council's financial position and performance and should be used in the context of the organisation's objectives.

Key Indicator	Year to Date Actual vs Budget
Operating revenue	🟠
Underlying operational result	🟢
Operating result for the year	🟠
Operating expenditure	🟢
External Funding sources	🟢
Investment	🟢
Working capital ratio	🟢
Rates collection	🟠
Loan borrowings	🟢

Legend
🟢 On or better than target
🟠 0-10% variance from target
🔴 Over 10% variance from target

Refer to Appendix A for detailed financial statements.

Financial Performance

(Frankston City Council excluding Peninsula Leisure Pty Ltd)

The following quarterly financial report provides a summary and analysis of Council's financial performance for the nine months to March 2026. The report is designed to ensure consistency with the 2025-2026 adopted budget, compliance with statutory requirements and to measure Council's overall financial performance.

Financial results for Frankston City Council excluding Peninsula Leisure Pty Ltd

Summary - Income Statement

Description	Year to Date March-26 Actual $'000	Year to Date March-26 Budget $'000	Year to Date (Fav)/Unfav Variance $'000
Operating			
Revenue	192,143	194,774	2,631
Expenditure	156,895	157,940	(1,045)
Gain/(Loss) on disposal of assets	(2,691)	766	3,457
Underlying operational result	**32,557**	**37,600**	**5,043**
Capital			
Revenue	26,021	21,367	(4,654)
Operational surplus/(deficit)	**58,578**	**58,967**	**389**

The underlying operating result for March 2026 reflects a negative variance of $5.043 million. Council's third quarter underlying operating position is indicating a surplus of $32.557 million, this is a $5.043 million unfavourable variance compared to the third quarter 2025-2026 budget position of $37.600 million surplus.

See **Appendix A** for the detailed Frankston City Council income statement.

The consolidated result including Peninsula Leisure is a surplus of $33.201 million which is $4.884 million unfavourable compared to budget.

See **Appendix B** for the detailed consolidated income statement.

A summary of the key financial data for Frankston City Council excluding Peninsula Leisure Pty Ltd is as follows:

	Mar-26 YTD Actual $'000s	Mar-26 YTD Budget $'000s	Variance $'000s	Variance %
Underlying operating result (1)	32,557	37,600	(5,043)	(13.41)%
Cash and investments	95,034	44,109	50,925	215.45%
Capital works expenditure	43,420	49,944	(6,524)	(13.06)%

( ) Denotes negative result

(1) The underlying operating result is one of Council's key indicators of financial performance as it measures Council's day to day operating activities. It excludes one-off items such as capital grants and contributions as well as non-monetary assets.

The underlying operating result is of most concern as Council's long term financial viability depends on its ability to make an operating surplus on a day-to-day basis in order to fund the replacement of assets and to fund new projects. In the longer term this result must be brought to a balanced or surplus result.

A detailed analysis of the September quarterly results is provided in the following report.

See **Appendix E** for a detailed analysis of the Local Supports Package.

Income Statement (Frankston City Council excluding Peninsula Leisure Pty Ltd)

The March 2026 financial performance position highlights some key outcomes that are covered in the points below.

Description	Year to Date			Full Year		
	Actual $'000	Budget $'000	(Fav)/Unfav Variance $'000	Forecast $'000	Budget $'000	(Fav)/Unfav Variance $'000
Revenue						
Rates and charges	154,687	154,912	225	155,780	155,780	-
Government grants - operating	12,343	17,141	4,798	16,204	22,255	6,051
User fees and charges	15,788	14,989	(799)	19,929	19,779	(150)
Statutory fees and fines	4,546	4,613	67	6,501	6,984	483
Other Income	4,779	3,119	(1,660)	5,301	4,076	(1,225)
Proceeds from sale of property, infrastructure, plant and equipment	(2,691)	766	3,457	1,142	1,022	(120)
Total income	**189,452**	**195,540**	**6,088**	**204,857**	**209,896**	**5,039**
Expenditure						
Employee costs	64,358	66,942	(2,584)	86,100	90,619	(4,519)
Materials and services	54,673	56,154	(1,481)	82,605	80,044	2,561
Depreciation	31,871	28,596	3,275	42,370	37,787	4,583
Amortisation - intangible assets	923	923	-	1,230	1,230	-
Amortisation - right of-use assets	78	142	(64)	285	355	(70)
Finance costs	1,400	1,535	(135)	2,047	2,047	-
Finance costs - leases	3	11	(8)	27	27	-
Bad and doubtful debts	74	192	(118)	194	256	(62)
Other expenses	3,515	3,445	70	4,473	4,340	133
Total expenditure	**156,895**	**157,940**	**(1,045)**	**219,331**	**216,705**	**2,626**
Underlying surplus / (deficit)	**32,557**	**37,600**	**5,043**	**(14,474)**	**(6,809)**	**7,665**
Contributions - capital	437	617	180	1,064	617	(447)
Government grants - capital	20,857	19,168	(1,689)	27,074	25,557	(1,517)
Contributions - non monetary assets	3,647	-	(3,647)	4,447	800	(3,647)
Contributions - cash	1,080	1,582	502	2,204	2,110	(94)
Surplus / (deficit) for the period	**58,578**	**58,967**	**389**	**20,315**	**22,275**	**1,960**

Underlying operating result: The underlying operating result is directly attributable to services and excludes items such as capital grants and contributions and non-monetary assets. The impact of the underlying operating result is of most concern as this is the key indicator of financial performance.

Council's third quarter underlying operating position is indicating a surplus of $32.557 million, this is a $5.043 million unfavourable variance compared to the expected third quarter 2025-26 budget position of a surplus of $37.600 million.

The significant factors which contribute to the variance in the year-to-date actuals versus the adopted budget are:

Grants – operating – $4.8 million unfavourable variance. The decrease in government funding relates to the following areas:

- $3.8 million less in Financial Assistance Grants than expected due to the fact that 50% (c $5.2m) of the 2025-26 grants allocation was received last financial year, earlier than budgeted.
- $0.8 million lower grants for Family Health Support Services due to lower Aged Care services provided.

Other Income – $1.7 million favourable variance. The favourable variance is mainly due to the following:

- $1.1 million increase in interest on investments due to higher level of funds invested.
- $0.2 million increase for an unbudgeted insurance claim.
- $0.1 million increase sponsorships received for community events.

Net gain (or loss) on disposal of assets – $3.5 million unfavourable variance. The loss on asset disposals relates to the following:

- $2.9 million write-off associated with the demolition of the Frankston District Basketball Stadium which was unbudgeted.

Employee Costs - $2.6 million favourable variance. The favourable position in Employee Costs is mainly due to:

- $2.6 million reduction where staff vacancies have existed and have been forecast to potentially continue. Areas most affected by staff vacancies are Operations, Safer Communities, Family Health Support Services and City Futures.

Materials and Services - $1.5 million favourable variance. The favourable position in Materials and Services is mainly due to:

- $1.1 million lower than anticipated expenditure for contract services across Operations. These are expected to be fully spent by the end of the financial year.
- $0.7 million lower green waste collection and disposal costs due to timing of the bin roll out.
- $0.5 million lower than anticipated for utilities and communication costs.
- Offset by $0.9 million higher than anticipated write-offs for operational works in capital projects from prior years.

Depreciation - $3.3 million unfavourable variance. The unfavourable position in Depreciation is mainly due to:

- $1.4 million higher in buildings following the componentisation of buildings in 2024-25.
- $1.9 million higher in other asset classes following revaluation and indexation in 2024-25.

Operating Result: The operating result for the first nine months to March 2026 indicates a surplus of $58.578 million, this is a $0.389 million unfavourable variance compared to the adopted third quarter 2025-2026 budget position of $58.967 million surplus. This unfavourable variance is due to the reasons as described above offset by $3.647 million for non-monetary contributions and $1.689 million higher capital grants received.

Capital Works Statement (Frankston City Council excluding Peninsula Leisure Pty Ltd)

	Year to Date			Full Year		
	Actual $'000	Budget $'000	Variance $'000	Forecast $'000	Budget $'000	Variance $'000
Property						
Total property	**26,651**	**27,427**	**(776)**	**40,711**	**36,922**	**(3,789)**
Plant and equipment						
Total plant and equipment	**3,274**	**3,610**	**(336)**	**6,757**	**6,840**	**83**
Infrastructure						
Total infrastructure	**13,495**	**18,907**	**(5,412)**	**26,695**	**29,100**	**2,405**
Total capital works expenditure	**43,420**	**49,944**	**(6,524)**	**74,163**	**72,862**	**(1,301)**
Funding:						
External						
Government grants	20,857	20,702	155	27,097	25,557	(1,540)
Contributions	262	300	(38)	363	617	254
Proceeds from sale of assets	1,622	945	677	2,193	1,472	(721)
Other income	-	-	-	-	-	-
Total external funding	**22,741**	**21,947**	**794**	**29,653**	**27,646**	**(2,007)**
Internal						
Reserve funds	4,106	4,896	(790)	8,796	8,463	(333)
Loan borrowings	-	3,350	(3,350)	8,910	9,490	580
Rates funding	16,573	19,751	(3,178)	26,802	27,263	461
Total internal funding	**20,679**	**27,997**	**(7,318)**	**44,508**	**45,216**	**708**
Total funding	**43,420**	**49,944**	**(6,524)**	**74,161**	**72,862**	**(1,299)**

After nine months of the year, expenditure is $43.420 million against a year to date adopted budget of $49.944 million.

The delivery of the 2025-2026 Capital Works Program is currently behind schedule but forecast to be above budget by the end of the financial year. Refer to Appendix B Attachment B.

Balance Sheet (Frankston City Council excluding Peninsula Leisure Pty Ltd)

The balance sheet as at 31 March 2026 indicates a continued satisfactory result. Council's net assets are valued at $2.276 billion at the end of March 2026 and are forecast to be $2.343 billion at the end of June 2026.

A comparison of total current assets of $171.764 million with total current liabilities of $86.593 million (working capital ratio YTD of 1.98 to 1) depicts a satisfactory financial position.

Schedule of reserves as at 31 March 2026

	Opening Balance 01/07/2025 $'000	Transfer to reserve $'000	Transfer from reserve $'000	Closing balance 31/03/2026 $'000
Statutory reserves				
Public resort and recreation	1,122	985	(211)	1,896
Subdivision roadworks	133	-	(39)	94
Infrastructure assets	74	-	(74)	-
Car parking	10	-	(10)	-
Total statutory reserves	**1,339**	**985**	**(334)**	**1,990**
Discretionary reserves				
Strategic asset reserve	2,893	-	(27)	2,866
Loan sinking fund	14,328	1,213	-	15,541
Unexpended grant reserve	5,883	-	(5,526)	357
PARC asset management sinking fund	8,066	750	(3,332)	5,484
Capital projects reserve	5,942	1,268	(432)	6,778
Resource efficiency reserve	92	6	-	98
Waste recycling and resource recovery reserve	2,239	-	-	2,239
Eonomic Development grants reserve	231	-	(119)	112
Total other reserves	**39,674**	**3,237**	**(9,436)**	**33,475**
Total reserves	**41,013**	**4,222**	**(9,770)**	**35,465**

The strategic asset reserve has been established to assist in the delivery of community infrastructure highlighted in the Council & Wellbeing Plan.

Balance Sheet (cont'd) (Frankston City Council excluding Peninsula Leisure Pty Ltd)

Trade and other receivables	Mar-25 $'000	Mar-26 $'000
Current receivables		
Ratepayer receivables	63,316	69,579
Special rates & charges	207	79
Infringements	7,865	8,140
Provision for doubtful debts - infringements	(2,978)	(3,074)
Other receivables	6,318	1,821
Provision for doubtful debts - other debtors	(62)	(42)
	74,666	76,503
Non-current receivables		
Special rates & charges	368	380
Total receivables	75,034	76,883

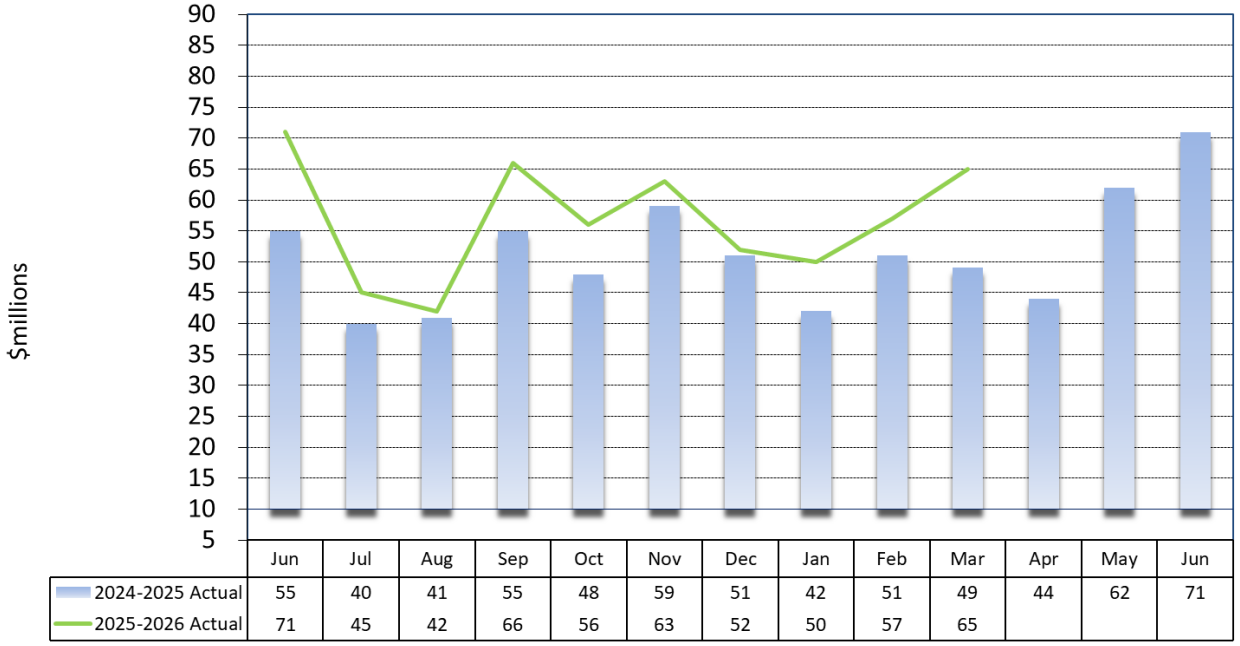
Accounts receivable balances were $76.883 million as at 31 March 2026, up from $75.034 million as at 31 March 2025.

For a full balance sheet please refer to Appendix B Attachment C.

Cash Flow (Frankston City Council excluding Peninsula Leisure Pty Ltd)

Council's cash flow statement provides information in regards to net cash flow from operating activities, cash flows from investing activities and cash flows from financing activities. These results provide information in regards to cash generated or spent on the different type of activities undertaken by Council.

The net cash flows from operating activities measure cash generated from Council's ongoing day to day operations. It is imperative that a surplus is generated from cash flows from operations as these funds are used to fund capital works (investing activities) as well as repaying any loans (financing activities).
Refer to Appendix B Attachment D for the cash flow statement.



	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2024-2025 Actual	55	40	41	55	48	59	51	42	51	49	44	62	71
2025-2026 Actual	71	45	42	66	56	63	52	50	57	65			

Loans (Frankston City Council excluding Peninsula Leisure Pty Ltd)

Council is within the approved principles of loan funding and has ensured that Council is within prudential limits set by the Victorian Government.

Year	New Borrowings $'000	Principal Paid $'000	Interest Expense $'000	Balance 30 June $'000	Liquidity (CA/CL)	Debt Commit (Debt / Total Rates)	Debt Serv (Serv Costs / Total Revenue)
2024-25	9,731	1,192	1,632	46,335	1.41	30.71%	1.9%
2025-26	9,490	18,999	2,047	36,767	1.33	23.60%	13.5%
2026-27	18,024	4,855	1,960	49,936	1.24	31.09%	4.2%
2027-28	9,475	6,226	2,364	53,185	1.19	32.20%	5.2%
2028-29	3,170	7,041	2,365	49,314	1.18	28.98%	5.5%
Victorian State Government Prudential Ratio Limits - Risk Assessment				High	Below 1.10	Above 80%	Above 10%
				Medium	1.10 - 1.20	60%-80%	5% -10%
				Low	Above 1.20	Below 60%	Below 5%

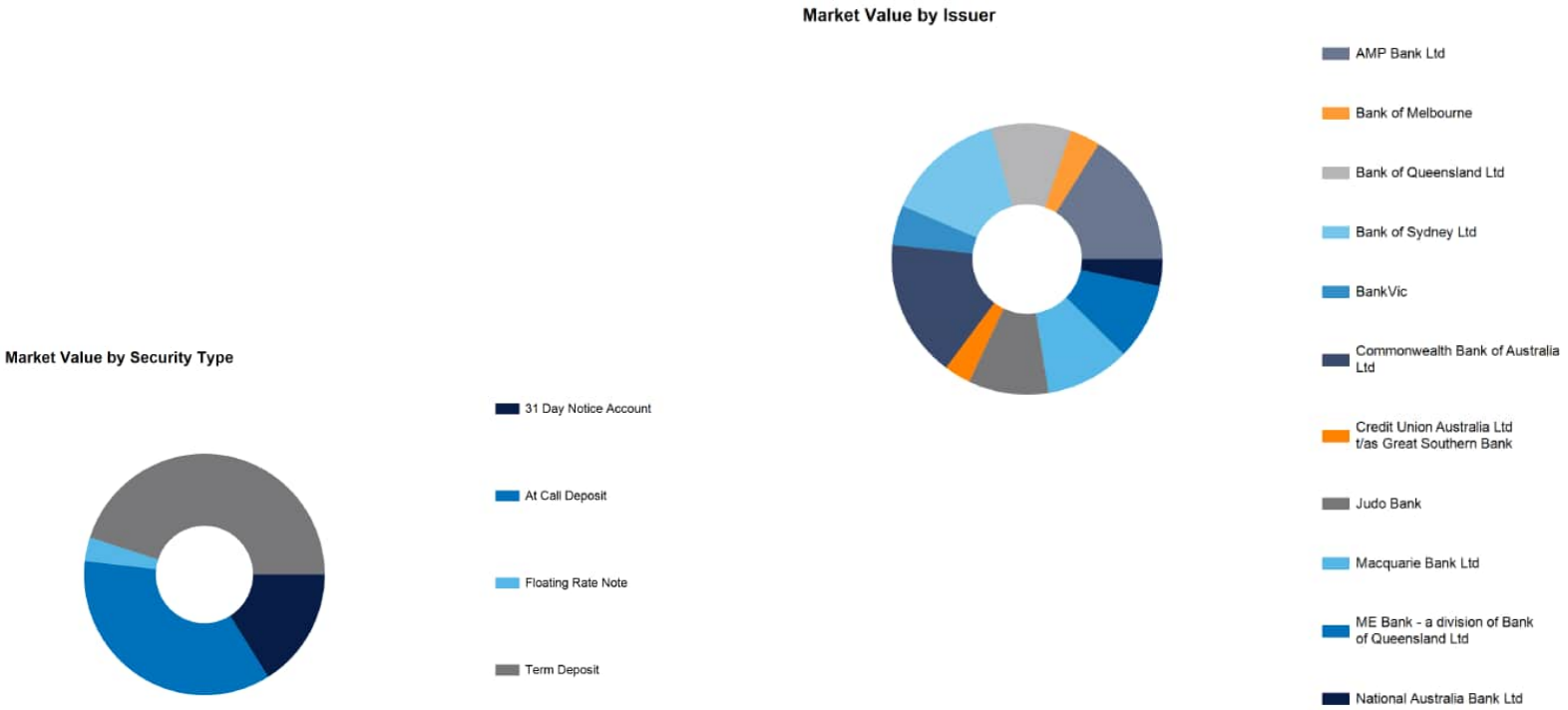
The status of Council's loan borrowings as at the 31 March 2026 are listed in the table below:

Financial institution	Debt principal @ 30-06-2025 $'000's	Principal repaid $'000's	New borrowings $'000's	Debt principal @ 31-03-2026 $'000's	Interest $'000's	Loan repayments due over next 12 months $'000's
National Australia Bank	10,218	364	-	9,854	524	1,183
National Australia Bank - MAV	15,542	-	-	15,542	462	15,542
Treasury Corporation Victoria	20,595	2,788	-	17,807	414	4,638
Total	46,355	3,152	-	43,203	1,400	21,363

Investments (Frankston City Council excluding Peninsula Leisure Pty Ltd)

Council is complying with its Investment Policy (adopted by Council on 16 December 2019) that ensures effective and responsible utilisation of Council's surplus cash funds within the government legislative framework and applicable Federal and State regulations. Council's investment holdings as at 31 March 2026 were $63.657 million.

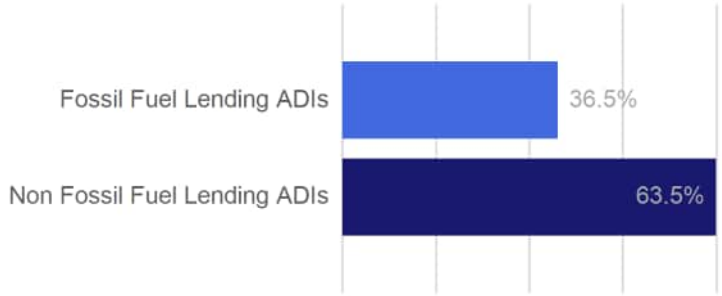
Council's investments as at the 31 March 2026 are listed in the tables below.



Investments cont'd (Frankston City Council excluding Peninsula Leisure Pty Ltd)

Portfolio Fossil Fuel Summary

Council's portfolio comprises 63.5% of investments with non-fossil fuel lenders with the remainder still funding fossil fuel related organisations or programs.



ADIs (Authorised deposit-taking institutions)

Appendix A – Financial Statements – Frankston City Council

Attachment A Income Statement for the period ending 31 March 2026

Description	Year to Date			Full Year		
	Actual $'000	Budget $'000	(Fav)/Unfav Variance $'000	Forecast $'000	Budget $'000	(Fav)/Unfav Variance $'000
Revenue						
Rates and charges	154,687	154,912	225	155,780	155,780	-
Government grants - operating	12,343	17,141	4,798	16,204	22,255	6,051
User fees and charges	15,788	14,989	(799)	19,929	19,779	(150)
Statutory fees and fines	4,546	4,613	67	6,501	6,984	483
Other Income	4,779	3,119	(1,660)	5,301	4,076	(1,225)
Proceeds from sale of property, infrastructure, plant and equipment	(2,691)	766	3,457	1,142	1,022	(120)
Total income	**189,452**	**195,540**	**6,088**	**204,857**	**209,896**	**5,039**
Expenditure						
Employee costs	64,358	66,942	(2,584)	86,100	90,619	(4,519)
Materials and services	54,673	56,154	(1,481)	82,605	80,044	2,561
Depreciation	31,871	28,596	3,275	42,370	37,787	4,583
Amortisation - intangible assets	923	923	-	1,230	1,230	-
Amortisation - right of-use assets	78	142	(64)	285	355	(70)
Finance costs	1,400	1,535	(135)	2,047	2,047	-
Finance costs - leases	3	11	(8)	27	27	-
Bad and doubtful debts	74	192	(118)	194	256	(62)
Other expenses	3,515	3,445	70	4,473	4,340	133
Total expenditure	**156,895**	**157,940**	**(1,045)**	**219,331**	**216,705**	**2,626**
Underlying surplus / (deficit)	**32,557**	**37,600**	**5,043**	**(14,474)**	**(6,809)**	**7,665**
Contributions - capital	437	617	180	1,064	617	(447)
Government grants - capital	20,857	19,168	(1,689)	27,074	25,557	(1,517)
Contributions - non monetary assets	3,647	-	(3,647)	4,447	800	(3,647)
Contributions - cash	1,080	1,582	502	2,204	2,110	(94)
Surplus / (deficit) for the period	**58,578**	**58,967**	**389**	**20,315**	**22,275**	**1,960**

Attachment B Capital Works Statement for the period ending 31 March 2026

	Year to Date			Full Year		
	Actual $'000	Budget $'000	Variance $'000	Forecast $'000	Budget $'000	Variance $'000
Property						
Land	2	-	2	302	-	(302)
Buildings	26,649	27,427	(778)	40,409	36,922	(3,487)
Total property	**26,651**	**27,427**	**(776)**	**40,711**	**36,922**	**(3,789)**
Plant and equipment						
Heritage plant and equipment	-	-	-	-	-	-
Plant, machinery and equipment	1,648	1,676	(28)	3,311	3,445	134
Fixtures, fittings and furniture	245	153	92	663	500	(163)
Computers and telecommunications	1,050	1,382	(332)	2,253	2,335	82
Library books	331	399	(68)	530	560	30
Total plant and equipment	**3,274**	**3,610**	**(336)**	**6,757**	**6,840**	**83**
Infrastructure						
Roads	1,657	4,691	(3,034)	6,285	7,034	749
Bridges	69	149	(80)	156	155	(1)
Footpaths and cycleways	2,576	2,335	241	4,275	3,927	(348)
Drainage	515	1,143	(628)	1,909	2,768	859
Recreational, leisure and community facilities	3,109	4,462	(1,353)	5,677	5,464	(213)
Waste management	36	110	(74)	225	225	-
Parks, open space and streetscapes	5,260	5,877	(617)	7,776	9,387	1,611
Off street car parks	273	140	133	322	140	(182)
Other infrastructure	-	-	-	70	-	(70)
Total infrastructure	**13,495**	**18,907**	**(5,412)**	**26,695**	**29,100**	**2,405**
Total capital works expenditure	**43,420**	**49,944**	**(6,524)**	**74,163**	**72,862**	**(1,301)**

Attachment C Balance Sheet for the period ending 31 March 2026

	Prior Year Full Year $'000	Year to date Actual 2025-2026 $'000	Full Year Budget 2025-2026 $'000
Assets			
Current assets			
Cash and cash equivalents	70,716	64,807	30,562
Trade and other receivables	38,399	76,503	28,354
Other financial assets	17,629	28,220	13,547
Inventories	146	207	216
Non-current assets held for sale	1,104	-	-
Other assets	5,553	2,027	4,615
Total current assets	**133,547**	**171,764**	**77,294**
Non-current assets			
Trade and other receivables	306	380	164
Investment in subdiary	300	300	300
Other financial assets	2,007	2,007	-
Intangible assets	3,421	3,792	2,522
Right of Use	(2)	347	976
Property, infrastructure, plant and equipment	2,203,859	2,212,032	2,158,956
Total non-current assets	**2,209,891**	**2,218,858**	**2,162,918**
Total assets	**2,343,438**	**2,390,622**	**2,240,212**

	Prior Year Full Year $'000	Year to date Actual 2025-2026 $'000	Full Year Budget 2025-2026 $'000
Liabilities			
Current liabilities			
Trade and other payables	17,108	12,940	26,416
Trust funds and deposits	8,943	16,498	7,069
Unearned income	30,476	17,999	3,100
Provisions	19,590	19,095	18,672
Lease liability	11	105	353
Interest-bearing loans and borrowings	19,797	19,956	4,213
Total current liabilities	**95,925**	**86,593**	**59,823**
Non-current liabilities			
Provisions	3,840	4,978	4,560
Interest-bearing loans and borrowings	26,559	23,247	32,554
Lease liability	-	113	637
Total non-current liabilities	**30,399**	**28,338**	**37,751**
Total liabilities	**126,324**	**114,931**	**97,574**
Net assets	**2,217,114**	**2,275,691**	**2,142,638**
Equity			
Accumulated surplus	872,375	936,500	893,966
Other reserves	1,344,739	1,339,191	1,248,672
Total equity	**2,217,114**	**2,275,691**	**2,142,638**

Attachment D Cash Flow Statement as at 31 March 2026

Description	2024-2025 Actual $'000	Mar-26 Actual $'000	2025-2026 Budget $'000
Cash Flow from operating activities			
Rates and charges	147,003	114,018	155,947
Grants - operating	28,060	12,607	22,734
Grants - capital	30,404	9,033	25,557
User fees	18,998	18,380	21,230
Statutory fees and fines	6,119	4,292	7,228
Contributions - monetary	2,880	1,516	2,741
Interest received	3,116	2,506	1,890
Other receipts	2,363	2,271	2,562
Net GST refund	569	1,677	11,254
Net movement in trust funds	2,304	7,556	206
Employees costs	(83,823)	(67,212)	(90,340)
Materials and services	(81,672)	(52,097)	(93,158)
Short-term, low value and variable lease payments	(551)	(625)	(308)
Other payments	(3,377)	(2,844)	(4,206)
Net cash provided by/(used in) operating activities	**72,393**	**51,078**	**63,337**
Cash flows from investing activities			
Payments for fixed assets	(57,688)	(43,417)	(71,362)
Proceeds from sale of assets	1,864	1,644	1,472
Payments for Investments with greater than three months maturity	(7,582)	(10,592)	2,500
Net cash provided by/(used in) investing activities	**(63,406)**	**(52,365)**	**(67,390)**
Cash flows from financing activities			
Finance costs	(1,626)	(1,247)	(2,047)
Interest paid - lease liability	(2)	(3)	(27)
Repayment of lease liability	(34)	(220)	(344)
Proceeds of borrowings	9,732	-	9,490
Repayment of borrowings	(1,192)	(3,152)	(18,999)
Net cash provided by/(used in) financing activities	**6,878**	**(4,622)**	**(11,927)**
Net increase (decrease) in cash and cash equivalents	**15,865**	**(5,909)**	**(15,980)**
Cash and cash equivalents at the beginning of the year	54,851	70,716	46,542
Cash and cash equivalents at the end of the year	**70,716**	**64,807**	**30,562**

Appendix B – Consolidated Income Statement including Peninsula Leisure Pty Ltd

Description	Year to Date			Full Year		
	Actual $'000	Budget $'000	(Fav)/Unfav Variance $'000	Forecast $'000	Budget $'000	(Fav)/Unfav Variance $'000
Revenue						
Rates and charges	154,687	154,912	225	155,780	155,780	-
Government grants - operating	12,367	17,141	4,774	16,204	22,255	6,051
User fees and charges	25,159	25,460	301	33,890	33,740	(150)
Statutory fees and fines	4,546	4,613	67	6,501	6,984	483
Other Income	6,167	4,572	(1,595)	7,239	6,014	(1,225)
Proceeds from sale of property, infrastructure, plant and equipment	(2,691)	766	3,457	1,142	1,022	(120)
Total income	**200,235**	**207,464**	**7,229**	**220,756**	**225,795**	**5,039**
Expenditure						
Employee costs	71,181	74,544	(3,363)	96,237	100,756	(4,519)
Materials and services	57,453	59,345	(1,892)	86,859	84,299	2,560
Depreciation	32,021	28,757	3,264	42,586	38,002	4,584
Amortisation - intangible assets	925	923	2	1,230	1,230	-
Amortisation - right of-use assets	78	142	(64)	285	355	(70)
Finance costs	1,400	1,535	(135)	2,047	2,047	-
Finance costs - leases	3	11	(8)	27	27	-
Bad and doubtful debts	74	192	(118)	194	256	(62)
Other expenses	3,899	3,930	(31)	5,119	4,986	133
Total expenditure	**167,034**	**169,379**	**(2,345)**	**234,584**	**231,958**	**2,626**
Underlying surplus / (deficit)	**33,201**	**38,085**	**4,884**	**(13,828)**	**(6,163)**	**7,665**
Contributions - capital	437	617	180	1,064	617	(447)
Government grants - capital	20,858	19,168	(1,690)	27,074	25,557	(1,517)
Contributions - non monetary assets	3,647	-	(3,647)	4,447	800	(3,647)
Contributions - cash	1,079	1,582	503	2,204	2,110	(94)
Surplus / (deficit) for the period	**59,222**	**59,452**	**230**	**20,961**	**22,921**	**1,960**

Appendix C – Consultant expenditure as at 31 March 2026

	Year to Date Actual	Full Year Adopted Budget	% of Budget Spent	Note
Corporate and Commercial Services				
Waste Circularity	107,776	238,500	45%	
Financial and Integrated Planning	32,588	57,845	56%	
Governance	3,950	2,000	197%	1
Procurement, Property and Risk	105,172	199,000	53%	
	249,485	**497,345**	**50%**	
Customer Innovation and Arts				
People and Culture	68,192	110,810	62%	
Business and Information Technology	54,501	100,000	55%	
Customer Experience & Transformation	28,691	115,000	25%	
Arts and Culture	41,874	113,500	37%	
Community Relations	-	-	0%	
	193,257	**439,310**	**44%**	
Communities				
Communities Directorate Management	-	-	0%	
Community Strengthening	104,425	48,000	218%	2
Family Health Support Services	9,288	5,000	186%	3
Safer Communities	-	7,200	0%	
Development Services	35,680	140,000	25%	
City Futures	423,558	596,497	71%	
	572,950	**796,697**	**72%**	
Infrastructure and Operations				
Operations	9,000	-	0%	
Engineering Services	110,182	164,500	67%	
Building Infrastructure	1,500	10,000	15%	
Capital Works Delivery	2,206	-	0%	
Sustainable Assets	1,190	14,000	9%	
	124,079	**188,500**	**66%**	
Non-Departmental Areas				
Overheads	33,100	32,500	102%	
	33,100	**32,500**	**102%**	
Total expenditure	**1,172,871**	**1,954,352**	**60%**	

Notes

1. Consultant engaged to run the Councillor Leadership Session 5 November 2025
2. Consultants engaged for the rugby feasibility study and Disability Access and Inclusion Plan
3. Consultant engaged to undertake MCH clinical supervision

Appendix D – General Operating expenditure as at 31 March 2026

	Year to Date Actual	Full Year Adopted Budget	% of Budget Spent	Note
CEO				
Chief Executive Officer	436	-	0%	
	436	**-**	**0%**	
Corporate and Commercial Services				
Corporate and Commercial Services Directorate Mana	2,420	2,400	101%	
Waste Circularity	543	7,050	8%	
Financial and Integrated Planning	940	3,050	31%	
Governance	4,853	2,600	187%	1
Procurement, Property and Risk	6,766	31,300	22%	
	15,522	**46,401**	**33%**	
Customer Innovation and Arts				
People and Culture	8,308	15,598	53%	
Business and Information Technology	1,182	5,000	24%	
Customer Experience & Transformation	3,395	11,500	30%	
Customer Innovation & Arts Directorate Management	5,399	1,000	540%	2
Arts and Culture	25,112	59,921	42%	
Community Relations	13,828	1,500	922%	3
	57,224	**94,519**	**61%**	
Communities				
Communities Directorate Management	1,379	-	0%	
Community Strengthening	53,875	51,353	105%	
Family Health Support Services	12,028	24,591	49%	
Safer Communities	13,237	5,845	226%	4
Development Services	1,477	6,830	22%	
City Futures	6,968	8,600	81%	
	88,965	**97,220**	**92%**	
Infrastructure and Operations				
Infrastructure and Operations Directorate Manageme	9,926	7,000	142%	5
Operations	5,223	15,400	34%	
Engineering Services	221	1,000	22%	
Building Infrastructure	-	2,000	0%	
Capital Works Delivery	658	1,600	41%	
Sustainable Assets	4,910	2,432	202%	6
	20,938	**29,432**	**71%**	
Total expenditure	**183,086**	**267,571**	**68%**	

Notes

1. Installation of OAM Honour board
2. Catering associated with the Future Leadership Workshop - Innovation and Design Thinking and Directorate Excellence Awards
3. Catering for the Consul General of Japan meeting, Chinese Ambassador visit and Dunkley Housing Forum
4. Printing of Parking Permits and Infringement books
5. Catering associated with the Directorate Excellence Awards
6. Catering for the Asset Management System demonstrations

Appendix E – Local Supports Package expenditure as at 31 March 2026

Description	Year to Date 31-Mar Actual	Annual Budget	Available Funds	Comment
Support				
Immediate grant support for 21 local agencies	203,149	212,000	8,851	20 organisations have submitted invoices plus funding ceremony costs, one organisation is still finalising an acquittal.
Immediate grant support for 9 local organisations	45,000	45,000	-	
Langwarrin Men's Shed	5,000	5,000	-	
Frankston Life: Street Chaplaincy Program	7,000	7,000	-	
Victoria Police Blue Ribbon - Peninsula Branch	20,000	20,000	-	
Community Support Frankston	45,000	45,000	-	
Frankston Charitable Trust	30,000	30,000	-	
Ratepayer Rewards vouchers PARC/Pines Pool	5,511	32,368	26,857	143 Aquatic Group Access, 18 Full Centre Access and 18 Membership upgrades provided
Ratepayer Rewards vouchers Frankston Arts Centre	25,489	32,368	6,879	764 vouchers redeemed plus system setup
Ratepayer Rewards vouchers At Call Hard Waste	2,250	32,321	30,071	75 vouchers redeemed
Victoria Police Blue Ribbon - Peninsula Branch	20,000	20,000	-	Funding reallocated by Council 8 September 2025 from Ratepayer Rewards Program
Activity Participation Subsidy	19,713	130,000	110,287	49 activity participation subsidies have been paid
Additional Child and Youth Inclusion Grants	30,187	45,000	14,813	Existing budget of $62,000 has also been utilised
Grant to Menzies	40,000	40,000	-	
Food relief distribution centre	-	-	-	Funding of $50,000 reallocated by Council 8 September 2025 to grant support ($45,000) and Additional Child and Youth Inclusion Grants ($5,000)
Safety				
Extend Community Connectors program to Station Street	36,364	40,000	3,636	
Expand Rapid Response Program outside of CBD	76,956	157,000	80,044	Includes the purchase of a Hyundai Iload van and staffing costs
Frankston Neighbourhood Watch	10,000	10,000	-	
Graffiti Reporting Rewards program and graffiti removal kits	2,735	10,000	7,265	60 graffiti removal kits have been purchased, 38 distributed to residents
CCTV mapping feasibility study staff time to develop study	-	-	-	
Hardship				
Peninsula Community Legal Centre - rental stress support	50,000	50,000	-	
Peninsula Community Legal Centre - school based legal clinic	50,000	50,000	-	
12 month freeze on pet registrations fees	-	51,048	51,048	This will be reflected in quarter 4
Temporary waiving of select service fees and charges	18,265	56,895	38,630	
Business and Event Attraction				
Trader Assistance Directory	2,891	5,000	2,109	
Frankston Business Collective	150,000	150,000	-	
Urgent Grants additional $15k	-	15,000	15,000	Existing budget of $10,350 to be utilised first
Business Grants to increase local employment opportunities	-	30,000	30,000	
Destination Event (additional non CBD)	-	60,000	60,000	Winter Fire Festival is scheduled for mid - June
Celebration of Frankston City's 60th anniversary	592	30,000	29,408	
Committee for Frankston and Mornington Peninsula	15,000	15,000	-	
Environment & Wellbeing				
Accessible beach pilot	159,177	105,000	(54,177)	$164k in Sponsorship funds received towards this program. $120k expected to be held for Yr 2
Frankston Surf Life Saving Club	-	7,000	7,000	
Seaford Surf Life Saving Club	7,000	7,000	-	
3199 Frankston Beach Patrol	-	3,000	3,000	
3198 Seaford Beach Patrol	3,000	3,000	-	
Indigenous Tree Sapling Giveaway	17,000	17,000	-	The tree giveaway has commenced with 560 trees collected so far.
Can Swim' learn to swim program (PARC)	75,000	75,000	-	
School Planting Program	18,000	18,000	-	
Underlying operational result	**1,190,279**	**1,661,000**	**470,721**	


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We cater for people of
all backgrounds
Please call 131 450
National Relay Service:
If you are deaf, hard of hearing
and/or have a speech impairment
you can contact the Council using
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Teletypewriter (TTY) 133 677
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Executive Summary

12.4 Adoption of Budget 2026-2027

Enquiries: *(Cam Arullanantham: Corporate and Commercial Services)*
Email: *Cam.Arullanantham@frankston.vic.gov.au*

Council Plan

Level 1:	Council Performance and Leadership
Level 2:	Council will ensure that strategic planning principles are incorporated at all levels of planning, prioritising strategic alignment and the long-term impact on the community

Purpose

To adopt the Budget 2026-2027.

