Acknowledgment of Traditional Custodians of the Land:
This Green Wedge Management plan relates to country under the traditional ownership of the Bunurong and Boon Wurrung people. This document pays respect to their Elders past, present and emerging.
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1.0 INTRODUCTION
1.0 Introduction

This Green Wedge Management Plan (GWMP) is Frankston City Council's strategy for the ongoing protection and management of its portion of the South East and the Mornington Peninsula Green Wedges. The Frankston GWMP provides a vision for the next 20 years for the management of this area, including separate visions for the sub-precincts contained in the Frankston Green Wedge.

All green wedge councils are required to prepare a management plan for their green wedge areas via Planning Practice Note 31 (PPN31).

1.1 What is a Green Wedge?

Green Wedges are the non-urban areas of metropolitan Melbourne that lie outside the Urban Growth Boundary. There are 12 designated Green Wedge areas, spanning 17 municipalities, which collectively form a ring around the city. They are a legacy of the visions and planning decisions of the past, having first been proposed in planning strategies in the 1960s.

Since 2002, green wedge land has been defined in legislation under the Planning and Environment Act 1987. New planning zones and stronger regulations were also introduced at this time to better control the subdivision and use of green wedge land. The vision for the Green Wedges is to encourage their proper management and to protect them for non-urban uses.

Located in between defined growth areas, these non-urban areas are designed to provide relief from continuous development. They 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 such as airports, freeway reservations, quarries and waste management operations.

The management of Melbourne’s Green Wedges needs to be tailored to the features of each individual area. The non-urban areas of the City of Frankston are included within two different Green Wedge areas: with the northern areas included in the South East Green Wedge, which extends through the municipalities of Kingston, Greater Dandenong and Casey, and; the southern non-urban areas included in the Mornington Peninsula Green Wedge.
1.2 What is a Green Wedge Management Plan

A Green Wedge Management Plan (GWMP) is an adopted strategy that identifies the vision, objectives and actions for the sustainable development and management of each Green Wedge.

The process for developing such a plan is outlined in Planning Practice Note 31, issued by the Victorian Government and includes extensive engagement with all stakeholders, including land owners, businesses and residents in a Green Wedge. All interested parties are to have the opportunity to input into the vision and objective setting of a GWMP, as well as comment on a draft version of the plan.

The plan should provide the council, land owners, business operators and residents with certainty about the future of the Green Wedge and all the land within it. Relevant government authorities should be involved in the process and the plan should be implemented through the planning scheme, as well as other mechanisms and processes, to provide it with statutory weight. A GWMP must provide strategic justification for any necessary change to a municipal planning scheme.

The principles that are required to underpin preparation of a Green Wedge Management Plan are:

- Consistency with relevant State Government policies and strategies;
- A common basis for the preparation of the plan;
- A well informed, inclusive plan preparation process;
- A common approach to the preparation of all plans; and
- Involvement of stakeholders and landowners.

1.3 Why do we need a Green Wedge Management Plan?

All green wedge areas face a range of often conflicting pressures which influence their future growth and development. A Green Wedge Management Plan is a mechanism by which these pressures are recognised, considered and following public consultation, a new policy framework and series of actions are adopted to resolve and positively manage these pressures and interests. Melbourne’s Green Wedge areas vary greatly in terms of their features, communities and purpose. Accordingly, another role of a Green Wedge Management Plan is to identify the values of each area, and by working with local communities, develop policies and actions which ensure that these values and the liveability of the area is improved over time.

A proactive approach is required to ensure that these pressures are appropriately managed and that the liveability, economic values and the scenic and natural qualities of the green wedge are not eroded over time. Green wedge management plans identify these values and work with the local community to set priorities and make proposals to improve the future planning and management of these areas.

Frankston City Council has recognised the need to update its local policy and provide strategic direction for this highly significant portion of the municipality and has chosen to prepare a plan for the part of the South East Green Wedge and Mornington Peninsula Green Wedge within its municipal boundaries. This is reflected within the Frankston Local Planning Policy Framework (LPPF) which requires that a plan be made for the management and protection of the Frankston Green Wedge.

As mentioned above, the Victorian Government also requires that each local government area with a Green Wedge interface prepare a Green Wedge
Management plan in accordance with Planning Practice Note (PPN) 31: ‘Preparing a Green Wedge Management Plan’. The PPN highlights the need for management plans to ensure the proper management and protection of each of Melbourne’s 12 designated Green Wedges.

In 2008, the Department of Planning and Community Development (DPCD, now known as the Department of Planning Environment, Land, Water and Planning) in conjunction with the councils responsible for the South East Green Wedge, prepared a Background Report and an Issues Paper intended to form a base of information to enable preparation of a Green Wedge Management Plan for the entirety of the South East Green Wedge (SEGW). The Cities of Kingston and Greater Dandenong have now prepared their own Plans for their respective sections of the South East Green Wedge. The abutting municipalities of the Shire of Mornington Peninsula and the City of Casey have also prepared, or are in the process of preparing GWMPs for their Green Wedges.

1.4 Frankston Green Wedge Study Area

The Study Area, known as the ‘Frankston Green Wedge’ comprises all land outside the Urban Growth Boundary within Frankston City Council, covering a total of approximately 4,500 hectares of land.

The Study Area has been categorised into six different precincts as identified in the Frankston Green Wedge Issues Paper. These precincts have been determined by their geographical location and land uses, and include the following:

- **Precinct 1:** Carrum Downs / Seaford Wetlands
- **Precinct 2:** Skye
- **Precinct 3:** Skye South / Langwarrin
- **Precinct 4:** Langwarrin South
- **Precinct 5:** Frankston South
- **Precinct 6:** Langwarrin

The Precincts are examined in further detail throughout this document. Figure 1 shows the precinct names and locations.
Frankston Green Wedge Precinct Map

- Green Wedge Precincts
- City of Frankston
- Roads
- Train Line

Figure 1 Study Area Map (Ethos Urban)
1.5 Project Aims and Objectives

The aim of this project is to produce a draft Frankston Green Wedge Management Plan. The draft Frankston Green Wedge Management Plan is to build on the strategic work and consultation undertaken to-date, and provide:

- A cohesive and Council-wide definition of the role of the Green Wedge to utilise in all future communications.
- An overarching vision for the Frankston Green Wedge.
- A secondary vision for each of the Precincts to ensure specific issues are appreciated and captured.
- A series of objectives that support the overarching Vision and the Vision for each Precinct. 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

In developing the draft Frankston Green Wedge Management Plan, consideration needs to be given to the following issues:

- **Economic Use & Development**
  - Where to pursue economic development opportunities that minimise impacts on the natural resource base and the environment of the green wedge.
  - There is a need to provide jobs within the Green Wedge, identifying opportunities for this should incorporate changing technologies.
  - Analysis of existing and required infrastructure to meet the needs of potential economic development opportunities.
  - Analysis of economic viability of existing agricultural land uses in the Green Wedge.
  - Industrial areas in Carrum Downs are reaching capacity and opportunities for expansion may be considered within the Green Wedge.

- **Natural Environment and Heritage**
  - Protection of remnant canopy trees. Ensure no loss of remnant landscapes.
  - Protection and management of waterways, drainage lines and wetlands.
  - Retention and enhancement of habitat within agricultural and horticultural areas.
  - Maintaining and strengthening bio-links.
  - Integration with neighbouring Green Wedge Areas of Kingston, Greater Dandenong, Casey and Mornington Peninsula.
  - Ensure the protection and enhancement of Nationally and Internationally significant landscapes, flora and fauna.
  - The need for accurate data and ongoing monitoring of the quality and extent of remnant habitat within the green wedge.
  - Assessment of biodiversity values of the precincts, including an assessment of the impact on biodiversity within precincts 1, 2, 3 and 5 if these areas were to accommodate additional development.
- Assessment of existing waterways and biodiversity corridors and recommendations to ensure their ongoing protection and enhancement.

- Recreation and Open Space
  - Balancing conservation with community access.
  - Passive recreation opportunities (walking, cycling, enjoying nature etc.) along linear open space corridors.
  - Providing sporting and active recreational facilities for a growing population.
  - 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.
  - The future of golf courses both inside and outside the Frankston Green Wedge.

- Extractive Industries and Land Rehabilitation
  - Identify the existing longevity/viability of sites.
  - Determine appropriate methods for reclamation.
  - What is the highest and best transition use for sites whilst meeting Green Wedge Objectives?
  - Determine community sensitivity to industrial uses and the economic implications of a change of use.

The Frankston Green Wedge Management Plan is the result of a two year process which included the development of an Issues and Opportunities Paper, community engagement and a draft plan as shown in Figure 2.
1.7 Frankston Green Wedge
Issues Paper 2016

The Frankston Green Wedge Issues Paper was commissioned in late 2016 to inform the preparation of the Frankston Green Wedge Management Plan. This Issues Paper summarised the main values and activities within the Green Wedge precincts which were categorised under the following chapters:

- Biodiversity and Nature Conservation
- Cultural Heritage
- Economic Development
- Extractive Industries
- Recreation and Open Space

The Issues Paper recognises that intensive residential and industrial growth coupled with unprecedented population growth and high land values has placed pressure on the South-Eastern Green Wedge and Mornington Peninsula Green Wedge.

To further protect the interests of the green wedge the Frankston GWMP must address the following themes highlighted in the Issues Paper and their associated issues and opportunities:

- Biodiversity and Conservation - Protect biodiversity within the green wedge through the three existing conservation reserves and two local nature reserves. Opportunities also exist for further conservation of existing native vegetation and the enhancement of the biolink network of wildlife corridors.

- Aboriginal Heritage - Issues and opportunities exist, particularly within the Carrum Downs/Seaford Wetlands, Skye South/Langwarrin and Langwarrin South areas. There are many registered Aboriginal places comprised of artefact scatters, scarred trees and waterways, dunes and rises. There is a high potential for additional Aboriginal places in pastoral areas with less disturbance and areas within 200 metres of waterways.

- Economic Development – Frankston has an Economic development strategy with a 63 point action plan. The strategy states that Council should prepare a GWMP that identifies marginal land that could have potential for future employment uses. A high share of manufacturing, construction, retail and wholesale trade jobs exist within the municipality, each of which have the potential to utilise green wedge land for employment purposes. An additional 13,500 jobs are required within the municipality over the next 20 years and the green wedge has the potential to strategically accommodate some of this employment.

- Extractive Industries – At present there are 6 active work authorities based around sand, gravel and stone extraction. Some existing residential encroachment exists which threaten air quality buffers. Once these sites have reached the end of their extractive lifespan (5 to 50 years) they will need to transition to new land uses, which presents many opportunities.

- Recreation and Open Space – Frankston has developed a Sports Development Plan (2013-2019) and a Recreation Strategy (2009-2014) to guide the provision of sport and recreation facilities in the municipality, some of which are located within the green wedge. Council funding of these facilities is a costly issue that may be mitigated in part by partnerships with private recreation companies. Growing demand for a variety of new and expanded facilities has been demonstrated.
The overarching recommendations from the Issues Paper include:

- Ensure all Council policies are reviewed and objectives/outcomes that affect the Green Wedges identified.
- Ensure the policy objectives within the planning scheme are aligned with the 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.

1.8 Scenarios

Following the development of the Issues Paper, Council placed it on public exhibition and conducted a number of workshops with stakeholders to consider the issues raised and the future strategic direction of the Frankston Green Wedge.

Following this extensive consultation, Council considered a report at its meeting held on 2 July 2018; which considered three alternative options for the future management of the Frankston Green Wedge:

- **Option 1 ‘The Minimal Change Approach’**: Seeks to make minor adjustments to existing planning controls where anomalies have been identified during the public consultation period and that proposes complementary actions to support incremental changes for existing uses. Zone and lot size changes consistent with Green Wedge objectives could be considered. However, no changes to the ‘urban growth boundary’ would be required.

- **Option 2 ‘The Specialised Approach’**: Seeks to maintain the existing land use and zoning situation for the majority of the Green Wedge lands allowing for incremental improvements, but in this case also seeking some substantial changes to zones in Precincts 1, 3 and 5 and to minimum lot sizes in Precinct 2. This option will require some changes to the urban growth boundary in up to 3 of the 6 precincts.

- **Option 3 ‘The Bold Approach’**: Seeks to transform the entire Green Wedge study area, with strong differentiation between the six identified precincts and the consideration of significant zoning and land use changes to support key areas of new activity. This option will require changes to the urban growth boundary potentially in all 6 precincts.
Following consideration, Council resolved that:

“That Council authorises officers to progress the drafting of a Green Wedge Management Plan utilising the approach described as Option 2, noting that this option includes the consideration of potential Urban Growth Boundary (UGB) and zoning changes in Precincts 1, 3 and 5 and minimum lot size changes in Precinct 2.”

1.9 Consultation

As per Figure 2, the development of the Frankston GWMP will involve two phases of consultation, one of which has already occurred.

The first phase of consultation occurred following the exhibition of the Issues Paper, and involved exhibition of the Issues Paper, and a series of workshops with stakeholders. The details and outcomes from these processes are outlined in more detail below.

Phase 2 Consultation will occur when the draft Frankston Green Wedge Management Plan, is placed on exhibition. Details regarding activities planned for this Phase will be forthcoming.

1.9.1 Exhibition of the Issues Paper

The Issues Paper was publicly exhibited from 11 August to 13 October 2017. A total of 50 written submissions were received from residents, local businesses, and other stakeholders in Frankston City Council. Approximately 20 of the submissions concerned a specific property in one of the Precincts, while the remainder addressed a range of issues related to the Green Wedge.

Following the exhibition period, Council provided a response to each of the issues raised in submissions.

The following were the key themes from the submissions:

Natural / Environmental

This was a major theme of the submissions, with approximately half of submitters expressing environmental concerns. There is significant support for the protection of biodiversity, habitat corridors, and overall nature conservation. It was suggested that Council conduct new biodiversity studies to review environmental planning controls.
Submitters would also like to see the GWMP address floodplain management, climate change impacts, and greater support for land owners to undertake environmental rehabilitation of their land.

Council noted these submissions, expressing general support.

**Economic Development**

Some submitters view the Frankston Green Wedge as an economic asset. It was submitted that more industrial land is needed, but Council stated in response that there is little possibility of further industrial expansion within the municipality. There is support for renewable energy enterprises to locate within the Green Wedge.

Agriculture and horticulture activities remain a priority for those in and around the Green Wedge. Where these land uses are no longer viable, submitters voice support for tourism and agri-business. Council noted these submissions, expressing general support.

The ongoing operation of extractive industry sites, retention of buffers, and rehabilitation and future use of quarry sites are directions supported by submitters. Council responded that it particularly supports extractive industry in Precinct 3, and that future land uses of extractive sites will be investigated.

**Housing & Settlement**

Submitters provided suggestions regarding housing and settlement patterns in the Green Wedge. Some believe that Green Wedge development is characterised by small building footprints on large lots that maintain the rural character and landscape vistas. However, there were also many submissions to support rezoning of land in the Green Wedge to allow for smaller lot sizes and more urban uses. Council officers noted that this should be assessed within each Precinct and local context to determine the appropriate outcome.

A wider range of uses in the Green Wedge was a topic raised by a number of submissions. Some opposed churches or other community uses within the Green Wedge, while others advocate for more schools, or retirement villages. Council noted these suggestions and stated that these possibilities will be considered by the GWMP.

**Recreation & Open Spaces**

One submission singled out Cruden Farm as a space that should remain undeveloped, and Council responded that there are no new development plans for the Farm under consideration.

Regarding general open spaces and recreation within the Green Wedge, submitters support the development of passive recreation, sporting fields, and greater use of open space.

Council noted these submissions, expressing general support.

**Planning & Governance**

Some submitters suggested the GWMP should address amenity issues, including rubbish dumping, dust, cats, and noise, or the complaint that rates are too high. Council noted these concerns, acknowledging that these are generally not planning matters. Council does, however, support the submitted suggestion that the GWMP should strive to protect and promote areas of Aboriginal and European cultural heritage significance.

Submitters were divided in their support for altering the Urban Growth Boundary (UGB) to allow for more urban development and retaining its current location. Council acknowledged that the GWMP will need to
consider this issue further to determine the most appropriate outcome.

According to submitters, the GWMP should be embedded in policy, namely the Frankston Planning Scheme. Council noted that this is the desired outcome. It was also suggested that the development of the green wedge management plan should involve further investigation and collaboration with other Green Wedge Councils. Council expressed support for these statements.

Engagement Group Workshops

Following an information meeting in September 2017, some attendees nominated themselves to become part of a GWMP Engagement Group. The purpose of the Engagement Group was to provide advice and recommendations to help shape the development of the Frankston Green Wedge Management Plan, to ensure that the plan meets the economic, social and environmental needs of the community.

The GWMP Engagement Group met over four workshops in October and November 2017, the outcomes from which are outlined below.

Vision

The Group’s vision for the GWMP is that Frankston remain the permanent edge to Melbourne’s South East, with an interface that transitions from urban to rural. The local economy will be driven by emerging tourism and recreation industries. An expansion of the Carrum Downs industrial area and new businesses along Western Port Highway will also drive economic development. Best practice water management will improve water quality and use, while protections for local biodiversity and native flora and fauna will be implemented. These measures will improve conditions near existing water bodies, support the creation of new wetlands on previous quarry sites, and restore recreational trails and biodiversity links. A greater number of people will live on the Green Wedge on small rural lifestyle blocks. Overall, the Green Wedge will focus on quality rather than quantity.

Recommendations

Feedback received through this activity is similar to the Issues Paper submissions in that it reveals competing interests and visions for the green wedge precincts from the public. In total, 97 recommendations were made, and each recommendation was voted on by the Engagement Group. Table 1 summarises the overall findings by theme and indicates the relevant Precinct(s).

Additional Council documents, including local strategies and Council meeting minutes, were included in the background review of community consultation for the preparation of this GWMP. For the more detailed background review of community consultation, see Appendix A.
### Table 1: Frankston Green Wedge Issues Paper Consultation Themes and Recommendations

<table>
<thead>
<tr>
<th>Theme</th>
<th>Recommendation</th>
<th>Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Natural/ Environmental</strong></td>
<td>Further investigate potential to protect and enhance nature corridors</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Further protection and enhancement of the Seaford Wetlands to the Eastern Treatment Plant</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Further protection and enhancement of three north-south conservation corridors, including one that aligns with the Eastern Contour Drain</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Further protection and enhancement of Langwarrin to Frankston North corridor, Burdeets' Quarry to Studio Park Link, and the Pines Flora and Fauna Reserve to the Royal Botanic Gardens Cranbourne</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Potential for Peninsula Freeway reserve to be added to the Green Wedge</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Green Wedge to act as a nature buffer between Frankston and City of Casey, Mornington Shire</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Potential for more land area to be conserved and sustainably managed within the Green Wedge</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Economic Development</strong></td>
<td>Expansion of the industrial precinct between Eastlink &amp; Frankston Dandenong Road</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Opportunities for agri-business and horticulture</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Potential for industrial uses off Dandenong-Hastings Road</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Potential for extractive industries land to transition to other uses</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Some extractive business to continue well into the future</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Potential for an employment precinct to act as buffer around Council's transfer station at Harold Road</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Housing &amp; Settlement</strong></td>
<td>Requests for changes to planning controls to allow subdivision/urban development (potentially from 4ha minimum lot sizes to 1 or 2ha minimum in Precinct 4)</td>
<td>✓ ✓ ✓ ✓</td>
</tr>
<tr>
<td></td>
<td>Southern portion of this precinct could accommodate smaller lot sizes without changes to the UGB</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Expand residential development east of Stotts Lane</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Recreation &amp; Open Spaces</strong></td>
<td>Expansion of the Carrum Downs Recreation Reserve to double in size</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Potential for leisure and recreational uses of regional significance</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Baxter Park public space and recreation area should be retained and managed within the green wedge</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Misc.</strong></td>
<td>Potential for a major park and ride facility at the future Langwarrin Station</td>
<td>✓</td>
</tr>
</tbody>
</table>
2.0 STRATEGIC AND STATUTORY POLICY CONTEXT
2.0 Strategic and Statutory Policy Context

2.1 Metropolitan and Regional Policies

State and Local planning policies and studies provide the strategic context within which the Frankston Green Wedge Management Plan needs to be considered. A summary of the key strategic documents is provided below.

Numerous other State and Local policies and plans have provided background information and strategic input into the development of the Frankston Green Wedge Management Plan. A list of all documents relevant to this plan is contained in Appendix B.

2.1.1 Plan Melbourne 2017 - 2050

In 2017 Plan Melbourne was updated by the Victorian Government. The Plan is a 50-year strategy which guides the development of metropolitan Melbourne.

The plan emphasises the need to establish a permanent metropolitan urban growth boundary to protect the values of non-urban land, including opportunities for productive agricultural activities and the protection of significant landscapes and environmental values. It identifies the potential for Green Wedge areas to enhance the food production capability of metropolitan Melbourne and protect significant water and sewerage assets, including the Eastern Treatment Plant (ETP).

Plan Melbourne identifies that ‘Melbourne’s green wedges and peri-urban areas must be properly managed so that valued features and attributes are protected. A balance must be maintained between the needs of the community, the economy and the environment’.
Several of the Directions identified in Plan Melbourne relate to Green Wedge areas including:

- **Direction 1.4:** Support the productive use of land and resources in Melbourne’s non-urban areas. This direction examines the role of the Green Wedges as they relate to Melbourne’s food security, extractive industries and natural environment.

- **Direction 4.5:** Plans for Melbourne’s Green Wedges and peri-urban areas. This Direction identifies that the values, features and industries of the Green Wedge should be prioritised before other land uses. This section sets out the objectives for green wedge areas which include:
  - Protect biodiversity assets, including national and state parks, Ramsar wetlands and coastal areas.
  - Support existing and potential agribusiness activities, forestry, food production and tourism.
  - Protect major state infrastructure and resource assets, including water supply dams and water catchments and waste management and recycling facilities.
  - Support renewable energy sources such as wind and solar farms.
  - Protect extractive industries.
  - Provide a recreational resource, which contributes to public health outcomes for all Victorians.
  - Define and protect areas that are strategically important to the metropolitan area and the state, for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, cultural heritage, infrastructure, extractive and other natural resources.
  - Protect and manage the value of green wedges consistent with green wedge management plans.
  - Avoid development in locations where there is risk to life, property, the natural environment and infrastructure from natural hazards such as bushfire and flooding.
  - Accommodate additional housing and employment in established towns that have the capacity for growth.
  - Provide for non-urban breaks between urban areas.

Plan Melbourne outlines a set of desired planning outcomes for Green Wedge Areas which include:

**Environmental and Biodiversity Assets**

- Protect and enhance environmental and biodiversity assets, such as coastal areas, wetlands, rivers and creeks, forests and grasslands. Key features of international and national significance include Ramsar-listed wetlands (Westernport, Edithvale–Seaford wetlands, Port Phillip Bay [Western Shoreline] and Bellarine Peninsula), the Western Grassland Reserve, the UNESCO Mornington Peninsula and Westernport Biosphere Reserve, and a range of national and state parks.

- Maintain and enhance the diversity of indigenous flora and fauna habitats and species and achieve a net gain in the quantity and quality of native vegetation.

**Landscape and Open Space**

- Protect significant views, maintain non-urban breaks between urban areas, and conserve the cultural significance, tourism appeal and character of scenic rural landscapes. Recognised high-value landscape features include open farmed landscapes, sites of geological
significance, ranges, hills and ridges and open coastal spaces. Iconic landscapes, such as the Great Ocean Road, Bellarine Peninsula, Macedon Ranges, Western Port, Phillip Island, Mornington Peninsula, the Yarra Valley and the Dandenong Ranges, attract high numbers of local and overseas visitors each year.

Water Supply Catchments

• Manage and protect catchments (including Special Water Supply Catchments), groundwater, water infrastructure and storages, and waterways to improve water quality, protect the environment and provide a reliable and secure water supply.

• Minimise any negative impacts from sedimentation or water pollution on the Port Phillip and Western Port coastal ecosystems.

Natural Hazards

• Avoid development in areas that are subject to high risk from bushfire or flooding and inundation so as to minimise potential risk to life, property and the environment.

• Recognise, understand and prepare for the projected impacts of climate change and rising sea levels.

• Avoid significant land disturbance, reduce the occurrence and impact of soil erosion and salinity and manage potentially contaminated land.

Agricultural Land

• Protect agricultural land from incompatible uses, maintain farm size, promote the continuation of farming and provide a secure long-term future for productive and sustainable agriculture. Key agricultural areas include the Mornington Peninsula, the Yarra Valley and Dandenong Ranges, Werribee South, Keilor, Western Port and the Macedon Ranges.

Recreation

• Provide land for a range of open space functions to meet community needs for active and passive recreation and for protection of the environment. State and metropolitan parks provide a focus for a range of recreation opportunities and include the Yarra River, Warrandyte, Lysterfield and Dandenong Police Paddocks Reserve, and Churchill and Bunyip national parks.

Tourism

• Facilitate sustainable year-round tourism, and new tourism development (including diverse attractions, accommodation and eating establishments) that maintains the integrity of the natural environment, provides social benefits for communities and visitors and contributes to local economies.

Cultural Heritage

• Provide for the protection and management of sites of Aboriginal and post–European settlement cultural heritage to ensure that links with the past are preserved for present and future generations to appreciate. A wide range of cultural-heritage assets are found in buildings, structures, scattered relics, trees and gardens, landscapes and geological formations, archaeological and fossil sites and areas associated with historical events.

State-Significant Infrastructure

• Protect regionally significant assets such as metropolitan landfills (for example, Clayton South and Wollert), wastewater management facilities (for example Eastern and Western Treatment Plants),
industrial areas and related odour and safety buffers (for example, Dandenong South), airports and flight-paths (Melbourne, Avalon and Moorabbin), and ports (Port of Hastings).

- Provide opportunities for renewable energy generation.

