Thank you for the opportunity to feedback on this plan. As a resident in the greenwedge zone it would have been great to be advised of the process of consultation I was fortunate to come across it when searching for another purpose. Our property is located in langwarrin south in precinct 4 and we have an ESO also applicable to the property. We support the green wedge principle and actively ensure our natural bushland area is kept free from our livestock. We have the gas and fuel pipeline running through our property and this requires certain clearance either side of the pipeline reducing the ability to use this land in any major way. We have enquired frequently about the ability to subdivide the property as we built a 2nd dwelling on the land in 2001 when zoning allowed this which ensured we could care for ageing parents and maintain the property. Given a subdivision will not alter the use of the land at all and would not compromise the ESO or the flora of fauna in the area but would allow greater economic flexibility for families like ours can the planning requirements also be re visited as part of this review? It seems that if the principles of the green wedge, overlays can be met that rigidity of state/local planning policies should be able to be reviewed along with this process. We would be keen to be kept updated on progress of the consultation and its outcomes.
16th August 2017

Robinsons Road
Langwarrin South 3911

RE: -Frankston Green Wedge Management Plan June 2017

We have owned this property for over 40 years. We have seen many changes in the area in the past and believe while Green Wedges are important for areas with significant flora and fauna or wetland areas, we feel that the Langwarrin South area, made up of mainly hobby farms, can follow the principles of the GWMP without restriction and still allow our family to sub divide our property into two hobby farms without causing any environmental or cultural displacement. We have two dwellings both separately rated for both land and water rates and both with street front boundaries, the original home site facing North with driveway access to Robinson’s Road and the other facing the West boundary which has its driveway access to Camp Rd. This would not change the appearance of the property in any way to how it appears today, other than allowing both my sister and myself to have ownership of each parcel of land as my parents had planned many years ago when they purchased the property. This would enable each family to have financial security, that could then be sold or separately willed to our children, two on my sister’s side and two on my side. As it stands presently we will never, be able to achieve this with the current planning regulations. We have properties bordering each side of our property, that would still be smaller than both of ours when divided, if we were able to subdivide. We care for our land and make sure we remove weeds, blackberries and trees that are deemed to be detrimental to the area, as well as keeping stock out of the natural bushland. Our property does not have any areas of Cultural Heritage Sensitivity or Registered Aboriginal Places.

I would hope, that the council looks closely how maintaining the Green Wedge in its current form, in certain areas provides benefits for the rate payers within its shire.

I would like to be involved in any project working or steering group that gets to report back to the council.

I feel that our proposal creates a win/win for both the parties involved, as the land would continue to be preserved under the GWMP. I would appreciate a response in writing from Council, acknowledging receipt of this letter and an explanation of why sub division cannot be accommodated?

Regards,
Have Your Say Topic
'Frankston Green Wedge Management Plan'
Contact Name:
Contact Postal Address:
Contact Daytime Telephone No:
Contact Email:

I would like to see the green wedge expanded to include places of conservation (boggy creek, studio park, Frankston reservoir, and ALL waterways and many others). Places like golf courses, McCleland Gallery and All parks included so that future sales and subdivision cannot occur. There are so many small pockets of bushland and animal habitat that require the ability to be linked. Where land is privately owned I would expect the laws that govern them to be stronger. If people buy into green wedge or bushland areas they must be presented with a copy of strong regulations governing felling of trees and hollows, clearing of land etc. Also management of pets especially cats needs to be strengthened. Cats should be confined 24/7. The "Green Wedge" is pointless if the laws that are there do not actually promote and protect what we have left. I live in Langwarrin and over development I believe has tipped the balance already. The bush is sick, The animals are disappearing and those that are visible are at significant risk. I want to see a "green wedge" that is real not symbolic! Its the reason I love living in Langwarrin. Listen to the conservation groups.
Have Your Say

Topic: Green Wedge Zoning, requires change

Contact Name:
Contact Postal Address:
Contact Daytime Telephone No:
Contact Email:

Feedback: Our Family have lived here now for 30 years, due to intermittent industrial noise, from the Green Wedge (Transfer Station and Quarry) in Harold Road with 23 reports to Council on noise in past 2 years, still no improvement, Green Wedge with an Industrial Transfer Station, Quarry, Truck Depot, and Private farm houses do not mix and is bad for all,
Dear Sir / Madam,

Thanks for the opportunity to read and comment on Green wedge management plan issues paper.

Generally the paper is easy to follow and well laid out.

In my opinion there are areas that should have more emphasis. These include the following:

**Extractive Industry** – when considering approval for an extractive industry there should be an emphasis on the effect dewatering of the extractive sites has on the local ground water. Many farms in the area rely on bores for stock and domestic supply plus market gardening / flower production etc.

**Buffer zones for proposed enterprises** i.e. composting centres, sand mining, rock blasting (mining), boarding kennels etc. should be restricted to the property where the operation is proposed to take place. At present many Buffer zone areas are placed over neighbouring properties which are not compensated for the restrictions due to the buffer zone overlay. This suppresses the value of their property. These property owners are penalized and it allow others to gain permits for profitable businesses for themselves.

All proposed enterprises should be required to ensure that all buffer zone requirements are placed on the property owned by the applicant and not placed on neighbouring properties.

**Preservation of existing tree and shrub areas**

Land clearing of existing forested areas in the green wedge should be prohibited.

Mature individual trees should be preserved

Proposed biodiversity links should not be accessible to the public. Should be reserved for native animal use only.

Look forward to future correspondence on this matter.

Best regards
Green Wedge Management Plan

Dear Sir/Madam,

We provide comment back to the Green Wedge Management Plan Issues Paper 66925/18 Version 03. We make these comments objectively, balancing what I see is the perceived needs of the community and while our core business is around development – it needs to be balanced and part of that balance is certainly protecting the green space within our Municipality.

Management of Green Wedge.
I think further consideration needs to be made considering the zoning of Green Wedge when applying the intent of Clause 57. To read the purpose of this clause, then observing where this zoning is applicable is (page 18). Referring to page 18, some of the areas noted as green wedge, are not in fact green wedge (refer extract from Planning Maps online). Regardless, it is apparent, that many sites are incorrectly zoned based on intent, current use, land sensitivity and opportunities. As outlined in the Management plan, this leads to competing land use and without a definitive plan, speculating as to where future growth may occur leading to land banking – with further negative flow on effect.
Extractive Industries

After being recently involved in a planning application for a residence abutting the Quarry, it appears there is significant discussion and further investigation that needs to be held, as the report does not generally reflect my investigations and discovery of information. Some of the key findings I made include; (note this is in respect to the 242 works agreement so there is a possibility of variation)

a. The site is generally sand quarrying – so regardless of the comment on ‘blasting’, this will not happen. Regardless it is noted that any blasting would need to be done with separate application and amendment to the works agreement.

b. The DELWP’s recommended setback buffer of 250m without blasting, and 500m for blasting appears to be a random, made up figure and relates to no document. Dwellings bounding all sides of the quarry do not meet these setbacks particularly along Lexton Drive where setbacks are up to 10m setback. Ironically the WA241 is the one supposedly approved for blasting.

c. Apparently if a new Melbourne Tunnel project is given the greenlight, the excavation from these projects are earmarked to be filled in at this location, namely within the 242 area.

d. Filled sites provide poor locations for housing, as per previous sites around Victoria.

e. There are mixed zoning between Public use and Special use zoning.

f. The quarries provide employment and great opportunity within the Municipality.

g. The quarries provide good opportunity for offset planting and greenspace for future residents including sports facilities and parklands.

- I think further consideration needs to be made considering the zoning of Green Wedge when applying the intent of Clause 57.

- There are clearly areas where small scale farming is currently undertaken, where there is little environmental benefit. I would urge Council to consider these areas as more opportunities for lower density housing in the future – (upon further investigation) as I suspect, while the Community may see this use as favourable, ultimately the rates and cost of running within an urban environment is unlikely to be viable long term. Farming and livestock use is often at odds with environmental protection. This is echoed in 22.05, however the document does not contain detail.

- I have significant concerns regarding the interface and the urban growth zone along Western Port Highway. I would encourage Council consider zoning along this Eastern interface to
consider recreational uses including caravan parks, Education, Function Centres, Sports facilities – all, apart from the Caravan park, prohibited use under clause 57.01-1.

- There is insufficient Schools in the area, particularly in the East, with Langwarrin Park Primary, Woodlands, EMC at capacity. While Casey continues to develop its interface with medium to higher density development, this will cause increasing pressures on the Frankston Municipality. This issue links to the road congestion along Cranbourne Rd, but then may tie in with a long term vision for green areas.

- I find it perplexing that land along Ballarto Road is heavily developed, then ends with a school and fire station – where you would suggest this type of amenity would be more centrally located. I would suggest low density residential should located further beyond this border – think Mountain Ave, Allison Rd, Winona Rd and can be achieved with appropriate zoning.

- Aboriginal and Historic heritage is already addressed with CHMP reports, and development applications, and the Seaford Wetlands is an off-limits area regardless to any use or development. Any clustered aboriginal places should be considered for further protection. I note that there is a significant cluster of the intersection leading up to Lyppards Rd from Cranbourne Rd, that has recently undergone significant disturbance – so current regulations and controls are not sufficient regardless.

- The Murdoch estate, along with the Gallery estate needs additional consideration. There was consideration some time ago (not sure on the seriousness or even truth), that there may be merit in relocating the gallery to the main property and partially develop the gallery – there may be a trade-off to achieve an outcome based on a broader objective?

Through my time as a Committee Member on the BDAV, I have had the privilege of sitting on several planning Committees and hearing the objectives of State Government and DEWLP’s zoning. There is no doubt that if Councils cannot deliver on the objectives of their housing policies, the State Government will step in. The review of the Residential Zones is part one of several changes on the table, as some of the intent has not be delivered due to local opposition.

Although the objective of this document under review is Green Wedge, it cannot be considered in isolation, without the big picture. We have an opportunity to bargain with the Government to achieve our own outcomes. There is no question there is an expectation that Frankston is earmarked for some serious Residential Growth Zones, and without putting this forward, there is little chance of getting any Neighbourhood Residential Zones approved. Additionally, the push for more Low-density zones is likely to be met with resistance. I urge Council to consider its position carefully, and think carefully about what are the priorities to protect, as the desire to protect everything at the expectation of the wider Community may provide a worse outcome than a targeted response.

Kind Regards

Andrew Ferris
Director
Have Your Say Topic: Green wedge areas

Contact Name:       Ce Skye
Contact Postal Address:

Contact Daytime Telephone No:
Contact Email:

We would like the Eastern Waterboard Reserve and Reservoir at the South end of Friuli Place included as part of the Green Wedge. We do not want to loose the reservoir, nor more open space area from this part of our community. The older kids can play in this area, as there is no other large space to fly kites and/or kick a football without risking injuring someone.

Your Feedback: There are many kids here who will soon exceed the 6 yo age group. All the parks nearby are far too small for under 13s to have their fun, and are suitable only for kids under 6-7 and their parents with prams and pushers. This area will also provide a larger space free of housing around the newly proposed Phone Tower, planned east of this.
The green wedge situated in skye has a significant amount of wildlife living and thriving in the area. There are a multitude of rare birds in the area and small reptiles that will disappear if the green wedge is developed for residential or industrial use. Also it is a food producing area that needs to be preserved as the food producing areas are dwindling alarmingly in the area due to development of un-nesassary industrial areas. There is truely enough land elsewhere to feed cooperate greed and and as a rate payer of two properties to this council I am very passionate about the keeping of their green wedge as green.
Have Your Say
Topic: Against Green wedge
Contact Name: orth Frankston
Contact Postal Address:
Contact Daytime Telephone No:
Contact Email:
Your Feedback:

Dear Dennis we are concerned the Green wedge development. we dont want it sold or controlled by vested interests and delevlopers as it will affect our clean air living and therefore our Health in our old age. presently Frankston has clean air that other suburbs dont have.
I have lived in the area for 35 Years and Whilst I agree the GWZ zones should be kept as is, all other zonings should be reviewed. The area is becoming a dumping ground for projects that don't fit anywhere else. It is exactly the same as Keysborough was some 10-15 years ago before large areas were cut out of the GWZ. We have unsustainable 100 acre properties with trees only on the borders. If these areas were able to be developed to 1 acre properties then each property would put trees around their borders thus multiplying the trees by up to 100 fold and keeping the rural landscape but proving housing and development. In 35 years I have seen 1 wallaby and 1 echidna and that was in the first year, nothing since so saying the whole are is for Fauna is a misnomer, agree there should be set aside areas for fauna (GWZ) but low density development adding many more trees will do more for the fauna.

This area is bordered by 2 freeways, infrastructure such as water, sewerage and electricity either side of it, it is an absolute no-brainer to allow for low density development and create a large very unique rural landscape on the steps of suburbia. My submission is therefore to allow for low density development (eg; subdivisions down to 1 acre) for all zones in the area that are not classified GWZ.
17 September 2017

Frankston South 3199

The Mayor and Councillors
Frankston City Council
30 Davey St
Frankston 3199

Dear Mr Cunial and Councillors

ISSUE 1. Last Thursday evening the council held a public discussion meeting on the Green Wedge. Some sly remarks about the council generated widespread sardonic laughter. So, the public relations exercise is backfiring on the council. Why does the council not address the issues which really matter to ratepayers? Why not adhere to the Local Government Act and have a public debate about the proposed Coastguard building and the breakwater?

After reading in The Leader a summary of the auditors’ report on the council’s role in the construction of major public works, it seems to me that the CEO is showing poor leadership and that he has not got a head for building a city. I believe that he has shown incompetence even after bringing with him to Frankston key administrative staff to help him with his job. In addition, he is assuring us that he has taken measures not to repeat the same mistakes: does this mean that he has employed more people to double-check his actions? The mistakes made are big, costly and embarrassing. The councillors should show their respect for Frankston by sacking him.

ISSUE 2. The Leader newspaper, dated September 11, reported that the Council has begun the process of legalising the construction of a new Coastguard building and a breakwater at the bottom of Olivers Hill.

The Frankston Council is short of money and it cannot afford to maintain the Coastguard organisation. It cannot afford to construct a new building for an organisation which has only historical value. The Coastguard is a very poor duplication of the rescue services provided very efficiently by Victoria Police. We could also dispense with the other services which it claims to provide as they are effectively minimal or not happening.

The police is set up for rapid response: it has a helicopter, a big rescue boat on standby next to the Mornington Police Station and fast emergency cars.

The Coastguard has a big four wheel drive, a large boat and a state of the arts BBQ. It has two effective members who in case of an emergency must be found wherever they may be. Does anyone know the last time the Coastguard helped anyone in the water?

The breakwater is not a necessity for the people of Frankston. It would provide costly facilities for an extremely small number of individuals, who may not be necessarily Frankston ratepayers or residents. Why has the CEO placed on the council agenda a request for $55,000 for exploratory work? What is the rush to have Council committed to the project?

Mornington, in spite of its larger and wealthier population close to the shore, has only a dozen boats permanently anchored at its breakwater. Secondly, although the Hastings Marina is full of
boats, few owners use them and many boats are for sale. The demand for boats is so low that the sales office is permanently unmanned. So how is the proposed Frankston breakwater going to help turn Frankston into a major population centre? There are better ways of attracting people, which unfortunately the council does not want to know. Wouldn't a large museum themed on the history of the bay create jobs and attract more visitors to Frankston? Foreign tourists are better educated than what many locals believe, and if these tourists were to chose between a breakwater and a gallery, they would certainly like to visit a gallery.

The idea of a $10 million plus breakwater comes from dreamers of windless days, calm waters, and plenty of sunshine (conditions which are seldom found together in the bay) and not from realistic people with a vision. There will always be time to build a breakwater. In the meantime the council should pay more attention to the current issues, like building the Brighton St footpath. There is a lot of discontent in Frankston: it should be regarded as feedback, instead, you call it negative talk. One has to face the criticism in order to solve the problems.

ISSUE 3. The former Frankston mayor was reported in the paper as saying that a recent survey found that Frankston residents did not want a footpath. On the contrary, although most of us in Brighton St are too old for street demonstrations, we are the only street which has petitioned Council for a footpath twice in the last dozen years. The current dirt path is dangerous to walk on. At least one person has been hurt. Out of necessity we walk and use our scooters on the road; we go around parked cars and share the pavement with about 850 cars per day, including the hourly bus service.

Brighton St was one of the first streets in Frankston to get the NBN because the Federal government could see that it was needed. However, the Council has let us down by not following through and arranging for proper connections to houses and not building the footpath.

According to the Local Government Charter, Part C, the objective of the council are:
(c) to improve the overall quality of life of people in the local community.
(e) to ensure that services and facilities provided by Council are accessible and equitable.

Considering the current widespread attitude towards litigation, I believe that the old residents of Brighton St should do be compensated for suffering, inconvenience and discrimination experienced over the years.

Yours faithfully
SUBMISSION RE GREEN WEDGE FRANKSTON SOUTH.

I wish to make suggestions on the green wedge on the eastern side of Stotts Lane Frankston South that hopefully will make for a more effective environmental area in particular for breeding of native birds and also to improve pedestrian safety in this area.

I fully agree with the Council’s proposal for a green wedge but I also understand that the farm land on the eastern side of Stotts Lane is owned by property developers who have much to gain from rezoning their land to residential and only need the right “friend” in the State Government to assist them. I also understand that they will oppose any effort to make this land more “environmentally friendly” or to put it to a use that does not provide a huge financial gain to them.

The property known as “Dalmont Park “including “James Cottage” at 54 Stotts Lane has a large dam on its northern end with an island in it. This is a breeding area during winter / spring for a large number of storks. At the southern end is another dam that has a large number of ducks breeding around it. This area has the potential for use as a bird sanctuary if sufficient trees were planted plus more dams, particularly ones with an island in the middle to protect against foxes.

The major southern part of the farm is treeless and the noise from the freeway can be obtrusive to the houses in Stotts Lane area. If trees could be planted between the freeway and the farm this would be a visual and noise barrier. If it was clear to the speculators who own the farm that it will never be rezoned, the council or State Government may be able to buy it back at farmland prices.

The Melbourne Water land on the western side of Stotts Lane appears to be part of this green wedge. Melbourne Water appear to have the policy of doing the absolute minimum with this land with illegal dumpers of building materials using this land to dump building spoil and neighbouring houses dumping green waste. In their favour MW mow the grass regularly and have poisoned blackberries. The bottom line is that Melbourne Water simply do not care. If the Council could get tree planting on this land it could be partially re-vegetated. As the groundwater table is very close to the surface a large dam would suit encouraging bird life. At present the land is mainly used by dog walkers and the occasional trail bike (the gate on the northern end to Stotts Lane is ineffective).

My last point indirectly relates to the lack of footpaths on Stotts Lane. I presumed the Council were waiting for the State Government to rezone the land as residential and then they would ask the developer to pay for the footpath. If this land is to remain un-developed then a footpath needs to be made on one side of the road. There are significant numbers of school children who walk along Stotts Lane to get to Mt Erin school. They either walk along a muddy track near Escarpment Reserve or walk on the road on the upper. I walk my dog in this area around 8am and there is considerable road traffic (including the usual hoons) and foot traffic—mainly school children.

I commend the Council for not sealing the bottom part of Stotts Lane as this limits thru traffic. Could I suggest that the Escarpment Reserve be included in this green wedge. Most of it is native bushland with the narrow strip on the northern end taken over by bracken.
Frankston Council - Review of zoning at 1 Skye

Concerns re our immenity :-

Firstly, when we purchased our home some ten years ago we approached council, as suggested by our conveyancer, to seek advice on any concerns, overlays etc., that council could provide that may effect our immenity now and into the future.

At the time of purchase our home was zoned Rural green wedge. We knew there was a quarry nearby, but council had not disclosed that a landfill was imminent so in good faith we proceeded with the purchase.

It was a beautiful environment to live in and

In fact the whole environment has changed.

Today the noise, dust and rubbish blowing in from the Transfer station has completely destroyed the quality of our lives and has affected my aunts health considerably.

HOW THE TRANSFER STATION HAS CHANGED OUR IMMENITY:

Trucks coming and going 24/7 is unbearable with the noise from engine and air brakes, slowing down and accelerating from Harold Rd.

The dust is shocking. Hanging washing on my clothes line is impossible, and using a dryer has increased our energy bills considerably.

Debri from Transfer station into our property has increased.

Noise from the transfer station is getting worse, not better, despite the noise monitoring which has come at a considerable expense to ratepayers. The results from the monitoring which we have asked to see for two years was recently presented to us....BUT SHOWED ONLY 30 MINS. OF MONITORING....there are eight hours in a day!! THIS IS NOT A FAIR AND REASONABLE ASSESSMENT!!

Council insists, as they did in relation to the transfer station, that mulching will not be carried out on the site, but the increase in noise supports this operation.

Another important point is that "there will never be a landfill...just a transfer station," yet Councils own publications indicate there will be a landfill in 2018!!

