

Title	South Ward Meeting
Date	7 October 2021
Location	Held via zoom
Attendees	Mayor (Chair), Cr Claire Harvey, Cr Liam Hughes, Cr Brad Hill & CEO Mr Phil Cantillon South Ward Residents (x12)

Questions with Notice

Prior to the Ward Meeting, attendees were provided the opportunity to ask questions. The following questions were provided with notice:

Question 1.

We have at least 14 Objections lodged with Council at the moment to reject an extension to permit #249/2017/P for an extra 30 units to be added to a 77-unit Retirement Village currently being constructed at 24-32 Moorooduc Road Frankston South.

It is located in what is described as an “Environmentally Sensitive Area” in the FRANKSTON PLANNING SCHEME, clause 21.03-4 Strategic Land Use Framework Plan.

What does an “Environmentally Sensitive area” mean [within the Frankston Planning Scheme, clause 21.03-4 Strategic Land Use Framework Plan], and how is such a high-density development allowed in Frankston South?

Response

The inclusion of Environmentally Sensitive Areas in the Strategic Land Use Framework Plan is to identify areas where there may be one or all of: significant vegetation coverage and biodiversity value, bushfire risk, landslip risk, and landscape values (views/character).

Pursuant to the state-standard wording of residential zone applying to the land, the applicant is able to make application for the current proposal. Council must consider the application on its merits. In this case Council officers do not consider the proposed development form to be appropriate and will be issuing a Refusal Notice in the next 2-3 weeks.

Question 2.

What is the rationale for a 350 plus person restaurant in the Yacht Club? Is there an interested tenant?

Response

The 350 patron capacity is based on tenant requirements to ensure viability of the high-end restaurant and function space, but also considers constraints associated with building rules requirements, such as number of sanitary facilities and safe egress in the event of a fire. Although it is unlikely the restaurant and function space will regularly meet patron capacity, allowing for a 350 patron capacity allows for greater utilisation of the space to cater for weddings, conferences and bespoke events.

An Expression of Interest process will open in early 2022 to support the attraction and appointment of an experienced operator to activate the space. Officers are currently facilitating discussions with several high-end operators who are keen to submit their interest through this process.

Question 3.

Given the contact restrictions imposed during COVID, will Council now accept online petitions?

Response

The rules for petitions are set out as requirements in Division 9 of the Governance Rules (Rules). It has been noted that COVID restrictions do pose challenges in completing petitions. However it is identified that e-petitions carry a range of associated issues which would need to be carefully considered, the petition process could be updated when the Governance Rules are next reviewed.

Question 4.

With 84 car parking spaces available at the Yacht Club, what parking arrangements are intended to handle the inevitable overflow parking requirements of 104 café patrons, 357 patrons of a first floor restaurant, as well as Yacht Club members, visiting learners and members of other sailing clubs e.g. on regatta /race days?

Response

It should be noted that the building and its use as Yacht Club, restaurant and function centre was approved by Council in April 2014. As the uses were not commenced within two years, planning approval was once again required. A summary of the traffic report by Cardno prepared for the original proposal (authorised in 2014) concluded that 150 car parks were required and the shortfall was supported at that time. Since then, a Parking Overlay has been introduced into the FMAC area and therefore the car parking requirement is reduced to 72 spaces.

There are 84 spaces available in the nearby public parking areas, albeit that this parking is shared and utilised by members of the public accessing the foreshore, the approved future café, and related nearby uses. Nonetheless, people dining at the proposed use are also likely to use the foreshore and there is a high likelihood of 'shared' trips. It would also be difficult to seek to provide further parking specifically for the use, given the confined nature of the site and likely impacts to the foreshore environment.

There is also sufficient additional parking nearby (over Kananook Creek) that is able to service the use. Council provides public car parking throughout the whole FMAC and it is important for this building to be utilised as originally intended.

Question 5.

Outcomes and cost of "archaeological dig" being part of recent drainage works in Bay Street and the Esplanade. I understand an "archaeological dig" was undertaken as part of recent drainage works in the above precinct.

Were there any "archaeological finds" and what was the cost of this work and how was it funded?

Response

The 'archaeological dig' was completed as part of Council's The Esplanade Drainage project. This was done as a requirement of the Cultural Heritage Management Plan (CHMP17304).

Council has spent around \$200,000 to develop and comply with the requirements of the CHMP. Cost includes numerous meetings with members of Bunurong Land Council (The Registered Aboriginal Party), Council's appointed consultant Kaptify and local contractors to undertake activities such as digging, sieving and road reinstatement.

