



Reference: A1554569
Enquiries: Vanessa Mogg
Telephone: 9768 1304

5 October 2013

AS ADDRESSED

Dear Sir/Madam

Re: Endorsement of Draft Frankston Housing Strategy

As a submitter to the Draft Frankston Housing Strategy, I am writing to inform you of the decision made by Council at the Meeting on 16 September 2013 where your submission to the Draft Frankston was considered. At this meeting Council resolved:

That Council

1. *Endorses the Draft Frankston Housing Strategy except the implementation plan.*
2. *Notes the implementation plan will be subject to further review by relevant Department Managers and reported back to Council by February 2014 outlining the costings and timing for the works.*
3. *Adopts the recommendations as to where the residential development should be supported in the municipality based on the map at Attachment 2 to this report.*
4. *Writes to the Minister for Planning to request authorisation to prepare and exhibit a Planning Scheme Amendment in accordance with Attachment 3 and the proposed schedules subject to the following changes:*
 - a. *All proposed Residential Growth Zones apart from the Ebdale Precinct be modified to General Residential Zones;*
 - b. *Where there has been no figure provided in the schedule to the Neighbourhood Residential Zone the following changes are to be made:*
 - i. *Site Cover to be specified as 40%; and*
 - ii. *Permeability to be specified as 40%.*
 - c. *Where there has been no figure provided in the schedule to the General Residential Zone the following changes are to be made:*
 - i. *Site Cover to be specified as 50%; and*
 - ii. *Permeability to be specified as 30%.*
 - d. *Neighbourhood Residential Zone Schedule 8 is to include a minimum lot size of 1000m²;*
 - e. *Neighbourhood Residential Zone Schedule 9 is to include a minimum lot size of 800m²;*



- f. *All allowable standards that maybe varied, which have not been proposed to be varied, must reflect and clarify Frankston City Council's preferred requirements either consistent with Clauses 54 and 55 or the relevant Overlay controls affecting any given schedule including building heights;*
 - g. *The provision of a 100 metre Neighbourhood Residential Zone buffer around the entire perimeter of the Seaford Wetlands; and*
 - h. *The General Residential Zone to have a minimum lot size of 300 square metres.*
5. *Pursues all the proposed Residential Growth Zones apart from the Ebdale Precinct as a separate planning scheme amendment once design guidelines have been developed for each of the areas to provide clarity around the preferred built form.*

Please note that this decision is the first step in the planning process and as an interested party you will be afforded further opportunities to engage in the process.

Council has now written to the Minister for Planning to seek authorisation to prepare and exhibit a Planning Scheme Amendment to introduce the new residential zones. The Planning Scheme Amendment process includes a statutory exhibition period of at least one calendar month, where you will be able to comment on the planning scheme amendment and speak to an independent Planning Panel if this is required.

Thank you for your interest in the Frankston Housing Strategy. If you have any additional queries please contact Vanessa Mogg, Strategic Planner, on 9768 1304.

Yours faithfully

John Eichler
STRATEGIC PLANNING COORDINATOR