This deplorable announcement will mean an introduction of vermin into the equation and no one should be expected to live in such an environment.

So much for the green wedge! Council has a lot to answer to.

Ballarto Rd. is so congested, especially between the hours 3.00 pm to 6.30 pm it is impossible to leave our home for traffic build up...so we are imprisoned in our home and have become resigned to the fact that we don't go out after 3.00pm in the afternoon!
How does council expect to compensate us for destroying our lives?
Our complaints have been repetative and will continue until some solution is forthcoming.

I have recent information suggesting that council is considering moving the current council depot located between Buna and Mc Culloch Ave. Seaford to make way for residential use.

A possible solution to all of this could be for council to purchase our property and our next door neighbours for the relocation of the depot, where depot activities could be carried out in a more conducive environment created by council.

NB (The current depot is located near the basketball stadium, football oval and factories....similar to what has been created near us here.)

If this solution was implemented resident complaints would cease and industrial activities introcued by council could be carried out unencumbered.

We hope our suggestions will be considered and finally bring an end to our constant turmoil and a better environment for the whole community, be that sporting activities and or factory use.

Thank you.
Frankston North
3200, 22nd Sept 2015

At: Mr
Frankston Green Wedge
Management Team
Frankston Council

Dear Mr,

Re: Frankston's Green Wedge

Thank you for the opportunity to have my say regarding this matter. I'm a local resident and I've lived in the area for over thirty years. As you can imagine, I've seen massive changes in the area. Some excellent like McClelland Art Gallery and the new PARC.

There have been some grotesque over-development like the what we see on the corner of Hall Road & Frankston/Wandinong as well as Cradle Road. (This is uglification, personified.)

We don't want to have a suburb that is unlivable! It's unfair. Frankston North has lost many vacant blocks with flag equipment on them, which were allocated for recreational use. These were sold for profit without public consultation.
There is also an example of land at the top of Rosemary Crescent, that was part of the flora and fauna reserve of the Peaks. There are other examples of loss in Frankston to numerous to note.

To a ratepayer and long suffering resident I sincerely hope that you and your colleagues can do long a hard at making a lasting garden statement.

Yours truly
Have Your Say Topic: Rezoning for Retirement Villages

Contact Name: Skye

I'm hoping Council will consider rezoning land in the Green Wedge to allow for some high quality retirement villages. There is so much degraded land in Frankston that has no value for agriculture. Long term residents of Frankston who wish to downsize or move into a retirement village have no choice but to move out of the area to places like Cranbourne because of the lack of high quality retirement type properties in Frankston.
Have Your Say Topic: Frankston Green Wedge Management Plan

Contact Name:

Contact Postal Address: Seaford VIC 2198

Contact Daytime Telephone No:

Contact Email:

Your Feedback: Protection of the Green Wedge has been government policy since the 1960's. This was good policy 50 years ago, and is even better policy now given the current urban development pressures. Green Wedges ensure the continued existence of native fauna and flora across Greater Melbourne and the wildlife corridors important important to them. Relentless predation on our open green spaces represents death by a thousand cuts. All development on these spaces should be outlawed!
From: website@frankston.vic.gov.au
Sent: Wednesday, 27 September 2017 12:57 PM
Subject: Have Your Say Submitted

Have Your Say
Topic: Frankston Greenwedge Growing Pains
Contact Name: 
Contact Postal Address: 
Contact Daytime Telephone No: 
Contact Email: 

The meeting held 14/9/17 was of great importance to the FGWMP. It demonstrated that the City of Frankston has growing pains now that the rural is meeting with the urban boundaries. It demonstrated, as per the issues raised by ratepayers and residents, that there are areas within the FGW that are actually not rural nor conservation, but industrial, residential and thus in need of rezoning to suit current growth and developing trends. It also demonstrated that the "rural" is subject to urban rulings that are inapplicable or inappropriate, and that rural is not subject to the maintenance practices of residential areas. There seems to be much industrial businesses within the FGW that are not compliant to the FGWP requirements and impacting on the residents of large allotments. Perhaps a review of the zoning is required to reset the boundaries for the present pain and the future growth, and thus have a more structured City, which will allow growth in urban, control over industry, and protect the rural zoning that remains.
Submission for review of RCZ to spot re-zoning

Planning Authority: Frankston City Council

Contact details

Name:
Phone:
Email:
Address: 386 Ballarto Road, Skye

Property Details:
Assessment 362242
386 Ballarto Road, Skye
LP 51484 + LP51484

Located on Ballarto Road, between Potts Road and Diamond Parade, directly opposite the Skye Primary School.

This property is zoned RCZ - Rural Conservation Zone and has a VicRoads overlay in force, and falls in the Frankston Greenwedge.
1. **Land affected by current zoning**

   The properties located on Ballarto Road between Potts Road and Diamond Parade, are significantly smaller in size allotments that the neighbouring properties that fall in the RCZ zoning, which are mostly multi-acre blocks.

   Since ownership in the 1960's of 386 Ballarto Road, there has been no notification of review, update to zoning or review of overlays on the property.

   We have no reference of review of the scheme to this address, although the estate between Darnley Break and Diamond Parade that faces Ballarto Road (and is bordering our property), has been developed into a high density residential area.

   Being in the RCZ Zone, there are very strict prohibited activities and development restrictions imposed on the property. This is imposing difficulty in developing the property, in sale of the property due to restrictions and in up-keeping the fees and rates, which are charged according to the surrounding values of the neighbourhood, that do not reflect the restrictions of our property.

   The property is classified as "rural" but is subject to urban rulings that are inapplicable or inappropriate to rural zones ie cutting of trees and shrubs, access to utility pits.

   There is no consideration to submit plans for development that are on the prohibited list, even though our property size is not applicable to the RCZ area and zoning requirements.

   The tight restrictions placed on our property are not in keeping with the demographic growth in the immediate area. The Urban Growth is on our boundary and we are bound to remain inactive.

   The City of Frankston is currently experiencing growing pains since the rural zones are bordering/merging with the rapidly developing urban boundaries and population growth.

2. **Effect of proposed amendment**

   The amendment will allow development of vacant land, that will compliment the growth in the neighbourhood, and rezone small allotments within the RCZ boundary, in line with the high density residential zone that neighbours the land, and compliments the mixed use area it sits in. There is a school across the road, and the CFA within the strip of properties that sit between Potts Road and Diamond Parade.

3. **Strategic Assessment and Planning**

   The property falls in the Frankston Greenwedge, which is currently under a review of a Management Plan, for ongoing management and consideration in line with strategic consideration of Victorian Planning Authority.

   The assessment of the Greenwedge may identify future planning for industry and urban growth, as well as areas of zoning and activity that are not necessarily compliant or complimentary with greenwedge guidelines, thus in need of rezoning to suit current growth and developing trends.
4. **Restrictive covenants**

Due to the development and urban growth of the Skye area, it may be pertinent to review the VicRoads overlay, which has been in force for decades. Since its inception, the overlay may no longer be applicable to the keeping of the growth of the land surrounding the overlay.

The VicRoads overlay and the RCZ/zoning is restricting the development of the properties along Ballarto Road, with a significant backset required from the road and the back of the property, significantly reducing building size, and type of building allowable in the zone.

**Submission**

We kindly request a review of the zoning/spot rezoning at 386 Ballarto Road, Skye. Currently a RCZ, with your knowledge, planning requirements and kind involvement, consider a zoning of GRZ or MUZ for the property.

This will open the prospects for development of vacant land, that will compliment the growth in the area.

Your kind consideration is greatly appreciated.

Yours faithfully,
Frankston Green Wedge Management Plan Issues Paper: Submission 28 September 2017

This submission suggests further additions to the issues, opportunities and recommendations identified in the Frankston Green Wedge Management Plan Issues Paper.

**Frankston Green Wedge Management Plan (GWMP)**

Stakeholders articulate the Vision for Frankston’s Green Wedge based on State Planning Policy for Green Wedges as included in:

- Clause 9 Plan Melbourne, Policy 2.1.1 (maintaining the Urban Growth Boundary and Direction 4.5)
- Clause 11.06-7 Green Wedges (Purposes of Green Wedges)
- Clause 57 Metropolitan Green Wedges Land
- Clause 35.04 Green Wedge Zone

Include a section on "What the community values about Frankston’s Green Wedge and would like to include and exclude in the future."

These could include:
- Biodiversity and bio-links
- Cultural heritage (e.g. scar trees) and local history
- The visual aesthetics of the bush and rural landscapes and the feelings of peace and wellbeing they engender.
- Walking trails and recreational facilities such as picnic areas
- Strong community culture of volunteering
- Clean, green agricultural enterprises and 'buy local' opportunities

Map locations for these where possible

**Planning Issues**

- Need to secure the Urban Growth Boundary permanently as a priority for the protection of environmental and landscape values.
- Ensure the vision, role and purpose of the Green Wedge are included in the Municipal Strategic Statement in order to influence future decisions on land use and planning in the Green Wedge.
- Pressures for rezoning of Green Wedge for residential, commercial and industrial use
- Built development MUST have a low footprint and be in conjunction with a use that is consistent with maintaining the rural landscape that is fundamental to the future of the Green Wedge; oversized places of worship, sheds
- VicSmart applications
- Suitability of uses e.g. abattoirs
- Historic small lots less than current zone requirements (GWZ and RCZ) with land use constraints
- Lack of built form guidelines -height, building bulk, site coverage, setbacks, streetscape.
- Built forms adversely impacting the visual amenity that rural landscapes provide
- Threats to highly valued canopy trees to accommodate developments e.g. River Red Gums

**Actions**

- Embed the GWMP in the Planning Scheme
- Investigate the need for a Design and Development Overlay to apply built form objectives and requirements such as appearance, setbacks, heights or materials.
- Review the Environmental Significance Overlay and its schedules to ensure that protection of significant sites and vegetation is up to date
- Align the GWMP with all Council Plans, Strategies and Studies and Regional Catchment Strategies
- Assess the Impacts of VicSmart provisions
- Include guidelines for buildings
- Promote high quality building design that meets the preferred character for rural landscapes
- Discourage applications for uses which may be better suited to urban areas or the fringes of urban areas e.g. churches.
• Investigate a precinct for shed-based agriculture
• Map lot sizes with a view to consolidation of small lots for viable agricultural pursuits
• Encourage low-impact tourism activities with a sustainable tourism plan e.g. farmgate trail; farmers’ markets.
• Protect vistas of agricultural land, treed bushland, hills and waterways
• Identify locations for native vegetation offsetting for unavoidable losses in urban developments
• Investigate permit conditions to require land management plans in priority areas for biodiversity.

Environment, Landscape, Open Spaces
Issues
• Nature Conservation Reserve in Frankston South to be included in Frankston’s Green Wedge: 90+ hectares with Ecological Vegetation Classes of regional and state significance and endangered faunal species including the growing grass frog; Flora and Fauna Guarantee Act listed species.
• Safeguarding the ecological values of vegetated riparian zones around wetlands and creeks and vegetated buffers around smaller dams on private land.
• Threats to habitats, natural hydrology and water quality; degrading of land through erosion, acidification, salinity and contamination.
• Consistency of management of Green Wedges across Local Government Areas.
• Need for management of biodiversity on a landscape scale.
• Inadequate knowledge, understanding and preparedness for climate change impacts on biodiversity.
• Incremental effects of water extraction and diversions for dams and bores on waterways and environmental flows.

Actions
• Protect sites of faunal and habitat significance; protect existing habitat linkages and develop new linkages and fauna crossings; explore possibilities for habitat corridors in areas of private land ownership and along roadways to combat fragmentation.
• Undertake an audit of native flora and fauna and rate their values (reserves and freehold land).
• Document/photograph the diverse landscapes in the Green Wedge for their future protection.
• Introduce incentives and rewards for property owners to maintain and enhance environment values for the benefit of the whole community e.g. Council rates reduction for native tree planting, rehabilitation of weed-infested areas, support for wildlife corridors; Land Stewardship funding e.g. Bush Tender.
• Adopt a consistent approach to conservation across local government boundaries.
• Identify ways to protect known and potential areas of cultural heritage sensitivity e.g. locations of scarred trees, middens, wetlands, creeks.
• Plan for impacts of climate change on biodiversity.
• Investigate and address the appropriateness of water extraction and diversions on waterways.
• Encourage Landcare and other groups to support conservation of natural values and ecosystems; Schools Landcare stewardship program for public open spaces.
• Investigate opportunities for Trust for Nature Covenants; bequests.
• Support volunteering for conservation, weed eradication, revegetation activities in public reserves e.g. with a policy and strategy.
• Educate for bushfire risks.

Land Use: Farming and Agriculture
Issues
• Low uptake of soil-based agricultural enterprises
• Fragmentation of agricultural land as a result of approved uses e.g. sporting grounds, churches.
• Ensuring land is not developed or subdivided to the extent that soil-based agricultural activities are no longer viable.
• Investigate new agribusiness opportunities.

Actions
• Review the Economic Development Strategy 2016-22 to check alignment with GWMP.
• Undertake appropriate monitoring of impacts of climate change, especially on land capability and water resources. Adopt best practice on a local basis to address climate change.
- Manage the landscape as a key part of agriculture and for the benefit for whole community: introduce incentives and ‘rewards’
- Provide an advisory service for new farmers (including tree change/hobby farmers) on land use and management
- Implement education programs for sustainable land management e.g. for horse, cattle or alpaca grazing.
- Develop a marketing strategy to attract new growers to the region and investigate funding opportunities
- Explore models for tourism such as eco-tourism or back-to-nature tourism
- Foster a clean, green approach, minimising use of chemicals, fertilisers and any practices that may have a negative impact on environmental values

**Industry**

**Issues**
- Suitable rehabilitation of decommissioned extractive industry sites
- Sites of future extractive industries
- Pressures for industrial uses
- Buffers to sensitive uses

**Actions**
- Map future land uses
- Investigate opportunities for wetland habitat, biodiversity linkages, a solar energy park on former quarry site
- Support renewable energy initiatives
- Identify opportunities for approved new industries
- Investigate opportunities to reduce industry-related pollution
- Advocate for high-speed broadband service to support local enterprises that may have national and international impact

**Community**

**Issues**
- Employment opportunities
- Health and wellbeing
- Accessibility to family services e.g. for childcare, health care needs
- Support for ‘Aging in Place’
- Potential conflicts between farmers and non-agricultural users

**Actions**
- Undertake a needs assessment to determine community services required in the area
- Promote enjoyment and an increased understanding of natural and cultural values
- Support unstructured recreational activities e.g. cycling and walking

**Rural living**

**Issues**
- Non-car transport services
- Pressures for urban services e.g. sewerage
- Safety e.g. bushfires
- Unmade roads and footpaths
- Rubbish dumping

**Actions**
- Encourage community fire fighters
- Ensure adequate and timely road maintenance; encourage footpaths with ‘natural’ appearance and vegetated verges
- Ensure land use and development is addressed in the context of its potential effect on the wider catchment.
Council, Governance Issues

- Monitoring and Review: the lifespan of the GWMP? Prioritisation of actions-- high, medium, low-- with timelines for implementation.
- The Review period for GWMP? Annual reporting on the implementation.

Actions

- Develop an Action Plan identifying the time frames for actions and the responsible authorities and agencies.
- Council, community & stakeholders to work with relevant government agencies, other agencies and organisations.
- Council to adopt the Green Wedge Management Plan.
- Lobby State Government for funding for projects in the rural parts of the municipality.
- Review council rates for larger land holdings-- high rates may contribute to subdivisions of land and land fragmentation leading to loss of productive land for future agricultural use.

Frankston South 3199

28 September 2017
26 September 2017

Frankston City Council
30 Davey Street
Frankston Vic 3199

Dear Sir/Madam,

Re: Submission in response to Frankston Green Wedge Management Plan Issues Paper

I refer to the above matter and wish to advise that Mesh Planning is acting for the following landowners in making this submission:

- McClelland Drive, Langwarrin
- 320 Wedge Road, Skye
- 1 - 42-52 Stotts Lane, Frankston South & 10 Baxter-Tooradin Road, Frankston South (see attached location plans).

By way of background, I can confirm that representatives from Mesh Planning were in attendance at the recent public information evening and it is noted that some of the key general themes that emerged from the consultation were:

- a lack of clarity regarding the relevance of the Green Wedge areas now and into the future;
- a call for greater flexibility in planning provisions;
- declining viability of some agricultural activities;
- the burden of management of Green Wedge areas should be shared if there is a wider benefit associated with their protection;
- a clear view that the planning provisions and vision for the land within the green wedge areas should be guided by the actual values rather than historical justification.

The purpose of this submission is to firstly respond to the general content of the issues paper and secondly, but perhaps more importantly, to respond to the invitation for submitters to provide comment on the breadth of the issues that should be addressed in preparing the Green Wedge Management Plan.

The subject landholdings are located in disparate parts of the Frankston Green Wedge as set out below:

- McClelland Drive, Langwarrin – Precinct 3: Skye South/Langwarrin
- 320 Wedge Road, Skye – Precinct 2: Skye
- 42-52 Stotts Lane, Frankston South & 10 Baxter-Tooradin Road, Frankston South – Precinct 5:

Frankston South

What is interesting about the subject landholdings is that they are real examples of the diverse challenges associated with preparation of the Green Wedge Management Plan in that they have the following characteristics:
<table>
<thead>
<tr>
<th>Landmark/Locality</th>
<th>Current Use/Context</th>
<th>Current Zoning</th>
<th>Green Wedge Management Plan Implications</th>
</tr>
</thead>
<tbody>
<tr>
<td>McClelland Drive, Langwarrin</td>
<td>Rear part of the land occupied by an active quarry – front part of the land subject of quarry approvals but no quarry activity commenced – land to the north has been used for extractive purposes</td>
<td>Special Use Zone</td>
<td>The current zoning and use of the land is inconsistent with green wedge objectives – the landowners are willing relinquish the existing extractive approvals that apply to the front part of the land – preparation of the Green Wedge Management Plan offers a significant opportunity to plan for redevelopment of the land in a way that will achieve a net community benefit. In this context allowing part of the land to be developed for urban purposes could enable the balance of the land to be set aside for conservation and/or parkland purposes.</td>
</tr>
<tr>
<td>320 Wedge Road, Skye</td>
<td>Currently used for farming purposes but suffering from declining viability and severe urban encroachment problems. The land does not contain any conservation values</td>
<td>Green Wedge Zone</td>
<td>The declining viability of farming activities and the encroachment problems coupled with the lack of any conservation values brings into question the basis for designation of the land for Green Wedge purposes. Preparation of the Green Wedge Management Plan offers a significant opportunity to reconsider the most appropriate use of the land.</td>
</tr>
<tr>
<td>42-52 Stotts Lane, Frankston South &amp; 10 Baxter-Tooradin Road, Frankston South</td>
<td>Currently used partially used for rural living purposes and partially vacant land. surrounding land has been developed for urban purposes; no conservation values. located in close proximity to key urban infrastructure and current UGB lacks strategic justification</td>
<td>Rural Conservation Zone</td>
<td>The boundary of the current UGB is clearly an anomaly and preparation of the Green Wedge Management Plan offers a significant opportunity to identify the subject land (along with nearby land within the Mornington Shire) as being inconsistent with the objectives of the Green Wedge given that the land does not contain Green Wedge values. Having regard to the absence of green wedge values and the proximity and type of existing urban structure, the land would be better utilised for urban development purposes.</td>
</tr>
</tbody>
</table>

An important aspect of the issues paper is that it divides the Frankston Green Wedge into a number of precincts. It is considered that identification of the precincts is the first step in recognising and acknowledging from the outset that the conditions and management issues within the Frankston Green Wedge are different from one precinct to the next.

In order to properly identify and respond to the conditions that are found within each of the precincts it is essential that the next stages of the process, including formulation of the project brief for preparation of the management plan, include a requirement that the conditions and management issues are documented before potential responses are identified.

Transparent documentation on the relevant conditions and management issues is considered to be an essential step in formulating a responsive and relevant green wedge management plan.

In this context, it is important to respond to the description of possible approaches to formulation of the Green Wedge Management Plan that were identified by Council's Strategic Planning Manager at the consultation evening. Council's Strategic Planning Manager identified three possible approaches as follows.
1. A general, superficial tick the box exercise which proposes essentially no change.
2. A review of the planning provisions which affect the green wedge land but no change to the extent of the green wedge areas.
3. A full strategic review of the green wedge areas including their role, physical extent, planning and other controls and management recommendations including resourcing.

As was mentioned a number of times by the Strategic Planning Manager it is the case that the Frankston Green Wedge management issues are very diverse and it is also the case that the Frankston Green Wedge areas have been 'neglected' for quite some time.

Taking into account the diverse issues and interests, the general themes of the community consultation evening and the lack of recent strategic review of the green wedge areas of recent times, it is recommended, and requested on behalf of the landowners, **that a full strategic review of the green wedge areas including their role, physical extent, planning and other controls and management recommendations including resourcing be undertaken.**

In terms of the process by which the green wedge management plan is prepared, three very important requests are made.