Recommendation (Director Corporate and Commercial Services)

That Council:

1. Notes the Budget 2026-2027 has been developed and informed by community engagement undertaken from 3 November to 14 December 2025;
2. Notes the community and stakeholder engagement to inform the development of the Budget 2026-2027 encouraged participation from local clubs, groups and organisations and the wider community, resulting in forty (40) formal submissions;
   - 2.1 Acknowledges and directs, where possible, that the forty (40) submitters to the Budget 2026-2027, be advised in writing of its decision in relation to their submissions;
   - 2.2 Notes that all community feedback was considered at the Council Meeting on 18 February 2025, with additional discussion at a Councillor briefings throughout March and April. This input directly shaped the final Budget 2026-2027 and reinforced the community's continued need for support during the ongoing cost-of-living crisis, leading to another Local Support Package;
3. **Annual Budget 2026-2027**
   - 3.1 Adopts the Budget 2026-2027, highlighting the $0.9 million Local Support Package including a range of key community initiatives, designed to support individuals and community groups facing the ongoing cost-of-living pressures.
   - 3.2 The Local Support Package & Community Initiatives include:
     - Continuation of Australia's Most Accessible Beach Program is fully funded in 2026-2027 with a surplus of $120,096 in pledged and raised sponsorship funds to deliver enhanced opportunities for people with mobility-related disabilities to experience Frankston's Foreshore;
     - $160,000 in funding support over 3 years for the Can Swim program at Peninsula Leisure ($60,000 in 2026-2027, $50,000 in 2027-28 and $50,000 in 2028-2029) with a strong priority focus on at-risk cohorts, delivering foundational water safety skills and building confidence in and around water across the Frankston community ensuring financial barriers to participation are minimised;
     - $135,000 (compromising new and any unused monies from the 2025-2026 ratepayer rewards) in one-off financial assistance for 9

community operated neighbourhood/community houses (Belvedere Community Centre, Langwarrin Community Centre, Lyrebird Community Centre, Nairm Marr Djambana and Orwil Street Community House, Ebdale Community Hub and Learning Centre, Frankston North Community Centre, Frankston South Community and Recreation Centre and Karingal Place Neighbourhood House),

- $124,740 for the continued expansion of the Rapid Response program outside of the CBD area that commenced in November 2025;
- $200,000 to continue year two of the Community Connectors program;
- Continued support for the Frankston Business Chamber as part of their 3-year agreement $150,000 in 2025-2026, $75,000 in 2026-2027 and $15,000 in 2027-2028 (subject to terms of agreement);
- $15,000 for the second year as part of a three year commitment for Membership of the Committee for Frankston and Mornington;
- Once off $30,000 top up of the Annual Community Grants program bringing the total funding to $163,256;
- $127,120 in support for several community initiatives;

3.3 Notes the disaster recovery fund considered at the 8 September 2025 Council meeting has been reduced from $150,000 to $100,000 in the final Budget 2026-2027;

3.4 Notes the First Home Buyer Subsidy of $160,000 considered at the 27 October 2025 Council meeting has been repurposed to fund the Peninsula Leisure Can Swim program over the next 3 years;

3.5 Notes Budget 2026-2027 reflects the final stage of the rollout of the four-bin kerbside system ensuring all households have access to a food organics and garden organics (FOGO) bin service, following the separate glass bin rollout in October 2023. The FOGO bin service will be rolled out to remaining households by 1 July 2026. There is an option available to residents, via application only, to use home composting in place of FOGO.

3.6 Notes the 2026-2027 waste management bin charges are set to reduce on average by 4% compared to 2025-2026;

4. **Capital Works Program**

4.1 Adopts the Capital Works Program of $83.6 million in the Annual Budget 2026-2027 with key highlights including:

- Frankston Stadium (Basketball & Gymnastics), Seaford - $30 million, Total Project Cost (TPC) - $60.308 million;
- Frankston Regional Arts Trail - $2.167 million, TPC - $4.125 million;
- Banyan Reserve Play space and Pump Track - $2.00 million, TPC - $2.215 million;
- Peninsula Aquatic and Recreation Centre Renewal Program, Frankston - $2.00 million, on-going renewal program;
- Towerhill Road & Path Reconstruction, Frankston - $2.457 million, TPC - $2.673 million;
- Monterey Reserve Masterplan Implementation, Frankston North - $1.775 million, TPC - $6.00 million;
- Nepean Boulevard Signature Project $1.00 million;

4.2 Acknowledges future loan borrowings in support of Council's advocacy

priorities in Council's Long-Term Infrastructure Plan (LTIP), with a revised forecast of $39.0 million over the next 4 years

5. **Declaration of Rates and Charges**

5.1 Declares the following rates and charges (Subject to final valuer general certification):

- An amount of $158,027,867 (or such other amount as is lawfully raised as a consequence of this Resolution) be declared as the amount which Council intends to raise by general rates and the annual service charge (described later in this Resolution), which amount is calculated as follows:

  a. General Rates (excludes supplementary rates) $111,347,712
  b. Annual Service Charges $ 46,680,445

5.2 General Rates

5.2.1 A general rate be declared in respect of the 2026-2027 Financial Year.

5.2.2 It be further declared that the general rate be raised by the application of differential rates.

5.2.3 A differential rate be respectively declared for rateable land having the respective characteristics specified below, which characteristics will form the criteria for each differential rate so declared:

5.2.3.1 Derelict Land

Derelict land, being land on which a dwelling or building is erected and is in a dilapidated state, and any other Council guidelines which may be in operation from time to time).

5.2.3.2 Retirement Village Land

Land in retirement villages on which a flat or unit has been constructed.

5.2.3.3 Acacia Heath Land

Land located in the Acacia Estate at 560-600 McClelland Drive (consisting of 110 lots in plans of subdivision 446669/70, 448786/7/8, 512750 531862/63, 537447 and 546857/58).

5.2.3.4 Commercial Land

Any land which is used primarily for the purposes of a commercial land including developed and vacant land.

5.2.3.5 Farm Land

Any land which is primary used for the purposes of farming.

5.2.3.6 Industrial Land

Any land which is used primarily for the purposes of an industrial land including developed and vacant land.

5.2.3.7 Vacant Residential Land

Any land which is zoned residential under the relevant Planning Scheme and on which there is no building that is occupied or adapted for occupation (except any vacant residential land in

Frankston Metropolitan Activity Centre or addressed to or abutting Nepean Highway).

5.2.3.8 Other Land

Any land which does not have the characteristics of Derelict, Retirement Village, Acacia Heath, Commercial, Industrial, Vacant Residential or Farm Land.

5.2.3.9 Vacant Land in Frankston Metropolitan Activity Centre (FMAC) and along Nepean Highway

Any land on which there is no building that is occupied or adapted for occupation within the FMAC zone or addressed to or abutting Nepean Highway.

5.3 Differential Rates

5.3.1 Resolves that each differential rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described in paragraph 2.3 of this Resolution) by the relevant percentages indicated in the following table:

- A general rate of 0.194478% for all rateable Other Land;
- A general rate of 0.145859% for all rateable Retirement Village Land;
- A general rate of 0.243098% for all rateable Commercial Land;
- A general rate of 0.243098% for all rateable Industrial Land;
- A general rate of 0.194478% for all rateable Acacia Heath Properties [(1)];
- A general rate of 0.243098% for all rateable Vacant Residential Land;
- A general rate of 0.583434% for all rateable Vacant FMAC and Nepean Highway Land;
- A general rate of 0.155582% for all rateable Farm Land; and
- A general rate of 0.583434% for all rateable Derelict Land.

[(1)] Council supports the application of the general rate of Other Land to the Acacia Heath Properties for the 2026-2027 financial year.

5.4 Resolves to record that Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions, and that:

5.4.1 The respective objectives of each differential rate be those specified in the budget attachment;

5.4.2 The respective types or classes of land which are subject to each differential rate be those defined in the budget attachment;

5.4.3 The respective uses and levels of each differential rate in relation to those respective types or classes of land be those described in the budget attachment; and

5.4.4 The relevant:

(a) uses of;

(b) geographical locations of;

(c) planning scheme zonings of; and

(d) types of buildings on the respective types or classes of land be those identified in the budget attachment.

5.6 Declares a municipal charge of $193.40 in respect of the 2026-2027 financial year.

5.7 Declares an annual service charge in respect of the 2026-2027 financial year for the collection and disposal of refuse.

5.8 Authorises the Chief Executive Officer to make any administrative changes to the declared rates and charges in Budget 2026-2027 if required, following the final certification of valuations by the Valuer General Victoria.

5.9 Resolves that the annual service charge be in the sum of, and be based on the criteria specified below:

- $510.50 for rateable and non-rateable land where a waste collection service with an 80 litre general rubbish bin, mixed recycling, glass and 240 litre FOGO bin is applicable;
- $457.40 for rateable and non-rateable land where a waste collection service with an 80 litre general rubbish bin, mixed recycling, glass and 120 litre FOGO bin is applicable;
- $608.40 for rateable and non-rateable land where a waste collection service with a 120 litre general rubbish bin, mixed recycling, glass and 240 litre FOGO bin is applicable;
- $555.30 for rateable and non-rateable land where a waste collection service with a 120 litre general rubbish bin, mixed recycling, glass and 120 litre FOGO bin is applicable;
- $457.40 for rateable and non-rateable land where a waste collection service with a 240 litre mobile garbage shared bin, mixed recycling, glass and 120 litre FOGO bin is applicable (Multi Unit Developments only);
- $457.40 for rateable and non-rateable land where a waste collection service with a 240 litre mobile garbage shared bin, mixed recycling, glass and 240 litre shared FOGO bin is applicable (Multi Unit Developments only);
- $397.30 for rateable and non-rateable land where a waste collection service with an 80 litre general rubbish bin, mixed recycling, glass and home composting is applicable (via application only);
- $499.20 for rateable and non-rateable land where a waste collection service with a 120 litre general rubbish bin, mixed recycling, glass and home composting is applicable (via application only);
- $397.30 for rateable and non-rateable commercial land where a waste collection service with an 80 litre general rubbish bin and mixed recycling is applicable;
- $499.20 for rateable and non-rateable commercial land where a waste collection service with a 120 litre general rubbish bin and mixed recycling is applicable;
- $251.20 for rateable and non-rateable commercial land where a

Executive Summary

recycling collection service general rubbish bin is applicable;

- Where additional rubbish bins are supplied, an additional $255.90 for each 120 litre general rubbish bin and $204.80 for each 80 litre general rubbish bin is applicable;
- Where additional FOGO bins are supplied, an additional $159.90 for each 240 litre FOGO bin and $106.20 for each 120 litre FOGO bin is applicable;

6. **Agreements and Concessions**

6.1 Notes that:

- Council has entered into agreements with the Ministry of Housing to assess 50% of the general rate for certain purpose-built units for older persons.
- Council has entered into agreements with the Baxter Village to assess 52.5% of the general rate for certain purpose-built units for older persons.
- Council also provides concessions of 40%, 60%, 70% and 75% of the relevant rate for qualifying properties under the Cultural and Recreational Lands Act.

7. **Fees and charges**

7.1 Adopts the fees and charges that are included in the budget which may be subject to change as fees and charges are based on information available at the time of publishing and may vary during the financial year because of changes in Council's policy or legislation.

8. **Incentives**

8.1 Resolves that no incentive be declared for early payment of the general rates and annual service charge previously declared.

9. **Consequential**

9.1 Resolves to record that any person is required to pay interest on any amount of rates and charges which:

9.1.1 that person is liable to pay; and

9.1.2 has not been paid by the date specified for their payment.

9.2 Authorises the Chief Executive Officer to levy and recover the general rates and annual service charge in accordance with the Local Government Act (1989); and

9.3 Authorises the Chief Executive Officer to administer the Loan Finance as per the approved budget.

Key Points / Issues

1. Budget 2026-2027

The 2026-2027 Budget, including a $0.9 million Local Support Package and a range of community group supports, was directly shaped by community input gathered through an engagement process from 3 November to 14 December 2025.

12.4 Adoption of Budget 2026-2027

Executive Summary

Feedback considered at the Council Meeting on 18 February 2026 and further explored during March and April councillor briefings played a central role in informing the Budget and ensuring it reflects the current needs of the community.

There are several key components to highlight as covered in the below points:

- The Budget is based on a rate capped average increase in Council rates of 2.75% as prescribed by the Victorian Government.
- The budget includes a second iteration of its local support package aimed at supporting the community through the ongoing challenges of rising living costs. $0.9m has been earmarked for this package. Highlights of the package include:
  - Continuation of Australia's Most Accessible Beach Program is fully funded in 2026-2027 with a surplus of $120,096 in pledged and raised sponsorship funds to deliver enhanced opportunities for people with mobility-related disabilities to experience Frankston's Foreshore;
  - $160,000 in funding support over 3 years for the Can Swim program at Peninsula Leisure ($60,000 in 2026-2027, $50,000 in 2027-2028 and $50,000 in 2028-2029) with a strong priority focus on at-risk cohorts, delivering foundational water safety skills and building confidence in and around water across the Frankston community ensuring financial barriers to participation are minimised;
  - $135,000 (compromising new and any unused monies from the 2025-2026 ratepayer rewards) in one-off financial assistance for 9 community operated neighbourhood/community houses (Belvedere Community Centre, Langwarrin Community Centre, Lyrebird Community Centre, Nairm Marr Djambana and Orwil Street Community House, Ebdale Community Hub and Learning Centre, Frankston North Community Centre, Frankston South Community and Recreation Centre and Karingal Place Neighbourhood House),
  - $124,740 for the continued expansion of the Rapid Response program outside of the CBD area that commenced in November 2025;
  - $200,000 to continue year two of the Community Connectors program;
  - Continued support for the Frankston Business Chamber as part of their 3-year agreement $150,000 in 2025-2026, $75,000 in 2026-2027 and $15,000 in 2027-2028 (subject to terms of agreement);
  - $15,000 for the second year, as part of a three year commitment, for Membership of the Committee for Frankston and Mornington;
  - Once off $30,000 top up of the Annual Community Grants program bringing the total funding to $163,256;
  - $127,120 in support for several community initiatives;
- Continued investment in community grants $163,256, economic development grants $350,000, partnership grants $604,444, child & inclusion grants $63,963, environmental sustainability grants $10,661, urgent grants $10,661 and arts project grants $31,982;
- Commitment to do a feasibility study on pickleball $30,000 to assess current and potential options in line with further need for pickleball facilities;
- Membership of Mornington Peninsula Regional Tourism Board $30,000 each year for the next 2 years;

Executive Summary

- A substantial investment of $83.6 million in the delivery of capital works, however a continued commitment to maintain the condition of community assets through asset renewal;
- Borrowings of $17.320 million are planned in 2026-2027 to fund Frankston Basketball & Gymnastics Centre upgrade $12.440 million, Frankston Regional Arts Trail $1.500m, Electrification Works $1.080 million and Yacht Club upgrade $2.300 million. Council is planning $39 million in new borrowings over the next 4 years to support the capital works program;
- Highlights of the Budget 2026-2027 $83.6 million Capital Works Program include:
  - Frankston Stadium (Basketball & Gymnastics), Seaford - $30 million, Total Project Cost (TPC) - $60.308 million;
  - Frankston Regional Arts Trail - $2.167 million, TPC - $4.125 million;
  - Banyan Reserve Play space and Pump Track - $2.00 million, TPC - $2.215 million;
  - Peninsula Aquatic and Recreation Centre Renewal Program, Frankston - $2.00 million, on-going renewal program;
  - Towerhill Road & Path Reconstruction, Frankston - $2.457 million, TPC - $2.673 million;
  - Monterey Reserve Masterplan Implementation, Frankston North - $1.775 million, TPC - $6.00 million;
  - Nepean Boulevard Signature Project $1.00 million;

Waste Charges

Budget 2026-2027 reflects the final stage of the rollout of the four-bin kerbside system ensuring all households have access to a food organics and garden organics (FOGO) bin service, following the separate glass bin rollout in October 2023. The FOGO bin service will be rolled out to remaining households by 1 July 2026. There is an option available to residents, via application only, to use home composting in place of FOGO..

The 2026-2027 waste management bin charges are set to reduce on average by 3% to 4% for most households compared to 2025-2026. The table below shows the movement in charges.

12.4 Adoption of Budget 2026-2027

Executive Summary

Type of Charge	Per Rateable Property 2025/26	Per Rateable Property 2026/27	Change	
	$	$	$	%
80L Gen Rubbish, Mixed Recycling, Glass, 240L FOGO	533.80	**510.50**	(23.30)	**-4.36%**
80L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	478.30	**457.40**	(20.90)	**-4.37%**
120L Gen Rubbish, Mixed Recycling, Glass, 240L FOGO	625.70	**608.40**	(17.30)	**-2.76%**
120L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	570.20	**555.30**	(14.90)	**-2.61%**
Shared 240L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	478.30	**457.40**	(20.90)	**-4.37%**
Shared 240L Gen Rubbish, Mixed Recycling, Glass, Shared 240L FOGO	478.30	**457.40**	(20.90)	**-4.37%**
80L Gen Rubbish, Mixed Recycling, Glass, No FOGO	367.30	**397.30**	30.00	**8.17%**
120L Gen Rubbish, Mixed Recycling, Glass, No FOGO	459.20	**499.20**	40.00	**8.71%**
Additional 80L Gen Rubbish Bin	214.10	**204.80**	(9.30)	**-4.34%**
Additional 120L Gen Rubbish Bin	267.60	**255.90**	(11.70)	**-4.37%**
Additional 120L FOGO Bin	111.00	**106.20**	(4.80)	**-4.32%**
Additional 240L FOGO Bin	166.50	**159.20**	(7.30)	**-4.38%**
Additional Glass Bin	11.70	**11.20**	(0.50)	**-4.27%**
Additional Mixed Recycling Bin Residential	50.00	**55.00**	5.00	**10.00%**
Commercial 80L Gen Rubbish, Mixed Recycling	367.30	**397.30**	30.00	**8.17%**
Commercial 120L Gen Rubbish, Mixed Recycling	459.20	**499.20**	40.00	**8.71%**
Additional Commercial Mixed Recycling	247.20	**251.20**	4.00	**1.62%**

Financial Impact

The Budget is for four years from 1 July 2026 to 30 June 2030 and is prepared in accordance with the Act and relevant Australian Accounting Standards. The document closely accords with the financial framework established by Council in its adopted 2025-2035 Financial Plan and continues to address the infrastructure renewal challenge faced by both this Council and the Local Government Industry.

The Budget includes financial statements being a consolidated income statement, balance sheet, cash flow and capital works. It also includes a general description of the services and initiatives to be funded in the budget and actions identified by the Council as priorities in Year Two of the Council and Wellbeing Plan, the prescribed indicators and measures of service performance, the rates and charges to be levied, the capital works program to be undertaken and other financial information which Council requires in order to make an informed decision about the adoption of the budget.

As an organisation we are facing a tight budget for 2026-2027 and beyond, which is further burdened by the many economic challenges that have impacted on the long-term sustainability of the local government sector.

The economic outlook, along with the ongoing financial sustainability challenges in the sector, mean continued caution is required. This clearer view of the current financial situation requires Council to implement changes/cost savings in key areas and strengthen its strategic service planning which guides our future direction.

Council has embedded the corporate strategy Fit for Future into the organisation with a range of initiatives to improve efficiency and streamline processes. By progressing these measures, Council will be in a stronger position to ensure we continue to deliver essential services to the community in a financially sustainable way.

12.4 Adoption of Budget 2026-2027

Executive Summary

Definitions:

Operating Result: The 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.

Underlying Result: The underlying result is directly attributable to operations and excludes items such as capital grants and contributions and non-monetary assets. The impact of the underlying operating result is of most concern as this is the **key indicator of financial performance.**

This Budget projects a consolidated operating result of $23.0 million for 2026-2027 which includes $26.6m in capital grants.

The budget consolidated underlying result is a $6.9 million deficit and reflects efficiency targets of $2.0 million. The forecast target trend is to gradually reduce the underlying deficit to ensure financial stability in the long term.

The financial projections for the next 4 years are shown in the table 1 below.

Table 1

Consolidated Result	Forecast 2025-26 $'000	Budget 2026-27 $'000	Budget 2027-28 $'000	Budget 2028-29 $'000	Budget 2029-30 $'000
Operating					
Total income	257,276	256,462	250,837	269,371	265,373
Total expenses	237,962	233,437	238,675	243,151	248,864
Surplus for the year	**19,314**	**23,025**	**12,162**	**26,220**	**16,509**
Less non-operating income and expenditure					
Grants – capital	(27,074)	(26,605)	(14,798)	(27,533)	(17,974)
Contributions – monetary	(3,261)	(2,497)	(2,270)	(2,650)	(2,320)
Contributions – non-monetary	(4,447)	(800)	(800)	(800)	(800)
Asset Transfer – non-monetary	1,640	0	0	0	0
Adjusted underlying surplus (deficit)	(13,828)	(6,877)	(5,706)	(4,763)	(4,585)

Rates and Charges *(subject to final certification by Valuer General Victoria)*

This budget also considers the rating options that are available to Council under the Act, and how Council's choices in applying these options contribute towards meeting an equitable rating strategy.

Rates and charges are an important source of revenue, accounting for approximately 62% of revenue received by Council. The collection of rates is an important factor in funding Council services.

Planning for future rate increases is therefore an essential component of the long-term financial planning process and plays a significant role in funding both additional service delivery and the increasing costs related to providing Council services.

Council is aware of the balance between rate revenue (as an important income source) and community sensitivity to rate increases. With the introduction of the State Government's rate capping legislation, all rate increases are capped to a rate declared by the Minister for Local Government, which is announced annually in December for the following financial year. The rate cap for Budget 2026-2027 is set at 2.75%. Note that recreational properties do not fall under the rate cap.

Table 2 shows the estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year.

Table 2

Type or class of land	Annualised rates levied 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Ordinary rate	87,707	91,214	3,507	4.00%
Retirement villages	331	323	(8)	(2.42%)
Commercial land	8,314	8,024	(290)	(3.49%)
Industrial land	9,226	8,996	(230)	(2.49%)
Vacant residential land	1,177	1,152	(25)	(2.12%)
Vacant FMAC & Nepean Highway land	470	476	6	1.28%
Acacia Heath	538	559	21	3.90%
Farm land	143	132	(11)	(7.69%)
Derelict land	-	-	-	0.00%
Total Rates under rate cap	**107,906**	**110,876**	**2,970**	**2.75%**
Rateable recreational properties	340	333	(7)	(2.06%)
Rate by agreement (including Baxter Village)	137	139	2	1.46%
Total amounts to be raised by general rates	**108,383**	**111,348**	**2,965**	**2.74%**

Property Valuations

Overall, property valuations across the municipal district have increased by 7.62%. Of this movement, residential property valuations have increased by 8.74%, industrial land by 1.96%, commercial land by 0.91%, retirement villages by 2.19%, while farmland values have fallen by 3.13%.

Table 3 shows the estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year.

Table 3

Type or class of land	2025-26 Annualised $'000	2026-27 Budget $'000	Change $'000	Change %
Ordinary rate	43,131,040	46,902,020	3,770,980	8.74%
Retirement villages	217,025	221,775	4,750	2.19%
Commercial land	3,270,623	3,300,534	29,911	0.91%
Industrial land	3,629,495	3,700,571	71,076	1.96%
Vacant residential land	462,925	473,755	10,830	2.34%
Vacant FMAC & Nepean Highway land	77,095	81,570	4,475	5.80%
Acacia Heath	264,750	287,350	22,600	8.54%
Farm land	87,900	85,150	(2,750)	(3.13%)
Derelict land	-	-	0	-
Rateable recreational properties	245,725	251,895	6,170	2.51%
Rate by agreement (including Baxter Village)	129,815	137,400	7,585	5.84%
Total value of land	**51,516,393**	**55,442,020**	**3,925,627**	**7.62%**

Emergency Services and Volunteer Fund

Unfortunately, all ratepayers across the state continue to be impacted by the Victorian Government's cost shifting measures, including the recently implemented Emergency Services and Volunteer Fund (ESVF) property tax that replaced the Fire Services Property Levy (FSPL). This is outside of Council's control.

Acacia Heath Properties

At the Ordinary Meeting held on 16 December 2019, Council resolved to support the retention of the Section 173 Agreement, however consider at each annual budget process commencing from the 2021-2022 financial year, whether to apply a differential rate to the Acacia Heath and Spring Hill Estate. An assessment was carried out based on the resources required during the 2026-2027 budget process. Council supports the application of the general rate of Other Land to the Acacia Heath Properties for the 2026-2027 financial year.

Consultation

1. External Stakeholders

For the second year in a row, community engagement for the **Budget 2026-2027** was carried out early in the financial year during December 2025 and built on data collected in 2024, with many community groups contacted for feedback and an online survey on Engage Frankston.

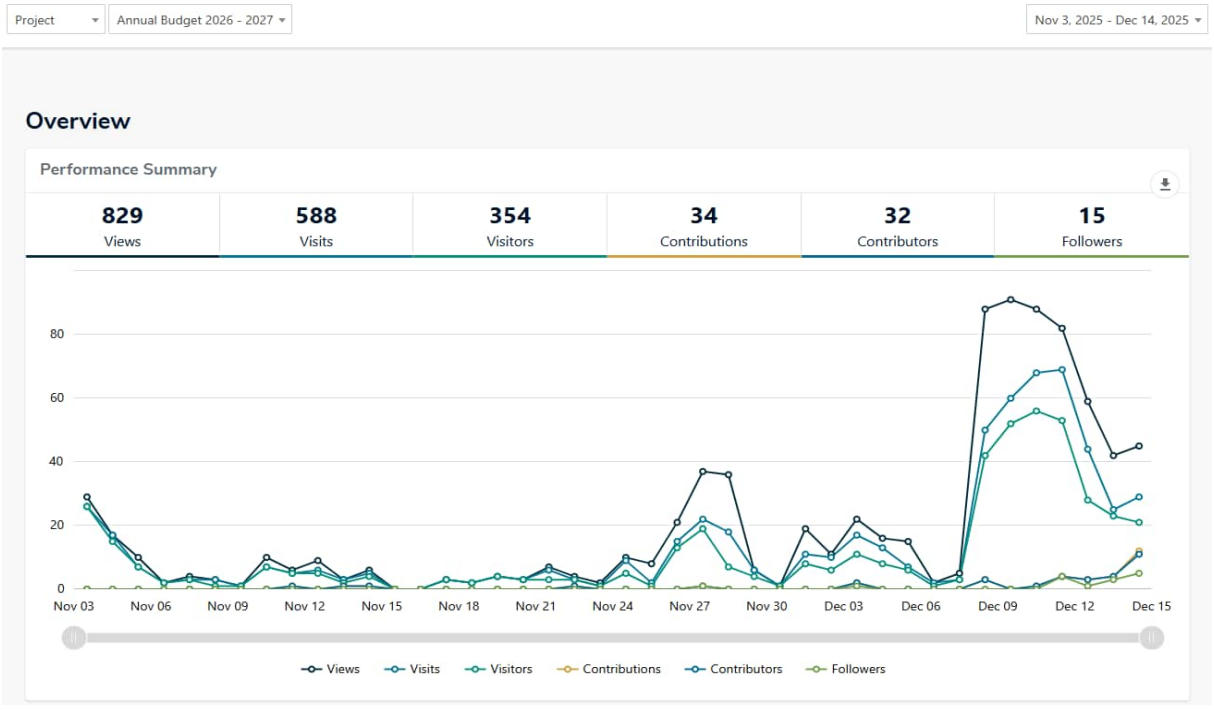
The *Local Government Act 2020* does not require councils to undertake a formal submissions process to provide the opportunity for persons to make submissions on a proposed Budget and Council Plan initiatives. However, in line with Council's commitment to our community, Council undertook a public submissions process as part of its engagement approach.

Public consultation to help inform the **Budget 2026-2027** took place from 3 November to 14 December 2025. The consultation process included:

- Promotion of feedback opportunities via Council's communications channels, including social media, newsletters and websites and direct email to stakeholders.

During the consultation period, the Engage Frankston web page promoting engagement to inform the **Budget 2026-2027** received 588 visits with 34 providing feedback through online participation tools and 6 direct submissions. A summary of the engagement statistics is shown below.

Engagement during the public exhibition period (3 November to 14 December 2025)



2. Other Stakeholders

Multiple sessions were held with internal stakeholders to help develop the Budget 2026-2027 via Service Planning meetings through the latter half of 2025.

Analysis (Environmental / Economic / Social Implications)

Economic implications regarding this report are detailed under Section 'Financial Implications' above. The Budget allocates significant resources to the implementation of the Council and Wellbeing Plan delivery.

The budget includes the 2026-2027 Council and Wellbeing Plan Actions and recognises the leadership role Council has within the community to actively promote sound environmental outcomes and to facilitate other levels of government and the community to act in a similar vein.

The budget contains financial resourcing for a wide range of programs that deliver important services to the Frankston community and is based on the principle of maintaining services that are presently available to the community with some minor service growth to meet service demands.

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

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

Legal

The budget is prepared in accordance with the *Local Government Act 2020*, *Local Government Reporting Regulations 2020* and relevant Australian Accounting Standards.

Policy Impacts

Nil

Gender Impact Assessments

A gender impact assessment was completed at the beginning of the Council and Wellbeing Plan project.

Officer's Declaration of Interests

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

Risk Mitigation

There are no direct risk implications arising from this report.

Conclusion

The budget provides for the delivery of the second-year actions of the Council and Wellbeing Plan and is underpinned by the financial framework established in Council's adopted 2025-2035 Financial Plan. As such it is an important step towards Council achieving a greater degree of financial sustainability in addressing our infrastructure challenges, and to deliver a range of important community projects and services.

12.4 Adoption of Budget 2026-2027

Executive Summary

The Local Support Package and community initiatives have been made possible through a deliberate shift in focus. By prioritising smarter spending, efficiencies and hard financial decisions, we've redirected funds from large-scale capital works to smaller, high-impact projects—such as upgraded play spaces and revitalised open areas that boost wellbeing for more residents. Council is building for the future and doing so with sharper alignment to what the Frankston community needs today.

ATTACHMENTS

Attachment A:⇩ Budget 2026-2027

Frankston City

Annual Budget 2026–2027



Welcome to Frankston City

Acknowledgement

Frankston City Council acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

Council also respectfully acknowledges the Bunurong Land Council as the Registered Aboriginal Party responsible for managing the Aboriginal cultural heritage of the land and waters where Frankston City Council is situated.

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Disclaimer

The information contained in this document is for general guidance only. It is not professional advice and should not be used, relied upon or treated as a substitute for specific professional advice. Given the changing nature of laws, rules and regulations, and the inherent hazards of electronic communication, there may be delays, omissions or inaccuracies in information contained in this document.

The model budget, including financial statements, has been prepared in accordance with the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*. While every effort has been made to ensure that the information contained in this document has been accurate and complies with relevant Victorian legislation, each Council remains responsible to ensure that the budget they prepare is compliant with all statutory requirements.

Budget Highlights

Listening to our community. Delivering support today. Investing responsibly for the future.

The 2026–27 Budget reflects a Council that is listening, responding and acting. Shaped by community feedback gathered throughout 2025 — and building on last year's extensive engagement — this Budget responds directly to the priorities residents told us matter most: support with the rising cost of living, safe and inclusive neighbourhoods, and continued investment in the services and places that make Frankston a great place to live.

Through careful decision making and responsible financial management, Council has delivered a Budget that provides real support for the community today, while continuing to invest in the city's future.

Shaped by community voices

Community and stakeholder engagement undertaken in late 2025 — including 40 formal submissions from residents, clubs, groups and organisations — played a central role in shaping the 2026–27 Budget. This engagement built on the extensive consultation undertaken in previous years, reinforcing clear and consistent messages from the community.

These insights were carefully considered at Council meetings and Councillor briefings, ensuring the final Budget reflects local priorities and the continued need for support during ongoing cost of living pressures.

Supporting the community through cost of living pressures

In response, Council is delivering a $0.9 million Local Support Package (LSP) — the second year of targeted relief designed to help residents, families and community organisations manage rising costs.

The Local Support Package focuses on practical initiatives that improve access, inclusion and wellbeing, while directing funding where it will make the greatest difference. Key initiatives include:

- Continued funding for Australia's Most Accessible Beach, supporting inclusive access to Frankston's foreshore for people with disability.
- Investment in the Can Swim program at Peninsula Leisure, prioritising at risk cohorts and minimising financial barriers to participation.
- One off financial assistance for neighbourhood and community houses, strengthening local services and community connection.
- Continued expansion of community safety and response initiatives, including the successful Rapid Response program and national crime prevention award winning Community Connectors program.
- Ongoing support for local business and economic development partnerships, recognising their role in jobs, connection and vitality.
- Additional funding for community grants, helping grassroots organisations deliver programs and services that directly benefit residents.

Together, these initiatives respond directly to what the community told us by providing targeted support while maintaining essential services.

Investing in our city: key infrastructure projects in 2026–27

Alongside cost of living support, Council continues to invest in Frankston City's future through an $83.6 million Capital Works Program, delivering infrastructure upgrades and improvements across the municipality.

Key projects funded in the 2026–27 Budget include:

- Frankston Stadium, Seaford – $30 million toward a major regional sporting facility supporting participation and community access.
- Frankston Regional Arts Trail – $2.17 million to progress this signature cultural project, enhancing public spaces, creative expression, community connection and visitor experiences.
- Banyan Reserve Play Space and Pump Track, Carrum Downs – $2.0 million to deliver new, inclusive recreation infrastructure for families and young people.
- Peninsula Aquatic and Recreation Centre Renewal Program – $2.0 million for ongoing renewal works, helping maintain one of the city's most used community facilities.
- Towerhill Road and Path Reconstruction, Frankston – $2 .46 million to improve road safety and active transport connections.

• Monterey Reserve Masterplan Implementation, Frankston North – $1.78 million toward delivering long planned improvements to local open space.
• Nepean Boulevard Signature Project – $1.0 million to progress priority works aligned with Council's long term city centre vision.

These projects balance city shaping investments with neighbourhood level improvements, while maintaining a strong focus on asset renewal and value for money.

Delivering value while managing costs responsibly

To help ease household pressures, the Budget includes an average reduction of around 3-4 per cent for most households in residential waste charges, alongside the final stage of the four bin kerbside system rollout, improving environmental outcomes while managing costs for residents.

The Budget has been developed within a rate capped increase of 2.75%, in line with State Government requirements. In a challenging economic environment for local government, Council has taken a cautious and considered approach.

Efficiency measures, service reviews and the organisation wide Fit for the Future program have helped redirect resources toward priority community initiatives, while supporting long term financial sustainability.

A balanced budget for today and tomorrow

The 2026–27 Budget reflects a Council that is supporting its community through immediate challenges, while continuing to invest sensibly in the future.

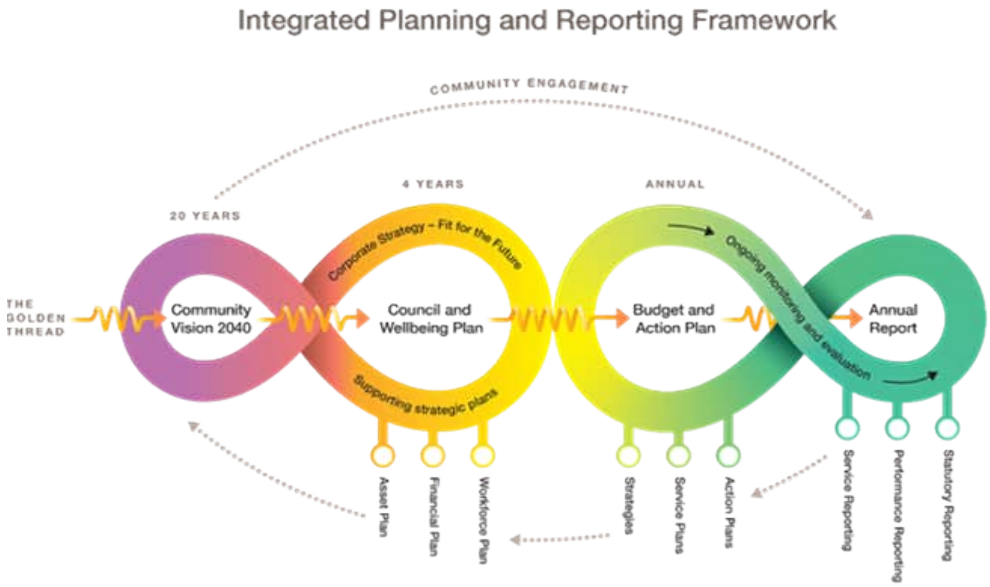
By combining targeted cost of living relief, a strong capital works program and disciplined financial management, Council is delivering a Budget that supports a more inclusive, connected and resilient Frankston.

1. Link to the Integrated Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision, Financial Plan and Asset Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report).

1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria. At each stage of the integrated strategic planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



The timing of each component of the integrated strategic planning and reporting framework is critical to the successful achievement of the planned outcomes.

1.1.2 Key planning considerations

Service level planning

Although councils have a legal obligation to provide some services— such as animal management, local roads, food safety and statutory planning—most council services are not legally mandated, including some services closely associated with councils, such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works.
Community consultation needs to be in line with a councils adopted Community Engagement Policy and Public Transparency Policy.

1.2 Our purpose

Our Community Vision

Frankston City is a safe, inclusive, and caring community in which to live, work and play. Our vibrant coastal City is clean, leafy, environmentally responsible, well planned, accessible and innovative for a changing future. We are proud, engaged and connected.

