

# Planning Scheme Amendment C160fran

## Frankston Metropolitan Activity Centre Structure Plan (the FMAC Structure Plan)

### Frequently Asked Questions

#### How will the amendment affect me?

You have been given notice of the amendment as you may be affected by, or have an interest in the proposed changes. You may own property or live nearby or be planning on developing property in the affected areas.

The documents provided to you are for your information and you do not have to do anything further if you do not wish to do so.

#### What is the Frankston Planning Scheme?

The Frankston Planning Scheme sets out how land is protected and how it can be used and developed in the Frankston municipality. Each local government area in Victoria has a planning scheme to guide different types of uses and development of land. Each planning scheme will consist of maps to show different zones and

overlays and also contains written requirements to describe the zones and overlays, with policies to guide Council's decision making.

#### What is a Planning Scheme Amendment?

Changes to the planning scheme are called amendments and the process is set out in the *Planning and Environment Act 1987*.

Planning schemes require changes from time to time to achieve certain planning outcomes, support new policies, and to ensure that requirements continue to meet the needs of the local community

#### What is the background to Amendment C160fran?

As a State Government designated Metropolitan Activity Centre, Frankston is set to change significantly. Over the past two years, Council has developed the *Frankston Metropolitan*

*Activity Centre Structure Plan* (the FMAC Structure Plan). This has included two rounds of extensive community engagement.

#### Why is Amendment C160fran required?

The amendment is required to rezone the land within the FMAC to the Activity Centre Zone to introduce new land use and built form controls including discretionary building heights (between 3 and 16 storeys) and setback controls.

It is also required to apply the Public Acquisition Overlay to part of 510 Nepean Highway, Frankston and to part of 6, 8, 10, 12, 14, 16 and 18 Davey Street, Frankston.

Finally, the amendment is required to update policy and make consequential changes to a number of clauses within the Frankston Planning Scheme to provide clarity for users and ensure consistency with the FMAC Structure Plan.

This document seeks to provide an understanding of the planning scheme amendment process and the terms used in correspondence regarding amendments. For more information please contact the Strategic Planning Team on 1300 322 322.

### How do I make a submission to Amendment C160fran?

Any person who may be affected by the amendment may make a submission clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

All submissions must be made in writing and submitted to Council by 18 December 2023 in the following ways:

#### Online:

<https://www.frankston.vic.gov.au/Planning-and-Building/Strategic-and-Heritage-Planning/Planning-Scheme-amendments/Current-and-approved-amendments>

#### Email:

[strategicplanning@frankston.vic.gov.au](mailto:strategicplanning@frankston.vic.gov.au) with 'Submission to Planning Scheme Amendment C160fran' in the subject line.

#### Post:

Strategic Planning  
Amendment C160fran  
Frankston City Council  
PO Box 490  
Frankston VIC 3199

In order for us to consider your submission, you must provide us with your name, address and contact details. This will also ensure that you can continue to be part of the process.

### What happens if I make a submission?

All submissions received are public documents and Council is obliged by the *Planning and Environment Act 1987* to consider all submissions as part of the amendment process and make all submissions publically available for inspection at its offices.

If concerns cannot be resolved by making changes to the amendment, Council may refer unresolved submissions to an independent planning panel for review.

### What is a planning panel?

A planning panel is appointed by the Victorian Government Minister for Planning and may hold a public hearing where all submitters can present their issues and be heard.

It will have one or more members depending on the issues involved.

### What happens after a planning panel is appointed?

Each submitter will receive a letter that explains the process, invites them to participate in the hearing and provides indicative dates for the hearing.

The panel will conduct a hearing where those wishing to speak can be heard and at the conclusion of the hearing, the panel will review all of the submissions and information presented at the hearing and prepare a report. This panel report provides advice and recommendations about the amendment.

For more information on the planning panel process please go to:  
<https://www.planningpanels.vic.gov.au/guides-and-resources/what-is-a-planning-panel>

### **When will the planning panel hearing occur?**

Preliminary hearing dates have been pre-set which are as follows:

#### **Directions hearing:**

Week commencing: 18 March 2024

#### **Panel hearing:**

Week commencing: 13 May 2024

Further details about any planning panel hearing will be provided at a later date to those who have made a written submission.

### **Where can I find more information?**

Amendment documents and more information can be found on Councils website at:

<https://www.frankston.vic.gov.au/Planning-and-Building/Strategic-and-Heritage-Planning/Planning-Scheme-amendments>

More information about the planning scheme amendment process can be found on the Department of Transport and Planning website at:

<https://www.planning.vic.gov.au/planning-schemes/amendments/amending-a-planning-scheme>

You can also contact Council's Strategic Planning Team on 1300 322 322 to discuss over the phone or arrange a meeting to answer any questions that you may have.

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## Steps in the amendment process



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