

The key planning issues for Frankston in the coming years are described below.



### Urban growth

Frankston's population is expected to have modest growth. The availability of greenfield land is limited due to the designation of the Urban Growth Boundary and the Green Wedge areas. Changing demographic patterns, lifestyles and housing preferences are likely to result in increasing demand for a diversity of housing choices, including medium and higher density housing particularly in established areas, and it is important that the appropriate areas for this form of development are identified and the character or environmental values of those areas are protected. It is expected that there will be greater demand for quality urban environments, including safer environments with good accessibility to facilities.

### Climate change impacts

Climate change has the potential to adversely affect our environment, community and economy. Research conducted by CSIRO illustrates that Frankston City Council is significantly exposed to climate extremes and natural hazards such as storm surges and coastal inundation, floods, bushfires and extreme temperatures. As a result of climate change these hazards are projected to increase in frequency and severity. The large area of coastline and tidal creek environments are vulnerable to any increase in sea level, and urban areas more susceptible to urban heat island effect.

Frankston City Council is keen to more fully understand the impacts and to plan for the areas that may be affected. In the absence of detailed information the Council will apply the Precautionary Principle as advocated in state policy, to assist in decision making for any major developments proposed in coastal waters, along the foreshore, close to Kananook Creek and in low lying areas of the Frankston municipality including the Frankston MAC. Terrestrial and riparian ecosystems are also vulnerable to the impacts of climate change. Decision making on responding to climate change must include these areas. There is also the risk to flooding to the Eastern Treatment Plant, as identified in the *Climate Change Impacts and Adaptation Plan (May 2011)*.

### Environmental sustainability

Incorporating the principles on environmental sustainability into planning for the municipality is a key priority for the community and this is to be achieved through:

- Encouraging the development of the Frankston MAC as a community, employment and commercial focal point, with excellent public transport to minimise use of fossil fuels and greenhouse gas emissions.
- Encouraging increased residential densities around centres with good public transport access and a range of community and commercial services and employment opportunities.
- Encouraging new development to incorporate both environmentally sustainable design and integrated water management principles and features.
- Encouraging new development to incorporate Water Sensitive Urban Design (WSUD) principles.
- Encouraging new development and uses that provide local employment and utilise local skills.
- Managing urban development so as to minimise impact of flooding on properties, infrastructure and on the ecological and environmental values and ecosystems of creeks, wetlands, reserves and foreshore.

### Health and Wellbeing

A healthy, connected community is a place where people have positive mental, physical and spiritual wellbeing, feel included in society through family and friendship, and are members of clubs, communities and other social and recreational groups. People are involved in the civic life of the community and feel empowered to contribute to change.

Incorporating the principles of a healthy, connected community into planning for the municipality is a key priority for Council and this is to be achieved through:

- Supporting the social, health and economic wellbeing of municipality's communities.
- Promote housing as a fundamental component of community health and wellbeing.
- Encourage the provision of affordable housing to support independent living for older people, people with disabilities, and vulnerable groups, in locations with appropriate services and community infrastructure.
- Encourage sustainable living and climate change adaption.

Council will continue to encourage improved health outcomes in built, economic, social and natural environments.

### Low density residential areas

The low density residential areas at Frankston South and rural residential areas to the south and east of Langwarrin occupy areas of landscape quality and sensitivity, contribute to housing diversity and play a role in defining the distinct character of Frankston. The visual impact of development in these areas tends to be a function of development densities, including lot and dwelling size, and this in turn has an impact on vegetation retention. The need and demand for this type of residential development must therefore be balanced with the need to protect significant landscape and vegetation qualities.

### Frankston Metropolitan Activity Centre (MAC)

The Frankston MAC is of metropolitan significance and its growth and development needs to be managed to ensure that it can fulfil its role as a vital urban centre. As with any major activity centre there are many issues to be resolved such as connectivity and usability, building and streetscape design and its relationship to other activity centres, some of which are brought into sharper contrast by Frankston's location next to Port Phillip Bay. This location provides a unique opportunity in Melbourne for a distinctive regional activity centre, an opportunity that has not always been recognised in the past. Attracting and managing appropriate growth to the centre is a major challenge for the municipality.

