



COUNCIL MEETING AGENDA 2019/OM5 Tuesday 23 April 2019



COUNCIL CHAMBERS

Dennis Hovenden Chief Executive Officer	Cr Michael O'Reilly Mayor	Tim Frederico Director Corporate Development
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EA to Mayor & Councillor Business Support Officer	Council Core Business Support Coordinator	Prue Digby Municipal Monitor
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Cr. McCormack

Cr. O'Connor

Cr. Cunial

Cr. Hampton

Cr Bolam

Cr. Mayer

Cr. Aitken

Cr. Toms

EMT

EMT

Guest Speaker

MEDIA

MEDIA

Gallery



THE COUNCIL MEETING

Welcome to this Meeting of the Frankston City Council

The Council appreciates residents, ratepayers and other visitors taking their places in the Public Gallery, as attendance demonstrates an interest in your Council and community affairs. Community spirit is encouraged.

This information sheet is designed to help you to understand the procedures of Council and help you to gain maximum value from your attendance.

The law regarding the conduct of Council meetings enables the public to observe the session. However, to ensure the manageability of Council meetings, opportunities for public participation are limited to Question Time and registered submissions in accordance with Council's guidelines, which are available from Council's Councillors Office (call 9768 1632) and on our website, www.frankston.vic.gov.au. It is not possible for any visitor to participate in any Council debate unless specifically requested by the Chairperson to do so.

If you would like to have contact with Councillors or Officers, arrangements can be made for you to do so separately to the meeting. Call Frankston City Council on 9768 1632 and ask for the person you would like to meet with, to arrange a time of mutual convenience.

When are they held?

Generally speaking, the Council meets formally every three (3) weeks on a Monday and meetings start at 7.00 pm, unless advertised otherwise.

Council meeting dates are posted in the Davey Street and Young Street entrances to the Civic Centre (upper level) and also on our website, www.frankston.vic.gov.au.

Governance Local Law No. 1 – Meeting Procedure

34. Chair's Duty

Any motion which is determined by the Chair to be:

- (1) defamatory of or embarrassing to any Councillor, member of Council staff or other person;*
- (2) abusive or objectionable in language or nature;*
- (3) a direct negative of the question before the Chair;*
- (4) vague or unclear in intention;*
- (5) outside the powers of Council; or*
- (6) irrelevant to the item of business on the agenda and has not been admitted as Urgent Business, or purports to be an amendment but is not,*

must not be accepted by the Chair.

88. Chair May Remove

- (1) *The Chair may order and cause the removal of any person, including a Councillor, who disrupts any meeting or fails to comply with a direction, or cause the removal of any object or material that is deemed by the Chair as being objectionable or disrespectful.*
- (2) *Any person removed from the meeting under sub-clause (1) must not return to the meeting without the approval of the Chair or Council.*

It is intended that this power be exercisable by the Chair, without the need for any Council resolution. The Chair may choose to order the removal of a person whose actions immediately threaten the stability of the meeting or wrongly threatens his or her authority in chairing the meeting.

- (3) *In the event the Chair causes the removal of a Councillor from a meeting, the Chair must specify the period of time for which the removal will take effect.*

The Penalty for an offence under this clause is 2 penalty units which is \$200

Live Streaming of Council Meetings

Frankston City Council has been Live Streaming Council Meetings from Monday 29 January 2018.

Live Streaming allows you to watch and listen to the meeting in real time, giving you greater access to Council decision making and debate and improving openness and transparency.

There are three (3) fixed cameras in the Council Chambers and it is intended that the cameras will only provide vision of the Councillors who are present at the meeting.

Every care will be taken to maintain privacy and as far as practically possible, it is not intended that there be either live or recorded footage of the public or Media personnel, however, there might be incidental capture; for example footage of a person exiting the building depending on which camera is being used at the time, or audio recording of a person who interjects the meeting. Council officers who address Council will be heard on the live audio stream, and audio of them speaking will be recorded.

Archives of meetings will be published on Council's website generally within three (3) business days after the meeting date for the public's future reference. Council will make every reasonable effort to ensure that a live stream and recording is available. However technical difficulties may arise in relation to live streaming or access to Council's website.

Appropriate signage will be placed at the entrance to the meeting location notifying all attendees that the meeting will be streamed live and recorded.

It is not intended that public speakers will be visible in a live stream of a meeting. Cameras are to be positioned so that these members of the public are not visible. If you do not wish to be recorded you will need to contact the Councillors Office on telephone (03) 9768 1632 or via email councillors.office@frankston.vic.gov.au to discuss alternative options prior to the meeting.

The Formal (Ordinary) Meeting Agenda

The Council meeting agenda is available for public inspection immediately after it is prepared, which is normally on the Thursday afternoon four (4) clear days before the meeting. It is available from the Reception desk at the Civic Centre (upper level), on our website www.frankston.vic.gov.au or a copy is also available for you in the chamber before the meeting.

The following information is a summary of the agenda and what each section means:-

- **Items Brought Forward**

These are items for discussion that have been requested to be brought forward by a person, or a group of people, who have a particular item on the Agenda and who are present in the Public Gallery.

- **Presentation of Written Questions from the Gallery**

Question Time forms are available from the Civic Centre and our website, www.frankston.vic.gov.au. Questions may also be submitted online using the Question Time web form. "Questions on notice" are to be submitted and received by Council before 12 noon on the Friday before the relevant Ordinary Meeting.

"Questions without notice" may be submitted in the designated Question Time box in the public gallery on the evening of the meeting, just prior to its commencement. Forms are available in the Council Chamber.

A maximum of 3 questions may be submitted by any one person at one meeting. There is no opportunity to enter into debate from the Gallery.

More detailed information about the procedures for Question Time is available from Council's Councillors Office (call 9768 1632) and on our website, www.frankston.vic.gov.au.

- **Presentation of Petitions and Joint Letters**

These are formal requests to the Council, signed by a number of people and drawing attention to matters of concern to the petitioners and seeking remedial action from the Council. Petitions received by Councillors and presented to a Council meeting are usually noted at the meeting, then a report is prepared for consideration at the next available meeting.

- **Presentation of Reports**

Matters requiring a Council decision are dealt with through officer reports brought before the Council for consideration. When dealing with each item, as with all formal meeting procedures, one Councillor will propose a motion and another Councillor will second the motion before a vote is taken.

- **Presentation of Delegate Reports**

A Councillor or member of Council staff who is a delegate may present to Council on the deliberations of the external body, association, group or working party in respect of which he or she is a delegate or an attendee at a Council approved conference / seminar.

- **Urgent Business**

These are matters that Councillors believe require attention and action by Council. Before an item can be discussed, there must be a decision, supported by the majority of Councillors present, for the matter to be admitted as "Urgent Business".

- **Closed Meetings**

Because of the sensitive nature of some matters, such as personnel issues, contractual matters or possible legal action, these matters are dealt with confidentially at the end of the meeting.

- **Opportunity to address Council**

Any person who wishes to address Council must pre-register their intention to speak before 4.00pm on the day of the meeting, by telephoning the Councillors Office (call 9768 1632) or by submitting the online web form or by using the application form both available on the website, www.frankston.vic.gov.au.

The submissions process is conducted in accordance with guidelines which are available from the Councillors Office and on our website. All submissions will be limited to 3 minutes in duration, except for Section 223 submitters, who have a maximum of 5 minutes. No more than ten (10) members of the public are to be permitted to address the Council. Further speakers will be permitted to address the meeting at the discretion of the Chair. All speakers need to advise if they are speaking on behalf of an organisation and it is deemed that they have been appropriately authorised by that said organisation.

Public submissions and any subsequent discussion will be recorded as part of the meeting, and audio recordings of Council meetings will be made available to members of the public. If a submitter does not wish to be recorded, they must advise the Chair at the commencement of their public submission.

Disclosure of Conflict of Interest

If a Councillor considers that they have, or might reasonably be perceived to have, a direct or indirect interest in a matter before the Council or a special committee of Council, they will declare their interest and clearly state its nature before the matter is considered. This will be done on every occasion that the matter is considered by the Council or special committee.

If a Councillor has an interest in a matter they will comply with the requirements of the Local Government Act, which may require that they do not move or second the motion and that they leave the room in which the meeting is being held during any vote on the matter and not vote on the matter.

If a Councillor does not intend to be at the meeting, he or she will disclose the nature of the interest to the Chief Executive Officer, Mayor or Chairperson prior to the meeting commencing.

Agenda Themes

The Council Agenda is divided into four (4) themes which depict the Council Plan's Strategic Objectives, as follows:

1. A Planned City
2. A Liveable City
3. A Well Governed City
4. A Well Managed City

MAYOR



NOTICE PAPER

ALL COUNCILLORS

NOTICE is hereby given that an Ordinary Meeting of the Council will be held at the Civic Centre, Davey Street, Frankston, on 23 April 2019 at 7.00pm.

COUNCILLOR STATEMENT

All members of this Council pledge to the City of Frankston community to consider every item listed on this evening's agenda:

- *Based on the individual merits of each item;*
- *Without bias or prejudice by maintaining an open mind; and*
- *Disregarding Councillors' personal interests so as to avoid any conflict with our public duty.*

Any Councillor having a conflict of interest in an item will make proper, prior disclosure to the meeting and will not participate in the debate or vote on the issue.

OPENING WITH PRAYER

Almighty God, we ask for your blessing upon this Council. Direct and prosper its deliberations to the advancement of your glory and the true welfare of the people of Frankston City. Amen.

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

We respectfully acknowledge that we are situated on the traditional land of the Boon Wurrung and Bunurong in this special place now known by its European name, Frankston. We recognise the contribution of all Aboriginal and Torres Strait Islander people to our community in the past, present and into the future.

BUSINESS

- 1. PRESENTATION TO COMMUNITY GROUPS**
 - 1.1 Presentation from VicSES
- 2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
 Ordinary Meeting No. OM4 held on 1 April 2019.
 Special Meeting No. SP1 held on 8 April 2019.
- 3. APOLOGIES**
 Nil
- 4. DISCLOSURES OF INTEREST AND DECLARATIONS OF CONFLICT OF INTEREST**
- 5. PUBLIC QUESTIONS AND SUBMISSION TIME**
 Nil
- 6. HEARING OF SUBMISSIONS**
- 7. ITEMS BROUGHT FORWARD**
- 8. PRESENTATIONS / AWARDS**
 - 8.1 Certificate of fundraising efforts from the Leukaemia Foundation
- 9. PRESENTATION OF PETITIONS AND JOINT LETTERS**
 Nil
- 10. DELEGATES' REPORTS**
 Nil
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Nil

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Dennis Hovenden

CHIEF EXECUTIVE OFFICER

12/04/2019

Executive Summary**11.1 Draft Green Wedge Management Plan 2019**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	1. Planned City
Strategy:	1.3 Natural and sustainable environment
Priority Action	1.3.4 Protect the values of the Green Wedge and Implement a management plan

Purpose

To brief Council on the outcomes and the recommendations of the draft Green Wedge Management Plan 2019.

Recommendation (Director Community Development)

That Council:

1. Notes the findings and recommendations of the draft Green Wedge Management Plan 2019.
2. Releases the draft Green Wedge Management Plan 2019 for public exhibition and comment for a duration of 6 weeks.
3. Requests a report back to Council on the outcomes of the consultation.

Key Points / Issues

- At its 2 July 2018 Ordinary Meeting, Council noted the submissions and the outcomes of the Green Wedge Engagement Group, which was conducted in late 2017. The submissions and outcomes provided through the engagement phase presented some challenges in formulating an overall strategy. Officer review and evaluation resulted in three distinct approaches for how Council could pursue planning for the Green Wedge. The options were:
 - Option 1: a 'minimal change' approach that seeks to make minor adjustments to existing planning controls where anomalies have been identified during the public consultation period and that proposes complementary actions to support incremental changes for existing uses. Zone and lot size changes consistent with Green Wedge objectives could be considered. However no changes to the 'urban growth boundary' would be required.
 - Option 2: a 'specialised' approach that seeks to maintain the existing land use and zoning situation for the majority of the Green Wedge lands allowing for incremental improvements, but in this case also seeking some substantial changes to zones in Precincts 1, 3 and 5 and to minimum lot sizes in Precinct 2. This option will require some changes to the urban growth boundary in up to 3 of the 6 precincts.
 - Option 3: a 'bold' approach that seeks to transform the entire Green Wedge study area, with strong differentiation between the six identified precincts and the consideration of significant zoning and land use changes to support key areas of new activity. This option will require changes to the urban growth boundary potentially in all 6 precincts.

11.1 Draft Green Wedge Management Plan 2019**Executive Summary**

- Council resolved to authorise officers to progress the drafting of a Green Wedge Management Plan utilising the approach described as Option 2, noting that this option includes the consideration of potential Urban Growth Boundary (UGB) and zoning changes in Precincts 1, 3 and 5 and minimum lot size changes in Precinct 2.
- Consultants, Ethos Urban, were appointed by Council to draft the Green Wedge Management Plan (GWMP). Ethos Urban presented a final draft in March 2019.
- The process of drafting the GWMP comprised an investigation into each of the six precincts of Frankston's Green Wedge including whether there is justification to extend the UGB in Precincts 1, 3 and 5 and/or to reduce minimum lot sizes. The draft also investigates the potential for further change in Precincts 4 and 6. The draft GWMP also investigates strengthening the planning controls of significant vegetation throughout the Green Wedge. To implement an adopted GWMP officers will most likely be required to prepare a Planning Scheme Amendment for GWMP later this year.
- The draft GWMP does identify the potential for changes to existing planning controls including rezoning areas or reducing minimum lot sizes in certain areas. However, if there are changes to zoning and development potential, the need to protect the amenity and environmental qualities of the Green Wedge will be given high priority and take precedent where necessary.
- Justification for the above recommendations is further explained later in this report.

Financial Impact

The Victorian Government introduced the "Fair Go Rates" system in 2016-2017, placing a cap on Council rates. Rate revenue constitutes 66 per cent of all Council revenue.

The rate cap over the past three financial years has been 2.5 per cent, 2.0 per cent and 2.25 per cent respectively and has been set at 2.50 per cent for 2019-2020.

The rate cap is based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services.

Over time, with the cost of providing services increasing at a greater rate than increases in Council's major source of income, Council's capacity to continue to deliver services and fund its capital programme will be severely restricted.

There have been financial costs of approx. \$90,000 to prepare the draft GWMP and associated investigations. These costs have been accommodated within the existing budget.

The consultant's fees have been allowed for in the current Planning and Environment Department budget.

Consultation

The Green Wedge Issues Paper was on public exhibition from 11 August 2017 to 13 October 2017 and further consultation and engagement activities were conducted after this period. A total of 50 submissions were received. These submissions have been further analysed by the consultants and have informed the drafting of the GWMP.

11.1 Draft Green Wedge Management Plan 2019**Executive Summary**

Council officers are recommending the GWMP report be placed on public exhibition for 6 weeks to obtain community feedback, especially from those individuals, businesses and community groups that will be directly affected by proposed changes in the Green Wedge area.

Analysis (Environmental / Economic / Social Implications)*Environment*

The draft GWMP acknowledges biodiversity and nature conservation as a key theme in the ongoing management and preservation of the Frankston Green Wedge. Implementation of the final GWMP will seek to achieve an increase in native vegetation and habitat areas throughout the Green Wedge, and in particular through the development and enhancement of nature conservation corridors to link conservation reserves and to rehabilitate riparian environments.

Economic

The draft GWMP includes information on demographics and population trends, employment forecasting, land use description and consideration of land values. The Frankston Green Wedge has the potential to support new investment and to provide for an increase in employment. Where areas have been identified as being desirable and justified for new residential, industrial and other intensive uses new funding mechanisms should be considered. This could include a Development Contributions Plan to be applied to these areas to provide for essential infrastructure and potentially finance further natural habitat conservation measures including tree planting and streamside rehabilitation. The draft GWMP notes that there will be competing land uses within the Green Wedge area and that conflicts between economic, social and key environmental outcomes will require careful attention through the implementation of the GWMP.

Social Implications

While there will be no new planning scheme controls proposed as part of this draft GWMP, the document will identify and guide best practice land management objectives and will provide for improved recreational, cultural and employment opportunities for residents of Frankston and the wider metropolitan area. It also makes recommendations for further work which could then result in new planning controls and associated measures for parts of the Green Wedge area.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

All matters relevant to the Charter of Human Rights and Responsibilities have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Legal

Procurement procedures and protocol are relevant to this matter.

Policy Impacts

The draft GWMP recommends further consideration of changes to the Urban Growth Boundary, which currently is not supported by State Government.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no conflict of interest in this matter.

11.1 Draft Green Wedge Management Plan 2019**Executive Summary****Risk Mitigation**

The issues outlined in the draft GWMP seek to encourage further submissions to Council on the future of the Green Wedge. This is to ensure the final GWMP will be responsive to community issues and will ensure the long term sustainability of the Frankston Green Wedge area. Delivery of the final GWMP is expected to enable implementation of a balanced approach for social, economic and environmental outcomes in this area.

Conclusion

The GWMP, once adopted, will provide for short, medium and long term management strategies for land use and development activities within the Frankston Green Wedge. The draft has helped to identify a range of strategies and actions, including the outcomes from a facilitated stakeholder engagement group. While many of the recommendations are complementary, some advocate for investigation into potential changes in land use and development possibilities for parts of Precincts 1, 2, 3 and 5. Thus, it is considered that the draft GWMP is consistent with Council's resolution of 2 July 2018.