Our values

Kinder - We listen and show understanding, treating each other with respect and empathy.
Smarter - We focus on efficiency and innovation, working together and sharing ideas.
Fairer - We treat everyone equitably with consistency, transparency and consideration.

1.3 Strategic Outcomes

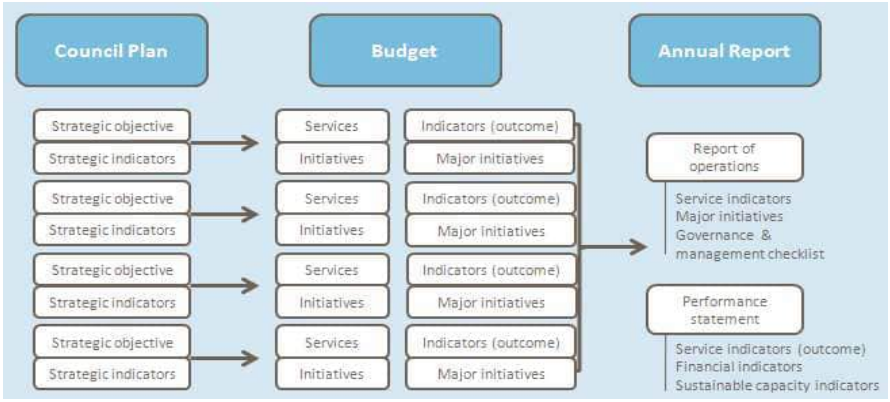
The Strategic Outcomes provide direction for Frankston City Council and align with the four themes developed by our community in the Community Vision 2040. These outcomes focus our efforts over the four years of the Council Plan, ensuring that we prioritise our resources effectively to achieve the right results.



Strategic Outcomes	Description
1 Healthy and Inclusive Communities	Council is committed to building healthy and inclusive communities where everyone feels safe, valued and empowered to thrive at every stage of life. Our local support package aims to give back to our community supporting those who need it most.
2 Natural Environment	The natural environment is essential to our community's health and wellbeing. By protecting and enhancing biodiversity, maintaining quality open spaces and responding to climate change, Council will support our community to foster a deeper connection with nature and enjoy the co-health benefits that improve physical health and mental wellbeing.
3 Connected Places and Economy	A well-connected and liveable city with a thriving economy forms the foundation for a healthy and resilient community.
4 Council Performance and Leadership	Council's strong leadership and commitment to excellence in governance, financial management and service delivery plays a key role in shaping environments where communities can prosper, and experience improved health and wellbeing.

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2026/27 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below.



Source: Department of Jobs, Precincts and Regions

The Council & Wellbeing Plan 2025-29 and Annual Reports can be found on Frankston's website frankston.vic.gov.au

2.1 Strategic Outcome 1: Healthy and Inclusive Communities

Council is committed to building healthy and inclusive communities where everyone feels safe, valued and empowered to thrive at every stage of life. Our local support package aims to give back to our community supporting those who need it most.

Services

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Community Health	Enhancing the health and wellbeing of individuals, families and the community by empowering them to grow and thrive through accessing supports and services.	*Inc*	10,040	10,322	5,903
		Exp	16,795	17,817	12,260
		Surplus / (deficit)	(6,755)	(7,495)	(6,357)
Community Safety	Supporting 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.	*Inc*	4,090	4,496	4,821
		Exp	8,863	9,998	10,296
		Surplus / (deficit)	(4,773)	(5,502)	(5,475)
Community Development	Building resiliency and strength in the community through the broad delivery of inclusive and accessible activities, services, campaigns, partnerships and community spaces.	*Inc*	1,241	1,920	1,654
		Exp	7,343	8,758	8,689
		Surplus / (deficit)	(6,102)	(6,838)	(7,035)
Sport and Recreation	Encouraging 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.	*Inc*	16,502	17,796	17,290
		Exp	16,996	17,903	17,925
		Surplus / (deficit)	(494)	(107)	(635)

Strategic Objective	Initiatives - What we will do in 2026-2027
1.1 Encourage healthy, active, and skilled communities by providing support, accessible and inclusive services and spaces where everyone feels welcome, valued and respected.	1.1.1 Completed 2025-26
	1.1.2 Completed 2025-26
	1.1.3 Encourage the participation of older adults at community programs, community group events and services that promote physical and mental wellbeing, including through the delivery of the annual Seniors Festival.
	1.1.4 Completed 2025-26
	1.1.5 Support social inclusion, participation in physical activity and fair access within the community to sports by promoting existing community and commercial resources and working with Sports Clubs to provide a gender inclusive experience to their members and visitors.
	1.1.6 Deliver the State Funded L2P program to support young learner drivers and contribute to a safer community.
	1.1.7 Completed 2025-26
	1.1.8 Create and deliver inclusive and enriching arts experiences for older adults, young people, and individuals with disabilities, actively fostering pathways to participation, promoting creativity, and reducing barriers to provide equitable access.
	1.1.9 Create and implement programs that enhance early childhood literacy, adult literacy, and digital literacy within the community. (Library Action Plan 2021 – 2026)
	1.1.10 Support provision of quality, accessible, inclusive, safe and sustainable open space network across the municipality
	1.1.11 Continue to deliver Community Care services to support clients to remain independent and connect with community.
1.2 Improve wellbeing by strengthening social connection, respect, value of diversity and gender equality.	1.2.1 Completed 2025-26
	1.2.2 Completed 2025-26
	1.2.3 Support opportunities for volunteers by building connections between Volunteers and organisations seeking volunteers, along with targeted promotion of volunteer opportunities to groups identified as being at greater risk of social exclusion.
	1.2.4 Completed 2025-26
	1.2.5 Completed 2025-26
	1.2.6 Completed 2025-26
	1.2.7 Deliver the Culturally and Linguistically Diverse (CALD) Network.
	1.2.8 Deliver the State funded Social Inclusion Action Group project and support community empowerment to build social connection and community strength in Frankston City.
	1.2.9 Advocate for funding opportunities to provide training and mentorship to upskill women, girls and diverse users within sport and recreation.
	1.2.10 Build greater equality and inclusion into sports clubs through service level agreements and facility user obligations.
1.3 Support and strengthen positive early childhood development by fostering strong foundations in education and health, ensuring children can thrive.	1.3.1 Continue to deliver high quality Maternal and Child Health & Immunisation services, ensuring children aged 0-6 years and their families are supported to reach optimal health and wellbeing.
	1.3.2 Continue to deliver Children's Services; including Kindergarten Central Registration, playgroup programs and Best Start initiatives, to ensure all children have equitable access to high quality early childhood education and support.
1.4 Support community safety and wellbeing for everyone who lives, visits, works or does business in Frankston City.	1.4.1 Completed 2025-26
	1.4.2 Completed 2025-26
	1.4.3 Support the provision of a safe, fair and inclusive municipality where people feel safe, well connected and empowered to participate in community life, guided by the Safer Communities Strategy 2023, including through participation in the Local Safety Committee, deployment of Rapid Response (Local Laws) in certain situations and exploring initiatives that promote safe public spaces and behaviours
	1.4.4 Advance efforts to provide more diverse housing within the municipality including through Council's Housing Advisory Committee and in-kind secretariat support of the Frankston Mornington Peninsula Zero and the Strategic Housing Alliance Network
	1.4.5 Completed 2025-26

Service Performance Outcome Indicators

Domain	Indicator	Performance Measure	Computation
Community	Maternal and child health services	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial year) / Number of children enrolled in the MCH service] x100
Community	Maternal and child health services	Participation in the MCH service by Aboriginal children. (Percentage of Aboriginal children enrolled who participate in the MCH service)	[Number of Aboriginal children who attend the MCH service at least once (in the financial year) / Number of Aboriginal children enrolled in the MCH service] x100
Responsiveness	Food safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100

2.2 Strategic Outcome 2: Natural Environment

The natural environment is essential to our community's health and wellbeing. By protecting and enhancing biodiversity, maintaining quality open spaces and responding to climate change, Council will support our community to foster a deeper connection with nature and enjoy the co-health benefits that improve physical health and mental wellbeing.

Services

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Biodiversity and Open Space	Ensuring the natural environment is protected and enhanced to provide safe, diverse and engaging open spaces, natural reserves and trees for the community while supporting biodiversity values to sustain our unique flora and fauna.	*Inc*	3,370	717	665
		Exp	20,228	20,940	21,494
		Surplus/ (deficit)	(16,858)	(20,223)	(20,829)
Climate Change Action	Managing Council's climate change response and supporting the community to mitigate impacts, build resilience and manage vulnerabilities.	*Inc*	-	-	-
		Exp	1,255	1,547	1,626
		Surplus/ (deficit)	(1,255)	(1,547)	(1,626)
Integrated Water	Council 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.	*Inc*	435	377	306
		Exp	3,836	3,874	3,342
		Surplus/ (deficit)	(3,401)	(3,497)	(3,036)
Waste Circularity	Demonstrate leadership in providing solutions to conserve resources, divert waste from landfill and educate and enable the Frankston City community to reduce waste through avoidance, reduction, sharing, resale and reuse.	*Inc*	7,723	8,449	8,509
		Exp	28,296	31,503	33,025
		Surplus/ (deficit)	(20,573)	(23,054)	(24,516)

Strategic Objective	Initiatives - What we will do in 2026-2027
2.1 Enhance, protect and regenerate indigenous vegetation and biodiversity within Councils reserves to improve ecosystem resilience.	2.1.1 Support the planting and maintenance of trees across the municipality in natural reserves, open spaces, roadsides and natural strips so as not to reduce the municipalities tree canopy coverage.
	2.1.2 Completed 2025-26
	2.1.3 Support urban forest, social connection and liveability outcomes, guided by the Local Park Action Plan.
	2.1.4 Completed 2025-26
2.2 Sustain progress towards our science-based emissions reduction target by 2030 and build the capacity and resilience of our community to adapt to the challenges caused by climate change.	2.2.1 Completed 2025-26
	2.2.2 Continue to implement the Climate Change Strategy 2023-2030 Action Plan.
2.3 Encourage participation in environmental volunteering and opportunities for environmental education.	2.3.1 Deliver educational programs such as national tree day, and gardens for wildlife, that enhance the community's connection to nature and encourage participation in environmental volunteering.
2.4 Take a collaborative approach with State agencies to sustainably manage our stormwater and drainage assets, reducing impacts to our community and natural waterways	2.4.1 Completed 2025-26
	2.4.2 Support Coastal and Marine Management.
	2.4.3 Review of Frankston Integrated Water Action Plan
2.5 Support the local circular economy through waste and resource efficiency programs, education and services.	2.5.1 Implement programs identified in the City Circularity Roadmap to eliminate waste, keep products in use and protect the natural environment.
	2.5.2 Ongoing closed landfill site management, monitoring and reporting in accordance with the Environment Protection Authority approved After Care Management Plan.
	2.5.3 Continue to progress the South-east Metropolitan Advance Waste Processing solution to reduce waste to landfill
	2.5.4 Implement 2026/27 actions from Waste Circularity Plan

Service Performance Outcome Indicators

Domain	Indicator	Performance Measure	Computation
Environment	Waste management	Kerbside collection waste to landfill per serviced property (amount of waste collected from kerbside waste collection services that is sent to landfill per serviced property)	Amount of waste in tonnes (t) collected from kerbside waste collection services that is sent to landfill / Number of serviced properties
Cost	Waste management	Cost of kerbside waste collection services (direct cost of kerbside waste collection services per serviced property)	Direct cost of kerbside waste collection services / Number of serviced properties

2.3 Strategic Outcome 3: Connected Places and Economy

A well-connected and liveable city with a thriving economy forms the foundation for a healthy and resilient community.

Services

Domain	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Arts and Culture	Enhancing Frankston's cultural landscape by supporting a vibrant arts programs, dynamic events and first-class performing arts and library facilities, creating opportunities for everyone to inspire, learn and connect.	*Inc*	6,249	6,038	6,131
		Exp	13,512	14,340	14,196
		Surplus/ (deficit)	(7,263)	(8,302)	(8,065)
Transport Connectivity	Managing 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.	*Inc*	377	359	409
		Exp	10,752	11,055	11,530
		Surplus/ (deficit)	(10,375)	(10,696)	(11,121)
City Planning	Working 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.	*Inc*	4,267	4,852	4,583
		Exp	6,449	7,747	7,938
		Surplus/ (deficit)	(2,182)	(2,895)	(3,355)
City Growth and Investment	Fostering the development of a sustainable and prosperous local economy. Positioning Frankston as the prime destination for investment and development.	*Inc*	643	48	55
		Exp	2,291	2,188	2,184
		Surplus/ (deficit)	(1,648)	(2,140)	(2,129)

Strategic Objective	Initiatives - What we will do in 2026-2027
3.1 Through strategic creative destination development, we position Frankston as a premier cultural hub, attracting visitors, showcasing first class arts experiences and events, fostering local talent, and enriching community life.	3.1.1 Position Frankston City as open for growth and development, focused on new residents, current community and prospective businesses. Key deliverables will include economic growth and opportunity, arts and culture delivery through the Frankston Arts Centre and major events, development and the visitor economy.
	3.1.2 Deliver Year 3 actions of the Public Arts Strategy focusing on the integration with the Frankston Regional Arts Trail.
	3.1.3 Focus on enhancing partnerships, attracting premier events that attract visitation, high value media coverage and implement models to measure and analyse success, as guided by the Destination Events Strategy
	3.1.4 Deliver the final year of the Library Action Plan, focusing on alternative models to enhance community access while expanding online and digital services. Develop programs supporting early years, adult, and digital literacy, and strengthen partnerships with local organisations to improve service outcomes.
3.2 Enhance the identity and character of our urban city	3.2.1 Completed 2025-26
	3.2.2 Completed 2025-26
	3.2.3 Completed 2025-26
	3.2.4 Completed 2025-26
	3.2.5 Oversee the final stage of planning changes by managing independent hearings that fairly consider community feedback, and provide legal support for major projects when needed.
	3.2.6 Deliver the Local Heritage Preservation Grants (LHPG) program.
	3.2.7 Create and roll out a housing plan for Frankston that meets government targets for 33,000 new homes by 2051, while factoring in flood risks and setting clear rules for growth and building design.
	3.2.8 Develop a plan to guide health and education growth in Frankston, working alongside the housing strategy to plan land use, buildings, transport and infrastructure, and strengthen key institutions like Monash University, Peninsula Hospital and Chisholm Institute.
3.3 Attract and invest in high quality property development to accelerate investment, generate jobs, enhance housing supply, and diversify revenue sources	3.3.1 Completed 2025-26
	3.3.2 Establish a Developer Investment & Attraction Strategy, including a Property Investment Fund to drive strategic growth, attract investment and support sustainable property development.
	3.3.3 Evaluate the performance of Council's property portfolio to increase financial return, community benefit and quality development outcomes.
	3.3.4 Strategically position Frankston City as a destination for quality property development and investment.
	3.3.5 Completed 2025-26
	3.3.6 Advocate for the establishment of Frankston as a Special Economic Priority Area to encourage diverse and affordable housing development, jobs, and increased foot traffic in our CBD.
3.4 Manage our transport network to provide safe, accessible connections while advocating for arterial road safety improvements, enhanced amenity, and better public transport connectivity to support community access.	3.4.1 Completed 2025-26
	3.4.2 Implement actions from the Frankston City Bike Riding Strategy 2024-2039
	3.4.3 Implement actions from the Frankston Integrated Transport Strategy 2022-2042

Service Performance Outcome Indicators

Domain	Indicator	Performance Measure	Computation
Community	Library services	Library membership (Percentage of the population that are registered library members)	[Number of registered library members / Population] x100
Cost	Library services	Cost of library services (direct cost of library services per head of population)	Direct cost of library services / Population
Responsiveness	Statutory planning	Planning applications decided within the relevant required time (percentage of regular and VicSmart planning application decisions made within the relevant required time)	[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
Environment	Roads	Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100

2.4 Strategic Outcome 4: Council Performance and Leadership

Council's strong leadership and commitment to excellence in governance, financial management and service delivery plays a key role in shaping environments where communities can prosper, and experience improved health and wellbeing.

Services

Service area	Description of services provided		2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Financial Management	Provide leadership and support in managing the financial health and long-term sustainability of Council.	*Inc*	417	567	631
		Exp	3,668	4,090	4,170
		Surplus/ (deficit)	(3,251)	(3,523)	(3,539)
Asset Management	Effective stewardship of public assets to ensure long-term sustainability and adequately support current and future service delivery.	*Inc*	1,195	902	2,229
		Exp	12,009	13,635	13,287
		Surplus/ (deficit)	(10,814)	(12,733)	(11,058)
Governance	Governance provides advice to the organisation and Councillors, in accordance with legislative requirements and best practice, with our aim being to optimise outcomes for the community.	*Inc*	422	356	126
		Exp	6,500	6,824	6,759
		Surplus/ (deficit)	(6,078)	(6,468)	(6,633)
Council Strategy and Performance	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.	*Inc*	6	10	-
		Exp	8,186	8,349	8,754
		Surplus/ (deficit)	(8,180)	(8,339)	(8,754)
Customer Service and Experience	Ensuring an interface between customers and council services by listening to customer needs, communicating about council services and responding to customer experience with improved service provision.	*Inc*	2	7	2
		Exp	3,312	3,908	4,004
		Surplus/ (deficit)	(3,310)	(3,901)	(4,002)
Technology and Information	Supports the effective delivery and management of technology and information to enhance service delivery, efficiency and community engagement.	*Inc*	-	-	-
		Exp	9,733	9,562	9,831
		Surplus/ (deficit)	(9,733)	(9,562)	(9,831)
People, Culture and Workforce Management	Managing and developing a high-performing workforce, strong organisational culture and maintaining a safe and inclusive workplace.	*Inc*	301	231	233
		Exp	2,266	598	3,973
		Surplus/ (deficit)	(1,965)	(367)	(3,740)

Strategic Objective	Initiatives - What we will do in 2026-2027
4.1. Council is committed to improving technology, data, and processes to deliver innovative, sustainable services, with transparent, accountable decision-making supported by open governance and clear communication.	4.1.1 Expand Voice of Customer Platform to allow the ability to report to the community on how we are meeting our customer promise.
	4.1.2 Through the implementation of our Fit for the Future Strategy and supporting program of works, we will continuously enhance our services, technology, and customer experience by leveraging data-driven insights for smarter decision-making and service optimisation. Ensuring we are meeting the future needs of the community in a sustainable way.
	4.1.3 Completed 2025-26
	4.1.4 Continue to expand and enhance our work on Council's Transparency Hub, to support our commitment to being transparent, accountable and providing accessible data to the community.
4.2 Provide good governance and ensure Councillors are demonstrating to the community the highest standards of, integrity, transparency, respect, and accountability.	4.2.1 Completed 2025-26
	4.2.2 Completed 2025-26
	4.2.3 Advance the implementation of the Protective Data Security Plan, ensuring alignment with the Victorian Protective Data Security Standards, while proactively managing data security risks and responding to incidents in accordance with legislative and regulatory obligations.

Strategic Objective	Initiatives - What we will do in 2026-2027
4.3 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.	4.3.1 Completed 2025-26
	4.3.2 Completed 2025-26
	4.3.3 Delivering Frankston Basketball and gymnastic centre (Frankston Stadium) in accordance with the agreed scope budget and timeframe.
	4.3.4 Review the Asset Management Strategy and develop the Aquatics Asset Management Plan
	4.3.5 Develop the annual capital works program strategically to prioritise infrastructure needs within available resources, ensuring long-term sustainability.
4.4 Council advocates for the community by engaging with all levels of government, ensuring accessible, inclusive, and transparent processes that encourage active engagement and are supported by clear, strategic communication.	4.4.1 Completed 2025-26
	4.4.2 Completed 2025-26
	4.4.3 Strategically manage government relations by prioritising relationship-building with Members of Parliament, ensuring ongoing engagement and alignment with Council priorities. This will include regular reviews and adherence to relevant protocols while clearly articulating Council's needs, advocating for key initiatives, and fostering collaborative partnerships to drive impactful outcomes for the community.
	4.4.4 Completed 2025-26
	4.4.5 Completed 2025-26
	4.4.6 Provision of strategic management of all communication channels inclusive of social media platforms, publications including Frankston City News and the website, ensuring consistent branding, engagement, and audience growth to ensure accurate, relevant, and engaging content for the community.
	4.4.7 Completed 2025-26
	4.4.8 Content management for all city positioning work across all key Imagine Frankston pillars including business, economy, investment, development, events, education, health, recreation and lifestyle.
	4.4.9 State Election 2026 Advocacy Priorities – review and determine key and secondary advocacy priorities ahead of the 2026 state election and implementation of public advocacy campaign.
	4.4.10 Ongoing development and improvement of Engage Frankston platform for improved customer experience and information available for internal and external stakeholders.
4.5 Council will ensure that strategic planning principles are incorporated at all levels of planning, prioritising strategic alignment and the long-term impact on the community.	4.5.1 Enhance service reporting to further support clear alignment with strategies and action plans across the organisation. Supported by Data optimisation project.
	4.5.2 Completed 2025-26
	4.5.3 Completed 2025-26
	4.5.4 Continue to enhance integrated planning and strategy alignment across the organisation – review and enhance the existing Integrated Planning and Reporting Framework (IPRF).
	4.5.5 Strengthen service delivery through a Service Delivery Framework that translates strategic plans into clear, operational service plans via well-defined Service Strategies.
4.6 Build a well-managed, diverse workforce that champions gender equality, ensures child safety, and fosters a strong, inclusive culture, promoting fairness, respect, and accountability across all levels.	4.6.1 To create and implement a comprehensive Gender Equality Action Plan, fostering a strong, inclusive culture that promotes equality, supports diversity, and drives sustained progress towards gender equity across all levels.
	4.6.2 To implement a robust workforce plan that meets legislative obligations while effectively managing resources to ensure operational efficiency and workforce sustainability.
	4.6.3 Ensure the organisation's Occupational Health and Safety (OHS) Management System (OHSMS) is robust, effective, and fully compliant with all relevant OHS legislation, standards, and best practices.
4.7 Council fosters collaboration and provides accessible ways for the community to engage with services and decisions. Elevating the customer's voice ensures their needs and aspirations shape planning and service delivery.	4.7.1 Completed 2025-26
	4.7.2 Deliver a Voice of Customer Framework to enhance the communities voice in all our decision making, design, planning and delivery of services. (More information on complaints is publicly available at www.frankston.vic.gov.au/Council/Make-a-complaint)
	4.7.3 Deliver an accessibility roadmap to make our website easier for everyone to use, ensuring inclusive access to Council information and services.
	4.7.4 Deliver a new Customer Portal and improve our digital channels to make it easier for our community to connect with Council and access services online
	4.7.5 Introduce post-service surveys on phone and live chat to give our community a simple way to share feedback and help us improve their experience.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Governance	Community engagement	Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions (community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
Governance	Financial decisions	Total unpaid rates and charges (total unpaid rates and charges and unpaid interest on rates and charges for all financial years as a percentage of all rates and charges for the financial year)	[Sum of unpaid rates and charges and unpaid interest on rates and charges for all financial years / Sum of all rates and charges for the financial year] x100

2.5 Reconciliation with budgeted operating result

	Surplus/ (Deficit)	Expenditure	Income / Revenue
	$'000	$'000	$'000
1 Healthy and Inclusive Communities	(19,502)	49,170	29,668
2 Natural Environment	(50,007)	59,487	9,480
3 Connected Places and Economy	(24,670)	35,848	11,178
4 Council Performance and Leadership	(47,557)	50,778	3,221
Total	**(141,736)**	**195,283**	**53,547**
Expenses added in:			
Depreciation	37,120		
Finance costs	1,821		
Amortisation - intangible assets	1,251		
Surplus/(Deficit) before funding sources	**(181,928)**		
Funding sources added in:			
Rates and charges revenue	159,674		
Capital grants	26,605		
Victorian Grants Commission	11,200		
Capital Contributions	3,177		
Interest on investments	2,750		
Others	1,547		
Total funding sources	204,953		
Operating surplus/(deficit) for the year	23,025		

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2026/27 has been supplemented with projections to 2029/30

This section includes the following financial statements prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Comprehensive Income Statement
Balance Sheet
Statement of Changes in Equity
Statement of Cash Flows
Statement of Capital Works
Statement of Human Resources

Comprehensive Income Statement

For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Income / Revenue						
Rates and charges	4.1.1	155,780	**159,674**	164,012	168,179	172,453
Statutory fees and fines	4.1.2	6,842	**7,070**	7,301	7,445	7,592
User fees	4.1.3	34,384	**32,238**	33,122	33,878	34,827
Grants - operating	4.1.4	17,458	**19,067**	19,448	19,837	20,234
Grants - capital	4.1.4	27,074	**26,605**	14,798	27,533	17,974
Contributions - monetary	4.1.5	3,261	**2,497**	2,270	2,650	2,320
Contributions - non-monetary	4.1.5	4,447	**800**	800	800	800
Net gain (or loss) on disposal of property, infrastructure, plant and equipment		1,142	**786**	1,128	854	737
Fair value adjustments for investment property		-	**-**	-	-	-
Share of net profits (or loss) of associates and joint ventures		-	**-**	-	-	-
Other income	4.1.6	6,888	**7,725**	7,958	8,194	8,435
Total income / revenue		257,276	**256,462**	250,837	269,370	265,372
Expenses						
Employee costs	4.1.7	99,663	**98,549**	101,503	104,492	107,570
Materials and services	4.1.8	86,878	**87,184**	88,730	89,795	91,781
Depreciation	4.1.9	42,395	**39,261**	39,748	40,236	40,724
Amortisation - intangible assets	4.1.10	1,230	**1,244**	1,299	1,347	1,389
Depreciation - right of use assets	4.1.11	285	**568**	568	568	479
Allowance for impairment losses		256	**256**	256	256	256
Borrowing costs		2,047	**1,821**	1,981	1,827	1,996
Finance costs - leases		27	**40**	32	25	17
Other expenses	4.1.12	5,181	**4,514**	4,558	4,605	4,652
Total expenses		237,962	**233,437**	238,675	243,151	248,864
Surplus/(deficit) for the year		19,314	**23,025**	12,162	26,219	16,508
Other comprehensive income						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation gain /(loss)		-	**-**	-	-	-
Items that may be reclassified to surplus or deficit in future periods		-	**-**	-	-	-
Total other comprehensive income		-	**-**	-	-	-
Total comprehensive result		19,314	23,025	12,162	26,219	16,508

Adjusted Consolidated Underlying Result

For the four years ending 30 June 2030

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Operating					
Total income	257,276	**256,462**	250,837	269,371	265,373
Total expenses	237,962	**233,437**	238,675	243,151	248,864
Surplus for the year	19,314	**23,025**	12,162	26,220	16,509
Less non-operating income and expenditure					
Grants – capital	(27,074)	**(26,605)**	(14,798)	(27,533)	(17,974)
Contributions – monetary	(3,261)	**(2,497)**	(2,270)	(2,650)	(2,320)
Contributions – non-monetary	(4,447)	**(800)**	(800)	(800)	(800)
Asset Transfer – non-monetary	1,640	**-**	-	-	-
Adjusted underlying surplus (deficit)	(13,828)	**(6,877)**	(5,706)	(4,763)	(4,585)

Balance Sheet

For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Assets						
Current assets						
Cash and cash equivalents		50,402	**45,963**	44,728	46,804	47,932
Trade and other receivables		27,952	**28,039**	27,846	28,803	29,561
Other financial assets		15,129	**12,629**	10,629	9,129	8,129
Inventories		206	**212**	219	225	232
Prepayments		-	**-**	-	-	-
Non-current assets classified as held for sale		-	**-**	-	-	-
Contract assets		-	**-**	-	-	-
Other assets		6,959	**7,167**	7,382	7,604	7,832
Total current assets	4.2.1	100,648	**94,010**	90,804	92,565	93,686
Non-current assets						
Trade and other receivables		181	**181**	181	181	181
Other financial assets		-	**-**	-	-	-
Investments in associates, joint arrangement and subsidiaries		-	**-**	-	-	-
Property, infrastructure, plant & equipment		2,226,420	**2,268,769**	2,281,512	2,305,953	2,330,443
Right-of-use assets	4.2.4	1,331	**976**	621	266	-
Investment property		-	**-**	-	-	-
Intangible assets		2,869	**2,943**	2,704	2,156	1,509
Total non-current assets	4.2.1	2,230,801	**2,272,869**	2,285,018	2,308,556	2,332,133
Total assets		2,331,449	**2,366,879**	2,375,822	2,401,121	2,425,819
Liabilities						
Current liabilities						
Trade and other payables		18,266	**18,814**	19,378	19,960	20,559
Trust funds and deposits		9,212	**9,489**	9,773	10,067	10,369
Contract and other liabilities		3,558	**3,664**	3,774	3,888	4,004
Provisions		20,349	**20,959**	21,588	22,235	22,902
Interest-bearing liabilities	4.2.3	5,369	**7,335**	6,722	7,119	6,307
Lease liabilities	4.2.4	345	**353**	361	276	-
Total current liabilities	4.2.2	57,099	**60,614**	61,596	63,545	64,141
Non-current liabilities						
Provisions		4,098	**4,221**	4,348	4,478	4,612
Interest-bearing liabilities	4.2.3	30,395	**39,515**	35,548	32,731	40,283
Lease liabilities	4.2.4	1,009	**656**	295	112	19
Total non-current liabilities	4.2.2	35,502	**44,392**	40,191	37,321	44,914
Total liabilities		92,601	**105,006**	101,787	100,866	109,055
Net assets		2,238,848	**2,261,873**	2,274,035	2,300,255	2,316,764
Equity						
Accumulated surplus		920,233	**950,774**	966,726	993,596	1,010,430
Reserves		1,318,615	**1,311,099**	1,307,309	1,306,659	1,306,334
Total equity		2,238,848	**2,261,873**	2,274,035	2,300,255	2,316,764

Statement of Changes in Equity

For the four years ending 30 June 2030

	NOTES	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
2026 Forecast Actual					
Balance at beginning of the financial year		2,219,534	873,861	1,303,725	41,948
Surplus/(deficit) for the year		19,314	19,314	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	(2,921)	-	2,921
Transfers from other reserves		-	29,979	-	(29,979)
Balance at end of the financial year		**2,238,848**	**920,233**	**1,303,725**	**14,890**
2027 Budget					
Balance at beginning of the financial year		**2,238,848**	**920,233**	**1,303,725**	**14,890**
Surplus/(deficit) for the year		**23,025**	**23,025**	**-**	**-**
Net asset revaluation gain/(loss)		**-**	**-**	**-**	**-**
Transfers to other reserves	4.3.1	**-**	**(2,910)**	**-**	**2,910**
Transfers from other reserves	4.3.1	**-**	**10,426**	**-**	**(10,426)**
Balance at end of the financial year	4.3.2	**2,261,873**	**950,774**	**1,303,725**	**7,374**
2028					
Balance at beginning of the financial year		2,261,873	950,774	1,303,725	7,374
Surplus/(deficit) for the year		12,162	12,162	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	(2,860)	-	2,860
Transfers from other reserves		-	6,650	-	(6,650)
Balance at end of the financial year		**2,274,035**	**966,726**	**1,303,725**	**3,584**
2029					
Balance at beginning of the financial year		2,274,035	966,726	1,303,725	3,584
Surplus/(deficit) for the year		26,220	26,220	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	(2,950)	-	2,950
Transfers from other reserves		-	3,600	-	(3,600)
Balance at end of the financial year		**2,300,255**	**993,596**	**1,303,725**	**2,934**
2030					
Balance at beginning of the financial year		2,300,255	993,596	1,303,725	2,934
Surplus/(deficit) for the year		16,509	16,509	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	(3,050)	-	3,050
Transfers from other reserves		-	3,375	-	(3,375)
Balance at end of the financial year		**2,316,764**	**1,010,430**	**1,303,725**	**2,609**

Statement of Cash Flows

For the four years ending 30 June 2030

	Notes	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
		Inflows (Outflows)	**Inflows (Outflows)**	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		166,966	**160,403**	163,651	167,727	171,981
Statutory fees and fines		6,932	**7,413**	7,561	7,712	7,867
User fees		37,051	**34,730**	35,683	36,497	37,520
Grants - operating		11,837	**19,524**	19,791	20,311	20,616
Grants - capital		5,716	**26,605**	14,798	27,533	17,974
Contributions - monetary		3,277	**2,509**	2,281	2,663	2,332
Interest received		2,587	**2,736**	2,836	2,936	3,035
Trust funds and deposits taken		268	**276**	285	293	302
Other receipts		4,640	**5,223**	5,398	5,515	5,651
Net GST refund / payment		9,286	**11,347**	10,214	10,162	10,633
Employee costs		(99,392)	**(98,308)**	(101,255)	(104,236)	(107,306)
Materials and services		(100,217)	**(102,176)**	(101,193)	(103,411)	(105,601)
Short-term, low value and variable lease payments		(555)	**(174)**	(176)	(177)	(179)
Other payments		(4,833)	**(4,521)**	(4,566)	(4,611)	(4,658)
Net cash provided by/(used in) operating activities	4.4.1	43,563	**65,587**	55,308	68,914	60,167
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(60,938)	**(82,641)**	(53,175)	(65,105)	(65,581)
Proceeds from sale of property, infrastructure, plant and equipment		1,592	**1,236**	1,578	1,304	1,187
Proceeds from sale of investments		4,507	**2,500**	2,000	1,500	1,000
Net cash provided by/ (used in) investing activities	4.4.2	(54,839)	**(78,905)**	(49,597)	(62,301)	(63,394)
Cash flows from financing activities						
Finance costs		(2,047)	**(1,821)**	(1,981)	(1,827)	(1,996)
Proceeds from borrowings		9,490	**(40)**	(32)	(25)	(17)
Repayment of borrowings		(20,080)	**17,320**	2,870	4,375	14,440
Interest paid - lease liability		(27)	**(6,235)**	(7,450)	(6,795)	(7,700)
Repayment of lease liabilities		(66)	**(345)**	(353)	(268)	(369)
Net cash provided by/(used in) financing activities	4.4.3	(12,730)	**8,879**	(6,946)	(4,540)	4,358
Net increase/(decrease) in cash & cash equivalents		(24,006)	**(4,439)**	(1,235)	2,073	1,131
Cash and cash equivalents at the beginning of the financial year		74,408	**50,402**	45,963	44,728	46,801
Cash and cash equivalents at the end of the financial year		50,402	**45,963**	44,728	46,801	47,932

Statement of Capital Works

For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Property						
Land		-	-	-	-	-
Land improvements		-	-	-	-	-
Total land		-	-	-	-	-
Buildings		40,711	**41,812**	18,760	24,095	27,865
Heritage buildings		-	-	-	-	-
Building improvements		-	-	-	-	-
Leasehold improvements		-	-	-	-	-
Total buildings		40,711	**41,812**	18,760	24,095	27,865
Total property		40,711	**41,812**	18,760	24,095	27,865
Plant and equipment						
Plant, machinery and equipment		3,311	**2,960**	3,280	2,826	2,968
Fixtures, fittings and furniture		663	**1,675**	900	400	250
Computers and telecommunications		2,253	**2,635**	2,120	1,598	1,484
Library books		530	**570**	580	590	610
Total plant and equipment		6,757	**7,840**	6,880	5,414	5,312
Infrastructure						
Roads		6,285	**8,210**	10,135	8,241	7,594
Bridges		155	**160**	160	210	480
Footpaths and cycleways		4,274	**6,385**	5,760	9,805	5,385
Drainage		1,909	**2,482**	1,215	3,780	2,500
Recreational, leisure and community facilities		5,677	**8,105**	9,160	8,635	5,665
Waste management		225	**30**	40	760	80
Parks, open space and streetscapes		7,846	**8,417**	2,535	4,965	12,050
Off street car parks		322	**200**	30	700	150
Other infrastructure		-	-	-	-	-
Total infrastructure		26,693	**33,989**	29,035	37,096	33,904
Total capital works expenditure	4.5.1	74,161	**83,641**	54,675	66,605	67,081
Represented by:						
New asset expenditure		17,305	**21,361**	12,440	17,842	13,228
Asset renewal expenditure		31,097	**33,111**	27,148	30,604	27,488
Asset expansion expenditure		12,155	**14,678**	6,097	8,102	11,446
Asset upgrade expenditure		13,604	**14,491**	8,990	10,057	14,919
Total capital works expenditure	4.5.1	74,161	**83,641**	54,675	66,605	67,081
Funding sources represented by:						
Grants		27,097	**26,605**	14,798	27,333	17,974
Contributions		363	**267**	160	450	20
Council cash		37,791	**39,449**	36,847	34,447	34,647
Borrowings		8,910	**17,320**	2,870	4,375	14,440
Total capital works expenditure	4.5.1	74,161	**83,641**	54,675	66,605	67,081

Statement of Human Resources

For the four years ending 30 June 2030

	Forecast Actual	Budget	Projections		
	2025/26	2026/27	2027/28	2028/29	2029/30
	$'000	$'000	$'000	$'000	$'000
Staff expenditure					
Employee costs - operating	99,617	**101,980**	104,234	106,337	108,995
Employee costs - capital	3,405	**3,431**	3,517	3,605	3,695
Total staff expenditure	103,022	**105,411**	107,751	109,942	112,690
	FTE	**FTE**	FTE	FTE	FTE
Staff numbers					
Employees	857.19	**826.90**	824.90	822.10	822.10
Total staff numbers	857.19	**826.90**	824.90	822.10	822.10

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Budget	Comprises			
		Permanent		Casual	Temporary
	2026/27	Full Time	Part time		
	$'000	$'000	$'000	$'000	$'000
CEO	**641**	641	-	-	-
Communities	**33,839**	24,204	8,511	994	130
Corporate and Commercial Services	**9,466**	8,757	376	81	252
Customer Innovation and Arts	**23,614**	18,181	4,051	1,217	165
Infrastructure and Operations	**25,068**	24,502	334	-	232
Peninsula Leisure Pty Ltd	**9,118**	3,243	825	5,050	-
Total permanent staff expenditure	**101,746**	79,528	14,097	7,342	779
Other employee related expenditure	**234**				
Capitalised labour costs	**(3,431)**				
Total expenditure	**98,549**				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Budget	Comprises			
		Permanent		Casual	Temporary
	2026/27	Full Time	Part time		
CEO	**2.00**	2	-	-	-
Communities	**265.29**	181	71.67	10.82	1.80
Corporate and Commercial Services	**66.28**	61	3.40	0.88	1.00
Customer Innovation and Arts	**182.80**	130	38.54	13.26	1.00
Infrastructure and Operations	**213.83**	210	2.83	-	1.00
Peninsula Leisure Pty Ltd	**96.70**	30	10.60	56.10	-
Total staff	**826.90**	614	127.04	81.06	4.80

Summary of Planned Human Resources Expenditure
For the four years ending 30 June 2030

	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
Chief Executive Officer				
Permanent - Full time	641	657	673	690
Women	641	657	673	690
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Permanent - Part time	-	-	-	-
Women	-	-	-	-
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive Officer	641	657	673	690
Communities				
Permanent - Full time	24,259	24,865	25,487	26,124
Women	14,629	15,900	16,297	16,705
Men	7,864	8,966	9,190	9,420
Vacant	1,766	-	-	-
Permanent - Part time	8,586	8,801	9,021	9,246
Women	7,054	7,584	7,774	7,968
Men	842	1,217	1,247	1,278
Vacant	690	-	-	-
Total Communities	32,845	33,666	34,508	35,370
Corporate and Commercial Services				
Permanent - Full time	9,009	9,234	9,465	9,702
Women	6,202	6,609	6,774	6,944
Men	2,315	2,625	2,691	2,758
Vacant	492	-	-	-
Permanent - Part time	376	385	395	405
Women	234	271	278	285
Men	81	114	117	120
Vacant	61	-	-	-
Total Corporate and Commercial Services	9,385	9,620	9,860	10,107
Customer Innovation and Arts				
Permanent - Full time	18,346	18,805	19,275	19,757
Women	12,685	13,333	13,667	14,008
Men	5,015	5,471	5,608	5,748
Vacant	646	-	-	-
Permanent - Part time	4,051	4,152	4,256	4,362
Women	3,287	3,499	3,587	3,677
Men	510	653	669	686
Vacant	254	-	-	-
Total Customer Innovation and Arts	22,397	22,957	23,531	24,119
Infrastructure and Operations				
Permanent - Full time	24,736	25,354	25,988	26,638
Women	4,774	5,440	5,576	5,716
Men	18,895	19,914	20,412	20,922
Vacant	1,067	-	-	-
Permanent - Part time	332	340	349	358
Women	236	242	248	254
Men	96	98	101	103
Vacant	-	-	-	-
Total Infrastructure and Operations	25,068	25,695	26,337	26,995
Peninsula Leisure Pty Ltd				
Permanent - Full time	3,243	3,324	3,407	3,492
Women	2,160	2,214	2,269	2,326
Men	1,083	1,110	1,138	1,166
Persons of self-described gender	-	-	-	-
Permanent - Part time	825	846	867	888
Women	650	666	683	700
Men	175	179	184	188
Persons of self-described gender	-	-	-	-
Total Peninsula Leisure Pty Ltd	4,068	4,170	4,274	4,381
Casuals, temporary and other expenditure	7,576	7,765	7,960	8,159
Capitalised labour costs	(3,431)	(3,517)	(3,605)	(3,695)
Total staff expenditure	**98,549**	**101,013**	**103,538**	**106,126**

	2026/27 FTE	2027/28 FTE	2028/29 FTE	2029/30 FTE
Chief Executive Officer				
Permanent - Full time	2.00	2.00	2.00	2.00
Women	2.00	2.00	2.00	2.00
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Permanent - Part time	-	-	-	-
Women	-	-	-	-
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive Officer	2.00	2.00	2.00	2.00
Communities				
Permanent - Full time	182.00	182.00	182.00	182.00
Women	112.00	120.50	120.50	120.50
Men	53.00	61.50	61.50	61.50
Vacant	17.00	-	-	-
Permanent - Part time	72.47	72.47	72.47	72.47
Women	56.52	60.05	60.05	60.05
Men	8.90	12.43	12.43	12.43
Vacant	7.05	-	-	-
Total Communities	254.47	254.47	254.47	254.47
Corporate and Commercial Services				
Permanent - Full time	62.00	62.00	62.00	62.00
Women	45.00	46.00	46.00	46.00
Men	15.00	16.00	16.00	16.00
Vacant	2.00	-	-	-
Permanent - Part time	3.40	3.40	3.40	3.40
Women	2.10	2.40	2.40	2.40
Men	0.70	1.00	1.00	1.00
Vacant	0.60	-	-	-
Total Corporate and Commercial Services	65.40	65.40	65.40	65.40
Customer Innovation and Arts				
Permanent - Full time	131.00	131.00	131.00	131.00
Women	91.00	93.50	93.50	93.50
Men	35.00	37.50	37.50	37.50
Vacant	5.00	-	-	-
Permanent - Part time	38.54	38.54	38.54	38.54
Women	31.56	32.79	32.79	32.79
Men	4.52	5.75	5.75	5.75
Vacant	2.46	-	-	-
Total Customer Innovation and Arts	169.54	169.54	169.54	169.54
Infrastructure and Operations				
Permanent - Full time	211.00	211.00	211.00	211.00
Women	39.00	44.50	44.50	44.50
Men	161.00	166.50	166.50	166.50
Vacant	11.00	-	-	-
Permanent - Part time	2.83	2.83	2.83	2.83
Women	2.20	2.20	2.20	2.20
Men	0.63	0.63	0.63	0.63
Vacant	0.00	-	-	-
Total Infrastructure and Operations	213.83	213.83	213.83	213.83
Peninsula Leisure Pty Ltd				
Permanent - Full time	30.00	30.00	30.00	30.00
Women	19.00	19.00	19.00	19.00
Men	11.00	11.00	11.00	11.00
Persons of self-described gender	0.00	-	-	-
Permanent - Part time	10.60	10.60	10.60	10.60
Women	8.30	8.30	8.30	8.30
Men	2.30	2.30	2.30	2.30
Persons of self-described gender	0.00	-	-	-
Total Peninsula Leisure Pty Ltd	40.60	40.60	40.60	40.60
Casuals and temporary staff	81.06	81.06	81.06	81.06
Capitalised labour	22.81	22.81	22.81	22.81
Total staff numbers	**826.90**	**826.90**	**826.90**	**826.90**

4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the *Local Government Act 2020*, Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2025/26 the FGRS cap has been set at 3.00%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 2.75% in line with the rate cap.