Mineral, Stone and Sand Resources
- Protect designated mineral resource areas such as the coal reserves in central and western Gippsland.
- Protect sand and stone resources for future extraction to ensure a continuous supply of construction material.

Economy
- Maintain a strong, dynamic economy and employment base by building on the comparative advantages in agriculture, timber, transport, tourism, education, manufacturing, the service industry and commerce.

Population, Settlements and Local Infrastructure
- Plan and manage sustainable urban growth that is concentrated in and around major towns within Melbourne’s peri-urban area so as to provide employment, infrastructure, services and community facilities to new and established urban areas in an equitable manner.
- Manage the growth and sustainable development of green wedge townships and settlements, having regard for their distinct character and environmental and servicing constraints.
- Create socially sustainable communities and support an active community working towards reducing greenhouse gases and responding to climate change.
- Protect and enhance the existing character, presentation and form of towns, including their main road entrances.

Rural Living
- Manage rural living to prevent negative impacts on agriculture, biodiversity and landscape values.

Transport and Accessibility
- Provide a high-quality road and rail transport network with a range of sustainable, efficient, accessible and affordable transport options that readily connect neighbourhoods, workplaces, community facilities, services and enable people to participate in community life.
- Facilitate improvements to transport networks and facilities that support tourism, such as airports.

Planning and Governance
- Facilitate integrated and balanced forward planning, involving all agencies, and having regard to the needs and aspirations of current and future generations.
2.1.2 Preparing a Green Wedge Management, PPN31

Planning Practice Note 31 (PPN31) was released by the Victorian Government in June 2015 as a guide for the preparation of Green Wedge Management Plans across Victoria. PPN31 has informed the process shaping the development of the Frankston GWMP, as well as its structure and recommendations.

2.1.3 Green Wedge Planning Provisions, PPN62

Planning Practice Note 62 (PPN62) was released by the Victorian Government in June 2015 and provides information and advice regarding:

- Part 3AA of the Planning and Environment Act 1987
- Core Planning Provisions for Metropolitan Green Wedge Land
- The application of zones to green wedge land in the context of the reformed rural zones September 2013

2.1.4 The Port Phillip and Western Port Regional Catchment Management Plan

The land, waterways, coasts and bays of the Port Phillip & Western Port region are managed by around 50 local government and state government agencies, including over 300 community-based organisations. The Regional Catchment Strategy assists these groups coordinate their work around its shared vision and targets.

The Catchment Management Plan is focussed on the environmental aspects of the region including native vegetation and animals, waterways, wetlands, hinterlands and coastal areas. The strategy also sets a vision for the area which aims to enhance the region’s native vegetation, nature links, habitats, and other aspects.

2.1.5 UGB Anomalies Advisory Committee Report and Amendment C93

The Urban Growth Boundary Anomalies Advisory Committee Report identified land at 525-559 McClelland Drive, Langwarrin (Frankston), occupied by the Peninsula Private Hospital, as suitable for inclusion within the Urban Growth Boundary. In accordance with this recommendation, Amendment C93 to the Frankston Planning Scheme moved the UGB to include the site within the defined metropolitan area.
2.2 Local Strategic Policies

2.2.1 Greening Our Future, Environmental Strategy 2014-2024

This strategy provides a framework for protecting and enhancing the natural environment, wise use of natural resources, minimising environmental impacts, and engaging with the community. It includes analysis of existing conditions and a 10-year action plan. Aspects of the Strategy relevant to this project include:

- Preserving the green wedge, trees, habitat, biodiversity is a key community concern.
- The Green Wedge will continue to showcase environmental best practices and provide habitat corridors.
- The open agricultural land of the Green Wedge provides important environmental amenity and benefits on the eastern edge of the municipality.
- Council should develop a Green Wedge Management Plan.

2.2.2 Frankston City Economic Development Strategy 2016-2022

This document provides a vision and objectives to expand Frankston City’s economy over the period 2016 to 2022 by driving sustainable job creation and building a resilient local labour force.

The Strategy (p3) outlines the following overarching vision to guide economic development in the municipality:

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

This vision is underpinned by range of priority actions, outlined in the Strategy.

The priority for ‘new and rejuvenated employment precincts’ is of particular relevance to the future planning and development of Frankston’s Green Wedge. For example, as noted by the Strategy, less than 10% of the Carrum Downs industrial precinct remains as a greenfield supply, making this the last greenfield employment land available for new development in Frankston. The Strategy goes on to state that “Council needs to identify new opportunities to create employment in Frankston City, with a view to increasing the ratio of jobs per resident” (p10).

Increasing the number of jobs in Frankston City Council to over 50,000 by 2030 (representing an increase of 13,370 jobs or 37% on the 2016 level) is outlined in the Strategy as a ‘target’ under the banner of ‘new and rejuvenated employment precincts’. The Strategy recommends that a Green Wedge Management Plan be undertaken with a view to identifying potential land for future employment uses.

2.2.3 Frankston City Council Plan 2017-2021

The Plan aims to guide the planning, development, allocation of resources, and provision of services towards the achievement of Frankston City Council’s goal of becoming the lifestyle capital of Victoria. Aspects of the Plan relevant to this project include:

- Housing development should incorporate the preservation of the green wedge.
- The green wedge is one of the key assets that will make Frankston City the lifestyle capital of Victoria.
- Council will develop a management plan to ensure the green wedge is safeguarded.
2.2.4 Frankston City Council Community Plan 2017-2021

This document was produced through the extensive ‘Think Big’ community consultation process and developed areas for action that the community and Council can collectively work together to achieve. Aspects of the Plan relevant to this project include:

- The community feels that development must be appropriate and sustainable, particularly in the Green Wedge.
- The environment and sustainability must be considered in all decision making.

2.2.5 Frankston City Council Health and Wellbeing Plan 2017-2021

This document is Council’s plan to create well planned and liveable neighbourhoods so that the community is able to enjoy good health and wellbeing at every stage of life. One of the target outcomes from this plan is that Frankston enjoy a sustainable environment, of which biodiversity and open spaces are vital, some of which are contained within the Green Wedge.

2.2.6 Frankston City Council Sports Development Plan 2013-2019

This Plan evaluates the capacity of Council’s sporting infrastructure and its ability to cater to the demands for facilities and amenity. The document also provides a framework and principles for future development, planning, design and management of facilities. Aspects of the Plan relevant to this project include:

- No specific mention of the Green Wedge in the document despite several major sporting facilities being contained within it.
- In a phone survey conducted while preparing the plan, walking and cycling were among the recreation activities with the highest participation in the municipality.
2.2.7 Frankston City Council Housing Strategy 2018

This Strategy sets out a range of initiatives to accommodate housing and population growth through to 2036 and beyond. Aspects of the Strategy relevant to this project include:

- Appropriate planning for housing growth and sustainable development principles are especially important in sensitive areas such as the Green Wedge.
- Council to develop the GWMP, which should ensure the above outcome.
- Expansion of future residential development in Frankston City Council is limited by the UGB.

2.2.8 Frankston City Council Open Space Asset Management Plan 2017

This Plan outlines Council's responsibility to manage its open space assets and outlines funding requirements necessary for the provision of the required levels of service over a 20-year planning period. The Plan identifies that there are opportunities to provide additional open space in the Green Wedge.

2.2.9 Frankston City Council Open Space Strategy 2016-2036

This Strategy is comprised of three parts and sets the vision, purpose, classifications and definitions for the whole city over the next 20 years. The strategy also identifies the needs and outcomes for each of the nine suburbs in the study area and outlines an implementation plan for open space. Aspects of the Strategy relevant to this project include:

- Since the 1970s Frankston has supported the retention of the Green Wedge and continues to do so.
- There is opportunity to provide additional open space on the edge of the Green Wedge in the Carrum Downs/Skye precinct.
- Council is to develop a GWMP for the Frankston section of the South East Green Wedge.
- Potential exists for the:
  - Expansion of Carrum Downs Recreation Reserve.
  - Expansion of Lisa Beth Mews.
  - Creation of linear open space in Skye at UGB.
  - Improvements to the landscape interface with the Green Wedge towards the north of Carrum Downs; towards the east in Skye, and; residential areas along Wedge Road in Sandhurst.
  - New Green Wedge land north of Ballarto Road between the Skye Recreation Reserve and the UGB in Skye.
- There are gaps in the walking trails/paths in the Green Wedge which should be fixed.
<table>
<thead>
<tr>
<th>Green Wedge</th>
<th>Council</th>
<th>Green Wedge Values</th>
<th>Land Use Implication</th>
</tr>
</thead>
</table>
| South-East Green Wedge      | City of Kingston                  | Parks and Conservation reserves (Grange Heathland Reserve, Karrakook Park, Rowan woodland, Kingston Heath Reserve, Heatherton Recreation Reserve, Learmonth Reserve) | • Environmental Risks, from landfill include:  
  - Contamination,  
  - Odour,  
  - Buffers  
  - Vermin control.  
  • Ex-landfill sites are very difficult to develop in or around.  
  • Residential and industrial interfaces put pressure on the quality of open space, biodiversity and waterways.  
  • Fragmented ownership makes land management difficult.  
  • Agricultural uses are being pushed further out into other green wedge areas or rural areas. |
|                             | Kingston Green Wedge Plan         | Much of the Kingston Green Wedge open space is comprised of Golf Courses or other sport and recreational uses. |                                                                                                                                                                                                                     |
|                             | (April 2012)                      | Landfill areas are in transition or nearing the end of their lifespan.           |                                                                                                                                                                                                                     |
|                             |                                   | Agricultural uses including market garden and nurseries are in decline due to decreased viability. Currently comprised of vegetable and cut flower growing, plant nurseries one egg farm and small scale animal grazing (hobby farms). |                                                                                                                                                                                                                     |
|                             |                                   | Green wedge land is fragmented and is surrounded by residential and industrial uses. |                                                                                                                                                                                                                     |
|                             |                                   | Smaller Green Wedge lot sizes resulting in fragmented ownership.                |                                                                                                                                                                                                                     |
|                             |                                   | Moorabbin Airport is included within the green wedge despite not being a ‘green use’. |                                                                                                                                                                                                                     |
|                             | City of Greater Dandenong        | Major water courses including Eumemmerring Creek, Dandenong Creek, Patterson River, Mordialloc Main Drain (Creek), and the Eastern Contour Drain | • South-east Water Treatment Plant treats 40% of Melbourne’s total sewerage but requires buffers due to odour.  
  • Significant areas of the GD green wedge are prone to flooding and are not suitable for development.  
  • There is potential to accommodate an additional 43 residential lots in the GD green wedge.  
  • Cemeteries do not have any buffer requirements and can support additional employment if allowed to develop function centres/cafés on site.  
  • Two former landfill sites have been converted into reserves, one is still being used for gas extraction. |
<p>|                             | Greater Dandenong Green Wedge     | Wetlands and swampy areas contribute to biodiversity along with 6 endangered ecological communities. |                                                                                                                                                                                                                     |
|                             | Management Plan (revised Jan 2017)| Agricultural uses comprise 28% of the green wedge, mostly horticultural and livestock production. |                                                                                                                                                                                                                     |
|                             |                                   | Residential land uses and accommodation lots. Some land banking/speculation has occurred. |                                                                                                                                                                                                                     |
|                             |                                   | Recreation and sports facilities including ovals, sports fields, stadiums, equestrian centres, golf courses etc. |                                                                                                                                                                                                                     |
|                             |                                   | Cemeteries (Bunerong Park, etc.) are a major land use in the Green Wedge comprising approximately 170ha |                                                                                                                                                                                                                     |
|                             |                                   | Some ex-landfill areas.                                                        |                                                                                                                                                                                                                     |</p>
<table>
<thead>
<tr>
<th>Green Wedge</th>
<th>Council</th>
<th>Green Wedge Values</th>
<th>Land Use Implication</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mornington Peninsula Green Wedge</td>
<td>Mornington Peninsula Shire</td>
<td>• Agriculture is the dominant land use (hobby farms, horticulture, fruit/vegetable growing, viticulture, etc.).&lt;br&gt;• Residential – a lot of rural residential and low-density residential uses exist.&lt;br&gt;• Tourism and Leisure, particularly around accommodation and vineyards.&lt;br&gt;• Smaller lot sizes, 75% of lots are &lt;10ha.&lt;br&gt;• Conservation/biodiversity – more than 46 ecological vegetation classes are found on the Peninsula.&lt;br&gt;• Significant traditional ‘green uses’ throughout the wedge.</td>
<td>• Agriculture and agricultural land is highly valued in the MP Green Wedge. It contributes to the economy and tourism significantly.&lt;br&gt;• Tourism and leisure is supported and comprises a significant portion of the economy. These uses are often intertwined with agriculture and food/wine retailers or restaurants.&lt;br&gt;• The peninsula is a world renown viticulture region which supports tourism and agriculture.</td>
</tr>
<tr>
<td>Westernport Green Wedge</td>
<td>City of Casey</td>
<td>• Contains some of the most productive agricultural soils in Victoria. Important for Melbourne’s food supply.&lt;br&gt;• Home to some of Victoria’s most threatened species. Several conservation sites exist.&lt;br&gt;• Cultural Heritage- Much of the green wedge has yet to be properly surveyed to identify the extent of heritage values.&lt;br&gt;• Tourism&lt;br&gt;• Recreation and Sport&lt;br&gt;• Residential&lt;br&gt;• Significant traditional ‘green uses’ throughout the wedge.&lt;br&gt;• Significant opposition to further subdivision in the GW.</td>
<td>• Significant agricultural and horticultural land which is still viable and productive.&lt;br&gt;• Residential development pressure exists and has resulted in land banking and speculation.&lt;br&gt;• Significant areas of undisturbed Aboriginal Cultural heritage including artefacts requiring surveying and protection.&lt;br&gt;• Opportunities exist to enhance tourism and leisure land uses.</td>
</tr>
<tr>
<td>Casey Western Port Green Wedge Management Plan Draft (June 2017)</td>
<td>Casey Western Port Green Wedge Management Plan Draft (June 2017)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cardinia Shire Council</td>
<td>Cardinia Shire Council</td>
<td>• Significant agricultural and horticultural values&lt;br&gt;• Home to some of Victoria’s most threatened species. Several conservation sites exist.&lt;br&gt;• Tourism&lt;br&gt;• Recreation and Sport&lt;br&gt;• Residential uses&lt;br&gt;• Significant traditional ‘green uses’ throughout the wedge.</td>
<td>• Agriculture is the dominant use in the GW and should be protected as it is one of the main economic outputs of the Shire.&lt;br&gt;• Additional surveying is required to identify places of Aboriginal Cultural Heritage which will then be protected.&lt;br&gt;• Urban development, particularly residential, places pressure on the green wedge and its uses.&lt;br&gt;• It is likely pressure to expand the UGB in order to accommodate new urban development, rural living, hobby farms, etc., may compromise the productivity of the area.</td>
</tr>
<tr>
<td>Cardinia Western Port Green Wedge Management Plan (May 2017)</td>
<td>Cardinia Western Port Green Wedge Management Plan (May 2017)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2.3 Statutory Context

2.3.1 Planning & Environment Act 1987

Part 3AA of the Planning and Environment Act 1987 relates to Metropolitan Green Wedge Protection. The Act specifies that the Frankston City Council is defined as a Metropolitan Fringe Council, and that the authorisation of the Minister for Planning is required to prepare any amendment which seeks to:

- Amend or insert an urban growth boundary; or
- Amend or insert a provision that relates to or affects any green wedge land.

Such amendments also require the ratification of both houses of Parliament before they take effect.

2.4 Frankston Planning Scheme

2.4.1 Planning Policy Framework

The Planning Policy Framework (PPF) contains state-wide planning policy for Victoria. The most relevant policies to the development of a Green Wedge Management Plan include “Settlement” and “Environmental and Landscape Values”.

Settlement

Clause 11.01-1R – Green Wedges – Metropolitan Melbourne

This policy aims to protect the green wedges of Metropolitan Melbourne from inappropriate development. Strategies to achieve this include:

- Promote and encourage the key features and related values of each green wedge area.
- Support development in the green wedge that provides for environmental, economic and social benefits.
- Consolidate new residential development in existing settlements and in locations where planned services are available and green wedge values are protected.
- Plan and protect major state infrastructure and resource assets, such as airports and ports with their associated access corridors, water supply dams, water catchments and waste management and recycling facilities.
- Protect important productive agricultural areas such as Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula.
- Support existing and potential agribusiness activities, forestry, food production and tourism.
- Protect areas of environmental, landscape and scenic value such as
biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.

- Protect significant resources of stone, sand and other mineral resources for extraction purposes.
- Provide opportunities for renewable energy generation.

Environmental and Landscape Values

Clause 12.01 Biodiversity

This policy aims to assist the protection and conservation of Victoria's biodiversity. Relevant strategies to the Frankston GWMP include:

- Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
- Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.
- Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:
  - Cumulative impacts.
  - Fragmentation of habitat.
  - The spread of pest plants, animals and pathogens into natural ecosystems.
- Avoid impacts of land use and development on important areas of biodiversity.
- Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).
- Assist in the identification, protection and management of important areas of biodiversity.
- Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

This policy is relevant as there are many areas within Frankston’s green wedges that also contain areas of significance to Victoria's biodiversity, including the Ramsar listed Edithvale-Seaford Wetlands.

Clause 12.05-2S Landscapes

This policy aims to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. In relation to the Frankston GWMP, this policy seeks to improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.

2.4.2 Municipal Strategic Statement (MSS) and Local Planning Policies

The MSS is contained within Clause 21 of the Frankston Planning Scheme and provides strategic direction for land use and future development for the municipality.
Clause 21.01 Introduction
This clause provides an overview of the municipality and its main areas of focus. This clause references the South East Green Wedge stating that it is one of the key non-urban areas referenced in State Government policy and that it ‘accommodates a number of different environmental, economic and social values including wetlands, Eastern Treatment Plant, sand resources and land fill sites. The various future roles of the Green Wedge need to be defined and protected’.

Clause 21.02 Key Issues
This policy describes the key issues facing Frankston in the coming years, the following aspects are relevant to green wedge areas and surrounds:

- Greenfield land is limited due to the designation of the Urban Growth Boundary and the green wedge areas.
- Green Wedge Areas: There are two green wedges within the municipality, and these require management plans to plan for future uses of these areas.
- Eastern Treatment Plant: This is an important metropolitan resource than needs to be protected from encroachment by sensitive uses. Many green wedge industries rely on the recycled water from the plant. The plant provides a key refuge for local and migratory water birds including many species of regional, state and national significance.
- Extractive Industries: Extractive operations have adverse off-site effects, and consequentially there is a need to maintain adequate separation from sensitive uses, such as housing. 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: Frankston's bushlands, wetlands and waterways provide refuge for several plant and animal species at risk of extinction.
- Transport: The following transport issues are relevant to the Green Wedge area:
  - 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.
  - Planning for a rail freight link between the Port of Hastings and a proposed ‘inland port’.

Clause 21.04 Settlement
This policy outlines the issues relating to settlement within the municipality. Relevant objectives and strategies include:

- Protect ecologically and environmentally sensitive areas from inappropriate development.
  - Ensure on-site waste disposal is adequately addressed in Green Wedge and rural residential areas.
- Maintain rural landscapes and rural uses in the municipality’s Green Wedge areas.
  - Promote forms of agriculture and horticulture that are suited to the urban fringe, and those that can re-use waste water.
  - Encourage low intensity private recreational and institutional uses that are consistent with the objective
of maintaining essentially rural landscapes.
- Ensure that the visual impact of development (height, building bulk, site coverage, setbacks, streetscape works) does not adversely affect the visual amenity that rural landscapes provide.
- Protect extractive sites, potential landfill sites and the Eastern Treatment Plant from encroachment by inappropriate development.
- Investigate opportunities to provide open space links along drainage lines and watercourses.
- Protect remnant bushland areas

- Prepare Green Wedge Management Plans for the South East and Mornington Peninsula Green Wedges.

Clause 21.05 Environmental Risk

This policy relates to the potential risk posed to the municipality by the environment and its increasing prevalence due to a number of factors including climate change, extreme weather events, bushfire, etc. The policy highlights a number of key issues and objectives which are extremely prevalent in the green wedge due to its unique land use composition.

The key issues in Clause 21.05 relevant to the Frankston Green Wedge and surrounds include:

- The loss and fragmentation of indigenous vegetation and loss of biodiversity.
- Securing and enhancing habitat corridors to sustain the health of indigenous flora and fauna communities.
- Managing the impacts of pest flora and fauna invasion on biodiversity of public and private property.
- Identifying and managing the risk of coastal inundation and erosion along the Port Phillip Bay shoreline as a result of sea level rise and other impacts of climate change.
- Addressing the issue of bushfire risk associated with rural and residential development and subdivision where bushland vegetation is present.
- Ensuring that development and infrastructure rejuvenation utilises best practice ESD principles and environment protection measures.
- Managing the impacts of flooding and increased flooding in future.
- Identifying the locations, risks and management techniques for acid sulphate soils in the municipality.

Relevant objectives outlined in this policy include:

- Apply the precautionary principle in areas likely to be impacted by sea level rise or natural hazard events, until detailed impacts are known.
- Reduce the potential impacts of bushfire on new and established residential areas while having due consideration for conserving indigenous flora and fauna.
- Recognise and appropriately manage erosion prone areas and acid sulphate soils.
- To protect the community, environment, infrastructure and services from the impacts of flooding and inundation.
- To manage the environmental health of the municipality’s waterways and their catchments.

Clause 21.06 Environmental and Landscape Values

This policy aims to protect and enhance areas of the natural environment within the municipality. Relevant objectives and strategies include:
• Maintain areas of landscape or visual quality and significant trees or areas of vegetation.
  - Protect areas of landscape significance within the municipality’s green wedge areas.

Clause 21.08 Economic Development
This policy aims to strengthen and protect the economic health of the municipality. The policy outlines a series of key issues and objectives with relevance to the green wedge.

• Rejuvenate ageing industrial stock and identify new opportunities for industrial employment.
• Manage the operation, rehabilitation and future employment opportunities associated with quarry and landfill activities ensuring that conflict with surrounding uses does not occur.
• Promote and facilitate appropriate forms of tourist development that establishes the municipality as a regional tourism and visitation destination, and capitalises on its waterfront location and its arts, nature and cultural experiences.

Clause 21.09 Natural Resource Management
Relevant objectives and strategies include:

• Encourage the retention and expansion where appropriate of productive horticultural and agricultural activities in the Green Wedge areas.
  - Prepare Green Wedge Management Plans that assess the viability and long-term future for agricultural and horticultural activities and develop strategies to assist in retention of viable activities.
Potential exists for the inclusion of a Local Green Wedge Policy in the Frankston City Council MSS. The policy would outline Council’s strategic green wedge objectives and consolidate other local policy relating to the green wedge, this will also provide a link to ancillary urban design and land use guidelines.

2.4.3 Zones
There are nine (9) different zones, some with multiple schedules, within the Frankston Green Wedge, which include the following:

• Green Wedge Zone (GWZ) (with one schedule)
• Rural Conservation Zone (RCZ) (with schedules 1 to 4)
• Public Use Zones (PUZ) (includes schedules 1, 2, 4, 6 and 7)
• Public Park and Recreation Zone (PPRZ)
• Public Conservation and Resource Zone (PCRZ)
• Urban Floodway Zone (UFZ)
• Industrial 1 Zone (IN1Z)
• Special Use Zone (SUZ) (with multiple schedules)
• Road Zone (RDZ) Categories 1 and 2

The application of zoning as it applies in each individual precinct is discussed in Chapters 5-10.

The most common zones are the Rural Conservation Zone and the Green Wedge Zone.
Clause 35.06 ‘Rural Conservation Zone’
The purposes of the RCZ are to:

- Conserve the values specified in a schedule to this zone.
- Protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- Protect and enhance natural resources and the biodiversity of the area.
- Encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- Provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.

Allowable uses are outlined within Clause 35.06-1. Dwelling is a Section 2, permit required use subject to conditions. There are a large number of prohibited activities.

Clause 35.06-3 requires a permit to subdivide land. Each lot must be at least the area specified within the applicable schedule to the zone, which are as follows:

- Schedule 1 (RCZ1) – 4 hectares
- Schedule 2 (RCZ2) – 8 hectares
- Schedule 3 (RCZ3) – 12 hectares
- Schedule 4 (RCZ4) – 0.4 hectares

Clause 35.04 Green Wedge Zone
The purposes of the GWZ are to:

- Provide for the use of land for agriculture.
- Recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- Encourage use and development that is consistent with sustainable land management practices.
- Encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- Protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- Protect and enhance the biodiversity of the area.

Allowable uses are outlined within Clause 35.04-1. Agriculture is mostly a Section 1, as-of-right use. Dwelling is Section 2, permit required use subject to conditions. There are a large number of prohibited activities.

Clause 35.04-3 requires a permit to subdivide land. Each lot must be at least 40 hectares.
Figure 3 Frankston Zoning Map (Ethos Urban)
2.4.4 Overlays

As applied through the Frankston Planning Scheme, there are eight (8) overlays which complement the range of zones within the Green Wedge. These overlays are principally concerned with managing vegetation removal, the protection of landscapes, and the management of identified risks, which is to be achieved through the assessment of planning applications for buildings, works, subdivision and vegetation removal. Each of the overlays give effect to the policies and strategies within the PPF and LPPF.

Protection and Enhancement of Vegetation

As recognised in “A Practitioner’s Guide to Victorian Planning Schemes” (October 2018) overlays are often the principal tools for vegetation protection. Within the Frankston Green Wedge, in addition to Clause 52.17 ‘Native Vegetation’, the primary tools for vegetation protection are the Environmental Significance Overlay (ESO) and the Significant Landscape Overlay (SLO).

It should be noted that Frankston City Council has recently undertaken a large scale review of the ESO and SLO controls in order to better protect vegetation within the municipality. These controls are a holistic response to native vegetation protection and other environmental constraints.