Importantly, the Green Wedge area is essential to the long term sustainability of Frankston and the wider south-eastern metropolitan and Peninsula areas. It is expected that the Frankston GWMP will help to ensure the diverse values of the Frankston Green Wedge are available for the enjoyment of future generations.

ATTACHMENTS

Attachment A:[↓](#) Draft Green Wedge Management Plan

Attachment B:[↓](#) Draft Green Wedge Management Plan - Appendix

11.1 Draft Green Wedge Management Plan 2019**Officers' Assessment****Background**

The Frankston Green Wedge covers nearly 4,500 hectares or 34.5% of the municipality. There are 1,613 individual properties located within the Green Wedge.

The Green Wedge contains Frankston's significant areas of remnant indigenous vegetation that provide a home to threatened species of flora and fauna. The Green Wedge represents an attractive rural landscape and offers a playground for Frankston's citizens via its numerous recreation facilities and is home to Frankston's agricultural and horticultural activities. It also accommodates dwellings as many families are drawn to the area by the landscape, views and vistas and the bush setting located on Melbourne's doorstep. The Frankston Green Wedge is a diverse and valuable asset of our municipality and the various future options for the use of Green Wedge land need to be carefully considered, developed and implemented.

At its 2 July 2018 Ordinary meeting, Council noted the Issues Paper submissions and the outcomes of the Frankston Green Wedge Engagement Group report. Council also authorised officers to progress the drafting of a Green Wedge Management Plan (GWMP) utilising the approach described as Option 2. Option 2 is a '*specialised*' approach that seeks to maintain the existing land used and zoning situation for the majority of the Green Wedge lands allowing for incremental improvements, but in this case also seeking some substantial changes to zones in Precincts 1, 3 and 5 and to minimum lot sizes in Precinct 2. This option will require some changes to the urban growth boundary in up to 3 of the 6 precincts'.

Council also supports the preparation of a mechanism to help fund natural habitat conservation and any proposed public land acquisition for recreation and landscape protection purposes in the Green Wedge. This could include the application of special purpose charges that apply to all new development arising from land use changes proposed and facilitated by the GWMP.

The Planning and Environment Department appointed Ethos Urban to prepare the draft Frankston GWMP. Each precinct was investigated with regard to land use, economic activities and their values to the Frankston Green Wedge.

Issues and Discussion

A draft report has been prepared by Ethos Urban after the consultants comprehensively reviewed literature and data relating to the Green Wedge, which included the Engagement Groups Recommendations compiled in late 2017.

Environment and conservation

With regard to the Environmental values of the Green Wedge, there are strong objectives and strategies to protect and enhance the biodiversity of the area and for continued environment and landscape conservation. This is to ensure that biodiversity is nurtured through protection of waterways, key nature reserves and their adjacent lands. There are also recommendations to undertake further investigation to identify and extend existing flora and fauna links particularly in Precincts 2, 3, 4 and 5.

The report also suggests that if appropriate development occurs in the Green Wedge including that associated with agriculture, it should be required to have small footprints on large lots and surrounded by landscaping so as to maintain the rural openness and landscape views and vistas. There are also objectives and strategies for locating and encouraging renewable energy enterprises within the Frankston Green Wedge, particularly in Precinct 3.

11.1 Draft Green Wedge Management Plan 2019 **Officers' Assessment**

The draft GWMP also makes some suggestions for the undertaking of new biodiversity studies to review the effectiveness of existing planning controls. Cultural and landscape heritage issues have also been mentioned with appropriate recommendations provided.

Rezoning and residential land use change

Rezoning and land use change is a key theme within the Report; with many submissions and recommendations from the Engagement Group seeking changes to the subdivision controls to allow for more 'lifestyle blocks of approx. 1,000m² (1/4 acre blocks) as well as more rural living allotments of 0.4 ha (4,000m² or 1 acre blocks). . Housing and settlement patterns have been reviewed in all precincts and it is acknowledged that the Frankston Green Wedge is not an area expected to accommodate significant amounts of new housing; however, some new residential lots/areas may be created through changes to minimum subdivision sizes or limited rezoning in appropriate areas that may require changes to the urban growth boundary. Additional work will need to be undertaken to determine areas where it may be strategically justified for this to occur, particularly in Precincts 1, 2, 3 and 5.

Any further investigations that supported a reduction in minimum lot sizes or a rezoning of land to residential would need to be robust and comprehensive as such changes would require ratification by State Parliament before they take effect. Additionally, any such investigations would need to be further presented to Council for adoption and would need to carefully consider the rationale and logic of any proposed change to the current zones or restrictions to ensure that proposals are consistent with overall State Government policy.

Industrial Land

The draft GWMP does suggest that further investigation be undertaken to identify potential areas that could be re-zoned to Industrial use. In particular, the draft suggests that the existing industrial areas in Carrum Downs could be complemented by rezoning the land between Wedge Road and Thompson Road, west of Frankston Dandenong Road that is currently open grassland and grazing land, to a suitable industrial zone.

Again, any changes would have to be strongly justified by significant strategic planning evidence to the State Government to enable any rezoning or changes to the current planning scheme for more development in these locations outside the Urban Growth Boundary.

New Institutional Uses

There are recommendations for more schools and facilities such as community hubs within the Green Wedge. The Green Wedge has some opportunities for locating major community service facilities (e.g. education and research facilities, memorial parks or cemeteries) that require large land parcels and can accommodate significant areas of landscaping and support services. These may not require major zoning changes, as some are possible under existing zonings. However, such facilities will need to be respectful to the amenity and the landscape of the Green Wedge.

11.1 Draft Green Wedge Management Plan 2019**Officers' Assessment***Agriculture and Horticulture*

The existing value of Agriculture and Horticulture uses in the Green Wedge was also considered by the draft GWMP and these uses are generally supported. However, there remain concerns about the viability of the current agricultural uses and the limited potential for new agricultural activity in Frankston. Thus, a recommendation of the draft GWMP is to undertake an assessment of the viability of agricultural and horticultural land in the Green Wedge, including employment generation and economic benefits. Additionally, the draft GWMP includes a proposal to investigate the potential to transition areas only suitable for livestock grazing to more intensive uses such as rural living or horticulture.

Extractive Industry

Although it is a major existing use in the Green Wedge, the draft GWMP indicates that the Extractive Industries operators are concerned with the likely 'end of life' of these sites. The representatives of these businesses have indicated a preference for these areas to become industrial or employment land once the quarrying activities are completed. However, the draft GWMP suggests that this may not be desirable at a large scale due to the high environmental values in the relevant precinct and that future recreational or community uses may be more appropriate.

The report notes that the major resource extraction and land fill operations in the Green Wedge intend to maintain their activity well into the future. Existing leases and approvals may extend over decades and some practical strategies would be to support the ongoing use and operation of extractive industry sites, with the retention of existing buffers to sensitive uses.

The draft GWMP notes that further investigation into the future use of quarry sites needs to be undertaken but *'consideration should be given to land uses that future-proof the municipality and contribute to economic development such as renewable energy generation, automated vehicle garages, low density co-working space, high-tech recycling facilities or high-tech horticulture operations'*.

Open Space and Recreation

The draft GWMP identifies the need for more passive and active recreation facilities within the Frankston Green Wedge such as sporting fields and conservation reserves. The draft suggests that there needs to be increased investment and advocacy for open space provision and conservation within the Green Wedge. A key opportunity was identified as the future re-use of existing landfills and extractive industry operations, once these have been appropriately rehabilitated, pending further investigation.

Precinct changes

A precinct level description of the key land use and recommendations proposed to Green Wedge land is discussed below:

Precinct 1: Carrum Downs/Seaford Wetlands

From an environmental perspective the draft acknowledges the environmentally significant Seaford Wetlands and identifies the need for its ongoing protection. There are recommendations for further investigations to be undertaken for the Wetlands to identify opportunities for physical connection to other significant flora and fauna reserves. The draft also recommends that planning controls are investigated to protect and enhance habitat linkages.

11.1 Draft Green Wedge Management Plan 2019**Officers' Assessment**

The draft also acknowledges the ongoing operations of the Eastern Treatment Plant (ETP) and the future aspect of associated uses within the Melbourne Water land such as renewable energy facilities or new horticulture. The consultants state that land uses in this precinct should be carefully selected to ensure that they are tolerant of the operations of the ETP. This includes possible areas for future expansion of employment land.

Importantly, the draft suggests that land which is bounded by Thompsons Road, Frankston-Dandenong Road, Boundary Road and Eastlink is well located to accommodate an extension of the Carrum Downs Industrial Precinct that is located immediately to the south. The draft goes on to recommend that this area be further investigated to assess its potential to be rezoned for employment use. Additionally, the draft acknowledges that *'an Industrial Land Use Study should be a Council priority in order to plan for long-term use in both the municipality and the wider region. Other neighbouring Councils could be involved in the process in order to make a formal strategy for Industrial land use in the region'*.

The draft report also notes that there is potential for small scale ancillary commercial uses in this area in line with the investigation regarding the expansion of Industrial Land.

The draft also notes that potential exists for the co-location of the Carrum Downs Recreation Reserve and a new school to better service the area. This would utilise existing reserve facilities and create an education and sports hub for the community.

Precinct 2: Skye

This precinct is recommended to retain its role as the focus of agricultural and horticultural land use and development. However, the report also suggests that there is potential to review the minimum subdivision sizes in the precinct to provide a buffer or graduation between horticultural uses and residential uses immediately abutting the Urban Growth Boundary (UGB).

It is suggested that the irregular shape of the UGB to the west of this precinct should also be examined and justified or potentially amended, to ensure that future ad-hoc development is minimised. Instead, the draft suggests that the alignment of the UGB should follow road and property boundaries so that future development is undertaken in a more conventional manner.

It is important to note that any changes to minimum lot sizes or the UGB should not adversely impact any existing horticultural industry, biodiversity or views and vistas, this must be a consideration of the further review. Some of the larger lots to the north of the Precinct have the potential for subdivision under the current zoning, however they are currently predominantly used for agricultural and horticultural uses, therefore further subdivision should be discouraged.

The draft GWMP states the Skye Recreation Reserve is nearing capacity in terms of usage as identified in the Frankston City Sports Development Plan (2013) and as such the draft notes that the reserve could be expanded to provide additional facilities and recreation offerings for the community which is currently undersupplied. It is recommended that this becomes a priority for Council in this precinct.

11.1 Draft Green Wedge Management Plan 2019**Officers' Assessment***Precinct 3: Skye South/Langwarrin*

Whilst this Precinct will continue to accommodate extractive industries and associated activities, the report does recognise the eventual exhaustion of the resources. The current landowners of the quarry were contacted by the consultants to discuss the planning of alternative uses for the future remediated land that would add to the economic and environmental value of the area. The majority of the quarry representatives have indicated a preference for the land to change to a future industrial use. However, this may not be achievable at a large scale due to the high environmental values of the Boggy Creek and the links to Pines Flora & Fauna Reserve. The draft also notes that the area could be progressively converted to open space to create a green landscape and contribute to a linked parkland.

Precinct 4: Langwarrin South

The consultants have investigated the possibility of reducing the allowable minimum lot size to 2 hectares in the precinct. Thus, the consultants have addressed the concerns raised by submissions, which asked for an investigation into a reduction in the minimum lot size. Whilst the report suggests the precinct could support some additional residential development, a reduction in the minimum lot size is not recommended as it is likely to put landscape character, habitat and biodiversity values at risk.

Therefore, this precinct will continue to accommodate rural living, while maintaining and encouraging rural uses that complement the area. It is recommended that the areas of remnant vegetation that is important for local fauna be retained and enhanced. Links to open space and adjoining residential areas will be further investigated so that they can be improved.

Precinct 5: Frankston South

The report recommends Baxter Park be upgraded to ensure the area is easily used and navigated by visitors and sporting and leisure users. The electrification of the Baxter Rail Line would also improve access to Baxter Park for those without vehicular access and that wish to use these recreation facilities. Pedestrian and cycle linkages to Baxter rail Station should also be upgraded to provide safe access to Baxter Park.

The draft also recommends that investigations into the potential rezoning of the land east of Stotts Land and west of Peninsula Link to ensure that the land achieves its highest and best use. The report states that from an economic perspective, amending the planning controls to facilitate residential development on the land zoned Rural Conservation Zone is desirable as the use and development for agricultural activities on a significant scale is precluded by potential land use conflict with nearby residential use as well as the relatively small size of the lots. Any proposed development in this area should be limited to a minimum subdivision area of between 650sqm to 2,000sqm to ensure that the area has adequate private open space and retains landscape character. It is recommended that Council should also ensure that developer contributions are provided to supply services and open space in the precinct.

Precinct 6: Langwarrin

It is recommended that the open space and recreational role of this Precinct be maintained and enhanced through upgrades to wayfinding in Langwarrin Flora and Fauna Reserve and Robinsons Park to ensure that these open spaces are easily located and navigated, particularly for visitors who may not be familiar with the area. Upgrades may include increased signage, formalised gateways and roads. Also the need for amenities in the way of toilets, barbeque and picnic facilities is suggested.

11.1 Draft Green Wedge Management Plan 2019**Officers' Assessment**

It is also recommended that the Cruden Farm estate be protected from impacts of surrounding development, it also represents an economic opportunity for this Precinct. While the historic property is used in some capacity for films, commercials and weddings, the site lacks the economic infrastructure to draw visitation and spending on a daily basis. However, potential may exist for the development of a modest café/restaurant or tea rooms facility that draws daytrip visitation and spending from across metropolitan Melbourne.

Options Available including Financial Implications

Option 1: Exhibit the draft GWMP and the recommendations which reflect the 'specialised' approach that was authorised by Council at its 2 July 2018 Ordinary Meeting. This approach seeks to maintain the existing land use and zoning situation for the majority of the Green Wedge lands allowing for incremental improvements, but in this case also seeking some substantial changes to zones in Precincts 1, 3 and 5 and to minimum lot sizes in Precinct 2. This approach proposes some changes to the urban growth boundary.

Option 2: Do not exhibit the Draft GMWP. This would entail revisiting the scope and brief of the consultant study and undertaking additional work to create a new draft GWMP. (Council is required by regulation to produce a GWMP).

Option 2 is not recommended as there has been extensive community consultation that has resulted in a specialised approach as detailed in Option 1 being preferred. Considering the feedback received from the submitters and throughout the engagement group process, a range of opportunities and constraints have been evaluated in developing the recommendations to guide the structure and management intent of the draft Frankston GWMP.

There are no specific financial implications associated with the report.

Conclusion

The recommendations by Ethos Urban are considered to be appropriate and a Green Wedge Management Plan is essential to the long term sustainability of Frankston and the wider south-eastern metropolitan and Peninsula areas. It is expected that the Frankston GWMP will ensure the diverse values of the Frankston Green Wedge are available for the enjoyment of future generations.

Exhibition of the draft will provide an opportunity for input and review from residents and owners of land affected by the Green Wedge as well as visitors and the wider community. Neighbouring Councils will also be invited to provide submissions on the draft GWMP.

Recommendation

That Council:

1. Notes the findings and recommendations of the draft Green Wedge Management Plan 2019.
2. Releases the draft Green Wedge Management Plan 2019 for public exhibition and comment for a duration of 6 weeks.
3. Seeks a report back to Council on the outcomes of the consultation.

DRAFT FRANKSTON GREEN WEDGE MANAGEMENT PLAN

Submitted to Frankston City Council

March — 2019

ETHOS
URBAN



Acknowledgment of Traditional Custodians of the Land:

This Green Wedge Management plan relates to country under the traditional ownership of the Bunurong and Boon Wurrung people. This document pays respect to their Elders past, present and emerging.

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Harrlett Noall		22.03.19	
Chad Griffiths		22.03.19	
This document has been reviewed by:			
The information contained in this document is for submission to the Department of Planning and Environment. The client shall make its own enquiries analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and statutory controls. It is assumed that the client will rely on its own expertise in considering the information. ACN 615 087 931 Pty Ltd operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.			
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1.0 INTRODUCTION



1.0 Introduction

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

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

1.1 What is a Green Wedge?

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

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

Located in between defined growth areas, these non-urban areas are designed to provide relief from continuous development. They were created to safeguard areas for agriculture, biodiversity, recreation, open space, natural resources, heritage and landscape conservation and to preserve locations for service industries and infrastructure away from urban uses such as airports, freeway reservations, quarries and waste management operations.

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

1.2 What is a Green Wedge Management Plan

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

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

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

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

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

1.3 Why do we need a Green Wedge Management Plan?

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

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

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

As mentioned above, the Victorian Government also requires that each local government area with a Green Wedge interface prepare a Green Wedge

1.4 Frankston Green Wedge Study Area

Management plan in accordance with Planning Practice Note (PPN) 31: 'Preparing a Green Wedge Management Plan'. The PPN highlights the need for management plans to ensure the proper management and protection of each of Melbourne's 12 designated Green Wedges.