This will raise total rates and charges for 2026/27 to $159,674,000.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	2025/26 Forecast Actual $'000	2026/27 Budget $'000	Change $'000	%
General rates*	107,646	**111,348**	3,702	**3.44%**
Municipal charge*	12,408	**12,747**	339	**2.73%**
Service rates and charges	34,276	**33,932**	(344)	**-1.00%**
Special rates and charges	-	**-**	-	**-**
Supplementary rates and rate adjustments	850	**850**	-	**0.00%**
Interest on rates and charges	600	**797**	197	**32.83%**
Revenue in lieu of rates	-	**-**	-	**-**
Total rates and charges	155,780	159,674	3,894	**2.50%**

*These items are subject to the rate cap established under the FGRS

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year

Type or class of land	2025/26 cents/$CIV*	2026/27 cents/$CIV*	Change
Ordinary rate	0.00203352	**0.00194478**	**-4.36%**
Retirement villages	0.00152514	**0.00145859**	**-4.36%**
Commercial land	0.00254190	**0.00243098**	**-4.36%**
Industrial land	0.00254190	**0.00243098**	**-4.36%**
Vacant residential land	0.00254190	**0.00243098**	**-4.36%**
Vacant FMAC & Nepean Highway land	0.00610056	**0.00583434**	**-4.36%**
Acacia Heath	0.00203352	**0.00194478**	**-4.36%**
Farm land	0.00162682	**0.00155582**	**-4.36%**
Derelict land	0.00610056	**0.00583434**	**-4.36%**
Rateable recreational properties	various	**various**	
Rate by agreement (including Baxter Village)	various	**various**	

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

Type or class of land	2025/26 $'000	2026/27 $'000	Change $'000	Change %
Ordinary rate	87,707	**91,214**	3,507	**4.00%**
Retirement villages	331	**323**	(8)	**-2.42%**
Commercial land	8,314	**8,024**	(290)	**-3.49%**
Industrial land	9,226	**8,996**	(230)	**-2.49%**
Vacant residential land	1,177	**1,152**	(25)	**-2.12%**
Vacant FMAC & Nepean Highway land	470	**476**	6	**-**
Acacia Heath	538	**559**	21	**3.90%**
Farm land	143	**132**	(11)	**-7.69%**
Derelict land	-	**-**	-	**-**
Rateable recreational properties	340	**333**	(7)	**-2.06%**
Rate by agreement (including Baxter Village)	137	**139**	2	**1.46%**
Total amount to be raised by general rates	108,383	111,348	2,965	**2.74%**

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year

Type or class of land	2025/26 Number	2026/27 Number	Change Number	Change %
Ordinary rate	57,701	**57,952**	251	**0.44%**
Retirement villages	598	**600**	2	**0.33%**
Commercial land	2,170	**2,178**	8	**0.37%**
Industrial land	3,584	**3,819**	235	**6.56%**
Vacant residential land	554	**524**	(30)	**-5.42%**
Vacant FMAC & Nepean Highway land	51	**45**	(6)	**-**
Acacia Heath	246	**246**	-	**0.00%**
Farm land	10	**14**	4	**40.00%**
Derelict land	-	**-**	-	**-**
Rateable recreational properties	5	**5**	-	**0.00%**
Rate by agreement (including Baxter Village)	523	**528**	5	**0.96%**
Total number of assessments	65,442	65,911	469	**0.72%**

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV)

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year

Type or class of land	2025/26 $'000	2026/27 $'000	Change $'000	Change %
Ordinary rate	43,131,040	**46,902,020**	3,770,980	**8.74%**
Retirement villages	217,025	**221,775**	4,750	**2.19%**
Commercial land	3,270,623	**3,300,534**	29,911	**0.91%**
Industrial land	3,629,495	**3,700,571**	71,076	**1.96%**
Vacant residential land	462,925	**473,755**	10,830	**2.34%**
Vacant FMAC & Nepean Highway land	77,095	**81,570**	4,475	**-**
Acacia Heath	264,750	**287,350**	22,600	**8.54%**
Farm land	87,900	**85,150**	(2,750)	**-3.13%**
Derelict land	-	**-**	-	**-**
Rateable recreational properties	245,725	**251,895**	6,170	**2.51%**
Rate by agreement (including Baxter Village)	129,815	**137,400**	7,585	**5.84%**
Total value of land	51,516,393	55,442,020	3,925,627	**7.62%**

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year

Type of Charge	Per Rateable Property 2025/26 $	Per Rateable Property 2026/27 $	Change $	Change %
Municipal	188.25	**193.40**	5.15	**2.74%**

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year

Type of Charge	2025/26 $'000	2026/27 $'000	Change $'000	Change %
Municipal	12,408	**12,747**	339	**2.73%**

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year and detailed disclosure of the actual service/s rendered for the amount levied

Type of Charge	Per Rateable Property 2025/26 $	Per Rateable Property 2026/27 $	Change $	Change %
80L Gen Rubbish, Mixed Recycling, Glass, 240L FOGO	533.80	**510.50**	(23.30)	**-4.36%**
80L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	478.30	**457.40**	(20.90)	**-4.37%**
120L Gen Rubbish, Mixed Recycling, Glass, 240L FOGO	625.70	**608.40**	(17.30)	**-2.76%**
120L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	570.20	**555.30**	(14.90)	**-2.61%**
Shared 240L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	478.30	**457.40**	(20.90)	**-4.37%**
Shared 240L Gen Rubbish, Mixed Recycling, Glass, Shared 240L FOGO	478.30	**457.40**	(20.90)	**-4.37%**
80L Gen Rubbish, Mixed Recycling, Glass, No FOGO	367.30	**397.30**	30.00	**8.17%**
120L Gen Rubbish, Mixed Recycling, Glass, No FOGO	459.20	**499.20**	40.00	**8.71%**
Additional 80L Gen Rubbish Bin	214.10	**204.80**	(9.30)	**-4.34%**
Additional 120L Gen Rubbish Bin	267.60	**255.90**	(11.70)	**-4.37%**
Additional 120L FOGO Bin	111.00	**106.20**	(4.80)	**-4.32%**
Additional 240L FOGO Bin	166.50	**159.20**	(7.30)	**-4.38%**
Additional Glass Bin	11.70	**11.20**	(0.50)	**-4.27%**
Additional Mixed Recycling Bin Residential	50.00	**55.00**	5.00	**10.00%**
Commercial 80L Gen Rubbish, Mixed Recycling	367.30	**397.30**	30.00	**8.17%**
Commercial 120L Gen Rubbish, Mixed Recycling	459.20	**499.20**	40.00	**8.71%**
Additional Commercial Mixed Recycling	247.20	**251.20**	4.00	**1.62%**

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

Type of Charge	2025/26 $'000	2026/27 $'000	Change $'000	Change %
80L Gen Rubbish, Mixed Recycling, Glass, 240L FOGO	7,616	**7,283**	(333)	**-4.37%**
80L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	1,956	**1,870**	(86)	**-4.40%**
120L Gen Rubbish, Mixed Recycling, Glass, 240L FOGO	21,388	**21,456**	68	**0.32%**
120L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	1,565	**1,524**	(41)	**-2.62%**
Shared 240L Gen Rubbish, Mixed Recycling, Glass, 120L FOGO	74	**71**	(3)	**-4.05%**
Shared 240L Gen Rubbish, Mixed Recycling, Glass, Shared 240L FOGO	-	**-**	-	**-**
80L Gen Rubbish, Mixed Recycling, Glass, No FOGO	92	**99**	7	**7.61%**
120L Gen Rubbish, Mixed Recycling, Glass, No FOGO	115	**125**	10	**8.70%**
Additional 80L Gen Rubbish Bin	98	**94**	(4)	**-4.08%**
Additional 120L Gen Rubbish Bin	342	**327**	(15)	**-4.39%**
Additional 120L FOGO Bin	-	**-**	-	**-**
Additional 240L FOGO Bin	275	**263**	(12)	**-4.36%**
Additional Glass Bin	-	**-**	-	**-**
Additional Mixed Recycling Bin Residential	56	**62**	6	**10.71%**
Commercial 80L Gen Rubbish, Mixed Recycling	127	**137**	10	**7.87%**
Commercial 120L Gen Rubbish, Mixed Recycling	548	**596**	48	**8.76%**
Additional Commercial Mixed Recycling	24	**25**	1	**4.17%**
Total	34,276	33,932	- 344	**-1.00%**

4.1.1(k) The estimated total amount to be raised by all rates and charges compared with the previous financial year

	2025/26	2026/27	Change	
	$'000	$'000	$'000	%
General rates	107,646	**111,348**	3,702	**3.44%**
Municipal charge	12,408	**12,747**	339	**2.73%**
Service rates and charges	34,276	**33,932**	(344)	**-1.00%**
Supplementary rates and rate adjustments	850	**850**	-	**0.00%**
Interest on rates and charges	600	**797**	197	**32.83%**
Total Rates and charges	**155,780**	**159,674**	3,894	**2.50%**

4.1.1(l) Fair Go Rates System Compliance

Frankston City Council is required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	2025/26	2026/27
Total Rates	$ 119,718,119	$ 123,761,120
Number of rateable properties	65,437	65,906
Base Average Rate	$ 1,776.24	$ 1,827.61
Maximum Rate Increase (set by the State Government)	**3.00%**	**2.75%**
Capped Average Rate	$ 1,829.52	$ 1,877.84
Maximum General Rates and Municipal Charges Revenue	$ 119,720,682	$ 123,762,284
Budgeted General Rates and Municipal Charges Revenue	$ 119,718,119	$ 123,761,120
Budgeted Supplementary Rates	$ 845,000	$ 850,000
Budgeted Total Rates and Municipal Charges Revenue	$ 120,563,119	$ 124,611,120

4.1.1(m) Any significant changes that may affect the estimated amounts to be raised by rates and charges

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.1(n) Differential rates

The rate and amount of rates payable in relation to land in each category of differential are:

- A general rate of 0.194478% for all rateable other land
- A general rate of 0.145859% for all rateable retirement village land
- A general rate of 0.243098% for all rateable commercial land
- A general rate of 0.243098% for all rateable industrial land
- A general rate of 0.243098% for all rateable vacant residential land
- A general rate of 0.583434% for all rateable vacant FMAC & Nepean Highway land
- A general rate of 0.194478% for all rateable Acacia Heath properties
- A general rate of 0.155582% for all rateable farm land
- A general rate of 0.583434% for all rateable derelict land.

Each differential rate will be determined by multiplying the capital improved value of each rateable land (categorised by the characteristics described below) by the relevant percentages indicated above.

Council considers that each differential rate will contribute to the equitable and efficient carrying out of council functions. Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate are set out below.

1. Other land
Any land that is developed or vacant which is not retirement village land, industrial land, vacant residential, Acacia Estate properties, derelict land, farm land or commercial land.

Objective	To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: 1. Construction and maintenance of public infrastructure 2. Development and provision of health & community services 3. Provision of general support services 4. Requirement to ensure that Council has adequate funding to undertake it's strategic, statutory and service provision obligations
Types and classes	Rateable land having the relevant characteristics described in the definition / characteristics.
Use and level of differential rate	The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.
Geographic location	Wherever located within the municipal district.
Use of land	Any use permitted under the relevant Planning Scheme.
Planning Scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.
Types of buildings	All buildings which are now constructed on the land or which are constructed prior to the expiry of 2026-2027.

2. Retirement village land
Any land which is used primarily for the purposes of a retirement village.

Objective	To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: 1. Construction and maintenance of public infrastructure 2. Development and provision of health & community services 3. Provision of general support services 4. Requirement to ensure that Council has adequate funding to undertake it's strategic, statutory, and service provision obligations 5.Recognition of expenditures made by Council on behalf of the retirement village sector
Types and classes	Rateable land having the relevant characteristics described in the definition / characteristics.
Use and level of differential rate	The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.
Geographic location	Wherever located within the municipal district.
Use of land	Any use permitted under the relevant Planning Scheme.
Planning Scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.
Types of buildings	All buildings which are now constructed on the land or which are constructed prior to the expiry of 2026-2027.

3. Commercial land
Any land which is used primarily for the purposes of a commercial land including developed and vacant land.

Objective	To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: 1.Construction and maintenance of public infrastructure 2.Development and provision of health and community services 3.Provision of general support services 4.Enhancement of the economic viability of the commercial and industrial sector through targeted programs and projects 5.Encouragement of employment opportunities 6.Promotion of economic development 7.Requirement to ensure that street scaping and promotional activity is complementary to the achievement of industrial and commercial objectives
Types and classes	Rateable land having the relevant characteristics described in the definition / characteristics.
Use and level of differential rate	The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.
Geographic location	Wherever located within the municipal district.
Use of land	Any use permitted under the relevant Planning Scheme.
Planning Scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.
Types of buildings	All buildings which are now constructed on the land or which are constructed prior to the expiry of 2026-2027.

4. Industrial land
Any land which is used primarily for the purposes of an industrial land including developed and vacant land.

Objective	To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: 1.Construction and maintenance of public infrastructure 2.Development and provision of health and community services 3.Provision of general support services 4.Enhancement of the economic viability of the commercial and industrial sector through targeted programs and projects 5.Encouragement of employment opportunities 6.Promotion of economic development 7.Requirement to ensure that street scaping and promotional activity is complementary to the achievement of industrial and commercial objectives
Types and classes	Rateable land having the relevant characteristics described in the definition / characteristics.
Use and level of differential rate	The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.
Geographic location	Wherever located within the municipal district.
Use of land	Any use permitted under the relevant Planning Scheme.
Planning Scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.
Types of buildings	All buildings which are now constructed on the land or which are constructed prior to the expiry of 2026-2027.

5. Vacant residential land
Any land which is zoned residential under the relevant Planning Scheme and on which there is no building that is occupied or adapted for occupation.

Objective	To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: 1. Encouragement of development on land 2. Construction and maintenance of public infrastructure 3. Development and provision of health and community services 4. Provision of general support services 5. Requirement to ensure that Council has adequate funding to undertake it's strategic, statutory, and service provision obligations
Types and classes	Rateable land having the relevant characteristics described in the definition / characteristics.
Use and level of differential rate	The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.
Geographic location	Wherever located within the municipal district excluding within the Frankston Metropolitan Activity Centre and addressed to or abutting Nepean Highway.
Use of land	Any use permitted under the relevant Planning Scheme.
Planning Scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

5. Vacant FMAC & Nepean Highway land
Any land under the relevant Planning Scheme and on which there is no building that is occupied or adapted for occupation.

Objective	To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: 1. Encouragement of development on land 2. Construction and maintenance of public infrastructure 3. Development and provision of health and community services 4. Provision of general support services 5. Requirement to ensure that Council has adequate funding to undertake it's strategic, statutory, and service provision obligations
Types and classes	Rateable land having the relevant characteristics described in the definition / characteristics.
Use and level of differential rate	The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.
Geographic location	Located in the Frankston Metropolitan Activity Centre or addressed to or abutting Nepean Highway within the municipal district.
Use of land	Any use permitted under the relevant Planning Scheme.
Planning Scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

6. Acacia Heath land
Any land in the Acacia Heath precinct (as defined in plans of subdivision 446669/70, 448786/7/8, 512750, 531862/63, 537447 and 546857/58).

Objective	To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: 1.Construction and maintenance of public infrastructure 2.Development and provision of health and community services 3.Provision of general support services
Types and classes	Rateable land having the relevant characteristics described in the Recommendation and which otherwise would not be classed as derelict land.
Use and level of differential rate	The differential rate will be used to offset the costs of works associated each year with the protection and management of public open space and expanded road reserves in the subdivision, approved under Planning Permit No. 01020. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.
Geographic location	Wherever located within the municipal district.
Use of land	Any use permitted under the relevant Planning Scheme.
Planning Scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.
Types of buildings	All buildings which are now constructed on the land or which are constructed prior to the expiry of 2026-2027.

7. Farm land
Farm Land is any land which does not have the characteristics of general land or vacant sub-standard land or commercial land or industrial land; which is:
- "farm land' within the meaning of Section 2(1) of the Valuation of Land Act 1960

Objective	The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including (but not limited to) the: 1. Construction and maintenance of infrastructure assets 2. Development and provision of health and community services 3. Provision of general support services.
Types and classes	The types and classes of rateable land within this category are those having the relevant characteristics described above.
Use and level of differential rate	The money raised by the differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
Geographic location	The geographic location of the land within this category is wherever it is located within the municipal district, without reference to ward boundaries.
Use of land	The use of the land within this category is any use of land permitted under the relevant Planning Scheme.
Planning Scheme zoning	The Planning Scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.
Types of buildings	The types of buildings on the land within this category are all buildings already constructed on the land or which will be constructed prior to the expiry of 2026-2027.

8. Derelict land

Derelict land is any land that meets one or more of the following criteria:

• The building or land is destroyed, decayed, deteriorated, or fallen into partial ruin especially through neglect or misuse. This may include but not be limited to excessive dirt; peeling paint; broken windows, elements of the facade or advertising signs; loose or broken fittings, fixtures; or faulty lighting
• The building or land constitutes a danger to health or property. This may include but not limited to:
  o The existence on the property of vermin, litter, fire or other environmental hazards
  o A partially built structure where there is no reasonable progress of the building permit
• Provides an opportunity to be used in a manner that may cause a nuisance or become detrimental to the amenity of the immediate area
• Is in such a state of repair that would prohibit its occupation
• The condition of the property or land has a potential to affect the value of other land or property in the vicinity
• There is excessive growth of grass and or noxious weeds or undergrowth
• Affects the general amenity of adjoining land or neighbourhood by the appearance of graffiti, any stored unregistered motor vehicles, machinery (or parts thereof), scrap metal, second hand timber and or building materials, waste paper, rags, bottles, soil or similar materials

Objective	To ensure that the incidence of dilapidated properties reduce in the municipality and all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the: 1. Construction and maintenance of public infrastructure 2. Development and provision of health and community services 3. Provision of general support services
Types and classes	Rateable land having the relevant characteristics described in the recommendation.
Use and level of differential rate	The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.
Geographic location	Wherever located within the municipal district.
Use of land	Any use permitted under the relevant Planning Scheme.
Planning Scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.
Types of buildings	All buildings which are now constructed on the land or which are constructed prior to the expiry of 2026-2027.

4.1.2 Statutory fees and fines

	Forecast Actual 2025/26	Budget 2026/27	Change	
	$'000	$'000	$'000	%
Infringements and costs	2,297	**2,065**	(232)	**-10.10%**
Permits	2,526	**2,818**	292	**11.56%**
Building and town planning fees	1,771	**1,894**	123	**6.95%**
Land information certificates	148	**163**	15	**10.14%**
Court recoveries	100	**130**	30	**30.00%**
Total statutory fees and fines	6,842	7,070	228	**3.33%**

Statutory fees and fines relate to fees and fines levied in accordance with legislation and include animal registrations, Public Health and Wellbeing Act 2008 registrations and parking fines. Increases in statutory fees are made in accordance with legislation.

4.1.3 User fees

	Forecast Actual 2025/26	Budget 2026/27	Change	
	$'000	$'000	$'000	%
Recreation and leisure	15,674	**14,372**	**(1,302)**	**-8.31%**
Waste management fees	8,049	**8,159**	**110**	**1.37%**
Arts and culture	4,664	**4,713**	**49**	**1.05%**
Parking	1,779	**1,589**	**(190)**	**-10.68%**
Age and community health services	1,145	**604**	**(541)**	**-47.25%**
Registrations and other permits	1,077	**1,118**	**41**	**3.81%**
Building services	527	**471**	**(56)**	**-10.63%**
Other fees and charges	564	**284**	**(280)**	**-49.65%**
Childcare/children's programs	272	**279**	**7**	**2.57%**
Community development	238	**236**	**(2)**	**-0.84%**
Legal cost recovery	250	**250**	**-**	**0.00%**
Libraries and learning	80	**85**	**5**	**6.25%**
Valuations	65	**77**	**12**	**18.46%**
Total user fees	34,384	32,237	(2,147)	**-6.24%**

User fees relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include Frankston Regional Recycling and Recovery, Frankston Arts Centre, use of leisure centres, and other community facilities and personal contributions to the provision of human services such as child care, meals on wheels and home help services.

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Grants were received in respect of the following:				
Summary of grants				
Commonwealth funded grants	19,927	26,515	6,588	33%
State funded grants	24,537	19,157	(5,380)	-22%
Total grants received	**44,464**	**45,672**	1,208	3%
(a) Operating Grants				
Recurrent - Commonwealth Government				
Financial Assistance Grants	5,373	11,200	5,827	108%
Aged and community care	4,086	697	(3,389)	-83%
Family, children and youth services	900	1,099	199	22%
Maternal and child health	20	20	-	0%
Recurrent - State Government			-	-
Aged and community care	685	11	(674)	-98%
Maternal and child health	2,458	2,146	(312)	-13%
Libraries	972	972	-	0%
Family, children and youth services	494	801	307	62%
School crossing supervisior	565	548	(17)	-3%
Recreation	155	151	(4)	-3%
Community development	1,095	759	(336)	-31%
Community safety	40	40	-	0%
Total recurrent grants	**16,843**	**18,444**	**1,601**	**10%**
Non-recurrent - Commonwealth Government				
Drainage maintenance	-	-	-	-
Environmental planning	-	-	-	-
Non-recurrent - State Government			-	-
Maternal and child health	242	316	74	31%
Family, children and youth services	114	40	(74)	-65%
Community development	65	65	-	0%
Recreation	117	110	(7)	-6%
Community safety	24	23	(1)	-4%
Enviroment	53	69	16	30%
Total non-recurrent grants	**615**	**623**	**8**	**1%**
Total operating grants	**17,458**	**19,067**	**1,609**	**9%**
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads to recovery	1,190	1,413	223	19%
Add additional grants by type as appropriate	-	-	-	-
Recurrent - State Government			-	-
Add additional grants by type as appropriate	-	-	-	-
Total recurrent grants	**1,190**	**1,413**	**223**	**19%**
Non-recurrent - Commonwealth Government				
Buildings	7,330	10,200	2,870	39%
Footpaths and cycleways		924	924	-
Off street car parks	32	-	(32)	-100%
Parks, open space and streetscapes	996	667	(329)	-33%
Recreational, leisure and community facilities		295	295	-
Roads		-	-	-
Non-recurrent - State Government			-	-
Buildings	15,462	3,880	(11,582)	-75%
Drainage	83	864	781	941%
Fixtures, fittings and furniture		900	900	-
Footpaths and cycleways	320	2,198	1,878	587%
Parks, open space and streetscapes	543	722	179	33%
Recreational, leisure and community facilities	818	3,168	2,350	287%
Roads	232	1,374	1,142	492%
Plant, machinery and equipment	68	-	(68)	-100%
Total non-recurrent grants	**25,884**	**25,192**	**(692)**	**-3%**
Total capital grants	**27,074**	**26,605**	**(469)**	**-2%**
Total Grants	**44,532**	**45,672**	**1,140**	**3%**

Operating grants include all monies received from State and Federal sources for the purposes of funding the delivery of Council's services to ratepayers.

Capital grants include all monies received from Commonwealth and State Government sources for the purposes of funding the capital works program.
Due to the implementation of AASB1058 Income for Not-for-Profit Entities from 1 July 2019, grant income is recognised on the fulfilment of performance obligation on the funding agreement rather than cash receipt. Therefore, some grant cash payments would be deferred to be recognised as income across financial years until Council achieves the project milestones.

4.1.5 Contributions

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Monetary	3,261	**2,497**	**(764)**	**-23.43%**
Non-monetary	4,447	**800**	**(3,647)**	**-82.01%**
Total contributions	7,708	3,297	**(4,411)**	**-57.23%**

Contributions relate to monies paid by non-government third parties for the purpose of funding the delivery of Council's services to ratepayers. Cash contributions are charges paid by developers in regard to recreational lands, drainage and car parking in accordance with planning permits issued for property development.

Non-monetary contributions represent assets which transfer to Council from property developers at the completion of subdivisional work. The assets generally consist of land used for public open space or infrastructure assets. Council recognises these new assets at 'fair value'. No cash is transferred but the fair value of the assets is recorded as revenue.

4.1.6 Other income

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Interest	2,750	**2,888**	138	**5.02%**
Sales	2,011	**2,684**	673	**33.47%**
Other rent	1,101	**1,212**	111	**10.08%**
Reimbursements	253	**248**	(5)	**-1.98%**
Insurance settlements	35	**32**	(3)	**-8.57%**
Other	738	**661**	(77)	**-10.43%**
Total other income	6,888	7,725	837	**12.15%**

Other income relates to a range of items such as interest on investments, PARC Cafe and merchandise sales, cost recoveries, rent/lease income, reimbursements and other miscellaneous income items.

4.1.7 Employee costs

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Wages and salaries	77,807	**77,628**	(179)	**-0.23%**
Casual and agency staff	9,582	**7,965**	(1,617)	**-16.88%**
Superannuation	9,162	**9,999**	837	**9.14%**
WorkCover	2,709	**2,860**	151	**5.57%**
Fringe benefits tax	262	**-**	(262)	**-100.00%**
Other	141	**97**	(44)	**-31.21%**
Total employee costs	99,663	98,549	(1,114)	**-1.12%**

Employee costs include all labour-related expenditure, such as wages and salaries, and on-costs, such as allowances, leave entitlements, employer superannuation, and work cover premiums. It also includes Fringe Benefits Tax (FBT).
A summary of human resources expenditure categorised according to the organisational structure of Council is included in Section 3 (Statement of Human Resources) and Summary of Planned Human Resources Expenditure.

4.1.8 Materials and services

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Waste collection and disposal services	28,784	**30,486**	1,702	**5.91%**
Contract services	24,888	**23,894**	(994)	**-3.99%**
Materials	7,485	**7,749**	264	**3.53%**
Utilities	4,614	**4,600**	(14)	**-0.30%**
Information technology	5,332	**5,452**	120	**2.25%**
Plant and equipment	2,132	**1,868**	(264)	**-12.38%**
Works in progress (unable to be capitalised)	1,500	**1,000**	(500)	**-33.33%**
Building maintenance	2,603	**2,679**	76	**2.92%**
Insurance and ESVF	2,254	**2,409**	155	**6.88%**
Consultants	2,625	**2,281**	(344)	**-13.10%**
Finance and legal	1,575	**1,383**	(192)	**-12.19%**
Office administration	1,462	**1,420**	(42)	**-2.87%**
Cost of goods sold	883	**1,205**	322	**36.47%**
Marketing and promotion	741	**758**	17	**2.29%**
Total materials and services	86,878	87,184	306	**0.35%**

Materials and services include payments to contractors for the provision of services, the purchases of consumables, and utility costs.

4.1.9 Depreciation

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Property	12,322	**10,820**	(1,502)	**-12.19%**
Plant & equipment	4,448	**4,261**	(187)	**-4.20%**
Infrastructure	25,625	**24,180**	(1,445)	**-5.64%**
Total depreciation	42,395	39,261	(3,134)	**-7.39%**

Depreciation is an accounting measure which allocates the value of an asset over its useful life. Council applies this to property, plant and equipment. This includes infrastructure assets such as roads and drains and reflects the effect of revaluing Council's assets to their current realisable value in accordance with Australian Accounting Standards. The level of depreciation is also affected by the net change in assets in 2025/26 and the full year effect of depreciation of the 2025/26 capital works program.

4.1.10 Amortisation - Intangible assets

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Amortisation - Software	1,230	**1,251**	21	**1.71%**
Total amortisation - intangible assets	1,230	1,251	21	**1.71%**

4.1.11 Depreciation - Right of use assets

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Computers and telecomms	285	**568**	283	**99.30%**
Total depreciation - right of use assets	285	568	283	**99.30%**

4.1.12 Other expenses

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Grants and contributions	2,274	**2,061**	(213)	**-9.37%**
Training and professional development	854	**856**	2	**0.23%**
Operating lease rentals	555	**174**	(381)	**-68.65%**
Councillors' allowances and expenses	512	**531**	19	**3.71%**
Court lodgement fees	445	**450**	5	**1.12%**
External auditors' remuneration	142	**114**	(28)	**-19.72%**
Director and committee member fees	131	**137**	6	**4.58%**
Internal auditors' remuneration	145	**130**	(15)	**-10.34%**
Board costs	69	**61**	(8)	**-11.59%**
Other	54	**-**	- 54	**-100.00%**
Total other expenses	5,181	4,514	(667)	**-12.87%**

Other expenses relate to a range of administration and professional services including audit services, operating leases, contributions to community groups and other miscellaneous expenditure items.

4.2 Balance Sheet

4.2.1 Assets

Cash and cash equivalents include cash and investments, such as cash held in the bank, and the value of investments in deposits or other highly liquid investments with short term maturities between one to twelve months. Trade and other receivables are monies owed to Council by ratepayers and others.

Property, infrastructure, plant and equipment is the largest component of Council's worth and represents the value of all the land, buildings, roads, vehicles, equipment, etc. which has been built up by Council over many years.

4.2.2 Liabilities

Current liabilities include trade and other payables, trust funds and deposits and the provisions for accrued long service leave and annual leave owing to employees, as well as short-term interest-bearing liabilities. Provisions include accrued long service leave and annual leave owing to employees.

Non-current liabilities are obligations Council must pay beyond the next financial year.

4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Forecast Actual 2025/26 $	Budget 2026/27 $	Projections 2027/28 $	2028/29 $	2029/30 $
Amount borrowed as at 30 June of the prior year	46,355,124	35,764,878	46,850,273	42,269,979	39,850,067
Amount proposed to be borrowed	9,490,000	17,320,000	2,870,000	4,375,000	14,440,000
Amount projected to be repaid	(20,080,246)	(6,234,606)	(7,450,294)	(6,794,912)	(7,700,001)
Amount of borrowings as at 30 June	35,764,878	46,850,273	42,269,979	39,850,067	46,590,067

4.2.4 Leases by category

As a result of the introduction of *AASB 16 Leases*, right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Forecast Actual 2025/26 $	Budget 2026/27 $
Right-of-use assets	-	-
Plant and equipment	663	631
Vehicles	-	-
Other, etc.	668	345
Total right-of-use assets	1,331	976
Lease liabilities		
Current lease Liabilities		
Land and buildings	-	-
Plant and equipment	222	243
Other, etc.	123	110
Total current lease liabilities	345	353
Non-current lease liabilities		
Land and buildings	-	-
Plant and equipment	452	406
Other, etc.	557	250
Total non-current lease liabilities	1,009	656
Total lease liabilities	1,354	1,009

4.3 Statement of changes in Equity

4.3.1 Reserves

Reserve fund balances	Forecast Actual 2025/26 Opening Balance $'000	Budget 2026/27 Transfers to Reserve $'000	Budget 2026/27 Transfers from Reserves $'000	Budget 2026/27 Closing Balance $'000
Public resort and recreation	1,540	2,110	(3,274)	376
Native revegetation	38	-	-	38
Subdivision roadworks	94	-	-	94
Infrastructure assets	-	-	-	-
Car Parking	-	-	-	-
Unexpended grants	248	-	(304)	- 56
Capital projects	3,797	-	(3,483)	314
Strategic assets	1,584	-	(1,000)	584
PARC asset management sinking fund	4,967	750	(2,240)	3,477
Resource efficiency	98	-	-	98
Loan sinking fund	-	-	-	-
Waste Recycling and Resource Recovery Reserve	1,617	-	-	1,617
Economic Development Reserve	112	-	-	112
PARC asset management plan	425	-	(125)	300
PARC strategic assets	370	50	-	420
Total Reserves	**14,890**	**2,910**	**(10,426)**	**7,374**

4.3.2 Equity

Total equity always equals net assets and is made up of the following components:
- Asset revaluation reserve which represents the difference between the previously recorded value of assets and their current valuations.
- Other reserves, which are funds that Council wishes to separately identify as being set aside to a specific purpose in the future and to which there is no existing liability. These amounts are transferred from the Accumulated Surplus of the Council to be separately disclosed.
- Accumulated surplus which is the value of all net assets less Reserves that have accumulated over time.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by/used in operating activities

Operating activities refer to the cash generated or used in the normal service delivery functions of Council. The net cash flows from operating activities does not equal the surplus/(deficit) for the year as the expected revenues and expenses of the Council include non-cash items, which have been excluded from the Statement of Cash Flows.

4.4.2 Net cash flows provided by/used in investing activities

Investing activities refer to activities that are generated or used in the enhancement or creation of infrastructure and other assets. These activities also include the acquisition and sale of other assets such as vehicles, property, equipment, etc.

4.4.3 Net cash flows provided by/used in financing activities

Financing activities refer to activities that are generated or used in the financing of Council functions and includes borrowings from financial institutions. These activities also include repayment of the principal and interest components of loan repayments for the year.

4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2026/27 year, classified by expenditure type and funding source.