These works have been completed as part of drainage improvement works along the Esplanade. Council has previously allocated \$1.2million in Capital Works Program in 2020/21 for this project.

The archaeological exploratory excavation encountered numerous artefacts of cultural significance. The artefacts are currently with the Archaeological Consultant for cataloguing and carbon dating. This has resulted in a long stretch of The Esplanade and adjacent land to be now be classified within a Cultural Registered site and requires ongoing cultural management with respect to future excavation /ground disturbance activities within the declared boundaries of the Registered site.

Question 6.

Assessment and impact on traffic flow and parking in the Davey Street/Plowman Place precinct if recently proposed/approved developments proceed.

Has the Council made its own independent assessment of the impact on traffic flow and parking in the Davey Street/Plowman Place precinct and nearby commercial and residential areas if recently proposed/approved developments proceed?

Response

Council officers engaged a traffic consultant to review and assess the traffic impact of future development in the precinct to determine the service performance and capacity of the adjoining road network developments. Collaborating with Department of Transport and based upon the modelling, it is considered that whilst there will be an increase in traffic, the network will operate satisfactorily.

Question 7.

Development contributions for planning permits in the Davey Street/Plowman Place precinct if recently proposed/approved developments proceed.

Do any of the recently proposed/approved developments in the Davey Street/Plowman Place precinct make cash contributions to Council's parking drainage and recreation funds in that same way as though they were conventional subdivisions?

Response

The only recently approved new development in the Plowman Place/Davey Street precinct is at 1-2 Plowman Place. No cash contributions to infrastructure funds could be required for the development as part of the planning permit as such requirements are only able to be levied pursuant to a Development Contributions Overlay. Council does not have such an overlay in its planning scheme, although this is under review by Council's City Futures team.

Council can levy a cash contribution towards Public Open Space (which will be 8% of the value of the land) when the applicant seeks to subdivide the approved building. Such application has not yet been made.

Question 8.

Road sealing of Barretts Rd, Langwarrin South: When is this project going to commence?

Response

A further Consultation with Barretts Road residents has been finalised to be held via Zoom/MS Teams on 26 October 2021 from 6pm to 7pm. A notification letter is expected to be mailed to the property owners by 8 October 2021 (this Friday). The way forward, with the progress of this project, including support, contributions and timeframes, will be discussed at this engagement meeting.

Question 9.

Can Council please confirm Coast Guard Giant Storage Facility will not be located at Oliver's Hill?

Response

In accordance with the Council resolution Council would like to undertake community engagement on the preferred locations for the facility.

Community consultation will be undertaken during this current financial year.

Question 10.

The Kananook creek is in desperate need of help. Can budget be allocated and strategy formed to have Creek desilted, water quality improved and Creek entrance to bay permanently navigable in 2022? Creek problems also significantly impact beach.

Response

The Kananook Creek Governance Group has been established with multiple community groups as well as State Government Representatives to improve and enhance Kananook Creek water quality including recreational purpose. This group will be reviewing and

prioritising actions from the 2009 Kananook Creek Corridor Management Plan and developing priorities and a vision which and will then advocate for funding opportunities with various levels of government and partners.

Question 11.

How and when will Frankston CBD be improved? Frankston CBD continues to deteriorate as each year passes.

Response

The only recently approved new development in the Plowman Place/Davey Street precinct is at 1-2 Plowman Place. No cash contributions to infrastructure funds could be required for the development as part of the planning permit as such requirements are only able to be levied pursuant to a Development Contributions Overlay. Council does not have such an overlay in its planning scheme, although this is under review by Council's City Futures team.

Council can levy a cash contribution towards Public Open Space (which will be 8% of the value of the land) when the applicant seeks to subdivide the approved building. Such application has not yet been made.

Question 12.

With respect to the Baptcare Retirement Village development proposal at the corner of Moorooduc Road and Harrow Hill court, Frankston South, why is a two way access road from Harrow Hill court to the development site allowed?

Response

The applicant has proposed the road connection to Harrow Hill Court. Council's officers do not consider that the proposed connection (or the development itself) is appropriate, and will be refusing to issue permission in the next 2-3 weeks.

Question 13.

Why can't Baptcare revert back to their previous plan of two years ago where they had an access road to the Moorooduc Road service road directly north of and running along under the existing large gum trees?

Response

This is a question for Baptcare rather than Council, however their chosen design has likely been informed by traffic engineering advice.

Question 14.

Can our 2/3 acre property [address not disclosed] have both our the North and East boundaries adjacent to a development with a dwelling density of 40 dwellings per Hectare while our property and all the surrounding properties being 2/3 acres, have a dwelling density of 3.75 dwellings per hectare? This is a density ratio increase of over ten times!

