For Frankston City Council
Green Wedge Management Plan
Issues Paper

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SJB Urban Pty Ltd

Project Contact:
Amanda Roberts
aroberts@sjb.com.au

SJB Urban
Level 5, 18 Oliver Lane
Melbourne VIC 3000
+61 3 9699 6688
www.sjb.com.au
<table>
<thead>
<tr>
<th>Part</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Introduction</td>
<td>4</td>
</tr>
<tr>
<td>B</td>
<td>Purpose</td>
<td>10</td>
</tr>
<tr>
<td>C</td>
<td>Precincts &amp; Themes</td>
<td>12</td>
</tr>
<tr>
<td>D</td>
<td>Land Use Context</td>
<td>16</td>
</tr>
<tr>
<td>E</td>
<td>Theme 01_Biodiversity &amp; Nature Conservation</td>
<td>20</td>
</tr>
<tr>
<td>F</td>
<td>Theme 02_Cultural Heritage</td>
<td>28</td>
</tr>
<tr>
<td>G</td>
<td>Theme 03_Economic Development</td>
<td>34</td>
</tr>
<tr>
<td>H</td>
<td>Theme 04_Extractive Industries</td>
<td>44</td>
</tr>
<tr>
<td>I</td>
<td>Theme 05_Recreation &amp; Open Space</td>
<td>48</td>
</tr>
<tr>
<td>J</td>
<td>Summary &amp; Next Steps</td>
<td>54</td>
</tr>
</tbody>
</table>
Introduction

What is a Green Wedge, how do they contribute to the quality of life in the greater Frankston area and beyond and how do we manage them?
Victorian Context

What are they
Green Wedge land is defined under the Planning and Environment Act 1987 as land that is described in a metropolitan fringe planning scheme, such as Frankston, as being outside an Urban Growth Boundary (UGB). There are 12 designated areas across 17 Councils forming a ring around Metropolitan Melbourne with their physical attributes as varied as their locations from the rolling green Yarra Ranges to the basalt plains of the west and sandy hills of the peninsula. These areas, set aside over 30 years ago, are under increasing pressure from suburban residential development and other more ‘urban’ uses.

Why are they important
The Green Wedges were created to safeguard areas for agriculture, biodiversity, recreation, open space, natural resources, heritage and landscape conservation and to preserve locations for service industries and infrastructure away from urban uses. These uses include rural farming, recreation and preservation of areas of native flora and fauna. They also include areas for extractive industries such as quarries, sewerage plants, airports, landfill and energy and infrastructure facilities. Their uses are incredibly varied and at times conflicting, and essential to the long term sustainability of the wider Metropolitan area.
How are they managed – Planning Provisions

Clause 57 of the Frankston Planning Scheme includes the Core Planning Provisions (CPP) which are included in the Victoria Planning Provisions. These set out the purpose of Green Wedge Areas as follows:

- To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values;
- To protect productive agricultural land from incompatible uses and development;
- To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land;
- To encourage the location of urban activities in urban areas;
- To provide transitional arrangements for permit applications made to the responsible authority before 19 May 2004; and
- To provide deeming provisions for metropolitan green wedge land.

Clause 35.04 of the Frankston Planning Scheme states that the purpose of the Green Wedge Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- To provide for the use of land for agriculture;
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources;
- To encourage use and development that is consistent with sustainable land management practices;
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses;
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes; and
- To protect and enhance the biodiversity of the area.
How are they managed – Green Wedge Management Plan

The Green Wedges are further managed through a Council adopted strategy, A Green Wedge Management Plan (GWMP). The GWMP outlines the specific vision, objectives and actions for the sustainable use and development of the Green Wedge. Outlined in the Planning Practice Note 31, a Green Wedge management plan should:

1. Develop a vision, role and purpose for the green wedge. This should be determined through community consultation and research.

2. Identify the values and features within the green wedge that are to be protected and enhanced. This should be based on a detailed environmental and land use inventory and community consultation.

3. Establish a strategic direction for land use and development within the green wedge that is consistent with government policies and strategies that will protect and enhance the values and features identified within the green wedge. This should be based on identification of key opportunities and constraints identified through research.

4. Articulate the strategic direction for the green wedge through the relevant planning scheme. This should involve:
   - ensuring the vision, role and purpose of the green wedge is identified in the Municipal Strategic Statement
   - confirmation of the green wedge zoning and the schedules to these zones
   - ensuring identified values, environmental assets and resources are appropriately identified and protected by the planning scheme by such tools as planning scheme overlays and local planning policies
   - consideration of the need to provide further guidance in relation to discretionary uses and developments within the green wedge through the Local Planning Policy Framework.

5. Establish a framework to encourage sustainable land management practices and appropriate resource management. This should involve:
   - reviewing the adequacy of resources and programs
   - assessing the effectiveness of existing incentive and education programs
   - developing new initiatives aimed at encouraging sustainable land management practices
   - identifying and supporting sustainable land use options
   - consideration of relevant plans and strategies related to natural resource management including fire management plans, catchment management plans and stream flow management plans.