4.5.1 Summary

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	%
Property	40,711	**41,812**	1,101	**2.70%**
Plant and equipment	6,757	**7,840**	1,083	**16.03%**
Infrastructure	26,693	**33,989**	7,296	**27.33%**
Total	**74,161**	**83,641**	**9,480**	**12.78%**

	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property	**41,812**	6,540	13,377	9,749	12,146	14,080	20	11,892	15,820
Plant and equipment	**7,840**	2,484	5,014	225	117	900	-	6,940	-
Infrastructure	**33,989**	12,337	14,720	4,517	2,415	11,625	247	20,617	1,500
Total	**83,641**	21,361	33,111	14,491	14,678	26,605	267	39,449	17,320

4.5.2 Current Budget

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PROPERTY									
Buildings									
Bruce Park Pavilion Renewal, Frankston	**100**	-	20	40	40	100	-	-	-
Montague Park Kindergarten Upgrade, Frankston - Kindergarten Renewal & Upgrade Program	**300**	90	90	90	30	300	-	-	-
Peninsula Aquatic and Recreation Centre Renewal Program, Frankston	**2,000**	-	2,000	-	-	-	-	2,000	-
Belvedere Reserve (Belvedere Park Tennis Club) Pavilion Upgrade, Seaford	**50**	-	10	40	-	-	-	50	-
Community Facilities Renewal Program	**50**	-	43	7	-	-	-	50	-
Civic & Operations Facilities Renewal Program	**200**	-	200	-	-	-	-	200	-
Structured Recreation Pavilions Renewal Program	**200**	-	200	-	-	-	-	200	-
Family Health Support Services - Facilities Renewal Program	**50**	-	50	-	-	-	-	50	-
Arts & Culture Facilities Renewal Program	**90**	-	77	13	-	-	-	90	-
FM Renewal Program	**250**	-	250	-	-	-	-	250	-
Facilities Painting Program	**210**	-	210	-	-	-	-	210	-
Public Toilet Renewal Program	**80**	-	80	-	-	-	-	80	-
Facility Electrification & Energy Efficiency Program	**100**	40	40	20	-	-	20	80	-
Community Halls Renewal Program	**40**	-	40	-	-	-	-	40	-
Pines Forest Aquatic Centre Renewal Program, Frankston North	**100**	-	100	-	-	-	-	100	-
Storm and Vandalism Renewal Program	**150**	-	150	-	-	-	-	150	-
Frankston Yacht Club Alterations & Fitout	**3,000**	3,000	-	-	-	-	-	700	2,300
Asbestos Eradication Program	**100**	-	100	-	-	-	-	100	-
Frankston Basketball & Gymnastics Centre Upgrade, Seaford	**30,000**	3,000	6,000	9,000	12,000	12,440	-	5,120	12,440
Frankston Library Lockers, Frankston	**60**	60	-	-	-	30	-	30	-
Len Phelps Pavilion Pavilion Expansion, Carrum Downs Recreation Reserve, Carrum Downs	**120**	-	60	-	60	120	-	-	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Council Facilities Solar PV Program	**50**	20	20	10	-	-	-	50	-
Peninsula Aquatic & Recreation Centre Electrification Works, Frankston	**1,000**	-	1,000	-	-	500	-	-	500
Frankston Arts Centre Electrification Works, Frankston	**1,060**	-	1,060	-	-	480	-	-	580
Wonnai Pre-School Renewal, Langwarrin	**30**	9	9	9	3	-	-	30	-
Bayport Kindergarten Expansion, Langwarrin	**30**	9	9	9	3	-	-	30	-
Seaford Road Public Toilet Renewal, Seaford - Public Toilet Action Plan Implementation	**350**	-	280	70	-	-	-	350	-
Seaford Heights Kindergarten & MCH Redevelopment, Seaford - Kindergarten Renewal & Upgrade Program	**40**	12	12	12	4	-	-	40	-
76 Young Street Asset Acquitision, Frankston - Young Street Action Plan	**300**	300	-	-	-	-	-	300	-
Monterey Reserve Public Toilet Refurbishment (Changing Places Facility), Frankston North - Master Plan Implementation	**75**	-	53	22	-	-	-	75	-
Lift Renewals at Frankston Arts Centre, Frankston Library & Kevin Collopy Pavilion	**720**	-	720	-	-	-	-	720	-
Ebdale Hub Window Replacement	**100**	-	100	-	-	-	-	100	-
Frankston North Community Centre Toilet Renewal	**20**	-	16	4	-	-	-	20	-
Carrum Downs Library HVAC & Floor Covering Renewal, Carrum Downs	**170**	-	170	-	-	-	-	170	-
Frankston Waterfront Changing Place Toilet Installation	**277**	-	-	277	-	110	-	167	-
Operations Centre Building Façade Treatment, Seaford	**100**	-	100	-	-	-	-	100	-
Havana Reserve MCH Building Demolition, Frankston	**30**	-	24	-	6	-	-	30	-
Lawton Reserve Pavilion Upgrade (Langwarrin Soccer Club), Langwarrin	**70**	-	14	56	-	-	-	70	-
Pines Forest Aquatic Centre Switchboard Renewal and Electrical Upgrade, Frankston North	**140**	-	70	70	-	-	-	140	-
TOTAL PROPERTY	**41,812**	**6,540**	**13,377**	**9,749**	**12,146**	**14,080**	**20**	**11,892**	**15,820**

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PLANT AND EQUIPMENT									
Office Furniture & Equipment Renewal	**30**	-	30	-	-	-	-	30	-
Light Vehicle Replacement Program	**1,200**	1,200	-	-	-	-	-	1,200	-
Heavy Plant & Equipment Replacement Program	**1,620**	-	1,620	-	-	-	-	1,620	-
Litter Bin Replacement Program	**30**	-	30	-	-	-	-	30	-
Minor Plant & Equipment Replacement Program	**30**	-	30	-	-	-	-	30	-
Electric Vehicles – Charging Infrastructure & EV Vehicle Acquisition	**50**	50	-	-	-	-	-	50	-
Fixtures, Fittings and Furniture									
Frankston Arts Centre Cube 37 Equipment Replacement, Frankston	**300**	-	180	60	60	-	-	300	-
Safe City Surveillance System - CCTV Camera Installation in Public Places	**900**	900	-	-	-	900	-	-	-
Frankston Arts Centre Technical Equipment Renewal, Frankston	**150**	-	150	-	-	-	-	150	-
Ticket Machine Renewal Program	**200**	-	200	-	-	-	-	200	-
Arts & Culture Furnishing & Equipment Renewal	**20**	-	20	-	-	-	-	20	-
Frankston Arts Centre Function Rooms Multi-Media Systems Renewal, Frankston	**85**	-	68	17	-	-	-	85	-
Frankston Arts Centre Theatre House Lights Renewal, Frankston	**20**	-	16	4	-	-	-	20	-
Computers and Telecommunications									
GIS Mapping Renewal	**50**	-	50	-	-	-	-	50	-
WiFi Network Renewal Program	**115**	-	69	46	-	-	-	115	-
Payroll / HR System Renewal	**10**	-	10	-	-	-	-	10	-
Finance system enhancements	**35**	-	35	-	-	-	-	35	-
SQL Server Renewal	**50**	-	50	-	-	-	-	50	-
Network & Comms Renewal Program	**180**	-	180	-	-	-	-	180	-
Hardware & Device Renewal	**30**	-	30	-	-	-	-	30	-
UPS Renewal	**165**	-	165	-	-	-	-	165	-
Smart Cities Implementation	**20**	20	-	-	-	-	-	20	-
IT Strategy - Cloud implementation	**30**	30	-	-	-	-	-	30	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
IT Strategy - Cyber security	**90**	-	72	18	-	-	-	90	-
Smart Cities - Asset Utilisation	**10**	10	-	-	-	-	-	10	-
Business Information Technology Requests	**40**	40	-	-	-	-	-	40	-
Asset Management System Renewal	**1,125**	-	1,125	-	-	-	-	1,125	-
Frankston Arts Centre Ticketing and CRM System	**160**	-	80	80	-	-	-	160	-
Document Management System (ReM) Enhancements	**30**	15	15	-	-	-	-	30	-
Information Management Strategy Implementation	**75**	37	38	-	-	-	-	75	-
Ezescan Enhancements	**25**	12	13	-	-	-	-	25	-
Pathway UX Property & Rating System Upgrade	**100**	50	50	-	-	-	-	100	-
Customer Relationship Management (CRM) System Renewal	**200**	100	100	-	-	-	-	200	-
Fit for Future - Data Management and Reporting	**20**	20	-	-	-	-	-	20	-
POS Sysytem Replacement (Ordermate/Microchannel)	**75**	-	75	-	-	-	-	75	-
Library books									
Library Collection Renewal	**570**	-	513	-	57	-	-	570	-
TOTAL PLANT AND EQUIPMENT	**7,840**	**2,484**	**5,014**	**225**	**117**	**900**	**-**	**6,940**	**-**

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
INFRASTRUCTURE									
Roads									
Baxter Park Access Road Upgrade, Frankston South - Master Plan Implementation	**1,300**	-	780	520	-	-	-	1,300	-
Stotts Lane Construction, Frankston South	**30**	27	3	-	-	-	-	30	-
Minor Traffic Treatment Installation	**50**	35	-	10	5	-	-	50	-
Street Lighting Upgrades	**25**	10	-	15	-	-	-	25	-
Kerb Renewal Program	**190**	-	190	-	-	-	-	190	-
Barrier & Guard Rail Renewal Program	**70**	-	70	-	-	-	-	70	-
Belvedere Local Area Traffic Management, Seaford	**445**	311	45	89	-	445	-	-	-
Skye Precinct Local Area Traffic Management	**200**	140	20	40	-	66	-	134	-
Jubilee Park Traffic Management Strategy, Frankston	**300**	300	-	-	-	206	-	94	-
Minor Asphalt Patching Renewal Program	**200**	-	200	-	-	-	-	200	-
Stiebel Place Extension - New Pedestrian Link (Gallery Lane to Young Street), Frankston - FMAC Structure Plan Implementation	**100**	-	-	-	100	100	-	-	-
Road Resurfacing Program	**2,128**	-	2,128	-	-	-	-	2,128	-
Young Street / High Street Intersection Renewal, Frankston	**400**	-	400	-	-	400	-	-	-
Towerhill Road (Overport Road to Mooroduc Highway) Road and Traffic Management Device Renewal, Frankston	**845**	-	845	-	-	-	-	845	-
McCormicks Road (Brunnings Road to St. Johns Wood) Road Renewal, Carrum Downs	**335**	-	335	-	-	335	-	-	-
Sandhurst Boulevard Road Renewal (Torres Parade to 100m south of Marshie Terrace), Sandhurst	**365**	-	365	-	-	365	-	-	-
Karingal Drive/Caramar Drive Roundabout Renewal, Frankston	**30**	-	30	-	-	-	-	30	-
Sandhurst Road Related Infrastructure Renewal Program, Sandhurst	**30**	24	3	3	-	-	-	30	-
Wells Street Porphyry Paving Threshold Treatments Renewal, Frankston	**50**	-	50	-	-	-	-	50	-
Boundary Road Parking & Traffic Management Improvements, Carrum Downs	**400**	-	-	400	-	313	-	87	-
Beach Street Wombat Crossing Installation (at 53 Beach Street), Frankston	**222**	178	44	-	-	222	-	-	-
Forest Drive Wombat Crossing Installation (at Mahogany Avenue Shopping Strip), Frankston North	**154**	154	-	-	-	154	-	-	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
North Road Wombat Crossing Installation (at Warrandyte Road), Langwarrin	**181**	145	36	-	-	181	-	-	-
Silvertop Crescent Road Hump Installation, Frankston North	**60**	60	-	-	-	-	-	60	-
Sandhurst Threshold Treatment Renewal Program	**100**	-	100	-	-	-	-	100	-
Footpaths and Cycleways									
George Pentland Botanic Gardens Master Plan Implementation, Frankston	**500**	250	-	250	-	250	-	250	-
Robinsons Road (Bayside Christian College To Baxter Trail) Shared User Path Construction, Langwarrin	**30**	30	-	-	-	-	-	30	-
Baxter-Tooradin Road (Frankston-Flinders to Peninsula Link Trail) Shared User Path Construction, Frankston South	**50**	-	-	-	50	50	-	-	-
Derinya Drive (Overport Road to Derinya Primary School) Path Construction, Frankston South	**30**	30	-	-	-	30	-	-	-
Footpath Renewal Program	**1,520**	1,520	-	-	-	-	-	1,520	-
Reserves Pathway Renewal Program	**90**	-	90	-	-	-	-	90	-
City Centre Pathway Renewal Program	**100**	-	100	-	-	-	-	100	-
Golf Links Road (Moorooduc Hwy to Shearer Court Bus Stop) Shared User Path Construction, Frankston	**65**	-	-	-	65	-	-	65	-
Frankston High School Shared User Path Connections - Towerhill Road, Frankston	**1,612**	1,612	-	-	-	1,612	-	-	-
Frankston Nature Conservation Reserve to Culcairn Drive Shared User Path Construction, Frankston South	**635**	635	-	-	-	519	-	116	-
Fletcher Road (Frankston Station to Baxter Trail) Shared User Path Construction, Frankston	**100**	100	-	-	-	100	-	-	-
Hastings Road / Clarendon Street (Yuille Street to Baxter Trail) Shared User Path Construction, Frankston	**368**	-	-	74	294	31	-	337	-
Nepean Highway (600 Nepean Highway to Gulls Way) Path Construction, Frankston South	**50**	-	-	-	50	-	-	50	-
Jamboree Avenue (The Crest to Yuille Street) Path Construction, Frankston South	**175**	-	-	-	175	-	-	175	-
Aqueduct Road (Tisdall Drive to End of Aqueduct Road) Path Construction, Langwarrin	**190**	-	-	-	190	-	-	190	-
Veronica Street (Cranbourne-Frankston Road to Edward Street) Path Construction, Langwarrin	**100**	-	-	-	100	-	-	100	-
Reserve Road (Nepean Highway to Riviera Street) Path Construction, Seaford	**75**	-	-	-	75	-	-	75	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Brunel Road (Seaford Road to Western end of Belvedere Road) Path Construction, Seaford	**75**	-	-	-	75	-	-	75	-
Skye Road (Cascade Street to Peninsula Link) Shared Path Renewal, Frankston	**70**	-	49	21	-	-	-	70	-
Robinsons Road (The Village Baxter to Robinsons Park) Shared User Path Construction, Frankston South	**450**	450	-	-	-	450	-	-	-
Eel Race Road (Station Street to Patterson River Secondary College) Shared User Path Construction, Seaford	**50**	50	-	-	-	50	-	-	-
Frankston-Dandenong Road (Boundary Road to Thompsons Road) Shared User Path Construction, Seaford	**30**	30	-	-	-	30	-	-	-
Lipton & Lee Street Reserves Path Construction, Frankston	**20**	20	-	-	-	-	-	20	-
Bridges									
Minor Bridge & Path Structures Renewal Program	**60**	-	60	-	-	-	-	60	-
Major Bridge Renewal Program	**100**	-	100	-	-	-	-	100	-
Drainage									
89 Warrandyte Road Drainage Upgrade, Langwarrin	**30**	7	15	8	-	-	-	30	-
Minor Drainage Improvement Works	**50**	-	45	5	-	-	-	50	-
Overton Road Drainage Upgrade, Seaford - Seaford Drainage Strategy	**60**	-	54	6	-	-	-	60	-
Drainage Renewal & Upgrade Program	**50**	-	50	-	-	-	-	50	-
Easement Drainage Pit Alterations	**150**	-	150	-	-	-	-	150	-
Heavy Pit Lid Renewal Program	**100**	-	100	-	-	-	-	100	-
Murawa Street Catchment Stage 1 Drainage Upgrade, Frankston South - Frankston South Drainage Strategy	**30**	7	15	8	-	-	-	30	-
Williams Street Catchment Stage 2 Drainage Upgrade, Frankston South - Frankston South Drainage Strategy	**90**	-	45	22	23	-	-	90	-
Water Sensitive Urban Design (WSUD) Rectification Program	**50**	-	35	15	-	-	-	50	-
Monterey Scheme - Recycled Water Program	**370**	370	-	-	-	-	-	370	-
Baxter Park Dam Safety Improvements, Frankston South	**714**	-	571	143	-	714	-	-	-
Stanley Street Drainage Upgrade (Lorraine Street to Fairway Street), Frankston	**50**	12	25	13	-	-	-	50	-
Robinsons Road Drainage Upgrade (435 to 455 Robinsons Road), Langwarrin South	**100**	-	-	25	75	-	-	100	-
Pier Promenade Foreshore Car Park Drainage Upgrade, Frankston	**218**	54	109	55	-	-	-	218	-
Gross Pollutant Trap Program	**300**	300	-	-	-	150	-	150	-
Street Sweeper Water Decanting Facility - Operations Centre, Seaford	**120**	120	-	-	-	-	-	120	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Recreational, Leisure & Community Facilities									
Banyan Reserve Playspace Upgrade & Pump Track, Carrum Downs - Open Space Strategy	**2,000**	1,000	-	800	200	1,600	-	400	-
Baxter Park Oval 4 Sports Lighting Installation, Frankston South	**450**	450	-	-	-	320	-	130	-
Langwarrin District Playspace, Langwarrin - Lloyd Park Master Plan Implementation	**240**	72	72	96	-	-	-	240	-
Lloyd Park Oval 3 Reconstruction, Langwarrin	**450**	-	360	90	-	-	-	450	-
Minor Sports Infrastructure Program	**30**	-	-	-	30	-	-	30	-
Sporting Ground Pitch Cover Renewal Program	**20**	-	20	-	-	-	-	20	-
Sporting Ground Goal Post Replacement Program	**15**	-	15	-	-	-	-	15	-
Cricket Net Renewal Program	**30**	-	30	-	-	-	-	30	-
Sporting Reserve Irrigation & Drainage Systems Renewal Program	**190**	-	171	19	-	-	-	190	-
North Seaford Tennis Club Courts 1-4 Reconstruction, Seaford	**30**	-	24	6	-	-	-	30	-
Baxter Park Tennis Courts 4 & 5 Resurfacing & Remarking to Include Netball, Frankston South - Master Plan Implementation	**1,100**	-	1,100	-	-	550	-	550	-
Baxter Park Tennis Club Repurposing of Tennis Pavilion, Frankston South - Master Plan Implementation	**50**	-	30	20	-	-	-	50	-
Centenary Park Golf Course Driving Range Upgrade, Frankston - Master Plan Implementation	**50**	-	40	10	-	-	-	50	-
Centenary Park Golf Course 4th Hole Renewal, Frankston - Master Plan Implementation	**20**	-	16	4	-	-	-	20	-
Centenary Park Golf Course 17th Hole Renewal, Frankston - Master Plan Implementation	**40**	40	-	-	-	-	-	40	-
Centenary Park Golf Course 8th Hole Renewal, Frankston - Master Plan Implementation	**40**	-	32	8	-	-	-	40	-
Hard Court Playing Surface Renewal Program	**30**	-	30	-	-	-	-	30	-
Alicudi Reserve, Frankston South - Play Strategy Implementation	**40**	-	40	-	-	-	-	40	-
Burgess Reserve Playspace Renewal, Langwarrin - Play Strategy Implementation	**400**	-	400	-	-	200	-	200	-
Yamala Reserve Precinct Plan Impementation, Frankston South	**80**	80	-	-	-	-	-	80	-
Langwarrin Tennis Club Universal Access Installation, Langwarrin	**10**	10	-	-	-	-	-	10	-
Kananook Reserve Master Plan Implementation, Seaford	**250**	-	200	50	-	-	-	250	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Baxter Park Soccer Pitch 2 & 3 Expansion and Spectator Landscape, Frankston South - Master Plan Implementation	**50**	-	40	10	-	-	-	50	-
Langwarrin Equestrian Fencing Upgrades, Langwarrin	**100**	-	80	20	-	-	-	100	-
Baxter Park Equestrian Implementation (High Priority Projects), Frankston South - Master Plan Implementation	**80**	-	64	16	-	-	-	80	-
Ballam Park East Oval Sports Lighting Renewal, Frankston	**380**	-	304	76	-	225	-	155	-
Overport Bike Park Shelter + BBQ Installation, Frankston South	**100**	-	-	-	100	-	-	100	-
Cavill Reserve, Langwarrin - Play Strategy Implementation	**35**	-	18	6	11	-	-	35	-
Myrtle Reserve Playspace Renewal, Langwarrin - Play Strategy Implementation	**325**	-	163	64	98	163	-	162	-
Crystal Pool Park Playspace Renewal, Seaford - Play Strategy Implementation	**35**	35	-	-	-	-	-	35	-
Playground Minor Safety Works Program	**50**	-	50	-	-	-	-	50	-
Lloyd Park Tennis Courts Sports Lighting Renewal (Langwarrin Tennis Club), Langwarrin	**10**	-	10	-	-	-	-	10	-
Lipton Reserve Upgrade Including Nature Play, Frankston	**120**	120	-	-	-	100	-	20	-
Escarpment Reserve Playspace Renewal, Frankston South - Play Strategy Implementation	**40**	-	20	8	12	-	-	40	-
Franciscan Reserve Playspace Renewal, Frankston - Play Strategy Implementation	**35**	-	18	6	11	-	-	35	-
Granite Reserve Playspace Renewal, Langwarrin - Play Strategy Implementation	**35**	-	18	6	11	-	-	35	-
Prince Reserve Playspace Renewal, Seaford - Play Strategy Implementation	**10**	-	5	2	3	-	-	10	-
Skye Recreation Reserve Sports Lighting Installation, Skye	**30**	30	-	-	-	-	-	30	-
Kashmir Reserve Playspace Renewal, Frankston - Play Strategy Implementation	**180**	-	90	36	54	90	-	90	-
Long Island Tennis Club Court Lighting, Seaford	**220**	220	-	-	-	-	-	220	-
Monterey Reserve Junior and Multi Generational Playspace, Frankston North - Master Plan Implementation	**200**	-	100	40	60	140	-	60	-
Roberts Reserve Playspace Renewal, Frankston - Play Strategy Implementation	**45**	-	23	8	14	-	-	45	-
Montague Park Multi-use Court Renewal, Frankston - Play Strategy Implementation	**150**	-	150	-	-	75	-	75	-
Lyrebird Community Centre Occasional Care Playground Renewal, Carrum Downs	**95**	-	76	19	-	-	47	48	-
RF Miles Recreation Reserve (Seaford Cricket Club) - Cricket Net Upgrade to Bowling Lanes, Seaford	**30**	-	6	15	9	-	-	30	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Robinsons Park (Frankston Baseball & Softball Clubs) Sports Infrastructure Upgrade, Frankston	**50**	-	10	15	25	-	-	50	-
Yamala Park Bowling Club Green Remedial Works, Frankston South	**25**	-	25	-	-	-	-	25	-
Bruce Park Tennis Club - Synthetic Tennis Court Surface Renewal, Frankston	**25**	-	25	-	-	-	-	25	-
Lighting at the Frankston Skate Park, Frankston	**85**	85	-	-	-	-	-	85	-
Waste Management									
Frankston Regional and Resource Recovery Centre Rainwater Tank Installation, Skye	**30**	30	-	-	-	-	-	30	-
Parks, Open Space and Streetscapes									
Frankston Street Art Festival	**160**	160	-	-	-	-	-	160	-
Frankston Memorial Park Tree Replacement Program, Frankston	**40**	-	40	-	-	-	-	40	-
Local Park Upgrade Program	**200**	40	100	60	-	-	-	200	-
Sculpture Public Artwork Development	**200**	200	-	-	-	-	-	200	-
Risk Management Works within Council Reserves	**50**	-	40	10	-	-	-	50	-
Minor Open Space Asset Renewal Program	**40**	-	32	8	-	-	-	40	-
Reserves Boundary Fencing Renewal Program	**140**	-	112	28	-	-	-	140	-
Reserves Internal Fencing Renewal Program	**90**	90	-	-	-	-	-	90	-
Municipal Wayfinding Strategy Implementation	**170**	-	119	51	-	-	-	170	-
Foreshore Erosion Fencing & Minor Infrastructure Renewal Program	**50**	5	35	10	-	-	-	50	-
Public Artworks Renewal Program	**50**	-	50	-	-	-	-	50	-
Street Lighting Renewal Program	**80**	-	80	-	-	-	-	80	-
Street Light Renewal Program - LED Conversion	**300**	-	300	-	-	-	100	200	-
BBQ Renewal Program	**25**	-	23	2	-	-	-	25	-
Shade Sail Retrofit Program	**50**	50	-	-	-	-	-	50	-
Local Shopping Strip Minor Improvements Program - Local Shopping Strip Action Plan Implementation	**30**	-	-	30	-	-	-	30	-
Frankston Memorial Park Arbour Walk Renewal, Frankston	**170**	-	170	-	-	-	-	170	-
Nepean Boulevard Master Plan Development & Design for Early Works Package	**50**	12	25	13	-	-	-	50	-
Frankston Regional Arts Trail	**2,167**	2,167	-	-	-	667	-	-	1,500
Botany Park Upgrade, Carrum Downs - Open Space Strategy	**20**	-	12	8	-	-	-	20	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Rotary Park Upgrade, Carrum Downs - Open Space Strategy	**800**	-	480	320	-	250	-	550	-
Minor Natural Reserve Management Plan Implementation Program	**50**	-	30	20	-	-	-	50	-
Fauna Crossings, Habitat Connectivity and Wildlife Protection	**25**	-	15	10	-	-	-	25	-
Jubilee Park Landscaping, Lighting and Ancillary Park Infrastructure Upgrade, Frankston South	**350**	-	140	210	-	-	-	350	-
Frankston CBD Christmas Decorations	**50**	25	25	-	-	-	-	50	-
Open Space Shelters Renewal Program	**30**	-	30	-	-	-	-	30	-
Sanders Road Shopping Strip Improvements, Frankston South - Local Shopping Strip Action Plan Implementation	**35**	-	18	17	-	-	-	35	-
Frankston Memorial Park Minor Works Program, Frankston	**45**	45	-	-	-	-	-	45	-
Nepean Boulevard Signature Project, Frankston - Nepean Boulevard Master Plan	**1,000**	-	-	500	500	22	-	978	-
Shade Structures Retrofit Program	**100**	100	-	-	-	-	-	100	-
Monterey Reserve Active Youth Space and Path Upgrades, Frankston North - Master Plan Implementation	**1,500**	-	1,500	-	-	450	-	1,050	-
Public Lighting Renewal Program – LED Conversion	**200**	-	200	-	-	-	100	100	-
Bunarong Park Minor Improvements, Frankston	**60**	-	12	48	-	-	-	60	-
Corridor of Bespoke Trees – Fletcher Road (Cranbourne Road to Beach Street), Frankston	**30**	30	-	-	-	-	-	30	-
Ballam Park Overflow Car Park Landscaping, Frankston	**30**	30	-	-	-	-	-	30	-
Wallace Reserve Improvements, Frankston	**30**	30	-	-	-	-	-	30	-
Off Street Car Parks									
Ballam Park Overflow Car Parking, Frankston	**200**	200	-	-	-	-	-	200	-
TOTAL INFRASTRUCTURE	**33,989**	12,337	14,720	4,517	2,415	11,625	247	20,617	1,500
TOTAL NEW CAPITAL WORKS	**83,641**	**21,361**	**33,111**	**14,491**	**14,678**	**26,605**	**267**	**39,449**	**17,320**

4.6 Summary of Planned Capital Works Expenditure

For the years ending 30 June 2028, 2029 & 2030

2027/28	Asset Expenditure Types					Funding Sources				
	Total $'000	New $'000	Renewal $'000	Expansion $'000	Upgrade $'000	Total $'000	Grants $'000	Contributions $'000	Council Cash $'000	Borrowings $'000
Property										
Land	0	0	0	0	0	0	0	0	0	0
Land improvements	0	0	0	0	0	0	0	0	0	0
Total Land	0	0	0	0	0	0	0	0	0	0
Buildings	19,100	2,382	9,684	2,896	4,138	19,100	2,975	0	13,255	2,870
Heritage Buildings	0	0	0	0	0	0	0	0	0	0
Building improvements	0	0	0	0	0	0	0	0	0	0
Leasehold improvements	0	0	0	0	0	0	0	0	0	0
Total Buildings	19,100	2,382	9,684	2,896	4,138	19,100	2,975	0	13,255	2,870
Total Property	**19,100**	**2,382**	**9,684**	**2,896**	**4,138**	**19,100**	**2,975**	**0**	**13,255**	**2,870**
Plant and Equipment										
Heritage plant and equipment	0	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	3,530	2,000	1,510	0	20	3,530	600	20	2,910	0
Fixtures, fittings and furniture	1,000	600	354	0	46	1,000	0	0	1,000	0
Computers and telecommunications	2,250	354	1,830	0	66	2,250	0	0	2,250	0
Library books	580	0	522	58	0	580	0	0	580	0
Total Plant and Equipment	**7,360**	**2,954**	**4,216**	**58**	**132**	**7,360**	**600**	**20**	**6,740**	**0**
Infrastructure										
Roads	10,265	390	6,678	805	2,392	10,265	3,885	0	6,380	0
Bridges	160	0	160	0	0	160	0	0	160	0
Footpaths and cycleways	5,890	3,800	606	1,340	144	5,890	1,750	0	4,140	0
Drainage	1,285	569	636	0	80	1,285	500	0	785	0
Recreational, leisure and community facilities	9,240	1,930	4,490	998	1,822	9,240	5,088	40	4,112	0
Waste management	40	20	0	0	20	40	0	0	40	0
Parks, open space and streetscapes	2,680	660	1,487	0	533	2,680	0	100	2,580	0
Aerodromes	0	0	0	0	0	0	0	0	0	0
Off street car parks	130	30	80	0	20	130	0	0	130	0
Other infrastructure	0	0	0	0	0	0	0	0	0	0
Total Infrastructure	**29,690**	**7,399**	**14,137**	**3,143**	**5,011**	**29,690**	**11,223**	**140**	**18,327**	**0**
Total Capital Works Expenditure	**56,150**	**12,735**	**28,037**	**6,097**	**9,281**	**56,150**	**14,798**	**160**	**38,322**	**2,870**

2028/29	Asset Expenditure Types					Funding Sources				
	Total $'000	New $'000	Renewal $'000	Expansion $'000	Upgrade $'000	Total $'000	Grants $'000	Contributions $'000	Council Cash $'000	Borrowings $'000
Property										
Land	0	0	0	0	0	0	0	0	0	0
Land improvements	0	0	0	0	0	0	0	0	0	0
Total Land	0	0	0	0	0	0	0	0	0	0
Buildings	23,995	2,473	10,700	5,462	5,360	23,995	14,060	0	5,560	4,375
Heritage Buildings	0	0	0	0	0	0	0	0	0	0
Building improvements	0	0	0	0	0	0	0	0	0	0
Leasehold improvements	0	0	0	0	0	0	0	0	0	0
Total Buildings	23,995	2,473	10,700	5,462	5,360	23,995	14,060	0	5,560	4,375
Total Property	**23,995**	**2,473**	**10,700**	**5,462**	**5,360**	**23,995**	**14,060**	**0**	**5,560**	**4,375**
Plant and Equipment										
Heritage plant and equipment	0	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	2,926	1,640	1,266	0	20	2,926	0	20	2,906	0
Fixtures, fittings and furniture	475	0	364	0	111	475	0	0	475	0
Computers and telecommunications	1,898	592	1,146	0	160	1,898	0	0	1,898	0
Library books	590	0	531	59	0	590	0	0	590	0
Total Plant and Equipment	**5,889**	**2,232**	**3,307**	**59**	**291**	**5,889**	**0**	**20**	**5,869**	**0**
Infrastructure										
Roads	8,441	92	7,001	5	1,343	8,441	1,613	0	6,828	0
Bridges	210	0	210	0	0	210	0	0	210	0
Footpaths and cycleways	9,855	7,715	390	1,640	110	9,855	4,770	0	5,085	0
Drainage	3,820	1,649	1,544	200	427	3,820	1,300	0	2,520	0
Recreational, leisure and community facilities	8,635	1,620	4,473	736	1,806	8,635	3,450	330	4,855	0
Waste management	760	580	0	0	180	760	0	0	760	0
Parks, open space and streetscapes	5,010	1,221	3,161	0	628	5,010	2,140	100	2,770	0
Aerodromes	0	0	0	0	0	0	0	0	0	0
Off street car parks	700	600	80	0	20	700	0	0	700	0
Other infrastructure	0	0	0	0	0	0	0	0	0	0
Total Infrastructure	**37,431**	**13,477**	**16,859**	**2,581**	**4,514**	**37,431**	**13,273**	**430**	**23,728**	**0**
Total Capital Works Expenditure	**67,315**	**18,182**	**30,866**	**8,102**	**10,165**	**67,315**	**27,333**	**450**	**35,157**	**4,375**

2029/30	Asset Expenditure Types					Funding Sources				
	Total $'000	New $'000	Renewal $'000	Expansion $'000	Upgrade $'000	Total $'000	Grants $'000	Contributions $'000	Council Cash $'000	Borrowings $'000
Property										
Land	0	0	0	0	0	0	0	0	0	0
Land improvements	0	0	0	0	0	0	0	0	0	0
Total Land	0	0	0	0	0	0	0	0	0	0
Buildings	27,815	4,828	11,521	4,398	7,068	48,910	15,200	0	10,490	2,125
Heritage Buildings	0	0	0	0	0	0	0	0	0	0
Building improvements	0	0	0	0	0	0	0	0	0	0
Leasehold improvements	0	0	0	0	0	0	0	0	0	0
Total Buildings	27,815	4,828	11,521	4,398	7,068	48,910	15,200	0	10,490	2,125
Total Property	**27,815**	**4,828**	**11,521**	**4,398**	**7,068**	**48,910**	**15,200**	**0**	**10,490**	**2,125**
Plant and Equipment										
Heritage plant and equipment	0	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	3,068	1,640	1,408	0	20	3,068	0	20	3,048	0
Fixtures, fittings and furniture	250	0	240	0	10	250	0	0	250	0
Computers and telecommunications	1,314	240	789	140	145	1,314	0	0	1,314	0
Library books	610	0	549	61	0	610	0	0	610	0
Total Plant and Equipment	**5,242**	**1,880**	**2,986**	**201**	**175**	**5,242**	**0**	**20**	**5,222**	**0**
Infrastructure										
Roads	7,644	318	6,367	5	954	7,644	874	0	6,770	0
Bridges	530	0	500	30	0	530	0	0	530	0
Footpaths and cycleways	5,385	4,075	390	810	110	5,385	0	0	5,385	0
Drainage	2,500	260	1,645	175	420	2,500	800	0	1,700	0
Recreational, leisure and community facilities	5,665	415	3,087	1,245	918	5,665	1,050	0	1,615	3,000
Waste management	80	80	0	0	0	80	0	0	80	0
Parks, open space and streetscapes	12,070	1,121	1,025	4,658	5,266	12,070	50	0	2,705	9,315
Aerodromes	0	0	0	0	0	0	0	0	0	0
Off street car parks	200	6	130	24	40	200	0	0	200	0
Other infrastructure	0	0	0	0	0	0	0	0	0	0
Total Infrastructure	**34,074**	**6,275**	**13,144**	**6,947**	**7,708**	**34,074**	**2,774**	**0**	**18,985**	**12,315**
Total Capital Works Expenditure	**67,131**	**12,983**	**27,651**	**11,546**	**14,951**	**67,131**	**17,974**	**20**	**34,697**	**14,440**

4.7 Proposals to Lease Council Land

This section presents a summary of Council's proposals to lease council land to external parties in the 2025-26 financial year.

Under section 115 of the Local Government Act 2020, Council has the power to lease land to any person for a term of up to 50 years.
In accordance with the Act, Council is required to include in the Annual Budget any proposal to lease land in a financial year where the lease is for a period of one year or more and meets one or more of the following criteria:

- the rent is $100,000 or more per annum
- the current market rental value is $100,000 or more per annum
- the lease term is 10 years or more

Where Council proposes to enter into a lease that meets one or more of these criteria and the lease has not been included in the adopted budget, Council must undertake a community engagement process prior to entering into the lease.
The proposed leases outlined in this table will be consistent with Council's Leasing and Licensing Policy, as adopted by Council on 28 January 2026.