Response

Council officers agree that the proposed development is not appropriate for this location in Harrow Hill Court.

Questions taken on Notice

During the Ward Meeting, attendees were provided the opportunity to ask questions. The following questions were taken on notice:

Question 15.

Where are things at with the Planning application for childcare centre at 137 Overport Rd Frankston south?

Response

This application is in the final assessment stage. An extra meeting of Council has been created on 3 November to hear submitters and it is planned that the matter will be reported to 15 November Council meeting for a decision.

Question 16.

Has a recommendation come through to Councillors for the 137 Overport Rd Planning Application? How many speakers will be permitted and how long can they speak?

Response

An extra meeting of Council has been created on 3 November to hear submitters and it is planned that the matter will be reported to 15 November Council meeting for a decision. Hearing of submitters will be undertaken in accord with Council's Public Submission and Question Time Policy (available on the Council's website). This policy limits the number of submitters to ten (10) over a period 30 minutes, but can be extended at the Mayor's discretion, which is likely as this is the sole item on the agenda, and the purpose for this extra meeting of Council. Residents are encouraged to combine verbal submissions together (i.e. have a nominated speaker for multiple residents) to reduce the overall number of verbal submissions and repetition of the same issues and concerns. Each submitter will be given a maximum of three (3) minutes to speak.

Question 17.

Council policy is that anyone is able to come into the Council office to review the objections. Lock down has prevented the ability to do that, such as on the matter pertaining to 137 Overport Rd, he has also heard that the matter will be going to VCAT – how can anyone get a list of the objectors? How can someone get access to the objector list?

Response

This really depends what stage the application is at. If the application is still under planning assessment, which is the case for 137 Overport, Council would not provide a list of all objectors (the Act allows for viewing of objections). In lieu of coming into the office to view objections, a resident can request a copy of the other objections received, but for privacy reasons all personal information on each objection is removed (name, contact information and address details). If following a planning decision and a VCAT appeal has been officially lodged, a list of the all the objectors can be provided or alternatively this information can be sought from VCAT.

Question 18.

Is anything more being done to upgrade the homestead at Overport Park? How long is the Brighton St precinct upgrade going to take? Road works have been going on for quite some time.

Response

The old homestead building was removed years ago, however some of the landscape structures still remain. As referenced in the Overport Park Master Plan, which was adopted by Council in March 2021, the former homestead area is currently lacking interpretation into the history of the site, nor are there any facilities to draw park users into the area. The master plan therefore recommends to provide interpretation either through the design of the space, or through the installation of artwork or interpretative signage. There is also recommendations to provide greater access and community facilities, to allow for gatherings and create a space for restful retreat. The priorities identified in the master plan will be assessed every year as part of Council's annual capital works programme.

Works along Brighton Street are expected to be completed by end of November or earlier. It is acknowledged that works have taken longer than initially anticipated but this is mainly due to COVID restrictions and recent construction industry shutdown requiring rescheduling of some of the important construction activities such as concreting works.

Question 19.

In relation to the upcoming federal election, what are the issues or projects that the south ward councillors will be trying to pursue/advocate in the lead up to the election?

Response

At the 28 June 2021 Council Meeting Councillors endorsed a range of initiatives requiring Council-led advocacy to state and federal governments, with key flagship advocacy priorities currently being finalised for the November Council Meeting. Identified advocacy initiatives are located across the Frankston City municipality including the Frankston South ward (Frankston South, Langwarrin South and parts of Frankston city centre) and are of benefit to the entire municipality and in some cases, the broader Mornington Peninsula and south east Melbourne regions. Key projects identified for the 2022 federal and state elections include:

- Redevelopment of the Frankston Basketball Stadium for basketball and gymnastics*
- Redevelopment of the Pines Forest Aquatic Centre in Frankston North*
- A recycled water scheme package*
- A district playground upgrade for Sandfield Reserve in Carrum Downs*
- Revitalisation of Nepean Highway, Frankston*
- A regional arts trail from Frankston Pier to McClelland Gallery*
- A new kindergarten for Langwarrin and Skye communities (to be located in Langwarrin)*

A range of other initiatives will be identified annually and advocated for by Council in a variety of ways, including annual budget submissions and grant submissions.

Question 20.

With respect to dogs off-leash – there is concern with the survey, asking the community to preference which area of the beach to allow dogs off-leash. Is there a push to allocate a section of beach?

Response

For a number of years the community has been seeking an off leash dog beach. Five locations, based on previous consultation and assessments, have been presented to the community for further consultation. The results of this consultation is being presented to Council for a decision.