6. Identify the needs of green wedge landowners and the wider community. Issues that should be examined include demographic considerations, economic sustainability, employment opportunities, sustainable land use options, community facilities and other required levels of infrastructure.

7. Establish a clear monitoring and review process to ensure the plan remains relevant and its performance can be measured. This should involve determining appropriate indicators and a commitment to review the plan in five years.
Frankston’s Green Wedge

Location
Frankston’s Green Wedge spans the South East Green Wedge with a smaller portion in Mornington Peninsula Green Wedge, totaling approximately 4,500 hectares of land.

Vision
As described in the brief for this issues paper, the initial Frankston Green Wedge Vision is, Of an asset of sustainable land management, rejuvenation and change.

It has been identified as an area focussing on sustainable uses, biodiversity links, active and passive recreation facilities and open space. The GWMP will enable Council to plan for the future in a staged way ensuring the economic and community value of the Green Wedge assets are retained.

Land Uses
The existing land uses within Frankston’s Green Wedge are incredibly varied and capture the breadth of activities the Green Wedge land was initially identified for. These uses do not all conform to the traditional perception of ‘green uses’, these commonly considered as landscape/environmental uses, however they are an essential part of a sustainable and diverse community and include:

- Protection of remanent landscapes
- Protection of waterways
- Providing bio-links
- Passive recreation (walking, cycling)
- Active recreation (sports fields, dog parks, golf etc)
- Quarrying – sand extraction
- Agricultural land including; horticulture, turf farms, grazing, hobby farms
Figure 1
Green Wedge Precincts
**Green Wedge Issues Paper**
This Issues Paper is the first step in understanding the complex and valuable relationship of the Frankston Green Wedge with its surrounding community and the wider Green Wedge network. The issues outlined in the following document seek to identify the site specific opportunities and constraints of the Frankston Green Wedge ensuring that the final Management Plan is responsive, robust and ensures the long term sustainability of the Green Wedge.

**State Government**
The State Government provides guidance on the preparation of Green Wedge Management Plans, outlined in part in the previous section. Key goals for the Frankston GWMP include:
- Clarity of message and broad communication around re-zoning possibility
- Certainty for landowners and Council
- Alignment with neighbouring Green Wedge Plans (Dandenong and Westernport)

**Further Action**
This Issue Paper will provide Council with information to guide further research, consultation and tasks required to produce the final Green Wedge Management Plan.
Precincts & Themes

Ordering the information
Precincts
The project brief divided the Green Wedges into six Precincts. These precincts, shown in Figure 1, are largely determined by their geographical location and being separated from each other with the exception of precincts 2 and 3 which are joined and make up the largest, continuous parcel of Green Wedge land. Each precinct also contains slightly different land uses that may impact on the future opportunities and pose some specific constraints.

Themes
In order to understand the overarching issues as well as the precinct specific issues, this Issues Paper will present the information under a number of themes. The themes have also been grouped where possible to correspond with Council’s operational requirements to ensure stewardship for the resulting action plans. Where we have identified specific issues for a precinct within that theme, we have included these as a separate note. The themes are:

Theme 01: Biodiversity and Nature Conservation
Including reviews of information relating to flora and fauna and biodiversity

Theme 02: Cultural Heritage
Including understanding potential cultural heritage issues including aboriginal and post settlement cultural heritage

Theme 03: Economic Development
Including information on demographics and population trends, employment forecasting, land use summary, land values.

Theme 04: Extractive Industries
Including understanding the existing extractive industries, life spans and future uses

Theme 05: Recreation and Open Space
Including understanding existing recreation facilities, movement corridors and recreation opportunities
Key Issues and Opportunities
Within each theme we have identified a series of issues and opportunities that have arisen from the background research, site visits and experts’ analysis. While this list is not exhaustive, it serves as a starting point for further stakeholder engagement.

Recommendations
Where possible or evident, we have identified recommendations for next-steps; either to fill in gaps in information, gain more insight into certain issues or to keep the implementation of the Green Wedge Management Plan moving forward in a transparent, effective and supported manner.

These recommendations are a beginning, with further consultation with stakeholders expected to contribute considerable local knowledge.
Precincts & Themes

- Suburban interface
- Large lot interface
Land Use Context
Existing Uses
In broad terms, the northern portion of the Green Wedge area provides a wide range of agricultural uses, the central portion is dominated by extractive industry and the southern portion is predominantly the realm of hobby farms.

Information provided by Council indicates that 86% of the current land supply in the Green Wedge is being used for a rural purpose, including 853 hectares which serves a mixed farming and grazing or market gardens purpose. A further 1,147 hectares are currently being occupied by rural residential lifestyle uses. Other rural uses currently located in the Green Wedge area include plant nurseries, a fuel outlet with associated fast food restaurants, the Victorian Canine Association (a member club facility), two quarry areas, a waste transfer station, a golf driving range and golf course, and an equestrian centre.