Property Address	Property Use	Proposed Lessee	Proposed Maximum Lease Term
3/32 R Nursery Avenue, Frankston	Community	Nairm Marr Djambana Inc	Fifty (50) years
102 Old Wells Road, Seaford	Regional Leisure Facility	Konsky Motorsport Group Pty Ltd (or delegate)	Sixteen (16) years
Part of 90 Bardia Avenue, Frankston	Regional Leisure Facility	Frankston District Basketball Association	Sixteen (16) years
Part of 90 Bardia Avenue, Frankston	Regional Leisure Facility	Bayside Gymnastics Association	Sixteen (16) years
6R Nukara Court, Frankston	Accommodation	Abbeyfield Australia Ltd	Sixteen (16) years
Part of 3N High Street, Frankston	Recreational	Frankston Football Club	Five (5) years

5. Targeted performance indicators (Council selected)

The following table highlights Council's current and projected performance across eight targeted performance indicators selected by Council from the range of prescribed performance measures contained in the Local Government (Planning and Reporting) Regulations 2020. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Domain / **Indicator**	**Measure**	**Notes**	**Actual**	**Forecast**	**Target**	**Target Projections**			**Trend**
			2024/25	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**+/o/-**
Governance	**Council resolutions made at meetings closed to the public**								
Transparency	Number of Council resolutions made at meetings of Council, or at meetings of a delegated committee consisting only of Councillors, closed to the public/Number of Council resolutions made at meetings of Council or at meetings of a delegated committee consisting only of Councillors	1	1.81%	1.81%	2.00%	2.00%	2.00%	2.00%	-
Governance	**Satisfaction with Council decisions**								
Service planning	Community satisfaction rating out of 100 with the performance of Council in making decisions in the best interests of the community	2	70	70	70	70	70	70	-
Community	**Library membership**								
Library services	Number of registered library members/Population	3	21.19%	25.00%	21.00%	21.00%	21.00%	21.00%	o
Environment	**Animals reclaimed**								
Animal management	Number of animals reclaimed /Number of animals collected	4	45.11%	45.00%	45.00%	49.50%	54.45%	59.90%	+
Environment	**Satisfaction with sealed local roads**								
Roads	Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads	5	70	70	68	68	68	68	o
Responsiveness	**Critical and major non-compliance outcome notifications**								
Food safety	Number of critical non-compliance outcome notifications and major noncompliance outcome notifications about a food premises followed up/Number of critical non-compliance outcome notifications and major noncompliance outcome notifications about food premises	6	100%	90%	90%	90%	90%	90%	o
Cost	**Cost of library services**								
Library services	Direct cost of the library service/Population	7	$ 31.65	$ 33.00	$ 30.80	$ 30.80	$ 30.80	$ 30.80	o
Cost	**Cost of kerbside waste collection services**								
Waste management	Direct cost of kerbside waste collection services/Number of serviced properties	8	$284.83	$323.58	$340.29	$353.77	$367.78	$382.34	+

Key to Target Trend:
+ increase in Council's overall targets
o maintaining Council's overall targets
- decrease in Council's overall targets

5a. Targeted performance indicators (Mandatory)

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.
The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the *Local Government (Planning and Reporting) Regulations 2020*. Results against these measures and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted service performance indicators - Mandatory

Domain / **Indicator**	**Measure**	**Notes**	**Actual**	**Forecast**	**Target**	**Target Projections**			**Trend**
			2024/25	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**+/o/-**
Governance									
Community engagement (council decisions made and implemented with community input)	**Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions** Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	9	70	70	70	70	70	70	**o**
Environment									
Roads (sealed local roads are maintained and renewed to ensure a safe network)	**Sealed local roads below the intervention level** Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	10	95.31%	95%	95%	95%	95%	95%	**o**
Responsiveness									
Statutory planning (Councils decide on planning applications and fulfill their legislative duties in a timely manner)	**Planning applications decided within the relevant required time** Number of planning application decisions made within the relevant required time / Number of planning application decisions made	11	76.32%	70%	70%	70%	70%	70%	**o**
Environment									
Waste management (waste is minimised and sustainability is promoted)	**Kerbside collection waste to landfill per serviced property** Waste in tonnage collected from kerbside waste collection services sent to landfill / Number of serviced properties	12	0.442	0.452	0.432	0.419	0.407	0.394	**-**

Key to Target Trend:
+ increase in Council's overall targets
o maintaining Council's overall targets
- decrease in Council's overall targets

Targeted financial performance indicators - Mandatory

Domain / **Indicator**	**Measure**	**Notes**	**Actual**	**Forecast**	**Target**	**Target Projections**			**Trend**
			2024/25	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**+/o/-**
Financial management									
Liquidity (sufficient working capital and cash is available to cover expenses)	**Current assets compared to current liabilities** Current assets / current liabilities	13	140.69%	176%	155%	147%	146%	146%	o
Financial forecasting									
Asset renewal and upgrade (renewal and upgrade of assets is planned and delivered)	**Asset renewal and upgrade compared to depreciation** Asset renewal and upgrade expenses / Asset depreciation	14	79.88%	86%	121%	91%	101%	104%	+
Financial management									
Rates concentration (revenue is generated from a range of sources)	**Rates compared to adjusted underlying revenue** Rate revenue / adjusted underlying revenue	15	66.28%	68.97%	69.36%	68.89%	69.44%	69.69%	+
Financial management									
Expenditure and revenue level (resources are used efficiently in the delivery of services)	**Expenses per property assessment** Total expenses / no. of property assessments	16	$3,694	$3,605	$3,537	$3,562	$3,576	$3,607	+

Key to Target Trend:
+ increase in Council's overall targets
o maintaining Council's overall targets
- decrease in Council's overall targets

5b. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.
The financial performance indicators below are the prescribed financial performance indicators contained in Part 2 of Schedule 3 of the *Local Government (Planning and Reporting) Regulations 2020*. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Domain / **Indicator**	**Measure**	**Notes**	**Actual**	**Forecast**	**Budget**	**Projections**			**Trend**
			2024/25	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**+/o/-**
Financial forecasting									
Indebtedness (level of long term liabilities is appropriate to the size and nature of a Council's activities)	**Non-current liabilities compared to own-source revenue** Non-current liabilities / own source revenue	17	15.61%	17.32%	21.39%	18.82%	17.08%	20.05%	+
Loans and borrowings (level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	**Loans and borrowings compared to own-source revenue** Interest bearing loans and borrowings / own-source revenue	18	30.71%	22.96%	29.34%	25.77%	23.69%	27.02%	+
	Loans and borrowings repayments compared to own-source revenue Interest and principal repayments on interest bearing loans and borrowings / own-source revenue	19	1.86%	14.20%	5.05%	5.75%	5.13%	5.62%	o
Population (population is a key driver of a Council's ability to fund the delivery of services to the community)	**Expenses per head of population** Total expenses/ Population	20	$1,656	$1,637	$1,590	$1,610	$1,623	$1,645	+
	Infrastructure per head of population Value of infrastructure / Population	21	$8,543	$8,658	$8,860	$8,857	$8,931	$9,004	+
Revenue and grants (revenue is generated from a range of sources to fund the delivery of services to the community)	**Own-source revenue per head of population** Own source revenue / Population	22	$1,368	$1,410	$1,413	$1,440	$1,459	$1,481	+
	Recurrent grants per head of population Recurrent grants / Population	23	$188	$124	$135	$147	$139	$135	o

Key to Forecast Trend:
+ Forecasts improvement in Council's financial performance/financial position indicator
o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

Domain / **Indicator**	**Measure**	**Notes**	**Actual** 0	**Forecast** 0	**Budget** 0	**Projections** 0	0	0	**Trend** +/o/-
Financial management									
Liquidity (sufficient working capital and cash is available to cover expenses)	**Cash compared to current liabilities** Cash / current liabilities	24	32.74%	69.21%	59.34%	56.45%	55.94%	56.59%	**o**
Operating position (an adjusted underlying surplus is generated in the ordinary course of business)	**Adjusted underlying surplus (or deficit)** Adjusted underlying surplus (deficit) / Adjusted underlying revenue	25	-4.62%	-5.35%	-1.41%	-0.25%	-0.39%	-0.57%	**+**
Rates effort (rating level is set based on the community's capacity to pay)	**Rates compared to property value** Rate revenue / CIV of rateable properties in the municipal district	26	0.30%	0.30%	0.29%	0.29%	0.30%	0.30%	**o**
Expenditure and revenue level (resources are used efficiently in the delivery of services)	**Average rate per property assessment** General rates and municipal charges / no. of property assessments	27	$1,795	$1,832	$1,880	$1,917	$1,950	$1,983	**+**
Rates collection (rates and charges are being responsibly collected)	**Rates and charges debt** Unpaid rates and charges / all rates and charges	28	19.60%	16.50%	15.00%	14.00%	13.00%	12.00%	**-**

Key to Forecast Trend:

+ Forecasts improvement in Council's financial performance/financial position indicator

o Forecasts that Council's financial performance/financial position indicator will be steady

- Forecasts deterioration in Council's financial performance/financial position indicator

Notes to measures

5

1. Council resolutions made at meetings closed to the public

The percentage of Council resolutions made at a closed meeting. Gives an assessment of Council's openness and transparency. Council are consistently achieving an excellent result with a very low number of reports presented in closed council meetings. This is expect to continue in future years.

2. Satisfaction with Council decisions

The satisfaction rating is sourced from the Annual Satisfaction Survey conducted by an independent research company. It gives an indication of the level of community stisfaction with how the Council has performed in making decisions in the best interests of the community. Council are consistently achieving a high level of satisfaction with Council decisions. External factors may result in slight changes in future years and a steady increase over time.

3. Library membership

The percentage of the population who are registered library members. Registered members include those whose membership has been updated or used to access library collections, programs or technology services at any time in the past 3 years. We aim to have at least 21% of residents registered as library members by 2026–27 through improved member experience, outreach programs and expanded digital services.

4. Animals reclaimed

The percentage of registerable animals under the Domestic Animals Act 1994 reclaimed after being impounded by authorised officers.

5. Satisfaction with sealed local roads

The satisfaction rating is sourced from the Annual Satisfaction Survey conducted by an independent research company. It gives an indication of the level of community stisfaction with how the Council has performed on the condition of sealed local roads.

6. Critical and major non-compliance outcome notifications

Recognises the importance of follow up on critical and major food non-compliance notifications demonstraing Council's commitment to maintaining high-quality food safety standards within the municipality.

7. Cost of library services

The cost of library services per head of polulation. Council will deliver library services efficiently, aiming to keep the cost of the library service around $30.80 per service unit while maintaining quality and access for the community.

8. Cost of kerbside waste collection services

The kerbside four-bin system has been completely implemented within Frankston to comply with the Victorian Government requirements.

5a

9. Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions

Frankston City Council is already sitting above the state average for community satisfaction with Community Engagement and receives consistent results year by year.

10. Sealed local roads below the intervention level

Council manages over 700km of road which service local traffic demands within the municipality. This target is integral to Council’s road asset management strategy and ensures that our roads are safe and functional, while meeting community expectations.

11. Planning applications decided within the relevant required time

Target recognises that some simplier applications can more easily be decided with timeframe and other more complex applications require a greater timeframe for technical inputs and for negiotation on assessment matters.

12. Kerbside collection waste to landfill per serviced property

Increase awareness of bin standards in the new four-bin system should result in reduced waste to Landfill.

13. Current assets compared to current liabilities

Measures Council's ability to meet it's short-term liabilities using short-term assets over the next 12 months. Working capital is forecast to decrease over the period mainly due to additional borrowings to deliver the capital works program.

14. Asset renewal and upgrade compared to depreciation

Compares Council’s expenditure on asset renewal and upgrades with depreciation expense. It provides an indication of whether Council is maintaining the condition, functionality, and service potential of its asset base over time. This indicator is consistently above 100% over the period due to Council’s focus on reducing the asset renewal gap.

15. Rates compared to adjusted underlying revenue

This indicator reflects the extent to which Council relies on rate revenue to fund ongoing services. Trend indicates Council will remain reliant on rate revenue when compared to all other revenue sources.

16. Expenses per property assessment

This indicator highlights the steady increase on Council expenditure due to the impact of projected inflation.

5b

17. Non-current liabilities compared to own-source revenue

Determines if the level of long-term liabilities is appropriate to the size and nature of a Council's activities. Lower proportion of non-current liabilities suggests greater capacity to meet long -term obligations.

18. Loans and borrowings compared to own-source revenue

Shows if Council's level of interest-bearing loans and borrowings is appropriate to the size and nature of council's activities. Demonstrates of Council managing its borrowing strategy in relation to the revenue it raises.

19. Loans and borrowings repayments compared to own-source revenue

Shows if Council's level of interest-bearing loans and borrowings is appropriate to the size and nature of council's activities. Demonstrates that Council is managing its borrowing strategy in relation to the revenue it raises.

20. Expenses per head of population

Total expenses per head of population.

21. Infrastructure per head of population

The value of infrastructure per head of population.

22. Own-source revenue per head of population

The level of own-source revenue raised per head of the municipal population

23. Recurrent grants per head of population

The level of recurrent grants received per head of the municipal population

24. Cash compared to current liabilities

An indicator of Council's ability to pay its short-term liabilities using cash and cash equivalents other than restricted cash (identified for specific purpose). Council's unrestricted cash is forecast to decline.

25. Adjusted underlying surplus (or deficit)

An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Financial performance is slowly increasing over the period.

26. Rates compared to property value

Rates effort is intended to examine the community's capacity to pay, presents rate revenue as a percentage of the capital improved value (CIV) of rateable properties in the municipality.

27. Average rate per property assessment

Council's general rate income has been increased in compliance with the rate cap of 2.75% set by the State Government.

28. Rates and charges debt

The total unpaid rates and charges (and unpaid interest on rates and charges) for all financial years as a percentage of all rates and charges for the financial year. Collection of rates and charges is dependant on prevailing economic conditions such as mortgage rate increases, state of the economy and cost of living pressures. Hardship and debt collection provisions have made the collection of rates and charges more difficult in recent years.

6. Schedule of Fees and Charges

This appendix presents the fees and charges of a statutory/non-statutory nature which will be charged in respect to various goods and services during the financial year 2025/26.

Fees and charges are based on information available at the time of publishing and may vary during the financial year subject to any changes in Council's policy or legislation.