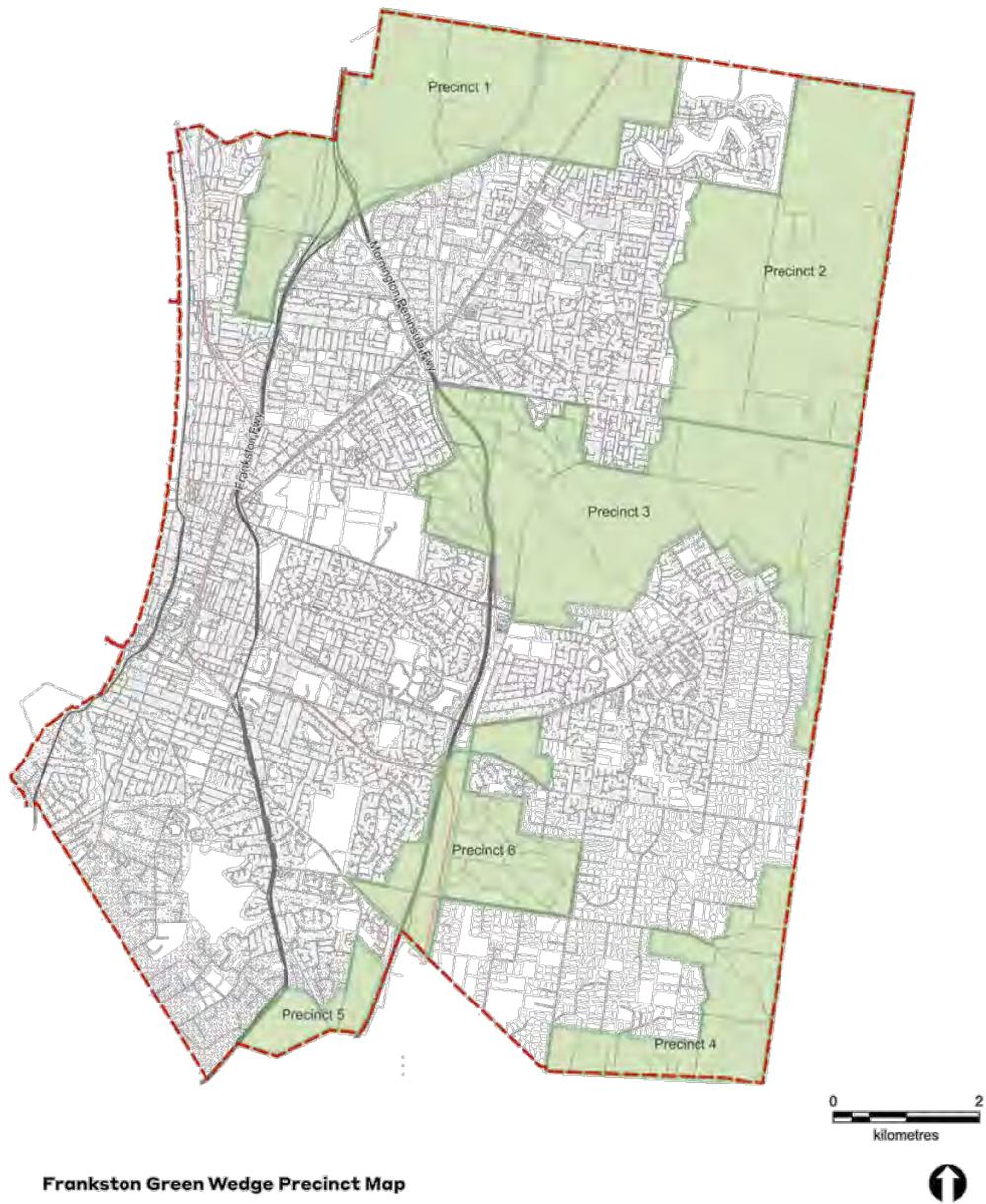
In 2008, the Department of Planning and Community Development (DPCD, now known as the Department of Planning Environment, Land, Water and Planning) in conjunction with the councils responsible for the South East Green Wedge, prepared a Background Report and an Issues Paper intended to form a base of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

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

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

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

The Precincts are examined in further detail throughout this document. Figure 1 shows the precinct names and locations.



Frankston Green Wedge Precinct Map

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

Figure 1 Study Area Map (Ethos Urban)

1.5 Project Aims and Objectives

The aim of this project is to produce a draft Frankston Green Wedge Management Plan.

The draft Frankston Green Wedge Management Plan is to build on the strategic work and consultation undertaken to-date, and provide:

- A cohesive and Council-wide definition of the role of the Green Wedge to utilise in all future communications.
- An overarching vision for the Frankston Green Wedge.
- A secondary vision for each of the Precincts to ensure specific issues are appreciated and captured.
- A series of objectives that support the overarching Vision and the Vision for each Precinct. These objectives should:
 - Be achievable
 - Be considered and developed for the short, medium and long terms
 - Contain measurable outcomes (such as percentages, time-lines, areas, attendance/participation figures etc)
 - Be in line with or exceed State Government Policies
 - Be clearly allocated to Council departments and/or stakeholders to ensure delivery and stewardship

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

- Economic Use & Development
 - Where to pursue economic development opportunities that minimise impacts on the natural resource base and the environment of the green wedge.

- There is a need to provide jobs within the Green Wedge, identifying opportunities for this should incorporate changing technologies.
- Analysis of existing and required infrastructure to meet the needs of potential economic development opportunities.
- Analysis of economic viability of existing agricultural land uses in the Green Wedge.
- Industrial areas in Carrum Downs are reaching capacity and opportunities for expansion may be considered within the Green Wedge.

- Natural Environment and Heritage

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

1.6 Project Process

- Assessment of existing waterways and biodiversity corridors and recommendations to ensure their ongoing protection and enhancement.
- Recreation and Open Space
 - Balancing conservation with community access.
 - Passive recreation opportunities (walking, cycling, enjoying nature etc.) along linear open space corridors.
 - Providing sporting and active recreational facilities for a growing population.
 - Identify the existing and future need for these services.
 - Identify synergies between recreation offerings and other Green Wedge outcomes such as biodiversity and nature conservation.
 - Accessing / purchasing key pieces of land to form unbroken biodiversity links throughout the municipality and into neighbouring Green Links.
 - The future of golf courses both inside and outside the Frankston Green Wedge.
- Extractive Industries and Land Rehabilitation
 - Identify the existing longevity/viability of sites.
 - Determine appropriate methods for reclamation.
 - What is the highest and best transition use for sites whilst meeting Green Wedge Objectives?
 - Determine community sensitivity to industrial uses and the economic implications of a change of use.

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

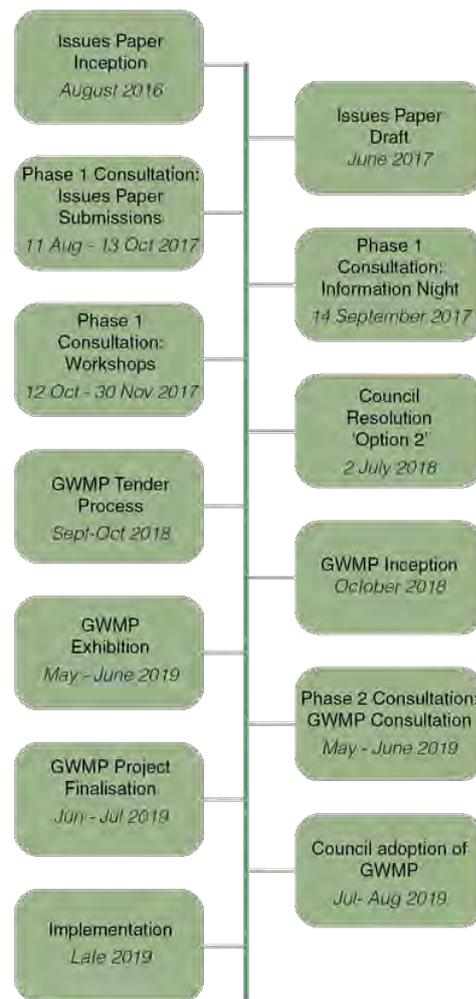


Figure 2 Project Process

1.7 Frankston Green Wedge Issues Paper 2016

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

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

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

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

- Biodiversity and Conservation - Protect biodiversity within the green wedge through the three existing conservation reserves and two local nature reserves. Opportunities also exist for further conservation of existing native vegetation and the enhancement of the biolink network of wildlife corridors.
- Aboriginal Heritage - Issues and opportunities exist, particularly within the Carrum Downs/Seaford Wetlands, Skye South/Langwarrin and Langwarrin South areas. There are many registered Aboriginal places comprised of artefact scatters, scarred trees and waterways, dunes and rises. There is a high potential for additional Aboriginal places in pastoral areas with less disturbance and areas within 200 metres of waterways.

- Economic Development – Frankston has an Economic development strategy with a 63 point action plan. The strategy states that Council should prepare a GWMP that identifies marginal land that could have potential for future employment uses. A high share of manufacturing, construction, retail and wholesale trade jobs exist within the municipality, each of which have the potential to utilise green wedge land for employment purposes. An additional 13,500 jobs are required within the municipality over the next 20 years and the green wedge has the potential to strategically accommodate some of this employment.
- Extractive Industries – At present there are 6 active work authorities based around sand, gravel and stone extraction. Some existing residential encroachment exists which threaten air quality buffers. Once these sites have reached the end of their extractive lifespan (5 to 50 years) they will need to transition to new land uses, which presents many opportunities.
- Recreation and Open Space – Frankston has developed a Sports Development Plan (2013-2019) and a Recreation Strategy (2009-2014) to guide the provision of sport and recreation facilities in the municipality, some of which are located within the green wedge. Council funding of these facilities is a costly issue that may be mitigated in part by partnerships with private recreation companies. Growing demand for a variety of new and expanded facilities has been demonstrated.

1.8 Scenarios

The overarching recommendations from the Issues Paper include:

- Ensure all Council policies are reviewed and objectives/outcomes that affect the Green Wedges identified.
- Ensure the policy objectives within the planning scheme are aligned with the GWMP. If there are conflicts, Council should consider changes to either the existing policy or the GWMP, whichever has the greater overall benefit.
- Consider complimentary planning tools to support the retention and protection of environmental assets.

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

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

- **Option 1 'The Minimal Change Approach':** Seeks to make minor adjustments to existing planning controls where anomalies have been identified during the public consultation period and that proposes complementary actions to support incremental changes for existing uses. Zone and lot size changes consistent with Green Wedge objectives could be considered. However, no changes to the 'urban growth boundary' would be required.
- **Option 2 'The Specialised Approach':** Seeks to maintain the existing land use and zoning situation for the majority of the Green Wedge lands allowing for incremental improvements, but in this case also seeking some substantial changes to zones in Precincts 1, 3 and 5 and to minimum lot sizes in Precinct 2. This option will require some changes to the urban growth boundary in up to 3 of the 6 precincts.
- **Option 3 'The Bold Approach':** Seeks to transform the entire Green Wedge study area, with strong differentiation between the six identified precincts and the consideration of significant zoning and land use changes to support key areas of new activity. This option will require changes to the urban growth boundary potentially in all 6 precincts.

1.9 Consultation

Following consideration, Council resolved that:

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

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

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

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

1.9.1 Exhibition of the Issues Paper

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

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

The following were the key themes from the submissions:

Natural / Environmental

This was a major theme of the submissions, with approximately half of submitters expressing environmental concerns. There is significant support for the protection of biodiversity, habitat corridors, and overall nature conservation. It was suggested that Council conduct new biodiversity studies to review environmental planning controls.

Submitters would also like to see the GWMP address floodplain management, climate change impacts, and greater support for land owners to undertake environmental rehabilitation of their land.

Council noted these submissions, expressing general support.

Economic Development

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

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

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

Housing & Settlement

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

local context to determine the appropriate outcome.

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

Recreation & Open Spaces

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

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

Council noted these submissions, expressing general support.

Planning & Governance

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

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

consider this issue further to determine the most appropriate outcome.

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

Engagement Group Workshops

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

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

Vision

The Group's vision for the GWMP is that Frankston remain the permanent edge to Melbourne's South East, with an interface that transitions from urban to rural. The local economy will be driven by emerging tourism and recreation industries. An expansion of the Carrum Downs industrial area and new businesses along Western Port Highway will also drive economic development. Best practice water management will improve water quality and use, while protections for local biodiversity and native flora and fauna will be implemented. These measures will improve conditions near existing water bodies, support the creation of new wetlands

on previous quarry sites, and restore recreational trails and biodiversity links. A greater number of people will live on the Green Wedge on small rural lifestyle blocks. Overall, the Green Wedge will focus on quality rather than quantity.

Recommendations

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

Additional Council documents, including local strategies and Council meeting minutes, were included in the background review of community consultation for the preparation of this GWMP. For the more detailed background review of community consultation, see Appendix A.

Table 1 : Frankston Green Wedge Issues Paper Consultation Themes and Recommendations

Theme	Recommendation	Precinct					
		1	2	3	4	5	6
Natural/ Environmental	Further investigate potential to protect and enhance nature corridors	✓	✓	✓	✓	✓	✓
	Further protection and enhancement of the Seaford Wetlands to the Eastern Treatment Plant	✓					
	Further protection and enhancement of three north-south conservation corridors, including one that aligns with the Eastern Contour Drain		✓				
	Further protection and enhancement of Langwarrin to Frankston North corridor, Burdetts' Quarry to Studio Park Link, and the Pines Flora and Fauna Reserve to the Royal Botanic Gardens Cranbourne			✓			
	Potential for Peninsula Freeway reserve to be added to the Green Wedge			✓			
	Green Wedge to act as a nature buffer between Frankston and City of Casey, Mornington Shire				✓		
	Potential for more land area to be con-served and sustainably managed within the Green Wedge						✓
Economic Development	Expansion of the industrial precinct between Eastlink & Frankston Dandenong Road	✓					
	Opportunities for agri-business and horticulture		✓				
	Potential for industrial uses off Dandenong-Hastings Road		✓				
	Potential for extractive industries land to transition to other uses			✓			
	Some extractive business to continue well into the future			✓			
	Potential for an employment precinct to act as buffer around Council's transfer station at Harold Road			✓			
Housing & Settlement	Requests for changes to planning controls to allow subdivision/ urban development (potentially from 4ha minimum lot sizes to 1 or 2ha minimum in Precinct 4)		✓	✓	✓		
	Southern portion of this precinct could accommodate smaller lot sizes without changes to the UGB		✓				
	Expand residential development east of Stotts Lane					✓	
Recreation & Open Spaces	Expansion of the Carrum Downs Recreation Reserve to double in size	✓					
	Potential for leisure and recreational uses of regional significance			✓			
	Baxter Park public space and recreation area should be retained and managed within the green wedge					✓	
Misc.	Potential for a major park and ride facility at the future Langwarrin Station						✓



2.0 STRATEGIC AND STATUTORY POLICY CONTEXT



2.0 Strategic and Statutory Policy Context

2.1 Metropolitan and Regional Policies

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

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

2.1.1 Plan Melbourne 2017 - 2050

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

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

Plan Melbourne identifies that 'Melbourne's green wedges and peri-urban areas must be properly managed so that valued features and attributes are protected. A balance must be maintained between the needs of the community, the economy and the environment'.



Several of the Directions identified in Plan Melbourne relate to Green Wedge areas including:

- **Direction 1.4:** Support the productive use of land and resources in Melbourne's non-urban areas. This direction examines the role of the Green Wedges as they relate to Melbourne's food security, extractive industries and natural environment.
- **Direction 4.5:** Plans for Melbourne's Green Wedges and peri-urban areas. This Direction identifies that the values, features and industries of the Green Wedge should be prioritised before other land uses. This section sets out the objectives for green wedge areas which include:

- Protect biodiversity assets, including national and state parks, Ramsar wetlands and coastal areas.
- Support existing and potential agribusiness activities, forestry, food production and tourism.
- Protect major state infrastructure and resource assets, including water supply dams and water catchments and waste management and recycling facilities.
- Support renewable energy sources such as wind and solar farms.
- Protect extractive industries.
- Provide a recreational resource, which contributes to public health outcomes for all Victorians.
- Define and protect areas that are strategically important to the metropolitan area and the state, for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, cultural heritage, infrastructure, extractive and other natural resources.

- Protect and manage the value of green wedges consistent with green wedge management plans.
- Avoid development in locations where there is risk to life, property, the natural environment and infrastructure from natural hazards such as bushfire and flooding.
- Accommodate additional housing and employment in established towns that have the capacity for growth.
- Provide for non-urban breaks between urban areas.

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

Environmental and Biodiversity Assets

- Protect and enhance environmental and biodiversity assets, such as coastal areas, wetlands, rivers and creeks, forests and grasslands. Key features of international and national significance include Ramsar-listed wetlands (Westernport, Edithvale–Seaford wetlands, Port Phillip Bay [Western Shoreline] and Bellarine Peninsula), the Western Grassland Reserve, the UNESCO Mornington Peninsula and Westernport Biosphere Reserve, and a range of national and state parks.
- Maintain and enhance the diversity of indigenous flora and fauna habitats and species and achieve a net gain in the quantity and quality of native vegetation.

Landscape and Open Space

- Protect significant views, maintain non-urban breaks between urban areas, and conserve the cultural significance, tourism appeal and character of scenic rural landscapes. Recognised high-value landscape features include open farmed landscapes, sites of geological

significance, ranges, hills and ridges and open coastal spaces. Iconic landscapes, such as the Great Ocean Road, Bellarine Peninsula, Macedon Ranges, Western Port, Phillip Island, Mornington Peninsula, the Yarra Valley and the Dandenong Ranges, attract high numbers of local and overseas visitors each year.

Water Supply Catchments

- Manage and protect catchments (including Special Water Supply Catchments), groundwater, water infrastructure and storages, and waterways to improve water quality, protect the environment and provide a reliable and secure water supply.
- Minimise any negative impacts from sedimentation or water pollution on the Port Phillip and Western Port coastal ecosystems.

Natural Hazards

- Avoid development in areas that are subject to high risk from bushfire or flooding and inundation so as to minimise potential risk to life, property and the environment.
- Recognise, understand and prepare for the projected impacts of climate change and rising sea levels.
- Avoid significant land disturbance, reduce the occurrence and impact of soil erosion and salinity and manage potentially contaminated land.