The residential uses in the Green Wedge area include 124 separate dwellings on generally large lots, while the 12 sites which have been identified as Industrial uses in the Green Wedge include the quarries, the Gathercole abattoir in Carrum Downs and an adjoining telecommunication tower.

Total estimated jobs in Frankston’s Green Wedge areas is approximately 202 jobs and this includes 128 jobs in rural uses with another 74 jobs in the existing industrial uses. This information is shown in Table 1.

A map showing the location of the Frankston Green Wedge area and some of the major land uses within the area is shown in Figure 2.

<table>
<thead>
<tr>
<th>Use</th>
<th>No. of Lots</th>
<th>Land Area</th>
<th>Building Area</th>
<th>Estimated Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural</td>
<td>409</td>
<td>130,700sqm</td>
<td>23,557,900sqm</td>
<td>128 jobs</td>
</tr>
<tr>
<td>Residential</td>
<td>124</td>
<td>22,000sqm</td>
<td>142,700sqm</td>
<td>0 jobs</td>
</tr>
<tr>
<td>Industrial</td>
<td>12</td>
<td>3,100sqm</td>
<td>3,749,900sqm</td>
<td>74 jobs</td>
</tr>
<tr>
<td>Commercial</td>
<td>1</td>
<td>600sqm</td>
<td>5,300sqm</td>
<td>0 jobs</td>
</tr>
<tr>
<td>Total</td>
<td>546</td>
<td>156,400sqm</td>
<td>27,455,900sqm</td>
<td>202 jobs</td>
</tr>
</tbody>
</table>

Table 1 – Land Uses in Frankston Green Wedge, 2016
(Source: Frankston City Council)
Note: Classified according to Australian Valuation Property Classification Code (AVPCC)
D Land Use Context

Figure 2 – Frankston Green Wedge Areas
Frankston Green Wedge Management Plan Issues Paper, November 2016
(Source: Frankston City Council; Melways)
Theme 01
Biodiversity & Nature Conservation

The Strategy provides an overarching framework for preserving and protecting the environment of Frankston City for the decade to 2024. The report includes details of environmental achievements over the past decade by Council and the community, and also assesses what opportunities there may be to pursue into the future.

A community workshop identified the following aspirational statement regarding Green Wedge areas:

Highly productive agricultural enterprises operate in the Green Wedge showcasing world class environmental practices that provide organic, nutritious food and products while sequestering carbon and providing habitat corridors.

The Strategy acknowledges that open space is not evenly distributed across the City and that not all open space is owned by Council. It is noted that a significant portion of the eastern edge of the municipality comprises open agricultural land which provides important amenity and environmental benefits. These Green Wedge areas have low population and are described as the “green lungs” of the municipality. The Strategy cites the opportunity to develop master plans for the Green Wedge in order to provide better planning protection of natural reserves and waterways.
Landscape-scale conservation values of Green Wedge Area

The Frankston Green Wedge has large scale conservation values as it is contiguous with the Kingston, Mornington and Casey Green Wedges. These high conservation values are derived from the Green Wedges connectivity across the landscape meaning:

- Threatened and other native fauna can move about the landscape to find food, mates, shelter, etc.
- Contributes to other natural processes like hydrological flows
- Connectivity is higher than urbanised areas and is a key conservation value

Internationally significant conservation areas

The Green Wedge contains internationally significant conservation areas including:

- Ramsar listed Seaford Wetlands (part of the larger Edithvale-Seaford Wetlands)
  - Over 100 species of birds have been recorded
  - 20 species of migratory shorebirds that travel from the northern hemisphere each year
  - International obligations to promote its conservation and increase waterbird populations
- Seaford wetland is 150 ha and is almost all that remains of the over >4300 ha Carrum Carrum swamp (other than the Edithvale section)

Nationally significant flora and fauna

Federal protection for biodiversity is provided by the Environmental Protection and Biodiversity Protection (EPBC) Act. Desktop analysis shows 11 plant and 21 animal species listed under the EPBC Act have potential to be been recorded in the study area. Further survey records show that the Green Wedge has potential to provide habitat for nationally significant species.

State significant flora and fauna

The study area has a number of records of state listed flora and fauna protected under the Flora and Fauna Guarantee (FFG) Act:

- 17 plant species
- 23 animal species

Survey records show that the GW has potential to provide habitat for state significant species.
Figure 8 - RAMSAR site and EPBC listed flora and fauna records
Biosis, November 2016
Figure 9 - Fauna Connectivity
Frankston City Council, March 2017
Figure 10 - Proximity of Extractive Industries to Flora & Fauna Reserve and Housing
NearMap 2016
Key Issues / Opportunities

**Issues**

Biodiversity and nature conservation incorporates a large variety of landscapes. It includes remnant vegetation, wetlands and other areas identified as ‘natural’ such as national parks, however it also incorporates farm land with opportunities for significant tree planting and diversity.