### The coast and foreshore

There are a number of overlapping aims that need to be achieved for this area, including accommodating a range of recreational activities, protecting significant remnant vegetation and ecosystems, maintaining natural coastal processes, maintaining/enhancing views and vistas and generally making the most of one of the municipality's major assets.

### Image and High Quality Design

The municipality is undergoing change in a number of areas including its entrances via the new freeway links and development in the Frankston MAC. The municipality needs to place high quality urban design as a key priority for future development in the public and private realms to ensure that the image of the municipality as an active, vibrant, ecologically and economically sound environment is portrayed.

### Frankston's Green Wedge-areas

~~Two Green Wedges are within the Frankston City Council boundaries~~ Frankston's green wedge comprises of 4,500 hectares and is partly located within the South East Green Wedge that extends from Kingston to Langwarrin, and the Westernport Green Wedge that extends from Langwarrin South to Westernport Bay. The concept of growth corridors separated by 'green wedges' has been part of metropolitan Melbourne's planning since the early 1970s and Mornington Peninsula Green Wedge. The green wedge plays an important role in protecting and preserving land for agricultural

and horticultural activities as well as the protection and conservation of flora and fauna within the area. There is a need to ensure the ongoing protection and management of the green wedge from unplanned urban land use and development.

~~Green Wedge Management Plans are required to be prepared for both the Green Wedges that are within the municipality. These are major plans that require commitment of resources, time and extensive consultation and research.~~

### **Economic Activity**

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

A majority of workers that reside in Frankston work outside of the municipality, with only about one third recorded as being employed within the municipality. Diversification of the employment base to encourage economic activity to employ residents is desirable.

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

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

### **Eastern Treatment Plant**

This is an important metropolitan resource and needs to be protected from encroachment by sensitive uses. Because this facility is located at the junction of three Council areas it is desirable that there be consistency in the application of planning controls.

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

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

### **Extractive industry**

Several active quarries remain in the municipality. Extractive industry provides regionally significant resources for the building industry.

Extractive operations have adverse off site effects and there is a need to maintain adequate separation between this extractive industry and sensitive uses, such as housing, for the benefit of both. A number of extractive sites have an estimated resource life of up to 30 years. Some sites have been identified as having potential for regional landfill and some have also been identified as future open space and conservation reserves. It is important to ensure that these options are maintained and that extractive sites are protected from encroachment by inappropriate development.

### **Flora and fauna**

A number of areas of remnant indigenous vegetation, on both public and private land, have been identified as having significance for flora and fauna conservation. Frankston's bushlands, wetlands and waterways provide refuge for several plant and animal species at risk of extinction. Arresting vegetation loss and the consequent decline in biodiversity is a significant challenge facing Frankston City Council.

### **Transport**

Improved road and public transport links, improved public transport services and more sustainable transport options will be achieved by:

- Recognising a heavy and continued reliance on private transport and advocating for major road infrastructure improvement.

- Upgrading, extending and increasing the frequency of public transport services to meet the changing needs of the Frankston community, including advocating for the electrification of the train line to Baxter, and advocating for greater extent and frequency of public bus services.
- Advocate for accessible public transport options and infrastructure.
- Planning for a rail freight link between the Port of Hastings and a proposed ‘inland port’.

#### Other factors

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

- The population profile will be relatively youthful in Langwarrin and Carrum Downs and ageing in other parts of the municipality.
- Pressures for a variety of developments and uses in the Frankston MAC and nearby sections of the foreshore will increase.

#### 21.02-1

#### References

~~19/10/2017~~  
~~G400~~Proposed C140fran

Frankston Municipal Health and Wellbeing Plan, 2013 – 2017.

*Frankston Green Wedge Management Plan* (Frankston City Council, October 2019)