Agricultural Land

- Protect agricultural land from incompatible uses, maintain farm size, promote the continuation of farming and provide a secure long-term future for productive and sustainable agriculture. Key agricultural areas include the Mornington Peninsula, the Yarra Valley

and Dandenong Ranges, Werribee South, Keilor, Western Port and the Macedon Ranges.

Recreation

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

Tourism

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

Cultural Heritage

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

State-Significant Infrastructure

- Protect regionally significant assets such as metropolitan landfills (for example, Clayton South and Wollert), wastewater management facilities (for example Eastern and Western Treatment Plants),

industrial areas and related odour and safety buffers (for example, Dandenong South), airports and flight-paths (Melbourne, Avalon and Moorabbin), and ports (Port of Hastings).

- Provide opportunities for renewable energy generation.

Mineral, Stone and Sand Resources

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

Economy

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

Population, Settlements and Local Infrastructure

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

- Protect and enhance the existing character, presentation and form of towns, including their main road entrances.

Rural Living

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

Transport and Accessibility

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

Planning and Governance

- Facilitate integrated and balanced forward planning, involving all agencies, and having regard to the needs and aspirations of current and future generations.

2.1.2 Preparing a Green Wedge Management, PPN31

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

2.1.3 Green Wedge Planning Provisions, PPN62

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

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

2.1.4 The Port Phillip and Western Port Regional Catchment Management Plan

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

The Catchment Management Plan is focussed on the environmental aspects of the region including native vegetation and animals, waterways, wetlands, hinterlands and coastal areas. The strategy also sets a

vision for the area which aims to enhance the region's native vegetation, nature links, habitats, and other aspects.

2.1.5 UGB Anomalies Advisory Committee Report and Amendment C93

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



2.2 Local Strategic Policies

2.2.1 Greening Our Future, Environmental Strategy 2014-2024

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

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

2.2.2 Frankston City Economic Development Strategy 2016-2022

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

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

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

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

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

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

2.2.3 Frankston City Council Plan 2017-2021

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

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

2.2.4 Frankston City Council Community Plan 2017-2021

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

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

2.2.5 Frankston City Council Health and Wellbeing Plan 2017-2021

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

2.2.6 Frankston City Council Sports Development Plan 2013-2019

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

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



2.2.7 Frankston City Council Housing Strategy 2018

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

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

2.2.8 Frankston City Council Open Space Asset Management Plan 2017

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

2.2.9 Frankston City Council Open Space Strategy 2016-2036

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

- Since the 1970s Frankston has supported the retention of the Green Wedge and continues to do so.

- There is opportunity to provide additional open space on the edge of the Green Wedge in the Carrum Downs/Skye precinct.
- Council is to develop a GWMP for the Frankston section of the South East Green Wedge.
- Potential exists for the:
 - Expansion of Carrum Downs Recreation Reserve.
 - Expansion of Lisa Beth Mews.
 - Creation of linear open space in Skye at UGB.
 - Improvements to the landscape interface with the Green Wedge towards the north of Carrum Downs; towards the east in Skye, and; residential areas along Wedge Road in Sandhurst.
 - New Green Wedge land north of Ballarto Road between the Skye Recreation Reserve and the UGB in Skye.
- There are gaps in the walking trails/paths in the Green Wedge which should be fixed.

Table 2 Neighbouring Green Wedge Management Plans

Green Wedge	Council	Green Wedge Values	Land Use Implication
South-East Green Wedge	City of Kingston Kingston Green Wedge Plan (April 2012)	<ul style="list-style-type: none"> • Parks and Conservation reserves (Grange Heathland Reserve, Karkarook Park, Rowan woodland, Kingston Heath Reserve, Heatherton Recreation Reserve, Learmonth Reserve) • Much of the Kingston Green Wedge open space is comprised of Golf Courses or other sport and recreational uses. • Landfill areas are in transition or nearing the end of their lifespan. • Agricultural uses including market garden and nurseries are in decline due to decreased viability. Currently comprised of vegetable and cut flower growing, plant nurseries one egg farm and small scale animal grazing (hobby farms). • Green wedge land is fragmented and is surrounded by residential and industrial uses. • Smaller Green Wedge lot sizes resulting in fragmented ownership. • Moorabbin Airport is included within the green wedge despite not being a 'green use'. 	<ul style="list-style-type: none"> • Environmental Risks, from landfill include: <ul style="list-style-type: none"> - Contamination, - Odour, - Buffers - Vermin control. • Ex-landfill sites are very difficult to develop in or around. • Residential and industrial interfaces put pressure on the quality of open space, biodiversity and waterways. • Fragmented ownership makes land management difficult. • Agricultural uses are being pushed further out into other green wedge areas or rural areas.
	City of Greater Dandenong Greater Dandenong Green Wedge Management Plan (revised Jan 2017)	<ul style="list-style-type: none"> • Major water courses including Eumemmerring Creek, Dandenong Creek, Patterson River, Mordialloc Main Drain (Creek), and the Eastern Contour Drain • Wetlands and swampy areas contribute to biodiversity along with 6 endangered ecological communities. • Agricultural uses comprise 28% of the green wedge, mostly horticultural and livestock production. • Residential land uses and accommodation lots. Some land banking/speculation has occurred. • Recreation and sports facilities including ovals, sports fields, stadiums, equestrian centres, golf courses etc. • Cemeteries (Bunerong Park, etc.) are a major land use in the Green Wedge comprising approximately 170ha • Some ex-landfill areas. 	<ul style="list-style-type: none"> • South-east Water Treatment Plant treats 40% of Melbourne's total sewerage but requires buffers due to odour. • Significant areas of the GD green wedge are prone to flooding and are not suitable for development. • There is potential to accommodate an additional 43 residential lots in the GD green wedge. • Cemeteries do not have any buffer requirements and can support additional employment if allowed to develop function centres/cafés on site. • Two former landfill sites have been converted into reserves, one is still being used for gas extraction.

Green Wedge	Council	Green Wedge Values	Land Use Implication
Mornington Peninsula Green Wedge	Mornington Peninsula Shire Mornington Peninsula Draft Green Wedge Management Plan (June 2018)	<ul style="list-style-type: none"> Agriculture is the dominant land use (hobby farms, horticulture, fruit/vegetable growing, viticulture, etc.). Residential – a lot of rural residential and low-density residential uses exist. Tourism and Leisure, particularly around accommodation and vineyards. Smaller lot sizes, 75% of lots are <10ha. Conservation/biodiversity – more than 46 ecological vegetation classes are found on the Peninsula. Significant traditional 'green uses' throughout the wedge. 	<ul style="list-style-type: none"> Agriculture and agricultural land is highly valued in the MP Green Wedge. It contributes to the economy and tourism significantly. Tourism and leisure is supported and comprises a significant portion of the economy. These uses are often intertwined with agriculture and food/wine retailers or restaurants. The peninsula is a world renown viticulture region which supports tourism and agriculture.
Westernport Green Wedge	City of Casey Casey Western Port Green Wedge Management Plan Draft (June 2017)	<ul style="list-style-type: none"> Contains some of the most productive agricultural soils in Victoria. Important for Melbourne's food supply. Home to some of Victoria's most threatened species. Several conservation sites exist. Cultural Heritage- Much of the green wedge has yet to be properly surveyed to identify the extent of heritage values. Tourism Recreation and Sport Residential Significant traditional 'green uses' throughout the wedge. Significant opposition to further subdivision in the GW. 	<ul style="list-style-type: none"> Significant agricultural and horticultural land which is still viable and productive. Residential development pressure exists and has resulted in land banking and speculation. Significant areas of undisturbed Aboriginal Cultural heritage including artefacts requiring surveying and protection. Opportunities exist to enhance tourism and leisure land uses.
	Cardinia Shire Council Cardinia Western Port Green Wedge Management Plan (May 2017)	<ul style="list-style-type: none"> Significant agricultural and horticultural values Home to some of Victoria's most threatened species. Several conservation sites exist. Tourism Recreation and Sport Residential uses Significant traditional 'green uses' throughout the wedge. 	<ul style="list-style-type: none"> Agriculture is the dominant use in the GW and should be protected as it is one of the main economic outputs of the Shire. Additional surveying is required to identify places of Aboriginal Cultural Heritage which will then be protected. Urban development, particularly residential, places pressure on the green wedge and its uses. It is likely pressure to expand the UGB in order to accommodate new urban development, rural living, hobby farms, etc.. may compromise the productivity of the area.

2.3 Statutory Context

2.3.1 Planning & Environment Act 1987

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

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

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



2.4 Frankston Planning Scheme

2.4.1 Planning Policy Framework

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

Settlement

Clause 11.01-1R – Green Wedges – Metropolitan Melbourne

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

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

biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.

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

Environmental and Landscape Values

Clause 12.01 Biodiversity

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

- Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
- Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.
- Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:
 - Cumulative impacts.
 - Fragmentation of habitat.
 - The spread of pest plants, animals and pathogens into natural ecosystems.
- Avoid impacts of land use and development on important areas of biodiversity.
- Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on

Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

- Assist in the identification, protection and management of important areas of biodiversity.
- Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

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

Clause 12.05-2S Landscapes

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

2.4.2 Municipal Strategic Statement (MSS) and Local Planning Policies

The MSS is contained within Clause 21 of the Frankston Planning Scheme and provides strategic direction for land use and future development for the municipality.

Clause 21.01 Introduction

This clause provides an overview of the municipality and its main areas of focus. This clause references the South East Green Wedge stating that it is one of the key non-urban areas referenced in State Government policy and that it 'accommodates a number of different environmental, economic and social values including wetlands, Eastern Treatment Plant, sand resources and land fill sites. The various future roles of the Green Wedge need to be defined and protected'.

Clause 21.02 Key Issues

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

- Greenfield land is limited due to the designation of the Urban Growth Boundary and the green wedge areas.
- Green Wedge Areas: There are two green wedges within the municipality, and these require management plans to plan for future uses of these areas.
- Eastern Treatment Plant: This is an important metropolitan resource than needs to be protected from encroachment by sensitive uses. Many green wedge industries rely on the recycled water from the plant. The plant provides a key refuge for local and migratory water birds including many species of regional, state and national significance.
- Extractive Industries: Extractive operations have adverse off-site effects, and consequentially there is a need to maintain adequate separation from sensitive uses, such as housing. A number of extractive sites have an estimated resource life of up to 30 years. Some sites have been identified as having potential for regional landfill and

some have also been identified as future open space and conservation reserves. It is important to ensure that these options are maintained and that extractive sites are protected from encroachment by inappropriate development.

- Flora and Fauna: Frankston's bushlands, wetlands and waterways provide refuge for several plant and animal species at risk of extinction.
- Transport: The following transport issues are relevant to the Green Wedge area:
 - Upgrading, extending and increasing the frequency of public transport services to meet the changing needs of the Frankston community, including advocating for the electrification of the train line to Baxter, and advocating for greater extent and frequency of public bus services.
 - Planning for a rail freight link between the Port of Hastings and a proposed 'inland port'.

Clause 21.04 Settlement

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

- Protect ecologically and environmentally sensitive areas from inappropriate development.
 - Ensure on-site waste disposal is adequately addressed in Green Wedge and rural residential areas.
- Maintain rural landscapes and rural uses in the municipality's Green Wedge areas.
 - Promote forms of agriculture and horticulture that are suited to the urban fringe, and those that can re-use waste water.
 - Encourage low intensity private recreational and institutional uses that are consistent with the objective

of maintaining essentially rural landscapes.

- Ensure that the visual impact of development (height, building bulk, site coverage, setbacks, streetscape works) does not adversely affect the visual amenity that rural landscapes provide.
- Protect extractive sites, potential landfill sites and the Eastern Treatment Plant from encroachment by inappropriate development.
- Investigate opportunities to provide open space links along drainage lines and watercourses.
- Protect remnant bushland areas
- Prepare Green Wedge Management Plans for the South East and Mornington Peninsula Green Wedges.

Clause 21.05 Environmental Risk

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

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

- The loss and fragmentation of indigenous vegetation and loss of biodiversity.
- Securing and enhancing habitat corridors to sustain the health of indigenous flora and fauna communities.
- Managing the impacts of pest flora and fauna invasion on biodiversity of public and private property
- Identifying and managing the risk of coastal inundation and erosion along

the Port Phillip Bay shoreline as a result of sea level rise and other impacts of climate change.

- Addressing the issue of bushfire risk associated with rural and residential development and subdivision where bushland vegetation is present.
- Ensuring that development and infrastructure rejuvenation utilises best practice ESD principles and environment protection measures
- Managing the impacts of flooding and increased flooding in future.
- Identifying the locations, risks and management techniques for acid sulphate soils in the municipality

Relevant objectives outlined in this policy include:

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

Clause 21.06 Environmental and Landscape Values

This policy aims to protect and enhance areas of the natural environment within the municipality. Relevant objectives and strategies include:

- Maintain areas of landscape or visual quality and significant trees or areas of vegetation.
- Protect areas of landscape significance within the municipality's green wedge areas.

Clause 21.08 Economic Development

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

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

Clause 21.09 Natural Resource Management

Relevant objectives and strategies include:

- Encourage the retention and expansion where appropriate of productive horticultural and agricultural activities in the Green Wedge areas.
- Prepare Green Wedge Management Plans that assess the viability and long-term future for agricultural and horticultural activities and develop strategies to assist in retention of viable activities.

Potential exists for the inclusion of a Local Green Wedge Policy in the Frankston City Council MSS. The policy would outline Council's strategic green wedge objectives and consolidate other local policy relating to the green wedge, this will also provide a link to ancillary urban design and land use guidelines.

2.4.3 Zones

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

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

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

The most common zones are the Rural Conservation Zone and the Green Wedge Zone.

Clause 35.06 'Rural Conservation Zone'

The purposes of the RCZ are to:

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

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

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

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

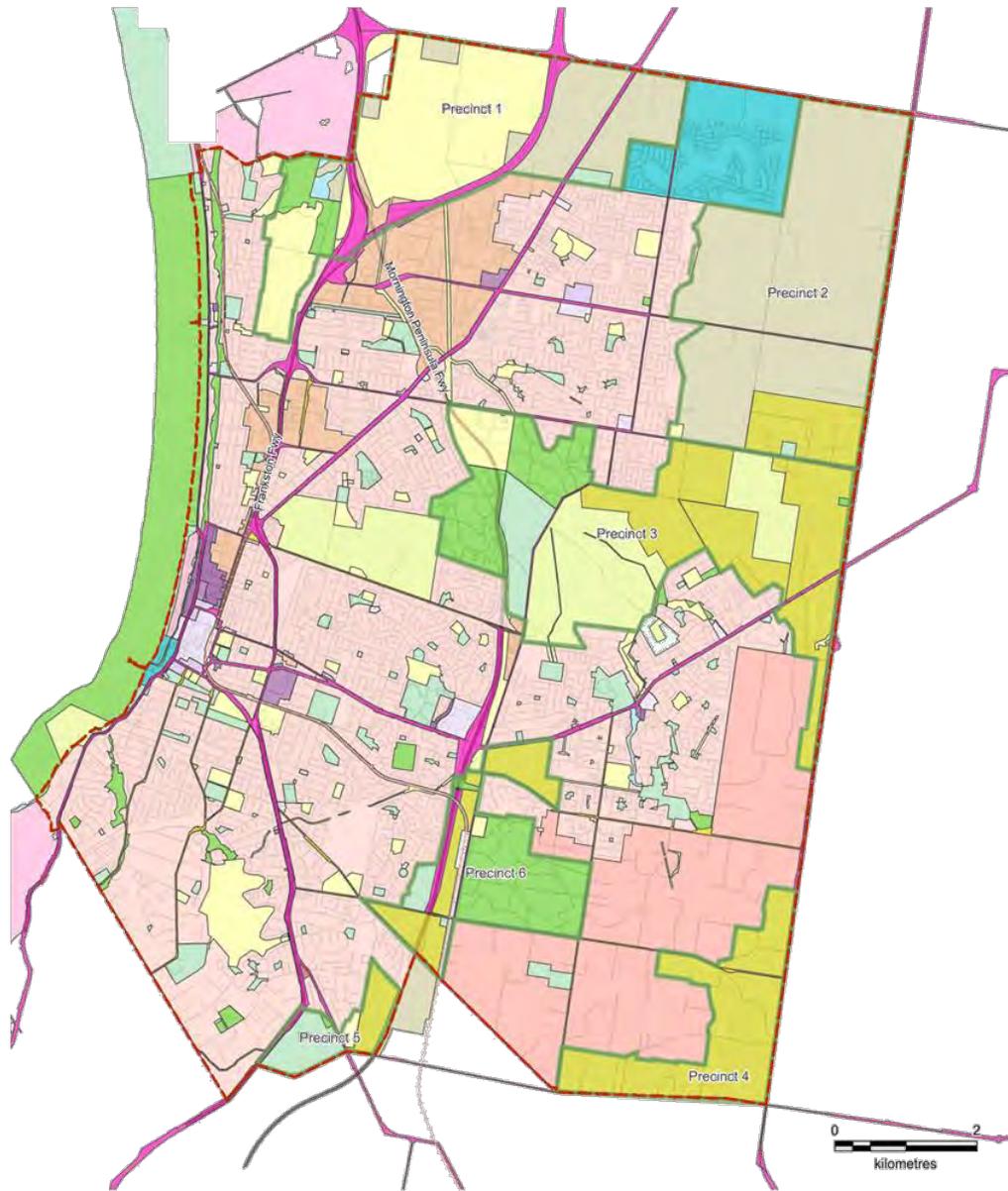
Clause 35.04 Green Wedge Zone

The purposes of the GWZ are to:

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

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

Clause 35.04-3 requires a permit to subdivide land. Each lot must be at least 40 hectares.