- **Firstly,** that the information gathering stage (which is not yet complete) is precinct based, evidence based, and actively takes into account and assesses proposals by landowners.

- **Secondly,** that the existing alignment of the Urban Growth Boundary (UGB) and the existing zoning of land not be viewed as insurmountable constraints to consideration of responses to the identified management issues as a change in the alignment of the UGB and/or a change in zoning in conjunction with a development proposal may be capable of achieving improved land management actions or be capable of achieving State level green wedge management objectives.

- **Thirdly,** that every stage of the process be inclusive and open to landowner and broader community consultation.

Inherent within the second point above is the expectation that proposals for change will be received through the process. In order for the process to be successful in responding to such proposals and in conducting a 'full strategic review', it is considered essential that the project brief anticipate such interest and incorporate a requirement for identification of a framework to assess such proposals.

Positive anticipation of such approaches is considered to be a more positive, transparent approach which could achieve a range of policy and strategy objectives as opposed to an unwillingness to consider proposals through the process. By way of example, Council is aware of the issues around Stotts Lane in Frankston South where the current zoning and UGB alignment are clearly anomalous. Attached to this submission is a very recent submission that has been prepared in response to the **draft Mornington Housing and Settlement Strategy** which relates to similar land in Baxter. The general substance of this submission is also relevant to the Stotts Lane land – the issue is that strategic justification needs to be established through the Green Wedge Management Plan process to enable such proposals to be considered.
Returning to the other landholdings that are subject of this submission, it is intended that more detailed proposals will be submitted to Council for consideration. In the meantime it is requested that:

1. a full strategic review of the green wedge areas including their role, physical extent, planning and other controls and management recommendations including resourcing be undertaken; and

2. the process by which the green wedge management plan is prepared, incorporates three very important components:

   • **Firstly**, that the information gathering stage (which is not yet complete) is precinct based, evidence based, and actively takes into account and assesses proposals by landowners.

   • **Secondly**, that the existing alignment of the Urban Growth Boundary (UGB) and the existing zoning of land not be viewed as insurmountable constraints to consideration of responses to the identified management issues as a change in the alignment of the UGB and/or a change in zoning in conjunction with a development proposal may be capable of achieving improved land management actions or be capable of achieving State level green wedge management objectives.

   • **Thirdly**, that every stage of the process be inclusive and open to landowner and broader community consultation.

It is also requested that Council note the intention to lodge further site specific information and proposals for the subject land and surrounds. Finally, I can confirm that the requisite form has been submitted to request and commit to on-going involvement in the consultation process.

Should you wish to discuss any of the above please do not hesitate to contact me on 9695 3025 or 0418 148 605.

Yours faithfully,

Chris De Silva
Director
ADDENDUM

Dear Mayor and Councillors
Frankston City Council
30 Davey Street
FRANKSTON, VICTORIA, 3199.

Re: 1005 Frankston Dandenong Road, Carrum Downs

Please find attached a copy of our response to the Frankston Green Wedge Management Plan (FGWMP) Issues Paper that we submitted to Council 28 September 2017. We are grateful in having been invited to participate in Council’s Green Wedge review process and have provided our suggestions regarding the need for an effective subcategorization land as well as our vision for the development and use of our 32 Ha parcel of land at 1005 Frankston Dandenong Road, Carrum Downs which adjoins Council’s Carrum Downs Recreation Reserve.

In the past, the site has played a role in supporting agricultural uses such as market gardening, and broad-acre farming. However, the viability of small scale farming has led to many like parcels being used for grazing.

While there is a need to maintain a nexus between the use of the site and its Green Wedge obligations, we believe that there is an opportunity to re-position the land’s agricultural purpose through the mandating of productive planting on residential lots via development controls. In this regard, we would like to work with Council to deliver a model development that:

- Is founded on a health and well-being platform with the Carrum Downs Recreation Reserve being expanded by 2 Ha along its northern boundary with inter-connected bicycle and walking tracks enhancing its contribution to recreation,
- Reflects a range of residential, employment and industrial land opportunities including new SOHO products to encourage enterprise at home,
- Mandates productive planting in each home via development controls;
- Mandates that all homes are to be 7 star,
- Commits to a proportion of homes (between 5-10%) for affordable housing.

We have provided a copy of our presentation that we are keen to discuss at a future forum with Councillors with various examples of where these initiatives have been previously introduced and look forward to your reply.
Response to the Frankston Green Wedge Management Plan – Issues Paper

Subject Property:

1005 Frankston Dandenong Road, Carrum Downs
Overview

Thank you for the opportunity to make a submission in response to the Frankston Green Wedge Management Plan issues paper that was made available on Council's website and presented at the information meeting held by Council at the Frankston Football Club on 14 September 2017.

The owner company purchased the land known as 1005 Frankston Dandenong Road Carrum Downs in December 2015 because it was perceived to be a good opportunity to secure a strategic landholding with over 500 metres of frontage to Frankston Dandenong Road. The subject property of 32.37 Ha, was represented by the selling agent as being “positioned brilliantly in the boom growth corridor, awaiting possibilities both now and into the future” and notwithstanding the Green Wedge obligations, fairly reflected the aspirations of prospective purchasers at the time and perhaps the long term expectation of a large proportion of the community in Carrum Downs.

![Figure 1](image)

The subject property with one of its boundaries abutting the Urban Growth Zone to the east and the other abutting the northern boundary of Frankston City Council’s sporting hub at the Carrum Down’s Recreation Reserve is uniquely positioned and if developed appropriately, could deliver the objectives of Green Wedge land while providing a model development for reconciling public and private interests.
This submission has been prepared in response to the Frankston Green Wedge Management Plan issues paper (FGWMP) and aims to:

1. Discuss a model for the classification of Green Wedge land in order to provide greater clarity, transparency and public confidence in reconciling public and private interests,

2. Describe a responsible development proposal of the subject property at 1005 Frankston Dandenong Road, Carrum Downs that if supported, would meet the objectives of the Green Wedge strategy. This could be achieved by adopting the relevant Green Wedge themes and mandating them as outcomes of the proposed development and by demonstrating how similar development proposals can be considered in future under a new Green Wedge sub-classification model; and,

3. Outline the basis of an offer to vest up to 2 Ha of land in Council allowing for the extension of the Carrum Downs Recreation Reserve that would be required to support the key underlying theme of the proposed development proposal and the community’s recreational needs in this region of the municipality.

While we recognise the importance of Green Wedges in setting aside public and privately-owned land for a range of non-urban uses, the review of the FGWMP provides a timely opportunity for Frankston City Council to undertake a strategic assessment of the application of the Green Wedge zones, Victorian Planning provision tools including overlays and policies to ensure the long-term sustainable management of land and resources in Green wedge areas.

The meeting of community, resident and owners of 14 September 2017 provided an important opportunity for stakeholders to share their views and aspirations (but largely grievances) about the positioning and management of Green Wedge land in the municipality. These issues are discussed below.

Background

An integral component of the Melbourne 2030 strategy is the implementation of the Urban Growth Boundary and the establishment of Green Wedges that are to be set aside for a range of non-urban used.

The Melbourne 2030 strategy states that the role of Green Wedges includes:

- Providing opportunities for agricultural uses such as market gardening, viticulture, aquaculture, farm forestry and broad-acre farming,
- Preserving rural and scenic landscapes,
- Preserving conservation areas close to where people live,
- Preserving renewable and non-renewable resources and natural areas (such as water catchments),
- Providing and safeguarding sites for infrastructure that supports urban areas (such as airports and sewage treatment plants),
- Allowing industries such as sand and stone extraction to operate close to major markets,
ENabbling the development of networks of open space; and,

Providing opportunities for tourism and recreation.

Need for a new Green Wedge sub-classification paradigm

The issues raised at the meeting of stakeholders on 14 September 2017 can clearly be characterised according to the five themes presented under the FGWMP issues paper which are as follows:

- Biodiversity and Nature Conservation,
- Cultural Heritage,
- Economic Development,
- Extractive Industries; and/or
- Recreation and Open Space.

Biodiversity and Natural Conservation

While the protection of biodiversity, cultural heritage and nature conservation corridors and networks is a responsibility that must be shared by all landowners whether title is held in public or private ownership the provision and protection of opportunities for recreation and open space largely rely upon an authority’s ability to ensure public access to green wedge land unless the requirement for open space is necessary to create or maintain visual and passive green corridors. A distinction needs to be made between green wedge land required by an authority for its active recreational value and land in private ownership that has for many years been encumbered for its “open space value” but that is unlikely to ever make a meaningful contribution to furthering the objectives of this theme.

The subject land at 1005 Frankston Dandenong Road provides a unique opportunity to progress the much needed expansion of the Carrum Downs Recreation Reserve by a further 2 Ha and at no land acquisition cost to Council as well as a new master-planned community where sport and well-being is a priority. Well-presented streetscapes, productive roof-top gardens that are required under planning and covenants on title as well as new innovative housing products that are energy efficient and that encourage and support the use of small home offices, studios and workshops purport to achieve some of the key objectives of green wedge land in a contemporary manner and under a regulatory or contractual regime where the obligations of the managing authority and landowners are clearly understood.

The Greening Our Future: Environmental Strategy 2014-2024 and the community workshop identified an aspiration for “highly productive agricultural enterprises operating in the Green Wedge showcasing world-class environmental practices that provide organic, nutritious food and products while sequestrating carbon and providing habitat corridors”.

Aspirations should be interpreted in a modern context and the subject property and proposed development of same provides an excellent opportunity to showcase environmental practices providing owners with the opportunity (an obligation) to maintain seasonal and productive gardens and to harvest the sun’s energy through solar panels while balancing working from a home-based work environment in a community that reinforces the value of well-being.
The strategy recognises that open space is not evenly distributed and is not all owned by Council and the proposal outline in this report aims to provide clarity in allocating 2 Ha of active open space by vesting same in Council as part of the Carrum Downs Recreation Reserve and passive open space in private ownership that can be used in a conforming and meaningful manner.

While the subject land contains no key biodiversity assets, development of the subject land in green wedge objectives (and controls) will greatly assist to connect with and support a community commitment to biodiversity needs.

Cultural Heritage

The Biosis November 2016 report – Areas of Cultural Heritage Sensitivity for the Carrum Downs / Seaford Wetlands Area shows that the subject property that is located on the south east corner of the Green Wedge is not a Registered Aboriginal Place or an Area of Cultural Heritage Significance.

The subject property is flat with no elevated rises and slopes overlooking waterways or stony outlooks. Due diligence of the site when considering appropriate development will include a thorough sampling assessment by an experienced cultural heritage consultant and there will inform that cultural area studies that have been undertaken to date. There is also sufficient flexibility in the proposal suggested to accommodate by design any findings.

Economic Development

The importance of creating employment opportunities within the municipality was echoed at the meeting of 14 September 2017, Frankston City Council's Economic Development Strategy 2016-2022 through its 63 point action plan. The Strategy, as stated in the FGWMP issues paper recommends that Council undertakes a Green Wedge Management Plan with a view to identifying marginal land that could have future employment uses. The subject land that is located at the south east corner of the Green Wedge sub-precinct and with over 500 metres of frontage to Frankston Dandenong Road, provides an excellent opportunity to meet the employment objectives that are outline in the strategy.

There are opportunities to create jobs through the rezoning of land on the periphery of Frankston Dandenong Road and by developing new and innovative home office and home workshop products that support the home business owner and perhaps the sole proprietor contractor to manage and overcome a wide variety of issues when working from home. By supporting owners to understand their town planning and local law obligations from the onset, residents are well position to build their lives within a new master-planned community that is based on life-work balance, recreation and well-being.

A new sustainable master-planned community on the subject property in Carrum Downs will achieve the employment objectives of the employment strategy by:

- Providing industrial areas (or equivalent and perhaps superior opportunities for green business) along Frankston Dandenong Road that do not exist or have reached capacity in the Carrum Downs area,
- Allocating and vesting up to 2 Ha of land in the Frankston City Council to permit and expansion of the Carrum Downs Recreation Reserve on the southern boundary of the subject property. This would assist Council in a future expansion of the reserve and facilities that would attract sports support and educational services in this precinct,
RESPONSE TO THE FRANKSTON GREEN WEDGE MANAGEMENT PLAN (FGWMP) – ISSUES PAPER

- Including innovative home office and home warehouse living residential products within the development to support start-up home businesses and sole-trader contractors; and,
- Introducing design controls to mandate energy-efficiency, solar power generation and the protection and/or enhancement of green space, roof top gardens and canopy.

Extractive Industries

The issues raised by the community regarding the existing extractive industry industries within the Green Wedge are varied and complex and the community has significant difficulty in understanding why extractive industries are afforded a sense of commercial protection under Green Wedges as is land that is reserved for public open space and cultural significance under this zoning. This report suggests a separate categorisation for land occupied by extractive industries and buffer zones that are privately-owned and incidental to same.

Recreation and Open Space

The Frankston City Open Space Strategy 2016-2036 identifies a need for additional recreational land in Carrum Downs and the Frankston City Sports Development Plan and Frankston City Recreation Strategy both support a view that Green Wedge land can play a major role in meeting recreation and leisure needs.

The development proposal of the subject property at 1005 Frankston Dandenong Road that abuts the Carrum Downs Recreation Reserve provides an ideal and unique opportunity that would allow Council to expand the recreation reserve by up to 2 Ha and this would allow for the delivery of a multi-sport reserve, an expansion of any pavilion/s and much needed car parking (refer to Figure 2 below). The development of a master-planned community that incorporates bike tracks and walking trails that are integral with the recreation reserve that will form the focus of a community that is founded on well-being principles is consistent with the objectives of the open space and recreation strategies.
The identification and assertion by Government of Green Wedge land that is not incidental in assisting to meet the objectives of the Green Wedge Strategy will go a long way in restoring confidence in the management of same by the community. This was evident at the community meeting held on 14 September 2017. It is clear that the need to protect biodiversity, flora and fauna on public and private land is axiomatic and now well-settled and a sub-classification of Green Wedge Land highlighting this characterisation would be well received by the community.

The encumbering of private land by Government and agencies with no clear statement as to future interests was also raised as a concern at the meeting. The absence of clarity regarding strategic interests in the land and intention makes it difficult to plan for marginal agricultural business. There is also a perception that this ‘looseness’ provides the authorities with an opportunity to maintain an interest in private land in Green Wedges for these purposes without a clear position on their maintenance and upkeep responsibilities. A second sub-category of Green Wedge land outlining strategic infrastructure interests is also suggested. These two categories of Green Wedge land are shaded in green above.
However, there is a need for a category of Green Wedge land where there is a discretion for Council and perhaps an administrative arm of Government that is vested with authority to assess planning applications from the development that aims to achieve the objectives of Green Wedge land in a contemporary context and is suggested that perhaps a new VCAT Green Wedge list could be created to consider planning applications that are assessed according to Green Wedge objectives and are then forwarded to the VCAT for a determination. Fees could be set according to the level of complexity of the application to be considered. This is shaded in grey under Figure 3 above.

Meeting Green Wedge Objectives under a new Development Proposal

The Development Proposal

A land budget of 32 Ha (subject property) on the fringe of the Urban Growth Zone and immediately adjacent to a much-needed and geographically-constrained sports precinct can meet and surpass the Green Wedge objectives as outlined in this submission. However, such proposals will require an amendment or a broader interpretation of Green Wedge controls and a commitment by an owner/developer to work with Council on achieving a responsible and viable outcome, both guided by the themes and objectives to achieve an exceptional outcome in a contemporary context.

The development proposal outlined below is suggested for consideration because of:

- its unique location on the fringe of the Urban Growth Zone and immediately adjacent to the Carrum Downs Recreation Reserve and Frankston Dandenong Road,
- the relatively small land holding that can be realised in the market and that can act as a “game-changer” in leading good design in new large scale master planned communities,
- the recognition of the importance of the Carrum Downs Recreation Reserve to the community and any responsible development proposal on the subject property; and,
- the owner’s desire to work with Council to define the parameters of a development proposal that surpasses a modern interpretation of Green Wedge objectives noting that employment, open space and health and well-being are key themes of same.
Expansion of the Carrum Downs Recreation Reserve

The 2006 Stratcorp Consulting report that presented a masterplan for the development of the Carrum Downs Recreation Reserve also reviewed the adequacy of the existing facilities at the reserve, sporting and services shortfalls to cater for then current and future needs and highlighted the need for a third multi-purpose facility in a central location; notwithstanding the shortfall in available recreational land.

An expansion of the Carrum Downs Recreation Reserve can only occur through the acquisition of land to the north or east and this provides an excellent opportunity to introduce a level of responsible development at the periphery of the Reserve that is located on the Urban Growth Boundary to build a community with the Reserve positioned as its main focus. It has been estimated that up to 2 Ha of additional land is required to allow for an additional multi-purpose sports field to be constructed on the Reserve by Council with an adequate level of car parking to service patrons.
Figure 5 – Stratcorp Consulting 2006 MasterPlan

Figure 6 – An example of multi-use facility that could be introduced at the Carrum Downs Recreation Reserve
Figure 7 – Suggested road profile that could be adopted to showcase and Service the Carrum Downs Recreation Reserve and the proposed development.

**Land budget, Development Plan, Concepts and Themes**

<table>
<thead>
<tr>
<th>Land Holding</th>
<th>32</th>
<th>Ha</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>less</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Open Space for the expansion of the Carrum Downs Recreation Reserve (includes car parking)</td>
<td>2</td>
<td>Ha</td>
</tr>
<tr>
<td><strong>Gross Developable Land</strong></td>
<td>30</td>
<td>Ha</td>
</tr>
<tr>
<td>Proposed Development</td>
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<td></td>
</tr>
<tr>
<td>Smart residential lots including small office/home office and warehouse office/home office with design controls</td>
<td>14.5</td>
<td>Ha</td>
</tr>
<tr>
<td>Super lots</td>
<td>6.5</td>
<td>Ha</td>
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<tr>
<td>New Green Employment Zone land (Frankston Dandenong Road)</td>
<td>4.8</td>
<td>Ha</td>
</tr>
<tr>
<td>Proposed Local Roads and Bike/Walking Trails</td>
<td>4.2</td>
<td>Ha</td>
</tr>
</tbody>
</table>
Table 1 – Preliminary Land Budget

Preliminary Development Concept Plan (for discussion)

Figure 8

Concepts and Themes (for discussion)

Figure 9 – Productive planting through the introduction of development design controls can achieve the objectives of Green Wedge.
Figure 12 & 13 – Innovative Small Office/Warehouse integrated with residential uses is a genuine and honest approach in assisting start-up business and entrepreneurs. An ability to separate legal title of the office or warehouse component from the residential dwelling (while precluding sale of the individual parcel) may allow the investment of the purchase of same through self-managed superannuation funds.

Next Steps and offer to further discussions about the proposed development form and proposed property transaction.
Firstly, we would like to thank Frankston City Council for the opportunity to participate in a discussion about the positioning of Green Wedge land in the municipality and in anticipation in considering our submission.

Our proposal to develop the subject property and to support the vesting of land in Council for the expansion of the Carrum Downs Recreation Reserve will require significant consideration by both parties and we would like to suggest that an open and transparent conversation continues between parties following the receipt of this submission in the hope that due diligence can be undertaken by same and that there is sufficient confidence that the objectives of Green Wedge can be surpassed and adequately reflected in any design controls going forward.
1005 Frankston Dandenong Road Carrum Downs

- 32.37 Ha of Green Wedge Zone land purchased by BFFS Investments (Vic) Pty Ltd in September 2014

- Represented by selling agent as "positioned brilliantly in the boom grown corridor, awaiting possibilities both now an into the future".
Why are we here?

Invited by the Responsible Planning Authority to participate in the review of the Frankston Green Wedge Management Plan that gave us an opportunity to:

- Listen to the community and provide our views about how Green Wedge Zone land can be better managed; and,

- Attempt to demonstrate that there are clear and compelling public benefits in supporting an adjustment to the UGB boundary with sufficient controls imposed upon the land that will achieve the objectives of the Green Wedge Zone in this location and the draft Frankston Housing Strategy.
1005 Frankston Dandenong Road Carrum Downs
Role of Green Wedges
(Melbourne 2030)

- Opportunities for agricultural uses such as market gardening, viticulture, aquaculture, farm forestry and broad-acre farming
- Preserving rural and scenic landscapes,
- Preserving conservation areas close to where people live,
- Preserving renewable and non-renewable resources and natural areas such as water catchments,
- Providing and safeguarding sites for infrastructure,
- Allowing industries such as sand and stone extraction to operate close to major markets,
- Enabling the development of networks of open space; and,
- Providing opportunities for tourism and recreation.
Role of Green Wedges

*(Melbourne 2030)*

- Opportunities for agricultural uses such as market gardening, viticulture, aquaculture, farm forestry and broad-acre farming
- Preserving rural and scenic landscapes,
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- Preserving renewable and non-renewable resources and natural areas such as water catchments,
- Providing and safeguarding sites for infrastructure,
- Allowing industries such as sand and stone extraction to operate close to major markets,
- Enabling the development of networks of open space; and,
- Providing opportunities for tourism and recreation.
Contemporary needs

- Employment opportunities
- Affordable housing and diversity
Our vision:

To create a community with a focus on health and wellbeing by:

- Increasing and enhancing recreational spaces & activities

- Encouraging the benefits of agriculture through controls that require each household to support productive-planting practices and education.