The principles of good planning and high quality development within the municipality must include consideration of protection and maintenance of strong healthy ecosystems that will improve the overall amenity and livability of the municipality.

It will be crucial in discussing the future of the Green Wedge that all aspects of our environment are considered as important contributors to the Green Wedge Zones.

**Conservation opportunities**

Currently biodiversity within the Green Wedge is protected by three conservation reserves and two local natural reserves:

- Edithvale-Seaford Wetlands (Ramsar site)
- Pines Flora and Fauna Reserve
- Langwarrin Flora and Fauna Reserve
- Baxter Park
- Robinson’s Reserve

Native vegetation outside these reserves presents opportunities to further enhance the protection and conservation values of the Green Wedge area.

Council has identified a network of wildlife corridors (biolinks) that link areas of habitat throughout the municipality and with key habitat beyond its boundaries (Figure 9). The core of the biolink network lies within the Green Wedge area. Remnant vegetation within the Langwarrin extractive industry area form important elements of this network. There are opportunities to protect and enhance the network through cooperation between private landowners, state agencies and Council.

Outside of these reserves, there is extensive remnant habitat on private land, particularly in Langwarrin and Langwarrin South.

There are significant challenges in retaining and enhancing this network as Frankston’s development continues.

There is also the opportunity to recreate lost wetland habitat when quarry operations cease.
Recommendations

Actions

- Consolidate and update (existing studies) and undertake new detailed studies identifying land within or adjacent to the Green Wedges that can further enhance biodiversity and importantly, biodiversity links.
- Ensure communication with stakeholders includes discussions around the whole variety of landscapes within the Green Wedge.
- It will be important to identify Frankston City Council’s key biodiversity assets within the Green Wedge and how these connect and interact with the broader landscape.
Aboriginal and Historic Heritage

Within the region there is an ample supply of raw stone material suitable for stone tool production (quartz etc.) potentially leading to a number of unidentified artefact scatters. There are varying levels of disturbances across the study areas, due to residential development, infrastructure installation and land modification.
Carrum Downs/Seaford Wetlands Area

Cultural Heritage issues identified in the Carrum Downs / Seaford Wetlands Area are:

Predominantly within an area of cultural heritage sensitivity under Regulations including:
- Registered Cultural Heritage Places
- Waterways
- Declared Ramsar wetlands
- Koo Wee Rup Plain

There are 16 registered Aboriginal places (6 x Cultural Heritage Management Plans (CHMP)) including:
- Artefact scatters, shell middens and scarred trees
- Associated with waterway, dune and rises above the floodplain landforms

There is one historic heritage place, The Wedges Station (Coleman Road, Carrum) which is on the Victorian Heritage Inventory (H7921-0066). This is the earliest white settlement in Carrum area, dating to 1840s with the potential for archaeological evidence of the first decade of white settlement and aboriginal contact.
Langwarrin South Area

Partially within an area of cultural heritage sensitivity under Regulations including:

- Registered Cultural Heritage Places
- Dunes

4 registered Aboriginal places (1 x CHMP) including:

- Artefact scatters and one low density artefact distribution
- Associated with Cranbourne sand formations and Boggy Creek

Areas of Cultural Heritage Sensitivity - Langwarrin South Area
(Biosis, November 2016)
F Cultural Heritage

Skye South & Langwarrin Area

Predominantly within an area of cultural heritage sensitivity under Regulations including:

- Registered Cultural Heritage Places
- Sand sheets
- Waterways
- Dunes
- Parks
- Sand sheets

There are 19 registered Aboriginal places (10 x CHMPs):

- Artefact scatters and one low density artefact distribution
- Associated with Cranbourne sand formations and Boggy Creek

Areas of Cultural Heritage Sensitivity - Skye South and Langwarrin Area
(Biosis, November 2016)
Key Issues / Opportunities

Artefact scatters and scarred trees are the most likely Aboriginal places to be found within investigation area with:

- artefact scatters most likely to occur on elevated sandy rises and hill slopes overlooking waterways such as swamps
- scarred trees may occur on floodplains and where remnant vegetation exists

There is a high potential for Aboriginal places in pastoral areas with less disturbance and areas within 200 metres of waterways.

There is also a high likelihood of significant disturbance caused by the construction and maintenance of roadways (e.g. Mornington Peninsula Link, Thompsons Road, Ballarto Road and Dandenong Hastings Road).