Frankston Green Wedge Zoning Map

	Green Wedge Precincts		PCRZ		IN1Z		C2Z
	City of Frankston		PPRZ		GRZ1		C1Z
	Roads		GWZ		RDZ		UFZ
	Train Line		RCZ		RDZ2		LDRZ
			PUZ		MUZ		CDZ

Figure 3 Frankston Zoning Map (Ethos Urban)

2.4.4 Overlays

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

Protection and Enhancement of Vegetation

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

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

Environmental Significance Overlay (ESO)

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

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

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

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

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

This amendment introduced to the ESO and SLO the 'avoid, minimise and mitigate hierarchy' approach for the assessment of applications for the removal of vegetation. This is now reflected in the objectives for both overlays. Amendment C113 was introduced to the Frankston Planning Scheme on 4 May 2017, which was when the schedules to the ESO were last updated. On this basis, the ESO is current and up-to-date.

Table 3 Frankston ESO

Schedule	Area	Statement of environmental significance	Environmental objective to be achieved
ES01	Native Vegetation and Fauna Habitat	<p>Remnant indigenous vegetation covers about 13% of the municipality, making an important contribution to biological diversity including 23 broad vegetation communities, over 580 indigenous plant species and providing habitat for a variety of fauna, including 13 significant species. Native vegetation also makes an important contribution to the landscape character of the municipality.</p> <p>State biodiversity and native vegetation provisions place emphasis on protecting higher value biodiversity, particularly that which is significant or important at the national and state level.</p> <p>Much of the remnant indigenous vegetation within the municipality is of local and regional significance. Local and regionally significant indigenous vegetation makes an important contribution to the biological diversity of the municipality and it is vital to protect, maintain and enhance.</p> <p>Strengthening of connecting habitat links is critical in maintaining biodiversity within the Municipality.</p>	<ul style="list-style-type: none"> • Protect national, state, regional and locally significant vegetation and biodiversity within Frankston City Council. • Protect populations or communities of indigenous flora and fauna. • To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation. • Ensure that the development and management of land within areas of native vegetation and fauna habitat as specified in this schedule is compatible with the long term protection and enhancement of their botanical and zoological values. • Avoid and minimise the impacts of buildings and works and subdivision, on areas of native vegetation and fauna habitat specified in this schedule. • To ensure that development and management of land demonstrates the 'avoidance hierarchy': <ul style="list-style-type: none"> - To avoid adverse impacts, particularly through vegetation clearance. - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management. - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.
ES02	Eastern Treatment Plant Buffer Area	<p>The Eastern Treatment Plant provides sewage and wastewater treatment facilities for most of eastern Melbourne. The inappropriate establishment or siting of odour-sensitive uses could impact on the operation of the Treatment Plant.</p>	<ul style="list-style-type: none"> • To ensure that the use and development of land around the Eastern Treatment Plant is compatible with the Plant's operation. • To regulate the establishment and siting of odour-sensitive uses so that the impact of any odour from the Eastern Treatment Plant is minimised. • To exclude uses that require the presence of a large number of people over an extended period of time
ES04	Significant trees and areas of vegetation	<p>Frankston City contains many individual trees, groups of trees and areas of vegetation with special significance. Native and exotic trees and other vegetation contribute to diversity of significant trees because of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historical significance.</p>	<ul style="list-style-type: none"> • To protect and enhance trees and areas of vegetation that have been identified as being significant and which are shown in this schedule.

Significant Landscape Overlay (SLO)

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

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

The requirements for a permit vary between SLO1 and SLO2 but in general these overlays require permits for to vegetation removal (subject to exemptions), and any Buildings and/or Works within the defined 'Tree Protection Zone' of a substantial tree, or within a distance of native vegetation. Native vegetation is defined in the Frankston Planning Scheme under Clause 73.01 General terms. Native vegetation is defined as plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

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

Management of Natural Hazards and Risks

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

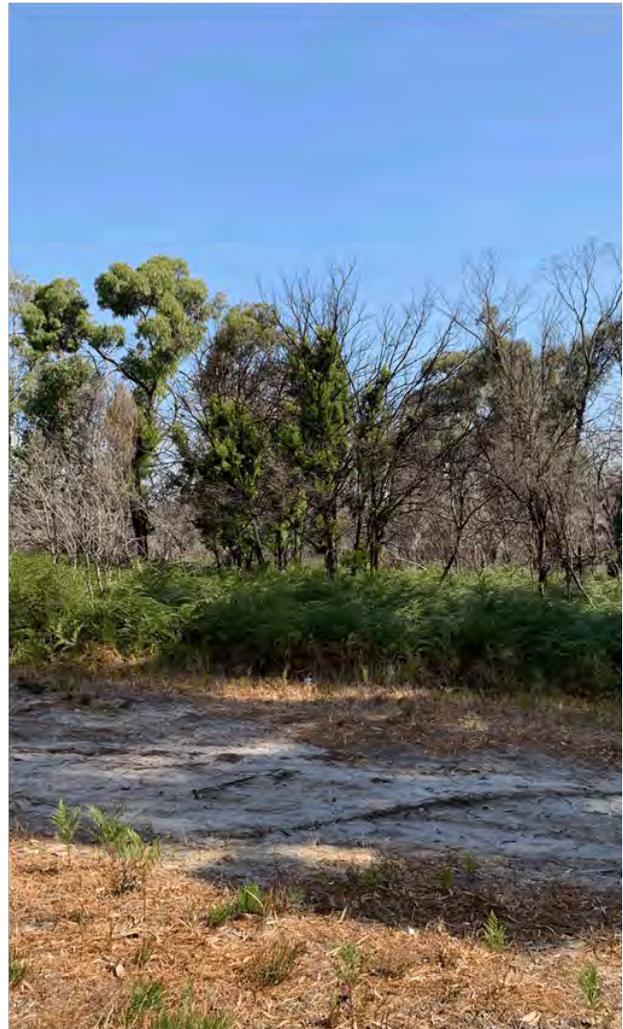
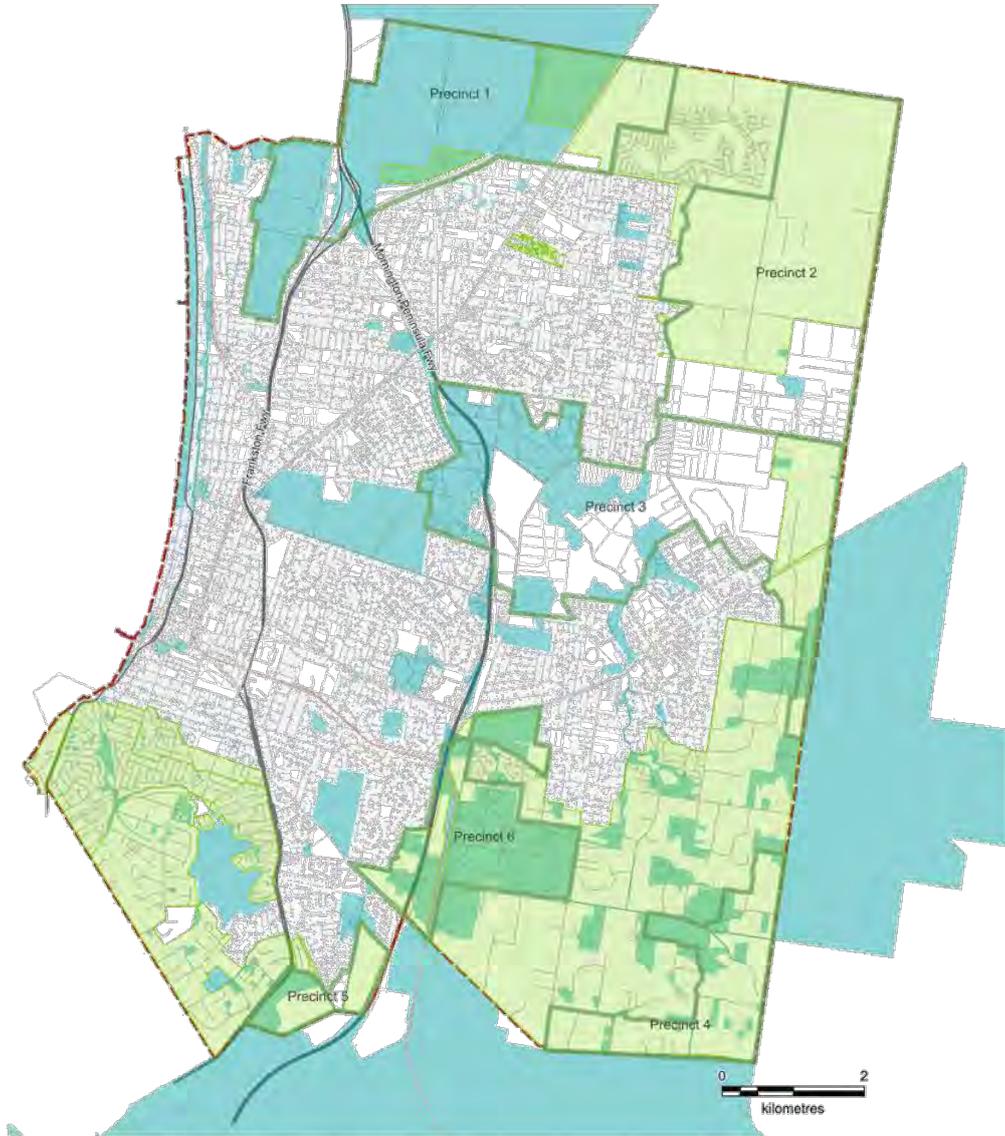


Table 4 Frankston SLO

Schedule	Area	Statement of nature and key elements of landscape	Landscape character objective to be achieved
SLO1	Langwarrin Hinterland	<p>A generally enclosed landscape with undulating topography and a mosaic of pasture, remnant bushland and planted vegetation.</p> <p>The remnant bushland makes a significant contribution to the landscape character of the area and is of botanical and habitat significance. It provides an extensive native canopy and understorey that is an important biological connectivity network between the Langwarrin Flora and Fauna Reserve and other habitat patches.</p> <p>State biodiversity and native vegetation provisions place emphasis on protecting high-value biodiversity which is significant or important on the national and state level. Much of the remnant native vegetation is of local and regional significance. Locally and regionally significant vegetation makes an important contribution to the biological diversity of the municipality and as such is important to protect, maintain and enhance.</p>	<ul style="list-style-type: none"> • To conserve and enhance the area's trees and native vegetation for its intrinsic, habitat and landscape values. • To protect national, state, regional and locally significant vegetation and biodiversity within the municipality. • To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation. • To ensure that development and management of land demonstrates the 'avoidance hierarchy': <ul style="list-style-type: none"> - To avoid adverse impacts, particularly through vegetation clearance. - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management. - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.
SLO2	Carrum Downs, Sandhurst and Skye Hinterland	<p>An open landscape containing scattered, mature River Red Gum trees, many of which predate European settlement. The River Red Gums give the area a distinctive, attractive landscape quality and they are also of botanical, habitat and, in some cases, aboriginal cultural significance.</p> <p>Native trees make a significant contribution to the landscape, botanical and habitat character of the area.</p>	<ul style="list-style-type: none"> • To conserve and enhance the remnant strands of River Red Gums (<i>E. camaldulensis</i>) and associated native trees and indigenous understorey vegetation for their intrinsic, habitat and landscape values. • To ensure that development and management of land demonstrates the 'avoidance hierarchy': <ul style="list-style-type: none"> - To avoid adverse impacts, particularly through vegetation clearance. - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management. - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.



Frankston Green Wedge Precinct Map

-  Green Wedge Precincts
-  City of Frankston
-  Roads
-  Train Line
-  Significant Landscape Overlay (SLO)
-  Environmental Significance Overlay (ESO)

Figure 4 Frankston ESO/SLO Map

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

Bushfire Management Overlay (BMO)

The purposes of the BMO are to:

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

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

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

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

Land Subject to Inundation Overlay (LSIO)

The core purposes of the LSIO are to:

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

Table 8 Frankston BMO

Schedule	Area	Dwelling construction standard	Statement of the bushfire management objectives to be achieved
BMO1	Carrum Downs, Frankston, Frankston North, Frankston South, Langwarrin, Langwarrin South, Skye BAL-12.5 Areas	BAL 12.5	<ul style="list-style-type: none"> • To specify bushfire protection measures to construct or extend one dwelling on a lot. • To specify referral requirements for applications to construct or extend one dwelling on a lot.
BMO2	Carrum Downs, Sandhurst and Skye Hinterland	BAL-29	<ul style="list-style-type: none"> • To specify bushfire protection measures to construct or extend one dwelling on a lot. • To specify referral requirements for applications to construct or extend one dwelling on a lot.

The LSIO achieves these objectives through the assessment of planning applications for buildings and works, including a range of structures and works that would otherwise be exempt from the need for a planning permit such as fences, water tanks, decks, and dependent person's unit, etc.. A permit is also required for subdivision. Referral to the relevant flood plain management authority is also generally required.

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

Environmental Audit Overlay (EAO)

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

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

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

The EAO is selectively applied to a number of sites within Frankston Green Wedge. It is not

extensively applied and consequently not a significant impediment to development within the area.

Other Overlays

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

Public Acquisition Overlay (PAO)

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

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

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

Heritage Overlay (HO)

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

Under the HO, a permit is required to subdivide land, to construct a building or carry out works or to demolish or remove

a building. There are then a range of requirements for permits for actions and alterations specific to the significance of the heritage place (such as external alterations, painting, internal alterations plus other matters).

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

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

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

Development Plan Overlay (DPO)

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

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

Within the Frankston Planning Scheme there are seven (7) different schedules to the DPO, of which only two apply to parts

of the Green Wedge area. They are not a significant feature of planning framework for the Frankston Green Wedge.

2.4.5 Particular Provisions

Clause 51.02 'Metropolitan Green Wedge Land: Core Planning Provisions'

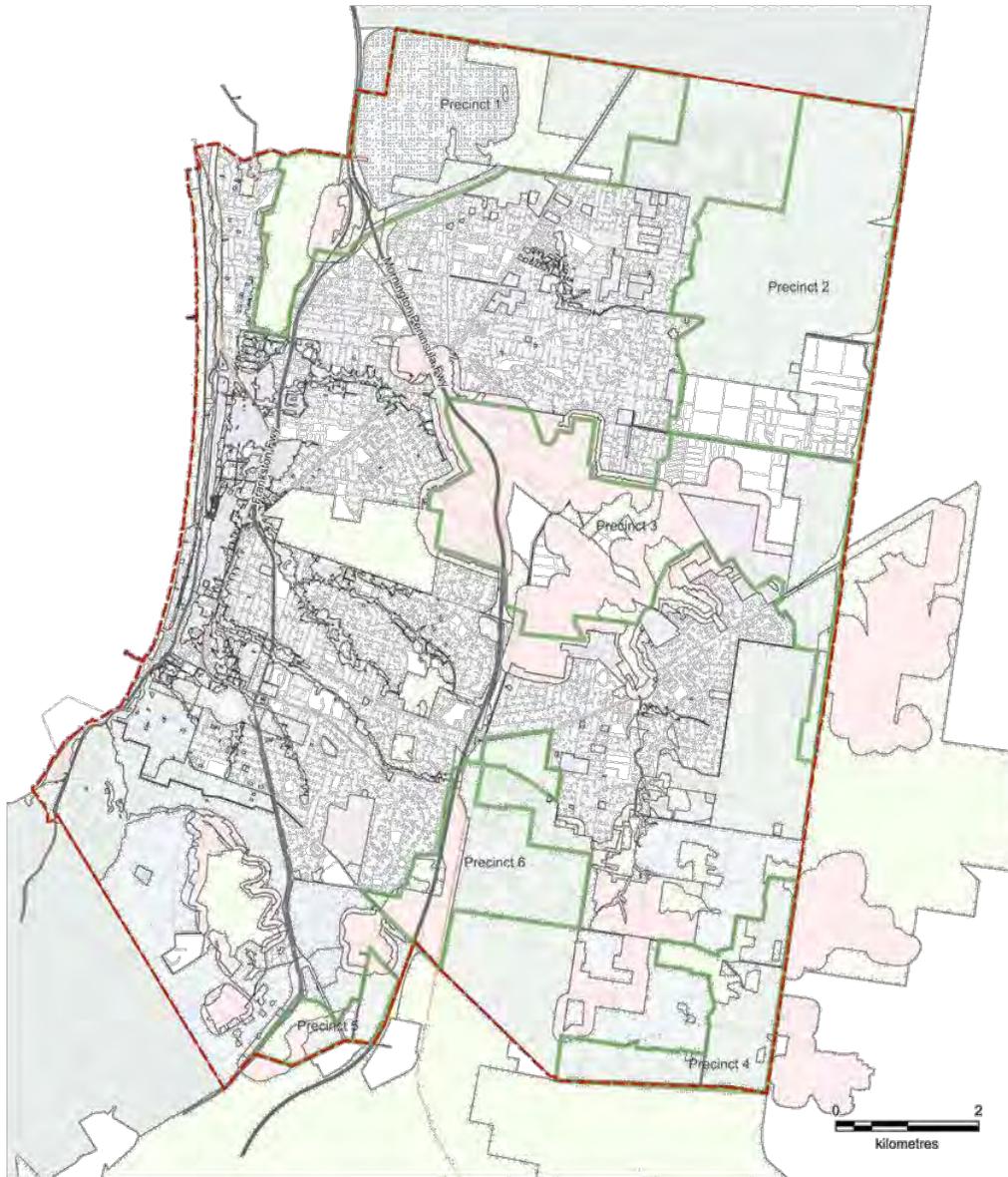
This clause applies to the all metropolitan Green Wedge land, and has the following purposes:

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

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

Clause 52.17 'Native Vegetation'

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



Frankston Green Wedge Overlay Map



Figure 5 Frankston Overlay Map

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

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

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

Given that many lots within the Frankston Green Wedge are greater than 0.4 hectares, Clause 52.17 needs to be considered in any application for the removal of native vegetation.