Environmental Significance Overlay (ESO)

The purposes of the ESO are to identify areas where the development of land may be affected by environmental constraints, and to ensure that development is compatible with identified environmental values.

Within the Frankston Planning Scheme, the ESO is applied through three (3) schedules, each of which affects areas within the Green Wedge. Each of the schedules have a slightly different focus; ESO1 seeks to protect specific patches of biodiversity; ESO2 provides a buffer to a sensitive use; ESO4 seeks to protect significant trees and broad areas of mature trees.

In general, permits are required for buildings and works (if within a Tree Protection Zone), vegetation removal and subdivision.

Council has recently reviewed the application and structure of the ESO, by undertaking the Frankston Native Vegetation Protection Study, January 2016 and implementing its findings through Amendment C113 to the Frankston Planning Scheme. As stated in the Panel Report for C113 (July 2016):

“it seeks to improve protection of native vegetation that has local significance in the Frankston area and overcome a gap with the new State wide native vegetation provisions, which has shifted emphasis to protecting state and regional levels of biodiversity significance associated with clearing of native vegetation.”

This amendment introduced to the ESO and SLO the ‘avoid, minimise and mitigate hierarchy’ approach for the assessment of applications for the removal of vegetation. This is now reflected in the objectives for both overlays. Amendment C113 was introduced to the Frankston Planning Scheme on 4 May 2017, which was when the schedules to the ESO were last updated. On this basis, the ESO is current and up-to-date.
## Schedule Area Statement of environmental significance Environmental objective to be achieved

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Area</th>
<th>Statement of environmental significance</th>
<th>Environmental objective to be achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESO1</td>
<td>Native Vegetation and Fauna Habitat</td>
<td>Remnant indigenous vegetation covers about 13% of the municipality, making an important contribution to biological diversity including 23 broad vegetation communities, over 580 indigenous plant species and providing habitat for a variety of fauna, including 13 significant species. Native vegetation also makes an important contribution to the landscape character of the municipality. State biodiversity and native vegetation provisions place emphasis on protecting higher value biodiversity, particularly that which is significant or important at the national and state level. Much of the remnant indigenous vegetation within the municipality is of local and regional significance. Local and regionally significant indigenous vegetation makes an important contribution to the biological diversity of the municipality and it is vital to protect, maintain and enhance. Strengthening of connecting habitat links is critical in maintaining biodiversity within the Municipality.</td>
<td>• Protect national, state, regional and locally significant vegetation and biodiversity within Frankston City Council. • Protect populations or communities of indigenous flora and fauna. • To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation. • Ensure that the development and management of land within areas of native vegetation and fauna habitat as specified in this schedule is compatible with the long term protection and enhancement of their botanical and zoological values. • Avoid and minimise the impacts of buildings and works and subdivision, on areas of native vegetation and fauna habitat specified in this schedule. • To ensure that development and management of land demonstrates the ‘avoidance hierarchy’: - To avoid adverse impacts, particularly through vegetation clearance. - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management. - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.</td>
</tr>
<tr>
<td>ESO2</td>
<td>Eastern Treatment Plant Buffer Area</td>
<td>The Eastern Treatment Plant provides sewage and wastewater treatment facilities for most of eastern Melbourne. The inappropriate establishment or siting of odour-sensitive uses could impact on the operation of the Treatment Plant.</td>
<td>• To ensure that the use and development of land around the Eastern Treatment Plant is compatible with the Plant’s operation. • To regulate the establishment and siting of odour-sensitive uses so that the impact of any odour from the Eastern Treatment Plant is minimised. • To exclude uses that require the presence of a large number of people over an extended period of time</td>
</tr>
<tr>
<td>ESO4</td>
<td>Significant trees and areas of vegetation</td>
<td>Frankston City contains many individual trees, groups of trees and areas of vegetation with special significance. Native and exotic trees and other vegetation contribute to diversity of significant trees because of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historical significance.</td>
<td>• To protect and enhance trees and areas of vegetation that have been identified as being significant and which are shown in this schedule.</td>
</tr>
</tbody>
</table>
Significant Landscape Overlay (SLO)

The purpose of the SLO is to identify significant landscapes, and then conserve and enhance the character of these identified areas. Schedules to the overlay are to include a statement of the nature and key elements of the landscape, and the objectives to be achieved in each area.

Within Frankston Planning Scheme, the SLO is applied through six (6) individual schedules, of which the following apply within the Green Wedge area (Table 4).

The requirements for a permit vary between SLO1 and SLO2 but in general these overlays require permits for vegetation removal (subject to exemptions), and any Buildings and/or Works within the defined ‘Tree Protection Zone’ of a substantial tree, or within a distance of native vegetation.

Native vegetation is defined in the Frankston Planning Scheme under Clause 73.01 General terms. Native vegetation is defined as plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

Each of the schedules to the SLO have recently been updated as the result of Amendment C113 (discussed above). Amendment C113 was introduced to the Frankston Planning Scheme on 4 May 2017, the SLO is current, up-to-date and reflects the aspirations and policy intent of the current Council and community.

Management of Natural Hazards and Risks

The Frankston Green Wedge is an area subject to a range of risks arising from natural hazards. Consequently, a range of overlays have been applied which seek to manage the construction of buildings, the carrying out of works and the subdivision of land to ensure development considers and responds to the
### Table 4 Frankston SLO

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Area</th>
<th>Statement of nature and key elements of landscape</th>
<th>Landscape character objective to be achieved</th>
</tr>
</thead>
</table>
| SLO1     | Langwarrin Hinterland | A generally enclosed landscape with undulating topography and a mosaic of pasture, remnant bushland and planted vegetation. The remnant bushland makes a significant contribution to the landscape character of the area and is of botanical and habitat significance. It provides an extensive native canopy and understorey that is an important biological connectivity network between the Langwarrin Flora and Fauna Reserve and other habitat patches. State biodiversity and native vegetation pro-visions place emphasis on protecting high-er value biodiversity which is significant or important on the national and state level. Much of the remnant native vegetation is of local and regional significance. Locally and regionally significant vegetation makes an important contribution to the biological diversity of the municipality and as such is important to protect, maintain and enhance. | • To conserve and enhance the area’s trees and native vegetation for its intrinsic, habitat and landscape values.  
• To protect national, state, regional and locally significant vegetation and biodiversity within the municipality.  
• To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.  
• To ensure that development and management of land demonstrates the ‘avoidance hierarchy’:  
  - To avoid adverse impacts, particularly through vegetation clearance.  
  - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.  
  - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered. |
| SLO2     | Carrum Downs, Sandhurst and Skye Hinterland | An open landscape containing scattered, mature River Red Gum trees, many of which predate European settlement. The River Red Gums give the area a distinctive, attractive landscape quality and they are also of botanical, habitat and, in some cases, aboriginal cultural significance. Native trees make a significant contribution to the landscape, botanical and habitat character of the area. | • To conserve and enhance the remnant strands of River Red Gums (E. camaldulensis) and associated native trees and indigenous understorey vegetation for their intrinsic, habitat and landscape values.  
• To ensure that development and management of land demonstrates the ‘avoidance hierarchy’:  
  - To avoid adverse impacts, particularly through vegetation clearance.  
  - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.  
  - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered. |
Frankston Green Wedge Precinct Map

- Green Wedge Precincts
- City of Frankston
- Roads
- Train Line

Significant Landscape Overlay (SLO)
Environmental Significance Overlay (ESO)

Figure 4 Frankston ESO/SLO Map
identified hazard. To assist in the assessment of planning applications received under these overlays, there is often a requirement for referral to third party authorities for expert advice; such as the relevant fire authority or flood plain management authority. Depending on the degree of risk and the extent of the hazard, these overlays can significantly constrain the use and development of land.

**Bushfire Management Overlay (BMO)**

The purposes of the BMO are to:

- Ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- Identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- Ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The BMO requires a planning permit for the subdivision of land. A permit is also required for buildings and works associated with a range of sensitive uses. Referral to the relevant fire authority is also required, unless exempted within the overlay.

Within the Frankston Planning Scheme, the BMO is applied through two schedules, both of which are applicable within the Green Wedge area. The effect of different schedules is to recognise the varying degree of bushfire risk across an area, which changes according to a range of factors including vegetation, slope and orientation.

The Frankston BMO was last updated in July 2018 by VC148, and the schedules to the BMO were last updated in October 2017 by GC13. On this basis, the BMO is up-to-date and reflect current State policies.

**Land Subject to Inundation Overlay (LSIO)**

The core purposes of the LSIO are to:

- Identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- Ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- Protect water quality.
- Ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

<table>
<thead>
<tr>
<th>Table 5 Frankston BMO</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Schedule</strong></td>
</tr>
</tbody>
</table>
| BMO1 | Carrum Downs, Frankston, Frankston North, Frankston South, Langwarrin, Langwarrin South, Skye BAL-12.5 Areas | BAL 12.5 | • To specify bushfire protection measures to construct or extend one dwelling on a lot.  
• To specify referral requirements for applications to construct or extend one dwelling on a lot. |
| BMO2 | Carrum Downs, Sandhurst and Skye Hinterland | BAL-29 | • To specify bushfire protection measures to construct or extend one dwelling on a lot.  
• To specify referral requirements for applications to construct or extend one dwelling on a lot. |
The LSIO achieves these objectives through the assessment of planning applications for buildings and works, including a range of structures and works that would otherwise be exempt from the need for a planning permit such as fences, water tanks, decks, and dependent person’s unit, etc.. A permit is also required for subdivision. Referral to the relevant floodplain management authority is also generally required.

Within the Frankston Planning Scheme there is only a single schedule, which has the effect of exempting some minor buildings and works from the need for a permit. The schedule to the LSIO was last amended in January 2006 and may require review to ensure that it is structured in accordance with the most recent Smart Planning reforms, and to reflect the most recent flood hazard information as provided by the floodplain manager. In the future, consideration should also be given to variation to the flood hazard arising from climate change.

Environmental Audit Overlay (EAO)
The purpose of the EAO is to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

It has the effect of requiring a applicant to provide a certificate of environmental audit, or a statement from suitably qualified environmental auditor, that the land is suitable to be used for a sensitive use (residential uses, child care, pre-school or primary school).

The effect of the overlay is to veto the use and development of the land for a sensitive use until a certificate or statement is received. This typically involves on-site testing and evaluation.

The EAO is selectively applied to a number of sites within Frankston Green Wedge. It is not extensively applied and consequently not a significant impediment to development within the area.

Other Overlays
Like the EAO, the remaining overlays within the Frankston Green Wedge are selectively applied and do not represent significant impediments to development within the area.

Public Acquisition Overlay (PAO)
The essential purpose of the PAO is to identify and reserve land for a public purpose which is proposed to be acquired by a Minister, public authority or municipal council, and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.

To achieve this outcome, the PAO requires a permit for the use and development of the land, including vegetation removal and subdivision. Applications must be referred to the acquiring authority.

Many areas of the PAO within the Frankston Green Wedge are for road upgrade projects, on behalf of roads authorities and Council. PAO3 and PAO5 denote land to be acquired by Council for the open space/recreation purposes. The application of the PAO in terms of the Frankston Green Wedge is instructive in terms of the upgrades to local roads to service increasing growth in traffic in nearby municipalities.

Heritage Overlay (HO)
The role of the HO is to identify, conserve and enhance heritage places of natural or cultural significance and to ensure development doesn’t adversely affect the significance of heritage places.

Under the HO, a permit is required to subdivide land, to construct a building or carry out works or to demolish or remove
a building. There are then a range of requirements for permits for actions and alterations specific to the significance of the heritage place (such as external alterations, painting, internal alterations plus other matters).

The structure of the Heritage Overlay is a single schedule which includes a table which list 60 to 70 heritage places, and the individual permit requirements in relation to each site.

To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

There are number of sites through-out the Frankston Green Wedge subject to the HO, but its application is not extensive.

Development Plan Overlay (DPO)
The purpose of a DPO is to identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. It effectively requires the preparation of a development plan for an area.

The DPO is structured to prevent the granting of a permit for the use, development or subdivision of land until a development plan has been prepared to the satisfaction of the Responsible authority, subject to any exemptions granted in the schedule. Any permits granted must be in accordance with the approved development plan. Permits granted in accordance with development plans are exempt from third party notice and review.

Within the Frankston Planning Scheme there are seven (7) different schedules to the DPO, of which only two apply to parts of the Green Wedge area. They are not a significant feature of planning framework for the Frankston Green Wedge.

2.4.5 Particular Provisions

Clause 51.02 ‘Metropolitan Green Wedge Land: Core Planning Provisions’

This clause applies to the all metropolitan Green Wedge land, and has the following purposes:

- 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.
- To provide deeming provisions for metropolitan green wedge land.

Clause 51.02 applies in addition to the provisions within the applicable zone. The main purpose of the clause is to list the range of prohibited activities within Metropolitan Green Wedge areas, which are specified in the table at Clause 51.02-2.

Clause 52.17 ‘Native Vegetation’

Clause 52.17 provides default protection for native vegetation and biodiversity through-out Victoria. Its purpose is to ensure that there
Frankston Green Wedge Overlay Map

- Green Wedge Precincts
- City of Frankston
- Roads
- Train Line

Figure 5 Frankston Overlay Map
There is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach:

1. Avoid the removal, destruction or lopping of native vegetation.

2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

In general terms, a permit is required to remove, destroy or lop native vegetation, including dead vegetation. An extensive range of exemptions from the need for a permit are then available within a table at Clause 52.17-7. One exemption avoids the need for a permit if land is less than 0.4 hectares in size.

Given that many lots within the Frankston Green Wedge are greater than 0.4 hectares, Clause 52.17 needs to be considered in any application for the removal of native vegetation.
3.0 EXISTING FEATURES, VALUES AND TRENDS
3.0 Existing Features, Values and Trends

3.1 Regional Context

Melbourne, a global centre for investment and trade, is the centre piece of Victoria’s economy. With a population of approximately 5.0 million (ABS), Melbourne is the second largest city in Australia behind Sydney. In recent years Melbourne’s population has increased by in excess of 100,000 persons per annum (or 2.7%), the highest population growth of any Australian capital city. Melbourne’s growing population has in turn generated significant demand and need for additional residential land, employment land, local jobs and infrastructure. Collectively, metropolitan and local level planning frameworks must respond to the challenge this growth presents.

Frankston is located in Melbourne’s Southern Metropolitan Region, an area broadly comprising the following LGAs: Frankston, Casey, Cardinia, Kingston, Greater Dandenong and Mornington Peninsula. The Southern Metropolitan Region’s economic context is framed by a range of aspects, including:

- Recent population growth trend (for the Region as a whole) above the Greater Melbourne average.
- Large scale greenfield residential development in Casey and Cardinia, with limited growth in established residential areas, in particular within Mornington and parts of Frankston.
- Metropolitan Activity Centres located at Dandenong, Frankston and Fountain Gate-Narre Warren.
- Major employment/industrial areas including the Dandenong National Employment & Innovation Cluster (NEIC) and the Carrum Downs Industrial Precinct.
- State significant economic infrastructure, including the Port of Hastings.
- Major transport corridors, including the Eastlink and Mornington Peninsula Freeway.

Frankston City Council occupies a relatively central location in the Southern Metropolitan Region and is well placed to deliver employment and services that contribute to alleviating the population growth pressures faced by the region as a whole.

Some of the Frankston Green Wedge precincts (Precincts 1, 2, 4, 5 and 6) have interfaces with other green wedge areas contained in the municipalities of Greater Dandenong, Mornington Peninsula Shire and the City of Casey.

The Southern Metropolitan Region contains four of Melbourne’s twelve designated Green Wedge areas. The non-urban areas of Frankston City Council are included within two different Green Wedge areas: with the northern areas included in the South East Green Wedge, which extends through the municipalities of Kingston, Greater Dandenong and Casey, and; the southern non-urban areas included in the Mornington Peninsula Green Wedge. The South East Green Wedge and interfacing councils is shown in Figure 6.

Each of these local government areas have prepared or are in the process of preparing a Green Wedge Management Plan for their section of the wedge.
Figure 6 Regional Context Map
Frankston Green Wedge Management Plan

South East Green Wedge Issues Paper 2008

In 2008, the Department of Planning and Community Development (DPCD) (now Department of Environment, Land Water and Planning) in conjunction with the councils with responsibility for the South East Green Wedge prepared a Background Report and an Issues Paper for the South East Green Wedge. The paper provides a collection of information and analysis for the South East Green Wedge in the Cities of Kingston, Greater Dandenong, Frankston and Casey.

Many of the key issues identified in other GWMPs relating to the South East Green Wedge are also relevant in the context of the Frankston Green Wedge including:

- Rehabilitation of extractive industry or landfill sites
- Flora and Fauna protection and linkage protection
- Balancing competing interests in the Green Wedge
- Protection and enhancement of conservation areas
- Active and Passive recreation and open space management
- Pressure from residential development

Frankston City Council

Frankston City Council is a metropolitan municipality located in Melbourne’s south-east. As described within the Clause 21.01 of the Municipal Strategic Statement:

“Frankston City is situated on the eastern shore of Port Phillip Bay approximately 40 kilometres south of Melbourne. The municipality covers an area of approximately 131 square kilometres that extends from Eel Race in the north to Olivers Hill in the south and the Langwarrin and Skye hinterland in the east. The western boundary of the City consists of approximately 9.5 kilometres of Port Phillip Bay coastline.

The municipality is a largely residential and includes older areas and new subdivisions, with large parts of the municipality set aside for rural, semi-rural and recreation uses, and nature reserves. The residential areas include the well established suburbs of Frankston, Frankston North, Frankston South and Seaford, and recent growth areas in Carrum Downs, Langwarrin, Langwarrin South, Sandhurst and Skye. Future residential development is limited by the Urban Growth Boundary.”

While the majority of the municipality is urban, a substantial part of its area is non-urban, located outside of the Urban Growth Boundary and thus designated Green Wedge land. Clause 21.01 characterises this area as follows:

“…the municipality’s extensive natural environment encompasses a number of environmentally significant creek and wetland areas, and important landscape features. From Oliver’s Hill there are spectacular views across the Bay to...
Melbourne and eastwards over the Frankston Metropolitan Activity Centre (MAC) to Mt Dandenong. The Seaford Wetlands, which are RAMSAR listed and of international significance, provide a resting place for a variety of migratory water birds. A network of major nature conservation reserves, smaller natural bushland reserves and vegetated creek valleys, e.g. the Langwarrin and Pines Flora and Fauna Reserves, Frankston Natural Features Reserve*, Sweetwater and Kananook Creek watercourses, create visual interest in the urban area, bringing the bush to the City, and providing a refuge for local plants and animals as well as passive recreation opportunities. Frankston’s natural bushland, wetlands and waterways provide refuge to several plant and animal species at risk of extinction. A large number of Council Parks and public and private golf courses provide residents with the opportunity for both passive and active recreation.

The South East Green Wedge is one of the key non-urban areas designated in the state government’s metropolitan policy, and it accommodates a number of different environmental, economic and social values including wetlands, Eastern Treatment Plant, sand resources and land fill sites. The various future roles of the Green Wedge need to be defined and protected.”

*now known as Frankston Nature Conservation Reserve
3.2 Demographic Overview

An overview of key demographic and socioeconomic indicators provides context for the Frankston City economy and an indication of the pressures facing the Frankston Green Wedge areas. Indicators include historic residential population trends; forecast residential population trends; residential age structure; industry of employment trends; occupation trends; and place of work. Each of these tables are shown in Appendix C.

Recent Population Trends

Frankston City Council had a residential population of 140,740 persons in June 2017 and accounted for 13.3% of the total population in the Southern Metropolitan Region. For the period 2006 to 2017, average annual population growth in Frankston was +1.4% (+1,870 persons p.a.), with this relatively low level of population growth reflecting the established residential nature of the municipality. In contrast, the Southern Metropolitan Region (+2.5%) and Greater Melbourne (+2.3%) experienced higher annual average growth rates over the period 2006 to 2017. Within the Southern Metropolitan Region, the considerably higher growth rates of Shire of Cardinia (+5.3%) and City of Casey (+3.6%) can be attributed to the significant greenfield development occurring in these municipalities. Figure 7 provides a summary of these population trends.

Forecast Population Trends:

From 2017 to 2031, Frankston's residential population is forecast to increase at a modest average rate of +0.8% per year (or +1,250 persons p.a), and such growth will be mainly attributed to residential opportunities through urban consolidation. In contrast, average annual population growth for the Southern Metropolitan Region is forecast at +1.8% (or +21,420 persons p.a) and for Greater Melbourne at +1.8% per year (+95,370 persons p.a). For the City of Casey and Cardinia Shire, strong population growth is expected to continue due to the development of greenfield areas, with these two municipalities forecast to collectively account for 66% of the Southern Metropolitan Region's total population growth over the period 2017 to 2031. Figure 8 shows these projections, with forecasts based on the State Government's official population projections (Victoria in Future 2016) which were rebased to reflect the latest release by the ABS (Estimated Residential Population, Cat:3218.0).
Figure 7  Population Growth in Southern Metro Councils (2006-2017) (Australian Bureau of Statistics, Regional Population Growth Cat:3218.0)

Figure 8  Forecast Population Growth in Southern Metro Councils (2017-2031) (Australian Bureau of Statistics, Regional Population Growth Cat:3218.0)
**Age Group**

Frankston City Council’s population distribution by age group is similar to that of Greater Melbourne as a whole. No age groups in Frankston are significantly over or under-represented in comparison to the metropolitan average, although the Southern Metropolitan Region, overall, is slightly skewed towards a younger demographic.

*Figure 9 Frankston Age Profile 2016 (Australian Bureau of Statistics, Time Series Profile 2016)*

**Employment by Industry:**

In 2016, the top five industries of employment in the Southern Metropolitan Region were Manufacturing (47,330 jobs or 14.3%), Retail Trade (43,800 or 13.3%), Health Care & Social Assistance (41,300 or 12.6%), Construction (31,920 or 9.7%), and Education & Training (28,380 or 8.6%), as summarised in Table 6. Manufacturing sector jobs in the Southern Metropolitan Region declined by -18% (or -10,190 jobs) over the period 2006 to 2016, while a smaller decline occurred in the Wholesale trade sector (-14% or -2,750 jobs).

Table 6 : Percentage of Change in Employment by Industry 2006-2016
(Australian Bureau of Statistics, Census of Population and Housing 2006 and 2016 via TableBuilder)

<table>
<thead>
<tr>
<th>Industry</th>
<th>Change 2006-2016 (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>-7.10%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>-2.20%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>-0.90%</td>
</tr>
<tr>
<td>Information Media and Telecommunications</td>
<td>-0.10%</td>
</tr>
<tr>
<td>Financial and Insurance Services</td>
<td>+0.00%</td>
</tr>
<tr>
<td>Agriculture, Forestry and Fishing</td>
<td>+0.20%</td>
</tr>
<tr>
<td>Transport, Postal and Warehousing</td>
<td>+0.10%</td>
</tr>
<tr>
<td>Mining</td>
<td>+0.10%</td>
</tr>
<tr>
<td>Rental, Hiring and Real Estate Services</td>
<td>+0.10%</td>
</tr>
<tr>
<td>Electricity, Gas, Water and Waste Services</td>
<td>+0.30%</td>
</tr>
<tr>
<td>Public Administration and Safety</td>
<td>+0.20%</td>
</tr>
<tr>
<td>Other Services</td>
<td>+0.30%</td>
</tr>
<tr>
<td>Arts and Recreation Services</td>
<td>+0.40%</td>
</tr>
<tr>
<td>Administrative and Support Services</td>
<td>+0.60%</td>
</tr>
<tr>
<td>Professional, Scientific and Technical Services</td>
<td>+0.60%</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>+1.10%</td>
</tr>
<tr>
<td>Education and Training</td>
<td>+1.20%</td>
</tr>
<tr>
<td>Construction</td>
<td>+2.60%</td>
</tr>
<tr>
<td>Health Care and Social Assistance</td>
<td>+2.80%</td>
</tr>
</tbody>
</table>
3.3 Historic Development

3.3.1 Cultural Heritage

The traditional custodians of the land in and around Frankston City Council are the Boon Wurrung and Bunurong people, who are the Registered Aboriginal Party (RAP) for the area covered by Frankston City Council. These traditional custodians are some of the 30 tribes which once occupied the area as far back as 40,000 years ago. These traditional owners were hunter-gatherers who utilised the (now) Frankston foreshore and Kananook Creek areas for fishing and hunting grounds. Frankston City Council recognise the resilience of the traditional custodians of the land and highly value the role of elders, traditional customs and the shared sense of community.

Three precincts in the study area have been found to contain areas of Aboriginal cultural heritage through an assessment undertaken by Biosis, as outlined within the Issues Paper. The key issues and opportunities created by Aboriginal cultural heritage places are discussed below.

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.

There is also a high likelihood of significant disturbance caused by the construction and maintenance of roadways (e.g. Peninsula Link, Thompsons Road, Ballarto Road and Dandenong-Hastings Road). Additionally, there is high potential for Aboriginal cultural heritage artefacts and places in pastoral areas, which are less likely to be subject to significant disturbance, particularly within 200 metres of waterways.

Occupations

In 2016, 65% of Southern Metropolitan Region’s resident workforce were employed in ‘white collar’ occupations, with the balance (or 35%) employed in ‘blue collar’ occupations. The proportion of Southern Metropolitan Region residents working in ‘white collar’ occupations increased by +3.6 percentage points between 2006 and 2016, while blue collar occupations decreased proportionally. This reflects the broader macro-economic trend of job creation in the tertiary or services sector and declines in manufacturing sector employment.