- Promoting energy efficiencies and water conservation through the use of design controls that mandate a seven star rating.

- Allocating 10% of all residential lots created to registered housing associations (or equivalent) for affordable housing.

- Develop innovative products such as SOHO and WOHO to encourage self-employment.
Our vision

- Employment
- SOHO & WOHO opportunities
- CDRR enlarged by 2 Ha
- Residential with mandated productive planting, energy efficiencies and 10% allocated to housing associations or equivalent
Recreation and Open Space Links
Agriculture / productive planting
Affordability | Transparency | Sustainability | Deliberative Design | Community Contribution
--- | --- | --- | --- | ---
Capped project profits | Transparent project costs to investors and purchasers | 100% fossil fuel free building operations, e.g. via an embedded energy network | Meaningful and informed participation from future home owners across the project, from design through to settlement | Contribution back to the local urban community through the creation of connected communities, active street frontages, fine-grain and tactile pedestrian experience for passers-by, and engagement with tenants who can provide ‘third spaces’

- Designed to reduce operating and maintenance costs
- Transparent governance and decision-making processes
- Minimum 7.5 star NatHERS thermal rating
- Purchasers given real cost information during the design process to support informed decisions
- Water harvesting and productive gardens

- Removal of unnecessary inputs, e.g. marketing activities and display suites
- Covenant on resale to ensure affordability is passed on
Mandated 7 star homes, solar and water conservation measures and innovative products
From: website@frankston.vic.gov.au
Sent: Thursday, 28 September 2017 4:52 PM
Subject: Have Your Say Submitted

Have Your Say Topic: Frankston Green Wedge Management Plan

Contact Name: 
Contact Postal Address: Frankston Sth

Contact Daytime Telephone No: 
Contact Email:

Your Feedback:

The biodiversity, food production, scenic and cultural values of Green Wedge areas need to be protected from development. Biodiversity and Nature Conservation *Permanently establish the Urban Growth Boundary and declare non urban areas “out of bounds” in order to protect their environmental and landscape values. *Applications for uses such as Churches, commercial hotels and restaurants, which are more suitable in urban areas, should not be allowed in Green Wedge areas. *Maintain and enhance the corridors within the landscape, which allow fauna to move about in search of food, shelter etc. *Encourage property owners to enhance the environmental value of the land by planting more native trees/vegetation and by eliminating any weed species, thus helping regenerate the area for the benefit of the community. *Include Frankston South’s Nature Conservation Reserve in the Green Wedge. Economic Development *Do not allow agricultural land to be utilised for uses best suited to urban areas. Eg. Churches, Indoor sports centres, Hotels and Restaurants. *Do encourage some low impact primary industry businesses. Eg. Boutique cheese production, honey production, etc *Do not allow land to be subdivided into sizes that make agricultural activities unviable. Recreation and Open Space Allow passive recreation activities. *Support/Encourage outdoor activities such as walking or bikeriding along designated trails/pathways. Industry *Rehabilitate extractive industry sites. *Encourage renewable energy enterprises.
Have Your Say Topic: Frankston Green Wedge Management Plan
Contact Name: Frankston Sth
Address: Frankston Sth
Daytime Telephone No: 
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Have Your Say - Frankston Green Wedge Management Plan

Topic:

Contact Name:

Contact Postal Address:

Contact Daytime Telephone No:

Contact Email:

Your Feedback:

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28 September 2017

Frankston Green Wedge Management Plan
“Have your Say”
Frankston City Council
Strategic Planning Department
PO Box 490
Frankston VIC 3199

Dear Council,

**Frankston Green Wedge Management Plan Issues Paper**

Schutz Consulting acts for who has an interest in the land known as 54-84 and 28 Stotts Lane, Frankston South in Frankston’s Green Wedge. This correspondence is for the purpose of providing comments on Council’s Green Wedge Management Plan Issues Paper prepared by SJB Urban (June 2017).

We have also registered our interest in participating in the preparation of Frankston’s Green Wedge Management Plan through our recent attendance at the Information Session held at the Frankston Football Club on 14 September 2017.

As set out in SJB Urban’s Issues Paper, a Green Wedge Management Plan outlines the specific vision, objectives and actions for the sustainable use and development of the Green Wedge. Further, the Green Wedge is defined as land outside an Urban Growth Boundary, and that the Green Wedges were created to safeguard areas for agriculture, biodiversity, heritage and landscape conservation and to preserve locations for service industries and infrastructure away from urban uses.

Our client’s main submission in relation to Frankston’s GWMP process is that preparation of the plan should commence with an analysis of the suitability of land in the City of Frankston for inclusion in the Green Wedge. The outcome of this preliminary process should be to confirm or otherwise the continued inclusion of land within Frankston’s Green Wedge.
Our client's land at Stotts Lane, Frankston South, is an example of land where its inclusion in the Green Wedge is unwarranted. Following the construction of Peninsula Link the land is a fragmented part of the Green Wedge sandwiched on all sides by urban development with negligible, if any, Green Wedge values both in terms of its future potential use and environmental credentials. Attachment A to this submission clearly shows how the small fragmented part of Frankston's Green Wedge is sandwiched by urban development.

This assessment of the land has been recognized on several occasions now:

- Originally in relation to Amendment C1 (March 2001) where Planning Panels recommended the adoption and approval of the Amendment which sought to rezone the land bounded by Stotts Lane to the west, Baxter-Tooradin Road to the south, the Peninsula Link to the east, and the Tahnee Lodge Estate to the north, from Environmental Rural Zone to Residential 1 Zone. Despite this recommendation, the land was arbitrarily excluded from inclusion within Melbourne's urban area when the Urban Ground Boundary was introduced overnight.

- Most recently, in February 2014, when Council resolved to request the Minister for Planning for authorization to prepare a similar Amendment to Amendment C1, known as Amendment C98, which proposed inclusion of the land in the Urban Growth Boundary and the Neighbourhood Residential Zone. Council's support for rezoning the land was based on expert reports prepared by flora and fauna, cultural heritage, agricultural, economic, acoustic, hydrogeological, and engineering experts. Despite Council's support for Amendment C98, the Minister for Planning refused to grant authorization on the basis that the Amendment should be considered as part of the broader process of reviewing the Urban Growth Boundary.

It is submitted on behalf of our clients, that Council should be prepared and on the front foot when this inevitable broader review of Melbourne's Urban Growth Boundary occurs rather than being caught off guard and subject to a centralized planning process with Council having limited input. That is, Council should decide in advance what land should be removed from its Green Wedge for lack of values rather than having the decision made for it by State Government's bureaucracy.

The inclusion of this analysis within Frankston's GWMP legitimately falls within the scope of Council's current GWMP process and the guidance provided in DELWP's Planning Practice Note 13 (PPN13) relating to preparation of Green Wedge.
Management Plans by Councils. Specifically, paragraph 4 at page 3 of this guidance under the heading “What is expected for green wedges?” provides that in articulating the strategic direction for the green wedge through the relevant planning scheme, Council should confirm the green wedge zoning and the schedule to these zones. Clearly, in order to do this, Council must first determine whether land is appropriate for protection and continued inclusion in the Green Wedge.

It is requested that as a stakeholder within the Green Wedge, Council continue to involve our client in its process of finalizing the Green Wedge Management Plan.

If you have any queries, please contact me by phone on or by email at

Yours faithfully

Schutz Consulting
I am responding to the issues paper, and wanting to provide input into the process for developing Frankston's Green Wedge Management Plan.

I am a Frankston resident, and feel very strongly that the South East Green Wedge must be protected. If the Green Wedge is lost, we most likely will not be able to replace it.

I would like to see protections around Urban Growth Boundary and Green Wedge strengthened. If this is done well, it should:

- Discourage inflated land value and land banking
- Provide certainty for people who wish to live, farm or run other compatible businesses in the Green Wedge

I support looking at ways that people living and farming in the Green Wedge can be supported to ensure that it is sustainable for them to remain in the Green Wedge. For example, looking at ways that rates can be restructured.

We need to avoid setting precedents for land banking speculation. An example of this is the proposed development in Cruden Farm, which should not be allowed for this reason.

All use of land in the Green Wedge should be sustainable and compatible with protecting the Green Wedge's integrity. We cannot afford for the boundaries and usage to creep, because it will undermine the value of the Green Wedge.

I support light recreational, sporting and other business uses in the Green Wedge, so long as they do not negatively impact the existing protected flora and fauna, habitat corridors, open space and long term agricultural viability of the land.

It would however be even better to actively encourage and offer incentives for using the Green Wedge for Trust for Nature, native vegetation offsets, etc. to improve habitat value and long-term preservation of open space.

Encouraging and protecting agricultural usage is also important. I don't think there is enough emphasis in the issues paper on the importance of retaining agricultural land. This is just as important as protecting areas that are already considered valuable for their wealth of native animals and vegetation.

I have heard people say that our needs have changed since some of this land has been put aside. I completely disagree; now more than ever it is critical that we protect the natural environment to ensure no further loss of native flora and fauna species, and our own health and well being.

I support seeking expert advice during this planning process on how best to protect the native animals and vegetation that live in the Green Wedge. It is important to prioritise this to make it possible to act on it quickly, and ensure it is taken into account in the final version of the management plan.
Precinct 2 (Two)
Land Owners Submission
Frankston Green Wedge Management Plan

Frankston City Council
Strategic Planning Department

Submission:

This document is in response to Frankston Council's request for input to the future of the South Eastern Green Wedge Zone.

It provides a vision from the land owners of Precinct 2 (two) in the Frankston Green Wedge Zone for the future possibilities of maintaining a form of the Green Wedge Zone.

Skye Landowners Group is a currently a group of the large lot land owners located within, and now known as, Precinct 2.

The names of the land owners are attached as per appendix one, and are united in this proposal and their willingness to work with the Council towards a common goal connecting the community.

Total area of land inside Precinct 2 is 11,151,000 metres² and can be seen, as per appendix two, which also includes the holdings of the land owners.

Objectives:

- Establish an overarching and holistic vision for Precinct 2 whilst ensuring our unique and specific issues & assets are appreciated and captured
- Acknowledge and work within the Environmental Ministers Green Wedge Management Plan
- Provide scope for change & enhancements to the land through our vision
- Allow for a clear, connected and inclusive growth path in partnership with the Frankston Council
- Make better use of existing assets both natural and economic
- Demonstrating & explaining a better use and better plan
Vision: 

- Define Precinct 2, as the "connectivity precinct"

A connected community that is environmentally enhanced, sustainable and resilient; based on lifestyle and liveability, socially and economically strong; engages a safe and healthy community; exploring the vast opportunities that exist, link and depend upon Precinct 2

- Utilise existing natural assets, culture and heritage sites
- Make Green Wedge Living assessable to a larger number of the population
- Large areas of open plan rural living with 1 – 4-hectare blocks interconnected with pedestrian, bike, horse and bio-diversity trails and links between resources.
- Lifestyle living neighbourhood
- Coupled with low & medium density residential housing
- Utilise existing commercial and business assets such as; Sandhurst Golf Club, KCC State Dog Park, Equestrian Centre and Western Port Highway businesses park promoting further opportunities
- Provide for business opportunities along Western Port Highway supporting the rural blocks
- Expand opportunities to provide sporting & recreational facilities
- Enhance or create community assets
- Create & include mixed-use neighbourhoods, such as multi-purpose / duo live-work areas and rural & lifestyle blocks and farmlets
- Partner and work with the Frankston Council & State Government to allow for and provide pocketed affordable housing solutions
- Provides a range of housing & business types at varying densities between the Western Port Highway & existing residential areas
- Realise the potential, it provides to value add to the land applying a “net economic gain” to the local neighbourhood, community, Frankston Council and State Government

Where large distances between identified existing natural assets occur, community based and/or recreational facilities should be strategically placed in-between the two points to assist and further encourage a theme of connectivity.

Combined bio-diversity, habitat corridors, horse, bike and walking trails will inter-connect people with nature, recreational & community areas, residential and businesses. Making use of existing easements including the gas pipeline, Eastern Contour & Rodds drain, creeks, streams to fully realise & maximise the natural value available.

With a common theme and use, this would promote the entire community to have a pride and ownership to not only maintain but enhance and protect the connecting community assets.
How & why this will work:

- Smaller lots sizes provide for a greater opportunity to share both the stewardship and ability to support and enhance existing natural resources
- Rural and lifestyle blocks & farmlets promoting a greener climate friendly approach to living and land management
- People will be living in a 20-minute neighbourhood – where they can walk, cycle, access public transport or easily commute to their jobs and everyday needs
- Facilitate a whole-of-community approach to the delivery of a productive social infrastructure and economic participation
- Neighbourhood designed around environmental & fiscal self sufficiency
- Recreational & community use facilities connecting, utilising & promoting:
  - Existing Equestrian Centre, Golf courses & KCC State Dog Park
  - Network of pedestrian-friendly & cycling links for daily life commuting
  - Connecting trails from farmlets to the mixed-use community
  - Vibrant leisure and neighbourhood activity centres
  - Community gardens designed to promote health and education
  - Significant and productive landscapes
  - Accessible, high-quality, local open spaces
  - Biodiversity & nature conservation
- Current businesses experiencing economic growth linked with key industrial precincts that offer great access to jobs, services and public transport
- Thoroughfare from City to the Mornington Peninsula contributing economically at a micro and macro level
- Neighbourhood working within the criteria and guidelines will enhance the Green Wedge

Leveraging Proximity:

- Ability to provide further business areas, no longer available in Carrum Downs
- Ability to supplementing further commercial and business areas within close proximity to Cranbourne West Business Precinct
- Key pieces of land currently held to provide unbroken biodiversity links between neighbouring Green Wedge areas
- Transport gateway, current & major improvement underway
- Western Port Bay freight hub, including rail and road
Available Resources:

- Power
- Sewerage
- Melbourne Water Eastern Treatment Plan (recycled water)
- Gas
- Artesian water table

Adjacent Assets:

- The Pines
- Seaford Wetlands (Ramsar listed)
- Carrum Downs Regional & Carrum Downs Shopping Centre's
- Carrum Downs Industrial Estate
- Cranbourne West Business Precinct
- Botanical Gardens Cranbourne
- Eastlink & Peninsula Links
- Rail network – existing, with potential rail link infrastructure to Hastings

Conclusion:

- We have the opportunity to provide a pre-eminent and connected neighbourhood and community within Frankston City Council
- Precinct 2 is the obvious choice for the council to showcase world class and best-practices use of land, creating immediate economic growth through repurposing of land, whilst a focus on the future both in protecting and enhancing natural existing assets supported with thriving businesses and sporting facilities providing jobs as we move towards Melbourne 2050
- The environment will benefit by having more people, the neighbourhood and community sharing the connected responsibility of looking after it
- Precinct 2 land owners have the vision, size and willingness to both work together and with the council.
- We invite the community, Frankston City Council and the State Government to share and connect to our vision for the future
This is one of Frankstons' most important documents.

The Green Wedge is widely acknowledged as Melbourne's lungs, yet many residents are unaware of the importance of their protection until an unwanted development threatens their area. More awareness needs to be to the forefront for all residents.

IT IS MOST IMPORTANT TO PERMANENTLY PROTECT THE GREEN WEDGES FREE FROM POLITICAL INTERFERENCE AT THE WHIM OF A POLITICAL PARTY, FOR ONCE IT HAS GONE, THERE CAN BE NO REPLACEMENT.

I wonder why the South Frankston Reservoir has not been included in the Green Wedge.

Thank you.

Frankston. 3199
Once it’s gone, it’s gone!

The decisions that this Council makes will have impact on future generations, potentially for centuries.

So it is vitally important that the Green Wedge Management Plan (GWMP) being formulated takes a long-term view, and one that will protect this precious (diminishing) resource for future communities, and allow precious green space to be enjoyed by residents and visitors alike for years to come.

Recent news of a desire to develop part of Cruden Farm for residential properties highlights that a without a very clear GWMP, that is strictly adhered to, chunks of the Green Wedge will disappear, bit by bit, until it no longer exists.

I believe that priorities for the Plan should be:

- Retaining the existing Urban Growth Boundary. This should be reiterated in the GWMP to give surety to all stakeholders, and prevent land speculation.
- To comprehensively rule out Industrialisation. This has already occurred at the fringes, and will continue to creep as land is sought after. The boundaries of the Green Wedge need to be absolutely immovable.
- Ensuring connectivity between habitat areas. For the fauna already existing, this is vital to ensure better outcomes for their surviving and thriving.
- To introduce significant penalties for landowners who take any action that impacts on the ‘greenness’ of their property, whilst at the same time restructuring the Council Rates on these properties to provide incentives to maintain the natural heritage and/or improve the agricultural potential.
- To encourage agricultural and horticultural development. If you want increased employment in the area, here’s the best place to start.

The ability to walk through, explore and relax in and amongst native vegetation is an important contributor to my positive mental health and I’m sure that of many other local residents and visitors. It is so important that we retain and improve the Green Wedge in the City of Frankston, and I trust that this GWMP will take the necessary steps to protect it unequivocally from encroachment of residential or industrial usage.

, Frankston

29/9/17
One of the wonderful things about science is it tells you what you need to know and removes bs from the argument
Please listen very closely at all times to the environmental science when formulating green wedge management plans and always be aware of the consequences of environmental degradation on future generations
I have listed some points on the management of the Green Wedge for consideration in developing the Plan.

- Once Green Wedges are destroyed or significantly altered it is close to or actually impossible to restore these areas to agricultural or natural heritage values. Hence, protection and strong planning that preserves the principles of the green wedge are not negotiable.
- Land use within the Green Wedge is just as important as retention of the Wedge itself. Structures must not be allowed to turn the Green Wedge grey. This includes preventing further alienation of the “Green” by development, including residential (such as Sandhurst) greenhouses, advertising (as per Eastlink), formalised recreation facilities, intensive agriculture and warehouses. A key element of the green wedge is the green.
- Preservation of the existing Urban Growth Boundary is vital to the protection of the Green Wedge. This must be supported in the GW Management Plan and “set in stone” to prevent property speculation in the remaining Green Wedge, leading to inflated prices, and inflated rates for owners wishing to respect and preserve their part of the Green Wedge.
- The residential development of part of Cruden Farm must not be permitted as it sets a precedent for property speculation.
- Active encouragement of open land agriculture and horticulture in the Green Wedge, recognising its economic benefit to the region, including local employment.
- Encourage high-value green use such as viticulture.
- Active encouragement of and incentives for using the Green Wedge for Trust for Nature, native vegetation offsets, etc. to improve habitat value and long-term preservation of open space.
- Establish lasting habitat corridors for species protected under the Flora and Fauna Guarantee Act.
- Degraded Green Wedge areas with potential conservation values can be reforested and/or restored towards their original state providing security for the significantly high conservation values. Fostering highly connected habitat areas ensures better outcomes for those species already found in Green Wedge areas as well as for tourism into the longer term in the municipality.
- Support the recommendations from the Biodiversity & Nature Conservation chapter of the Issues Paper in full and for these actions to be undertaken in consultation with local aboriginal representatives.
- Maintaining Green Wedge areas encourages increased passive and some active recreational use which delivers better health options to residents and visitors to the municipality.
- Frankston Council should investigate a rating scheme for landholders in Green Wedge zones to maintain the natural heritage and agricultural potential of their land as well as to reflect the reduced burden on Council of service provision to these areas.
- Financial disincentives through bylaw fines or other charges for landholders who take any actions to reduce the Green Wedge values of their landholdings.

Frankston
A SUBMISSION ON

FRANKSTON GREEN WEDGE MANAGEMENT PLAN

FOR

CARRUM DOWNS GROUP PRECINCT ONE (1)

SUBMITTED TO

FRANKSTON CITY COUNCIL
PLANNING ENVIRONMENT DEPARTMENT

SUBMITTED BY

ANDREW CONSTANTINOU
Thank you for the opportunity to provide input into the planning process and the development of the Frankston City Council Green Wedge Management Plan (GWMP). We have been liaising with the Planning and Environment Department in Frankston Council since 2016 waiting for this process to commence and looking forward to the opportunity of taking part. The Frankston City Council GWMP Issues Paper has provided a good insight on the considerations that Council will work through as part of the exercise. The initial Information Meeting on the 11th September 2017 provided further clarification on the process Council plans to follow and the associated timeframes albeit that the timeframes have now been reset. By being actively involved in all four (4) GWMP Community engagement meetings in October and November 2017, we clearly understand the role of strategic planning is with the Planning and Environment Department of Council and that council’s goals cannot be achieved without input from the community and the use of privately owned land.