Recommendations

- Avoid registered Aboriginal places
- Buffer wetlands and waterways from development
- Avoid impacts to registered historic place, Wedge Station (H7921-0066)
- Review the Heritage Study to determine if further historic places or features are likely to be present that may impede development
- Avoid impact to areas of remnant vegetation that often reflect undisturbed areas and typically contain high cultural heritage values
Theme 03
Economic Development
Background

Frankston City Economic Development Strategy, 2016-2022

The Economic Development Strategy provides a wide ranging 63-point action plan to achieve the identified economic development objectives for Frankston City for the period of 2016-2022. The Strategy presents the vision as follows:

*Frankston City is the preferred place to live, learn, work, visit and invest based on a local economy that is sustainable, innovative and inclusive.*

The Strategy nominates a range of priorities for Council and these include a directive to increase the number of jobs in Frankston City. Under the banner of *new and rejuvenated employment precincts*, the aim is to increase the number of jobs in Frankston City to over 50,000 by 2030, highlighting that the job count at that time was 36,631. The Strategy recommends that Council undertake a Green Wedge Management Plan with a view to identifying marginal land that could have future employment uses.
Demographic and Economic Context

Population
The total population of Frankston City Council was estimated at 137,100 people in 2016, an increase of 6,800 people from the 2011 figure of 130,300 people. The municipality’s population is expected to increase by approximately 12% over the coming 20 years, to 153,800 by 2036. This data is shown in Figure 3.

Strong population growth is forecast for the neighbouring City of Casey, with the municipality’s population expected to increase from its 2016 level of approximately 297,000 people to approximately 459,000 people by 2036 (an additional 162,000 persons over the period).

The demand for land purposed for employment is driven by local population growth. An increase in population leads to an increase in demand for goods and services, thus supporting business growth, and the need to generate new jobs to support labour force expansion.

While the lion’s share of employment demand would be expected to be accommodated in traditional employment areas, green wedge land may also play a minor support role in accommodating a selection of relevant jobs.
**Labour Force**

Manufacturing accounts for 14.0% of all jobs held by Frankston residents — but not necessarily provided in the municipality — compared to the metropolitan Melbourne average of 10.8%.

Other significant sectors of employment for Frankston residents include retail trade (12.3% compared to 10.6% for metropolitan Melbourne), health care and social assistance (11.9% compared with 11.1% for metropolitan Melbourne), and construction (11.6% compared with 8.2% for metropolitan Melbourne).

Overall, 36% of jobs held by Frankston City Council residents (or just higher than one in three jobs) are in core industrial sectors compared to 29% of jobs across metropolitan Melbourne. This data, which is included in Figure 4, highlights the strong ‘blue-collar’ or industrial nature of the municipal labour force. This could potentially support future local industrial investment, land consumption and property development in appropriate parts of the municipality.

![Figure 4 – Industry Sector of Employment, Frankston City Council, 2011](image)
As Figure 5 below shows, growth in the employment sectors of local Frankston City Council residents over the period 2006 to 2011 has been strongest in health care and social assistance activities and in construction activities, with manufacturing experiencing a reduction of some 440 jobs. This highlights an ongoing shift away from manufacturing (albeit still a key sector in terms of total jobs provided for Frankston residents) towards health-related activities and services supporting the construction industry.

The 2011 Census shows approximately 64,200 of Frankston City’s resident population were in the labour force, which represents a labour force participation rate of 49.3%. Assuming this participation rate remains steady over the coming 20 years, approximately 75,800 residents will be in the labour force by 2036, representing an increase of 11,600 participants. This significant increase in labour force participation will increase demand for employment land in the municipality.

Furthermore, approximately 37% of current Frankston City Council labour force participants work within the municipality. Were this share to remain stable in the coming 20 years, an additional 3,000 jobs would be required in the municipality during this period to satisfy local labour force demand. If the rate of local employment for those in the labour force was to increase from 37% to 40% over the coming 20 years, then around 5,500 additional jobs would need to be provided for locals in Frankston City Council over this time.

In the context of the requirement for an overall additional 13,500 jobs in the municipality over the coming 20 years — in accordance with the aims of the current Economic Development Strategy and taking into account Frankston City Council’s more regional employment role — areas inside the Green Wedge may be capable of supporting appropriate new job-creating businesses which could provide a portion of these jobs.
Figure 5 – Change in Employment by Sector, Frankston City Council, 2006-2011
Hill PDA Consulting, Green Wedge Management Plan Issues Paper, November 2016 (Source: Australian Bureau of Statistics; Economy id)
Industry Structure

Approximately 36,630 jobs are provided in Frankston City Council and the largest industry sector is Health Care and Social Assistance with just over 7,000 jobs provided across the municipality. Retail Trade (approximately 5,850 jobs), Manufacturing (approximately 3,850 jobs) and Education and Training (approximately 3,450 jobs) also provide a significant number of jobs.