3.0 EXISTING FEATURES, VALUES AND TRENDS



3.0 Existing Features, Values and Trends

3.1 Regional Context

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

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

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

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

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

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

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

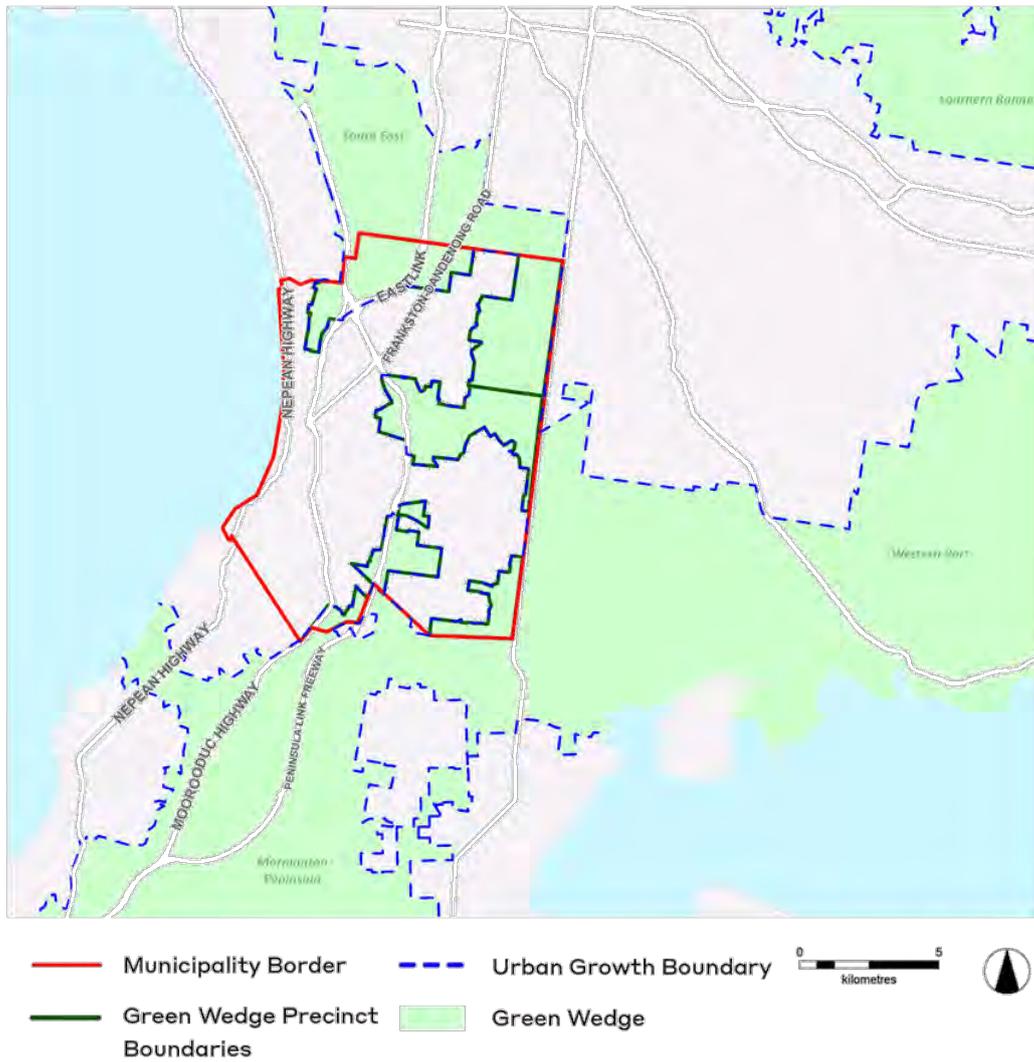


Figure 6 Regional Context Map

South East Green Wedge Issues Paper 2008

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

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

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

Frankston City Council

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

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

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

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

"...the municipality's extensive natural environment encompasses a number of environmentally significant creek and wetland areas, and important landscape features. From Oliver's Hill there are spectacular views across the Bay to

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

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

*now known as Frankston Nature Conservation Reserve



3.2 Demographic Overview

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

Recent Population Trends

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

Forecast Population Trends:

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

Figure 7 Population Growth in Southern Metro Councils (2006-2017) (Australian Bureau of Statistics, Regional Population Growth Cat:3218.0)

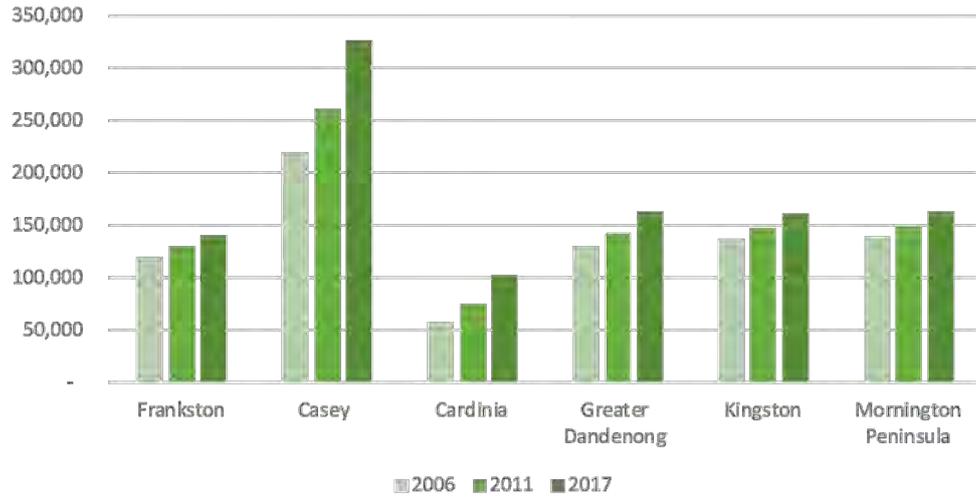
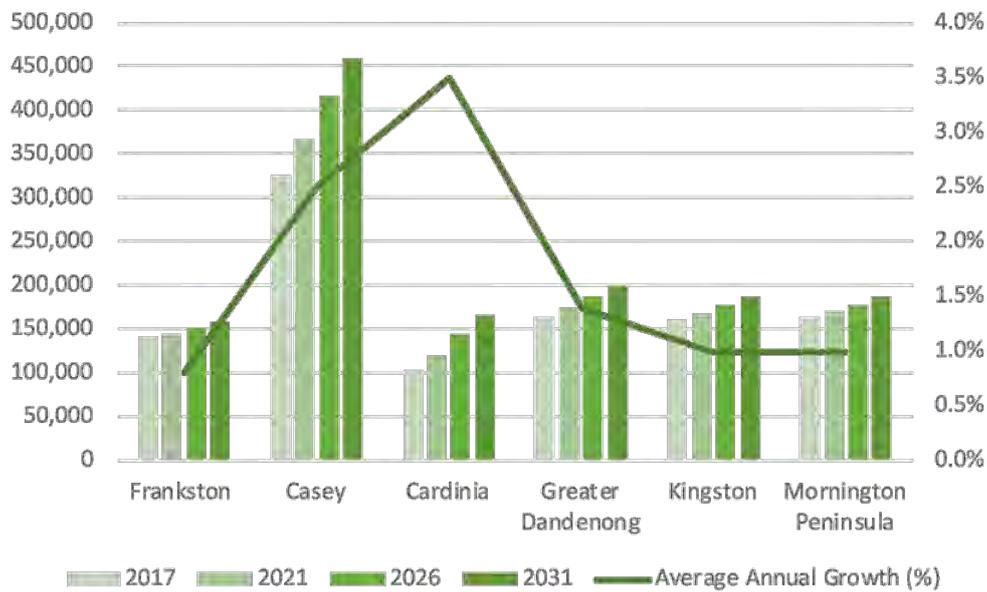


Figure 8 Forecast Population Growth in Southern Metro Councils (2017-2031) (Australian Bureau of Statistics, Regional Population Growth Cat:3218.0)



Age Group

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

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



Employment by Industry:

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

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

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

3.3 Historic Development

Occupations

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

Labour Force and Place of Work

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

3.3.1 Cultural Heritage

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

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

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

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

Areas of Aboriginal Cultural Heritage have been assessed by precinct:

Carrum Downs/Seaford Wetlands

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

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

Langwarrin South

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

Skye South and Langwarrin

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

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

3.3.2 European Settlement

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

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

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

3.4 Housing and Settlement

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

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

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

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

3.5 Existing Land Uses

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

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

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

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

- Services: which includes emergency services, schools, refuse transfer stations, utilities infrastructure, etc..
- Open Space and Recreation: which includes halls and club rooms, outdoor sporting grounds, nature reserves, parks and gardens etc..

The land use categories that occupied the largest shares of land area included Residential, Agriculture and Horticulture, Public Use (Open Space and Recreation), Extractive Industries and Miscellaneous. The summary results of the land use analysis are shown in Table 7. A full breakdown of land uses and categories is provided in Appendix D.

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

3.5.1 Agriculture and Horticulture

One of Victoria's main vegetable growing regions is in and around Melbourne as it is near to domestic markets, processing facilities and transport infrastructure.

The Melbourne region produces 41 per cent of Victoria's vegetables, including lettuce, cauliflower and Asian greens. Almost all of Australia's asparagus and much of Victoria's brussels sprouts and strawberries are grown in the region.

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

Table 7 Green Wedge Land Use Summary Table (Frankston City Council Rates Database 2018)

Land Use	Land Area (sqm)	Land Area (%)	Lots (No.)	Lots (%)
Retail and Commercial	157,890	0.26%	4	0.20%
Industry	494,019	0.82%	12	0.70%
Vacant Sites	3,854,303	6.43%	60	3.70%
Public Use (Services)	6,418,731	10.71%	53	3.30%
Miscellaneous	7,880,677	13.15%	71	4.40%
Public Use (Open Space, Recreation and Conservation)	9,084,434	15.15%	76	4.70%
Extractive Industry	3,212,054	5.36%	7	0.40%
Agriculture and Horticulture	10,449,084	17.43%	46	2.80%
Residential	18,398,008	30.69%	1,295	79.70%
TOTAL	59,949,200	100.00%	1,624	100.00%

Horticultural land should be prioritised over grazing land in the green wedge as it contributes to the food security of Melbourne and is ideally located next to the Eastern Treatment Plant which ensures that these areas will have adequate water provision. Locating these uses in the green wedge also ensures that less food miles are used to transport produce to market, and that the produce is as fresh as possible.

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

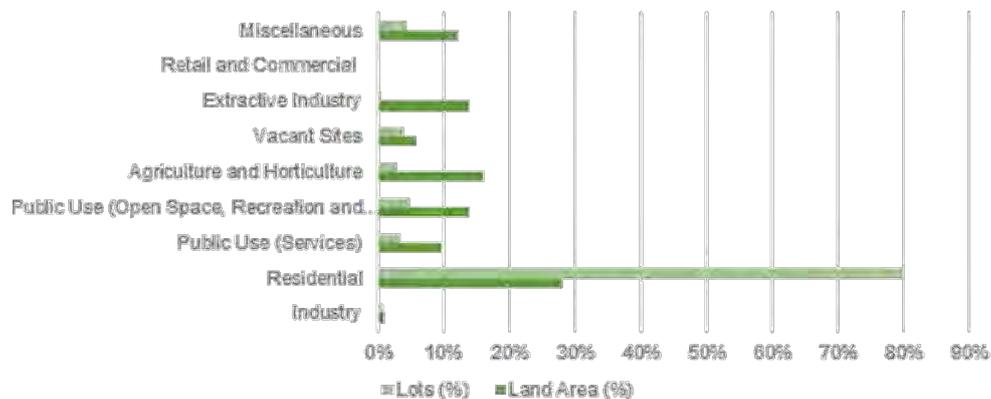
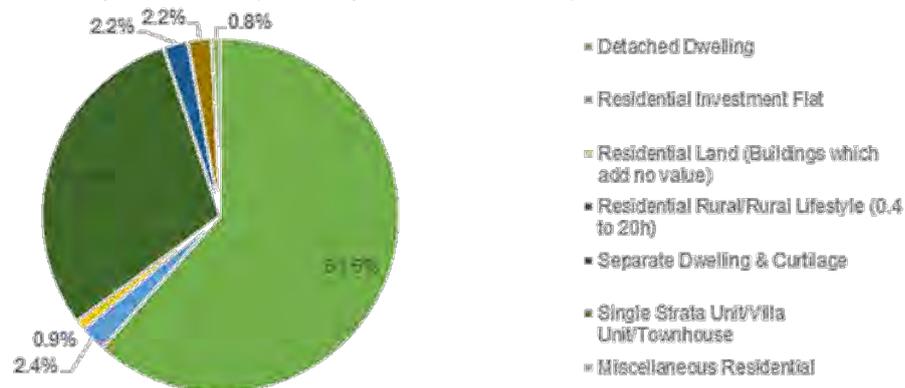


Table 9 Residential Lots by Rates Classification (Frankston City Council Rates Database 2018)



3.6 Natural Hazards

3.6.1 Bushfires

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

The objectives of the BMO include:

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

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

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

3.6.2 Flooding

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

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

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

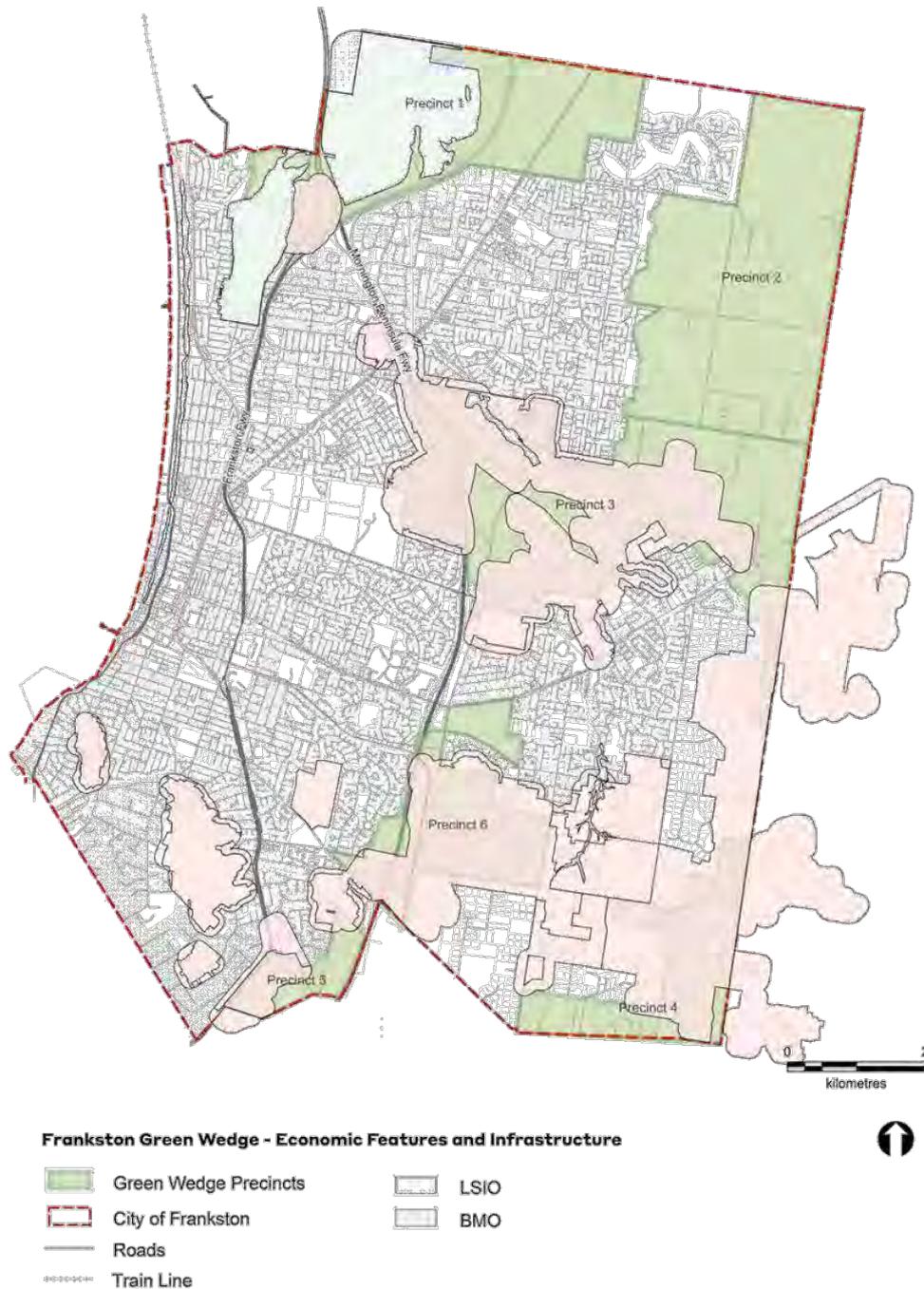


Figure 10 Frankston Housing Strategy Housing Change Areas (Frankston Housing Strategy 2018)

3.7 Biodiversity and Nature Conservation

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

3.7.1 Bioregional Context

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

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

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

3.7.2 Remnant Vegetation

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

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

Table 10 Total estimated native vegetation cover in hectares and percent of total precinct area for each of the six precincts (Estimated from modelled 2005 Native Vegetation mapping DELWP.)