Over recent times there have been a number of improvements within the Frankston Council boundaries including the recently establishment of Sandhurst. Sandhurst has set a benchmark for this area of Frankston. We’ve seen a step improvement in our area with world class facilities and the attraction of new residents and many of them being with families adding positively to the neighbourhood’s demographics. We would like to see that standard of advancement continue in our area and have formed a group called the ‘Carrum Downs Group’ in order to voice our views.

The Carrum Downs Group includes residents in McCormicks Road, Thompson Road and Frankston-Dandenong road, Carrum Downs. In total, The Carrum Downs Groups represent in the order of 200 acres / 80 hectares and 11 land owners. The table below summarises the land owners that have come together to form the Carrum Downs Group.

<table>
<thead>
<tr>
<th>Road</th>
<th>Number</th>
<th>Name</th>
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<tbody>
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</table>
The dark green infill in the aerial insert below includes the area that the Carrum Downs Group represents. It's clear that various types of residential development continue to expand right up to the boarders of our properties and has created the situation for this next section of land to be put forward for consideration of re-purposing.

NOTE: Dark Green infill is area represented by the Carrum Downs Group.

We see this area suitable for re-purposing for a number of reasons. Located on the northern end of the Frankston Council footprint Carrum Downs can be accessed by following the Monash (M1) Freeway out of Melbourne which continues onto the South Gippsland Hwy then exit onto McCormicks road. Alternatively the Eastlink (M3) also takes you to a Thompson Road exit and then head west.

A primary benefit of development in this area is that any increase traffic that is as a result of new occupants doesn’t cause congestion to Frankston city. This development being on the outer northern extremity and on the closest end towards the City of Melbourne avoids any through traffic that any re-purposing elsewhere in the Franktown council area may cause.
The widening of Thompson Road and McCormicks Road, Carrum Downs has been discussed for some time now and these works seem to have commenced. These welcome improvements will help with easing the traffic and congestion on both these roads. McCormicks Road in particular has progressively been repurposed mostly with housing commencing from the intersection of Ballarto Road up until it reaches the properties represented by the Carrum Downs Group. This raises the point of should this remaining land represented by the Carrum Downs Group remain in the Green Wedge?

The residents at 435, 455, 465 and 475 McCormicks Road have their homes facing McCormicks Road. Relative to the size of the land of each lot the houses have been built very close to McCormicks Road. When these homes were built McComicks Road was a low traffic unsealed road that was mostly used by the few residents as access to their properties and as an alternative to the adjacent main roads. Today the front windows of these homes are kept closed due to road traffic noise and dust that’s raised due to the higher movement of vehicles. The same applied to most of the residents represented by the Carrum Downs Group. With most of the homes residing close to the road the residents in this area already feels like these homes lacks the characteristics of the Green Wedge.

The Sandhurst development is a destination location for Frankston. It has increased employment opportunities for many local residents. It has encouraged visitors and tourism by hosting a number of events. It has provided 1319 houses showcasing a high standard of quality housing. As this development is directly against the properties represented by the Carrum Downs Group we see that a further development of new communities and re-purposing will add to the highly regarded landscape and the character that Sandhurst has been able to provide.

The Frankston Planning Scheme names an additional 10,200 dwellings to house Frankston City projected population by 2031 as a key issue. We believe that the area that the Carrum Downs Group makes available allows for urban growth boundary reconsideration to enable planning for population growth in line with Frankston City objectives.

Although we have formed a community group to voice our collective view we are first and foremost a group of Frankston Council residents that would like our view considered as part of the integrated planning process that considers the best options for the future. We would like to see a fair and objective consideration for our submission. We would like to continue working collaboratively with Frankston Council to get the best outcome. We are prepared to fill in any information gaps that Council requests and provide supplementary information and assist Council in undertaking any research that would assist in informing Council.

We view that currently in Precinct One (1) there are a number of unique diverse areas. We believe that the Dandenong-Frankston Road provides a clear parting between these unique areas. The Seaford Wetlands is recognised as an international conservation area and the appropriate controls should in place to protect these conservation values. There is also an opportunity to rethink if there’s a prospect to enable the growth of the Industrial area in Carrum Downs as its reaching capacity.

Whereas the land represented by the Carrum Downs Group has less constraints and unique characteristics making it more suitable for a better purpose of use. This may be a catalyst for Council
to consider a Precinct approach that formally acknowledges these differences and identifies control
that best suits for example an area covered by Precinct 1a and Precinct 1b.

For this reason we believe that the land represented by the Carrum Downs Group should not remain
in the Precinct 1, Carrum Downs / Seaford Wetlands of the Green Wedge. This exercise provides the
opportunity for council to consider new activities, new usage that is not currently allowed by the
current zoning. We understand that a separate proposal is being prepared and will be presented to
council for 1005 Frankston - Dandenong Rd, Carrum Downs. That proposal jointly with this proposal
provides Council the opportunity to reconsider alternative uses for the Precinct One (1) land that is
West of Frankston - Dandenong Rd, Carrum Downs.

At the Information Meeting on the 11th September 2017 there were discussions about coming up
with a more sensible management arrangement to address the inconsistent patch work of zones and
disparate uses. We would like some of the learning from similar work that has been done by other
councils on fresh ways of managing conflicting uses are applied to this review.

By getting community agreement we believe that we are working with council providing a unified
view on what is seen as an area fragmented in terms of ownership and current usage. Often
consensus by a large group of landowners is one of the challenges for Council when planning for new
zones, new overlays and changes to planning controls for the urban growth footprint and urban
growth boundaries. We trust that Council sees that the work that the Carrum Downs Group has
done in this regard as an enabler and demonstrates support for changes such as these.

In closing we trust that our input into the development of the Frankston City Council GWMP at the
four (4) GWMP Community engagement meetings and by submitting this paper works toward
assisting Frankston Council and the community at large in achieving its goals and is seen as valuable
input. We seek to work with the Planning and Environment Department in Frankston Council as part
of this process to make available suitable land area for re-purposing.

We are willing to support Council with any other material, studies and reports that Council see
necessary to assist council with its planning exercise. At a number of the GWMP Community
engagement meetings there were comment regarding a Precinct by Precinct approach and would
welcome further information on how that approach could be further explored. We are open and
welcome to any further discussions and feedback.

The Carrum Downs Group Precinct One (1) representative is Andrew Constantinou contactable on
0408 888 999. All correspondence to be sent to 455 McCormicks Road Carrum Downs and e-mail,
carrumdownsgroup@gmail.com.

Prepared by: Andrew Constantinou, mbl: 0408 888 999
Hi,

Thank you for inviting public input into the Frankston Green Wedge Management Plan. I would like to provide the following feedback:

1. As someone who grew up in Nillumbik (which actively promotes itself as the 'green wedge shire') and has moved into the south-east only recently, I was surprised to find out that we have our very own green wedge and I think that the features of this area should be promoted more to our residents. The Green Wedge has benefits for tourism, local amenity, food security, biodiversity, local employment and more, and must be protected.

2. I would like to see a more holistic approach to managing the south-eastern green wedge, including cooperation between the councils that have green wedge land and recognition of it's broader importance to Melbourne. I would like to see this addressed in Frankston's Green Wedge Management Plan.

3. The current and potential ecological value of the area needs to be recognised, protected and enhanced. For example, the Edithvale Wetlands are an internationally important sanctuary for birds and the issues paper recognises 40 plant and animal species as protected under the Flora and Fauna Guarantee Act. I would like to see a focus on establishing and maintaining habitat corridors and habitat connectivity, particularly for these priority species. A crucial part of this will involve restoration of degraded green wedge areas that have high potential conservation value to reduce habitat fragmentation. I also strongly support implementing the recommendations from the Biodiversity and Nature Conservation chapter of the Issues Paper, and think these should be made a high priority.

4. I would like to see the indigenous heritage of the area be celebrated and for the management plan actions to be undertaken in consultation with local aboriginal representatives.

5. The plan needs to consider both the impacts of climate change on the Green Wedge and the City of Frankston more broadly, as well as the Green Wedge's important role in ameliorating some of these impacts. For example, changing weather patterns are expected to increase the occurrence of extreme weather events such as flooding and heat waves. Industrial and residential land uses tend to decrease soil permeability while leading to a 'heat island effect' so avoiding these land uses in the Green Wedge can help reduce the impact of these events.

6. Land use within the green wedge is of key importance. Industrialisation is already occurring and must not be allowed to continue. Furthermore, the existing urban growth boundary needs to be retained and needs to be supported in the management plan and the residential development of part of Cruden Farm must not be permitted as it sets a precedent for land banking.

7. Council should investigate ways to encourage land owners to maintain and improve the ecological value and/or agricultural potential of their land. This could be done through rates or fines/charges.

8. Council should encourage high value agriculture and horticulture in appropriate parts of the Green Wedge, recognising its economic benefit to the region.

Thank you,
Submission on Frankston Green Wedge Management Plan Issues Paper

Author: Matthew Kirwan (Councillor, City of Greater Dandenong)
Date: 29/9/17

Priorities in my view with the plan should be:

1. Preserving and enhancing the ecological value of the land, particularly incentivising restoration of degraded land, preserving the plant and animal species mentioned in the issues paper and in general protecting and enhancing areas of remnant vegetation. Any investigation or research work needed to do this should be an immediate or short-term action so that implementation can be a short term or medium term action
2. Education of residents about the extent, purpose, nature and value of the Frankston Green Wedge. Few residents understand the concept which makes Frankston Council investing resources in managing into it problematic. This should include Green Wedge branded interpretative signage at key sites and environmental education programs based in the Green Wedge that residents can participate in.
3. Indigenous and first contact sites need to protected securely and also used as sites of education
4. Active encouragement of agriculture and eco-tourism within the Frankston Green Wedge.
5. Document has almost no mention of flood management and drainage, a key issue for the Green Wedge. This needs to be a separate section in the final plan
6. Plan needs to clearly show Frankston, Greater Dandenong and Kingston Green Wedge Management Plans complement each other and how the three Councils will work together to protect and enhance the South East Green Wedge as a whole. Municipal boundaries are artificial – the South East Green Wedge is the true entity in question that needs to be managed, with all three Councils playing their part. For example will the plan clearly articulate what Frankston Council advocates to Greater Dandenong and Kingston Council to do to preserve and enhance their parts of the Green Wedge (important as Frankston is in the receiving part of the Dandenong Creek catchment and the Edithvale-Seaford wetlands span both City of Kingston and City of Frankston). Conversely, will the plan establish what Frankston needs to do to help Kingston and Greater Dandenong better manage their Green Wedges.
Thank you for the opportunity to submit a submission on the Frankston Green Wedge Management Plan.

Secretary
Defenders of South East Green Wedge
Email: defenders.segw@gmail.com

Green Wedges Coalition
Email:

Green Wedges Coalition and Defenders of the South East Green Wedge

Submission to the Frankston Green Wedge Management plan

The Green Wedges Coalition and Defenders of the South East Green Wedge have reviewed the Frankston Green Wedge Management Plan Issues Paper (June 2017) and would like to make the following comments.

The Vision

In the late 1960's Sir Rupert Hamer, initiated the concept of the Green Wedges around Melbourne as an issue of strategic planning that was essential to the quality of life for the resident of Melbourne. At the time he wrote that:

Nobody could happily contemplate a future metropolis of seemingly endless suburbia spreading out to infinity... It must be strongly emphasised that the future planning should take account of the surrounding countryside as a vital part of the metropolitan environment.'

Today that vision has been maintained and the Green Wedges are a major contributor to Melbourne's reputation as the world's most liveable city.

We see containment of urban sprawl and connection with the country as the overarching vision for the plan.

Values and features to be protected
Local communities and individuals will identify what they see as the specific values and features to be protected and realised for the future.

Our overall concern is that those value and features should ultimately:

- Maintain the rural openness
- Have a low footprint for built form development
- Avoid the loss or alienation of agriculture.
- Protect cultural and natural environmental assets
- Preserve future opportunities for community outdoor recreation
- Avoid urbanisation.

**Maintaining the existing Urban Growth Boundary**

The State Government in Plan Melbourne 2017-2050 has a policy commitment to maintaining a permanent Urban Growth Boundary around Melbourne and we support this policy as essential to providing certainty to all parties by its essential role of reducing the basis for speculative investment based on an expectation of future rezoning of land to an urban use.

In this regard we don’t understand the reference under ‘Economic’ where a key issue is identified as expansion of industrial areas into the Green Wedge. The State Government planning provisions for the Green Wedges ‘Industry’ is a prohibited use the Green Wedge Zone, other than industry uses for Materials recycling; Refuse disposal, Transfer station, Research and development centre and Rural Industry that are all Section 2 uses subject to a planning permit. Any proposals for industrial uses, other than those previously mentioned for the Green Wedge, would require some form of zoning suitable for industrial development, an amendment to the planning scheme and approval from both Houses of Parliament for moving the Urban Growth Boundary.

**Maintaining the rural character of the Green Wedge**

The GWC and DSEGW have clearly identified that there is ongoing pressure for intensification of built development and the resultant trend towards urbanisation in the Green Wedges. This trend is a gradual process and is coming about largely as a result of the approval of individual planning permits involving significant built development for a given site. It is our substantial concern that the cumulative impact of these approvals will continue to lead, if unchecked, to a very significant incremental loss of the Green Wedges resulting from an open rural landscape transforming into an urban built environment.

Examples of this pressure on the Green Wedges across the Melbourne metropolitan area include current planning applications for places of worship (some with huge built structures and associated infrastructure), residential dwellings, education centres, large scale tourism developments, fruit and vegetable markets and breweries.

In this regard it is advocated that attention needs to given to future conditions for places of worship and schools.

Applications for places of worship have been mushrooming and some with huge built structures and associated infrastructure with a bulk and scale that is contrary to the rural character of the Green Wedge. The conditions suggested are the place of worship:
• A limit of 250m² on the gross floor area of all buildings for a Place of Worship in a Green Wedge Zone (the same as in a residential zone).

• Must be designated for the use of the residents living in the Green Wedge.

In regard to schools, we suggest in local policy that the schools buildings and associated infrastructure should be discouraged in the Green Wedge zones as they will introduce significant urban built form but instead constrain schools to applying for educational facilities such as outdoor recreation including open sports grounds that can maintain the open rural landscape of the Green Wedge.

This issue of the significant impact of built form has the potential to be exacerbated by the recent announcement that under Vic Smart in the Green Wedges "a range of low impact developments in rural areas (up to $500,000) in agricultural settings and $250,000 in more sensitive rural settings" could be approved without advertising at the discretion of the Chief Executive Officer or delegate of a given municipal council. From our experience many Section 2 uses could fall into these categories and that without strong guidelines uses that are contrary to the purposes of the Green Wedge zones could be approved individual municipal councils.

We are very concerned that the open rural landscape of the Green Wedges must be maintained and are pleased to note that in Plan Melbourne 2017-2050 the open farmed landscapes that dominate the Green Wedges are recognised as high-value landscapes to be protected and conserved.

In the United Kingdom there has long been a concern with green belts to contain urban sprawl and that their National Planning Policy Framework (NPPF) identifies that:

‘The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belts are their openness and permanence’.

We see this aspect of ‘rural openness’ as fundamental to the vision of Melbourne’s Green Wedges.

Our position is that the future success of the Green Wedge Management Plan depends on assessing every application for built form development in the Green Wedge zones against a ‘rural openness’ criteria.

The basic need is for all future land use and development in the Green Wedge to have a ‘low footprint’. This means any future proposed Section 2 use involving built form in the Green Wedge zones must not be of a bulk and scale that is contrary to the purpose of those zones.

This issue will need to be addressed through developing an agreed understanding of what is meant by ‘low footprint’ to achieve the protection of the rural open landscape. This will include the need to formulate planning policy that is incorporated in the Municipal Strategic Statement. It will also need to be supported by detailed design and siting guidelines relevant to the range of discretionary uses in the Green Wedge zones.

**Pressure for residential development**

Probably the single biggest factor that is and will lead to the loss of the values of all the Green Wedges is the ongoing pressure for residential development. This is despite the fact that residential development is not consistent with the purposes of the Green Wedge zones.

It is often put forward by parties advocating change as the only alternative to the existing use. But it is really important to understand that there is wide range of existing individual landholder uses that are consistent with the purposes of the Green Wedge zones. These were identified by the Port Phillip and Westernport Catchment Management Authority in a study of the types of land use in their catchment and are listed below.
• Commercial farmer
• Part-time farmer
• Green commercial farmer
• Hybrid farmer
• Green lystyler (flora and fauna)
• Horse lystyler

We believe the potential for supporting and encouraging these types of uses that usually both maintain the rural landscape and have a low built form footprint is essential to the future of the Green Wedges.
Submission on

From:

I am in broad agreement with this Plan, notably:

In Precinct 3 the area encompasses the Pines Flora and Fauna reserve and others, the boundary of the Precinct excludes an area bounded by Bullarto Rd, Tomarisk drive and the Pines Flora and Fauna reserve. It is former Freeway easement redeveloped on relocating and construction of the Peninsula Link. This area has been alienated from the Pines Flora and Fauna Reserve, in terms of the total Precinct area it is small - approx 14 ha the reason for redevelop was higher environmental value than the current route (see reference) Since Construction of Peninsula Link there has been no maintenance carried out on this area other than mowing of Fire breaks and that done by the Independent friends of the Pines Flora and Fauna reserve. The effect of no maintenance is to degrade the Environmental values of this area. This could result in a report that there are low values and that this area is not worth retaining for reserve purposes. If this is not a possible scenario then why did Vicroads not gift title for the entire (rather than part) former easement to Parks Victoria.

Respectfully Yours

See ever
for Peninsula Link ref.  Frankston North 3199

Addendum 1
Frankston Council,  
Planning and Environment Dept.  

Re: Green Wedge Management Plan.  

As the owner of property at  
Carrum Downs which is situated in the  
Frankston Council Green Wedge area I wish to  
submit my opinion to Council on the question  
of changing the classification of any of the  
Green Wedge areas as defined under the  

Although these areas are under increasing  
pressure from suburban residential  
development and other urban uses I feel it  
is extremely important for the Green Wedge  
areas to be retained and maintained not only  
for people who own property and live in the  
area but also for the community in general  
for whom the Green Wedge overall provides  
the "green lungs" for this and all other  
municipalities who are blessed by the land  
so defined.  

Yours faithfully,
25.9.2017

Frankston City Council
Green Wedge Management Plan & Issues Paper
Planning & Environment Department
Frankston

I am in receipt of your information regarding the Green Wedge Management Plan.

I have also been approached by the Carrum Downs who are advocates for rezoning the section of the green wedge between Thompson Rd, Frankston Dandenong Rd and McCormicks Rd into Residential Zoning.

I oppose their proposal for residential rezoning. Their proposal is only driven by personal financial gain and would only benefit these particular land holders. I believe this proposal is contrary to the reason of why the Green Wedge/s was created. I don't believe the green wedges should be eroded and disconnected.

I support the continuance of the green wedge areas as a safeguard for agriculture, biodiversity, recreation, open space, natural resources, heritage, landscape conservation, and non-urban use.

Sincerely,

C.

Carrum Downs.

Postal Address: Chelsea. 3196
29th September 2017

Strategic Planning Department Frankston City Council
PO Box 490 Frankston VIC 3199

Sent via email: town.planning@frankston.vic.gov.au

Submission to Frankston’s Greenwedge Management Plan- Issue paper

Dear Frankston Planning Dept,

Please accept this submission to Frankston’s Greenwedge management plan on behalf of the Committee for Greater Frankston (C4GF) whose membership (list included) is composed of local businesses, landholders and community leaders.

Frankston has too few local jobs, today ... and these will be even scarcer in the future.

In the Greater Frankston region, and more broadly across South Eastern Melbourne, access to employment is arguably the most critical issue impacting on our community and feeds into other regional problems like social disadvantage, economic inequity and stagnating productivity.

Frankston’s headline job statistics don’t read well with a consistently documented history of upper-band unemployment and lower-band workforce participation.

But this doesn’t really come as a surprise, given residents in the City of Frankston have:-

- fewer than 28 local jobs per 100 residents*
- access to less than 10% of Melbourne’s job market via a 60-minute public transport commute†, and
- only between 10-30% of Melbourne’s jobs reachable by a 45-minute private vehicle commute‡.

Looking forward to 2051, Plan Melbourne forecasts that population growth in the South-Eastern Melbourne will average 1.8% year-on-year but regional job growth will languish at 0.5%§.

To stabilise our local job market, at current levels, in the face of such rapid population growth Frankston will need to be creating a minimum of 350 additional local jobs each year.

Frankston’s Greenwedge currently has few Job prospects.

One third of land in the municipality of Frankston (Figure 1) - 4500 hectares - is held as Greenwedge, but this area only employs 200 people equating to less than 5 jobs per square kilometre. These jobs are predominately in the mining and horticulture sectors.