<table>
<thead>
<tr>
<th>Industry</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>7,023</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>5,843</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>3,852</td>
</tr>
<tr>
<td>Education &amp; Training</td>
<td>3,541</td>
</tr>
<tr>
<td>Construction</td>
<td>3,177</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>2,207</td>
</tr>
<tr>
<td>Other Services</td>
<td>1,742</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical Services</td>
<td>1,718</td>
</tr>
<tr>
<td>Public Administration &amp; Safety</td>
<td>1,593</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>1,193</td>
</tr>
<tr>
<td>Transport, Postal &amp; Warehousing</td>
<td>1,095</td>
</tr>
<tr>
<td>Administrative &amp; Support Services</td>
<td>951</td>
</tr>
<tr>
<td>Financial &amp; Insurance Services</td>
<td>884</td>
</tr>
<tr>
<td>Rental, Hiring &amp; Real Estate Services</td>
<td>604</td>
</tr>
<tr>
<td>Arts &amp; Recreation Services</td>
<td>524</td>
</tr>
<tr>
<td>Information Media &amp; Telecommunications</td>
<td>406</td>
</tr>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>140</td>
</tr>
<tr>
<td>Electricity, Gas, Water &amp; Waste Services</td>
<td>114</td>
</tr>
<tr>
<td>Mining</td>
<td>34</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>36,631</strong></td>
</tr>
</tbody>
</table>

Figure 6 – Jobs by Industry Sector, Frankston City Council, 2015
Key Issues / Opportunities

While the main economic development for Frankston will be directed to locations inside the Urban Growth Boundary (UGB), some employment opportunities may exist in the more rural areas of the Green Wedge. A selection of potential appropriate activities are included below.

Economic Issues
- Competing land pressures
  - See list of opportunities below;
  - The listed economic activities and land uses can compete with the environment values of the area;
  - Also, some green wedge land uses may conflict with others within the green wedge, eg. landfill sites with hobby farms, or hobby farms with commercial agriculture etc;
  - Protection may be required for extractive and potential landfill sites from encroachment by housing;
  - Various types of residential development continue to expand right up to the Green Wedge borders; and
  - Industrial areas in Carrum Downs are reaching capacity.
- The need to accommodate jobs
  - Just 0.6% of the municipality's jobs are located in the Green Wedge; and
  - Approximately 13,500 more jobs needed in Frankston by 2030.
- The need to accommodate urban support services and infrastructure assets
  - Waste treatment;
  - Sport and recreational facilities; and
  - Landfill.
- Planning for the future of extractive industry sites
  - Determining appropriate methods of reclamation and after-use.

Opportunities
- Infrastructure assets and support services
  - Waste treatment plant;
  - Landfill sites;
  - Cemeteries;
  - Transport links (including Langwarrin train station);
  - Energy assets; and
  - Sport and recreational facilities.
- Commercial agribusinesses
  - Cottage industries;
  - Horticultural uses;
  - Wineries and restaurants; and
  - Small scale intensive primary production and fresh produce.
- Hobby farms
- Extractive industry
  - Sand; and
  - Stone.
- Tourism
  - Farm stays;
  - Overnight accommodation;
  - Sports and recreation operations;
  - Events;
  - Health and wellness; and
  - Nature based attractions.
- Green Industries
  - Bio-fuels development;
  - Recycling grey water (Eastern Treatment Plant);
  - Solar power generation; and
  - Other renewable activities.
- Appropriate ‘Overflow’ Industry Uses
- Places of Worship
Recommendations

Actions
It is recommended that Council further investigates employment opportunities within the Green Wedge including synergies with neighbouring municipalities and authorities including:

- Potential for VicTrack employment in regards to future rail extension and possible stabling/maintenance opportunities
- Larger scale, cross-municipal recycling / land fill / power generation
- Review cycling links to increase safe, accessible and connected pathways

It is recommended that Council investigates employment opportunities in the Green Wedge that expand on existing strengths and draw on geographical advantages including:

- Agribusiness
- Tourism
- Green Business
- Industry (in appropriate locations)
Theme 04
Extractive Industries
There are six active Work Authorities within investigation area including ~340 ha either side of Boggy Creek. These extractive industries are based around sand, gravel and stone extraction. The lifespan of operations is between 5 - 50 years with one site having pre-approval for blasting.

There is some existing residential encroachment, in particular around Lexton Drive.

The Environmental Protection Agency recommended separation distances (air quality) to sensitive uses including:

- 250m without blasting
- 500m with blasting

These distances must be included in future detailed mapping and strategies for the Green Wedge Management Plan.

Other separation distances include those recommended by The Department of Economic Development, Jobs, Transport and Resources which require a preferred 200m buffer to food production from panel beaters (due to dust impacts).

The extractive site at 230 Quarry Road has already been decommissioned for extractive purposes with clean fill activities underway. It is expected that within the next 5-10 years that other extractive sites will begin transitioning from resource extraction to clean fill activities. What are appropriate future uses of rehabilitated extractive industry sites?
Extractive Industries

Key Issues / Opportunities

Future uses for sites
There are a number of future uses possible for the extractive industry sites. These will depend on land quality, proximity to other uses, potential to create biodiversity links, potential to introduce transition or buffer zones between uses, amongst many other outcomes.