Precinct	Total precinct area (ha)	Estimated native vegetation cover (%) within the precinct in 2005
1 – Carrum Downs-Seaford Wetlands	997.4	12.8% (127.9ha)
2 – Skye	1,150.17	11.2% (129.2ha)
3 – Skye South/Langwarrin	1,274.8	53.4% (680.1ha)
4 – Langwarrin South	376.4	59.7% (224.7ha)
5 – Frankston South	117.7	35.2% (41.5ha)
6 – Langwarrin	422.05	79.2% (334.3ha)

Areas within the six precincts are estimated to currently support remnant patches and scattered trees associated with eight extant Ecological Vegetation Classes (EVCs) typical of the Gippsland Plain bioregion including the following (with biodiversity conservation status in brackets):

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

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

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

Table 11 Total estimated Ecological Vegetation Class, EVC status and total remaining areas within all precincts in Frankston City Council and Gippsland Plains bioregion.

Type of vegetation (Ecological Vegetation Class)	EVC status	Total area of EVC (ha) within the Green Wedge Precincts	Total area of EVC (ha) within Gippsland Plain bioregion	Representative area (%) of EVC in Frankston Green Wedge compared with the Gippsland bioregion
Swamp Scrub	Endangered	31.8	27,328.3	0.1%
Swampy Riparian Woodland	Endangered	4.9	5,277.0	0.1%
Plains Grassy Wetland	Endangered	75.5	406.3	18.6%
Grassy Woodland	Endangered	201.5	6,229.6	3.2%
Swampy Riparian Woodland/Swamp Scrub Mosaic	Endangered	14.4	728.5	2.0%
Plains Grassland/Plains Grassy Woodland Mosaic	Endangered	110.6	1,033.3	10.7%
Coast Banksia Woodland	Vulnerable	0.3	2,178.7	0.0%
Lowland Forest	Vulnerable	53.1	36,521.61	0.1%
Sand Heathland	Rare	96.9	13,117.7	0.7%
Heathy Woodland	Depleted*	948.8	37,487.7	2.5%

* considered 'Depleted' (Ecology Australia 2006)

3.7.3 Introduced Vegetation

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

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

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

3.7.4 Fauna Habitat

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

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

3.7.5 Wetlands, Low-lying Swamps and Drains

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

The Edithvale-Seafood Wetlands is a significant habitat and natural reserve of international importance which is likely to support a diversity of migratory wetland dependent birds such as Common Greenshank *Tringa nebularia*, Eastern Great Egret *Ardea alba modesta*, Curlew Sandpiper *Calidris ferruginea*, Pectoral Sandpiper *Calidris melanotos*, Latham's Snipe *Gallinago hardwickii*, Australasian Shoveler *Anas rhynchos*, Little Egret *Egretta garzetta*, Blue-billed Duck *Oxyura australis* and Glossy Ibis *Plegadis falcinellus* that have previously been recorded.

The Eastern Treatment Plant and surrounding treatment ponds are also known to support important waterbird communities. Large waterbirds such as Pelicans *Pelecanus* and Black swans *Cygnus atratus* were also observed during site assessments in several wetlands across the precincts. Shallow wetlands with dense low vegetation are also likely to support a range of reptile species such as Swamp Skink *Lissolepis coventryi* and Eastern Long-necked Turtle *Chelodina longicollis* previously recorded in the VBA.

Furthermore, significant wetlands across the study area have the potential to provide terrestrial and aquatic corridors that link to core habitat patches hence creating habitat networks (Practical Ecology 2012). The Edithvale-Seaford Wetlands for instance could likely provide habitat corridors to drainage lines such as Eel Race Drain which is connected to Boggy Creek Reserve.

These aquatic habitat networks could potentially support the nationally listed and vulnerable species such as Dwarf Galaxias *Galaxiella pusilla* and Growling Grass Frogs *Litoria raniformis*. Overall, wetlands and minor waterways within the study area act as an important natural resource, ecosystem as well as habitat fauna link to support the survivability and ecology of a diversity of Frankston wildlife.

3.7.6 Woodlands and Scattered Remnant Trees

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

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

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

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

3.7.7 Native and Introduced Grasslands

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

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

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

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

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

3.7.8 Bio-links

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

- The Pines Flora and Fauna Reserve to Cranbourne Botanic Gardens Corridor, linking areas of remnant native vegetation in Precinct 3 including The Pines Flora and Fauna Reserve to patches of remnant native vegetation in private properties along Valley Road and Potts Road to Langwarrin Bushland Reserve then to Cranbourne Botanic Gardens (to the east of Precinct 3); and
- Little Boggy Creek Corridor linking areas of remnant native vegetation in Precincts 3 and 6 including Langwarrin Flora and Fauna Reserve (Precinct 6) with Little Boggy Creek (Precinct 3) via patches of native vegetation on private property and the Apple Berry Avenue Reserve adjoining Precinct 3 to the south.

3.7.9 Fauna

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

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

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

3.7.10 Communities

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

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

It is unlikely that either of these communities would persist in highly modified sections of grassland or wetlands within paddocks and agricultural land that are predominantly present in the precincts studied.

However, due to the rapid nature of the site assessment, all areas that may hold these values were not assessed against the condition thresholds and a more detailed assessment would be required to determine the presence or absence of these communities in the study area.

Table 12 Suitable Habitat for Significant Fauna Species by Precinct

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

3.7.11 Ecological Threats

Several key threats exist across all precincts including:

- Loss of habitat due to highly fragmented remnant native vegetation and scattered trees, which increases the susceptibility of the remaining native vegetation to further degradation. Native vegetation and scattered trees are important habitats for many specialist and generalist fauna species across all precincts.
- High threat weed infestations impact on the health, extent and recruitment potential for existing remnant patches of native vegetation. Weed infestations also impact on the ability for fauna to utilise remaining habitat for foraging and shelter.
- Inappropriate land development and further subdivision (i.e. development that does not consider the biodiversity values present, and appropriately avoid/minimise impacts on native vegetation) may impact on the health, extent and recruitment potential for remaining stands of native vegetation by increasing 'edge effects' experienced by the patches or likelihood of weed infestation.
- Unsustainable land management such as overstocking, inappropriate erosion control, overapplication of herbicides and pesticides to land and changes to the hydrological nature of the surrounding landscape which all contribute to impacts on the extent and health of native vegetation.
- Inappropriate management of stormwater and agricultural runoff, including changes to the hydrology of wetlands as a result of increased stormwater runoff from increased impervious surfaces (e.g. roads, roofs), which may impact wetland and waterway health.

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



3.8 Transport and Access

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

Road

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

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

- The Mornington Peninsula Freeway or EastLink consists of two halves. It connects Springvale Road in Greater Dandenong to the Moorooduc Highway in Frankston, then joins the Peninsula Link Freeway where it continues south and finishes in Rosebud (Mornington Peninsula).
- The Nepean Highway runs from the eastern suburbs through the Frankston CBD and links to Portsea in the Mornington Peninsula. The Nepean Highway is arguably the most heavily utilised road in Frankston City Council.
- Cranbourne-Frankston Road is an arterial road that runs east-west through Frankston City Council linking it with the suburb of Cranbourne in the City of Casey.
- Frankston-Dandenong Road is a prominent arterial road that runs north-south through Frankston City Council, it links Frankston to the large industrial areas in Greater Dandenong.

- Other prominent arterial roads that traverse the Green Wedge are Westernport Highway that runs north south and provides easy access to the Port of Hastings and Dandenong, Ballarto Road providing east west access between Seaford/Carrum Downs/Skye and Cranbourne, and Baxter-Tooradin Road servicing Frankston South and Baxter with Phillip Island and South Gippsland.

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

Train

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

Gateway Sites

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

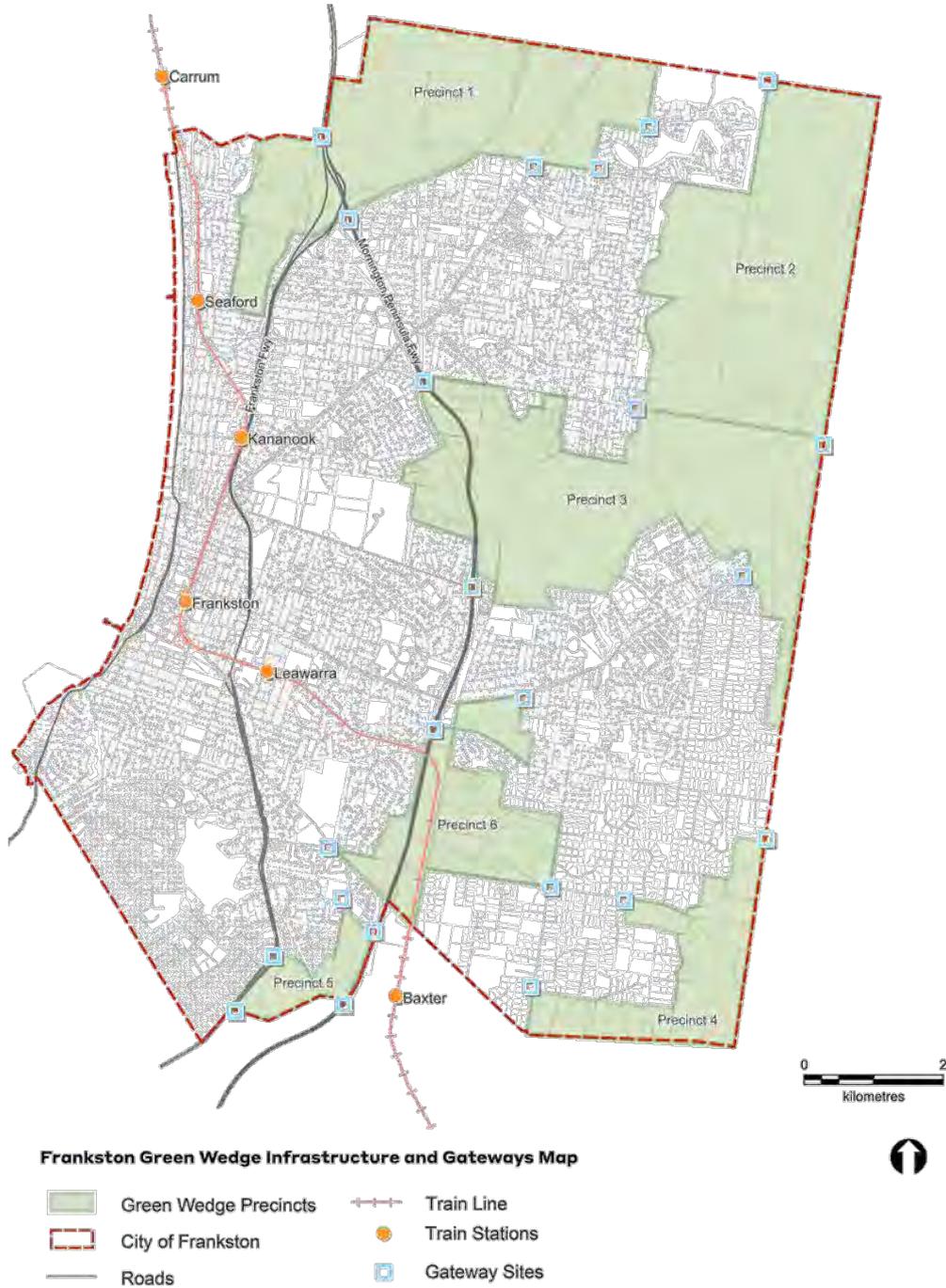


Figure 11 Transport Context and Gateway Map (Ethos Urban 2018)

3.9 Economic Overview

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

3.9.1 Economic Infrastructure

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

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

3.9.2 Economic Drivers

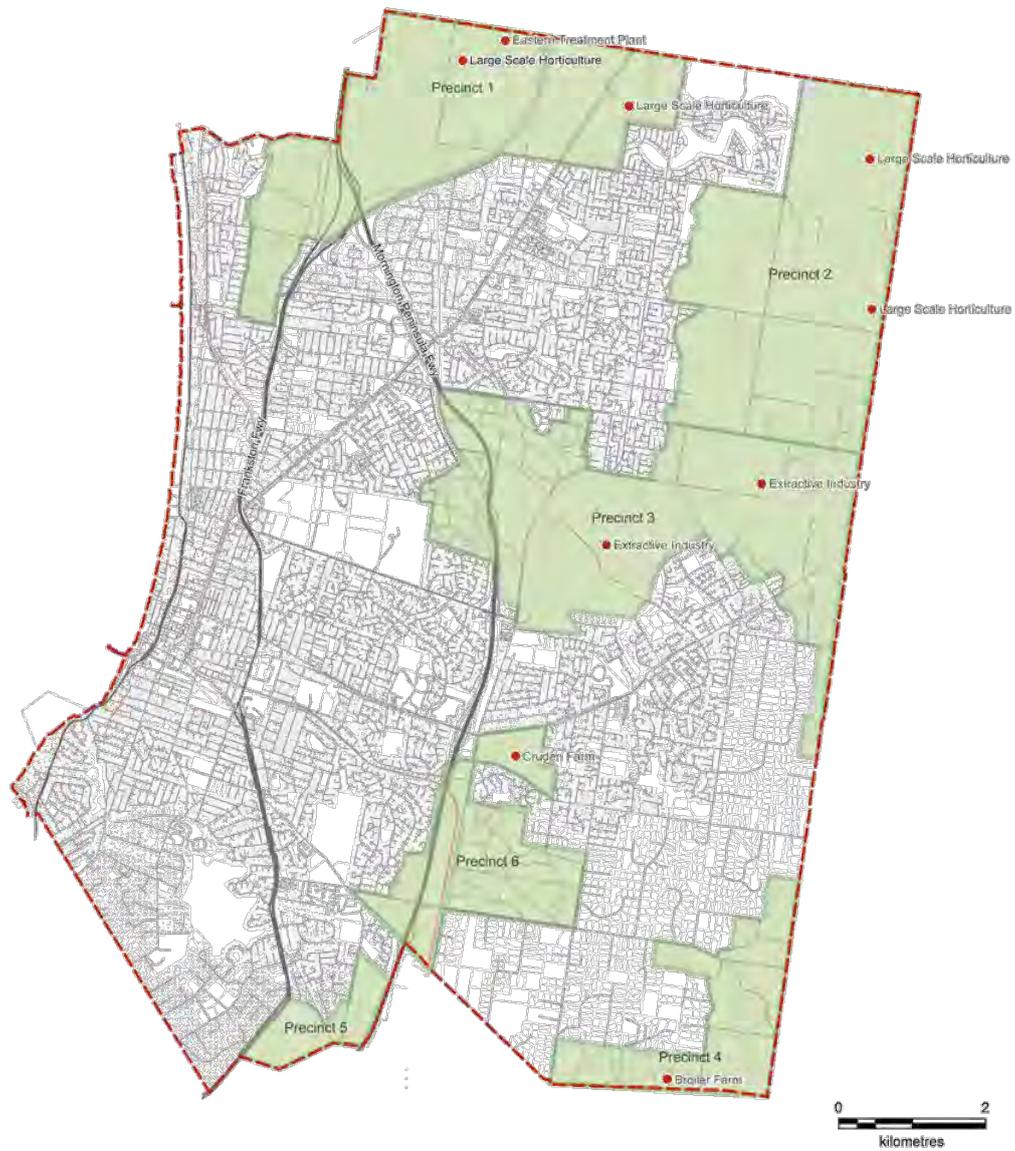
Population and labour force growth at the regional level are the main drivers of economic development in Frankston's Green Wedge.

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

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

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

While a need for job creation exists in the growth corridors of Casey and Cardinia to meet local job demand, other Southern Metropolitan Region municipalities – namely, Frankston, Dandenong, Kingston and Mornington Peninsula – have a role to play at the regional level by meeting some of the demand for jobs generated by increased



Frankston Green Wedge - Economic Features and Infrastructure

- Key Features
- Green Wedge Precincts
- ▭ City of Frankston
- Roads
- ⋯ Train Line



Figure 12 Frankston Green Wedge – Economic Features and Infrastructure (Essential Economics with MapInfo, Nearmap and BingRoads)

population and labour force numbers in growth corridors. In this context, future development of appropriate areas of the Green Wedge provides an opportunity to generate employment for Frankston City Council residents, as well as contributing to meeting demand for local jobs generated within the Southern Metropolitan Region as a whole.

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

Location	2011	2016	Change
Cardinia	0.22	0.32	+0.10
Casey	0.19	0.28	+0.09
Frankston	0.29	0.39	+0.10
Greater Dandenong	0.56	0.78	+0.21
Kingston	0.47	0.49	+0.02
Mornington Peninsula	0.29	0.39	+0.09
Southern Metropolitan Region	0.33	0.43	+0.10

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

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

3.10 Extractive Industries

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

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

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

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

In broad terms, extractive quarry resources for construction and other purposes are scarce in the wider Melbourne metropolitan area and in peri-urban regions. For this reason, failure to protect extractive resources has the potential to generate negative economic effects, including increased transportations costs and flow-on impacts to construction overheads in general.