By way of contrast, the 285-hectare Carrum Downs industrial precinct employs almost 6000 workers or the equivalent of 2100 jobs per square kilometre. Carrum Downs jobs are predominately industrial including design, engineering and advanced manufacturing.
With Plan Melbourne projection’s forecasting population growth four times faster than job growth, Frankston’s Greenwedge management plan review should critically consider this area’s impacts on our regional job market.
There are two alternative Green wedge strategies that would bolster local employment, either:

- Frankston’s Green wedge zones become much better at supporting businesses that can sustain employment. Ideas that may support this strategy include: reduced regulation red-tape/impediments, business scale lots sizes, and attracting more productive industries/operators onto Frankston rural land holdings.

  OR

- Allowing some parcels of existing Frankston Green wedge land to be sensibly set aside for more employment dense usage. Obviously, this should be done in a manner that 1. preserves our nature reserves and highest value environmental sites, 2. adjoins significant existing employment clusters- like Dandenong, 3. Links into established transportation corridors.

The Committee for Greater Frankston would encourage Council to delve deeply into these potential strategies as part of this Green wedge management plan, and would willingly support Council to facilitate these conversations in a local business forum or through our membership network.

Growth of the Carrum Downs Industrial Precinct

Carrum Downs industrial precinct has been the dominant engine behind job growth in the Southern region—now generating more than 30% of the municipality’s economic output ($2.85 billion GRP/annum)

This estate is booming. In the last 5 years the Carrum Downs precinct has...

- nearly doubled in development intensity (figure 2)
- increased economic activity by $850m or 7.3% yoy growth; and
- generated 1,500 new jobs (↑33%) or 6.4% yoy job growth.

![Figure 2] Recent Growth in the Carrum Downs Industrial Precinct.

...And the Committee for Greater Frankston believes this precinct has attributes that will continue to sustain higher employment growth into the future.

- Carrum Down is well serviced by three major arterial road networks (Eastlink, Peninsula link and Frankston-Dandenong Road) and further arterial road upgrades are planned for both Thompsons Road and Latham Road
- Plan Melbourne has identified a nationally significant employment and innovation cluster in Dandenong South, just north of Carrum Downs providing the region with good access into global markets and integrated supply chains with other manufactures.
- Carrum Downs is a relatively young industrial precinct and, as such, its more modern factory stock is better designed and laid out to support bespoke design and industrial manufacturing.
- Investigations into in-land port & rail line are underway for better regional freight movements and logistics.
However, future growth in Carrum Downs manufacturing cannot be sustained with the current land supply. The estate is already 95% developed and it is predicted, given current growth rates, that the supply of undeveloped industrial land will be exhausted within the next 12 months.

After which time Frankston will need to look elsewhere for industrial land. The Committee for Greater Frankston is advocating that the area to the north of the existing Carrum Downs industrial precinct, bounded by Eastlink, Frankston Dandenong road and Thompsons Road, be favoured for this purpose. This would increase the land holding of the Carrum Downs precinct by 45% to approximately 410 hectares, without compromising Frankston’s more valuable rural acreage.

Figure 3) Proposed Eastlink Corridor Industrial Precinct

Based on the Carrum Downs experience, an Eastlink corridor industrial precinct, in this location, could:
- deliver an additional $1.8bn/ annum in economic activity in Frankston (↑ 17%)
- create up to 4500 new jobs through a manufacturing employment and higher demand for regional services
- align the Carrum Downs industrial precinct and Dandenong South employment and innovation cluster.
In preparing a Greenwedge management plan, Council is recognising the value our community places on Melbourne’s Greenwedge areas.

The Committee for Greater Frankston hopes that this submission will provide clarity and context on the prevailing condition of Frankston’s labour market and better inform discussions on employment in the Greenwedge.

Please feel free to contact us if further clarification or action is required.

Kind Regards

CEO

Committee for Greater Frankston

About the Structure of the Committee for Greater Frankston

The Committee for Greater Frankston is a visionary apolitical think-tank that advocates to all levels of government for a better deal for the Frankston region. The Greater Frankston region incorporates Carrum Downs, Seaford, Langwarrin, Somerville, Mt Eliza and Frankston City Centre and encompasses three Federal seats (Isaacs & Dunkley are marginal), four State seats (two of which, Frankston and Carrum, are marginal) and two local council electorates.

Independently funded and bipartisan, the Committee brings together prominent local business and community leaders to drive strategic change. Our advocacy approach focuses on articulating a well-reasoned, well-supported case for major infrastructure and policy reform.

Focusing attention on just a handful of major issues at any one time, these evidence-based strategies aim to deliver greater investment, more jobs, improved transport, and better health and education outcomes for the people of this region and, in so doing, help our area — and the community it — achieve the progress that it deserves.
Response to Frankston Green Wedge Management Plan Issues Paper

VISION

The Green Wedges were set up to provide areas of open space as a buffer between areas of urban living, “the lungs of Melbourne”. Therefore the main focus for the Green Wedges in Frankston should be to protect the areas for the conservation and enhancement of natural landscapes, waterways and wetlands, habitat connectivity, cultural heritage and agriculture. Other uses are appropriate recreation and quarrying.

VALUES

We have many valuable sites in the Green Wedges, including the Natural Reserves, Seaford Wetlands, The Pines Flora and Fauna Reserve and Langwarrin Flora and Fauna Reserve, the large Parks, Baxter Park and Robinson Reserve.

Wetlands and watercourses are particularly valuable along with patches of remnant bushland and open treed landscapes.

Fauna habitat and connective corridors are an extremely important aspect of the Green Wedges.

Biodiversity and Nature Conservation

Although we have some wonderful Reserves and Parks in the Green Wedges, there is a need to protect them from inappropriate encroachment around their boundaries, perhaps with Overlays.

Waterways and wetlands need special protection and enhancement for faunal habitat and connectivity. Adequate buffer zones should be set up using planning overlays.

All Habitat linkages should be protected and improved using the Frankston Fauna Linkages and Crossing Structure Design Study to determine the areas.

Land owners should be encouraged to maintain and improve the biodiversity and environmental values of their property through education, advice and incentives.

Cultural Heritage

Areas of cultural heritage, both aboriginal and historical, need to be identified and methods of protection investigated.

Economic development/ agriculture

Economic development should focus on agriculture and other farming pursuits. Preferably soil based farming and grazing to maintain the open landscape. Land banking prevents the proper use of the land for agriculture and should be discouraged, possibly by requiring evidence of maintenance or use of the land with appropriate disincentives.

Small lot subdivision should not only be prevented but a mechanism for consolidation of small lots should be instigated. The argument is always heard that the lots are too small for agriculture.
Incentives for farming would assist in getting this industry more attractive, perhaps with reduced rates and investigation into other aspects which would benefit farmers. Farm gate sales and small farm/craft based pursuits could be encouraged. Such as wool spun from the animals, preserves, beverages etc.

An area for shed based farming could be set aside so as the main areas of open landscape are not covered in large sheds.

**Extractive Industries**

The opportunities for rehabilitation of decommissioned quarries would be to reinstate lost wetlands and bushland. On no account should these areas be rezoned for development either for housing or industry.

**Open Space and recreation**

Open space for passive recreation such as walking and picnics are important.

Other more organised outdoor sporting activities are also appropriate in the Green Wedges, such as golf, team sports etc. However planning policies need to control the size and need for any associated buildings. Care needs to be taken to prevent potential agricultural land being compromised for these activities.

**Actions for Protection**

The Urban Growth Boundary should remain permanent, with no rezoning for any type of development. This will help to discourage land banking.

The Green Wedge Management Plan must be incorporated into the MSS.

All industrial uses should be prohibited such as abattoirs or sawmills.

Discretionary uses need careful investigation; for instance the size of places of worship, schools or markets.

Current planning tools (such as Overlays) and policies will need to be adjusted to reflect the purposes of the Green Wedge Management Plan.

Regulations for built form should be introduced to protect the open landscape of the Green wedge, including restrictions on the size of sheds for domestic purposes.
Manager Planning and Environment
Frankston City Council
30 Davey Street
FRANKSTON VIC 3199

26 September 2017

Dear


We would like to congratulate the Frankston Council for its work on Greening Our Future and we are pleased to submit the following comments.

Frankston is very fortunate to have 4,500 hectares of land identified as Green Wedge. As you have stipulated in your document, this unique land should be protected by law for “agriculture, biodiversity, recreation, open space, natural resources, heritage, landscape conservation”. We also strongly feel that land should be protected for native flora and for habitat and the food requirements of native fauna.

There are no longer sufficient habitat and food resources for native fauna, many of whom are now becoming threatened species because of land lost to ever increasing housing. It is a disgrace to our generation that we have allowed this to happen. The Green Wedge, with bio links for the movement of native animals, should be protected. This should be recognised legally to ensure sufficient land is set aside in perpetuity. Bio links to facilitate safe fauna movement should be 100 metres (minimum) wide.

Other concerns/comments on your list that we applaud are:

Water (p. 41)
- Undertake water sensitive urban design
- Advocate to the State Government to strengthen Building Regulations to achieve higher water performance outcomes
- Increase the use of alternate water supplies and fit for purpose water, such as recycled water, rainwater, storm water and waste water reuse
- Educate and support the community in greater water efficiency

Energy and Greenhouse Gas Emissions (p. 43)
- Public transport over cars
Waste (p. 47)
- Reducing the amount of waste generated, as well as diverting valuable resources from landfill

Built Environment (p. 55)
- Integrate urban renewal with improvements to an integrated transport network, the preservation of tree canopy cover and the establishment of habitat corridors
- Develop master plans for the Green Wedge - the “green lungs” of the municipality and better planning protection of natural reserves and waterways
- Houses to be built with smaller footprints on their blocks to ensure that there is room for trees and green

Transport (p. 57)
- Implement the Integrated Transport Strategy 2013
- Implement the Frankston Bicycle Strategy 2010

Schools (p. 64)
Frankston Council should be commended for its partnership with schools implementing environmental programs such as AuSSI and ResourceSmart Schools.

Volunteers (p. 68)
Frankston Council should be congratulated for its support of volunteers and community gardens.

Monitoring and Evaluation, Reporting and Review (p. 75)
- A State of the Environment report to be undertaken every 2 years

Action Plan / Waterways and Beaches (p. 81)
We recommend that the Watson Creek headwaters (which are located in Frankston South) be included in the review by Melbourne Water’s Sweetwater and Boggy Creeks Waterway Management Activity Plan.

Thank you for giving us the opportunity to make this submission.

Yours sincerely,
Dear Mr.

My wife and I attended the initial meeting on 15 September and found the meeting most enlightening and were encouraged by the prospect that something may at last be done to correct or formalise some of the directions to be taken for this area.

We have lived in this area for 42 years, and as such when we first moved in were quite young. We considered the area a great place to live and before long came to the idea that perhaps some of our family (parents) should come to live here also. The most practical and logical way for this to happen would be construction of a second dwelling on the property. After some consulting with town planning companies, and follow-up submissions to Council, we were advised no additional dwellings are permitted. This was later relaxed somewhat, but nonetheless any dwellings were subject to conditions, and no additional subdivisions (title) could be created.

Down the years we have seen several studies and planning determinations made, but none have satisfactorily addressed the anomalies that exist within the green wedge area. Accordingly we would like if possible to meet with you, and show you some studies made on our behalf to try to better explain the concerns that we and others have. Speaking for ourselves, we are not interested in concentrated Karingal style development, but some properties such as ours, have unique features, i.e. 2 road frontages, that make them worth an additional look. They should not be constrained by a straight-jacket ruling simply because they fall within a geographical boundary. Many of the proposals mentioned at the meeting, including nature set-backs and tree plantings adjacent to roadways, are appealing to us. May we meet with you to discuss these, or will there be sufficient time to cover them at the next meetings, which we have nominated to attend.

Yours Sincerely,

[Signature]

Langwarrin South.
Submission to Frankston Green Wedge Management Plan

774 Frankston-Dandenong Road, Carrum Downs

Submitted to Frankston City Council
On behalf of

3 October, 2017
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<th>Page</th>
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**Figures**

Figure 1 - Melbourne's Green Wedges, Source: DTPLI, 2014

Figure 2 - Jobs by Industry Sector, Frankston City Council, 2015
1.0 Executive Summary

Ethos Urban has been engaged by to prepare a submission on the Issues Paper which has been prepared to inform the preparation of the Frankston Green Wedge Management Plan.

This submission is structured to provide a response to each of the sections of the Issues Paper. In summary, this submission agrees with many of the core issues identified within the Issues Paper, but would like to see some of the key themes explored in greater detail, and more information provided about some of the topics and issues raised.

The key points of this submission are as follows:

- It should be recognised that the Frankston Green Wedge area, particularly ‘Precinct 1: Corrum Downs/Seaford Wetlands Area’, has a large array of existing productive/commercial activities.

- Accordingly, the vision and strategic direction prepared as part of the Green Wedge Management Plan should recognises the productive/utilitarian value of the area, and its potential to provide for the future demographic, economic and employment needs of the municipality and region.

- Support is provided for the articulated Vision for the Frankston Green Wedge which is “An asset of sustainable land management, rejuvenation and change.”

- The analysis of job provision within the Green Wedge (page 17, Table 1) should be re-examined to account for the existing number of commercial and recreational activities within the subject area to provide a more realistic assessment of the contribution of the Green Wedge to local employment.

- A detailed analysis of land uses within each of the 6 sub-precincts should be undertaken to ensure that the historic, mixed use nature of the Frankston Green Wedge is accurately identified. Such an analysis should have regard to land use activities in the adjoining municipal areas to ensure that any policies developed on the basis of this analysis do not prejudice the development of nearby properties.

- That Council prioritise the preparation of new detailed biodiversity studies for the Frankston Green Wedge as a necessary input prior to the finalisation of any policy position for the Green Wedge area.

- Consideration should be given to leveraging improved environmental outcomes by providing direct support to landowners to undertake environmental restoration as part of the rejuvenation of properties.

- Support is provided for the recognition of the economic value of the Frankston Green Wedge and its potential to contribute to the needs of landowners and residents, and the important role it can play in providing investment and employment growth.

- Given this potential, it is suggested that the recommendations in Section G should be stronger in pursuing this outcome. While the Issues Paper recognises a range of potential land uses, many of these activities would be prohibited, or limited by, the existing zones and Clause 57. Council should include actions to explore these issues further, including:

  - Consider varying the schedule to the Green Wedge Zone to enable and expand the range of land uses, particularly tourism and agribusiness uses, that can be conducted within the zone.
- Explore the use of alternative zones which do not trigger consideration of Part 3AA of the Planning & Environment Act 1987.

- Advocating for reform of the existing suite of green wedge zones within the Victoria Planning Provisions (VPPs) to enable the types of land use and development contemplated within the Issues Paper.

- Giving consideration to the use of different zones and overlays to enable land use change and development.

- Creation of a policy framework within the Frankston Planning Scheme that supports the use of alternative zones (such as the Special Use Zone) to enable land use change and investment.

• More fundamentally, Council should identify marginal green wedge land, consistent with the direction within the Issues Paper and the ‘Frankston City Economic Development Strategy, 2016-2022’, and consider variations to the extent of the Frankston Green Wedge and the location of the UGB.

• Accordingly, Council should prioritise the investigation of employment opportunities in the Green Wedge, to consider the regional demand for commercial, industrial and residential land, and consider the opportunities present within the Green Wedge given existing major infrastructure such as Eastlink and the regional economic advantages of the area.

• More detail around what types of recreational and open space activities would be encouraged in “transition spaces” (page 52), as well as detail around what criteria would be used to define such areas. An indication of what sorts of community uses Council would contemplate in Green Wedges should also be provided.

• Likewise, more detail should be provided around the extent of demand and remaining supply for industrial land in Carrum Downs, and the potential for existing Green Wedge land to be identified as long-term future supply.

• More detailed information around biodiversity, existing land uses and demand for different types of industrial, commercial and residential uses should be provided before the individual Vision and objectives for each of the sub-precincts is prepared.
2.0 Metropolitan Context

The Frankston Green Wedge area forms part of the South-East Green Wedge, which is shared between the Cities of Kingston, Greater Dandenong and Frankston. Each municipality has either developed, or is preparing, a Green Wedge Management Plan for their portion of the South-East Green Wedge.

Figure 1 - Melbourne's Green Wedges, Source: DTPLI, 2014
3.0 Frankston Green Wedge Management Plan

Issues Paper

3.1 Section A: What is a Green Wedge

Section A of the Issues Paper provides an overview of the metropolitan context, and Green Wedge planning. It notes:

There are 12 designated areas across 17 Councils forming a ring around Metropolitan Melbourne with their physical attributes as varied as their locations from the rolling green Yarra Ranges to the basalt plains of the west and sandy hills of the peninsula. These areas, set aside over 30 years ago, are under increasing pressure from suburban residential development and other more ‘urban’ uses.

**Why are they important**

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

(Page 5)

Of particular note here is the recognition that each of the designated Green Wedge areas differ greatly in terms of their physical attributes, but also their historical development patterns, and their context within metropolitan Melbourne.

Consequently, different Green Wedges around metropolitan Melbourne have been created for different reasons, including for productive purposes, such as preserving locations for service industries and infrastructure areas, or extractive industries, airports, sewerage plants, etc. In relation to the Frankston Green Wedge, particularly ‘Precinct 1: Carrum Downs/Seaford Wetlands Area’, this is an accurate description, given that the vast majority of land in this area has a productive value; including the provision of major roads, metropolitan infrastructure and local services, including:

• The Eastern Treatment Plant
• Eastern Sword Golf Club
• Bunurong Memorial Park
• Melbourne Chevra Kadisha Cemetery

This is explicitly recognised on page 8, in the following discussion:

**Land Uses**

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

- Protection of remnant landscapes
- Protection of waterways
- Providing bio-links
- Passive recreation (walking, cycling)
- Active recreation (sports fields, dog parks, golf etc)
- Quarrying – sand extraction
- Agricultural land including: horticulture, turf farms, grazing, hobby farms

It is noted that Practice Note 31 guiding the preparation of Green Wedge Management Plans requires the articulation of:

... a strategic direction for land use and development within the green wedge that is consistent with government policies and strategies that will protect and enhance the values and features identified within the green wedge.

Further, the GWMP should:

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

(Page 7)

As noted above, given the historic pattern of development of sections of the Frankston Green Wedge, the strategic direction developed should recognise the productive/utilitarian value of the area, and its potential to provide for the future demographic, economic and employment needs of the municipality and region.

To this end, this submission agrees with the Vision articulated on page 8, which is that the Frankston Green Wedge area is “... an asset of sustainable land management, rejuvenation and change.” As discussed in the Issues Paper, this vision will enable Council to plan for the economic and community value of the Green Wedge.

3.2 Section B: Purpose

This section of the Issues Paper essentially and briefly articulates the purpose of the Issues Paper itself, and requires no discussion here.

3.3 Section C: Precincts & Themes

Section C of the Issues Paper divides the Frankston Green Wedge area into six sub-precincts, and explores the characteristics of each according to the themes of:

- Land Use Context
- Biodiversity and Nature Conservation
- Cultural Heritage
- Economic Development
• Extractive Industries
• Recreation and Open Space

'Precinct 1: Carrum Downs/Seaford Wetlands Area' is the primary focus of this submission.

3.4 Section D: Land Use Context

Under the Section "Land Use Context" the utilitarian/productive value of the Frankston Green Wedge area is again recognised. While 4/5 of all lots are recognised as being rural, consideration is given to the following collection of uses:

• A fuel outlet with fast food restaurants,
• The Victorian Canine Association,
• A waste transfer station,
• A golf driving range
• Golf courses, and;
• An equestrian centre.

In addition to these, 12 sites are identified as containing industrial uses; including quarries and an abattoir. While other non-rural uses include secondary schools; sports precinct; and a private hospital.

The contribution of the Green Wedge area to job creation is estimated on page 17 (Table 1). Given the existence of several commercial and recreational activities within the area (as listed above and as shown Figure 2, page 18 for example); it is unclear how it can be suggested that there is only 1 commercial activity and it provides no local jobs? It is suggested that this source data be re-examined.

While Figure 2 on page 18 attempts to show the diversity of land uses within the Green Wedge area, it is suggested that a more fine-grained analysis of land uses within each of six sub-precincts be undertaken. Given that much of the Frankston Green Wedge is located on the edge of the municipality, the analysis should have regard to the land uses on other side of the municipal boundary. Such an approach would be consistent with the strategic intent of the Victorian Government to prepare Green Wedge Management Plans which provide consistent land use direction for the designated green wedge areas, i.e. the entire South-East Green Wedge area. This will ensure that any policies developed on the basis of this analysis do not prejudice the development of nearby properties.

3.5 Section E: Theme 1 - Biodiversity and Nature Conservation

This section broadly identifies environmental issues affecting the Frankston Green Wedge area. Values identified include Ramsar listed wetlands, and 11 plants and 21 animal species listed under the Environmental Protection and Biodiversity Protection (EPBC) Act.