Labour Force and Place of Work

The resident labour force of approximately 445,750 persons in the Southern Metropolitan Region is significantly higher than the 350,300 local jobs provided in the Region. Only 61% of the Southern Metropolitan Region’s residents work in the Southern Metropolitan Region. Thus, more local jobs need to be generated in the Region to employ its expanding resident labour force and to assist in reducing travel time and costs associated with journey-to-work. In view of these circumstances, the creation of local employment opportunities in the Region is a challenge that strategic planning must respond to, both at the regional and municipal level.
Areas of Aboriginal Cultural Heritage have been assessed by precinct:

**Carrum Downs/Seaford Wetlands**

Large sections of this precinct are within an area of cultural heritage sensitivity, associated with waterways, the Ramsar wetlands and the Koo Wee Rup Plain (amongst other areas). There are sixteen (16) registered Aboriginal places (identified in six Cultural Heritage Management Plans (CHMP)) including artefact scatters, shell middens and scarred trees, associated with waterways, dunes and rises above the floodplain landforms.

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

**Langwarrin South**

Langwarrin South is partially within an area of cultural heritage sensitivity. This includes four (4) registered Aboriginal places (and one CHMP) which consist of artefact scatters associated with sand formations and Boggy Creek.

**Skye South and Langwarrin**

This precinct is predominantly within an area of cultural heritage sensitivity associated with a number of landforms.

There are nineteen (19) registered Aboriginal places in this precinct (identified within ten CHMPs).

**3.3.2 European Settlement**

Europeans first arrived in Frankston in January 1803, approximately 32 years before the founding of Melbourne, when Captain Charles Grimes and his party came ashore to search for water. The party met with approximately 30 local inhabitants near Kananook Creek.

Melbourne was first settled in 1835 although the first land sales in the Frankston area were in 1853-54 with the establishment of the Ballam Ballam estate. Frankston’s early development was hampered by its distance from the settlement of Melbourne and relatively poor soil quality including large areas of swampland around Mordialloc and Seaford. The first pier was constructed in 1857 and the arrival of the Melbourne railway in 1882 helped the area become a successful fishing settlement. The first post office was constructed in 1859.

Frankston developed into a popular seaside holiday destination for affluent Melbournians due to its railway connectivity, particularly after the electrification of the line in 1922. The population of Frankston grew rapidly after the end of World War Two, increasing from 12,000 residents in 1947 to 82,000 in 1982 due to the establishment of government housing estates to house Australian Defence Force (ADF) personnel and their families who worked at nearby defence bases.
3.4 Housing and Settlement

Housing and settlement patterns for the municipality are detailed in the Frankston Housing Strategy (2018). The strategy highlights that Frankston will require an additional 8,540 dwellings to meet forecast population growth to 2036, or an additional 427 dwellings annually. The strategy envisages that 45% of these dwellings will be medium density while only 35% will be separate houses.

The Strategy predicts that the suburbs which will accommodate the largest numbers of new dwellings will be (in order) Carrum Downs, Langwarrin/Langwarrin South, Frankston Central and Seaford (page 44). Three out of the top four growth suburbs are partially located in green wedge areas and have green wedge interfaces.

The supply of broadhectare residential land in the municipality is almost exhausted according to DELWP’s Urban Development Program, therefore housing provision will need to be focussed on infill housing. The Frankston Housing Strategy highlights the green wedge precincts as non-residential areas, although the precincts do contain rural lifestyle lots and farm houses. The Strategy recognises that while Frankston is supportive of new development, the community believes that development should be appropriate and sustainable particularly in the city centre and the Green Wedge.

Consequentially, the Frankston Green Wedge is not an area expected to accommodate significant amounts of new housing. Additional dwelling densities can be supported in areas with minimal landscape or conservation value, and may be created through changes to minimum subdivision sizes through rezoning in appropriate strategic areas or changes to the urban growth boundary. Additional work will need to be undertaken to determine areas where these changes can be implemented.

3.5 Existing Land Uses

Existing land uses in the Frankston Green wedge are varied and include both the typical ‘green’ uses and other more employment based or ‘brown’ uses including:

- Conservation reserves and habitat linkages
- Passive recreation (walking, cycling tracks)
- Active recreation (Sporting fields, dog parks, golf courses, tennis courts)
- Agriculture; including grazing, hobby farming, nurseries, cut flowers, etc.)
- Art/Sculpture parks
- Wedding/events centres
- Quarries
- Waste Transfer Station and landfill
- Schools
- Hospitals
- Abattoir

A summary of Green wedge Land Uses can be found in Table 7.

An analysis of existing land uses in the Frankston Green Wedge was undertaken using land use categories derived from Council’s rates database. Within the Frankston Green Wedge, residential land uses represent nearly 80% of all lots and 28% of the total green wedge land area. Public uses were separated into the following two categories:

- Services: which includes emergency services, schools, refuse transfer stations, utilities infrastructure, etc..
- Open Space and Recreation: which includes halls and club rooms, outdoor sporting grounds, nature reserves, parks and gardens etc.
The land use categories that occupied the largest shares of land area included Residential, Agriculture and Horticulture, Public Use (Open Space and Recreation), Extractive Industries and Miscellaneous. The summary results of the land use analysis are shown in Table 7. A full breakdown of land uses and categories is provided in Appendix D.

The breakdown of residential lots within the green wedge shows that the majority are classified as detached dwellings (61.5%) followed by rural lifestyle lots of between 0.4 and 20 hectares (30%). The remainder of residential lots are classified under a range of sub-classifications with higher than expected flat or unit representation. The breakdown of residential land use classifications by lot are shown in Table 9.

### 3.5.1 Agriculture and Horticulture

One of Victoria’s main vegetable growing regions is in and around Melbourne as it is near to domestic markets, processing facilities and transport infrastructure. The Melbourne region produces 41 per cent of Victoria’s vegetables, including lettuce, cauliflower and Asian greens. Almost all of Australia’s asparagus and much of Victoria’s Brussels sprouts and strawberries are grown in the region.

In the Frankston Green Wedge Agriculture and Horticulture comprises 2.8% of lots and 15.9% of land area. It is important to recognise this difference between agricultural grazing land and productive horticultural land in the green wedge areas. Agricultural grazing land supports livestock or crops and does not have any major restrictions for productivity as long as water and feed are available. Horticultural land is primarily used for the cultivation of gardens, orchards, or the raising of fruit or nuts, vegetables, flowers or ornamental plants. Horticultural land is generally more valuable than agricultural grazing land as it requires access to water and nutrient rich soils, it can also support more intensive production of food and is an integral aspect of food security for the greater Melbourne area.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Area (sqm)</th>
<th>Land Area (%)</th>
<th>Lots (No.)</th>
<th>Lots (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and Commercial</td>
<td>157,890</td>
<td>0.26%</td>
<td>4</td>
<td>0.20%</td>
</tr>
<tr>
<td>Industry</td>
<td>494,019</td>
<td>0.82%</td>
<td>12</td>
<td>0.70%</td>
</tr>
<tr>
<td>Vacant Sites</td>
<td>3,854,303</td>
<td>6.43%</td>
<td>60</td>
<td>3.70%</td>
</tr>
<tr>
<td>Public Use (Services)</td>
<td>6,418,731</td>
<td>10.71%</td>
<td>53</td>
<td>3.30%</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>7,880,677</td>
<td>13.15%</td>
<td>71</td>
<td>4.40%</td>
</tr>
<tr>
<td>Public Use (Open Space, Recreation and Conservation)</td>
<td>9,084,434</td>
<td>15.15%</td>
<td>76</td>
<td>4.70%</td>
</tr>
<tr>
<td>Extractive Industry</td>
<td>3,212,054</td>
<td>5.36%</td>
<td>7</td>
<td>0.40%</td>
</tr>
<tr>
<td>Agriculture and Horticulture</td>
<td>10,449,084</td>
<td>17.43%</td>
<td>46</td>
<td>2.80%</td>
</tr>
<tr>
<td>Residential</td>
<td>18,398,008</td>
<td>30.69%</td>
<td>1,295</td>
<td>79.70%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>59,949,200</strong></td>
<td><strong>100.00%</strong></td>
<td><strong>1,624</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>
Horticultural land should be prioritised over grazing land in the green wedge as it contributes to the food security of Melbourne and is ideally located next to the Eastern Treatment Plant which ensures that these areas will have adequate water provision. Locating these uses in the green wedge also ensures that less food miles are used to transport produce to market, and that the produce is as fresh as possible.

Table 8 Land Uses by Number of Lots and Land Area Percentages (Frankston City Council Rates Database 2018)

Table 9 Residential Lots by Rates Classification (Frankston City Council Rates Database 2018)

- Detached Dwelling
- Residential Investment Flat
- Residential Land (Buildings which add no value)
- Residential Rural/Rural Lifestyle (0.4 to 20h)
- Separate Dwelling & Unit
- Single Strata Unit/Villa
- Unit/Row House
- Miscellaneous Residential
3.6 Natural Hazards

3.6.1 Bushfires

Areas of the Frankston Green Wedge are subject to risk from Bushfire, with a majority of the six precincts covered at least in part by a Bushfire Management Overlay within the Frankston Planning Scheme.

The objectives of the BMO include:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The Frankston BMO includes individual schedules which correspond to different Bushfire Attack Levels (BALs), which indicate the relative intensity of a potential bushfire arising from the features (slope, orientation, vegetation, etc..) of an area. While the Victorian BAL rating system extends from ‘BAL-Low’ (least fire intensity) to ‘Flame Zone’ (highest fire intensity), schedules to the Frankston BMO only indicate areas subject to the following BALs:

- BAL 12.5 areas (Schedule 1)
- BAL 29 areas (Schedule 2)

3.6.2 Flooding

Under the Frankston Planning Scheme, the Land Subject to Inundation Overlay (LSIO) shows areas subject to flooding (as defined by the 1 in 100 year flood level). The most relevant purposes of the LSIO are:

- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Flood risk areas usually occur in low lying ground, swampy areas and drainage areas, which in Frankston accords with areas within Precinct 1 in the north, and some drainage lines in other precincts. Areas in the green wedge that are subject to the LSIO are shown in Figure 10.
Frankston Green Wedge - Economic Features and Infrastructure

- Green Wedge Precincts
- City of Frankston
- Roads
- Train Line

**Figure 10** Frankston Housing Strategy Housing Change Areas (Frankston Housing Strategy 2018)
3.7 Biodiversity and Nature Conservation

All six precincts contained within the Frankston City Council jurisdiction hold important ecological features that support a diverse range of biodiversity values including important habitats, communities, flora and fauna. Each precinct supports ecological features that are significant on a local, regional, state or national level.

3.7.1 Bioregional Context

The Frankston Green Wedge is located within the Port Phillip and Westernport Catchment Management Authority (CMA) area and within the Gippsland Plain bioregion (DELWP 2019a).

The Gippsland Plain bioregion is located in the south east of Victoria, and includes flat, low lying coastal and alluvial plains with undulating barrier dunes, floodplains and swampy flats (DELWP 2019a). The soils associated with the upper terrain typically support the Lowland Forest ecosystem, while the dunes are predominantly sandy soils supporting Heathy Woodland and Damp Sands Herb-rich Woodland ecosystems. The soils associated with fertile floodplains and swamps, support Swamp Scrub, Plains Grassy Woodland, Plains Grassy Forest, Plains Grassland and Gilgai Wetland ecosystems.

This bioregion is generally less than 200 metres above sea level and has a temperate climate, averaging between 500 to 1,100mm of rainfall a year. The majority of rain falls in winter, and the Strzelecki Ranges create a rain-shadow to the east. A number of rivers drain the bioregion including the Avon, Bass, Latrobe, Macalister, Mitchell, Tambo, Tarwin, Thompson and Yarra.

3.7.2 Remnant Vegetation

Areas of native vegetation are the key element to healthy and biodiverse ecosystems in which flora and fauna can persist and thrive. Historically, the precincts were covered with diverse environments including heathlands, woodlands, grasslands along with estuarine and freshwater wetland areas and riparian fringes.

It is estimated that nearly 90% of the historic native vegetation in the Frankston municipality has been cleared for agricultural or residential/industrial development. The rapid field assessment revealed that remnant native vegetation is generally present within the six precincts as large patches of native vegetation within conservation reserves or on private property, small roadside fragments or remnant scattered trees in paddocks or derived grasslands. Each precinct contains nature or conservation reserves excluding Precinct 5. The total estimated native vegetation cover is outlined below in Table 10 for each precinct.

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Total precinct area (ha)</th>
<th>Estimated native vegetation cover (%) within the precinct in 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – Carrum Downs-Seaford Wetlands</td>
<td>997.4</td>
<td>12.8% (127.9ha)</td>
</tr>
<tr>
<td>2 – Skye</td>
<td>1,150.17</td>
<td>11.2% (129.2ha)</td>
</tr>
<tr>
<td>3 – Skye South/ Langwarrin South</td>
<td>1,274.8</td>
<td>53.4% (680.1ha)</td>
</tr>
<tr>
<td>4 – Langwarrin South</td>
<td>376.4</td>
<td>59.7% (224.7ha)</td>
</tr>
<tr>
<td>5 – Frankston South</td>
<td>117.7</td>
<td>35.2% (41.5ha)</td>
</tr>
<tr>
<td>6 - Langwarrin</td>
<td>422.05</td>
<td>79.2% (334.3ha)</td>
</tr>
</tbody>
</table>
Areas within the six precincts are estimated to currently support remnant patches and scattered trees associated with eight extant Ecological Vegetation Classes (EVCs) typical of the Gippsland Plain bioregion including the following (with biodiversity conservation status in brackets):

- Swamp Scrub – EVC 53 (endangered);
- Swampy Riparian Woodland – EVC 83 (endangered);
- Plains Grassy Wetland – EVC 125 (endangered);
- Grassy Woodland – EVC 175 (endangered);
- Plains Grassland/Plains Grassy Woodland Mosaic – EVC 132 and 55 (endangered);
- Coast Banksia Woodland – EVC 2 (vulnerable);
- Lowland Forest – EVC 16 (vulnerable);
- Sand Heathland – EVC 6 (rare); and
- Heathy Woodland – EVC 48 (least concern);

It should be noted that although the EVC conservation status for Heathy Woodland is documented as ‘Least Concern’ (DSE 2004), Heathy Woodland should be considered to be ‘Depleted’ given its extent has been minimised in the Gippsland bioregion primarily due to clearing and weed invasion (Ecology Australia 2006), and its association with Sand Heathland is ‘Rare’.

The likely presence of these EVCs was confirmed in the field assessment, based on the presence of canopy trees. Understorey species associated with each EVC are also likely to be present. Main canopy species include Red-gum Eucalyptus camaldulensis, Messmate Stringybark Eucalyptus obliqua, Swamp Gum Eucalyptus ovata along with Swamp Paperbark Melaleuca ericifolia and Coast Banksia Banksia integrifolia. Based on the 2005 modelling which is mapped for each precinct, a summary of the existing vegetation within the six precincts is provided below in Table 11.

<table>
<thead>
<tr>
<th>Type of vegetation (Ecological Vegetation Class)</th>
<th>EVC status</th>
<th>Total area of EVC (ha) within the Green Wedge Precincts</th>
<th>Total area of EVC (ha) within Gippsland Plain bioregion</th>
<th>Representative area (%) of EVC in Frankston Green Wedge compared with the Gippsland bioregion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swamp Scrub</td>
<td>Endangered</td>
<td>31.8</td>
<td>27,328.3</td>
<td>0.1%</td>
</tr>
<tr>
<td>Swampy Riparian Woodland</td>
<td>Endangered</td>
<td>4.9</td>
<td>5,277.0</td>
<td>0.1%</td>
</tr>
<tr>
<td>Plains Grassy Wetland</td>
<td>Endangered</td>
<td>75.5</td>
<td>406.3</td>
<td>18.6%</td>
</tr>
<tr>
<td>Grassy Woodland</td>
<td>Endangered</td>
<td>201.5</td>
<td>6,229.6</td>
<td>3.2%</td>
</tr>
<tr>
<td>Swampy Riparian Woodland/Swamp Scrub Mosaic</td>
<td>Endangered</td>
<td>14.4</td>
<td>728.5</td>
<td>2.0%</td>
</tr>
<tr>
<td>Plains Grassland/Plains Grassy Woodland Mosaic</td>
<td>Endangered</td>
<td>110.6</td>
<td>1,033.3</td>
<td>10.7%</td>
</tr>
<tr>
<td>Coast Banksia Woodland</td>
<td>Vulnerable</td>
<td>0.3</td>
<td>2,178.7</td>
<td>0.0%</td>
</tr>
<tr>
<td>Lowland Forest</td>
<td>Vulnerable</td>
<td>53.1</td>
<td>36,521.6</td>
<td>0.1%</td>
</tr>
<tr>
<td>Sand Heathland</td>
<td>Rare</td>
<td>96.9</td>
<td>13,117.7</td>
<td>0.7%</td>
</tr>
<tr>
<td>Heathy Woodland</td>
<td>Depleted*</td>
<td>948.8</td>
<td>37,487.7</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

* considered ‘Depleted’ (Ecology Australia 2006)
3.7.3 Introduced Vegetation

Noxious weeds are present throughout the study area, with scattered occurrences of Artichoke Thistle Cynara cardunculus, Soursob Oxalis pes-caprae, Spear Thistle Cirsium vulgare, Cape Ivy Delairea odorata and along with the Weeds of National Significance (WONS), African Boxthorn Lycium ferocissimum, Blackberry Rubus fruticosus and Willows Salix spp.

Paddocks used for agricultural purposes were often dominated by typical pasture and introduced grasses such as Toowoomba Canary Grass Phalaris aquatica, ryegrasses Lolium spp., Brome Bromus spp., Bent-grasses Agrostis spp., Sweet Vernal-grass Anthoxanthum odoratum and Beared Oat Avena barbata. Generally, the cover of pasture grasses was up to 85% in paddocks along with noxious weeds and limited scattered occurrences of common indigenous grasses such as Wallaby-grasses Rytidosperma spp.

Most of the large conservation reserves and roadside fragments of native vegetation had moderate to high infestations of Sweet Pittosporum Pittosporum undulatum, Pampas grass Cortaderia sp. and Blackberry. Most areas of native vegetation are dominated by Coast Wattle Acacia longifolia var. sophorae which although a native species typical of coastal Ecological Vegetation Classes found along Frankston's beaches, the species is considered to be a major environmental weed within the study area (e.g. outside the coastal context).

3.7.4 Fauna Habitat

Areas of highest habitat value for significant species across all Precincts include:

- Treatment ponds associated with the Eastern Treatment Plant in Precinct 1;
- Minor and major watercourses including Little Boggy Creek, Eastern Contour Drain, Tamarisk Creek, constructed drains;
- Wetlands including Edithvale-Seaford Wetlands and other swamp or constructed wetland areas on private property; and
- Remnant woodlands and scrublands along with scattered remnants.

3.7.5 Wetlands, Low-lying Swamps and Drains

Wetlands and drains that are present in the study area are likely to support significant fauna that have been observed and recorded in the district. Wetland paddocks provide important foraging habitat for a range of unique wildlife.

The Edithvale-Seaford Wetlands is a significant habitat and natural reserve of international importance which is likely to support a diversity of migratory wetland dependent birds such as Common Greenshank Tringa nebularia, Eastern Great Egret Ardea alba modesta, Curlew Sandpiper Calidris ferruginea, Pectoral Sandpiper Calidris melanotos, Latham's Snipe Gallinago hardwickii, Australasian Shoveler Anas rhynchotis, Little Egret Egretta garzetta, Blue-billed Duck Oxyura australis and Glossy Ibis Plegadis falcinellus that have previously been recorded.
The Eastern Treatment Plant and surrounding treatment ponds are also known to support important waterbird communities. Large waterbirds such as Pelicans Pelecanus and Black swans Cygnus atratus were also observed during site assessments in several wetlands across the precincts. Shallow wetlands with dense low vegetation are also likely to support a range of reptile species such as Swamp Skink Lissolepis coventryi and Eastern Long-necked Turtle Chelodina longicollis previously recorded in the VBA.

Furthermore, significant wetlands across the study area have the potential to provide terrestrial and aquatic corridors that link to core habitat patches hence creating habitat networks (Practical Ecology 2012). The Edithvale-Seaford Wetlands for instance could likely provide habitat corridors to drainage lines such as Eel Race Drain which is connected to Boggy Creek Reserve. These aquatic habitat networks could potentially support the nationally listed and vulnerable species such as Dwarf Galaxias Galaxiella pusilla and Growling Grass Frogs Litoria raniformis. Overall, wetlands and minor waterways within the study area act as an important natural resource, ecosystem as well as habitat fauna link to support the survivability and ecology of a diversity of Frankston wildlife.

3.7.6 Woodlands and Scattered Remnant Trees

Woodlands and scattered remnant trees present within all Precincts are likely to be used as habitat for foraging and roosting by common generalist bird species such as Australian Magpie Gymnorhina tibicen, Superb Fairy-wren Malurus cyaneus, Red Wattlebird Anthochaera carunculata, Magpie-lark Grallina cyanoleuca, Sulphur Crested Cockatoo Cacatua galerita and Eastern Yellow Robin Eopsaltria australis. Woodlands also provide important habitat for hollow dependent arboreal mammals such as Common Ringtail Possum Pseudocheirus peregrinus, Sugar Glider Petaurus breviceps and Feathertail Glider Acrobates pygmaeus.

Dense groundcover of native and introduced vegetation occurring in grassy woodlands provide shelter for the nationally endangered Southern Brown Bandicoot Isoodon obesulus that have been previously recorded in Precincts 3 and 6.

Woodlands within the study area are considered to be one of the most widespread habitats supporting a range of significant fauna species that have been previously recorded such as Hooded Robin Melanodryas cucullata, Chestnut-rumped Heathwren Hylacola pyrrhopygia, Powerful Owl Ninox strenua, Eastern Pygmy Possum Cercartetus nanus and White-footed Dunnart Sminthopsis leucopus.

Significant woodland habitat such as Pines Flora and Fauna Reserve and Langwarrin Flora and Fauna Reserve could potentially provide fauna linkage in which connectivity to terrestrial corridors are linked to core habitat patches between Precincts 3, 5 and 6 (Practical Ecology 2012).
3.7.7 Native and Introduced Grasslands

Precincts 1, 2, 4 and 6 include large areas of agricultural paddocks which contain improved exotic pastures, likely to be used as a foraging resource by common generalist bird species which are tolerant of modified open areas. Fauna observed and previous recorded using this habitat included; Australian Magpie Gymnorhina tibicen, Common Blackbird Turdus merula, Little Raven Corvus mellori, Magpie-lark Grallina cyanoleuca, Sulphur Crested Cockatoo Cacatua galerita, House Sparrow Passer domesticus, Willie Wagtail Rhipidura leucophrys and European Rabbit Oryctolagus cuniculus.

Scattered occurrences of native grassland species such as Wallaby-grasses and Kangaroo-grasses Themeda triandra occur throughout all Precincts. The paddocks in which these species occurred varied in quality and floristic composition according to grazing regimes and historical land use. Most of the paddock areas were heavily dominated by exotic pasture grasses such as Toowoomba Canary-grass Phalaris aquatica and other woody weeds.

Habitat attributes of the native grassland are suitable for an array of common native fauna, including snakes, lizards and skinks, and grassland birds. Diurnal and nocturnal raptors are also likely to forage across these areas including Brown Falcon Falco berigora and Black-shouldered Kite Elanus axillaris.

Areas of native grassland, particularly those with a high cover of Wallaby-grasses may provide habitat for the nationally significant Golden Sun Moth Synemon plana although distribution of this nationally threatened species has not been previously observed and recorded within the study area.

Additionally, some of these areas have cracking soils which could potentially provide sheltering habitat for reptiles and small mammals.

3.7.8 Bio-links

A study of existing and potential fauna linkages within the municipality and adjoining municipalities was undertaken in 2012 by Practical Ecology and prepared for Frankston City Council. The paper identified and prioritised linkages which aim to maintain or restore connectivity for aquatic, ground-dwelling and arboreal fauna and reduce impacts of habitat fragmentation including isolation and smaller patch size for local and regional flora and fauna species (Practical Ecology 2012). Broadly, the linkages overlap with the precincts under study for the preparation of the Frankston Green Wedge Management Plan. The main recommendations included two higher priority corridors for urgent implementation including:

- The Pines Flora and Fauna Reserve to Cranbourne Botanic Gardens Corridor, linking areas of remnant native vegetation in Precinct 3 including The Pines Flora and Fauna Reserve to patches of remnant native vegetation in private properties along Valley Road and Potts Road to Langwarrin Bushland Reserve then to Cranbourne Botanic Gardens (to the east of Precinct 3); and

- Little Boggy Creek Corridor linking areas of remnant native vegetation in Precincts 3 and 6 including Langwarrin Flora and Fauna Reserve (Precinct 6) with Little Boggy Creek (Precinct 3) via patches of native vegetation on private property and the Apple Berry Avenue Reserve adjoining Precinct 3 to the south.
3.7.9 Fauna

The VBA contains records of 49 nationally significant, 42 State significant and 16 regionally significant fauna species previously recorded within 10 kilometres across all precincts (DELWP 2019d) (Appendix E). The PMST nominated an additional 36 nationally significant species which have not been previously recorded but have the potential to occur in the locality (DoE 2019).

There is suitable habitat within the Frankston Green Wedge area for significant species as listed below (Table 12).

Further detailed surveys for state and locally significant fauna species would be recommended for all precincts given the lack of VBA records within the study area.