Key issues are:
- Existing longevity/viability of sites
- Highest and best use in meeting Green Wedge Objectives
- Opportunities for Council to purchase land for community uses
- Opportunities for partnership with commercial bodies
- Community sensitivity to industrial uses
- The views of appropriate regulators on appropriate treatments

Recommendations

Actions
- Ensure extractive industries are captured in the short, medium and long term planning to capitalise on the potential future links/uses
- Ensure information from the quarries as to future timing of works is captured.
Extractive Industries

Existing Extractive Industry - Quarry Road, Langwarrin
(Biosis, November 2016)
Theme 05
Recreation & Open Space
Frankston City Sports Development Plan, 2013-2019

The Sports Development Plan provides a framework for the development of organised sporting facilities in Frankston City Council. Over the six-year period there are several recommended actions for addressing identified issues or areas of opportunity for sport within the municipality.

Key actions to come from the Sports Development Plan include:
- A review of the seasonal tenancy manual;
- Developing sports lighting guidelines;
- A strategic assessment of tennis facilities within the municipality;
- Undertake a feasibility to determine the need to extend the Frankston and District Basketball Association Stadium;
- Review of the capital works contribution policy;
- Determine demand for a regional synthetic training facility for soccer;
- Continue to implement and identify further opportunities for improving energy and water efficiency of sporting facilities;
- Develop Environmental Sustainable design guidelines;
- Upgrade/Expansion of facilities to cater for all abilities and female participation;
- Development of a Sports Liaison Committee; and
- Development of Technical service levels that can be tested and measured.

It is noted that the Frankston Planning Scheme identifies that any indoor recreation facilities developed in Green Wedge areas must be for equestrian based leisure, recreation or sport. Alternatively, major sports and recreation facilities proposed in Green Wedge areas must be for outdoor leisure, recreation or sport.

Frankston City Recreation Strategy, 2009 -2014

The Recreation Strategy addresses the broad scope of recreation provision in the municipality. The focus of the 2009-2014 Recreation Strategy was to consolidate existing recreation planning documents and strategies, acknowledge and integrate other key Council documents and strategies, set priorities for the provision of recreation and identify gaps where further consultation/development may be required.

Section 5 of the Recreation Strategy focused on specific areas of analysis, detailing opportunities available for the further development of recreation and leisure opportunities within the municipality. Green Wedge areas in Frankston City Council may be able to play a role in the provision of such recreation and leisure opportunities.
**Frankston City Open Space Strategy, 2016-2036**

The Open Space Strategy provides goals, principles and strategies to help ensure sound future planning and management of the open space within the municipality. The importance of open space is recognised in the Strategy, and guiding principles are established to ensure diversity of user experience, quality of settings, equity of access and conservation of natural values.

The section titled Operational Expenditure High Priorities includes Action 11 which states: *Seek funding from state government and other funding bodies to prepare relevant background documents required in the preparation of a Frankston Green Wedge Management Plan. Review the Green Wedge in the Planning Scheme. Protect the integrity of agricultural land as a means of supporting food security.*

Under the section titled Operational Expenditure Medium Priorities, Action 27 states: *Establish new planting programs, target existing resources and seek funding to improve amenity and values in key ecological precincts, along biodiversity corridors, sporting open spaces, underdeveloped open spaces and improve the buffer between the urban growth boundary and the green wedge.*

The section titled Operational Expenditure Low Priorities includes Action 2 which states: *Investigate change of use opportunities for the quarry sites in north-west of Langwarrin to support open space for future population growth, biodiversity and connections along Boggy Creek.*

It is noted that the existing quarries, which are located on SUZ2 land, will be inherently difficult to plan appropriate methods of reclamation and after-use having regard for the long resource life of some sites.
Recreation & Open Space

Recreational land uses
Recreation & Open Space

Key Issues / Opportunities

Recreation
Recreation is a readily understood and ‘easy’ offer for the Green Wedges. However, Council may often be required to fund and service these facilities therefore careful consideration should be given to the need and opportunities for partnering with private recreation companies.

Frankston City Council has identified an increase in demand for a variety of activities which are readily accessible and that don’t require extensive skills or high levels of training including passive and non-competitive activities. There is also a growing interest and participation rate in extreme or excitement activities.

Open Space/Land Use
There is a perceived and/or real lack of certainty for land owners on the potential / future use for their land. This uncertainty is being addressed by the process of implementing a Green Wedge Management Plan. Communicating the complexity of the relationship between land uses, land values and Growth Zone boundaries will be an important part of achieving the Green Wedge Management Plan.

There may exist opportunities for transition spaces between the existing urban development and peri-urban and rural lands. These opportunities should be explored at specific locations with the priority being where urban development immediately abuts the Green Wedge.