The Issues paper identifies:

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

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

(Page 26)

In terms of biodiversity, the Issues Paper identifies opportunities for 'significant tree planting and diversity', particularly in relation to the restoration of habitat corridors/bioblue.
The analysis provided within the Issues Paper is somewhat limited and broad-scale. Consequently, it is difficult to determine the extent to which the protection of environmental values will constrain opportunities to respond to the “...needs of green wedge landowners and the wider community...” (page 7).

For this reason, support is provided for the actions identified on page 27, particularly:

- Consolidate and update (existing studies) and undertake new detailed studies identifying land within or adjacent to the Green Wedges that can further enhance biodiversity and importantly, biodiversity links.
- It will be important to identify Frankston City Council’s key biodiversity assets within the Green Wedge and how these connect and interact with the broader landscape.

It is felt that these actions should be prioritised, as the development of a logical, practical and achievable policy framework would seem to depend on this core information. Consideration could be given to the staged development of the Green Wedge Management Plan to account for the need to undertake this core input into the plan before finalising any policy position.

In addition to actions to identify biodiversity assets, Council should also consider developing specific programs to support the environmental restoration of landscapes within the Green Wedge area (or if they exist, makes reference to them). Such programs should leverage the potential for land use change and investment in the Green Wedge area, and provide direct support in terms of advice and funding to enable increased planting and wetlands restoration.

3.6 Section F: Theme 2 - Cultural heritage

Section F of the Issues Paper identifies places of Aboriginal Cultural Heritage Sensitivity. The quality and detail of mapping for these areas is relatively detailed, with many known registered Aboriginal places. This submission endorses the recommended actions for this theme.

3.7 Section G: Theme 3 - Economic Development

The Issues Paper references the ‘Frankston City Economic Development Strategy, 2016-2022’ as a relevant consideration for the future of land in the Frankston Green Wedge area:

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

(page 35, underlining added)

Further, the Issues Paper goes onto analyse the basis for the objective:

*The demand for land purposed for employment is driven by local population growth. An increase in population leads to an increase in demand for goods and services, thus supporting business growth, and the need to generate new jobs to support labour force expansion. While the lion’s share of employment demand would be expected to be accommodated in traditional employment areas, green wedge land may also play a minor support role in accommodating a selection of relevant jobs.*
In terms of quantifying this demand for additional employment:

In the context of the requirement for an overall additional 13,500 jobs in the municipality over the coming 20 years — in accordance with the aims of the current Economic Development Strategy and taking into account Frankston City Council’s more regional employment role — areas inside the Green Wedge may be capable of supporting appropriate new job-creating businesses which could provide a portion of these jobs.

Some of the fastest growing sectors in the local economy, in terms of employment growth (see Figure 5, page 29) include:

- Construction
- Health Care and Social Assistance
- Education and Training

This is further highlighted by the contribution of each industry sector to local employment as shown in the following figure:

**Figure 2 - Jobs by Industry Sector, Frankston City Council, 2015**

<table>
<thead>
<tr>
<th>Industry</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>7,023</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>5,843</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>3,852</td>
</tr>
<tr>
<td>Education &amp; Training</td>
<td>3,541</td>
</tr>
<tr>
<td>Construction</td>
<td>3,177</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>2,397</td>
</tr>
<tr>
<td>Other Services</td>
<td>1,742</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical Services</td>
<td>1,718</td>
</tr>
<tr>
<td>Public Administration &amp; Safety</td>
<td>1,593</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>1,193</td>
</tr>
<tr>
<td>Transport, Postal &amp; Warehousing</td>
<td>1,095</td>
</tr>
<tr>
<td>Administrative &amp; Support Services</td>
<td>951</td>
</tr>
<tr>
<td>Financial &amp; Insurance Services</td>
<td>684</td>
</tr>
<tr>
<td>Rental, Hiring &amp; Real Estate Services</td>
<td>604</td>
</tr>
<tr>
<td>Arts &amp; Recreation Services</td>
<td>524</td>
</tr>
<tr>
<td>Information Media &amp; Telecommunications</td>
<td>406</td>
</tr>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>140</td>
</tr>
<tr>
<td>Electricity, Gas, Water &amp; Waste Services</td>
<td>114</td>
</tr>
<tr>
<td>Mining</td>
<td>34</td>
</tr>
<tr>
<td>Total</td>
<td>36,631</td>
</tr>
</tbody>
</table>

Page 41 of the Issues Paper recognises that “while the main economic development for Frankston will be directed to locations inside the Urban Growth Boundary (UGB), some employment opportunities may exist in the more rural areas of the Green Wedge”. Helpfully, a list of potential commercial land use opportunities is provided, and includes:

- **Infrastructure assets and support services**
  - Waste treatment plant;
  - Landfill sites;
  - Cemeteries;
  - Transport links (including Langwarrin train station);
  - Energy assets; and
  - Sport and recreational facilities.

- **Commercial agribusinesses**
  - Cottage industries;
  - Horticultural uses;
  - Wineries and restaurants; and
  - Small scale intensive primary production and fresh produce.

- **Hobby farms**

- **Extractive industry**
  - Sand; and
  - Stone.

- **Tourism**
  - Farm stays;
  - Overnight accommodation;
  - Sports and recreation operations;
  - Events;
  - Health and wellness; and
  - Nature based attractions.

- **Green Industries**
  - Bio-fuels development;
  - Recycling grey water (Eastern Treatment Plant);
  - Solar power generation; and
  - Other renewable activities.

- **Appropriate ‘Overflow’ Industry Uses**

- **Places of Worship**
In considering the economic development opportunities in the Green Wedge area, and the need to provide for a growing workforce, the Issues Paper recommends:

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

- Agribusiness
- Tourism
- Green Business
- Industry (in appropriate locations)

The broad direction identified in this section of the report is welcomed, and it is seen as recognising the potential of the Frankston Green Wedge to make a positive contribution to "...the needs of green wedge landowners and the wider community..." and how to respond to the identified "...demographic considerations, economic sustainability, employment opportunities, sustainable land use options, community facilities and other required levels of infrastructure" (page 7).

Many of the land uses identified as potentially being appropriate within the Green Wedge would appear to be either prohibited, or limited by, the existing zones and Clause 57. If Council is serious about pursuing this objective, then greater consideration needs to be given to zoning and policy reform to enable these changes to occur. Such changes need not necessarily vary the subdivision provisions currently in place through the green wedge area. Alternative approaches could include:

- Consider varying the schedule to the Green Wedge Zone to enable and expand the range of land uses, particularly tourism and agribusiness uses, that can be conducted within the zone.
- Advocating for reform of the existing suite of green wedge zones within the Victoria Planning Provisions (VPPs) to enable the types of land use and development contemplated within the Issues Paper.
- Consider using of different zones and overlays to enable land use change and development.
- Creation of a policy framework within the Frankston Planning Scheme that supports the use of alternative zones (such as the Special Use Zone) to enable land use change and investment.

More fundamentally, Council should identify marginal green wedge land, consistent with the direction within the Issues Paper and the ‘Frankston City Economic Development Strategy, 2016-2022’, and consider variations to the extent of the Frankston Green Wedge and the location of the UGB. As with the environmental investigation, this action should be prioritised, as the outcomes from this investigation will provide a fundamental component that will inform the development of any policy framework.

3.8 Section H: Theme 4: Extractive Industries

Given the existence of six active extractive industry areas within Frankston Green Wedge, Section H identifies the importance of considering these uses in the future planning of the area, and to prepare for their possible future uses. The recommendations within this section appear reasonable, although
it is suggested that as part of the consideration of future uses, that significant land use changes for these areas may have a consequential impact on surrounding properties and land-uses. Given the emphasis on economic development issues above, these six sites may represent an opportunity to think more broadly about their surrounding context. Consideration could be given to preparing small precinct plans for their immediate context.

3.9 Section I: Theme 5 - Recreation and Open Space

Section I relates to the potential role the Frankston Green Wedge can play in providing for the recreational needs of nearby residents. Page 49 includes an analysis of the Frankston City Sports Development Plan 2013-2019 and the Frankston City Recreation Strategy, 2009-2014. Both documents identify the Green Wedge area as a suitable location for indoor recreation facilities (such as those relating to equestrian based leisure, recreation or sport), or Major Sports and Recreation facilities for outdoor leisure, recreation or sport.

Page 52 includes a discussion on creating "transition spaces between the existing urban development and peri-urban and rural lands. These opportunities should be explored at specific locations with the priority being where urban development immediately abuts the Green Wedge". This is then included as a recommended action. It is unclear what a transition space would entail, and what sort of activities would be contemplated in such areas. While the implied, general intent of this section is supported, some more detail around what types of recreational and open space activities would be encouraged in such areas should be provided, as well as defining the criteria that would be used to designate such areas.

3.10 Section J: Summary and Key Issues

The 'Summary & Key Issues' section (page 55) includes a concise statement of the issues that should be considered in any future decisions about land use change for the subject site. Most have been identified above, but some of significance include:

- Industrial areas in Carrum Downs are reaching capacity and opportunities for expansion may be considered within the Green Wedge.
- 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.
- (and in relation to extractive industries) Identify any opportunities for Council to purchase land for community uses.

While some of these issues have been hinted at throughout the Issues Paper, not enough information has been provided about them, particularly the supply of Industrial Land in Carrum Downs, or exactly what sort of community uses Council seeking to be provided in Green Wedge areas. Early provision of such information in the process of developing the Green Wedge Management Plan could be critical in setting core directions, and providing clarity and certainty about any desired land use change. It would also enable land owners to assist Council in trying to achieve its strategic directions.

In terms of the Next Steps listed on page 56, the proposal to develop an individual Vision and set of objectives for each individual precinct is strongly supported, given the diversity of existing land uses,
the non-contiguous nature of the Frankston Green Wedge and the very different context of each sub-precinct. To enable the development of meaningful, practical and achievable objectives, more detailed information around biodiversity, existing land uses and demand for different types of industrial, commercial and residential uses should be provided.
4.0 Conclusion

The Green Wedge Management Plan Issues Paper prepared for the Frankston City Council is a good starting point to inform the preparation of final Green Wedge Management Plan. The paper considers a range of themes and issues which are important in the consideration of future land use change in the area.

In general this submission supports the overall tenor of the Issues Paper and its recognition of the variety of existing land uses in the Frankston Green Wedge, and the future opportunities to address many of the needs of land owners and residents. This is particularly pertinent in the context of a growing municipality and the need to increase the provision of local employment.

Many of the key points within this submission relate to the need for more detailed investigation and research to be undertaken, particularly at a sub-precinct level, before commencing policy development. Additionally, more emphasis and exploration should be undertaken into the statutory mechanisms that could be employed to resolve some of the issues listed within the Issues Paper.
05 October 2017

Submissions
Frankston green wedge management plan
Planning and Environment Department
Frankston City Council
PO Box 490
Frankston 3199.

Dear Sir/Madam

Re Frankston green wedge management plan.

On behalf of Hanson Construction Materials I would like to express our interest in the development of the Frankston GMP. Hanson are keen to see the current and future viability of the business remain in light of any future outcomes of the GMP. Hanson have an extractive industries business on Quarry road as well as a concrete plant and sizeable land bank on McClelland drive. As by nature extractive industry sites have a finite life span so it is important that the end use of the quarry road site is taken into consideration. Hanson are also keen to avoid any changes to the RCZ or SUZ currently affecting properties adjacent to our current Quarry road site for maintaining buffers and possible minor expansion of our operations.

If you would like to contact Hanson regarding this matter please contact me by email or mobile using the contact details below.

Regards

Mark Morse

Project Manager – SR aggregates
Hanson Construction Materials
150 Quarry Road
Langwarrin Vic 3910
Mob: 0419581920
Email: mark.morse@hanson.com.au
5th October 2017

Frankston City Council
Strategic and Economic Development
PO Box 490
Frankston VIC 3199

Attention: Strategic and Economic Development

Dear Sir/Madam,

RE: Frankston Green Wedge Management Plan – Issues Paper
290 Hall Road, Skye VIC 3977

KLM acts on behalf of [name redacted] with respect to the land situated at No. 290 Hall Road Skye.

The purpose of this submission is to review and critique Council’s “Frankston Green Wedge Management Plan – Issues Paper” which has suggested that there are specific precincts within the municipality of Frankston worthy of protection within the Green Wedge Zone (GWZ).

1.0 Site and Surrounds

1.1 Subject Site

The property at No. 290 Hall Road, Skye presents as a case in point. The site is triangular and irregular in shape, with frontages to Hall Road, Postregna Way, Giulia Place, Balinga Drive, Collina Mews and Venezia Way. The site has an area of approximately 19.4 hectares (ha). The site is currently open farmland, is scattered with trees and void of development.

Figure 1: Aerial Photo of Subject Site
1.2 Site Context

The site is currently located just outside the Urban Growth Boundary (UGB) within a Green Wedge Zone (GWZ). The site abuts a Residential 1 Zone (R1Z) to its immediate west and Hall Road abuts the site’s northern boundary. Open farmland and private properties adjoin the site’s east boundary whilst the UGB abuts the site along its west boundary and delineates the cut-off between residential land and the open spaces of the Green Wedge. The zoning map below illustrates the location of the site and the context of its immediate surrounds.

![Zoning Map of Subject Site](Image)

**Figure 2: Zoning Map of Subject Site**

2.0 Planning Controls and Current Provisions

The below are the current planning provisions applicable to the subject site under the Frankston Planning Scheme:

2.1 Zone

**Clause 35.04 – Green Wedge Zone (GWZ)**

The purposes of the Green Wedge Zone are:

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

Clause 45.01 - Public Acquisition Overlay (PAO – Schedule 2)

The site is partly covered by the PAO. The purposes of the PAO2 include:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify land which is proposed to be acquired by a Minister, public authority or municipal council.
- To reserve land for a public purpose 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 designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.

Clause 42.03 - Significant Landscape Overlay (SLO Schedule 2)

The purposes of the SLO2 are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

2.3 State Planning Policy

The following clauses of the State Planning Policy Framework are considered to be relevant to this application:

- Clause 9: Plan Melbourne
- Clause 11: Settlement
- Clause 12: Environmental and Landscape Values
- Clause 14: Natural Resource Management
- Clause 15.03-2: Aboriginal Cultural Heritage

2.4 Local Planning Policy

The following clauses of the Local Planning Policy Framework are considered to be relevant to this application:

- Clause 21.01: Municipal Strategic Statement
- Clause 21.04: Settlement
- Clause 21.06: Environmental and Landscape Values
- Clause 21.08: Economic Development

3.0 Assessment

The Issues Paper has listed five distinct themes which form the strategic rationale of the document. This submission has therefore sought to analyse said themes and make recommendations based on the claims made with specific reference to the subject site and its surrounds.

Biodiversity & Nature Conservation

Biodiversity is an important natural asset to conserve, especially in green belts surrounded by built up and fragmented urban settlements. We acknowledge the contribution of biodiversity in the north eastern region of the municipality, and understand that the subject land is culturally sensitive to Aboriginal people. Despite this, a desktop assessment reveals that the land is relatively sparse of native vegetation with the exception of scattered trees across the site. The Issues Paper identifies biodiversity is highly concentrated in three conservation reserves, namely the Pines Flora and Fauna Reserve, Langwarrin Flora and Fauna Reserve and Robinson’s Reserve. **Outside of these reserves, there is an extensive amount of remnant habitat on private land**. The Issues Paper fails to elaborate on this claim with specific examples in Skye (including the area surrounding the site) of where remnant vegetation and wildlife is prominent. This warrants further ecological investigations and research to ensure there is sufficient evidence to support the arguments raised.
Cultural Heritage
Approximately 75% of the site has been identified as culturally sensitive to Aboriginal people. The Issues Paper states that the site is located within the Carrum Downs/Seaford Wetlands Area and is home to 16 registered Aboriginal places (6 x CHMP) including artefact scatters, shell middens and scarred trees (p.30). In reference to the map of the ‘Carrum Downs/Seaford Wetlands Area’ depicted on p.30, it is noted the site is not identified as a registered Aboriginal place. Consequently the fact that the site is located within an area of cultural heritage is not a reason for the site not to be used for an alternate land use.

Economic Development
The Issues Paper defines an economic mantra for Frankston City Council as “a preferred place to live, learn, work, visit and invest based on a local economy that is sustainable, innovative and inclusive”. The document goes on to state “health and social assistance” is the largest employment sector (with 7,023 jobs) as illustrated in figure 6. Despite these figures, there does not seem to be any strategic thought given to the site and surrounds’ economic prospects. It is recommended that these economic prospects be further investigated through a Green Wedge Economic Study to gauge an accurate assessment of the economics of the Frankston Green Wedge area including the subject site and surrounding area.

Extractive Industries
The site falls outside of the threshold distances required for separation from the quarries to the south in the Skye/Langwarrin area. Therefore no further discussion of this theme is warranted.

Recreation and Open Space
The vision for Frankston City Council’s open space and recreation is guided in part by the “Frankston City Open Space Strategy, 2016-2036”. The Issues Paper identifies opportunities for transition spaces between existing urban development and peri-urban and rural lands. Council’s ambition is to gradually transition privately owned land into areas set aside for open space. Although the preference to increase open space is well intentioned, the Issues Paper fails to recognise the inherent difficulties associated with land reclamation. To address these challenges a strategic action plan should be provided in order to assist in outlining a framework in which the transition from private land holdings to open space could be achieved.

4.0 Recommendation

The review of the Issues Paper has acknowledged the complex nature of managing the Frankston Green Wedge Zone noting that there are many competing stakeholders involved in shaping the future structure of the municipality. A desktop analysis has revealed there are a number of areas in which the Issues Paper could have delved into greater detail in order to substantiate claims relating to biodiversity, cultural heritage, economic development, and recreation and open space.

In short the Issues Paper lacks any tangible evidence to support its claims. It is therefore submitted that further economic analysis and environmental studies of the subject site and its surrounds are undertaken prior to the preparation of any formal Green Wedge Management Plan.

Yours sincerely

KLM Spatial
5th October 2017

Frankston City Council
Strategic and Economic Development
PO Box 490
Frankston VIC 3199

Attention: Strategic and Economic Development

Dear Sir/Madam,

RE: Frankston Green Wedge Management Plan – Issues Paper
475 Baxter-Tooradin Road, Langwarrin

KLM acts on behalf of with respect to the land situated at No. 475 Baxter-Tooradin Road, Langwarrin.

The purpose of this submission is to review and critique Council’s “Frankston Green Wedge Management Plan – Issues Paper” which has suggested that there are specific precincts within the municipality of Frankston worthy of protection within the Green Wedge Zone (GWZ).

1.0 Site and Surrounds

1.1 Subject Site

The property at No. 475 Baxter Tooradin Road, Langwarrin presents as a case in point. The site is generally rectangular in shape, with a frontage to Baxter-Tooradin Road of 125m and an average depth of 480m, yielding a total site area of approximately 5.9 hectares (ha). The site is currently developed with a single dwelling, associated outbuildings and three large agricultural storage sheds.

Figure 1: Aerial Photograph of the Subject Site
1.2 Site Context

The site is currently located just outside the Urban Growth Boundary (UGB) within a Rural Conservation Zone (RCZ). The site abuts a low density residential zone (LDRZ) to its immediate north and is separated from the Green Wedge Zone to the south by a Road Category 1 Zone (RDZ1) – Baxter-Torradin Road. The UGB abuts the site along its northern boundary and the municipal border of Frankston and Mornington Peninsula is located along the site's south boundary.

![Zoning Map of Subject Site]

Figure 2: Zoning Map of Subject Site

2.0 Planning Controls and Current Provisions

The below are the current planning provisions applicable to the subject site under the Frankston Planning Scheme:

2.1 Zone

Clause 35.06 - Rural Conservation Zone (Schedule 1)

The purposes of the Rural Conservation Zone are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

- To conserve the values specified in a schedule to this zone.

- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.

- To protect and enhance natural resources and the biodiversity of the area.

- To 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.

- To 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.
2.2 Overlay/s

Clause 45.01 - Public Acquisition Overlay (PAO – Schedule 1)

The site is partly covered by the PAO. The purposes of the PAO1 include:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify land which is proposed to be acquired by a Minister, public authority or municipal council.
- To reserve land for a public purpose 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 designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.