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Location</th>
<th>Significant species (EPBC Act)</th>
</tr>
</thead>
</table>
| 1 – Carrum Downs/Seaford Wetland | Edithvale-Seaford Wetlands | -Australasian Bittern Botaurus poiciloptilus (rare visitor)  
-Curlew Sandpiper Calidris ferruginea (occasional visitor)  
-Eastern Curlew Numenius madagascariensis (rare visitor) |
| 3 – Skye South/Langwarrin | The Pines Flora and Fauna Reserve | -Southern Brown Bandicoot Isoodon obesulus obesulus (now extinct in the Reserve)  
-Growling Grass Frog Litoria raniformis (now extinct in the Reserve) |
| 3 – Skye South/Langwarrin | Little Boggy Creek | -Dwarf Galaxias Galaxiella pusilla (known extant population) |
| 6 - Langwarrin | Langwarrin Flora and Fauna Reserve | -Australasian Bittern Botaurus poiciloptilus (rare visitor)  
-Campbell’s Albatross Thalassarche melanophris impavida (vagrant pelagic species)  
-Growling Grass Frog Litoria raniformis (likely to be locally extinct)  
-New Holland Mouse Pseudomys novaehollandiae (now extinct)  
-Powerful Owl Ninox strenua (possibly resident, occasional visitor)  
-Southern Brown Bandicoot Isoodon obesulus obesulus (now extinct in the Reserve) |

3.7.10 Communities

Two nationally listed ecological communities are predicted to occur within 10 kilometres of all precincts (DoE 2016):

- Natural Damp Grassland of the Victorian Coastal Plains; and
- Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains.

It is unlikely that either of these communities would persist in highly modified sections of grassland or wetlands within paddocks and agricultural land that are predominantly present in the precincts studied. However, due to the rapid nature of the site assessment, all areas that may hold these values were not assessed against the condition thresholds and a more detailed assessment would be required to determine the presence or absence of these communities in the study area.
3.7.11 Ecological Threats

Several key threats exist across all precincts including:

- Loss of habitat due to highly fragmented remnant native vegetation and scattered trees, which increases the susceptibility of the remaining native vegetation to further degradation. Native vegetation and scattered trees are important habitats for many specialist and generalist fauna species across all precincts.

- High threat weed infestations impact on the health, extent and recruitment potential for existing remnant patches of native vegetation. Weed infestations also impact on the ability for fauna to utilise remaining habitat for foraging and shelter.

- Inappropriate land development and further subdivision (i.e. development that does not consider the biodiversity values present, and appropriately avoid/minimise impacts on native vegetation) may impact on the health, extent and recruitment potential for remaining stands of native vegetation by increasing ‘edge effects’ experienced by the patches or likelihood of weed infestation.

- Unsustainable land management such as overstocking, inappropriate erosion control, overapplication of herbicides and pesticides to land and changes to the hydrological nature of the surrounding landscape which all contribute to impacts on the extent and health of native vegetation.

- Inappropriate management of stormwater and agricultural runoff, including changes to the hydrology of wetlands as a result of increased stormwater runoff from increased impervious surfaces (e.g. roads, roofs), which may impact wetland and waterway health.

- Changes in hydrology due to the construction of farm dams, levees along channels and increased urbanisation of surrounding landscape which impacts the availability of water to scattered remnant trees and remnant native vegetation.
3.8 Transport and Access

Transport related infrastructure in Frankston serves a wide catchment connecting the east and south of Melbourne to the eastern growth areas, Mornington Peninsula, the East-Victorian coast and logistics infrastructure near the Port of Hastings. At present there is limited formal active transport infrastructure in and around the green wedge.

Road

The Frankston Green Wedge is dissected by a grid of arterial roads running in both north-south and east-west directions joining Frankston to surrounding suburbs and the Mornington Peninsula. A network of major and minor local roads provide access to destinations within the Frankston Green Wedge, while providing a limited through-traffic role.

Many roads in the south east of Melbourne run through or culminate in Frankston, some of the most prominent roads include:

- The Mornington Peninsula Freeway or EastLink consists of two halves. It connects Springvale Road in Greater Dandenong to the Moorooduc Highway in Frankston, then joins the Peninsula Link Freeway where it continues south and finishes in Rosebud (Mornington Peninsula).
- The Nepean Highway runs from the eastern suburbs through the Frankston CBD and links to Portsea in the Mornington Peninsula. The Nepean Highway is arguably the most heavily utilised road in Frankston City Council.
- Cranbourne-Frankston Road is an arterial road that runs east-west through Frankston City Council linking it with the suburb of Cranbourne in the City of Casey.
- Frankston-Dandenong Road is a prominent arterial road that runs north-south through Frankston City Council, it links Frankston to the large industrial areas in Greater Dandenong.
- Other prominent arterial roads that traverse the Green Wedge are Westernport Highway that runs north south and provides easy access to the Port of Hastings and Dandenong, Ballarto Road providing east west access between Seaford/Carrum Downs/Skye and Cranbourne, and Baxter-Tooradin Road servicing Frankston South and Baxter with Phillip Island and South Gippsland.

Many of these roads run through green wedge land, some of which has had a public acquisition overlay placed on it to reserve the land for potential future road expansion. These areas are located along the Peninsula Link, Ballarto Road, Baxter-Tooradin Road, McClelland Drive, Western Port Highway and Hall Road.

Train

The Frankston Train Line runs from the Melbourne CBD through the south-eastern suburbs the Frankston MAC. The train line is one of the most heavily patronised in the City. The Frankston Train Line has received a funding commitment from the Federal Government to extend the line to Baxter. The Victorian State Government is undertaking a feasibility study with the Level Crossing Removal Authority (LXRA). The Frankston Train Station was upgraded in mid-2018 by the Level Crossing Removal Authority which also removed the Skye-Overton level crossing.

Gateway Sites

Gateway sites are found at the interface of green wedge and non-green wedge land where place markers can operate in a variety of scales and forms, such as signs, landscape treatments, or integrated built form and landscape elements. These sites are mostly located along main roads and bus routes where there is a noticeable change in built form and landscape. Indicative gateway sites are shown in Figure 11.
Frankston Green Wedge Infrastructure and Gateways Map

Figure 11 Transport Context and Gateway Map (Ethos Urban 2018)
3.9 Economic Overview

This Section provides an overview of those factors that influence economic development in Frankston’s Green Wedge. Existing economic infrastructure is highlighted, as well as the drivers of future economic development, including growth in population and labour force numbers.

3.9.1 Economic Infrastructure

Economic infrastructure is defined as the collection of sunk capital infrastructure items (both public and private sector) that significantly shape the nature in which a local economy develops. The key economic infrastructure items most relevant to future economic development in the Frankston Green Wedge areas are shown in Figure 12 below and include the following:

• Major transport infrastructure, including the Mornington Peninsula Freeway and Eastlink, as well as the Frankston and Stony Point rail lines which are part of Melbourne’s metropolitan passenger network
• Utilities infrastructure – Melbourne Water Eastern Treatment Plant and South East Water (Eastern Irrigation Scheme)
• Extractive industries/quarries
• Large-scale agriculture/horticulture including nurseries, market gardens, turf farms and poultry/broiler farms
• Carrum Downs Industrial Precinct, an employment node of particular relevance to Frankston’s Green Wedge.

3.9.2 Economic Drivers

Population and labour force growth at the regional level are the main drivers of economic development in Frankston’s Green Wedge.

The Southern Metropolitan Region has an expanding population that is driven by the residential development of greenfield areas and urban consolidation. In the period 2017 to 2031 the Region’s population is forecast to increase by some +299,940 persons, reaching approximately 1.36 million persons. Over the same period, the Region’s resident working-age population (persons aged 15 years and older) is projected to increase by around +237,490 persons or +28.1%, reaching 1,083,100 persons by 2031.

As the size of the resident labour force in the Region increases through population growth, the need for additional local jobs within the Region also expands.

Currently, 61% of residents in the Southern Metropolitan Region work within the Region. In 2016 the jobs-to-residents ratio for the Southern Metropolitan Region as a whole was 0.43 (i.e. 43 jobs for every 100 members of the resident population). Although the Region’s jobs-to-residents-ratio increased between 2011 and 2016, indicating strong region-based job growth relative to population over this period, the provision of jobs-to-residents in Cardinia (0.32 jobs per resident) and Casey (0.28 jobs per resident) was still significantly low in 2016. This can be attributed to the continuing high level of greenfield development that occurs in each of these municipalities, with the expanding resident population generating an increasing resident labour force seeking (preferably) employment locally or within the Region.

While a need for job creation exists in the growth corridors of Casey and Cardinia to meet local job demand, other Southern Metropolitan Region municipalities – namely, Frankston, Dandenong, Kingston and Mornington Peninsula – have a role to play at the regional level by meeting some of the demand for jobs generated by increased
Figure 12 Frankston Green Wedge – Economic Features and Infrastructure (Essential Economics with MapInfo, Nearmap and BingRoads)
population and labour force numbers in growth corridors. In this context, future development of appropriate areas of the Green Wedge provides an opportunity to generate employment for Frankston City Council residents, as well as contributing to meeting demand for local jobs generated within the Southern Metropolitan Region as a whole.

Table 13 Jobs-to-Residents Ratio, Southern Metropolitan Region Municipalities, 2011-2016 (Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 via TableBuilder)

<table>
<thead>
<tr>
<th>Location</th>
<th>2011</th>
<th>2016</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cardinia</td>
<td>0.22</td>
<td>0.32</td>
<td>+0.10</td>
</tr>
<tr>
<td>Casey</td>
<td>0.19</td>
<td>0.28</td>
<td>+0.09</td>
</tr>
<tr>
<td>Frankston</td>
<td>0.29</td>
<td>0.39</td>
<td>+0.10</td>
</tr>
<tr>
<td>Greater Dandenong</td>
<td>0.56</td>
<td>0.78</td>
<td>+0.21</td>
</tr>
<tr>
<td>Kingston</td>
<td>0.47</td>
<td>0.49</td>
<td>+0.02</td>
</tr>
<tr>
<td>Mornington Peninsula</td>
<td>0.29</td>
<td>0.39</td>
<td>+0.09</td>
</tr>
<tr>
<td>Southern Metropolitan Region</td>
<td>0.33</td>
<td>0.43</td>
<td>+0.10</td>
</tr>
</tbody>
</table>

In addition to growth in the residential population and labour force, a range of aspects could potentially drive economic activity in suitable parts of the current Green Wedge area, including the following:

- Continued growth in the Tertiary or Services Sector of the economy;
- Increased demand for entertainment/accommodation facilities to serve the Melbourne and the South East Region’s expanding population;
- Demand for horticulture production in proximity to Metropolitan Melbourne markets; and
- Demand for extractive (quarry) resources for use in the construction sector.

3.10 Extractive Industries

A number of extractive industries are located in Precinct 3 of Frankston City’s Green Wedge.

A comprehensive analysis of the adequacy of Victoria’s current supply of extractive resources was undertaken by PwC in their report Extractive Resources in Victoria: Demand and Supply Study 2015-2050. The report (p43) defined extractive resources as follows:

- “Sandstone, freestone or other building stone
- Basalt, granite, limestone or rock of any kind used for building, manufacturing or construction (e.g. road construction) purposes.
- Quartz (other than quartz crystals)
- Slate or gravel
- Clay (other than fine clay, bentonite or kaolin
- Peat
- Sand, earth, soil
- Other similar materials”.

Ongoing development in the construction industry and in large infrastructure projects are the primary market drivers of demand for extractive resources, as noted by the PwC report. A pipeline of major infrastructure projects is planned for Victoria and this has significant implications for the demand for extractive resources and the adequacy of current supply.

In broad terms, extractive quarry resources for construction and other purposes are scarce in the wider Melbourne metropolitan area and in peri-urban regions. For this reason, failure to protect extractive resources has the potential to generate negative economic effects, including increased transportations costs and flow-on impacts to construction overheads in general.
Victoria’s building and construction sector faces a range of challenges in maintaining access to an adequate supply of extractive resources, as noted in the PwC report (p ii). These challenges include the following:

- “Potential sterilisation of prospective extractive resources by urban and regional development;
- Encroachment of urban and regional development into existing quarry areas; and
- The nearly doubling of demand for extractive resources over the period 2015-2050”.

The PwC study identified the South East Region of Greater Melbourne – including Bass Coast (S), Cardinia (S), Casey (S), Frankston (C), Knox (C), Mornington Peninsula (S), Whitehorse (C), Yarra Ranges (S) – as a key supply location for hard rock, with the wider area forecast to contribute 21% (or 167 million tonnes) of Greater Melbourne’s total supply in the period to 2050. Similarly, the South East municipalities of Frankston (C), Kingston (C) and Mornington Peninsula (S) are also identified as key supply locations for sand and gravel in the context of Greater Melbourne’s ongoing development.

Although Frankston City Council is not listed by PwC as a location for extractive resources with supply constraints, the three neighbouring municipalities of Casey, Greater Dandenong and Cardinia are ranked in the top ten municipalities in Victoria for cumulative supply shortfalls to 2050. Accordingly, quarries in Frankston play an important role in providing convenient supply to these neighbouring municipalities facing supply shortfalls.
4.0 THE FUTURE OF THE FRANKSTON GREEN WEDGE
4.0 The Future of the Frankston Green Wedge

“…a focus of sustainable uses, agriculture, biodiversity links, active and passive recreation facilities and open space. The area is well positioned close to the Frankston, Kingston, Greater Dandenong and Casey urban areas, the Port of Hastings and the Mornington Peninsula.

The future planning and development of the Frankston Green Wedge will enable the area to fulfil a distinctive and important role for the greater South-Eastern area of Melbourne. However, stronger and clearer guidance is needed for making land use planning and development decisions in the green wedge, particularly where trade-offs between competing land uses are required.

The Frankston Green Wedge is to continue providing a key environmental resource for the region. The vision for the Frankston Green Wedge is of an asset of sustainable land management, rejuvenation and change.”

- Frankston City Council
(Vision: Consultant Brief 2018)
5.0 PRECINCT 1: CARRUM DOWNS/SEAFORD WETLANDS
5.0 Precinct 1: Carrum Downs/Seaford Wetlands

5.1 Introduction

The Carrum Downs – Seaford Wetlands precinct is the northernmost section of the Frankston Green Wedge bordering the City of Kingston and City of Greater Dandenong Local Government areas. The precinct is largely comprised of public uses as it is home to the Eastern Treatment Plan owned and operated by Melbourne Water. The precinct is also home to the Ramsar listed Edithvale-Seaford Wetlands which occupy a low lying portion of land in the south-west of the precinct which was once the Carrum Swamp. The precinct also has a large portion of Green Wedge zoned land to the east of Eastlink and interfaces with industrial areas. Residential interfaces exist to the south-west of the precinct on the border of the wetlands, and also in the north-east adjacent to Sandara.

This precinct plays a major role in the Frankston Green Wedge as it provides large swathes of public open space and important community infrastructure.

![Diagram of Carrum Downs and Seaford Wetlands Precinct](precinct-diagram.png)

*Figure 13 Precinct 1 Lot Sizes (Ethos Urban 2018)*
5.2 Assets and Values

5.2.1 Natural Environment and Heritage

Precinct 1 has the second least remnant vegetation cover of all precincts with approximately 12.8% (127.9 ha) of the total area (997.4 ha) covered with native vegetation typical of four Ecological Vegetation Classes (EVCs), two of which are listed as ‘endangered’ (Table 14).

This vegetation cover is mainly restricted to the south-western part of the precinct and associated with the Edithvale-Seaford Wetlands and adjacent private properties, wetlands and roadsides. Key ecological features are outlined in Appendix E.

Table 14 Native vegetation present within Precinct 1 and each EVCs local and regional significance

<table>
<thead>
<tr>
<th>Type of vegetation (Ecological Vegetation Class)</th>
<th>Bioregional conservation status¹</th>
<th>Total extent in precinct (ha) and total cover (%)²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plains Grassland/Plains Grassy Woodland Mosaic</td>
<td>Endangered</td>
<td>21.8 (2.2%)</td>
</tr>
<tr>
<td>Plains Grassy Wetland</td>
<td>Endangered</td>
<td>75.5 (7.6%)</td>
</tr>
<tr>
<td>Coast Banksia Woodland</td>
<td>Vulnerable</td>
<td>0.3 (&lt;0.01%)</td>
</tr>
<tr>
<td>Heathly Woodland</td>
<td>Depleted*</td>
<td>30.3 (3.0%)</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>127.9 (12.8%)</td>
</tr>
</tbody>
</table>

¹ DELWP Bioregional Conservation Status
² Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).
*considered ‘Depleted’ (Ecology Australia 2006)

Ecological Sensitivity Analysis

Areas of highest ecological sensitivity in Precinct 1 in order of significance include:

- Internationally significant Ramsar-listed Edithvale-Seaford Wetlands and surrounding remnant native vegetation including endangered Plains Grassy Wetland habitat;
- Other natural wetlands on private property to the east of the Mornington Peninsula Freeway and the Edithvale-Seaford Wetlands which provide additional habitat for waterbirds;
- Constructed wetlands including sedimentation ponds associated with the Melbourne Water Eastern Treatment Plant which provide additional habitat for waterbirds; and
- Waterways including Eel Race Drain and other creeks which provide riparian corridors for fauna and flora to Edithvale-Seaford Wetlands.

5.2.2 Economic Use and Development

The economic activities and assets accommodated in Precinct 1 are shown in Figure 14 and listed as follows:

- Gathercole Abattoir – an abattoir located off Wadsley Road
- Australian Seed & Turf Farm – a seed and turf horticulture facility located at 50 Learmonth Road, Carrum Downs
- Botanix Plant Supply – a wholesale nursery for trees and shrubs, located at 40 Learmonth Road, Carrum Downs
- Lowe Farms – a large commercial market gardens facility located at 945 Frankston-Dandenong Road Carrum Downs which supplies roquette, lettuce, spinach and salad mixes. Lowe Farms operates on another nearby site located off Glasscocks Road in Greater Dandenong, approximately 2km to the north. Notably, this site has been subject to significant historic capital investment, including a large water reservoir.
- Horse Training Facility – located at 455 McCormicks Road, Carrum Downs
- Melbourne Water Eastern Treatment Plant – facilities located to the north and south of Thompson Road.
The Eastern Treatment Plant treats nearly half of Melbourne’s sewage (some 330 million litres per day); a proportion of the sewage is treated using advanced tertiary methods to a Class A standard and is suitable for a wide variety of non-drinking purposes.

Melbourne Water sell Class A recycled water to South East Water, a Government owned corporation providing water to residents and businesses in South-East Melbourne and Gippsland. Specifically, the recycled water from the Eastern Treatment Plant (up to 30 megalitres a day) is distributed by South East Water via the Eastern Irrigation Scheme to customers who use the water for horticulture, irrigation and industrial purposes.

In the South-East approximately 11,000 residents use recycled water for toilets, washing machines and outdoor taps while another 110 non-residential customers exist such as turf growers, nurseries, market gardens, irrigators and wineries.

The ability to access recycled water gives certainty to horticultural businesses without which production would be reduced by approximately 70-80% during summer. These businesses are excellent employment generators both directly and indirectly. To this end, both the Eastern Treatment Plant and South East Water are significant items of economic infrastructure for Melbourne’s South East.

All land in the Special Use Zone (Refer Figure 15) in the area bound by Thompsons Road, Eastlink and Mornington Peninsula Freeway is owned by Melbourne Water. Accordingly, those non-Melbourne Water uses currently situated in this land area – Botanix Plant Supply, Australian Seed & Turf Farms, and Frankston Australia Clay Targets Club – occupy their respective land holdings on a leasehold basis.

In the long term, the leasehold uses situated on Melbourne Water owned land would likely vacate as Melbourne Water expand their treatment capacity to service Melbourne’s growing population. The current leasehold uses, however, are likely to remain for the next 5 years (at least) based on conversations with Melbourne Water. Future Melbourne Water uses that would replace current leasehold uses could include solar or other energy production activities (e.g. bio solids energy production).

A number of non-economic uses are also located in this Precinct, including Edithvale-Seaford Wetlands Environmental Area, Shri Shiva Vishnu Temple and the Hindu Society of Victoria, Carrum Downs Reserve, Frankston Australia Clay Targets Club, and CFA Training Campus.

The area of Green Wedge Zone Land bounded by Thompsons Road, Frankston-Dandenong Road Boundary Road and EastLink represents a significant development opportunity. This site is some 125 hectares in land area; is relatively unencumbered and has a cadastral property pattern conducive to consolidation and future subdivision; and has a strong degree of transport network connectivity via Thompsons Road and Eastlink. The land is largely used for agricultural grazing activities and some horse agistment. A 5.8 hectare lot accommodating the Shri Shiva Vishnu Temple
and Hindu Society of Victoria is the only portion of the site with limited potential for land use transition.

Importantly, the land – which is bounded by Thompsons Road, Frankston-Dandenong Road, Boundary Road and EastLink – is well-located to accommodate an extension of the Carrum Downs Industrial Precinct located immediately to the south of EastLink/Boundary Road. The Carrum Downs Industrial Precinct is Frankston's foremost industrial/employment precinct and contained around 8,060 workers at the ABS Census of Population and Housing in 2016.

This Industrial Precinct has a shortage of land supply, as noted in the Frankston City Economic Development Strategy, 2016-2022. Analysis undertaken by the consultant confirms that some 22.5 hectares of vacant developable land remains at the present time. This equates to around 2.3 years of supply, based on the average land consumption rate of 9.75 hectares per year, as observed for the Precinct in the period 2013 to 2018 (based on a review of Nearmap aerial imagery).

Furthermore, the supply of developable industrial land is severely depleted for Frankston City Council as a whole, with around 30 hectares or 2.8 years of supply available according to the State Government's latest Urban Development Program 2017. For context, the accepted industry benchmark is that 15 years supply of vacant developable land should be planned for employment/industrial use at the municipal level.

Development of additional employment land in Frankston City Council is also well-placed to address the increasing need to provide additional jobs at the regional level, noting population and labour force growth forecast for the South East Region, as earlier noted. An Industrial Land Use Study should be a council priority in order to plan for long-term use in both the municipality and the wider region. Other neighbouring councils could be involved in the process in order to make a formal strategy for Industrial land use in the region.

Potential exists for higher and better use of land bordering Thompsons Road and Frankston-Dandenong Road (adjacent to Sandhurst) particularly to support any future Industrial land expansion. The potential for small scale ancillary commercial uses should be investigated in this area in line with the investigation regarding the expansion of Industrial land.

Potential exists for the co-location of the Carrum Downs Recreation Reserve and a new school to better service the area. This would utilise existing reserve facilities and create an education and sports hub for the community. This option should be considered subject to a traffic assessment to ensure adequate access.
Figure 14  Economic Activities in Precinct 1 (Essential Economics 2018)
5.2.3 Housing and Settlement

Housing in Precinct 1 is limited to the area east of Frankston – Dandenong Road and north of the Lowe Farms operation. The housing here is located on rural lifestyle lots of up to 20ha and is under the Green Wedge Zone (GWZ). Some equine training facilities are located amongst the residential lots.

Zones

A number of zones can be found in the precinct 1 including Public Use Zone with Schedules 1, 6 & 7 (PUZ1, PUZ6 & PUZ7); Public Park & Recreation Zone (PPRZ); Green Wedge Zone (GWZ); Public Conservation and Resource Zone (PCRZ); the Urban Floodway Zone (UFZ); Road Zone Category 1 (RDZ1) and the Industrial 1 Zone (IN1Z). The minimum subdivision area in the Green Wedge Zone is 40 hectares. Lots in this area are significantly smaller than the minimum lot size specified in the zone ranging from 20 hectares to 57 hectares. The lots pre-date the current zoning controls and confirm that no further subdivision can occur on these smaller lots under the current zoning as they are already smaller than the minimum subdivision size.

Figure 15  Precinct 1 Zoning Map (Ethos Urban 2018)
Overlays

With regard to overlays in precinct 1, a large portion of the precinct is affected by the Land Subject to Inundation Overlay (LSIO) as shown in Figure 16. The majority of the precinct is also affected by the Environmental Significance Overlay Schedules 1 & 2. The ESO2 represents an odour buffer from the Eastern Treatment Plant and covers the entirety of the site that has been proposed for the expansion of the industrial precinct. This may represent a barrier to development of the land.

Part of the precinct is also affected by the Significant Landscape Overlay Schedule (SLO2) which protects several significant red gum trees as well as views and vistas. The Bushfire Management Overlay (BMO) and the Public Acquisition Overlay are also present in the precinct.

Figure 16  Precinct 1 Overlay Map (Ethos Urban 2018)
5.2.4 Recreation and Open Space

The main active open space attribute located in Precinct 1 is the Carrum Downs Recreation Reserve located to the south-east of the precinct. The reserve is council owned and operated and includes a football ground, Scouts hall, club rooms, tennis courts and cricket pitch and nets. The reserve is home to several local sporting clubs and events. Ancillary features of the reserve include:

- BBQ
- Dog friendly (on lead)
- Parking
- Playground
- Shelter
- Toilets
- Walking tracks

The Carrum Downs Recreation Reserve is well located and surrounded by land that could be repurposed for an expansion of the sites facilitates. The potential for expansion of this recreation facility should be examined to address an undersupply of sport and recreation facilities in the Carrum Downs – Sandhurst area as identified in the Frankston City Sports Development Plan (2013).

Just outside the north-west precinct boundary sits the Patterson Lakes Tennis Club and Learmonth Recreation reserve, although not technically in the precinct it immediately abuts it with no physical barriers.

Passive open space in the precinct is found in the Edithvale-Seaford Wetlands which are a historic low-lying swamp ground which was once the Carrum Carrum Swamp. Before settlement this wetland covered more than 4,000 hectares from Mordialloc to Frankston, at present the Edithvale Wetlands cover 101 hectares and the Seaford Wetlands cover 158 hectares. The Wetlands are listed as being of international importance under the Ramsar Convention. It is predicted that approximately 7,000 birds live in the wetlands comprising over 190 bird species, 38 of which are migratory. The Wetlands is also home to 14 plant communities, of which three are of state significance.

Economically the Wetlands are also a popular tourist site and recreation facility for birdwatchers and a valuable educational resource for school groups. The Wetlands are also a very important flood management asset for the area.