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Waste and Recycling Services						
Frankston Regional Recycling and Recovery						
Christmas Tree	PER ITEM	$ 7.00	$ 7.00	$ -	0.0%	Non-statutory
Concrete/Bricks per cubic metre	PER ITEM	$ 140.00	$ 140.00	$ -	0.0%	Non-statutory
Green Waste per cubic metre	PER ITEM	$ 48.00	$ 49.50	$ 1.50	3.1%	Non-statutory
Green Waste per cubic metre Non resident	PER ITEM	$ 50.00	$ 51.50	$ 1.50	3.0%	Non-statutory
Hard Waste per cubic metre Non Resident	PER ITEM	$ 191.00	$ 197.00	$ 6.00	3.1%	Non-statutory
Hard Waste per cubic metre Resident	PER ITEM	$ 162.00	$ 170.00	$ 8.00	4.9%	Non-statutory
Mattresses	PER ITEM	$ 32.00	$ 33.00	$ 1.00	3.1%	Non-statutory
Price per Vehicle- car wagon - Non Resident	PER ITEM	$ 75.00	$ 77.50	$ 2.50	3.3%	Non-statutory
Price per Vehicle- car wagon - Resident	PER ITEM	$ 71.00	$ 73.50	$ 2.50	3.5%	Non-statutory
Price per Vehicle -Bag (no putrescible waste) - Non Resident	PER ITEM	$ 17.00	$ 17.50	$ 0.50	2.9%	Non-statutory
Price per Vehicle -Bag (no putrescible waste) - Resident	PER ITEM	$ 15.00	$ 15.50	$ 0.50	3.3%	Non-statutory
Price per Vehicle-car boot - Non Resident	PER ITEM	$ 47.00	$ 49.00	$ 2.00	4.3%	Non-statutory
Price per Vehicle-car boot - Resident	PER ITEM	$ 43.00	$ 44.50	$ 1.50	3.5%	Non-statutory
Soil per cubic metre	PER ITEM	$ 267.00	$ 275.00	$ 8.00	3.0%	Non-statutory
Soil, Bricks and Concrete (mixed load)	PER ITEM	$ 267.00	$ 275.00	$ 8.00	3.0%	Non-statutory
Truck (less than 4.5 tonnes, up to 3 cubic meters) - price per tonne	PER ITEM	$ 369.00	$ 380.00	$ 11.00	3.0%	Non-statutory
Tyre Large Truck	PER ITEM	$ 36.00	$ 37.00	$ 1.00	2.8%	Non-statutory
Tyre Light Truck	PER ITEM	$ 22.00	$ 23.00	$ 1.00	4.5%	Non-statutory
Tyre Light Truck with rim	PER ITEM	$ 29.00	$ 30.00	$ 1.00	3.4%	Non-statutory
Tyres Car	PER ITEM	$ 14.00	$ 14.50	$ 0.50	3.6%	Non-statutory
Tyres Car with rim	PER ITEM	$ 22.00	$ 23.00	$ 1.00	4.5%	Non-statutory
Waste Collection Service					-	
At Call Hard Waste Collection	PER BKNG	$ 198.00	$ 204.00	$ 6.00	3.0%	Non-statutory
At Call Hard Waste Collection - Concession	PER BKNG	$ 159.00	$ 164.00	$ 5.00	3.1%	Non-statutory
Additional cost per mattress or mattress base	PER ITEM	$ 25.50	$ 26.50	$ 1.00	3.9%	Non-statutory
Financial and Corporate Planning						
Revenue						
Dishonour Fee	PER ACT	$ 15.00	$ 15.00	$ -	0.0%	Non-statutory
Land Information Certificate (standard 5 days)	PER CERT	$ 30.60	$ 31.20	$ 0.60	2.0%	Statutory
Urgent Land Information Certificate (24 hours)	PER CERT	$ 86.00	$ 88.50	$ 2.50	2.9%	Non-statutory
Re-issue of rates notice greater than 2 years	PER NOTICE	$ 10.70	$ 11.00	$ 0.30	2.8%	Non-statutory
Governance and Information						
Governance						
A3 Copy - Black & White	PER COPY	$ 0.40	$ 0.40	$ -	0.0%	Non-statutory
A3 Copy - Colour	PER COPY	$ 0.80	$ 0.80	$ -	0.0%	Non-statutory
A4 Copy - Black & White	PER COPY	$ 0.20	$ 0.20	$ -	0.0%	Statutory
A4 Copy - Colour	PER COPY	$ 0.40	$ 0.40	$ -	0.0%	Non-statutory
Freedom of Information Application Fee	PER APPL	$ 33.60	$ 34.30	$ 0.70	2.1%	Statutory
Freedom of Information Inspection Fee	PER HOUR	$ 25.20	$ 25.70	$ 0.50	2.0%	Statutory
Freedom of Information Search Fee	PER HOUR	$ 25.20	$ 25.70	$ 0.50	2.0%	Statutory
Commercial Services						
Property, leases and licences						
Boat Shed/Bathing Box	ANNUALCH	$ 1,001.79	$ 1,038.11	$ 36.32	3.6%	Non-statutory
New Licence (Boat Shed/Bathing Box)	PER ACT	$ 571.83	$ 592.56	$ 20.73	3.6%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
Community Relations						
Public and Community Halls						
Bruce Park - Hourly Hire - Casual - Commercial - Weekday	PER HOUR	$ 60.00	$ 63.00	$ 3.00	5.0%	Non-statutory
Bruce Park - Hourly Hire - Casual - Commercial - Weekend	PER HOUR	$ -	$ 78.00	$ 78.00	-	Non-statutory
Bruce Park - Hourly Hire - Casual - Community - Weekday	PER HOUR	$ 38.00	$ 39.00	$ 1.00	2.6%	Non-statutory
Bruce Park - Hourly Hire - Casual - Community - Weekend	PER HOUR	$ -	$ 49.00	$ 49.00	-	Non-statutory
Bruce Park - Hourly Hire - Permanent - Commercial	PER HOUR	$ 45.00	$ 47.00	$ 2.00	4.4%	Non-statutory
Bruce Park - Hourly Hire - Permanent - Community	PER HOUR	$ 25.00	$ 26.00	$ 1.00	4.0%	Non-statutory
Bruce Park - Hourly Hire - Senior Rate	PER HOUR	$ 10.00	$ 10.00	$ -	0.0%	Non-statutory
Bruce Park - Liquor surcharge	PER BOOK	$ 135.00	$ 140.00	$ 5.00	3.7%	Non-statutory
Cleaning Surcharge - Public holiday	PER BOOK	$ 45.00	$ 50.00	$ 5.00	11.1%	Non-statutory
Langwarrin Hall - Hourly hire - Casual - Commercial - Weekday	PER HOUR	$ 60.00	$ 63.00	$ 3.00	5.0%	Non-statutory
Langwarrin Hall - Hourly hire - Casual - Commercial - Weekend	PER HOUR	$ -	$ 78.00	$ 78.00	-	Non-statutory
Langwarrin Hall - Hourly Hire - Casual - Community - Weekday	PER HOUR	$ 40.00	$ 39.00	$ (1.00)	-2.5%	Non-statutory
Langwarrin Hall - Hourly Hire - Casual - Community - Weekend	PER HOUR	$ -	$ 49.00	$ 49.00	-	Non-statutory
Langwarrin Hall - Hourly hire - Permanent - Commercial	PER HOUR	$ 45.00	$ 47.00	$ 2.00	4.4%	Non-statutory
Langwarrin Hall - Hourly Hire - Permanent - Community	PER HOUR	$ 25.00	$ 26.00	$ 1.00	4.0%	Non-statutory
Langwarrin Hall - Hourly Hire - Seniors Rate	PER HOUR	$ 10.00	$ 10.00	$ -	0.0%	Non-statutory
Langwarrin Hall - Liquor surcharge	PER BOOK	$ 135.00	$ 140.00	$ 5.00	3.7%	Non-statutory
Leawarra House - Hourly Hire - Casual - Commercial - Weekday	PER HOUR	$ 60.00	$ 63.00	$ 3.00	5.0%	Non-statutory
Leawarra House - Hourly Hire - Casual - Commercial - Weekend	PER HOUR	$ -	$ 78.00	$ 78.00	-	Non-statutory
Leawarra House - Hourly Hire - Casual - Community - Weekday	PER HOUR	$ 38.00	$ 39.00	$ 1.00	2.6%	Non-statutory
Leawarra House - Hourly Hire - Casual - Community - Weekend	PER HOUR	$ -	$ 49.00	$ 49.00	-	Non-statutory
Leawarra House - Hourly Hire - Permanent - Commercial	PER HOUR	$ 45.00	$ 47.00	$ 2.00	4.4%	Non-statutory
Leawarra House - Hourly Hire - Permanent - Community	PER HOUR	$ 25.00	$ 26.00	$ 1.00	4.0%	Non-statutory
Leawarra House - Hourly Hire - Senior Rate	PER HOUR	$ 10.00	$ 10.00	$ -	0.0%	Non-statutory
Leawarra House - Liquor Surcharge	PER BOOK	$ 135.00	$ 140.00	$ 5.00	3.7%	Non-statutory
Mechanics - Main Hall - Hourly Hire - Casual - Commercial - Weekday	PER HOUR	$ 70.00	$ 73.00	$ 3.00	4.3%	Non-statutory
Mechanics - Main Hall - Hourly Hire - Casual - Commercial - Weekend	PER HOUR	$ -	$ 88.00	$ 88.00	-	Non-statutory
Mechanics - Main Hall - Hourly Hire - Casual - Community - Weekday	PER HOUR	$ 46.00	$ 47.00	$ 1.00	2.2%	Non-statutory
Mechanics - Main Hall - Hourly Hire - Casual - Community - Weekend	PER HOUR	$ -	$ 57.00	$ 57.00	-	Non-statutory
Mechanics - Main Hall - Liquor Surcharge	PER BOOK	$ 135.00	$ 140.00	$ 5.00	3.7%	Non-statutory
Rubbish Removal Charge (Penalty after Hire)	PER BOOK	$ 250.00	$ 275.00	$ 25.00	10.0%	Non-statutory
Seaford Hall - Hourly Hire - Senior rates	PER HOUR	$ 10.00	$ 10.00	$ -	0.0%	Non-statutory
Seaford Hall - Liquor surcharge	PER BOOK	$ 135.00	$ 140.00	$ 5.00	3.7%	Non-statutory
Seaford Hall - Main Hall - Hourly Hire - Casual - Commercial - Weekday	PER HOUR	$ 70.00	$ 73.00	$ 3.00	4.3%	Non-statutory
Seaford Hall - Main Hall - Hourly Hire - Casual - Commercial - Weekend	PER HOUR	$ -	$ 88.00	$ 88.00	-	Non-statutory
Seaford Hall - Main Hall - Hourly Hire - Casual - Community · Weekday	PER HOUR	$ 46.00	$ 47.00	$ 1.00	2.2%	Non-statutory
Seaford Hall - Main Hall - Hourly Hire - Casual - Community · Weekend	PER HOUR	$ -	$ 57.00	$ 57.00	-	Non-statutory
Seaford Hall - Main Hall - Hourly Hire - Permanent - Commercial	PER HOUR	$ 46.00	$ 48.00	$ 2.00	4.3%	Non-statutory
Seaford Hall - Main Hall - Hourly Hire - Permanent - Community	PER HOUR	$ 30.00	$ 31.00	$ 1.00	3.3%	Non-statutory
Talbot Hall - Hourly Hire - Casual - Commercial - Weekday	PER HOUR	$ 60.00	$ 63.00	$ 3.00	5.0%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Talbot Hall - Hourly Hire - Casual - Commercial - Weekend	PER HOUR	$ -	$ 78.00	$ 78.00	-	Non-statutory
Talbot Hall - Hourly Hire - Casual - Community - Weekday	PER HOUR	$ 40.00	$ 39.00	$ (1.00)	-2.5%	Non-statutory
Talbot Hall - Hourly Hire - Casual - Community - Weekend	PER HOUR	$ -	$ 49.00	$ 49.00	-	Non-statutory
Talbot Hall - Hourly Hire - Permanent - Commercial	PER HOUR	$ 45.00	$ 47.00	$ 2.00	4.4%	Non-statutory
Talbot Hall - Hourly Hire - Permanent - Community	PER HOUR	$ 25.00	$ 26.00	$ 1.00	4.0%	Non-statutory
Talbot Hall - Hourly Hire - Senior Rate	PER HOUR	$ 10.00	$ 10.00	$ -	0.0%	Non-statutory
Talbot Hall - Liquor Surcharge	PER BOOK	$ 135.00	$ 140.00	$ 5.00	3.7%	Non-statutory
Arts and Culture						
Arts and Culture Management						
Frankston Arts Centre Car Parking - Casual - -1 hour	PER PERM	$ 2.50	$ 2.50	$ -	0.0%	Non-statutory
Frankston Arts Centre Car Parking - Casual 1.- - 2.- hours	PER PERM	$ 4.50	$ 4.50	$ -	0.0%	Non-statutory
Frankston Arts Centre Car Parking - Casual 2.- - 4.- hours	PER PERM	$ 7.00	$ 7.00	$ -	0.0%	Non-statutory
Frankston Arts Centre Car Parking - Casual 4.- - 7.- hours	PER PERM	$ 7.50	$ 7.50	$ -	0.0%	Non-statutory
Frankston Arts Centre Car Parking - Casual 7.- - 11.- hours	PER PERM	$ 8.00	$ 8.00	$ -	0.0%	Non-statutory
Frankston Arts Centre Car Parking - Permanent Quarterly (24 hour access)	PER QUAR	$ 495.00	$ 495.00	$ -	0.0%	Non-statutory
Frankston Arts Centre Car Parking - Permanent Quarterly (early birds in before 10am, out by 7pm)	PER QUAR	$ 315.00	$ 315.00	$ -	0.0%	Non-statutory
Frankston Arts Centre Car Parking - Permanent Yearly (24 hour access)	PER ANN	$ 2,015.00	$ 2,015.00	$ -	0.0%	Non-statutory
Frankston Arts Centre Car Parking - Permanent Yearly (early birds in before 10am, out by 7pm)	PER ANN	$ 1,240.00	$ 1,240.00	$ -	0.0%	Non-statutory
Street Art Tours	PERTICKE	$ 15.00	$ 15.00	$ -	0.0%	Non-statutory
Arts Operations						
Cube 37 - Venue Hire - Additional Performance Hours	PER HOUR	$ 215.00	$ 215.00	$ -	0.0%	Non-statutory
Cube 37 - Venue Hire - Labs	PER HOUR	$ 44.00	$ 44.00	$ -	0.0%	Non-statutory
Cube 37 - Venue Hire - Labs	PER DAY	$ 205.00	$ 205.00	$ -	0.0%	Non-statutory
Cube 37 - Venue Hire - Main Studios	PER DAY	$ 325.00	$ 325.00	$ -	0.0%	Non-statutory
Cube 37 - Venue Hire - Main Studios	PER HOUR	$ 75.00	$ 75.00	$ -	0.0%	Non-statutory
Cube 37 - Venue Hire - Studio - Per Hour (Rehearsal)	PER HOUR	$ 80.00	$ 80.00	$ -	0.0%	Non-statutory
Cube 37 - Venue Hire - Studio (5hr Performance)	PER BKNG	$ 980.00	$ 980.00	$ -	0.0%	Non-statutory
Cube 37 - Venue Hire - Studio (5hr Rehearsal)	PER BKNG	$ 350.00	$ 350.00	$ -	0.0%	Non-statutory
Fees Recovery - Casual Labour FOH	PER HOUR	$ 65.50	$ 66.00	$ 0.50	0.8%	Non-statutory
Fees Recovery - Casual Labour Technical	PER HOUR	$ 72.50	$ 73.00	$ 0.50	0.7%	Non-statutory
Fees Recovery - Permanent Labour Technical	PER HOUR	$ 74.50	$ 75.00	$ 0.50	0.7%	Non-statutory
Theatre Rental - Additional Performance Hours	PER HOUR	$ 445.00	$ 445.00	$ -	0.0%	Non-statutory
Theatre Rental - Per hour (Rehearsal, Bump In/Out)	PER HOUR	$ 220.00	$ 220.00	$ -	0.0%	Non-statutory
Theatre Rental - Standard Rate (5hr Performance)	PER BOOK	$ 2,500.00	$ 2,500.00	$ -	0.0%	Non-statutory
Theatre Rental - Standard Theatre Rental (5hr Rehearsal)	PER BKNG	$ 1,480.00	$ 1,480.00	$ -	0.0%	Non-statutory
Ticketing						
Postage Fee	PERENVEL	$ 4.50	$ 4.50	$ -	0.0%	Non-statutory
Exchange / Cancellation fee	PERTICKE	$ -	$ 4.00	$ 4.00	-	Non-statutory
Web Fee	PER BKNG	$ 4.50	$ 4.50	$ -	0.0%	Non-statutory
Library - Management						
3D Printing	PER HOUR	$ -	$ 4.50	$ 4.50	-	Non-statutory
A3 B&W	PER COPY	$ 0.30	$ 0.30	$ -	0.0%	Non-statutory
A3 Colour	PER COPY	$ 2.40	$ 1.50	$ (0.90)	-37.5%	Non-statutory
A4 B&W	PER COPY	$ 0.15	$ 0.15	$ -	0.0%	Non-statutory
A4 Colour	PER COPY	$ 1.20	$ 1.00	$ (0.20)	-16.7%	Non-statutory
Bookclub Membership	PER MPY	$ 175.00	$ 180.00	$ 5.00	2.9%	Non-statutory
Community Room - Community Groups Room Hire - One Hour	PER BKNG	$ 49.00	$ 50.50	$ 1.50	3.1%	Non-statutory
Community Room - Community Groups Room Hire - Half Day	PER BKNG	$ 149.00	$ 153.50	$ 4.50	3.0%	Non-statutory
Community Room - Community Groups Room Hire - Full Day	PER BKNG	$ 291.00	$ 300.00	$ 9.00	3.1%	Non-statutory
Community Room - Corporate Groups Room Hire - One Hour	PER BKNG	$ 66.00	$ 68.00	$ 2.00	3.0%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Community Room - Corporate Groups Room Hire - Half Day	PER BKNG	$ 225.00	$ 232.00	$ 7.00	3.1%	Non-statutory
Community Room - Corporate Groups Room Hire - Full Day	PER BKNG	$ 451.00	$ 464.50	$ 13.50	3.0%	Non-statutory
Long Room - Community Groups Room Hire - One Hour	PER BKNG	$ 38.50	$ 40.00	$ 1.50	3.9%	Non-statutory
Long Room - Community Groups Room Hire - Half Day	PER BKNG	$ 87.50	$ 90.50	$ 3.00	3.4%	Non-statutory
Long Room - Community Groups Room Hire - Full Day	PER BKNG	$ 182.00	$ 187.50	$ 5.50	3.0%	Non-statutory
Long Room - Corporate Groups Room Hire - One Hour	PER BKNG	$ 55.50	$ 57.50	$ 2.00	3.6%	Non-statutory
Long Room - Corporate Groups Room Hire - Half Day	PER BKNG	$ 171.00	$ 176.00	$ 5.00	2.9%	Non-statutory
Long Room - Corporate Groups Room Hire - Full Day	PER BKNG	$ 342.00	$ 352.00	$ 10.00	2.9%	Non-statutory
Lost items processing fees / charges for lost parts	PER ITEM	$ 14.00	$ 14.50	$ 0.50	3.6%	Non-statutory
Replacement library items - average item cost	PER ITEM	$ 34.00	$ 35.00	$ 1.00	2.9%	Non-statutory
Library – Infrastructure						
Inter-library loans - Set National Library charges	PER BOOK	$ 30.00	$ 30.00	$ -	0.0%	Statutory
Inter-library loans - Library fee	PER BOOK	$ 4.20	$ 4.20	$ -	0.0%	Non-statutory
Events						
Application Fee - Commercial Event	PER APPL	$ 113.00	$ 120.00	$ 7.00	6.2%	Non-statutory
Application Fee - Community Event	PER APPL	$ 54.00	$ 55.00	$ 1.00	1.9%	Non-statutory
Application Fee - Filming/Photography	PER APPL	$ 54.00	$ 60.00	$ 6.00	11.1%	Non-statutory
Application Fee - Filming/Photography - Late Fee	PER APPL	$ 52.00	$ 60.00	$ 8.00	15.4%	Non-statutory
Event or Filming Site Fee - Commercial - Frankston Waterfront / Beaches / City Centre / Frankston Park - per hour (up to 8 hours)	PER HOUR	$ 67.00	$ 70.00	$ 3.00	4.5%	Non-statutory
Event or Filming Site Fee - Commercial - Frankston Waterfront / Beaches / City Centre / Frankston Park - per day	PER DAY	$ 535.00	$ 550.00	$ 15.00	2.8%	Non-statutory
Event or Filming Site Fee - Commercial - Frankston Waterfront / Beaches / City Centre / Frankston Park - per week	PER WEEK	$ 3,173.00	$ 3,270.00	$ 97.00	3.1%	Non-statutory
Event or Filming Site Fee - Commercial - Parks and Reserves - per hour (up to 8 hours)	PER HOUR	$ 22.00	$ 25.00	$ 3.00	13.6%	Non-statutory
Event or Filming Site Fee - Commercial - Parks and Reserves - per day	PER DAY	$ 160.00	$ 165.00	$ 5.00	3.1%	Non-statutory
Event or Filming Site Fee - Commerical - Parks and Reserves - per week	PER WEEK	$ 949.00	$ 980.00	$ 31.00	3.3%	Non-statutory
Event or Filming Site Fee - Community - Frankston Waterfront / Beaches / City Centre/ Frankston Park - per hour (up to 8 hours)	PER HOUR	$ 34.00	$ 35.00	$ 1.00	2.9%	Non-statutory
Event or Filming Site Fee - Community - Frankston Waterfront / Beaches / City Centre / Frankston Park - per day	PER DAY	$ 268.00	$ 275.00	$ 7.00	2.6%	Non-statutory
Event or Filming Site Fee - Community - Frankston Waterfront / Beaches / City Centre / Frankston Park - per week	PER WEEK	$ 1,587.00	$ 1,635.00	$ 48.00	3.0%	Non-statutory
Event or Filming Site Fee - Community - Parks and Reserves - per hour (up to 8 hours)	PER HOUR	$ 10.00	$ 11.00	$ 1.00	10.0%	Non-statutory
Event or Filming Site Fee - Community - Parks and Reserves - per day	PER DAY	$ 81.00	$ 85.00	$ 4.00	4.9%	Non-statutory
Event or Filming Site Fee - Community - Parks and Reserves - per week	PER WEEK	$ 475.00	$ 490.00	$ 15.00	3.2%	Non-statutory
Frankston's Christmas Festival of Lights - Commercial Exhibitor 3m x 3m	PER SITE	$ 535.00	$ 550.00	$ 15.00	2.8%	Non-statutory
Frankston's Christmas Festival of Lights - Commercial Exhibitor 6m x 3m	PER SITE	$ 748.00	$ 770.00	$ 22.00	2.9%	Non-statutory
Frankston's Christmas Festival - Dessert / Beverage	PER SITE	$ 550.00	$ 565.00	$ 15.00	2.7%	Non-statutory
Frankston's Christmas Festival - Euro Christmas Village Market Stallholder 3m x 3m	PER SITE	$ 220.00	$ 225.00	$ 5.00	2.3%	Non-statutory
Frankston's Christmas Festival - Food Vendor	PER SITE	$ 950.00	$ 980.00	$ 30.00	3.2%	Non-statutory
Frankston's Christmas Festival of Lights - Market Stall 3m x 3m Site	PER SITE	$ 374.00	$ 385.00	$ 11.00	2.9%	Non-statutory
Frankston's Christmas Festival of Lights - Market Stall 6m x 3m Site	PER SITE	$ 480.00	$ 495.00	$ 15.00	3.1%	Non-statutory
Party in the Park - Commercial Exhibitor 3m x 3m Site	PER SITE	$ 114.00	$ 125.00	$ 11.00	9.6%	Non-statutory
Party in the Park - Commercial Exhibitor 6m x 3m Site	PER SITE	$ 227.00	$ 240.00	$ 13.00	5.7%	Non-statutory
Party in the Park - Dessert / Beverage	PER SITE	$ 114.00	$ 150.00	$ 36.00	31.6%	Non-statutory
Party in the Park - Food Vendor	PER SITE	$ 367.00	$ 375.00	$ 8.00	2.2%	Non-statutory
Party in the Park - Market Stall 3m x 3m Site	PER SITE	$ 72.00	$ 80.00	$ 8.00	11.1%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
The Great Pet-Together - Commercial Exhibitor 3m x 3m Site	PER SITE	$ 120.00	$ 125.00	$ 5.00	4.2%	Non-statutory
The Great Pet-Together - Commercial Exhibitor 6m x 3m Site	PER SITE	$ 230.00	$ 240.00	$ 10.00	4.3%	Non-statutory
The Great Pet-Together - Dessert / Beverage	PER SITE	$ 120.00	$ 150.00	$ 30.00	25.0%	Non-statutory
The Great Pet-Together - Food Vendor	PER SITE	$ 370.00	$ 375.00	$ 5.00	1.4%	Non-statutory
The Great Pet-Together - Market Stall 3m x 3m Site	PER SITE	$ 74.00	$ 80.00	$ 6.00	8.1%	Non-statutory
Waterfront Festival - Commercial Exhibitor 3m x 3m Site (FRI & SAT)	PER SITE	$ 1,069.00	$ 1,105.00	$ 36.00	3.4%	Non-statutory
Waterfront Festival - Commercial Exhibitor 3m x 3m Site (SAT)	PER SITE	$ 700.00	$ 725.00	$ 25.00	3.6%	Non-statutory
Waterfront Festival - Commercial Exhibitor 6m x 3m Site (FRI & SAT)	PER SITE	$ 1,604.00	$ 1,655.00	$ 51.00	3.2%	Non-statutory
Waterfront Festival - Commercial Exhibitor 6m x 3m Site (SAT)	PER SITE	$ 1,050.00	$ 1,080.00	$ 30.00	2.9%	Non-statutory
Waterfront Festival - Dessert / Beverage (FRI & SAT)	PER SITE	$ 750.00	$ 770.00	$ 20.00	2.7%	Non-statutory
Waterfront Festival - Dessert / Beverage (SAT)	PER SITE	$ 500.00	$ 515.00	$ 15.00	3.0%	Non-statutory
Waterfront Festival - Food Vendor (FRI & SAT)	PER SITE	$ 1,250.00	$ 1,285.00	$ 35.00	2.8%	Non-statutory
Waterfront Festival - Food Vendor (SAT)	PER SITE	$ 800.00	$ 825.00	$ 25.00	3.1%	Non-statutory
Operations						
Parks and Vegetation Management						
Park Crossing Permit - Commercial Fee	PER APPL	$ 200.00	$ 200.00	$ -	0.0%	Non-statutory
Park Crossing Permit - Residential Fee	PER APPL	$ 100.00	$ 100.00	$ -	0.0%	Non-statutory
Engineering Services						
Engineering Developments						
Asset Protection Permit	PER APPL	$ 310.00	$ 320.00	$ 10.00	3.2%	Non-statutory
Building Over Easement	PER APPL	$ 312.00	$ 320.00	$ 8.00	2.6%	Non-statutory
Development Plan approval - Large (including industrial/commercials)	PER APPL	$ 900.00	$ 925.00	$ 25.00	2.8%	Non-statutory
Development Plan approval - Small (up to four residential units)	PER APPL	$ 390.00	$ 410.00	$ 20.00	5.1%	Non-statutory
Drainage Tappings (Roads & Easements)	PER APPL	$ 290.00	$ 300.00	$ 10.00	3.4%	Non-statutory
Flood Prone Building Dispensation	PER APPL	$ 312.00	$ 320.00	$ 8.00	2.6%	Non-statutory
Legal Point Of Discharge	PER APPL	$ 165.00	$ 170.00	$ 5.00	3.0%	Non-statutory
Occupation of Council Land Fees - outside FMAC (per m2 per week)	PER SITE	$ 5.00	$ 6.00	$ 1.00	20.0%	Non-statutory
Occupation of Council Land Fees - within FMAC (per m2 per week)	PER SITE	$ 7.00	$ 8.00	$ 1.00	14.3%	Non-statutory
Occupation of Road - Other - Application	PER APPL	$ 376.00	$ 385.00	$ 9.00	2.4%	Non-statutory
Traffic and Transport					-	
RMA Fees – Naturestrip planting, road opening	PER APPL	$ 175.00	$ 180.00	$ 5.00	2.9%	Non-statutory
Vehicle Crossover Permit	PER APPL	$ 300.00	$ 310.00	$ 10.00	3.3%	Non-statutory
Community Strengthening						
Recreation						
Carrum Downs Synthetic Field - All Users - Sports Lighting - Match	PER HOUR	$ 34.20	$ 35.20	$ 1.00	2.9%	Non-statutory
Carrum Downs Synthetic Field - All Users - Sports Lighting - Training	PER HOUR	$ 28.80	$ 29.70	$ 0.90	3.1%	Non-statutory
Commercial Fitness Provider - Passive Open Space - Registration Fee	PER ANN	$ 28.80	$ 29.70	$ 0.90	3.1%	Non-statutory
Sports Ground Fees - Commercial Fees	PER HOUR	$ 139.20	$ 143.40	$ 4.20	3.0%	Non-statutory
Sports Ground Fees - Commercial Full Day	PER DAY	$ 982.40	$ 1,011.90	$ 29.50	3.0%	Non-statutory
Sports Ground Fees - Commercial Half Day	PER HALF	$ 479.50	$ 493.90	$ 14.40	3.0%	Non-statutory
Sports Ground Fees - FCC Schools and Community Groups	PER HOUR	$ 49.20	$ 50.70	$ 1.50	3.0%	Non-statutory
Sports Ground Fees - FCC Schools and Community Groups Full Day 9-3	PER BKNG	$ 207.60	$ 213.80	$ 6.20	3.0%	Non-statutory
Sports Ground Fees - FCC Schools and Community Groups Half Day 9-12 / 12-3	PER BKNG	$ 127.40	$ 130.10	$ 2.70	2.1%	Non-statutory
Sports Ground Fees - Outside FCC Schools and Community Groups	PER HOUR	$ 101.60	$ 104.70	$ 3.10	3.1%	Non-statutory
Sports Ground Fees - Outside FCC Schools and Community Groups Full Day 9-3	PER BKNG	$ 325.30	$ 335.10	$ 9.80	3.0%	Non-statutory
Sports Ground Fees - Outside FCC Schools and Community Groups Half Day 9-12 / 12-3	PER BKNG	$ 200.10	$ 206.10	$ 6.00	3.0%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Centenary Park Golf Course						
9 holes - Mid week - Off-peak	9 HOLES	$ 28.00	$ 28.50	$ 0.50	1.8%	Non-statutory
9 holes - Mid week - Off-peak Concession	9 HOLES	$ 24.00	$ 24.50	$ 0.50	2.1%	Non-statutory
9 holes - Mid week - Peak	9 HOLES	$ 32.00	$ 33.00	$ 1.00	3.1%	Non-statutory
9 holes - Mid week - Peak Concession	9 HOLES	$ 28.00	$ 29.00	$ 1.00	3.6%	Non-statutory
9 holes - Mid week - Premium	9 HOLES	$ 34.00	$ 35.00	$ 1.00	2.9%	Non-statutory
9 holes - Mid week - Premium Concession	9 HOLES	$ 30.00	$ 31.00	$ 1.00	3.3%	Non-statutory
9 holes - Mid week - Standard	9 HOLES	$ 30.00	$ 31.00	$ 1.00	3.3%	Non-statutory
9 holes - Mid week - Standard Concession	9 HOLES	$ 26.00	$ 27.00	$ 1.00	3.8%	Non-statutory
9 holes - Weekend - Junior	9 HOLES	$ 26.00	$ 26.00	$ -	0.0%	Non-statutory
9 holes - Weekend - Peak	9 HOLES	$ 37.00	$ 38.00	$ 1.00	2.7%	Non-statutory
9 holes - Weekend - Premium	9 HOLES	$ 40.00	$ 41.00	$ 1.00	2.5%	Non-statutory
9 holes - Weekend - Standard	9 HOLES	$ 34.00	$ 35.00	$ 1.00	2.9%	Non-statutory
18 holes - Mid week - Off-peak	18 HOLES	$ 34.00	$ 34.50	$ 0.50	1.5%	Non-statutory
18 holes - Mid week - Off-peak Concession	18 HOLES	$ 28.00	$ 28.50	$ 0.50	1.8%	Non-statutory
18 holes - Mid week - Peak	18 HOLES	$ 40.00	$ 41.00	$ 1.00	2.5%	Non-statutory
18 holes - Mid week - Peak Concession	18 HOLES	$ 32.00	$ 33.00	$ 1.00	3.1%	Non-statutory
18 holes - Mid week - Premium	18 HOLES	$ 44.00	$ 45.00	$ 1.00	2.3%	Non-statutory
18 holes - Mid week - Premium Concession	18 HOLES	$ 34.00	$ 35.00	$ 1.00	2.9%	Non-statutory
18 holes - Mid week - Standard	18 HOLES	$ 36.00	$ 37.00	$ 1.00	2.8%	Non-statutory
18 holes - Mid week - Standard Concession	18 HOLES	$ 30.00	$ 31.00	$ 1.00	3.3%	Non-statutory
18 holes - Weekend - Junior	18 HOLES	$ 30.00	$ 30.00	$ -	0.0%	Non-statutory
18 holes - Weekend - Peak	18 HOLES	$ 49.00	$ 50.00	$ 1.00	2.0%	Non-statutory
18 holes - Weekend - Premium	18 HOLES	$ 52.00	$ 53.00	$ 1.00	1.9%	Non-statutory
18 holes - Weekend - Standard	18 HOLES	$ 45.00	$ 46.00	$ 1.00	2.2%	Non-statutory
Twilight - Mid week - Off-peak	PER ADMI	$ 20.00	$ 20.50	$ 0.50	2.5%	Non-statutory
Twilight - Mid week - Peak	PER ADMI	$ 25.00	$ 25.50	$ 0.50	2.0%	Non-statutory
Twilight - Mid week - Standard	PER ADMI	$ 23.00	$ 23.50	$ 0.50	2.2%	Non-statutory
Twilight - Weekend - Peak	PER ADMI	$ 30.00	$ 31.00	$ 1.00	3.3%	Non-statutory
Twilight - Weekend - Premium	PER ADMI	$ 35.00	$ 36.00	$ 1.00	2.9%	Non-statutory
Twilight - Weekend - Standard	PER ADMI	$ 25.00	$ 25.50	$ 0.50	2.0%	Non-statutory
Season Tickets - 5 day - Pensioner	SEASON T	$ 900.00	$ 920.00	$ 20.00	2.2%	Non-statutory
Season Tickets - 5 day - Resident	SEASON T	$ 1,150.00	$ 1,180.00	$ 30.00	2.6%	Non-statutory
Season Tickets - 5 day - Senior Resident	SEASON T	$ 1,000.00	$ 1,025.00	$ 25.00	2.5%	Non-statutory
Season Tickets - 6 day - Adult	SEASON T	$ 1,450.00	$ 1,500.00	$ 50.00	3.4%	Non-statutory
Season Tickets - 6 day - Junior U18	SEASON T	$ 350.00	$ 350.00	$ -	0.0%	Non-statutory
Season Tickets - 6 day - Youth 18-24	SEASON T	$ 600.00	$ 615.00	$ 15.00	2.5%	Non-statutory
Ebdale Hub						
Ebdale Community Hub: Community Groups Community Room Hire - per hour	PER HOUR	$ 38.00	$ 40.00	$ 2.00	5.3%	Non-statutory
Ebdale Community Hub: Community Groups Room Hire - Full Day	PER BKNG	$ 103.00	$ 107.00	$ 4.00	3.9%	Non-statutory
Ebdale Community Hub: Community Groups Room Hire - Half Day	PER HALF	$ 74.00	$ 77.00	$ 3.00	4.1%	Non-statutory
Ebdale Community Hub: Corporate Community Room Hire - per hour	PER HOUR	$ 57.00	$ 59.00	$ 2.00	3.5%	Non-statutory
Ebdale Community Hub: Corporate Group Meeting Room Hire	PER HALF	$ 118.00	$ 122.00	$ 4.00	3.4%	Non-statutory
Ebdale Community Hub: Corporate Group Meeting Room Hire - Full Day	PER BKNG	$ 182.00	$ 188.00	$ 6.00	3.3%	Non-statutory
Frankston North Community and Recreation Centre						
Frankston North Community Centre Community Hall Hire	PER HOUR	$ 39.00	$ 41.00	$ 2.00	5.1%	Non-statutory
Frankston North Community Centre Community Hire Hall - Half Day	PER HALF	$ 100.00	$ 103.00	$ 3.00	3.0%	Non-statutory
Frankston North Community Centre Community Hall Hire - Full Day	PER DAY	$ 150.00	$ 155.00	$ 5.00	3.3%	Non-statutory
Frankston North Community Centre Community Hire - Annex	PER HOUR	$ 34.00	$ 35.00	$ 1.00	2.9%	Non-statutory
Frankston North Community Centre Community Hire - Meeting Room	PER HOUR	$ 34.00	$ 35.00	$ 1.00	2.9%	Non-statutory
Frankston North Community Centre Corporate Hall Hire	PER HOUR	$ 46.00	$ 48.00	$ 2.00	4.3%	Non-statutory
Frankston North Community Centre Corporate Hire Hall - Half Day	PER HALF	$ 140.00	$ 145.00	$ 5.00	3.6%	Non-statutory
Frankston North Community Centre Corporate Hire Hall - Full Day	PER DAY	$ 220.00	$ 227.00	$ 7.00	3.2%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Frankston North Community Centre Corporate Hire - Annex	PER HOUR	$ 49.00	$ 51.00	$ 2.00	4.1%	Non-statutory
Frankston North Community Centre Corporate Hire - Meeting Room	PER BKNG	$ 40.00	$ 42.00	$ 2.00	5.0%	Non-statutory
Frankston North Community Centre Integrated Services Hub Boardroom Community	PER HOUR	$ -	$ 18.00	$ 18.00	-	Non-statutory
Frankston North Community Centre Integrated Services Hub Boardroom Corporate	PER HOUR	$ -	$ 27.00	$ 27.00	-	Non-statutory
Frankston North Community Centre Integrated Services Hub Small Offices Community	PER HOUR	$ 15.00	$ 16.00	$ 1.00	6.7%	Non-statutory
Frankston North Community Centre Integrated Services Hub Small Offices Corporate	PER HOUR	$ 23.00	$ 24.00	$ 1.00	4.3%	Non-statutory
Frankston North Communtiy Centre Children's Room Community	PER HOUR	$ 28.00	$ 29.00	$ 1.00	3.6%	Non-statutory
Frankston North Communtiy Centre Children's Room Corporate	PER HOUR	$ 35.00	$ 36.00	$ 1.00	2.9%	Non-statutory
Frankston South Community and Recreation Centre						
FSCRC Energise Room Hire Commercial	PER HOUR	$ 35.00	$ 37.00	$ 2.00	5.7%	Non-statutory
FSCRC Energise Room Hire Community	PER HOUR	$ 28.00	$ 29.00	$ 1.00	3.6%	Non-statutory
FSCRC Meeting Room 1 Hire Commercial	PER HOUR	$ 28.00	$ 29.00	$ 1.00	3.6%	Non-statutory
FSCRC Meeting Room 1 Hire Community	PER HOUR	$ 25.00	$ 26.00	$ 1.00	4.0%	Non-statutory
FSCRC Meeting Room 2 Hire Commercial	PER HOUR	$ 32.00	$ 33.00	$ 1.00	3.1%	Non-statutory
FSCRC Meeting Room 2 Hire Community	PER HOUR	$ 28.00	$ 29.00	$ 1.00	3.6%	Non-statutory
FSCRC Relaxation Room Hire Commercial	PER HOUR	$ 28.00	$ 29.00	$ 1.00	3.6%	Non-statutory
FSCRC Relaxation Room Hire Community	PER HOUR	$ 26.00	$ 27.00	$ 1.00	3.8%	Non-statutory
FSCRC Stadium Hire Commercial	PER HOUR	$ 46.00	$ 48.00	$ 2.00	4.3%	Non-statutory
FSCRC Stadium Hire Community	PER HOUR	$ 39.00	$ 41.00	$ 2.00	5.1%	Non-statutory
Karingal Place						
Karingal PLACE Meeting Room 1 Hire Commercial	PER HOUR	$ 38.00	$ 40.00	$ 2.00	5.3%	Non-statutory
Karingal PLACE Meeting Room 1 Hire Community	PER HOUR	$ 30.00	$ 31.00	$ 1.00	3.3%	Non-statutory
Karingal PLACE Meeting Room 2 Hire Commercial	PER HOUR	$ 28.00	$ 29.00	$ 1.00	3.6%	Non-statutory
Karingal PLACE Meeting Room 2 Hire Community	PER HOUR	$ 24.00	$ 25.00	$ 1.00	4.2%	Non-statutory
Karingal PLACE Stadium Hire Commercial	PER HOUR	$ 38.00	$ 40.00	$ 2.00	5.3%	Non-statutory
Karingal PLACE Stadium Hire Community	PER HOUR	$ 30.00	$ 31.00	$ 1.00	3.3%	Non-statutory
Family Health Support Services						
Meals on wheels						
CHSP - Meals on Wheels - Rate A	PER MEAL	$ 9.50	$ 9.80	$ 0.30	3.2%	Non-statutory
CHSP - Meals on Wheels - Rate B - Nominal 1	PER MEAL	$ 4.80	$ 5.00	$ 0.20	4.2%	Non-statutory
CHSP - Meals on Wheels - Rate C - Nominal 2	PER MEAL	$ 2.40	$ 2.50	$ 0.10	4.2%	Non-statutory
CHSP - Meals on Wheels - Rate D - No Charge	PER MEAL	$ -	$ -	$ -	-	Non-statutory
CHSP - Meals on Wheels - Rate M - Medium	PER MEAL	$ 14.00	$ 14.40	$ 0.40	2.9%	Non-statutory
CHSP - Meals on Wheels - Rate N - High	PER MEAL	$ 22.00	$ 22.60	$ 0.60	2.7%	Non-statutory
Special Meals Program	PER MEAL	$ 5.00	$ 5.20	$ 0.20	4.0%	Non-statutory
Private - Delivered Meals Fee	PER MEAL	$ -	$ 22.60	$ 22.60	-	Non-statutory
Bus Outing/Community Transport						
CHSP - Bus Outing - After Hours Trip	PER SESS	$ -	$ 10.00	$ 10.00	-	Non-statutory
CHSP - Bus Outing - Short Trip	PER SESS	$ 3.00	$ 3.00	$ -	0.0%	Non-statutory
CHSP - Bus Outing - Medium Trip	PER SESS	$ 5.00	$ 5.00	$ -	0.0%	Non-statutory
CHSP - Bus Outing - Long Trip	PER SESS	$ 6.00	$ 6.00	$ -	0.0%	Non-statutory
CHSP - Bus Outing - Show tickets	PER SESS	$ 24.00	$ 27.00	$ 3.00	12.5%	Non-statutory
Community Bus Gold Coin Donation	PER TRIP	$ 3.00	$ 3.00	$ -	0.0%	Non-statutory
Immunisation						
Immunisation non-medicare service fee	PER ACT		$ 72.83	$ 72.83	-	Non-statutory
Vaccine - Bexsero	PER ACT		$ 135.50	$ 135.50	-	Non-statutory
Vaccine - Boostrix	PER ACT		$ 48.67	$ 48.67	-	Non-statutory
Vaccine - Engerix B (Paed Hep B)	PER ACT		$ 30.47	$ 30.47	-	Non-statutory
Vaccine - Hiberix	PER ACT		$ 45.70	$ 45.70	-	Non-statutory
Vaccine - Infanrix Hexa	PER ACT		$ 113.90	$ 113.90	-	Non-statutory
Vaccine - Infanrix IPV	PER ACT		$ 68.25	$ 68.25	-	Non-statutory
Vaccine - Influenza	PER ACT		$ 20.00	$ 20.00	-	Non-statutory
Vaccine - IPOL	PER ACT		$ 63.85	$ 63.85	-	Non-statutory
Vaccine - Nimenrix	PER ACT		$ 77.70	$ 77.70	-	Non-statutory
Vaccine - Priorix	PER ACT		$ 42.18	$ 42.18	-	Non-statutory
Vaccine - Priorix Tetra	PER ACT		$ 101.80	$ 101.80	-	Non-statutory
Vaccine - Triapacel (Infanrix)	PER ACT		$ 90.80	$ 90.80	-	Non-statutory
Vaccine - Varilrix	PER ACT		$ 74.74	$ 74.74	-	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Playgroup Development						
Play Group Venue Fees - Half Day - Community Play Groups	PER SESS	$ 13.00	$ 13.00	$ -	0.0%	Non-statutory
Play Group Venue Fees - Half Day - Supported Playgroups	PER SESS	$ 26.00	$ 26.00	$ -	0.0%	Non-statutory
Play Group Venue Fees - Full Day - Supported Playgroups	PER SESS	$ 52.00	$ 52.00	$ -	0.0%	Non-statutory
Mahogany Rise Child and Family Centre						
Mahogany Rise Child Care Daily Fee	PER DAY	$ 127.00	$ 130.00	$ 3.00	2.4%	Non-statutory
Community Safety						
Community Safety Management						
Short Stay Rental Accommodation Registration	PER PERM	$ 155.10	$ 160.00	$ 4.90	3.2%	Non-statutory
Charged Car Parking						
Foreshore Parking Metres	PER HOUR	$ 3.40	$ 3.50	$ 0.10	2.9%	Non-statutory
Foreshore Parking Permit - Additional	PER PERM	$ 90.00	$ 93.00	$ 3.00	3.3%	Non-statutory
Foreshore Parking Permit - Replacement	PER PERM	$ 70.00	$ 73.00	$ 3.00	4.3%	Non-statutory
Frankston House Car Parking (per Quarter)	ANNUALCH	$ 405.00	$ 417.15	$ 12.15	3.0%	Non-statutory
Frankston House Parking Fee - Hourly	PER HOUR	$ 2.50	$ 2.30	$ (0.20)	-8.0%	Non-statutory
Leased Parking Bay	PER DAY	$ 65.00	$ 67.00	$ 2.00	3.1%	Non-statutory
Parking Fee - Daily	PER DAY	$ 6.90	$ 7.20	$ 0.30	4.3%	Non-statutory
Parking Fee - Hourly	PER HOUR	$ 2.20	$ 2.30	$ 0.10	4.5%	Non-statutory
Private Parking Agreement Application Fee	PER PERM	$ 330.00	$ 340.00	$ 10.00	3.0%	Non-statutory
Residential Parking Permit Replacement Fee	PER PERM	$ 6.00	$ 6.20	$ 0.20	3.3%	Non-statutory
Fire Safety						
Burning off Permits - Residential	ANNUALCH	$ 82.00	$ 85.00	$ 3.00	3.7%	Non-statutory
Burning off periods - Commercial	ANNUALCH	$ 331.00	$ 341.00	$ 10.00	3.0%	Non-statutory
Hazard Removal	PER APPL	$ 184.60	$ 190.00	$ 5.40	2.9%	Statutory
CCTV & Litter						
Pound Release Fee - Trolleys & miscellaneous	PER TROL	$ 100.00	$ 110.00	$ 10.00	10.0%	Non-statutory
Impound Fee - Shopping Trolleys	PER TROL	$ 70.00	$ 75.00	$ 5.00	7.1%	Non-statutory
Compliance & Enforcement Services						
Public Notification Service Fee	PER APPL	$ 150.00	$ 155.00	$ 5.00	3.3%	Non-statutory
Advertising Signage - Mobile A frames Annual Fee	ANNUALCH	$ 695.00	$ 716.00	$ 21.00	3.0%	Non-statutory
Advertising Signage - Real Estate Agents - Annual Fee	ANNUALCH	$ 180.00	$ 186.00	$ 6.00	3.3%	Non-statutory
Advertising Signage - Real Estate Agents - Application Fee	PER APPL	$ 195.00	$ 205.00	$ 10.00	5.1%	Non-statutory
Advertising Signs - Pound Release Fee	PER SIGN	$ 47.00	$ 50.00	$ 3.00	6.4%	Non-statutory
Animal (de-sexed) Registration Fees	PER ANIM	$ 63.00	$ 72.00	$ 9.00	14.3%	Non-statutory
Animal (de-sexed) Registration Fees - Concession	PER ANIM	$ 31.50	$ 36.00	$ 4.50	14.3%	Non-statutory
Animal Surrender Fee	PER ANIM	$ 150.00	$ 155.00	$ 5.00	3.3%	Non-statutory
Annual Excess Animal Permit Fee	PER PERM	$ 50.00	$ 52.00	$ 2.00	4.0%	Non-statutory
Bulk Bin/Container Annual Permit Fee	ANNUALCH	$ 910.00	$ 940.00	$ 30.00	3.3%	Non-statutory
Bulk Bin/Container Daily Permit Fee	PER DAY	$ 50.00	$ 55.00	$ 5.00	10.0%	Non-statutory
Bulk Bin/Container Weekly Permit Fe	PER WEEK	$ 130.00	$ 135.00	$ 5.00	3.8%	Non-statutory
Container Placement Permit Fee	PER PERM	$ 290.00	$ 300.00	$ 10.00	3.4%	Non-statutory
Daily Storage Fee - Seized Vehicles	PER VEHI	$ 65.00	$ 67.00	$ 2.00	3.1%	Non-statutory
Display of Goods - Annual Fee	ANNUALCH	$ 320.00	$ 330.00	$ 10.00	3.1%	Non-statutory
Display of Goods - Application Fee	PER APPL	$ 150.00	$ 155.00	$ 5.00	3.3%	Non-statutory
Dogs Over 10 Years of age Registration Fee	PER ANIM	$ 63.00	$ 72.00	$ 9.00	14.3%	Non-statutory
Dogs Registered with applicable Organisation Registration Fee	PER ANIM	$ 63.00	$ 72.00	$ 9.00	14.3%	Non-statutory
Domestic Animal Business Breeding Dogs Registration Fee	PER ANIM	$ 360.00	$ 375.00	$ 15.00	4.2%	Non-statutory
Excess Animal Fee	PER PERM	$ 150.00	$ 155.00	$ 5.00	3.3%	Non-statutory
Foster Care Animal Registration Fee	PER ANIM	$ 10.00	$ 10.50	$ 0.50	5.0%	Non-statutory
Heavy Vehicle Application Fee	PER APPL	$ 160.00	$ 165.00	$ 5.00	3.1%	Non-statutory
Heavy Vehicle Permit Fee	PER PERM	$ 275.00	$ 285.00	$ 10.00	3.6%	Non-statutory
Keast Park Horse Permit Fee	ANNUALCH	$ 470.00	$ 485.00	$ 15.00	3.2%	Non-statutory
Kerbside Trading Fee 6 month permit per square metre licensed	ANNUALCH	$ 180.00	$ 186.00	$ 6.00	3.3%	Non-statutory
Kerbside Trading Fee 6 month permit per square metre non licensed	ANNUALCH	$ 155.00	$ 160.00	$ 5.00	3.2%	Non-statutory
Kerbside Trading Fee less than 1 square metre (A frame)	ANNUALCH	$ 155.00	$ 160.00	$ 5.00	3.2%	Non-statutory
Kerbside Trading Fee per square metre licensed	PER SITE	$ 180.00	$ 186.00	$ 6.00	3.3%	Non-statutory
Kerbside Trading Fee per square metre non licensed	PER SITE	$ 155.00	$ 160.00	$ 5.00	3.2%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Miscellaneous Vehicle Permit Fee	PER APPL	$ 115.00	$ 120.00	$ 5.00	4.3%	Non-statutory
Outdoor Dining - Application Fee	PER APPL	$ 150.00	$ 155.00	$ 5.00	3.3%	Non-statutory
Pet Shop/Domestic Animal Business Registration Fee	PER PERM	$ 470.00	$ 490.00	$ 20.00	4.3%	Non-statutory
Pound Release Fee - Heavy Vehicles (over 4T)	PER VEHI	$ 600.00	$ 620.00	$ 20.00	3.3%	Non-statutory
Pound Release Fee - Cats	PER ANIM	$ 150.00	$ 155.00	$ 5.00	3.3%	Non-statutory
Pound Release Fee - Dogs	PER ANIM	$ 300.00	$ 330.00	$ 30.00	10.0%	Non-statutory
Pound Release Fee - Livestock	PER ANIM	$ 350.00	$ 400.00	$ 50.00	14.3%	Non-statutory
Pound Release Fee - Motor Bikes	PER VEHI	$ 1,100.00	$ 1,200.00	$ 100.00	9.1%	Non-statutory
Pound Release Fee - Motor Bikes - 2nd Offence	PER VEHI	$ 1,600.00	$ 1,800.00	$ 200.00	12.5%	Non-statutory
Pound Release Fee - Motor Vehicles	PER VEHI	$ 460.00	$ 474.00	$ 14.00	3.0%	Non-statutory
Pound Release Fee - Small animals/birds	PER ANIM	$ 100.00	$ 105.00	$ 5.00	5.0%	Non-statutory
Pound Special Release Fee - Cats	PER ANIM	$ 300.00	$ 320.00	$ 20.00	6.7%	Non-statutory
Pound Special Release Fee - Dogs	PER ANIM	$ 500.00	$ 525.00	$ 25.00	5.0%	Non-statutory
Recreation Vehicle Application Fee	PER APPL	$ 130.00	$ 134.00	$ 4.00	3.1%	Non-statutory
Recreation Vehicle Permit Fee	PER PERM	$ 130.00	$ 134.00	$ 4.00	3.1%	Non-statutory
Restricted, Menacing and Dangerous Dogs Registration Fee	PER ANIM	$ 480.00	$ 510.00	$ 30.00	6.3%	Non-statutory
Sale of Abandoned vehicles	ANNUALCH	$ 330.00	$ 340.00	$ 10.00	3.0%	Non-statutory
Service Request - Compliance	PER REQU	$ 110.00	$ 114.00	$ 4.00	3.6%	Non-statutory
Service Request - Compliance Level 2	PER REQU	$ 215.00	$ 222.00	$ 7.00	3.3%	Non-statutory
Service Request - Compliance Level 3	PER REQU	$ 320.00	$ 330.00	$ 10.00	3.1%	Non-statutory
Service Request - Compliance Level 4	PER REQU	$ 430.00	$ 443.00	$ 13.00	3.0%	Non-statutory
Service Request - Compliance Level 5	PER REQU	$ 535.00	$ 552.00	$ 17.00	3.2%	Non-statutory
Signage Impound Fee	PER ITEM	$ 260.00	$ 300.00	$ 40.00	15.4%	Non-statutory
Temporary De-sexing Exemption Registration Fee	PER ANIM	$ 105.00	$ 113.00	$ 8.00	7.6%	Non-statutory
Working Dog Registration Fee	PER ANIM	$ 65.00	$ 72.00	$ 7.00	10.8%	Non-statutory
Development Services						
Building Services						
Application for registration fee (reg 147P)	PER APPL	$ 36.30	$ 37.00	$ 0.70	1.9%	Non-statutory
Information search fee (reg 147P)	PER APPL	$ 53.50	$ 55.00	$ 1.50	2.8%	Non-statutory
Lodgement of certificate of pool barrier compliance (reg 147X)	PER APPL	$ 23.30	$ 24.00	$ 0.70	3.0%	Non-statutory
Lodgement of certificate of pool barrier non-compliance (reg 147ZJ)	PER APPL	$ 439.00	$ 445.00	$ 6.00	1.4%	Non-statutory
Pool compliance inspection and issue (form 23)	PER APPL	$ 1,354.50	$ 1,400.00	$ 45.50	3.4%	Non-statutory
Building Regulation Siting Dispensations (Part 5) & (Part 6 - 109 & 134)	PER APPL	$ 457.30	$ 465.00	$ 7.70	1.7%	Statutory
Building Permit lodgement	PER APPL	$ 137.10	$ 140.00	$ 2.90	2.1%	Statutory
Certification Fee	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Consulting Fee	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Lapsed Permit Inspections outside FCC	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Lapsed Permit Inspections within FCC	PER APPL	$ 534.60	$ 550.00	$ 15.40	2.9%	Non-statutory
Major Variation to Building Permit (Plans/specifications etc)	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Minor Variation to Building Permit (Amendment to Certificates/Builders Details)	PER PERM	$ 641.10	$ 660.00	$ 18.90	2.9%	Non-statutory
Permit - Above ground & barrier (pools & spas)	PER APPL	$ 1,294.60	$ 1,335.00	$ 40.40	3.1%	Non-statutory
Permit - Barrier/fencing only (pools & spas)	PER APPL	$ 865.50	$ 890.00	$ 24.50	2.8%	Non-statutory
Permit - Below ground & barrier (pools & spas)	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Permit - Commercial Project - >$15K	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Permit - Commercial Project - up to $15K	PER APPL	$ 1,168.40	$ 1,205.00	$ 36.60	3.1%	Non-statutory
Permit - Demolition - Commercial Basic (single storey) < 500sq metres	PER APPL	$ 1,615.10	$ 1,665.00	$ 49.90	3.1%	Non-statutory
Permit - Demolition - Commercial Basic (Single Storey) >500sq metres	PER APPL	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Permit - Demolition - Commercial Multi Storey	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Permit - Demolition - Residential Basic (single storey)	PER APPL	$ 962.70	$ 990.00	$ 27.30	2.8%	Non-statutory
Permit - Demolition - Residential Multi Storey	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Permit - Extension of time < $50,000	PER APPL	$ 429.10	$ 442.00	$ 12.90	3.0%	Non-statutory
Permit - Extension of time > $50,001	PER APPL	$ 646.80	$ 670.00	$ 23.20	3.6%	Non-statutory
Permit - Residential - Minor Works - $10,000 - $20,000	PER APPL	$ 1,283.20	$ 1,330.00	$ 46.80	3.6%	Non-statutory
Permit - Residential - Major Works - $20,001 - $50,000	PER APPL	$ 1,711.30	$ 1,760.00	$ 48.70	2.8%	Non-statutory
Permit - Residential - Major Works - $50,001 - $100,000	PER APPL	$ 2,352.10	$ 2,420.00	$ 67.90	2.9%	Non-statutory
Permit - Residential - Major Works - $100,001 - $200,000	PER APPL	$ 2,688.40	$ 2,760.00	$ 71.60	2.7%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Permit - Residential - Major Works > $200,000	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Permit - Residential Multi Building/Rooming House (Class 18) on 1 allotment	PER HOUR	$ 217.10	$ 225.00	$ 7.90	3.6%	Non-statutory
Permit - Residential/Fences - Minor Works - < $10K	PER APPL	$ 856.20	$ 880.00	$ 23.80	2.8%	Non-statutory
Permit Inspections	PER INSP	$ 169.60	$ 180.00	$ 10.40	6.1%	Non-statutory
Plan copies - Industrial & Commercial (Digital Copies Only)	PER APPL	$ 361.90	$ 372.00	$ 10.10	2.8%	Non-statutory
Plan copies - Industrial & Commercial- Additional permits (2-5 permits) (Digital Copies Only)	PER APPL	$ 103.40	$ 106.50	$ 3.10	3.0%	Non-statutory
Plan copies - Industrial & Commercial- Additional permits (6 or more permits) (Digital Copies Only)	PER APPL	$ 206.80	$ 213.00	$ 6.20	3.0%	Non-statutory
Plan Copies - Properties with multiple tenancies - Base Fee (NEW)	PER APPL	$ 357.00	$ 370.00	$ 13.00	3.6%	Non-statutory
Plan Copies - Properties with multiple tenancies - Plus Additional per tenancy/unit (NEW)	PER APPL	$ 153.00	$ 158.00	$ 5.00	3.3%	Non-statutory
Plan Copies - Residential (Digital Copies Only)	PER APPL	$ 258.50	$ 266.30	$ 7.80	3.0%	Non-statutory
POPE - Final Inspection & Occupation Permit	PER APPL	$ 618.30	$ 637.00	$ 18.70	3.0%	Non-statutory
POPE - Temporary Structure Siting Application Fee (over 2,500 people)	PER APPL	$ 1,031.90	$ 1,063.00	$ 31.10	3.0%	Non-statutory
POPE - Temporary Structure Siting Application Fee (up to 2,500 people)	PER ADMI	$ 618.30	$ 637.00	$ 18.70	3.0%	Non-statutory
POPE - Weekend Inspection & Occupation Permit	PER HOUR	$ 309.20	$ 320.00	$ 10.80	3.5%	Non-statutory
Protection of the Public (Part 6 - 116)	PER APPL	$ 331.50	$ 335.00	$ 3.50	1.1%	Statutory
Provision of Information - Building Permit Particulars	PER APPL	$ 53.90	$ 55.00	$ 1.10	2.0%	Statutory
Provision of Information - Building Permit Particulars - 24 hour turnaround	PER APPL	$ 271.00	$ 280.00	$ 9.00	3.3%	Non-statutory
Provision of Information - Property Particulars	PER APPL	$ 53.90	$ 55.00	$ 1.10	2.0%	Statutory
Health Services						
Additional Inspection Fee (Other than mandatory)	PER INSP	$ 290.00	$ 300.00	$ 10.00	3.4%	Non-statutory
Amend an OWMS permit	PER APPL	$ 174.00	$ 178.00	$ 4.00	2.3%	Statutory
Construct, install or alter OWMS hourly permit application fee (additional fee for assessments exceeding 8.2 hours)	PER HOUR	$ 102.00	$ 104.00	$ 2.00	2.0%	Statutory
Construct, install or alter OWMS permit application fee (minimum)	PER APPL	$ 821.00	$ 838.00	$ 17.00	2.1%	Statutory
Exemption for OWMS application fee (minimum)	PER APPL	$ 246.00	$ 251.00	$ 5.00	2.0%	Statutory
Exemption for OWMS hourly application fee (additional fee for assessments exceeding 2.6 hours)	PER HOUR	$ 99.00	$ 101.00	$ 2.00	2.0%	Statutory
Minor alterations to OWMS	PER APPL	$ 626.00	$ 639.00	$ 13.00	2.1%	Statutory
Renew OWMS permit	PER APPL	$ 139.00	$ 142.00	$ 3.00	2.2%	Statutory
Transfer OWMS permit	PER APPL	$ 166.00	$ 170.00	$ 4.00	2.4%	Statutory
Failed food sampling results (2nd and subsequent)	PER ITEM	$ 290.00	$ 300.00	$ 10.00	3.4%	Non-statutory
Food Act - Annual Registration - Community Group	PER PERM	$ 215.00	$ 225.00	$ 10.00	4.7%	Non-statutory
Food Act - Annual Registration Fee - 1A	PER PERM	$ 1,650.00	$ 1,700.00	$ 50.00	3.0%	Non-statutory
Food Act - Annual Registration Fee - 1B	PER PERM	$ 820.00	$ 845.00	$ 25.00	3.0%	Non-statutory
Food Act - Annual Registration Fee - 2A	PER PERM	$ 1,250.00	$ 1,290.00	$ 40.00	3.2%	Non-statutory
Food Act - Annual Registration Fee - 2B	PER PERM	$ 775.00	$ 810.00	$ 35.00	4.5%	Non-statutory
Food Act - Annual Registration Fee - 3A	PER PERM	$ 680.00	$ 705.00	$ 25.00	3.7%	Non-statutory
Food Act - Annual Registration Fee - 3B	PER PERM	$ 345.00	$ 370.00	$ 25.00	7.2%	Non-statutory
Food Act - FoodTrader - Ad Hoc Fee	PER PERM	$ 550.00	$ 570.00	$ 20.00	3.6%	Non-statutory
Food Act - Initial Registration - Community Group	PER PERM	$ 430.00	$ 445.00	$ 15.00	3.5%	Non-statutory
Food Act - Initial Registration Fee - 1A	PER PERM	$ 2,100.00	$ 2,165.00	$ 65.00	3.1%	Non-statutory
Food Act - Initial Registration Fee - 1B	PER PERM	$ 1,270.00	$ 1,310.00	$ 40.00	3.1%	Non-statutory
Food Act - Initial Registration Fee - 2A	PER PERM	$ 1,700.00	$ 1,755.00	$ 55.00	3.2%	Non-statutory
Food Act - Initial Registration Fee - 2B	PER PERM	$ 1,225.00	$ 1,265.00	$ 40.00	3.3%	Non-statutory
Food Act - Initial Registration Fee - 3A	PER PERM	$ 1,130.00	$ 1,165.00	$ 35.00	3.1%	Non-statutory
Food Act - Initial Registration Fee - 3B	PER PERM	$ 685.00	$ 710.00	$ 25.00	3.6%	Non-statutory
Food Act - Plan Assessment Fee - 1A/1B/2A/2B/3A	PER APPL	$ 450.00	$ 465.00	$ 15.00	3.3%	Non-statutory
Food Act - Plan Assessment Fee - 3B	PER APPL	$ 340.00	$ 355.00	$ 15.00	4.4%	Non-statutory
Food Act - Plan Assessment Fee - Community Group	PER APPL	$ 215.00	$ 225.00	$ 10.00	4.7%	Non-statutory
Health Services late registration renewal fee (20% of annual registration)	PER APPL	20% of annual registration	$ -	-	-	Non-statutory
Non-compliance Inspection Fee	PER INSP	$ 500.00	$ 515.00	$ 15.00	3.0%	Non-statutory
PHWA - Annual Registration - Swimming Pool - > 2 BOW	PER APPL	$ 680.00	$ 700.00	$ 20.00	2.9%	Non-statutory
PHWA - Annual Registration - Swimming Pool - 2 or Less BOW	PER APPL	$ 360.00	$ 375.00	$ 15.00	4.2%	Non-statutory
PHWA - Annual Registration Fee - High Risk	PER APPL	$ 350.00	$ 365.00	$ 15.00	4.3%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
PHWA - Annual Registration Fee - Medium Risk	PER APPL	$ 330.00	$ 340.00	$ 10.00	3.0%	Non-statutory
PHWA - Annual Registration Fee - Multiple Services	PER APPL	$ 530.00	$ 550.00	$ 20.00	3.8%	Non-statutory
PHWA - Annual Registration Fee - Prescribed Accommodation <20	PER APPL	$ 330.00	$ 340.00	$ 10.00	3.0%	Non-statutory
PHWA - Annual Registration Fee - Prescribed Accommodation >20	PER APPL	$ 350.00	$ 365.00	$ 15.00	4.3%	Non-statutory
PHWA - Annual Registration Fee - Prescribed Accommodation >40	PER APPL	$ 370.00	$ 385.00	$ 15.00	4.1%	Non-statutory
PHWA - Annual Registration Fee - Rooming House 10 Rooms	PER APPL	$ 1,370.00	$ 1,415.00	$ 45.00	3.3%	Non-statutory
PHWA - Annual Registration Fee - Rooming House 11 Rooms	PER APPL	$ 1,500.00	$ 1,545.00	$ 45.00	3.0%	Non-statutory
PHWA - Annual Registration Fee - Rooming House 12+ Rooms (Initial $1,294) plus per room	PER APPL	$ 130.00	$ 135.00	$ 5.00	3.8%	Non-statutory
PHWA - Annual Registration Fee - Rooming House 3-5 Rooms	PER APPL	$ 720.00	$ 745.00	$ 25.00	3.5%	Non-statutory
PHWA - Annual Registration Fee - Rooming House 6 Rooms	PER APPL	$ 850.00	$ 880.00	$ 30.00	3.5%	Non-statutory
PHWA - Annual Registration Fee - Rooming House 7 Rooms	PER APPL	$ 980.00	$ 1,010.00	$ 30.00	3.1%	Non-statutory
PHWA - Annual Registration Fee - Rooming House 8 Rooms	PER APPL	$ 1,110.00	$ 1,145.00	$ 35.00	3.2%	Non-statutory
PHWA - Annual Registration Fee - Rooming House 9 Rooms	PER APPL	$ 1,240.00	$ 1,300.00	$ 60.00	4.8%	Non-statutory
PHWA - Initial Registration Fee - Aquatic Facilities	PER APPL	$ 730.00	$ 755.00	$ 25.00	3.4%	Non-statutory
PHWA - Initial Registration Fee - High Risk	PER APPL	$ 580.00	$ 600.00	$ 20.00	3.4%	Non-statutory
PHWA - Initial Registration Fee - Medium Risk	PER APPL	$ 560.00	$ 580.00	$ 20.00	3.6%	Non-statutory
PHWA - Initial Registration Fee - Multiple Services	PER APPL	$ 600.00	$ 620.00	$ 20.00	3.3%	Non-statutory
PHWA - Initial Registration Fee - Prescribed Accommodation <20	PER APPL	$ 680.00	$ 705.00	$ 25.00	3.7%	Non-statutory
PHWA - Initial Registration Fee - Prescribed Accommodation >20	PER APPL	$ 700.00	$ 721.00	$ 21.00	3.0%	Non-statutory
PHWA - Initial Registration Fee - Prescribed Accommodation >40	PER APPL	$ 720.00	$ 745.00	$ 25.00	3.5%	Non-statutory
PHWA - Initial Registration Fee - Rooming House 10 Rooms	PER APPL	$ 1,820.00	$ 1,875.00	$ 55.00	3.0%	Non-statutory
PHWA - Initial Registration Fee - Rooming House 11 Rooms	PER APPL	$ 1,950.00	$ 2,010.00	$ 60.00	3.1%	Non-statutory
PHWA - Initial Registration Fee - Rooming House 12+ Rooms (Inital $1,501) plus per room	PER APPL	$ 130.00	$ 135.00	$ 5.00	3.8%	Non-statutory
PHWA - Initial Registration Fee - Rooming House 3-5 Rooms	PER APPL	$ 1,170.00	$ 1,205.00	$ 35.00	3.0%	Non-statutory
PHWA - Initial Registration Fee - Rooming House 6 Rooms	PER APPL	$ 1,300.00	$ 1,440.00	$ 140.00	10.8%	Non-statutory
PHWA - Initial Registration Fee - Rooming House 7 Rooms	PER APPL	$ 1,430.00	$ 1,475.00	$ 45.00	3.1%	Non-statutory
PHWA - Initial Registration Fee - Rooming House 8 Rooms	PER APPL	$ 1,560.00	$ 1,610.00	$ 50.00	3.2%	Non-statutory
PHWA - Initial Registration Fee - Rooming House 9 Rooms	PER APPL	$ 1,690.00	$ 1,745.00	$ 55.00	3.3%	Non-statutory
PHWA - On-Reg - One Off Set Up Fee	PER APPL	$ 310.00	$ 320.00	$ 10.00	3.2%	Non-statutory
PHWA - Plan Assessment Fee (Health Business)	PER APPL	$ 350.00	$ 365.00	$ 15.00	4.3%	Non-statutory
PHWA - Plan Assessment Fee (Prescribed Accommodation)	PER APPL	$ 450.00	$ 465.00	$ 15.00	3.3%	Non-statutory
PHWA - Transfer Registration Service Fee	PER APPL	$ 250.00	$ 260.00	$ 10.00	4.0%	Non-statutory
PHWA - Transfer Express Service Fee - within 5 business days	PER APPL	$ 500.00	$ 515.00	$ 15.00	3.0%	Non-statutory
Pre-Purchase Inspection - within 10 business days	PER INSP	$ 375.00	$ 390.00	$ 15.00	4.0%	Non-statutory
Pre-Purchase Inspection - within 5 business days	PER INSP	$ 510.00	$ 526.00	$ 16.00	3.1%	Non-statutory
Processing Fee for Registered Premises	PER APPL	$ 42.00	$ 45.00	$ 3.00	7.1%	Non-statutory
Statutory Planning						
A0 Sheets	PER COPY	$ 18.90	$ 20.00	$ 1.10	5.8%	Non-statutory
A1 Sheets	PER COPY	$ 14.70	$ 16.00	$ 1.30	8.8%	Non-statutory
A3 Sheets	PER COPY	$ 2.10	$ 2.20	$ 0.10	4.8%	Non-statutory
A4 Sheets	PER COPY	$ 2.10	$ 2.20	$ 0.10	4.8%	Non-statutory
Administration Fee - to arrange public notice in newspaper (direct cost of notice additional)	PER ADVE	$ 260.00	$ 270.00	$ 10.00	3.8%	Non-statutory
Administration Fee - to execute Agreement under Section 173 of the Planning and Environment Act (preparation cost separate)	PER APPL	$ 350.00	$ 380.00	$ 30.00	8.6%	Non-statutory
Advertising additional letters	PER APPL	$ 15.00	$ 20.00	$ 5.00	33.3%	Non-statutory
Advertising up to 10 letters - no sign	PER APPL	$ 160.00	$ 200.00	$ 40.00	25.0%	Non-statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST	2026/27 Fee Inc GST	Fee Increase / (Decrease)	Fee Increase / (Decrease)	Basis of Fee
		$	$	$	%	
Amendment of certified plan	PER APPL	$ 158.20	$ 161.40	$ 3.20	2.0%	Statutory
Certificate of Compliance	PER APPL	$ 366.50	$ 373.80	$ 7.30	2.0%	Statutory
Check of applicant redacted documents	PER APPL	$ 50.00	$ 50.00	$ -	0.0%	Non-statutory
Condition 1- resubmission (2nd submission or more)	PER REQU	$ 210.00	$ 220.00	$ 10.00	4.8%	Non-statutory
Copy of Permit	PER REQU	$ 50.00	$ 52.00	$ 2.00	4.0%	Non-statutory
Copy of Permit and Plans	PER REQU	$ 100.00	$ 103.00	$ 3.00	3.0%	Non-statutory
Create, vary or remove a restriction	PER APPL	$ 1,482.50	$ 1,512.05	$ 29.55	2.0%	Statutory
Demolition Consent under Section 29A	PER APPL	$ 96.70	$ 98.60	$ 1.90	2.0%	Statutory
Development $1,000,001 - $5,000,000	PER APPL	$ 3,839.40	$ 3,916.19	$ 76.79	2.0%	Statutory
Development $100,001 - $1,000,000	PER APPL	$ 1,740.60	$ 1,775.41	$ 34.81	2.0%	Statutory
Development $15,000,001-$50,000,000	PER APPL	$ 28,857.50	$ 29,434.65	$ 577.15	2.0%	Statutory
Development $5,000,001-$15,000,000	PER APPL	$ 9,785.80	$ 9,981.52	$ 195.72	2.0%	Statutory
Development <$10,000	PER APPL	$ 224.90	$ 229.40	$ 4.50	2.0%	Statutory
Development <$100,000	PER APPL	$ 1,290.90	$ 1,316.72	$ 25.82	2.0%	Statutory
Development >$50,000,000	PER APPL	$ 64,860.80	$ 66,158.02	$ 1,297.22	2.0%	Statutory
Extension of Time	PER APPL	$ 750.00	$ 775.00	$ 25.00	3.3%	Non-statutory
Further Compliance Inspection	PER INSP	$ 155.00	$ 160.00	$ 5.00	3.2%	Non-statutory
Certification of a Plan of Subdivision	PER APPL	$ 196.50	$ 200.40	$ 3.90	2.0%	Statutory
Planning Information Request	PER REQU	$ 250.00	$ 260.00	$ 10.00	4.0%	Non-statutory
Additional sign (A1)	PER APPL	$ 75.00	$ 80.00	$ 5.00	6.7%	Non-statutory
Pre-application meeting - major	PER REQU	$ 1,000.00	$ 1,000.00	$ -	0.0%	Non-statutory
Pre-application meeting - standard	PER REQU	$ 350.00	$ 360.00	$ 10.00	2.9%	Non-statutory
Preparation of advert fee & sign	PER APPL	$ 420.00	$ 500.00	$ 80.00	19.0%	Non-statutory
Recertification fee	PER APPL	$ 124.90	$ 127.40	$ 2.50	2.0%	Statutory
Redaction of Application Documents (Forms, Titles and Plans)	PER APPL	$ 250.00	$ 250.00	$ -	0.0%	Non-statutory
Redaction of Application Documents (Supporting Documents/Reports)	PER DOCU	$ 50.00	$ 50.00	$ -	0.0%	Non-statutory
Request to end or vary an existing Section 173 Agreement	PER REQU	$ 741.20	$ 756.00	$ 14.80	2.0%	Statutory
Satisfaction Matters	PER APPL	$ 366.50	$ 373.80	$ 7.30	2.0%	Statutory
Search (request) fee for copy of planning permit/plans (copy fee additional)	PER APPL	$ 100.00	$ 105.00	$ 5.00	5.0%	Non-statutory
Secondary Consent	PER APPL	$ 750.00	$ 775.00	$ 25.00	3.3%	Non-statutory
Single Dwelling $1,000,001 - $2,000,000	PER APPL	$ 1,682.30	$ 1,715.95	$ 33.65	2.0%	Statutory
Single Dwelling $10,000 - $100,000	PER APPL	$ 707.90	$ 722.05	$ 14.15	2.0%	Statutory
Single Dwelling $100,001 - $500,000	PER APPL	$ 1,449.10	$ 1,478.10	$ 29.00	2.0%	Statutory
Single Dwelling $500,001 - $1,000,000	PER APPL	$ 1,565.70	$ 1,597.00	$ 31.30	2.0%	Statutory
Subdivision - up to 100 lots	PER APPL	$ 1,482.50	$ 1,512.15	$ 29.65	2.0%	Statutory
Subdivision (boundary realignment)	PER APPL	$ 1,482.50	$ 1,512.15	$ 29.65	2.0%	Statutory
Subdivision (two lots)	PER APPL	$ 1,482.50	$ 1,512.15	$ 29.65	2.0%	Statutory
Subdivision of an existing building	PER APPL	$ 1,482.50	$ 1,512.15	$ 29.65	2.0%	Statutory
VicSmart - To subdivide land	PER APPL	$ 224.90	$ 229.40	$ 4.50	2.0%	Statutory
VicSmart <$10,000	PER APPL	$ 224.90	$ 229.40	$ 4.50	2.0%	Statutory
VicSmart >$10,001	PER APPL	$ 483.10	$ 492.75	$ 9.65	2.0%	Statutory