Recommendations

Actions
A number of actions have already been identified in Council documents including:

- A review of the seasonal tenancy manual
- Strategic assessment of tennis facilities
- Review cycling links to increase safe, accessible and connected pathways
- Determine demand for a regional synthetic training facility for soccer;

Further actions include:

- Ensure Council Policy objectives are aligned including definitions of activities appropriate for the Green Wedge areas and
- Ensure Regional Sports facilities align with the Recreation Strategy
- Investigate potential recreation partners such as paint-ball, tree-climb course, BMX tracks
- Investigate appropriate locations for transition zones between urban and green wedge land.
Next Steps
Summary & Key Issues

The following provides a summary of the key issues facing Frankston Green Wedges. As previously discussed, these issues will be further refined through stakeholder engagement, Council knowledge and further research.

Economic
- There will be competing land uses and conflicts between economic outcomes and environmental outcomes.
- There is a need to provide jobs within the Green Wedge, identifying opportunities for this should incorporate changing technologies.
- Industrial areas in Carrum Downs are reaching capacity and opportunities for expansion may be considered within the Green Wedge.

Biodiversity & Nature Conservation
- Balancing remnant and indigenous environments with post white settlement environments.
- Ensure no loss of remnant landscapes.
- Ensure the protection and enhancement of Nationally and Internationally significant landscapes, flora and fauna.

Recreation & Open Space
- Provide a range of recreation opportunities including passive and active.
- Identify the existing and future need for these services.
- Identify synergies between recreation offerings and other Green Wedge outcomes such as biodiversity and nature conservation.
- Accessing / purchasing key pieces of land to form unbroken biodiversity links throughout the municipality and into neighbouring Green Links.
- Ensure Council policies are aligned and utilise similar descriptions and definitions for allowable Green Wedge uses.

Extractive Industries
- Identify the existing longevity/viability of sites.
- Determine appropriate methods for reclamation.
- What is the highest and best use in meeting Green Wedge Objectives?
- Identify any opportunities for Council to purchase land for community uses.
- Identify opportunities for partnership with commercial bodies.
- Determine community sensitivity to industrial uses and the economic implications of a change of use.
- Understand the views of appropriate regulators on appropriate treatments.
- Short, medium and long term plans are needed to address the differing timelines of the facilities.

Cultural heritage
- Significant potential for Aboriginal artefact scatters and scarred trees.
  - Scatters most likely on elevated sandy rises and hill slopes overlooking waterways
  - Scarred trees most likely on floodplains and within stands of remnant vegetation
- Registered historic place, post white settlement, (Wedge Station) with potential for further significant finds associated with first contact.
Next Steps

In conjunction with the consultation process (discussed further below), we recommend the following steps to help enable the implementation of a resilient, robust Green Wedge Management Plan.

• Establish a Project Steering Group to guide the process throughout delivery led by Council and including key stakeholders.
• Establish a Project Working Group to deliver the GWMP.
• Develop a cohesive and Council-wide definition of the role of the Green Wedge to utilise in all future communications.
• Establish an overarching Vision for the Green Wedges.
• Establish a secondary Vision for each of the Precincts to ensure Precinct specific issues are appreciated and captured.
• Develop a series of objectives that support the overarching Vision and each Precinct Vision. These objectives should:
  - Be achievable
  - Be considered and developed for the short, medium and long terms
  - Contain measurable outcomes (such as percentages, time-lines, areas, attendance/participation figures etc)
  - Be in line with or exceed State Government Policies
  - Be clearly allocated to Council departments and/or stakeholders to ensure delivery and stewardship
• Develop a series of actions (an implementation plan), that will help achieve the objectives.
• Develop a monitoring and review process imbedded in the Green Wedge Management Plan to ensure it remains relevant.

Recommendations

• Ensure all Council policies are reviewed and objectives/outcomes that affect the Green Wedges identified.
• When developing the Green Wedge Management Plan, ensure the policy objectives are aligned with GWMP. If there are conflicts, Council should consider changes to either the existing policy or the GWMP, whichever has the greater overall benefit.
• Consider complimentary Planning tools to support the retention and protection of environmental assets.
Stakeholder Engagement
Based on this issues paper, it is suggested that the stakeholder engagement program be developed in the following manner:

- Identify key stakeholder groups and where possible, the particular Precinct they are concerned with. If it is a Municipal-wide concern, ensure they are included in all workshops.
- Run a Green Wedge workshop that will be conducted in two parts.
  - This first session will include the ‘overarching’ Green Wedge discussion including the Vision, definition, role and Planning/Governance status. This will enable the big picture issues to be communicated and understood by all.
  - The second session will enable Precinct specific discussions to occur to ensure all issues are captured. It is envisaged that this session will see stakeholders mobbing from one Precinct ‘table’ to another where appropriate.
- Provide a clear summary of the workshop to all attendees including a summary action plan for next steps.
- Incorporate this summary and any further information into the Final Issues Paper.