The Wetlands are managed by Melbourne Water and Frankston City Council along with assistance from the Friends of Edithvale-Seaford Wetlands community group.
5.3 Vision, Objectives and Strategies

**VISION**

The Carrum Downs – Seaford precinct will continue to provide a role in protecting the ongoing operations of the Eastern Treatment Plant. The precinct's highly sensitive environmentally significant assets such as the Seaford Wetlands and other flora and fauna sanctuaries will be protected and enhanced. Existing horticultural operations will be protected, and new and increased operations will be encouraged. Land uses in this precinct will be carefully selected to ensure that they are tolerant of the operations of the Eastern Treatment Plant, including possible areas for future expansion of employment land.

<table>
<thead>
<tr>
<th>THEMES</th>
<th>Natural Environment and Heritage</th>
<th>Economic Use and Development</th>
<th>Infrastructure</th>
<th>Recreation and Open Space</th>
<th>Planning &amp; Governance</th>
</tr>
</thead>
<tbody>
<tr>
<td>OBJECTIVES</td>
<td>Protect and enhance the internationally significant Edithvale-Seaford Wetlands and surrounding remnant native vegetation habitat, as well as the wetlands and sedimentation ponds associated with the Eastern Treatment Plant. Educate the community about the significance of these natural assets. Protect and celebrate Aboriginal cultural heritage and post-contact heritage of the Precinct.</td>
<td>Ensure that no land use conflicts are created by the location of uses sensitive to the operations of the Eastern Treatment Plant, having regard to the eventual need to expand industrial operations in areas neighbouring this precinct. Protect existing horticultural activities and encourage new horticultural activities to locate in Precinct 2. Encourage alternate uses that leverage from the proximity of the Eastern Treatment Plant.</td>
<td>Maintain and improve infrastructure that supports the preferred activities in the precinct. Improve the water security for agricultural uses in flood and drought. Explore the potential for increased usage of recycled water in the municipality.</td>
<td>Ensure that the Precinct's active and passive open spaces are well maintained, well utilised and respected by the local community. Maximise opportunities for passive open space around the wetlands. Ensure that any new sport and recreation developments are fitted with access to recycled water and WSUD technology.</td>
<td>Ensure that land uses are protected by the correct zones and overlays. Implement planning controls to protect and improve environmental qualities.</td>
</tr>
<tr>
<td>STRATEGIES</td>
<td>Ensure that any additional development in the precinct is carefully sited within the landscape and well designed to minimise visual impact.</td>
<td>Investigate the potential for land in the Green Wedge Zone (GWZ) bounded by Thompsons Road, Dandenong Valley Highway, Boundary Road, and East Link to be rezoned for employment use.</td>
<td>Investigate the potential for recycled water to be utilised by activities within the Precinct. Increase community awareness of the role and function of the Eastern Treatment Plant.</td>
<td>Develop an on-going maintenance and improvement program that links with changing needs and demands of the local and regional community.</td>
<td>Investigate the use of planning controls to further protect and enhance the riparian and terrestrial habitat linkage, and the scattered trees associated with endangered Plains Grassy Woodland habitat.</td>
</tr>
<tr>
<td></td>
<td>Investigate the need and feasibility of creating a riparian or terrestrial habitat linkage between the Edithvale- Seaford Wetlands, the remnant native vegetation to the east of the wetlands, Eel Race Drain, wetlands on private properties to the east of Mornington Peninsula Freeway and the constructed wetlands associated with the Eastern Treatment Plant. Educate land owners about appropriate weed management. Update Aboriginal and Post-contact cultural heritage studies as required and implement protective and educative recommendations.</td>
<td>Investigate the potential for co-location of a school near the Carrum Downs Recreation Reserve. Investigate the potential for higher and better commercial facilities to locate along Frankston-Dandenong Road ancillary to the potential expansion of industrial land in the area. Actively discourage sensitive uses from locations that might cause conflict with the operations of the Eastern Treatment Plant. Investigate the potential for energy generation at the Eastern Treatment Plant that enables more intensive use of the surrounding land, and produces energy to assist in operation (or self sufficiency) of the Plant.</td>
<td>Plan for the use of water sensitive and environmentally sensitive design in any new sport and recreation facilities.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
6.0 Precinct 2: Skye

6.1 Introduction

The Skye Precinct, or Precinct 2, is located to the north east of the Frankston municipality. The Precinct is approximately 1,130 ha in size and borders the City of Casey to the east and Greater Dandenong to the north. The precinct is largely comprised of agricultural, horticultural and rural lifestyle uses ranging from larger lot sizes in the north of the precinct to finer grain lots in residential uses to the south.

The role of the precinct is largely agricultural and horticultural due to an abundance of grazing and market garden uses, although there are also elements of open space and recreation in the land use mix.

Figure 17 Precinct 2 Lot Size Map (Ethos Urban 2018)
6.2 Assets and Values

6.2.1 Natural Environment

Approximately 25.6% (129.2ha) of Precinct 2 (1150.17 ha) supports remnant native vegetation typical of three EVCs, two of which are listed as ‘endangered’ (Table 15). Remnant vegetation is generally restricted to small patches of scattered remnant trees in paddocks which relate to Plains Grassy Woodland EVC and some large patches in road reserves and on private properties. Most of Precinct 2 is dominated by common introduced paddock grasses with some scattered occurrences of native grasses. Key ecological features are outlined in Appendix E.

Table 15 Native vegetation present within Precinct 2 and each EVCs local and regional significance

<table>
<thead>
<tr>
<th>Type of vegetation (Ecological Vegetation Class)</th>
<th>Bioregional conservation status(^1)</th>
<th>Total extent in precinct (ha) and total cover (%)(^2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plains Grassland/Plains Grassy Woodland Mosaic</td>
<td>Endangered</td>
<td>74.4 (6.5%)</td>
</tr>
<tr>
<td>Swampy Riparian Woodland/Swamp Scrub Mosaic</td>
<td>Endangered</td>
<td>14.4 (1.3%)</td>
</tr>
<tr>
<td>Heathly Woodland</td>
<td>Depleted*</td>
<td>40.5 (3.5%)</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>129.2 (25.6%)</td>
</tr>
</tbody>
</table>

\(^1\) DELWP Bioregional Conservation Status  
\(^2\) Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a)  
*considered ‘Depleted’ (Ecology Australia 2006)

Ecological Sensitivity Analysis

Areas of highest ecological sensitivity in Precinct 2 in order of significance include:

- Scattered remnant trees associated with ‘endangered’ Plains Grassy Woodland habitat; and
- Large patches of remnant Heathly Woodland.

6.2.2 Economic Development

The economic activities and assets located in Precinct 2 are shown in Figure 18 and include the following:

- **Grandiflora** – a horticulture business located at 565 Dandenong-Hastings Road, Skye, which specialises in breeding and growing cut flower roses. Grandiflora is the largest rose breeder and grower in Australia, according to their website.
- **Crysco Flowers** – a horticulture business located at 695 Western Port Highway, Skye, which supplies Chrysanthemum flowers to the wholesale market.
- **Ball Australia** – a wholesale nursery located at 735 Western Port Highway, Skye, which supplies seed and vegetative lines for flowers, vegetables, herbs, cut flowers and tissue culture to a national distribution network.
- **Horse Training Facility (name unknown)** – located at 190 Taylors Road, Skye.
- **McDonalds and BP service station Skye** – a fast food restaurant located at corner of Westernport Highway and Hall Road, Skye.
- **Bejo Seeds** – a horticulture facility located at 460 Hall Road Skye, specialising in the large-scale production of vegetable seeds. Bejo Seeds is an international company with operations in more than 30 countries as noted on the company's website.
- **Mansfield Propagation Nursery** – a large wholesale propagation nursery located at 150 Taylors Road, Skye, which supplies native and exotic trees, shrubs, grasses, succulents and perennials to wholesale nurseries, commercial landscapers, and councils across Australia.
- **Butler Market Gardens** – a large market garden facility located off Taylors Road that specialises in growing vegetables and herbs. Butler Market Gardens is
a national company with other sites in South Australia and Queensland.

- **Horse Agistment Site (name unknown)** – located off Taylors Road, Skye
- **Industrial Depot (specific use unknown)** – located off Gamble Road, Skye
- **Poultry Farm (name unknown)** – located off Ballarto Road, Skye
- **Transport Depot (name unknown)** – located off Ballarto Road, Skye
- **Ground Zero Paintball Melbourne** – a commercial paintball skirmish facility located at 45 Highview Road, Skye.
- **Agricultural livestock grazing** – occurs on larger parcels in the Precinct’s northern and western areas.

Non-economic activities located in Precinct 2 include Skye Reserve and Skye Golf Driving Range & Golf Course (public course).

Precinct 2 is noted for the range of large-scale commercial horticulture businesses it accommodates, many of which are involved in national distribution networks and have a significant legacy of on-site capital investment in infrastructure, including raised beds, greenhouses and water reservoirs. These horticulture uses are relatively important in terms of their contribution to local employment as these operations typically have quite high direct and indirect employment multipliers.

In addition to horticulture activities, areas located in the west and north-west of Precinct 2 are used for agricultural grazing activities – primarily livestock agistment (cattle). The distinction between market garden activities and grazing activities in regards to their relative economic intensity (or revenue generated per hectare (ha) is important.

Market gardens are at the upper-end of the spectrum of agricultural uses in terms of gross revenue per hectare and, broadly speaking, can range from $30K/ha to in excess of $70k/ha depending on the attributes of the site, capital unstructured investments and market prices etc.. Only certain locations are suitable for market garden activities - notably sites with fine-grain alluvial soils and access to significant water resources for irrigation.

In contrast, the economic intensity of broad-acre grazing activities is significantly lower. For example, the average gross revenue per hectare for livestock farming enterprises in Gippsland was $1,192/ha in 2016/17, according to the Agriculture Victoria’s latest Livestock Farm Monitor release (2016-17).

To this end, the areas of land suitable only for grazing agricultural activities in Precinct 2 may be better utilised for purposes other than agriculture – e.g. for employment or residential uses. Likewise, those areas suitable for market gardens in Precinct 2 could be identified and further protected.

If Council were to explore this path, an initial step could involve engaging a specialised agriculture and horticulture consultant to undertake an assessment which specifically identifies the land areas suitable for market garden/horticulture activities as opposed to other less intensive agriculture activities. Council should then implement an agriculture and horticulture policy responding to the findings of the report.

Precinct 2 has excellent road access, particularly now that the Thompsons Road extension is nearing completion, a Hall Road expansion has been announced and Ballarto Road has been flagged for duplication. These road project will allow for additional vehicular flows through the precinct and allow for excellent truck access to businesses in the area.
Precinct 2 Economic Activities

- Key Features
- Green Wedge Precincts
- Frankston Council Bounds

Figure 18: Economic Activities in Precinct 2 (Essential Economics 2018)
6.2.3 Housing and Settlement

Housing in Precinct 2 is largely limited to farm houses and hobby farms in the northern section of the precinct, and rural lifestyle lots in the south and east. The pattern of subdivision becomes finer further to the south.

Zones

Precinct 2 is predominantly covered by the Green Wedge Zone (GWZ) throughout the northern section of the Precinct. A section of Rural Conservation Zone – Schedule 2 is located to the south-east of the precinct, contained within this area is a small Public, Park & Recreation Zone (PPRZ) zoned lot. To the south-west of the precinct sits a small area of Public Use Zone - Schedule 2 (PUZ2) land which contains the Skye Primary School.

Figure 19 Precinct 2 Zoning Map (Ethos Urban 2018)
Potential exists for a review of minimum subdivision sizes to provide a buffer or gradient between agricultural and horticultural uses and the residential uses immediately abutting them along the urban growth boundary. The irregular shape of the urban growth boundary to the west of Precinct 2 should also be examined and justified or potentially amended, to ensure that ad-hoc development is minimised and the UGB aligns with road and property boundaries. Any changes to minimum lot sizes or the urban growth boundary should not adversely impact existing horticultural industry, biodiversity or views and vistas.

Built form and urban design guidelines addressing building heights, setbacks, scale and landscaping must be put in place to ensure that development does not dominate the landscape.

More intensive land uses could be accommodated in Precinct 2, although economically productive land uses (ideally horticultural) and businesses should be prioritised over residential uses.

The minimum subdivision area in the Green Wedge Zone is 40 hectares, some of the larger lots to the north comprise up to 86 hectares of land and have the potential for subdivision, although they are currently predominantly used for agricultural and horticultural uses further subdivision should be discouraged. Some of the lots in the GWZ areas are significantly smaller than the minimum lot size although these lots pre-date the zone.

The minimum subdivision area in the Rural Conservation Zone – Schedule 2 is 8 hectares. The lot sizes in this precinct under the RCZ2 range from 2,000sqm to 16 hectares, some of which have the potential for subdivision although the majority do not as they are already below the minimum lot size for the zone.
Overlays

The majority of the precinct is affected by the Significant Landscape Overlay (SLO) which aims to identify significant landscape and conserve or enhance the character of significant landscapes. The precinct is also affected by the Environmental Significance Overlay - Schedule 1 (ESO1) in two lots in the south of the precinct. The aim of the ESO is to identify areas where the development of land may be affected by environmental constraints, and to ensure that development is compatible with identified environmental values. One of the sites affected by this overlay is used for a paintball centre which has preserved the wooded area surrounding it under the ESO and the other is a hobby farm or rural lifestyle lot.

A small section of the western part of the precinct abutting the urban growth boundary is affected by the Development Plan Overlay – Schedule 1 (DPO1). The eastern edge of the precinct is affected by the Public Acquisition Overlay (PAO) for road reserves.

Figure 20 Precinct 2 Zoning Map (Ethos Urban 2018)
6.2.4 Recreation and Open Space

Precinct 2 has significant amounts of Greenfield land which is used in an agricultural or horticultural context. Public open space is provided through the Skye Recreation Reserve located to the south of the precinct along Ballarto Road. The reserve is equipped with sporting fields predominantly used for soccer and cricket. The reserve has a club house/change rooms on site with parking and four cricket nets. The reserve is managed by Frankston City Council and is home to the Skye United soccer club and the Skye Cricket Club.

The Skye Recreation Reserve is noted as being at capacity in the Frankston City Sports Development Plan (2013), the reserve could easily be expanded to provide additional facilities and recreation offerings for the community which is currently undersupplied. This should be a priority for council in this precinct.

The Ground Zero Paintball centre is located to the north of the Skye Reserve, the site occupies around 50 acres of bushland and some cleared land. The course has 9 ‘battlefields’ on site and is privately owned and operated.

The Skye Golf Course and Driving Range is located to the west of the Skye Recreation Reserve along Ballarto Road. The site covers approximately 17 hectares and has nine holes accompanied by a licensed club house with a pro shop and BBQ facilities.
### 6.3 Vision, Objectives and Strategies

<table>
<thead>
<tr>
<th>VISION</th>
<th>The Skye Precinct will retain its role as the focus of horticultural and market garden activities in the Frankston Green Wedge capitalising on its proximity to grey water and markets across Melbourne. The significant environmental areas will be protected and land use conflicts between horticultural and other uses minimised.</th>
</tr>
</thead>
<tbody>
<tr>
<td>THEMES</td>
<td>Natural Environment and Heritage</td>
</tr>
<tr>
<td>OBJECTIVES</td>
<td>Ensure that Plains Grassy Woodland and native flora and fauna are protected and enhanced in this Precinct. Protect and celebrate the Aboriginal cultural heritage of the Precinct. Protect and prioritise the existing market garden and horticultural uses in this precinct and encourage expansion of these land uses in the precinct. Ensure that viable horticultural lots are encouraged to be as productive as possible. Ensure that no land use conflicts are created by the inappropriate location of uses sensitive to horticultural operations. Protection and promotion of agricultural and horticultural activities within the green wedge that contribute to the food security of Melbourne.</td>
</tr>
</tbody>
</table>
## STRATEGIES

| Maintain buffers and constraints on land uses adjacent to the Grassy Woodlands to prevent degradation of the environmental values. |
| Update Aboriginal heritage studies as required and implement protective and educative recommendations. |
| Educate land owners about appropriate weed management. |
| Implement the proposed conservation corridors from the Frankston Biodiversity Policy (2018). |
| Encourage continued investment in cottage industries, market gardens and large-scale horticulture facilities. |
| Encourage existing horticulture/agriculture uses to pursue value-add opportunities such as farm stays, pick your own, on-site restaurants and retail associated with the use. |
| Investigate the potential to transition areas only suitable for livestock grazing to more intensive uses such as rural living or horticulture. |
| Undertake an assessment of the viability of agricultural and horticultural land in the Green Wedge, including employment generation and economic benefits. |
| Consider ways that Council could attract additional high-tech non-soil based horticultural operations to the green wedge. |
| Investigate the potential for Eastern Treatment Plant outputs (e.g. grey water) to be utilised by private enterprise in the Precinct. |
| Consider making improvements to active transport infrastructure linkages through the green wedge. |
| Develop an on-going maintenance and improvement program that links with changing needs and demands of the local and regional community. |
| Investigate the potential for additional residential land to be provided through changes to minimum lot sizes in the GWZ and RCZ. |
| Investigate the potential use of planning controls to encourage retention of scattered native trees and regeneration of native vegetation associated with Plains Grassy Woodland habitat along roadsides and paddocks on private property. |
| Explore the potential for planning controls to provide greater protection for those areas most suitable for intensive agriculture/horticulture activities e.g. market gardens, green housing. |
7.0

PRECINCT 3: SKYE SOUTH/LANGWARRIN
7.0 Precinct 3: Skye South/Langwarrin

7.1 Introduction

The Skye South/Langwarrin Precinct, or Precinct 3, is the largest of the green wedge precincts. It contains a wide range of land uses and is irregularly shaped. The precinct covers an area of approximately 1,247 hectares and contains two areas with major sand and stone extractive industry operations.

The precinct also contains large conservation reserve areas to the north-west and several wildlife habitat corridors. Residential rural lifestyle areas are also present in the middle of the precinct between the two major extractive industries sites and sporadically around the rest of the precinct.
7.2 Assets and Values

7.2.1 Natural Environment

Currently, the total area of Precinct 3 supports approximately 53.4% (680.1ha) of remnant native vegetation typical of six EVCs (Table 16), four of which are listed as ‘endangered’. Large reserves of native vegetation mainly are restricted to conservation reserves such as The Pines Flora and Fauna reserve and surrounding riparian corridors of Little Boggy Creek. Smaller areas of native vegetation and scattered trees remain on private properties to the north and east of the precinct surrounding residential areas on Valley Road and Dandenong-Hastings Road and light industry on McClelland Drive.

Precinct 3 is home to several existing wildlife corridors and has the potential to accommodate more once the extractive industries operations have ceased. Clause 21.06-2 of the Frankston Planning Scheme highlights the significance of identifying and protecting habitat corridors in order to maintain and enhance the vegetation and biodiversity of the municipality. Several options surrounding this objective are present in Precinct 3. Key existing ecological features are outlined in Appendix E.

### Table 16 Native vegetation present within Precinct 3 and each EVCs local and regional significance

<table>
<thead>
<tr>
<th>Type of vegetation (Ecological Vegetation Class)</th>
<th>Bioregional conservation status¹</th>
<th>Total extent in precinct (ha) and total cover (%)²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grassy Woodland</td>
<td>Endangered</td>
<td>19.6 (1.5%)</td>
</tr>
<tr>
<td>Plains Grassland/Plains Grassly Woodland Mosaic</td>
<td>Endangered</td>
<td>14.5 (1.1%)</td>
</tr>
<tr>
<td>Swamp Scrub</td>
<td>Endangered</td>
<td>19.6 (1.5%)</td>
</tr>
<tr>
<td>Swampy Riparian Woodland</td>
<td>Endangered</td>
<td>4.9 (0.4%)</td>
</tr>
<tr>
<td>Sand Heathland</td>
<td>Rare</td>
<td>82.1 (6.4%)</td>
</tr>
<tr>
<td>Heathy Woodland</td>
<td>Depleted*</td>
<td>539.4 (42.3%)</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>680.1ha (53.4%)</td>
</tr>
</tbody>
</table>

¹ DELWP Bioregional Conservation Status
² Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).
*considered ‘Depleted’ (Ecology Australia 2006)

### Ecological Sensitivity Analysis

Areas of highest ecological sensitivity in Precinct 3 in order of significance include:

- The Pines Flora and Fauna Reserve and associated creeks such as Tamarisk Creek which provides important habitat and forms part of the recommended Pines Flora and Fauna Reserve to Cranbourne Botanic Gardens Corridor linkage;
- Little Boggy Creek reserve and surrounding Swampy Riparian Woodland in riparian fringes which provides important habitat and forms part of the recommended Little Boggy Creek Corridor linkage;
- Large patches of remnant Heathy Woodland near Gum Nut Reserve along Potts Road and Hastings-Dandenong Road provides important habitat and forms part of the recommended The Pines Flora and Fauna Reserve to Cranbourne Botanic Gardens Corridor linkage;
- Large patches of remnant rare Sand Heathland habitat to the east of McClelland Drive; and
- Small patches of Plains Grassy Woodland between Ballarto Road and Valley Road forms part of The Pines Flora and Fauna Reserve to Cranbourne Botanic Gardens Corridor linkage.
7.2.2 Economic Development

In an economic context, Precinct 3: Skye South / Langwarrin is defined predominantly by a number of extractive industries (quarries). As earlier noted, Frankston and other municipalities in Melbourne’s South East are identified as key areas for the supply of sand, gravel and hard rock for Greater Melbourne over the next 50 years. Frankston is well-placed to play an important role in providing a convenient supply of quarry materials for neighbouring municipalities – including Cardinia, Casey and Greater Dandenong – which face supply shortfalls.

Extractive industries and other economic aspects located in Precinct 3 are shown in Figure 22 and include the following:

- **Burdett Sands** – sand quarry at 260-280 Quarry Road, Langwarrin
- **Hansen Quarry** – sand quarry at 150 Quarry Road, Langwarrin
- **Monk Quarry** – sand and rock quarry at 130 Quarry Road, Langwarrin
- **Graham Quarry** – located at 165 Quarry Road, Langwarrin
- **Skye Mineral Sands** – sand quarry located at 65 Harold Road, Skye
- **Plantmark Nursery** – a wholesale plant nursery at 1075 Western Port Highway, Langwarrin
- **Bramble Farm** – a berry farm and retail facility located at 25 Lyppards Road, Langwarrin
- **Sunvalley Plants Nursery** – a nursery located at 1175 Western Port Highway, Langwarrin
- **Glenwood Orchid** – a nursery located at 1265 Western Port Highway, Langwarrin

Other economic activities located in Precinct 3 include:

- **Hansen Concrete** – concrete batch plant at 330 McClelland Drive, Langwarrin, owned by Hansen Quarries
- **Frankston Regional Recycling & Recovery Centre** – Council-owned recycling centre located 20 Harold Road, Skye. The site was formally part of Sky Mineral Sands
- **Agricultural/horticultural facility** – located off Lyppards Road, Langwarrin

As noted, a number of horticulture facilities/nurseries are located in Precinct 3, particularly in those areas in proximity to the Western Port Highway that are in the Rural Conservation Zone 2 (RCZ2) and Rural Conservation Zone 1 (RCZ1). These uses are permitted by the zoning planning controls and are suitable for the minimum lot sizes of 8 hectares and 4 hectares, as detailed by RCZ2 and RZC1 respectively. Locational attributes that potentially influence the development of these uses include soil fertility, scenic views, and proximity to passing trade.

While planning controls and lot sizes do not drive economic activity as such, they do provide parameters that inform and influence such activity, noting that prescriptive planning controls will only deliver intended land use outcomes if underpinned by appropriate economic drivers and market conditions.

The underlying driver for these nursery uses is the expanding population and associated sales catchment in Melbourne’s South East Region.
Figure 22 Economic Activities in Precinct 3 (Essential Economics 2018)
7.2.3 Quarry Use, Operations and Plans

Discussions with the owners of Monk Quarry, Hansen Quarry, Sky Mineral Sands, Burdett Group (operator of Burdett Sands) were undertaken regarding the nature of existing operations and any future plans for rehabilitation and repurposing sites to other land uses. The findings are summarised as below.

Monk Quarry

- Monk Quarry operates as a sand and rock quarry. Specifically, the quarry sells Class 3 crushed rock and aggregate for a range of customers, including civic contractors and garden suppliers, as well as brick-making sand for residential development.
- The sand resource has around five years remaining, while the rock will continue being extracted for a further 15 to 18 years.
- The quarry is being incrementally backfilled with suitable substrate from nearby development excavations in order to restore the site’s original contour in accordance with an approved Rehabilitation Plan. It is understood that the backfilling process would take around 30-40 years to complete, with the site likely to transition to another use after this time.
- The owner of the land has requested a higher level of clarity from Council regarding the site’s potential end use and future planning so that the remediation or backfilling process can be completed to an appropriate quality and cost.

Hanson Quarry (formerly Rocla Quarry)

- The site operates as a sand quarry and processing facility which supplies construction sand and blended materials for a range of uses including football ovals, racecourses, golf courses, road construction and infrastructure projects. The quarry also supplies a range of concrete batch plants, including a facility located at 330 McClelland Drive, and contains a drying plant which dries sand for a range of applications.
- At the present time the existing sand resource has only one month of supply remaining. It is understood that Hansen have purchased an adjacent property to continue quarry operations (zoned RCZ) but have yet to receive full approval. The number of years of supply of this adjacent facility is not known.
- The future use of the existing quarry will need to be determined. Industrial use is a possible option, suggested by the owner, in view of population growth in the wider region and the need to provide local jobs.