Description of Fees and Charges	Unit of Measure	2025/26 Fee Inc GST $	2026/27 Fee Inc GST $	Fee Increase / (Decrease) $	Fee Increase / (Decrease) %	Basis of Fee
City Futures						
Strategic Planning						
Planning Scheme Amendment Stage 1	PER APPL	$ 3,462.90	$ 3,532.20	$ 69.30	2.0%	Statutory
Planning Scheme Amendment Stage 2 a) i.	PER APPL	$ 17,163.00	$ 17,506.30	$ 343.30	2.0%	Statutory
Planning Scheme Amendment Stage 2 a) ii.	PER APPL	$ 34,292.40	$ 34,978.30	$ 685.90	2.0%	Statutory
Planning Scheme Amendment Stage 2 a) iii.	PER APPL	$ 45,840.90	$ 46,757.70	$ 916.80	2.0%	Statutory
Planning Scheme Amendment Stage 3	PER APPL	$ 546.30	$ 557.20	$ 10.90	2.0%	Statutory
Regulation 7 fee	PER APPL	$ 4,538.70	$ 4,629.50	$ 90.80	2.0%	Statutory
Regulation 8 fee	PER APPL	$ 1,092.70	$ 1,114.50	$ 21.80	2.0%	Statutory
Environmental Planning and Policy						
Guidelines for Street Tree Removal - Application fee	PER APPL	$ 220.00	$ 225.00	$ 5.00	2.3%	Non-statutory
Guidelines for Street Tree Removal - Application fee pruning/replanting only	PER APPL	$ 85.00	$ 87.00	$ 2.00	2.4%	Non-statutory
Guidelines for Street Tree Removal - FMAC - Large tree	PER APPL		$ 12,340.00	$ 12,340.00	-	Non-statutory
Guidelines for Street Tree Removal - FMAC - Medium tree	PER APPL		$ 8,305.00	$ 8,305.00	-	Non-statutory
Guidelines for Street Tree Removal - FMAC replanting only	PER APPL		$ 3,500.00	$ 3,500.00	-	Non-statutory
Guidelines for Street Tree Removal - indigenous self sown - large	PER APPL	$ 8,400.00	$ 8,650.00	$ 250.00	3.0%	Non-statutory
Guidelines for Street Tree Removal - indigenous self sown - medium	PER APPL	$ 4,500.00	$ 4,635.00	$ 135.00	3.0%	Non-statutory
Guidelines for Street Tree Removal - indigenous self sown - small	PER APPL	$ 2,300.00	$ 2,370.00	$ 70.00	3.0%	Non-statutory
Guidelines for Street Tree Removal - large	PER APPL	$ 5,000.00	$ 5,150.00	$ 150.00	3.0%	Non-statutory
Guidelines for Street Tree Removal - medium	PER APPL	$ 2,800.00	$ 2,884.00	$ 84.00	3.0%	Non-statutory
Guidelines for Street Tree Removal - pruning	PER APPL	$ 450.00	$ 460.00	$ 10.00	2.2%	Non-statutory
Guidelines for Street Tree Removal - replanting only	PER APPL	$ 450.00	$ 460.00	$ 10.00	2.2%	Non-statutory
Guidelines for Street Tree Removal - small	PER APPL	$ 1,400.00	$ 1,442.00	$ 42.00	3.0%	Non-statutory
Guidelines for Street Tree Removal - FMAC - Small tree	PER APPL		$ 3,655.00	$ 3,655.00	-	Non-statutory
Local Law 22 Pruning Application Fee	PER APPL	$ 85.00	$ 87.00	$ 2.00	2.4%	Non-statutory
Local Law 22 Removal Application Fee - additional trees	PER APPL	$ 70.00	$ 72.00	$ 2.00	2.9%	Non-statutory
Local Law 22 Removal Application Fee - up to 3 trees	PER APPL	$ 220.00	$ 225.00	$ 5.00	2.3%	Non-statutory
Local Law 22 Works within TPZ Application Fee	PER APPL	$ 85.00	$ 87.00	$ 2.00	2.4%	Non-statutory



FRANKSTON CITY COUNCIL

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Executive Summary

13.1 Response to 2025/NOM25 - Sister and Friendship City Relationships

Enquiries: *(Tammy Ryan: Customer Innovation and Arts)*
Email: *tammy.ryan@frankston.vic.gov.au*

Council Plan

Level 1:	Connected Places and Economy
Level 2:	Through strategic creative destination development, we position Frankston as a premier cultural hub, attracting visitors, showcasing first class arts experiences and events, fostering local talent, and enriching community life

Purpose

To present to Council a response to 2025/NOM25 on the proposed plans to host an inbound delegation from Council's sister city Wuxi, China in celebration of the Frankston-Wuxi 15-year anniversary.

At its meeting on 20 April 2026, Council resolved to defer this item to its meeting on 11 May 2026. Since then, further information has become available, and the report has been updated to reflect the following:

- Cost estimate of hosting the delegation was $6,600 and is revised to $4,000;
- Wuxi's Municipal People's Government have tentatively accepted an invitation for the inbound delegation; and
- Frankston Business Chamber will extend an invitation to the Australian Wuxi General Chamber of Commerce to coordinate bilateral business engagement.

Recommendation (Director Customer Innovation and Arts)

That Council:

1. Notes a Sister City relationship between Frankston City Council and the Wuxi Municipal People's Government commenced on 8 October 2011, with 2026 marking the 15-year anniversary of the relationship;
2. Notes an invitation for an inbound delegation has been extended to the Wuxi Municipal People's Government, with tentative acceptance received, subject to internal approval processes;
3. Endorses expenditure of up to $4,000 from the existing Sister Cities budget towards the following formalities as part of an inbound delegation from Wuxi China celebrating the 15 year anniversary of the relationship, pending confirmation from the Wuxi Municipal People's Government:
    a. Mayoral welcome morning tea at Frankston Civic Centre, including viewing of Wuxi memorabilia;
    b. Visit to Wuxi Way at Frankston Foreshore;
    c. Participation in VIP street art walking tour;
    d. Potential tour of up to three (3) key local businesses, to be determined in consultation with the Frankston Business Chamber;
    e. Formal reception event celebrating 15-year anniversary at Frankston Arts Centre;
4. Endorses expenditure of up to $500 from the existing Sister Cities budget towards ceremonial gifts for inbound delegation attendees from Wuxi Municipal People's

13.1 Response to 2025/NOM25 - Sister and Friendship City Relationships

Executive Summary

Government, including:

a. Wuxi Municipal People's Government Mayor;

b. Wuxi Municipal People's Government Vice Mayor's;

5. Acknowledges the following potential economic development and cultural exchange benefits identified from the visit:

a. Strengthen international business and investment connections, supporting future trade and partnership opportunities for Frankston City;

b. Promote Frankston City as a destination for investment, education and visitation, showcasing the city's growth and key assets; and

c. Recognise and strengthen the long-standing Sister City relationship through cultural exchange and community connection, supporting Frankston's global engagement and reputation;

6. Notes advice and recommendations from the Department of Foreign Affairs and Trade (DFAT) and Home Affairs has been considered in this report, with Councillors to be briefed by DFAT and Home Affairs representatives in the coming months;

7. Notes a Sister and Friendship City Framework was endorsed at the 23 March 2026 Council Meeting;

8. Notes the Chief Executive Officer has reviewed Councillor Kris Bolam's report following his outbound delegation to Frankston City Council's Sister and Friendship Cities in September–October 2025, and that identified opportunities will be considered and progressed as appropriate, in line with Council's Sister and Friendship City Framework, strategic priorities and operational capacity and will be updated through the CEO's quarterly report;

9. Notes correspondence has been provided to Xinyl Museum following investigations into Frankston Arts Centre hosting their proposed exhibition, with no suitable venue being available in Frankston City nor neighbouring municipalities of Kingston and Mornington Peninsula; and

10. Notes the Frankston Business Chamber will extend an invitation to the Australian Wuxi General Chamber of Commerce to coordinate bilateral business engagement.

Key Points / Issues

- At its meeting on 8 December 2025, Councillor Bolam tabled a Notice of Motion regarding 2025/NOM25 - Sister and Friendship City Relationships. It was resolved that Council:

  1. Notes it resolved at its meeting on 11 August 2025 to support the development of a strategic framework for sister and friendship city relationships; 2. Notes it has formal Sister City relationships with Susono (Japan), Wuxi (China), Suva (Fiji) and a formal Friendship City relationship with Annapolis (USA), which are registered with the Department of Foreign Affairs and Trade (DFAT) and all communications and engagements with international representatives must be declared as per DFAT requirements;

3. *Notes the Mayor Cr Kris Bolam visited its Sister and Friendship Cities with overseas travel to Susono (Japan), Wuxi (China), Suva (Fiji) and Annapolis (USA) from 23 September to 12 October 2025 and approves the CEO to consider the key economic development and cultural exchange opportunities identified by the Mayor resulting from the trip;*
4. *Acknowledges the Frankston Business Chamber (formerly Frankston Business Collective) will consider establishing their own sister Chamber relationships with the following business and commerce industry chambers:*

   a) Australia Wuxi General Chamber of Commerce;
   b) Wichita Chamber of Commerce;
   c) Anne Arundel Chamber of Commerce;
   d) Australia Italian Chamber of Commerce;
5. *Writes to the Xinyl Museum to explore options to hold an exhibition of their porcelain treasures and provides a report back to Council at its meeting in April 2026 outlining related costs and any associated requirements; and*
6. *Writes to the Wuxi Municipal Government with an invitation to representatives to participate in an inbound delegation to visit Frankston in 2026 and provides a report back to Council at its meeting in April 2026 outlining related costs and any associated requirements."*

- The Frankston-Wuxi Sister City relationship will mark its 15-year anniversary in October 2026. In discussions with the Ambassador to the People's Republic of China throughout 2025, Council understands this milestone should be recognised through formalities.
- Proposed itinerary includes:
  - Mayoral welcome morning tea at Frankston Civic Centre, including viewing of Wuxi memorabilia
    - Attendees: Frankston City Council Mayor, CEO and relevant officers, Wuxi Municipal People's Government representatives.
    - Format: light morning tea and conversation.
    - Cost estimate: $600.
  - Visit to Wuxi Way at Frankston Foreshore
    - Attendees: Frankston City Council Mayor and relevant officers, Wuxi Municipal People's Government representatives.
    - Format: site visit, walk and photos.
    - Cost estimate: Nil.
  - Participation in VIP street art walking tour:
    - Attendees: Frankston City Council Mayor and relevant officers, Wuxi Municipal People's Government representatives.
    - Format: shortened guided tour of key street art locations in Frankston's city centre, including lunch at local venue.
    - Cost estimate: Nil.
  - Tour of up to three (3) key local businesses, to be determined in consultation with the Frankston Business Chamber:

        - Attendees: Frankston City Council Mayor, and relevant officers, Wuxi Municipal People's Government representatives, Frankston Business Chamber CEO and Chair.
        - Format: tour to key business locations of interest within Frankston City.
        - Cost estimate: Nil.
    - Formal reception celebrating 15-year anniversary at Frankston Arts Centre:
        - Attendees: Frankston City Council Mayor and Councillors, Executive Management Team and relevant officers, Wuxi Municipal People's Government representatives, Frankston Business Chamber CEO and Chair, local business representatives, local community group representatives, Ambassador to the People's Republic of China, Consul-General to the People's Republic of China (Melbourne), Minister for Multicultural Affairs (Federal and State)
        - Format: formal dinner, speeches, ceremonial gift exchange.
        - Cost estimate: $4,000.
- Ceremonial gift giving is customary in Chinese culture and when recognising significant milestone events such as the 15-year Sister City relationship. Given the relationship is between the two municipal cities, gift exchanges are proposed to be once-off and between municipal leaders of each city attending the delegation.
- Ceremonial gifts are proposed to be representative of the local community and will therefore be sourced from local suppliers. In the past, this has included framed artworks from local artists.
- Councillor Kris Bolam JP participated in an outbound delegation (as then Mayor) to all Frankston City Sister and Friendship Cities in September-October 2025, with a delegates report presented at the 17 November 2025 Council Meeting.
- Council maintains open communication with the Department of Foreign Affairs and Trade (DFAT) in relation to all Sister and Friendship City relationships, including providing copies of all formal correspondence between countries, updates to formal international relationship agreements and notifications of meetings and events.
- Council officers were briefed by DFAT and Home Affairs in March 2026 on the Foreign Arrangements Scheme, which aims to create consistency across all levels of government. DFAT and Home Affairs also highlighted.
    - The importance of being mindful of community interference when managing international relationships, with Mayors, Councillors and business chambers being considered easy targets for intelligence gathering
    - Recommendation that Mayor and Councillors don't engage with international representatives without Council Officers present.

  - DFAT, ASIO and Home Affairs have various online portals with e-learning modules, templates, checklists and support for Council's managing international relationships such as Sister and Friendship Cities.
  - ASIO portal has clear guidance on gift giving/receiving, including:
    - Australia is not a gift-giving culture, but modest gifts may be appropriate to respect international customs and goodwill (e.g. during official visits or delegations).
    - Gifts should be modest, proportionate and not create (or be seen to create) influence, obligation or conflict of interest.
    - There are strict value thresholds (approx. $750 government / $300 non-government) – gifts above this must be declared and cannot automatically be kept.
    - Cash or equivalent benefits must always be declined, and all gifts should be assessed for reputational and security risks.

- DFAT and Home Affairs have offered to brief Councillors on the Foreign Arrangements Scheme and matters pertaining to international relationships.
- The Chief Executive Officer has reviewed the opportunities and outcomes identified within the Sister Cities Work Trip Review presented by former Mayor Cr Kris Bolam JP.
- The report identifies a range of potential economic, cultural and institutional opportunities across Frankston City's Sister and Friendship City relationships, including investment attraction, education partnerships, cultural exhibitions and business-to-business engagement.
- A number of these opportunities have already been explored or progressed through existing Council activities and partnerships, including:
  - Initial investigations into the proposed Xinyl Museum exhibition, including feasibility considerations for hosting within Frankston City;
  - Ongoing facilitation of business and investment enquiries, including engagement with proponents identified through the Wuxi delegation;
  - Support for Sister Chamber relationships, which are being led and managed by the Frankston Business Chamber in collaboration with relevant international counterparts; and
  - Continued engagement with education institutions, including Monash University Peninsula Campus and Chisholm Institute, in relation to potential international partnerships and student pathways.
- Many of the opportunities identified in the outbound delegation report are exploratory in nature and would require significant resourcing, coordination and external stakeholder commitment to progress to implementation.
- Consistent with Council's Sister and Friendship Cities Framework, Council will continue to focus on targeted, outcomes-driven opportunities that align with strategic priorities and can be delivered within existing operational capacity.

Executive Summary

- Relevant opportunities will continue to be considered and progressed on a case-by-case basis where there is clear strategic alignment, partner readiness and demonstrated benefit to the Frankston City community.
- A summary of the changes to the report, since its presentation at the 20 March 2026 Council Meeting, are outlined below:

Item	Original position	Updated position	Reason for change
Cost estimate	Up to **$6,600**	Up to **$4,000**	Updated quote
Delegation status	Invitation extended	Advice since received of pending acceptance	Updated advice received following the original report
Business engagement	Not referenced	Council to propose that the Frankston Business Chamber extend an invitation to the Australian Wuxi General Chamber of Commerce to coordinate bilateral business engagement	Additional action identified to strengthen business-to-business outcomes

Financial Impact

There are financial implications associated with hosting the inbound delegation; however, these costs can be accommodated within the existing Sister Cities operational budget.

The proposed program includes:

- a Mayoral welcome morning tea at Frankston Civic Centre;
- a formal reception celebrating the 15-year anniversary of the Frankston–Wuxi Sister City relationship at the Frankston Arts Centre; and
- ceremonial gifts for the Mayor and Vice Mayors of Wuxi Municipal People's Government.

The estimated cost of the program was initially proposed to $6,600, with an additional up $500 allocated for ceremonial gifts, through updated cost estimates the costs can be achieved for up to $4,000.

These costs are consistent with Council's Sister and Friendship Cities Framework, which provides that activities associated with international partnerships should be delivered within Council's endorsed operational budgets unless additional funding is approved by Council resolution.

Operational officer time associated with coordinating the itinerary, stakeholder engagement and event delivery will be undertaken within existing staff resources.

Consultation

1. External Stakeholders

The following stakeholders have been consulted or will be consulted as part of planning the proposed delegation:

- Wuxi Municipal People's Government – in relation to confirming the delegation composition and timing.
- Australian Wuxi General Chamber of Commerce – regarding business engagement opportunities during the visit.
- Frankston Business Chamber – regarding participation in business tours and introductions to key local enterprises.
- Department of Foreign Affairs and Trade (DFAT) – noting that Sister City relationships and associated activities must be registered and comply with the Foreign Relations (State and Territory Arrangements) Act 2020.

Additional invitations may be extended to representatives of the Victorian and Australian Governments, including diplomatic representatives, subject to availability.

2. Other Stakeholders

Internal consultation has occurred with:

- Customer, Innovation and Arts Directorate
- Governance and Legal
- Frankston Arts Centre
- Economic Development and City Futures teams
- Strategic Communications

These discussions have informed the proposed itinerary and cost estimates.

Analysis (Environmental / Economic / Social Implications)

The proposed inbound delegation aligns with Council's Sister and Friendship Cities Framework, which seeks to ensure international partnerships deliver measurable community benefit through economic, cultural and knowledge exchange outcomes.

Economic implications

- Hosting the delegation provides opportunities to:
    - strengthen relationships with the Australian Wuxi General Chamber of Commerce and Wuxi-based businesses, which have previously expressed interest in investment opportunities in Frankston;
    - promote Frankston as a destination for education, tourism and investment, particularly in emerging sectors such as health services, advanced manufacturing, renewable energy and new energy technologies; and
    - facilitate introductions between local businesses and potential international partners, supporting trade and investment opportunities.
- Previous engagement with Wuxi stakeholders has highlighted potential interest in sectors including electric vehicle manufacturing, solar battery technology and advanced manufacturing, which may align with Frankston's industrial precincts and economic development priorities.

Social and cultural implications

Sister City relationships promote people-to-people connections and cultural understanding between communities.

The proposed visit provides opportunities to:

- celebrate the 15-year anniversary of the Frankston–Wuxi relationship;
- strengthen links with local cultural and community organisations;
- highlight Frankston's arts, culture and tourism offerings, including the internationally recognised street art program; and
- reinforce Frankston's reputation as a welcoming and globally connected city.

Environmental implications

The delegation visit itself has minimal direct environmental impact.

However, discussions during the visit may support collaboration opportunities in emerging sectors such as renewable energy and sustainable manufacturing.

Legal / Policy / Council Plan Impact

Charter of Human Rights and Responsibilities

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

Legal

Sister City relationships and associated activities must comply with the Foreign Relations (State and Territory Arrangements) Act 2020, which requires certain international arrangements entered into by local government entities to be notified to the Australian Government.

Frankston City Council's Sister City relationships are registered through the Department of Foreign Affairs and Trade (DFAT), and all engagements with international government representatives are undertaken in accordance with relevant guidance and protocols.

Policy Impacts

This report aligns with the following Council policies and frameworks:

- Sister and Friendship Cities Framework (2026) – which establishes governance arrangements for international partnerships and requires Council approval for major activities, travel and gift exchanges.
- Councillor Gift Policy (2025) – which requires ceremonial gifts exchanged as part of official engagements to be declared and recorded in Council's Gifts Register.

The proposed ceremonial gift exchange is consistent with diplomatic protocol and will be modest, symbolic and locally representative of Frankston City.

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

The following risks have been identified and mitigation strategies are proposed:

Reputational risk

International engagements can attract public scrutiny if perceived to lack clear community benefit.

Mitigation:

- Ensuring the visit is aligned with Council's Sister and Friendship Cities Framework;
- Focusing the program on economic development, education and cultural exchange opportunities.

Financial risk

Costs associated with hosting international delegations may create perceptions of unnecessary expenditure.

Mitigation:

- All costs are contained within the existing Sister Cities budget allocation.

Foreign relations risk

Local government international engagements must comply with Commonwealth foreign relations requirements.

Mitigation:

- All Sister City relationships are registered with DFAT and activities will be conducted in accordance with the Foreign Arrangements Scheme and DFAT guidance.

Protocol and cultural risk

Misunderstanding diplomatic or cultural protocols could impact the relationship.

Mitigation:

- Officers will ensure the delegation program follows appropriate diplomatic etiquette and cultural protocols.

Conclusion

The Frankston–Wuxi Sister City relationship has been in place since 2011 and will mark its 15-year anniversary in October 2026.

Hosting an inbound delegation from Wuxi Municipal People's Government provides an opportunity to celebrate this milestone while strengthening connections between the two cities across economic, educational and cultural sectors.

The proposed activities and associated expenditure are consistent with Council's Sister and Friendship Cities Framework and can be delivered within the existing Sister Cities operational budget.

13.1 Response to 2025/NOM25 - Sister and Friendship City Relationships

Executive Summary

ATTACHMENTS

Nil

13.1 Response to 2025/NOM25 - Sister and Friendship City Relationships

Officers' Assessment

Background

The Frankston–Wuxi Sister City relationship agreement was signed in October 2011, based upon a shared vision for economic cooperation and bilateral trade, and to enhance exchanges in the fields of social affairs, culture, tourism, education - particularly vocational education and high school partnerships - and the development of liveable cities.

To date, the relationship has been particularly active in facilitating inbound cultural and educational visits from Wuxi to Frankston. These exchanges have played a key role in building mutual understanding and goodwill between the two cities.

Frankston has commemorated the relationship by naming a popular waterfront footpath 'Wuxi Walk,' now a regular point of interest for visiting delegations and Chinese tourists.

Wuxi delegations have toured secondary schools and tertiary campuses in Frankston, including Chisholm Institute's Frankston campus, with interest in its redevelopment and advanced manufacturing programs. While numerous email introductions have been made between Wuxi representatives and Frankston secondary schools, formalised sister school agreements have yet to be established.

Councillor Kris Bolam JP participated in an outbound delegation to Wuxi China in September 2025, with a delegation report presented at the 17 November 2025 Council Meeting.

Frankston City Council has sent three delegations to Wuxi since the relationship commenced in 2011. These delegations primarily occurred during the early stages of the partnership, coinciding with the signing of the Sister City agreement.

Wuxi delegations have visited Frankston regularly over the years, typically as part of broader visits to Melbourne, Sydney, and New Zealand.

Although there is no official committee overseeing the relationship, a dedicated Wuxi business chamber is active in Melbourne and continues to facilitate exchanges between local businesses and Chinese counterparts.

In 2021, Frankston Council sent artwork from a local artist to the Wuxi Municipal People's Government as a gesture of friendship following the global challenges of the COVID-19 pandemic.

In 2023, Council welcomed an inbound Wuxi delegation, which included a visit to Wuxi Walk, meetings with Council representatives, and attendance at an event hosted by the Australian Wuxi Chamber of Commerce.

In March 2025, Frankston Council wrote to the Mayor of Wuxi City (Mr Zhao Jianjun), proposing that a street in Wuxi be named in honour of Frankston City to reciprocate the Wuxi Walk in Frankston.

Issues and Discussion

Council's recently endorsed Sister and Friendship Cities Framework (2026) emphasises that international partnerships should deliver clear and measurable benefits to the Frankston City community and align with Council's broader strategic priorities.

Hosting an inbound delegation from Wuxi Municipal People's Government provides an opportunity to:

- acknowledge the 15-year anniversary of the Frankston–Wuxi Sister City relationship;
- strengthen diplomatic and cultural ties between the two cities;

- showcase Frankston City's transformation as a Metropolitan Activity Centre and emerging hub for education, business and tourism;
- facilitate connections between visiting representatives and local businesses, education providers and community organisations; and
- explore opportunities for collaboration in areas such as education, health, tourism, renewable energy and advanced manufacturing.

The proposed delegation program has therefore been designed to provide a balance between ceremonial recognition and practical engagement, including meetings with business representatives and key community stakeholders.

The program also provides an opportunity to highlight Frankston City's cultural and tourism assets, including the city's internationally recognised street art program and waterfront precinct.

The proposed formal reception at the Frankston Arts Centre will provide a platform to acknowledge the anniversary milestone, strengthen relationships with key stakeholders and promote Frankston City's international connections.

Ceremonial gift exchanges are customary in diplomatic engagements with Chinese delegations and are proposed to recognise the anniversary milestone and reinforce goodwill between the two cities. Any gifts exchanged will be symbolic, modest in value and locally representative of Frankston City, consistent with Council's gift governance requirements.

Options Available including Financial Implications

The are resource implications associated with the implementation of this report, including a Manager, Coordinator and Officer working on the proposed itinerary and event planning – these costs are factored into normal working hours. There are also unplanned resourcing courts associated with catering for the morning tea and hosting of a dinner event at the Frankston Arts Centre, which can be funded through the existing Sister Cities budget allocation of which there is $20,000 proposed for the 2026-2027 financial year.

14.1 2026/NOM04 - Investigation of Storage and Amenity Supports for People Experiencing Homelessness

On 2 March 2026 Councillor Bolam gave notice of their intention to move the following motion:

That Council request officers to investigate and report back on the feasibility of the following initiatives to support people experiencing homelessness:

1. Personal Item Storage
    a. Investigate models for providing secure, individually locking storage units for people experiencing homelessness, including potential benefits, risks, and operational requirements.
    b. Consider options for secure digital storage and basic digital access supports, including governance, privacy, and cyber safety implications.
2. Health and Social Support – Shower Facilities
    a. Investigate the feasibility of alternative locations for the Community Shower Service from the Nepean Highway Comfort Station.
    b. Examine potential benefits, risks, costs, and service integration opportunities associated with any potential relocation, including health, safety, and amenity impacts.
3. Reporting
    a. Request officers to report back to Council on findings by August 2026, including feasibility, costs, risks, partnerships, and potential next steps, without committing Council to implementation.

COMMENTS BY DIRECTOR COMMUNITIES

Question for Consideration	
1. **Has the NoM been discussed with the CEO and/or the relevant Director or Manager?**	**YES** Comments:
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** Comments:
3. **Is the NoM clear and well worded?**	**YES** Comments:
4. **Is the NoM capable of being implemented?**	**YES** Comments:
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?**	**NO** Comments:

14.1 2026/NOM04 - Investigation of Storage and Amenity Supports for People Experiencing Homelessness

Question for Consideration	
6. Is the NoM within the powers of a municipal Council?	**YES** Comments:
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	**YES** Comments
8. Is the NoM consistent with all relevant legislation?	**YES** Comments:
9. Is the NoM consistent with existing Council or State policy or position?	**YES** Comments:
10. Is the NoM consistent with Council's adopted strategic plan?	**YES** Comments:
11. Can the NoM be implemented without diversion of existing resources?	**YES** Comments:
12. Can the NoM be implemented without diversion of allocated Council funds?	**YES** Comments:
13. Are funds available in the adopted budget to implement the NoM?	**YES** Comments: Officer time required only for this investigation and report
14. What is the estimated cost of implementing the NoM?	**N/A** Year 1: $ Recurring: $ Comments: if applicable

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