Clause 42.03 - Significant Landscape Overlay (SLO Schedule 1)

The purposes of the SLO1 are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

2.3 State Planning Policy

The following clauses of the State Planning Policy Framework are considered to be relevant to this application:

- Clause 9: Plan Melbourne
- Clause 11: Settlement
- Clause 12: Environmental and Landscape Values
- Clause 14: Natural Resource Management

2.4 Local Planning Policy

The following clauses of the Local Planning Policy Framework are considered to be relevant to this application:

- Clause 21.01: Municipal Strategic Statement
- Clause 21.04: Settlement
- Clause 21.06: Environmental and Landscape Values
- Clause 21.08: Economic Development

3.0 Assessment

The Issues Paper has listed five distinct themes which directed its strategic rationale for the document. This assessment will respond to each key theme with a justification of why the site

Biodiversity & Nature Conservation

Biodiversity is an important natural asset to conserve, especially in green belts surrounded by built up and fragmented urban settlements. We acknowledge the contribution of biodiversity in the eastern region of the municipality, and understand that the subject land is culturally sensitive to Aboriginal people. Despite this, a desktop assessment reveals that the land is largely clear of native vegetation and appears to have been used for agricultural purposes in the past. The Issues Paper identifies biodiversity is highly concentrated in three conservation reserves, namely the Pines Flora and Fauna Reserve, Langwarrin Flora and Fauna Reserve and Robinson’s Reserve. Outside of these reserves, there is an extensive amount of remnant habitat on private land, particularly in Langwarrin and Langwarrin South. The Issues Paper fails to elaborate on this claim with specific examples in Langwarrin (including the area surrounding the site) of where remnant vegetation and wildlife is prominent. This warrants further ecological investigations and research to ensure there is sufficient evidence to support the assertions made.
Cultural Heritage

The south-west portion of the site abutting Baxter-Tooradin Road has been identified as culturally sensitive to Aboriginal people. The Issues Paper states that the Langwarrin South Area is home to 4 registered Aboriginal places (1 x CHMP) including artefact scatters and one low density artefact distribution (p.31). The document however lacks specific detail as to where the artefacts may be scattered. In reference to the map of the ‘Langwarrin South Area’ depicted on p.31, it is noted the site is not identified as a registered Aboriginal place. Consequently the fact that the site is located within an area of cultural heritage sensitivity is not a reason for the site not to be used for an alternate land use.

Economic Development

The Issues Paper defines an economic mantra for Frankston City Council as “a preferred place to live, learn, work, visit and invest based on a local economy that is sustainable, innovative and inclusive”. The document goes on to state ‘health care and social assistance’ is the largest employment sector (with 7,023 jobs) as illustrated in figure 6. Despite these figures, there does not seem to be any strategic thought given to the site and surrounds’ economic prospects. It is recommended that these economic prospects be further investigated through a Green Wedge Economic Study to gauge an accurate assessment of the economics of the Frankston Green Wedge area including the subject site and surrounding area.

Extractive Industries

The site falls outside of the threshold distances required for separation from the quarries to the north in the Skye area. Therefore no further discussion of this theme is warranted.

Recreation and Open Space

The vision for Frankston City Council’s open space and recreation is guided in part by the “Frankston City Open Space Strategy, 2016-2036”. The Issues Paper identifies opportunities for transition spaces between existing urban development and peri-urban and rural lands. Council’s ambition is to gradually transition privately owned land into areas set aside for open space. Although the preference to increase open space is well intentioned, the Issues Paper fails to recognise the inherent difficulties associated with land reclamation. To address these challenges a strategic action plan should be provided as this would assist in outlining a framework in which the transition from private land holdings to open space could be achieved.

4.0 Recommendation

The review of the Issues Paper has acknowledged the complex nature of managing the Frankston Green Wedge Zone noting that there are many competing stakeholders involved in shaping the future structure of the municipality. A desktop analysis has revealed there are a number of areas in which the Issues Paper could have delved into greater detail in order to substantiate claims relating to biodiversity, cultural heritage, economic development, and recreation and open space.

In short the Issues Paper lacks any tangible evidence to support its claims. It is therefore submitted that further economic analysis and environmental studies of the subject site and its surrounds are undertaken prior to the preparation of any formal Green Wedges Management Plan.

Yours Sincerely,

KLM Spatial
5 October 2017

Frankston City Council
Strategic Planning Department
PO Box 490
Frankston VIC 3199
Via email: greenedge@frankston.vic.gov.au

Dear Sir/Madam,

Planning Submission
Frankston Green Wedge Management Plan - Issues Paper
250 Wedge Road, Skye

Watsons Pty Ltd acts on behalf of

...t as Executors and Trustees of the Estate of the late
the legal owners or the land, in regard to the above matter.

This submission has been prepared in response to the Frankston Green Wedge Management Plan – Issues Paper (GWMP) and makes specific comments in relation to our clients land at 250 Wedge Road, Skye.

Background

The site at 250 Wedge Road adjoins the established Sandhurst, Carrum Downs and Skye residential area to the north and west respectively. The site is currently developed with an existing dwelling, associated outbuildings and was previously used for agricultural purposes.

With an overall area of 63.6 hectares, the site is partially zoned Schedule 1 to the General Residential Zone (GRZ1) and Green Wedge Zone (GRZ). The site is also affected by Schedule 2 to the Significant Landscape Overlay (SLO2), partially affected by the Schedule 3 to the Public Land Acquisition (PAO3) and Schedule 1 to the Development Plan Overlay (DPO1).

The GWMP identifies the site located in Precinct 2 ‘Skye’ with the Urban Growth Boundary (UGB) extending through the site on a general north-south axis. Refer to Figure 1 and 2 below.
The GRZ1 portion of the site (19.25ha) is subject to future development. Given the context and fragmented nature of the site opportunities to provide land uses which serve the local community should be explored and are further discussed in this submission.

Figure 1. Aerial Image of Site and Surrounds, as sourced from Nearmap

Figure 2. The Zoning of the site and surrounds. Source Planning Maps Online, Department of Environment, Land, Water and Planning
Context

Green wedge land is defined in the Planning and Environment Act 1987 as land that is in a metropolitan fringe planning scheme, being outside the urban growth boundary. Approximately 35% of the Frankston City municipality is zoned as GWZ. This is equivalent to 4,500 hectares which is a considerable proportion of land holdings. Green wedge areas are an increasingly important consideration for decision makers. The proper and orderly planning is critical to achieving ongoing sustainability in green wedge areas. Green wedges contain important biodiversity, cultural heritage, economic development, extractive industries and recreation/open space benefitting the wider community and metropolitan Melbourne. The Frankston GWMP focuses on these key themes identifying future issues and opportunities for each. This submission explores the theme of ‘Recreation & Open Space’ in the context of 250 Wedge Road Skye.

Residential development is growing rapidly within south-east Melbourne with development creeping towards the UGB, including the developing residential areas to the west and north of the subject site. The site is within close proximity to Eastlink and Dandenong-Frankston Road to the west and Western Port Highway to the east. Approximately 2km to the east is the Cranbourne West Precinct Structure Plan area which is a developing residential suburb.

Our submission makes specific reference to 250 Wedge Road Skye and requests that the GWMP be amended to:

- Promote a transitional zone/buffer between the GRZ1 and GWZ land;
- Support non-agricultural uses on fragmented green wedge land which is not viable for agriculture;
- Promote opportunities for increased housing choice and supply in transitional zones; and
- Promote open space facilities which are supported by existing planning controls.

1. The GWMP should actively promote a transitional zone between urban and green wedge land.

The GWMP should promote a ‘transitional zone’ between existing residential development and agricultural uses. The transitional zone should be provided to the east side, outside of the UGB. The GWMP states transitional zones "should be explored at specific locations with the priority being where urban development immediately abuts the Green Wedge".

Recognising that there are currently land use conflicts between the urban and agricultural land uses, a transitional zone between the two zones will reduce this land use conflict. The DPO1 identifies a maximum 18 metre tree reserve adjoining the urban growth boundary; while this may assist as a buffer it will only minimise visual impacts and not necessarily address land use conflicts. Both urban and agricultural uses are intensive and therefore are not compatible as identified by Clause 57 ‘Metropolitan Green Wedge Land’ which aims to "protect agricultural land from incompatible uses and development". It is suggested that Council consider the possibility for applying appropriate transitional zones to provide a long-term land use buffer.
Various municipalities have implemented a transitional zone between urban and green wedge land. For instance, the Minister for Planning recently approved the ‘Cardinia Western Port Green Wedge Management Plan’ which supports the use of the ‘Low Density Residential Zone’ (LDRZ) where it commonly adjoins the GWZ to provide an appropriate transition between urban and rural uses. Furthermore, Planning Practice Note 31 ‘Preparing a Green Wedge Management Plan (June 2015)’ identifies regulatory management tools should be implemented to better manage and protect the land. It is requested Council consider an appropriate transitional zone between the GRZ1 and GWZ for the better management and sustainability of the green wedge land. The LDRZ will allow for less intensive residential development ensuring each lot remains between 0.2-0.4 hectares. It is also important to acknowledge that existing services and infrastructure are available to support such development which is also within close proximity to open space as outlined in the DPO1.

It is understood that once approved the GWMP will be a reference document in the Frankston Planning Scheme and hold significant statutory weight. Once implemented, a review should be undertaken every five years in accordance with Planning Practice Note 31 ‘Preparing a Green Wedge Management Plan (June 2015)’. It is considered orderly and proper planning for Council to acknowledge the subject land as a transitional zone outside of the UGB, to minimise land use conflicts between urban and agricultural land.

2. The GWMP should consider alternative uses where there is fragmented land

The subject land is best described as fragmented and as such agriculture is neither sustainable nor viable land use for 250 Wedge Road, Skye. The site is a small landholding with residential development extending to the north and west of the site.

Overtime, residential growth has encroached towards the subject land resulting in residential development built up to its boundaries. Noting that the UGB dissects the property with that part covered by a DPO1, further residential development of the site, as is encouraged by the planning controls, will simply transfer the existing ‘hard’ edge between the developed and un-developed land to another location. There is ample land in the green wedge currently used for agriculture, with approximately 83.56% of the total land used and submitted 250 Wedge Road is better suited to non-agricultural uses given its location and fragmented landscape. Recognising that the land is not viable for agriculture, Council has a unique opportunity to review alternative land uses of the land.

The site is further fragmented due to approximately 7.5% of the total land holding being earmarked for acquisition by Frankston City Council pursuant to PA03, which designates the area for ‘open space/recreation’. The Carrum Downs, Langwarrin and Baxter Outline Development Plan (amended 2011) identifies the land as a ‘District Level Playing Field’ along the southern boundary of the site.

Furthermore, a ‘proposed non-vehicle route’ is located in the GWZ linear to the urban growth boundary with a proposed length of approximately 200 m. The DPO1 suggests this land is to be a maximum 18 metre wide path containing high density tree planting. This identifies that a significant proportion of land in the GWZ is to be a future pathway connection for residents (Refer to appendix 1). The existence of the footpath for an approximate length of 200 m
coupled with the future 'District Level Playing Field' provides further justification to the notion that the land is fragmented and Council should be exploring alternative land uses for the site.

The location of the open space can be best maximised by locating it as a focus for residents. The subject land creates an opportunity for this and would result in a good planning outcome. It is submitted that Council should build on the relevant elements of the DPO1 and identify the subject land as an opportunity to provide alternative land uses better suited to its context.

3. Opportunity to provide increased housing choice

Recognising that the ongoing growth pressures of the municipality will increase the demand for housing, a transitional zone between residential and green wedge not only provides for reduced land use conflicts but also increased housing choices.

Clause 21.01 'Municipal Strategic Statement' forecasts an increase of 21,000 people between 2011 and 2031 with a permanent population of 153,000. With an average growth rate of 0.9% and additional 10,200 dwellings by 2031 the GWMP provides Council with an opportunity to review its zones with a view to reduce land use conflicts but also to provide additional housing choices for the expected population increase within the municipality.

4. Ongoing demand for recreational and open space land uses

Given the PAO3 covers part of the site, the subject land has a significant opportunity to provide open space to serve the local and future community of Carrum Downs, Skye and Sandhurst. Clause 35.04 'Green Wedge Zone' identifies that the land can be supported for non-agricultural use where it can be demonstrated it is a sustainable outcome. The future use of the land at 250 Wedge Road, Skye for open space will provide net-community benefit outcomes and ensure the land is served for the local community.

Open Space plays an important role in the local community providing a range of social, economic and environmental benefits. Clause 11.06-7 'green wedges' aims to "support development in the green wedge that provides for environmental, economic and social benefits". Access to open space provides the opportunity for greater community interaction and participation, promotes healthy and active lifestyles, increases passive surveillance and street level activation while also enabling protection of indigenous flora/fauna assets and provide important stormwater functions. Council should investigate future opportunities given the site's close proximity to the Carrum Downs community.

Recognising that open space is not evenly distributed across the municipal area, the Carrum Downs community has expressed its concerns regarding poor access to open space. The subject land is an important strategic site and has been identified in the Frankston City Open Space Strategy 2016-2036 for the "expansion of Lisa Beth Mews along the edge of the urban growth boundary". The site is covered by a PAO3, which is a mechanism for Council to acquire this parcel of land. The site will be used for expansion of the 'Cranwell Mews Reserve' as outlined in the DPO1. There is currently poor provision of footpaths, vegetated buffers and access to open space with rear fences directly abutting the site. This does not provide a good planning outcome. Therefore the site provides the unique opportunity to
provide open space with transitional zoning to the east which can reduce land use conflicts between different uses.

Conclusion

This submission is generally supportive of the GWMP and ongoing sustainability of green wedge land. It is submitted that; the subject land should be further investigated as a ‘transitional zone’ to provide a long-term buffer between urban and green wedge land. In summary:

- Council should consider alternative non-agricultural land uses on the site given the fragmented nature of the land and its proximity to the urban growth boundary; and

- There is a significant opportunity to build on the important open space connection as outlined in the DPO1 and planning for population which will increase by 21,000 by 2031.

Such an outcome would provide for the fair and orderly planning of the area and generate significant net-community benefits for the Carrum Downs, Skye and Sandhurst community.

We thank Council for the opportunity to provide a submission to the Frankston Green Wedge Management Plan-Issues Paper.

Should you wish to discuss any matter further please don’t hesitate to contact me on

Yours faithfully
Watsons Pty. Ltd.
Langwarrin Vic 3910
26 September 2017

Manager Planning and Environment,
Frankston City Council,
Civic Centre,
30 Davey Street,
Frankston Vic 3199

Dear Mr

Re Frankston Green Wedge Management Plan Issues Paper

We refer to the abovementioned Issues Paper which is seeking comments from interested parties, and the Meeting recently held at Frankston Football Club.

We have previously lodged a letter dated 15 August 2017 relating specifically to an area said to be of a Cultural Heritage Sensitivity nature but which in fact is not.

The following comments are made in respect of our property situated Dandenong-Hastings Road Langwarrin, which we do not believe should have been included within the Green Wedge Area.

(a) Figures 1, 7 and 8 of the Issues Paper shows the boundaries of the designated Green Wedge. When looking at the area adjoining Dandenong-Hastings Road it is very unclear as to how the boundaries could have been decided — seems to be no apparent logic used. For some unknown reason some properties South of 1375 have not been included in the Green Wedge Area.

(b) Our property has previously been cleared of existing vegetation as a result of historic agricultural and grazing use dating back some significant period of time, long before we acquired the property, and it is sparsely vegetated. The main area of vegetation is that which has been subsequently planted around the dwelling. The property is distinct from the surrounding areas to the North, South and West.

(c) Properties to the North and West have heavy native vegetation and it is understandable how these have been included in the Green Wedge Area.
(d) An area further South, south of property number 1375, has not been included in the Green Wedge Area even though it has significant native vegetation—probably as much as those properties to the North of our property.

(e) The size of our property, ie approx. 4.0 hectares, does not allow any significant agricultural activity and in fact requires significant management and maintenance upkeep. Also rabbits and foxes are a major concern in the area.

We look forward to your comments regarding the abovementioned points and trust that they will be taken in to consideration, by yourself and Council, when addressing and reviewing the Green Wedge Management Plan.

Kind Regards

Ps. This letter is to replace that lodged on Tues. 26/9/2017. Please destroy previous letter or give to bearer of this letter.
Dandenong-Hastings Road
Langwarrin Vic 3910
28 September 2017

Manager Planning and Environment,
Frankston City Council,
Civic Centre,
30 Davey Street,
Frankston Vic 3199

Dear Mr,

Re Frankston Green Wedge Management Plan Issues Paper

We refer to the abovementioned Issues Paper which is seeking comments from interested parties, and the Meeting recently held at Frankston Football Club.

The following comments are made in respect of our property situated at Dandenong-Hastings Road Langwarrin, which we do not believe should have been included within the Green Wedge Area

(a) Figures 1, 7 and 8 of the Issues Paper shows the boundaries of the designated Green Wedge. When looking at the areas adjoining Dandenong-Hastings Road it is very unclear as to how the boundaries could have been decided – seems to be no apparent logic used. For some unknown reason some properties South of 1375 have not been included in the Green Wedge Area.

(b) Our property has previously been cleared of existing vegetation as a result of historic agricultural and grazing use dating back some significant period of time, long before we acquired the property and is devoid of any native vegetation other than the trees that align our driveway or ones that I have planted. The main area of non native vegetation is that which has been subsequently planted around the dwelling. The property is distinct from the surrounding areas to the North, South, and West.

(c) Properties to the North and West have heavy native vegetation and it is understandable how these have been included in the Green Wedge Area.
We look forward to your continued support in the completion of the above mentioned works and trust that they will be

taken in consideration by yourself and Council when addressing and renewing the Green Wedge.

With regards.

Management Plan.

Green Wedge and we end up bearing the costs.

To ensure the law is to the source of these pests from surrounding properties outside the

corned increased pest like rabbits and foxes. The Department of Primary Industries and

activity and in fact require significant management and maintenance upkeep due to the our

(6) The size of our property is approximately 4.5 hectares. Does not allow any significant agricultural

landcare Victoria) have not been included in the Green Wedge area.

vegetation – just as much as the properties further North are recognised and managed by

(d) Properties that border our Southern boundaries and which have heavy significant native
Our Reference: 7077

10 October 2017

Frankston City Council
Strategic and Economic Development
PO Box 490
Frankston VIC 3199

Attention: Strategic and Economic Development

Dear Sir/Madam,

Re: Frankston Green Wedge Management Plan – Issues Paper
1355-1365 Dandenong Hastings Road, Langwarrin

A review of Council’s commissioned study and report “Frankston Green Wedge Management Plan – Issues Paper” (conducted by SJB Urban in June 2017) revealed a thorough assessment is required in identifying which areas of land are considered appropriate for development and inclusion within the urban growth boundary, and the areas of land that should be set aside as public open space and sited within the Green Wedge Zone (GWZ).

From a strategic planning perspective, it is vital that planners strike a reasonable balance in decision-making between the competing interests of land holders and the maintenance and evolution of Green Wedge land. Green Wedges assist professionals in the land development industry by providing a clear framework in which to work around, to ensure that new development proposals are not encroaching on to these Green Wedges and being sensitive to important ecological assets.

It is important to note that the document specifies “there may exist opportunities for transition spaces between the existing urban development and peri-urban and rural lands. These opportunities should be explored at specific locations with the priority being where urban development immediately abuts the Green Wedge” (SJB 2017, p.52).

The example of 1355-1365 Dandenong-Hastings Road, Langwarrin presents as a case in point. These sites are currently located within a Rural Conservation Zone (RCZ) but has been flagged as a potential candidate for inclusion within the GWZ. The site abuts a low density residential zone (LDRZ) to the west and are separated from the Green Wedge Zone to the east by a Road Category 1 Zone (RDZ1 – Dandenong-Hastings Road). This arterial road provides an important connection to the future Port of Hastings to the south and as such a future rail corridor in this location would be economically viable and strategically justified. The Urban Growth Boundary (UGB) borders the site for part of its length.

It should also be noted that the sites are not covered by an Environmental Significance Overlay (ESO), and therefore development potential is not limited by environmental constraints. This is in contrast to much of the land which surrounds the site, especially land to the immediate south of the property (ESO1) and adjacent Dandenong-Hastings Road to the east (ESO4). The land use context is defined by the high presence of hobby farms and residences on large lots contributing to a low density built form character.
It is acknowledged the City of Casey borders the site to the east of Dandenong-Hastings Road and much of the land within this area is within the Green Wedge 2 Zone (GWZ2). The purpose of the GWZ2 is to facilitate land for strictly rural and agricultural purposes, thereby allowing for sustainable use and development of the land and minimising the ‘footprint’ of development upon ecologically sensitive areas. It would appear the Dandenong-Hastings Road interface presents as an appropriate cut-off for the separation of the Green Wedge Zone from the LDRZ and RCZ in this local context.

In summary, the sites whilst being proximate to agricultural land of strategic significance and worthy of protection in the green wedge zone is of no environmental significance when viewed in isolation as part of a review of the ‘Frankston Green Wedge Management Plan’. The site’s abuttal with the LDRZ, RDZ1 and UGB all contribute in forming a strong case that this site should be excluded from the Green Wedge Zone. The Issues Paper makes no specific reference to this land as being of environmental significance. It should therefore not be included as part of the Green Wedge Zone which original purpose was to maintain and protect ecological and biologically diverse environments within built up and fragmented urban landscapes.

Yours Sincerely,

KLM Spatial