Skye Mineral Sands

- Sky Mineral Sands operates as a sand quarry on an 89-hectare site. Materials extracted and processed on-site include concrete sand, brick sand and pack sand used for mainly residential construction purposes. The facility supplies residential construction sites throughout Greater Melbourne.
- The site operates as a ‘cut and fill’ facility. Materials extracted from the site are replaced by clean fill from nearby developments; this is a process that incrementally restores the site’s former extraction areas to their original contour.
- The sand resource on-site is expected to support extraction for a further 30 years.
- In around ten years, potential may exist for the northern portion of the site – which comprises 12 to 16 hectares fronting Ballarto Road – to be repurposed for a non-quarry use, with employment land being one possibility suggested by the land owner.
- A transition of this nature would likely
require the subject area to be rezoned from the current Special Use Zone 2 (SUZ2).

- In the longer-term, further potential for redevelopment would exist as the sand resource is incrementally extinguished.
- The adjacent Frankston Regional Recycle Centre was formally part of Sky Mineral Sands quarry; this land was filled/remediated and sold to Council some years ago.

Burdett Sands
- The site operates as a sand quarry. Sand is extracted on-site and processed into blended materials for turf industry, concrete production and civil works.
- The sand resource would likely be extinguished in 3-5 years.
- The long-term aspiration is for the site to transition to an industrial use once extraction activities cease and remediation occurs.

Graham Quarries
- Mesh Planning act on behalf of Graham quarries. The Graham Quarry is a family operated business with a site area of approximately 117ha in total.
- The rear part of the land (approx. 52ha) is an active quarry
- The front part of the land (approx. 65ha) is subject of an approved WA but has not been used for extractive industry.
- Mesh Planning noted in their submissions that the rear part of the land may be suitable for employment purposes once the extractive industrial use has ceased and that the front part of the land may be suitable for rezoning for employment purposes in the short term in lieu of being used for extractive purposes.

While the extractive industries sites in Precinct 3 have a wide range of lifespans, it is important that council start working with land owners to establish plans for future land uses once the sites have been rehabilitated. These plans should be carefully considered in the context of the wider municipality and be used to address shortfalls in land uses like public open space (similar to Wilson Botanic Gardens), conservation areas, sport and recreation facilities, community facilities, schools etc.. Any future land uses should have an economic aspect to drive employment and economic activity, for example if the sites were to be turned into a botanic garden ancillary uses such as function spaces, conferencing and events facilities, childcare services, educational and learning facilities, cafés and community events spaces should be provided as well.

Most of the quarry representatives consulted with would prefer that the land be rezoned for employment although this may not be achievable at a large scale due to the high environmental values in the precinct. Consideration should be given to land uses that future-proof the municipality and contribute to economic development such as renewable energy generation, automated vehicle garages, low density co-working space, high-tech recycling facilities or high-tech horticulture operations (hydroponics, cut flower seed production, etc.). It should be noted that most of these uses are not considered in planning schemes or current green wedge zoning controls, they will require changes to planning controls and zoning.
7.2.4 Housing and Settlement

Housing in Precinct 3 is predominantly located in the eastern section of the precinct along Ballarto Road and the Westernport Highway in the Rural Conservation Zone (RCZ) under several different schedules. The residential lots in this precinct are laid out in an irregular manner suggesting a pattern of organic subdivision has occurred over time. The residential lots range in size from 4,680sqm to 52 hectares although the RCZ4 has a minimum lot size of 0.4ha and the RCZ2 has a minimum lot size of 8ha.

Council has resolved to investigate relocation of the UGB in this precinct.

Zones

The zones covering the precinct include the Public Use Zone Schedules 1 & 7 (PUZ1 & PUZ7); Public, Park & Recreation Zone (PPRZ); Public Conservation and Resource Zone (PCRZ); the Rural Conservation Zone Schedules 1, 2 & 4 (RCZ1, RCZ2 & RCZ4); Road Zone Category 1 (RDZ1) and the Special Use Zone – Schedule (SUZ2).
Overlays

The precinct is partially affected by the PAO, Environmental Audit Overlay (EAO) in small pockets to the south, the LSIO and the Development Plan Overlay – Schedule 7 (DPO7). The precinct is affected by the ESO1 and partially by the ESO4 particularly in the north-western section. The eastern edge of the precinct is affected by the SLO1. The precinct is also significantly affected by the Bushfire Management Overlay (BMO) which places large restrictions on development and land use.

7.2.5 Recreation and Open Space

The Pines Flora and Fauna Reserve occupies approximately 260 hectares of remnant heathland in Precinct 3. The park has many walking trails and lookout points which are maintained by Parks Victoria. The reserve is a significant local asset which protects a range of native flora and fauna while providing an urban break from surrounding development. The golf courses surrounding the southern portion of the reserve also provide important ecological corridors.

Figure 24 Precinct 3 Overlays Map (Ethos Urban 2018)
Centenary Park is located along McClelland Drive and borders the Mornington Peninsula Freeway. The park is owned and operated by Frankston City Council. The park is comprised of two soccer fields equipped with a clubhouse and change rooms, a dog park with dog training facilities and an 18 hole public golf course and clubhouse. The soccer grounds are home to the Peninsula Strikers Football Club. To the north of the dog training facility lies an ex-waste transfer station which is closed to the community.

This ex-transfer station presents an opportunity for expansion of Centenary Park’s open space and sporting facilities and, the potential for additional habitat and wildlife corridor linkages. A proposal has been put forward to construct a tennis and gymnastics centre at the site with an $11 million funding commitment from Council which requires additional funding commitments from State and Federal governments. North of Centenary Park Drive is the Vida Peninsula Tennis Club which comprises thirteen clay tennis courts.

Wayfinding around Centenary Park is an issue which requires gateway formalisation and several new wayfinding signs to ensure that the public have seamless access. Connecting the southern portion of Centenary Park with the golf and tennis facilities to the north via the proposed tennis and gymnastics facilities should be a priority for council.

Conservation corridors throughout the precinct have been identified and require funding to formalise, these corridors can also act as passive open space for the community’s enjoyment. Several high-priority corridors (Pines Flora and Fauna Reserve to Cranbourne Botanic Gardens Corridor and Boggy Creek Corridor linking the Pines Flora and Fauna Reserve to Langwarrin Flora and Fauna Reserve) have been identified for Precinct three, many of which could only come to fruition once the extractive industry sites have been rehabilitated.
### 7.3 Vision, Objectives and Strategies

**VISION**

The Skye South – Langwarrin Precinct will continue to accommodate extractive industries and associated activities, while recognising and planning for the eventual exhaustion of the resources. Alternative uses will be found for the remediated land that add to the economic and environmental value of the area. Any future related activities will be managed to minimise visual, physical and other amenity impacts on the Green Wedge, and create an open green landscape. The environmental values of the Pines Flora and Fauna Reserve, Little Boggy Creek, Swampy Riparian and Heathy Woodlands will be protected and enhanced over time. Centenary Park will be formalised and connected to the sporting facilities to the north via the ex-transfer station.

<table>
<thead>
<tr>
<th>THEMES</th>
<th>Natural Environment and Heritage</th>
<th>Economic Use and Development</th>
<th>Infrastructure</th>
<th>Recreation and Open Space</th>
<th>Planning &amp; Governance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OBJECTIVES</strong></td>
<td>Ensure the environmental values of the Pines Flora and Fauna Reserve and local waterways are protected from encroachment and off-site impacts of extractive industry and urban activities. Ensure that the rehabilitation of extractive industries sites does not adversely affect the surrounding flora and fauna reserves, and waterways (eg. Boggy Creek). Preserve the existing habitat linkages present throughout the precinct, enhance these linkages where possible and create new linkages where possible through the rehabilitation of extractive industries sites.</td>
<td>Maintain, recognise and provide certainty for the operators of the economically important extractive industries within the precinct. Ensure preservation of the buffers surrounding the extractive industry areas. Plan for the rehabilitation of extractive industries sites that are nearing the end of their lifespan and ensure that future land uses are the highest and best use for the land. Work with existing land owners and abutting land owners to ensure that the highest and best use can be achieved for these areas.</td>
<td>Maintain and improve infrastructure that supports the preferred activities in the precinct. Improve public transport connections for those within the precinct. Consider and plan for infrastructure that could be provided on ex-extractive industry sites.</td>
<td>Enhance the recreational and open space qualities within the precinct, utilising the existing reserves and remediated land as it becomes available. Enhance wayfinding around open space, sporting and recreation facilities. Provide sport and recreation facilities that accommodate and promote local sporting clubs, specialist sports, and regional sporting catchments. Have sports and recreation facilities that attract people from other sporting catchment areas to visit Frankston.</td>
<td>Implement planning controls to protect and improve environmental qualities. Ensure that extractive Industries operators and land owners, including neighbouring properties are consulted with to ensure that they have a say on the rehabilitation process of these sites. Actively seek out and apply for funding for the creation of conservation corridors, particularly the high-priority ones located in Precinct 3.</td>
</tr>
<tr>
<td>STRATEGIES</td>
<td>Manage storm water runoff from agricultural and industrial activities to eliminate contamination of local waterways, in particular Little Boggy and Tamarisk Creeks.</td>
<td>Work with extractive industry operators to develop long term plans for the remediation of sites and land uses that will be achievable on those sites once vacated.</td>
<td>Investigate improved bicycle and walking linkages within the precinct, particularly between residential areas and reserves.</td>
<td>Determine long term open space and recreational options for the precinct having regard to likely future needs of the Frankston and regional community.</td>
<td>Investigate the use of planning controls to further protect Boggy Creek.</td>
</tr>
<tr>
<td>-----------</td>
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<td>---------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Implement the proposed conservation corridors from the Frankston Biodiversity Policy (2018)</td>
<td>Work with extractive industry operators to develop long term plans for the remediation of sites and land uses that will be achievable on those sites once vacated.</td>
<td>Investigate improved bicycle and walking linkages within the precinct, particularly between residential areas and reserves.</td>
<td>Continue to monitor the condition of roads and access to extractive industry operations, to determine upgrade, improvements or other changes required as a result of traffic usage.</td>
<td>Start planning for the rehabilitation of extractive industries sites to ensure that the highest and best use is implemented.</td>
</tr>
<tr>
<td></td>
<td>Investigate the feasibility of creating a riparian or terrestrial habitat linkage between The Pines Flora and Fauna Reserve and remnant vegetation along Valley Road and Potts Road to Langwarrin Bush Reserve.</td>
<td>Investigate improved bicycle and walking linkages within the precinct, particularly between residential areas and reserves.</td>
<td>Determine long term open space and recreational options for the precinct having regard to likely future needs of the Frankston and regional community.</td>
<td>Investigate the use of planning controls to further protect Boggy Creek.</td>
<td>Investigate the use of planning controls to further protect Boggy Creek.</td>
</tr>
<tr>
<td></td>
<td>Investigate the feasibility of creating a riparian or terrestrial habitat linkage between Little Boggy Creek and Langwarrin Flora and Fauna Reserve (in Precinct 6) via patches of native vegetation on private property and Apple Berry Avenue Reserve.</td>
<td>Determine long term open space and recreational options for the precinct having regard to likely future needs of the Frankston and regional community.</td>
<td>Investigate the use of planning controls to further protect Boggy Creek.</td>
<td>Investigate the use of planning controls to further protect Boggy Creek.</td>
<td>Investigate the use of planning controls to further protect Boggy Creek.</td>
</tr>
</tbody>
</table>

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Investigate the need and feasibility of introducing threatened flora or fauna species into nature and conservation reserves such as The Pines Flora and Fauna Reserve.

Educate land owners about appropriate weed management.
8.0 PRECINCT 4: LANGWARRIN SOUTH
8.0 Precinct 4: Langwarrin South

8.1 Introduction

The Langwarrin South Precinct, or Precinct 4, contains a relatively limited range of land uses compared to the other precincts. The precinct is L shaped and covers an area of approximately 676 hectares. The majority of the lots are rectangular in shape and contain rural residential style lots or hobby farms. Some businesses operate from this precinct including nurseries and some small scale agricultural/horticultural operations including broiler farms.

8.2 Assets and Values

8.2.1 Natural Environment

An estimated 59.7% (224.7ha) of the total Langwarrin South precinct area supports remnant native vegetation typical of three EVCs, two of which are listed as ‘endangered’ (Table 17). This vegetation is mainly present as large patches of native vegetation and scattered trees on private properties throughout the precinct. A large area of high quality vegetation resides along West Road.
on private property. There are no nature conservation reserves within this precinct. Key ecological features are outlined in Appendix E.

Table 17 Native vegetation present within Precinct 4 and each EVCs local and regional significance

<table>
<thead>
<tr>
<th>Type of vegetation (Ecological Vegetation Class)</th>
<th>Bioregional conservation status¹</th>
<th>Total extent in precinct (ha) and total cover (%)²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grassy Woodland</td>
<td>Endangered</td>
<td>78.8 (20.9%)</td>
</tr>
<tr>
<td>Swamp Scrub</td>
<td>Endangered</td>
<td>9.4 (2.5%)</td>
</tr>
<tr>
<td>Heathy Woodland</td>
<td>Depleted*</td>
<td>136.6 (36.6%)</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>224.7 (59.7%)</td>
</tr>
</tbody>
</table>

¹ DELWP Bioregional Conservation Status
² Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).
*considered ‘Depleted’ (Ecology Australia 2006)

Ecological Sensitivity Analysis

Areas of highest ecological sensitivity in Precinct 4 in order of significance include:

- Large patches and associated scattered trees of Grassy Woodland habitat and Heathy Woodland along West Road between Robinson Road and Victoria Road and wetlands;
- Fragmented patches of endangered Grassy Woodland and Swamp Scrub on lots along Baxter-Tooradin Road; and
- Fragmented patches of Heathy Woodland between Victoria Road and Baxter-Tooradin Road and along Dandenong-Hastings Road.

8.2.2 Economic Development

The economic activities/assists located in Precinct 4 are shown in Figure 26 below, and include the following:

- **WhiteChapel Receptions** – a chapel and reception facility set in an idyllic bushland backdrop which hosts wedding ceremonies and receptions, and funerals. The property is situated at 1566 Western Port Highway, Langwarrin.
- **Kanturk Country Retreat** – retreat-style accommodation cottages in a scenic bush setting. Amenities include a 3-hole golf course, pool and tennis courts. The property is located at 100 West Road, Langwarrin South.
- **Shones Nursery** – wholesale plant nursery located at 565 Baxter-Tooradin Road, specialising in ground covers, shrubs, trees, climbers and cottage plants.
- **Combined Nursery** – a large wholesale nursery located at 500 Warrandyte Road, Langwarrin South.
- **Paul's Poultry** – a poultry farm located at 490 Warrandyte Road, Langwarrin South.
- **Poultry/Broiler Farms** – various poultry/broiler farms are located in the southern parts of Precinct 4. Under the Rural Conservation Zone 1 which applies to this area, Poultry Farms are a permitted use under Section 1 (permit not required) but must be more than 100 poultry or 10 emus/ostriches. Broiler Farms are also a permitted use under Section 2 (permit required) but cannot accommodate more than 10,000 chickens.

A key asset of this Precinct is the scenic bushland setting of a number of properties. Both WhiteChapel Receptions and Kanturk Country Retreat leverage their scenic settings to draw visitation. Proximity to the metropolitan Melbourne population catchment, particularly in Melbourne’s South East, is also an asset for these businesses in terms of attracting visitors/clients.

The potential may exist for land use conflict between broiler farms and more sensitive uses to occur, such as higher-end accommodation facilities (if additional facilities were to be established), noting that no existing conflict points were observed by the consultant while on-site.
Figure 26 Economic Activities in Precinct 4 (Essential Economics 2018)
8.2.3 Housing and Settlement

The vast majority of lots within this precinct are rural residential lots with hobby farming aspects.

Zoning

The entirety of precinct 4 is located in the Rural Conservation Zone schedule 1 (RCZ1) in which the minimum subdivision area is 4 hectares. Lots in the precinct range from approximately 2,050sqm to 8.3 hectares and as such some lots have the potential for further subdivision. Community engagement undertaken during the Issues Paper phase of this project produced a number of responses which asked for an investigation into a reduction in the minimum lot size of the precinct to be reduced to 2 hectares. The precinct could support some additional residential development, although a reduction in the minimum lot size is not recommended as it is likely to put landscape character, habitat and biodiversity values at risk. Several of the larger lots in the precinct could be subdivided under the current zoning to achieve higher residential densities if desired. Many of the existing lots already have a smaller land area than stipulated in the zoning controls.

![Figure 27: Precinct 4 Zoning Map](image)
Overlays

Precinct 4 is covered by a range of overlays. The majority of the precinct is affected by the Bushfire Management Overlay (BMO) and partially affected by the PAO1 along the Westernport Highway and Baxter-Tooradin Road. The ESO1 can be found on selected parcels. The precinct is entirely covered by the SLO1.

8.2.4 Recreation & Open Spaces

There are no dedicated recreation or open space areas located in Precinct 4.
8.3 Vision, Objectives and Strategies

<table>
<thead>
<tr>
<th>VISION</th>
<th>Langwarrin South will continue to accommodate rural living within a scenic bushland setting, while maintaining and encouraging the rural industries where land use conflict can be avoided. The patches of remnant habitat areas and trees will be retained and enhanced where possible. Links to open space and surrounding residential areas will be improved.</th>
</tr>
</thead>
<tbody>
<tr>
<td>THEMES</td>
<td>Natural Environment and Heritage</td>
</tr>
<tr>
<td>OBJECTIVES</td>
<td>Retain and enhance the areas of remnant Swamp Scrub, Grassy Woodland and Heathy Woodland and the health of waterways. Protect and celebrate Aboriginal cultural heritage of the Precinct. Ensure that green wedge landscapes are protected and enhanced in this precinct where they may be threatened by more intensive residential pressures. Ensure that buildings are fit for purpose and where possible, screen these buildings using vegetation. Encourage the use of indigenous vegetation and substantial trees that blend with the roadside treatments along Baxter-Tooradin Road.</td>
</tr>
<tr>
<td>STRATEGIES</td>
<td></td>
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<tr>
<td>---------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td>Encourage further planting of indigenous vegetation on private land to</td>
<td>Encourage the establishment of uses such as health and wellness</td>
</tr>
<tr>
<td>support and enhance the retention of endangered species.</td>
<td>retreats, tourist accommodation, farm stays and other uses</td>
</tr>
<tr>
<td>Implement the proposed conservation corridors from the Frankston</td>
<td>compatible with residential uses.</td>
</tr>
<tr>
<td>Biodiversity Policy (2018)</td>
<td></td>
</tr>
<tr>
<td>Manage stormwater runoff from urban activities in the precinct to reduce</td>
<td></td>
</tr>
<tr>
<td>contamination of local waterways.</td>
<td></td>
</tr>
<tr>
<td>Educate land owners about appropriate weed management.</td>
<td></td>
</tr>
<tr>
<td>Investigate the use of improved bicycle and walking linkages within the</td>
<td>Identify key potential access routes and destinations.</td>
</tr>
<tr>
<td>precinct, particularly between residential areas and open space areas.</td>
<td></td>
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<tr>
<td>Ensure that new use and development has regard for potential impacts from</td>
<td></td>
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<tr>
<td>agribusinesses and broiler farms in particular.</td>
<td></td>
</tr>
<tr>
<td>Identify key potential access routes and destinations.</td>
<td></td>
</tr>
<tr>
<td>Identify a preferred set of design standards for the area.</td>
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<tr>
<td>Investigate the use of planning controls and guidelines to encourage</td>
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<tr>
<td>the retention, revegetation and regeneration of native and indigenous</td>
<td></td>
</tr>
<tr>
<td>vegetation on private land.</td>
<td></td>
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</tbody>
</table>
9.0

PRECINCT 5:
FRANKSTON
SOUTH
9.0 Precinct 5: Frankston South

9.1 Introduction

The Frankston South Precinct, otherwise known as precinct 5, is located in the southernmost portion of the Frankston Green Wedge area. The Precinct is irregular in shape and straddles the border of the Frankston City Council and Mornington Peninsula Shire. The Precinct covers approximately 117 hectares of land. The northern section of the precinct borders the Mornington Peninsula Freeway to the east, and is predominantly comprised of rural residential and agricultural land uses. The middle of the precinct is comprised of land owned by Melbourne Water under Public Use zoning. The southern section of the precinct is Baxter Park which is a major sporting and entertainment area.

Figure 29 Precinct 5 Lot size Map (Ethos Urban 2018)
9.2 Assets and Values

9.2.1 Natural Environment

Approximately 35.2% (41.5 ha) of Frankston South precinct (117.7 ha) is covered by remnant native vegetation typical of three EVCs (Table 18), two of which are listed as ‘endangered’. The majority of the native vegetation is mainly present as a large remnant patch on the south-eastern boundary of Baxter Park, a recreation and sports facility.

Small reserves of native vegetation exist in the road reserves along Stotts Lane along with a constructed wetland on private property which is likely to provide habitat for several regionally significant waterbirds such as Black-faced Heron Phalacrocorax fuscescens. Key ecological features are outlined in Appendix E.

<table>
<thead>
<tr>
<th>Type of vegetation (Ecological Vegetation Class)</th>
<th>Bioregional conservation status</th>
<th>Total extent in precinct (ha) and total cover (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grassy Woodland</td>
<td>Endangered</td>
<td>37.3 (31.7%)</td>
</tr>
<tr>
<td>Swamp Scrub</td>
<td>Endangered</td>
<td>2.8 (2.3%)</td>
</tr>
<tr>
<td>Heathy Woodland</td>
<td>Depleted*</td>
<td>1.4 (1.2%)</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>41.5 (35.2%)</td>
</tr>
</tbody>
</table>

1 DELWP Bioregional Conservation Status
2 Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).
3 considered ‘Depleted’ (Ecology Australia 2006)

Ecological Sensitivity Analysis

Areas of highest ecological sensitivity in Precinct 5 in order of significance include:

- Large patch of endangered Grassy Woodland to the north and east of Baxter Park;
- Small roadside patches of endangered Grassy Woodland and scattered trees along Stotts Lane; and
- Small patches of native vegetation on private properties along Stotts Lane and constructed wetland.

9.2.2 Economic Development

Although no private businesses or enterprises of note are located in Precinct 5, a number of lots directly east of Stotts Lane in the RCZ3 zone are used for horse agistment.

Baxter Park plays an important role in accommodating a broad range of recreation facilities (cricket, soccer, archery etc.) that contribute to the liveability of the wider Baxter Area, as well as contributing to positive community health outcomes.

A Masonic Hall (Baxter Lodge) is located on-site with frontage to Baxter-Tooradin Road. The facility can be hired for private events.

Precinct 5 land in the Public Use Zone 1 (PUZ1) and Rural Conversation Zone 3 (RCZ3) located directly east of Stotts Lane is controlled by developer interest and has been the subject of several previous planning development applications.

From an economic perspective, amending the planning controls to facilitate residential development on the land zoned RCZ is logical, as the use and development for agricultural activities on a significant scale is precluded by potential land use conflict with nearby residential use as well as the relatively small size of the lots. The RCZ3 zoning which applies for the site has a minimum subdivision area of 12 hectares.
Figure 30 Precinct 5 Economic Activities (Essential Economics 2018)
9.2.3 Housing & Settlement

Housing in Precinct 5 is limited to the northern section of the precinct which borders the Peninsula Link. The houses are typically located on rural lifestyle lots and are within the RCZ3 which has a minimum subdivision area of 12 hectares. A large portion of the land in the RCZ3 zone is speculatively owned by developers.

Zoning

The potential for rezoning of this land should be investigated as it appears to be a logical inclusion to the urban growth boundary for the following reasons:

- The site is isolated from the rest of the green wedge and is surrounded by existing residential land.
- Any intensive use on the site will likely have negative amenity impacts on surrounding residential land.
- The site has excellent access to existing services and facilitates including transport access to the Peninsula Link Freeway and Baxter Station, which is expected to form part of the electrified line subject to funding commitments.

*Figure 31* Precinct 5 Zoning Map (Ethos Urban 2018)
• Very little conservation significance exists on site, although any development should reserve land for a formal conservation corridor.

Any proposed development should be limited to a minimum subdivision area of between 650 sqm to 0.2 hectares (2,000 sqm) to ensure that the area has adequate private open space and retains landscape character. Design and siting of any proposed development should be carefully considered. Council should also ensure that developer contributions are provided to supply services and open space in the precinct.

The precinct is affected by the PPRZ in the southern portion with a small amount of PCRZ land located at the northern end of the southern half of the precinct. An area of PUZ1 land controlled by Melbourne Water abuts the northern portion of the precinct and interfaces the R1Z.

Overlays

The Majority of the southern section of the precinct is covered by the BMO, and a small portion to the north of the northern part of the precinct. The Precinct is almost entirely

![Figure 32 Precinct 5 Overlay Map (Ethos Urban 2018)]
covered by the SLO1 and SLO3 except for the PUZ zoned area. The Southern section of the Precinct is partially affected by the ESO1, while the land immediately abutting the Freeway is partially within the PAO1.

9.2.4 Recreation & Open Spaces

The southern portion of Precinct 5 is almost entirely dedicated to sport and recreation. The area is surrounded by bushland to the north and residential land uses to the south. The area is host to a range of sports infrastructure and occupies around 59 hectares of land including a natural reserve with walking tracks.

Uses on site include:

- Five separate ovals with cricket pitches
- Two soccer pitches
- The Baxter Tennis Club, with five clay tennis courts
- The Frankston Archery Club
- One netball court
- Equestrian facilities
- Parking
- Cricket nets
- Two clubhouses with change rooms
- Dog park
- Playground

Wayfinding in and around Baxter park requires significant upgrades to ensure that the area is easily accessible for the community and the site can be easily found and navigated by visitors. The electrification of the Baxter Train Line would also improve access to Baxter Park for those without access to a car that wish to use the facilities. Pedestrian and cycle linkages to Baxter station should also be upgraded to provide safe access to Baxter Park.
9.3 Vision, Objectives and Strategies

**VISION**

The recreational and sporting functions of the precinct will be enhanced and promoted as quality facilities within a bushland setting primarily serving the needs of Frankston and Baxter. Wayfinding in the precinct will be upgraded to ensure the area is easily located and navigated. Investigations into potential rezoning of the RCZ land within the precinct will be undertaken to ensure that the land achieves its highest and best use. The precinct will retain remnant patches of endangered and native vegetation and provide a formal conservation corridor.

**THEMES**

<table>
<thead>
<tr>
<th>Natural Environment and Heritage</th>
<th>Economic Use and Development</th>
<th>Infrastructure</th>
<th>Recreation and Open Space</th>
<th>Planning &amp; Governance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain and enhance the areas of remnant native vegetation and Grassy Woodland. Identify, enhance and protect conservation corridors throughout the precinct to protect habitats. Ensure that parks and reserves are linked by paths which protect and provide refuge for indigenous flora and fauna.</td>
<td>Encourage land uses and activities that complement the nearby residential uses and location. Investigate the potential for rezoning of the precincts RCZ land and the potential for developer contributions to be achieved. Formalise a developer contributions plan for the precinct in line with any plans for potential rezoning.</td>
<td>Manage transport access and movement in the precinct and improve linkages with surrounding residential areas for pedestrians and cyclists. Investigate and implement improvements to the appearance of roadsides and gateways through landscaping, particularly around Sages Road and Frankston-Flinders Road to allow for wayfinding and inviting entrance ways to Baxter Park. Improve public transport connections for those within the precinct, particularly to Baxter Train Station.</td>
<td>Maintain and improve the sport and recreation facilities to continue to meet the needs of the growing and changing population of Frankston and Baxter. Upgrade wayfinding in and around Baxter Park. Provide sport and recreation facilities that accommodate and promote local sporting clubs, specialist sports, and regional sporting catchments. Provide sports and recreation facilities that attract people from other sporting catchment areas to visit Frankston.</td>
<td>Ensure that any development in the precinct provides a formal conservation corridor in line with the Frankston Flora and Fauna Linkages Plan.</td>
</tr>
<tr>
<td>STRATEGIES</td>
<td>Encourage further planting of indigenous vegetation on private land to support and enhance the retention of endangered species. Implement the proposed conservation corridors from the Frankston Biodiversity Policy (2018). Educate land owners about appropriate weed management.</td>
<td>Identify compatible uses such as accommodation, education or commercial recreation facilities and promote opportunities within the precinct.</td>
<td>Investigate improved bicycle and walking linkages within the precinct, particularly between residential areas, Baxter Train Station and open space areas. Continue to advocate for the electrification of the Baxter Train line to upgrade public transport access for the precinct.</td>
<td>Prepare long term plans to meet the recreational and open space needs of future residents. Implement better wayfinding practices throughout the precinct including signage, gateway formalisation and road formalisation.</td>
</tr>
</tbody>
</table>
10.0 PRECINCT 6: LANGWARRIN
10.0 Precinct 6: Langwarrin

10.1 Introduction

The Langwarrin Precinct, or Precinct 6, is located to the north of Precinct 5 and contains a wide range of land uses. The Precinct is an irregular shape comprising approximately 426 hectares of land including parts of the Peninsula Link. The role of the precinct is largely the supply of open space and public use as it is home to several natural reserves and parks including the Langwarrin Flora and Fauna Reserve and Robinsons Park, as well as a private school.

10.2 Assets and Values

10.2.1 Natural Environment

Precinct 6 (Langwarrin) has the highest estimated cover of remnant native vegetation at 79.2% (334.3 ha) of the total precinct area typical of four EVCs (Table 19), three of which are listed as either ‘endangered’, ‘vulnerable’ or ‘rare’. The largest reserve of native vegetation exists in Langwarrin Flora and Fauna reserve and the adjacent rail reserve along McClelland Drive in the eastern and
southern part of the precinct. Key ecological features are outlined in Appendix E.

Table 19 Native vegetation present within Precinct 6 and each EVCs local and regional significance

<table>
<thead>
<tr>
<th>Type of vegetation (Ecological Vegetation Class)</th>
<th>Bioregional conservation status(^1)</th>
<th>Total extent in precinct (ha) and total cover (%)(^2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grassy Woodland</td>
<td>Endangered</td>
<td>65.7 (15.6%)</td>
</tr>
<tr>
<td>Lowland Forest</td>
<td>Vulnerable</td>
<td>53.1 (12.6%)</td>
</tr>
<tr>
<td>Sand Heathland</td>
<td>Rare</td>
<td>14.9 (3.5%)</td>
</tr>
<tr>
<td>Heathy Woodland</td>
<td>Depleted*</td>
<td>200.6 (47.5%)</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>334.3 ha (79.2%)</td>
</tr>
</tbody>
</table>

\(^1\) DELWP Bioregional Conservation Status
\(^2\) Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).
\(^*\)considered ‘Depleted’ (Ecology Australia 2006)

10.2.2 Economic Development

Prominent economic activities/assets accommodated in Precinct 6: Langwarrin are as follows:

- **Burdett’s Landscape & Garden Supplies** – a garden supply outlet and hardware store located at 615 McClelland Drive, Langwarrin; and
- **Cruden Farm** – a historic farm and homestead located at 60 Cranbourne Road, Langwarrin, that was the former family home of Sir Keith and Dame Elizabeth Murdoch. The idyllic setting of the property is currently used for feature films, commercials and weddings.

Burdett’s Landscape & Garden Supplies is operated by the Burdett Sands entity. Burdett Sands also operates a sand quarry located 260-280 Quarry Road, Langwarrin in Frankston’s Green Wedge (see Section 7.3). The Landscape & Garden Supplies facility is located in proximity to the Peninsula Link which facilitates access to the population catchment of wider metropolitan Melbourne.

The Cruden Farm site represents an economic development opportunity for Precinct 6. While the historic property is used in some capacity for films, commercials and weddings, the site lacks the economic infrastructure to draw visitation and spending on a daily basis. However, potential may exist for the development of a modest café/restaurant or tea rooms facility that draws daytrip visitation and spending from across metropolitan Melbourne, particularly from the seniors/retirees market.

Other land uses located in this Precinct include Langwarrin Flora and Fauna Reserve, Bayside Christian College (an educational facility), the Connect Christian Church, and sport/recreation uses including Frankston Baseball Club and Frankston Softball Association situated at Robinsons Park.

Ecological Sensitivity Analysis

Areas of highest ecological sensitivity in Precinct 6 in order of significance include:

- Large remnant patch of rare Sand Heathland, endangered Grassy Woodland and Heathy Woodland in Langwarrin Flora and Fauna reserve and adjoining rail reserve and forms part of the recommended Little Boggy Creek Corridor linkage;
- Large patch of Lowland Forest to the north and south of Robinson Road and east and west of the Peninsula Link Freeway;
- Wetland reserve along McClelland Drive to the south of the Peninsula Private Hospital; and
- Small patch of Lowland Forest and wetland area associated with Robinsons Reserve and Heathy Woodland to the north of North Road.
Figure 34  Economic Activities in Precinct 6 (Essential Economics 2018)
10.2.3 Housing and Settlement

Housing in Precinct 6 is fairly limited with only a few residential lots in the precinct, mostly located to the south on rural residential type lots between Robinsons Road and Golf Links Road to the west of the train line. The Langwarrin Flora and Fauna Reserve is surrounded by LDRZ zoned land, although none of this is included in the precinct itself.

Zoning

Zoning in the area is largely comprised of PCRZ to the east where the Langwarrin Flora and Fauna Reserve is located. A small area of PPRZ zoning can be found in the southern section of the precinct. A large strip of PUZ (Schedule 1&4) land which runs north-south parallel to the Freeway. The RCZ (Schedule 2&3) occupies the remainder of the land not located on the Freeway.
Overlays

Precinct 6 is affected by a wide range of overlays. The SLO1 covers the entire precinct. The BMO covers the majority of the precinct and surrounds aside from the northernmost part of the precinct. The majority of the precinct is also covered by the ESO1. The Heritage Overlay (HO) is also quite prevalent in this precinct as it covers the entire Langwarrin Reserve. A small patch of EAO land is located in the north of the precinct. The PAO2 covers a small area of land running parallel to the Freeway.

10.2.4 Recreation and Open Space

Two major areas of open space exist within the Precinct, Robinsons Road Reserve and the Langwarrin Flora and Fauna Reserve. Robinsons Park is a sport and recreation space occupying approximately 20 hectares and is home to the Frankston Baseball Club and the Frankston Softball Association. Robinsons Park has several baseball pitches, club rooms/pavilion and a picnic area. The Whitternberg Reserve is a small wooded area to the north of Robinsons Park which comprises several walking tracks and a children's playground.

Figure 36 Precinct 6 Overlay Map (Ethos Urban 2018)
Robinsons Road Reserve abuts Bayside Christian College in the south of the precinct and only covers a small area with walking tracks. The Peninsula Link Trail runs north-south through Precinct 6 and is used primarily as a walking and cycling track. The trail runs from Patterson Lakes comprising several different sections through the cities of Frankston, Kingston and Mornington Peninsula Shire to Mt Eliza at its southernmost point.

The Langwarrin Flora and Fauna Reserve is managed by Parks Victoria and occupies a large swathe of land in Precinct 6 offering a series of walking, jogging and cycling tracks throughout. The park has a long history of military use dating back to 1886. The reserve does not allow dogs or other pets on site, although horse riding is permitted in some areas. The Langwarrin Flora and Fauna reserve does not offer any amenities in the way of toilets, barbeque and picnic facilities.

Robinsons Park and The Langwarrin Flora and Fauna Reserve both require wayfinding upgrades to ensure that these open spaces are easily located and navigated, particularly by people who may not be familiar with the area. Upgrades may include increased wayfinding signage, formalised gateways and roads.
10.3 Vision, Objectives and Strategies

**VISION**
The open space and recreational role of the precinct will be maintained and enhanced through upgrades to wayfinding. The significant Langwarrin Flora and Fauna Reserve, Cruden Farm and Robinsons Park will be protected from impacts of surrounding development. The landscape qualities and features will continue to dominate, with occasional other activities not impacting on the appearance or function of the area.

<table>
<thead>
<tr>
<th>THEMES</th>
<th>Natural Environment and Heritage</th>
<th>Economic Use and Development</th>
<th>Infrastructure</th>
<th>Recreation and Open Space</th>
<th>Planning &amp; Governance</th>
</tr>
</thead>
<tbody>
<tr>
<td>OBJECTIVES</td>
<td>Ensure that the significant environmental qualities of the Langwarrin Reserve and small areas of Woodland will be retained and enhanced. Provide conservation areas that safeguard the environmental values of the area and provide passive open space opportunities. Ensure the protection and enhancement of existing ecological values and communities in the Langwarrin Flora and Fauna Reserve, including abutting areas with habitat linkages.</td>
<td>The continued public and recreational use of the precinct will be maintained, with any new uses reflecting and complementing these uses. Plan for any changes in land use pressures that may result from the electrification of the railway.</td>
<td>Improve public transport connections for those within the precinct. Provide high-quality pedestrian and cycle linkages to, and through, the Langwarrin Flora and Fauna Reserve to encourage the highest and best use of the asset. Promote the use of indigenous vegetation and canopy trees that blend with roadside treatments.</td>
<td>Maintain and improve the recreational and open space opportunities within the precinct in line with the recommendations of the Frankston Biodiversity Policy. Make wayfinding upgrades in the precinct.</td>
<td>Implement planning controls to protect and improve environmental qualities.</td>
</tr>
<tr>
<td>STRATEGIES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Investigate the feasibility of creating a riparian or terrestrial habitat linkage between Little Boggy Creek (in Precinct 3) and Langwarrin Flora and Fauna Reserve via patches of native vegetation on private property and Apple Berry Avenue Reserve.</td>
<td>Encourage investment and a modest increase in tourist facilities at the Cruden Farm site. (eg small café/restaurant)</td>
<td>Continue to advocate for the extension of the electrified passenger rail service to Baxter.</td>
<td>Investigate the use of planning controls and guidelines to encourage the retention, revegetation and regeneration of native and indigenous vegetation on private land.</td>
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<tr>
<td>Investigate the need and feasibility of creating a riparian or terrestrial habitat linkage between the Langwarrin Flora and Fauna Reserve with smaller patches of native vegetation (eg. Lowland Forest to the north and south of Robinson Road and the remnant native vegetation in the adjoining rail reserve).</td>
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<td></td>
<td>Investigate the use of further planning controls to maintain existing remnant native vegetation.</td>
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<tr>
<td>Investigate the need and feasibility of introducing threatened flora or fauna species into nature and conservation reserves such as The Langwarrin Flora and Fauna Reserve.</td>
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<tr>
<td>Educate land owners about appropriate weed management.</td>
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11.0 IMPLEMENTATION
11.0 Implementation

11.1 Introduction

The Frankston Green Wedge Management Plan Strategy will be implemented over the next 20 years in accordance with the Strategies provided in each of the precinct chapters. The Strategies outline responsibilities and the relative timeframes.

The implementation of the Green Wedge Management Plan and the actions that arise from it will require the cooperation of a number of state and local government departments as well as local authorities and organisations.

The incorporation of the Frankston Green Wedge Management Plan into the Frankston Planning Scheme will be the main statutory tool for the implementation of the recommendations contained within the document. It is anticipated that Frankston City Council will be the main catalyst for implementation and all relevant departments will be able to provide input to the decisions and outcomes. Other responsible agencies should be consulted as they will be able to provide expertise and potential funding.

The timeline for implementation is classified as follows:

- Immediate: 6 to 18 months
- Short: 18 months to 5 years
- Medium: 5 to 10 years
- Long: 10 to 20 years
- On-going: throughout life of the Plan
## 11.2 Action Plan

<table>
<thead>
<tr>
<th>NO.</th>
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<tbody>
<tr>
<td></td>
<td><strong>Natural Environment and Heritage</strong></td>
<td></td>
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</tr>
<tr>
<td>1.</td>
<td>Work with local environmental organisations and residents’ groups to develop ways to educate and promote the environmental, social and cultural values of local wetlands and reserves.</td>
<td>Short-Medium</td>
<td>Frankston City Council</td>
<td>x x x x x x x</td>
</tr>
<tr>
<td>2.</td>
<td>Develop and provide information for Green Wedge land owners to provide information about the importance of native vegetation retention on their property.</td>
<td>Short (ongoing)</td>
<td>Frankston City Council</td>
<td>x x x x x x x</td>
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<tr>
<td>3.</td>
<td>Work with a specialist consultant to update Green Wedge aboriginal cultural heritage studies as necessary</td>
<td>Short</td>
<td>Frankston City Council</td>
<td>x x x x x x x</td>
</tr>
<tr>
<td>4.</td>
<td>Produce a set of built form and landscape guidelines for each green wedge precinct to ensure that development is appropriately sited.</td>
<td>Immediate - Short</td>
<td>Frankston City Council</td>
<td>x x x x x x x</td>
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<tr>
<td>5.</td>
<td>Update the Frankston habitat linkages study (2012) to identify opportunities for additional habitat linkages and plan for the protection of existing linkages.</td>
<td>Immediate</td>
<td>Frankston City Council</td>
<td>x x x x x</td>
</tr>
<tr>
<td>6.</td>
<td>Council to seek funding from the State or Federal governments (possibly apply for grants) to implement and formalise conservation corridors throughout the municipality, particularly throughout the green wedge.</td>
<td>Immediate</td>
<td>Frankston City Council</td>
<td>x x x x x x</td>
</tr>
<tr>
<td>7.</td>
<td>Consult with land owners who have significant EVC habitats on their property to compose a plan for protection and enhancement.</td>
<td>Medium</td>
<td>Frankston City Council</td>
<td>x x x x x x</td>
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<tr>
<td>8.</td>
<td>Identify and create planning protections for buffers surrounding the Grassy Woodlands EVC.</td>
<td>Short</td>
<td>Frankston City Council</td>
<td>x x x x x x</td>
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<tr>
<td>9.</td>
<td>Require land owners of extractive industry sites that are nearing the end of their useable life to work with Council to investigate possible future land uses for the sites in line with existing work authorities plans.</td>
<td>Medium-Long</td>
<td>Frankston City Council</td>
<td>x</td>
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<tr>
<td>10.</td>
<td>Consult with water authorities and land owners to ensure that stormwater run-off from agricultural and horticultural activities does not adversely impact waterways.</td>
<td>Immediate</td>
<td>Frankston City Council</td>
<td>x x x x x</td>
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<tr>
<td>11.</td>
<td>Be mindful of the competing interests of residential growth and landscape protection when assessing planning permit applications, and applications for subdivision in green wedge areas.</td>
<td>On-going</td>
<td>Frankston City Council</td>
<td>x x x x x x</td>
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<tr>
<td>12.</td>
<td>Assess the potential for additional native vegetation planting along roadsides to bolster habitat linkages and enhance canopy cover.</td>
<td>Short</td>
<td>Frankston City Council</td>
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<td>13.</td>
<td>Investigate the need and feasibility of introducing threatened flora and fauna species into reserves.</td>
<td>Medium</td>
<td>Frankston City Council</td>
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<td>14.</td>
<td>Plan for the impacts of climate change on the green wedge, particularly with regard to food security and biodiversity.</td>
<td>On-going</td>
<td>Frankston City Council</td>
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<td>15.</td>
<td>Council to investigate a mechanism to help fund natural habitat conservation areas and any potential public land acquisition for the expansion of existing or purchase of new recreational assets in the Green Wedge on a Precinct basis.</td>
<td>Short</td>
<td>Frankston City Council</td>
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**Economic Use and Development**

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<tbody>
<tr>
<td>16.</td>
<td>Work with Cruden Farm to establish additional economic development opportunities (low impact uses).</td>
<td>Short - Medium</td>
<td>Frankston City Council Cruden Farm</td>
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<td>17.</td>
<td>Investigate and plan for the long-term land and buffer requirements of the Eastern Treatment Plant. Assess whether additional employment could be generated on site in the short term.</td>
<td>Immediate (On-going)</td>
<td>Frankston City Council Melbourne Water</td>
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<td>18.</td>
<td>Encourage and advocate for the expansion of horticultural activities in the Green Wedge by working with existing agricultural/horticultural operations to ensure their needs are met.</td>
<td>On-going</td>
<td>Frankston City Council</td>
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<td>19.</td>
<td>Undertake an industrial land supply strategy for Green Wedge land abutting Carrum Downs Industrial Estate to be repurposed to increase industrial land supply.</td>
<td>Short</td>
<td>Frankston City Council</td>
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<td>20.</td>
<td>Investigate means to protect agricultural and horticultural land and minimise the potential for land use conflicts when assessing planning permits in sensitive areas.</td>
<td>Medium</td>
<td>Frankston City Council</td>
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<td>21.</td>
<td>Encourage continued investment into cottage industries, market gardens and potential tourism attractions.</td>
<td>On-going</td>
<td>Frankston City Council</td>
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<td>22.</td>
<td>Use planning policy to encourage existing horticultural and agricultural industries to pursue value-add opportunities including farm-stays and pick-your-own, on-site restaurants, wellness retreats, etc..</td>
<td>On-going</td>
<td>Frankston City Council</td>
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<tr>
<td>23.</td>
<td>Undertake an agriculture and horticulture viability study to determine highest and best uses for agricultural land in the green wedge.</td>
<td>Short – On-going</td>
<td>Frankston City Council</td>
<td>X X X</td>
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<tr>
<td>24.</td>
<td>Undertake a study of quarry sites for potential end uses.</td>
<td>Medium</td>
<td>Frankston City Council</td>
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**Infrastructure**

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<tr>
<td>25.</td>
<td>Continue to advocate for the electrification of the Baxter Train line and pursue funding commitments from all levels of government.</td>
<td>Short</td>
<td>Frankston City Council</td>
<td>X</td>
</tr>
<tr>
<td>26.</td>
<td>Collaborate with water authorities to explore the ongoing provision of grey water generated by the Eastern Treatment Plant to improve the efficiency and sustainability of water use in the Green Wedge</td>
<td>Short - Medium</td>
<td>Frankston City Council</td>
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<td>Melbourne Water</td>
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<td>South East Water</td>
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<td>27.</td>
<td>Promote existing educational resources offered by the Eastern Treatment Plant.</td>
<td>On-going</td>
<td>Frankston City Council</td>
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<td></td>
<td></td>
<td></td>
<td>Melbourne Water</td>
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<td>28.</td>
<td>Update the Frankston Cycling Strategy with a focus on incorporating cycling infrastructure and active transport throughout the Green Wedge, particularly connecting residential areas across the Green Wedge and to public open space, and focussing on missing links.</td>
<td>Medium</td>
<td>Frankston City Council</td>
<td>X X X X X X</td>
</tr>
<tr>
<td>29.</td>
<td>Consider upgrades and improvements to roadside treatments in order to increase canopy cover wayfinding and appearance.</td>
<td>Medium</td>
<td>Frankston City Council</td>
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**Recreation and Open Space**

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<tbody>
<tr>
<td>30.</td>
<td>Integrate open space and recreation objectives from this plan with the Frankston Open Space Strategy.</td>
<td>Short</td>
<td>Frankston City Council</td>
<td>X X X X X X X</td>
</tr>
<tr>
<td>31.</td>
<td>Update the Frankston Sports Development plan to include objectives from this document and include passive recreation opportunities.</td>
<td>Short</td>
<td>Frankston City Council</td>
<td>X X X X</td>
</tr>
<tr>
<td>32.</td>
<td>Develop an ongoing maintenance and improvement program for recreation and open space that reflects local and regional needs and demands.</td>
<td>On-going</td>
<td>Frankston City Council</td>
<td>X X X X X X</td>
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<tr>
<td>33.</td>
<td>Engage with local sporting clubs to ascertain what additional facilities they may require now and in the future.</td>
<td>Short</td>
<td>Frankston City Council</td>
<td>X X X X</td>
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<tr>
<td>34.</td>
<td>Consider the potential for rehabilitated extractive industry sites to become part of the open space and recreation network</td>
<td>Long</td>
<td>Frankston City Council</td>
<td>X</td>
</tr>
<tr>
<td>35.</td>
<td>Create and implement a set of design standards for sport and recreation sites that enhance environmental and landscape values.</td>
<td>Medium</td>
<td>Frankston City Council</td>
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### Planning and Governance

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<tbody>
<tr>
<td>36.</td>
<td>Implement specialised planning controls to achieve the environmental objectives outlined in this plan.</td>
<td>Medium - Long</td>
<td>Frankston City Council</td>
<td>X X X X X X</td>
</tr>
<tr>
<td>37.</td>
<td>Identify green wedge areas that have been land banked and are underutilised. Engage with land owners to determine a higher and better use for the sites.</td>
<td>Short</td>
<td>Frankston City Council</td>
<td>X X</td>
</tr>
<tr>
<td>38.</td>
<td>Update the Frankston Climate Change Impact and Adaptation Plan to include a higher focus on green wedge areas.</td>
<td>Medium</td>
<td>Frankston City Council</td>
<td>X X X X X X</td>
</tr>
<tr>
<td>39.</td>
<td>Engage with extractive industry operators and neighbouring land owners to ensure that the rehabilitation of sites is a collaborative process.</td>
<td>Short</td>
<td>Frankston City Council</td>
<td>X</td>
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<tr>
<td>40.</td>
<td>Confirm Council’s position on ‘Places of Assembly’ and Educational Facilities locating in the Frankston Green Wedge to provide clarity for the community and stakeholders. Implement the decision through a local policy in the Frankston MSS.</td>
<td>Immediate</td>
<td>Frankston City Council</td>
<td>X X X X X X</td>
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<td>41.</td>
<td>Work with the State Government on the Strategic Agricultural Land Study to identify strategic agricultural and horticultural land in the green wedge. Ensure that the terminology around ‘Agriculture’ and ‘Horticulture’ is well defined.</td>
<td>Immediate</td>
<td>Frankston City Council DELWP</td>
<td>X X X X</td>
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<td>42.</td>
<td>Investigate the potential for UGB relocations in Precincts 1, 2, 3 and 5. Further investigate logical inclusions in these precincts.</td>
<td>Short</td>
<td>Frankston City Council DELWP</td>
<td>X X X X</td>
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<td>43.</td>
<td>Investigate the possibility of a reduction in minimum lot sizes.</td>
<td>Short</td>
<td>Frankston City Council</td>
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<tr>
<td>44.</td>
<td>Investigate the potential for more broad-spectrum uses to locate in the green wedge (Automated vehicle garages, cemeteries, drone training and storage facilities, sporting academies, etc.), and any land use repercussions that they may have</td>
<td>Short - Medium</td>
<td>Frankston City Council</td>
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11.3 Action Plan

This Plan considers the immediate, short, medium and long-term future of the Frankston Green Wedge. Progress on the actions in the Action Plan will be directly reported back to Council, stakeholders and owner/occupiers in the Frankston Green Wedge annually. A public report should detail the objectives and achievements that have occurred in the green wedge during the 12 months prior to its publication.

The Objectives and Actions contained in the Action Plan are not unwavering, they may be changed in accordance with the ongoing monitoring of the green wedge. These objectives and actions should be reviewed at least every five years to ensure that they remain relevant and reflect the intended direction of the green wedge.

11.4 Planning Scheme Implementation

The planning scheme is one of the statutory tools available to the Council. Changes to the planning scheme require a planning scheme amendment process, exhibition, possibly an independent Planning Panel process and approval by the Minister for Planning.

Any changes to zoning and minimum lot sizes in the green wedge require the approval of a formal parliamentary process and must be approved by both houses of Parliament.

The Planning Policy Framework (PPF) sets the local and regional strategic priorities and actions for an area. The PPF guides decision making within the municipality and is Council’s main policy tool.

This Green Wedge Management Plan will be implemented into the Frankston Planning Scheme and provide a framework for ongoing policy and decision making with regard to Frankston’s Green Wedge areas. A high level Action Plan has been prepared (above) that accompanies the precinct Visions, Objectives and Strategies and will be the catalyst for change once planning scheme implementation has taken place.