Victoria's building and construction sector faces a range of challenges in maintaining access to an adequate supply of extractive resources, as noted in the PwC report (p ii). These challenges include the following:

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

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

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





4.0 THE FUTURE OF THE FRANKSTON GREEN WEDGE



4.0 The Future of the Frankston Green Wedge

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

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

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

*- Frankston City Council
(Vision: Consultant Brief 2018)*



5.0 PRECINCT 1: CARRUM DOWNS/ SEAFORD WETLANDS



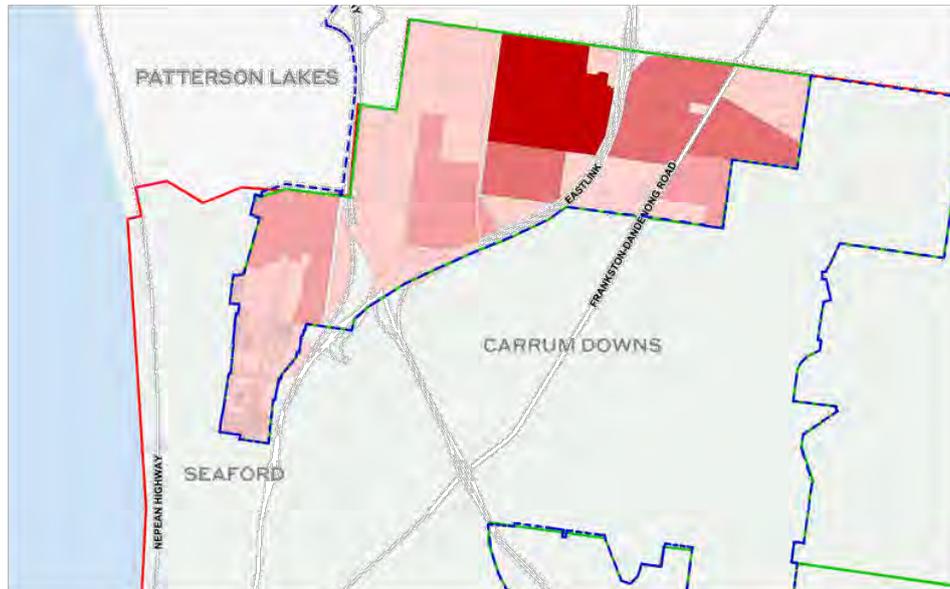
5.0 Precinct 1: Carrum Downs/Seaford Wetlands

5.1 Introduction

The Carrum Downs – Seaford Wetlands precinct is the northernmost section of the Frankston Green Wedge bordering the City of Kingston and City of Greater Dandenong Local Government areas. The precinct is largely comprised of public uses as it is home to the Eastern Treatment Plant owned and operated by Melbourne Water. The precinct is also home to the Ramsar listed Edithvale-Seaford Wetlands which occupy a low lying portion of land in the south-west of the precinct which was once the Carrum

Carrum Swamp. The precinct also has a large portion of Green Wedge zoned land to the east of Eastlink and interfaces with industrial areas. Residential interfaces exist to the south-west of the precinct on the border of the wetlands, and also in the north-east adjacent to Sandara

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



Carrum Downs and Seaford Wetlands Precinct

PARCEL AREA (HA)

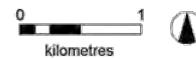


Figure 13 Precinct 1 Lot Sizes (Ethos Urban 2018)

5.2 Assets and Values

5.2.1 Natural Environment and Heritage

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

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

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

Type of vegetation (Ecological Vegetation Class)	Bioregional conservation status ¹	Total extent in precinct (ha) and total cover (%) ²
Plains Grassland/Plains Grassy Woodland Mosaic	Endangered	21.8 (2.2%)
Plains Grassy Wetland	Endangered	75.5 (7.6%)
Coast Banksia Woodland	Vulnerable	0.3 (<0.01%)
Heathy Woodland	Depleted*	30.3 (3.0%)
Total		127.9 (12.8%)

¹ DELWP Bioregional Conservation Status

² Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019e).

*considered 'Depleted' (Ecology Australia 2006)

Ecological Sensitivity Analysis

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

- Internationally significant Ramsar-listed Edithvale-Seaford Wetlands and surrounding remnant native vegetation including endangered Plains Grassy Wetland habitat;
- Other natural wetlands on private property to the east of the Mornington

Peninsula Freeway and the Edithvale-Seaford Wetlands which provide additional habitat for waterbirds;

- Constructed wetlands including sedimentation ponds associated with the Melbourne Water Eastern Treatment Plant which provide additional habitat for waterbirds; and
- Waterways including Eel Race Drain and other creeks which provide riparian corridors for fauna and flora to Edithvale-Seaford Wetlands.

5.2.2 Economic Use and Development

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

- **Gathercole Abattoir** – an abattoir located off Wadsley Road
- **Australian Seed & Turf Farm** – a seed and turf horticulture facility located at 50 Learmonth Road, Carrum Downs
- **Botanix Plant Supply** – a wholesale nursery for trees and shrubs, located at 40 Learmonth Road, Carrum Downs
- **Low Farm** – a large commercial market gardens facility located at 945 Frankston-Dandenong Road Carrum Downs which supplies rocket, lettuce, spinach and salad mixes. Low Farm operates on another nearby site located off Glasscocks Road in Greater Dandenong, approximately 2km to the north. Notably, this site has been subject to significant historic capital investment, including a large water reservoir.
- **Horse Training Facility** – located at 455 McCormicks Road, Carrum Downs
- **Melbourne Water Eastern Treatment Plant** – facilities located to the north and south of Thompson Road.

RECYCLED WATER IN THE SOUTH-EAST

The Eastern Treatment Plant treats nearly half of Melbourne's sewage (some 330 million litres per day); a proportion of the sewage is treated using advanced tertiary methods to a Class A standard and is suitable for a wide variety of non-drinking purposes.

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

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

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

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

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

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

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

and Hindu Society of Victoria is the only portion of the site with limited potential for land use transition.

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

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

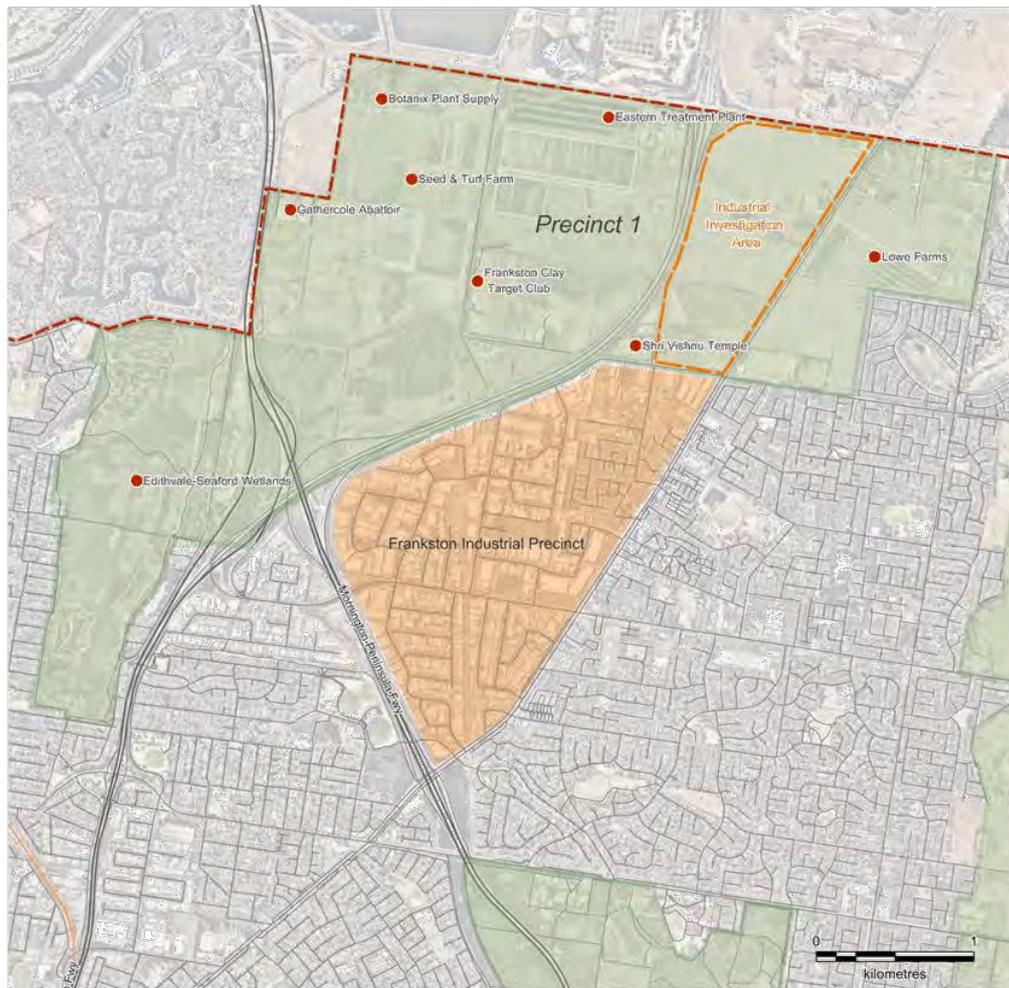
Furthermore, the supply of developable industrial land is severely depleted for Frankston City Council as a whole, with around 30 hectares or 2.8 years of supply available according to the State Government's latest Urban Development Program 2017. For context, the accepted industry benchmark is that 15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

Development of additional employment land in Frankston City Council is also well-placed to address the increasing need to provide additional jobs at the regional level, noting population and labour force growth forecast for the South East Region, as earlier noted. An Industrial Land Use Study should be a

council priority in order to plan for long-term use in both the municipality and the wider region. Other neighbouring councils could be involved in the process in order to make a formal strategy for Industrial land use in the region.

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

Potential exists for the co-location of the Carrum Downs Recreation Reserve and a new school to better service the area. This would utilise existing reserve facilities and create an education and sports hub for the community. This option should be considered subject to a traffic assessment to ensure adequate access.



Precinct 1 Economic Activities

- Key Features
- Industrial Investigation Area
- Green Wedge Precincts
- Frankston Industrial Precinct
- Train Line



Figure 14 Economic Activities in Precinct 1 (Essential Economics 2018)

5.2.3 Housing and Settlement

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

Zones

A number of zones can be found in the precinct 1 including Public Use Zone with Schedules 1, 6 & 7 (PUZ1, PUZ6 & PUZ7); Public Park & Recreation Zone (PPRZ); Green

Wedge Zone (GWZ); Public Conservation and Resource Zone (PCRZ); the Urban Floodway Zone (UFZ); Road Zone Category 1 (RDZ1) and the Industrial 1 Zone (IN1Z). The minimum subdivision area in the Green Wedge Zone is 40 hectares. Lots in this area are significantly smaller than the minimum lot size specified in the zone ranging from 20 hectares to 57 hectares. The lots pre-date the current zoning controls and confirm that no further subdivision can occur on these smaller lots under the current zoning as they are already smaller than the minimum subdivision size.

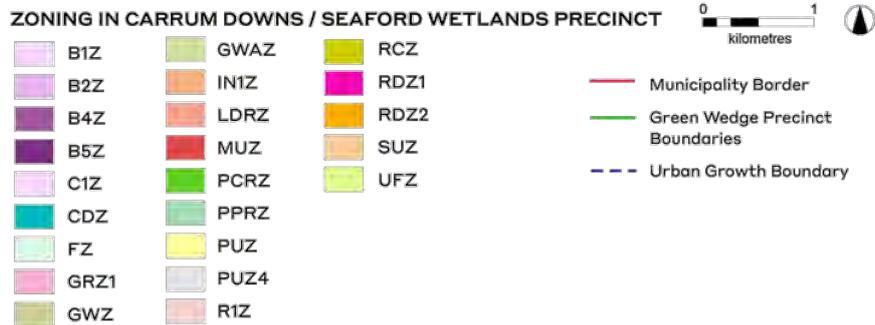


Figure 15 Precinct 1 Zoning Map (Ethos Urban 2018)

Overlays

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

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

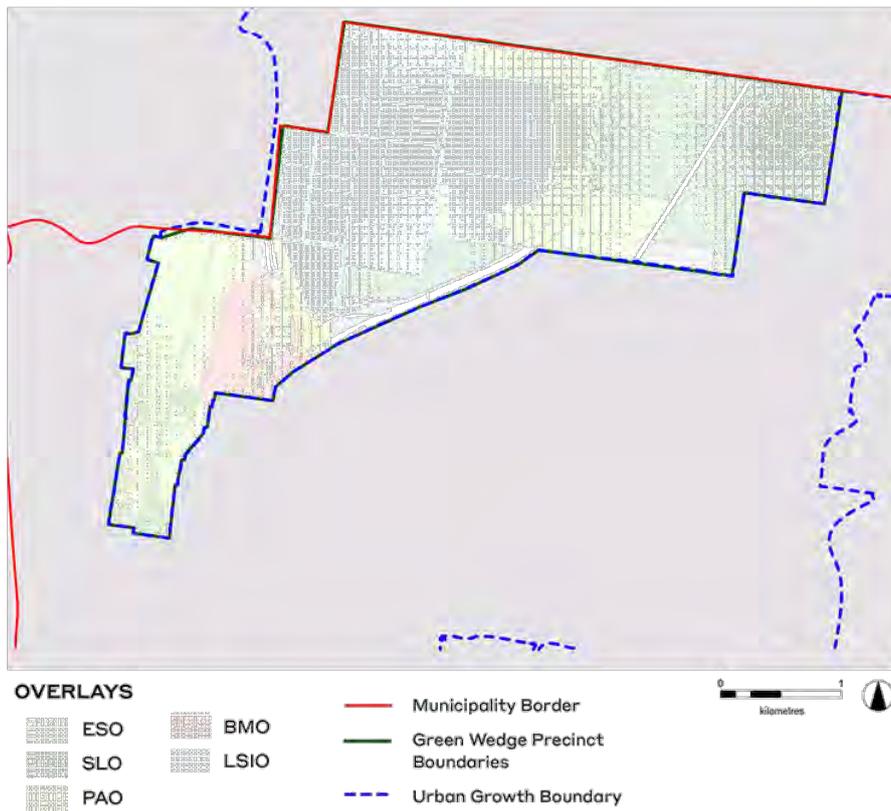


Figure 16 Precinct 1 Overlay Map (Ethos Urban 2018)

5.2.4 Recreation and Open Space

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

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

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

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

Passive open space in the precinct is found in the Edithvale-Seafood Wetlands which are a historic low-lying swamp ground which was once the Carrum Carrum Swamp. Before settlement this wetland covered more than 4,000 hectares from Mordialloc to Frankston, at present the Edithvale Wetlands cover 101 hectares and the Seafood Wetlands cover 158 hectares. The Wetlands are listed as being of

international importance under the Ramsar Convention. It is predicted that approximately 7,000 birds live in the wetlands comprising over 190 bird species, 38 of which are migratory. The Wetlands is also home to 14 plant communities, of which three are of state significance.

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

The Wetlands are managed by Melbourne Water and Frankston City Council along with assistance from the Friends of Edithvale-Seafood Wetlands community group.

5.3 Vision, Objectives and Strategies

VISION	<p><i>The Carrum Downs – Seaford precinct will continue to provide a role in protecting the ongoing operations of the Eastern Treatment Plant. The precinct's highly sensitive environmentally significant assets such as the Seaford Wetlands and other flora and fauna sanctuaries will be protected and enhanced. Existing horticultural operations will be protected, and new and increased operations will be encouraged. Land uses in this precinct will be carefully selected to ensure that they are tolerant of the operations of the Eastern Treatment Plant, including possible areas for future expansion of employment land.</i></p>				
THEMES	Natural Environment and Heritage	Economic Use and Development	Infrastructure	Recreation and Open Space	Planning & Governance
OBJECTIVES	<p>Protect and enhance the internationally significant Edithvale-Seaford Wetlands and surrounding remnant native vegetation habitat, as well as the wetlands and sedimentation ponds associated with the Eastern Treatment Plant.</p> <p>Educate the community about the significance of these natural assets.</p> <p>Protect and celebrate Aboriginal cultural heritage and post-contact heritage of the Precinct.</p>	<p>Ensure that no land use conflicts are created by the location of uses sensitive to the operations of the Eastern Treatment Plant, having regard to the eventual need to expand industrial operations in areas neighbouring this precinct.</p> <p>Protect existing horticultural activities and encourage new horticultural activities to locate in Precinct 2.</p> <p>Encourage alternate uses that leverage from the proximity of the Eastern Treatment Plant.</p>	<p>Maintain and improve infrastructure that supports the preferred activities in the precinct.</p> <p>Improve the water security for agricultural uses in flood and drought.</p> <p>Explore the potential for increased usage of recycled water in the municipality</p>	<p>Ensure that the Precinct's active and passive open spaces are well maintained, well utilised and respected by the local community.</p> <p>Maximise opportunities for passive open space around the wetlands.</p> <p>Ensure that any new sport and recreation developments are fitted with access to recycled water and WSUD technology.</p>	<p>Ensure that land uses are protected by the correct zones and overlays.</p> <p>Implement planning controls to protect and improve environmental qualities.</p>

STRATEGIES	<p>Ensure that any additional development in the precinct is carefully sited within the landscape and well designed to minimise visual impact.</p> <p>Investigate the need and feasibility of creating a riparian or terrestrial habitat linkage between the Edithvale- Seaford Wetlands, the remnant native vegetation to the east of the wetlands, Eel Race Drain, wetlands on private properties to the east of Mornington Peninsula Freeway and the constructed wetlands associated with the Eastern Treatment Plant.</p> <p>Educate land owners about appropriate weed management.</p> <p>Update Aboriginal and Post-contact cultural heritage studies as required and implement protective and educative recommendations.</p>	<p>Investigate the potential for land in the Green Wedge Zone (GWZ) bounded by Thompsons Road, Dandenong Valley Highway, Boundary Road, and East Link to be rezoned for employment use.</p> <p>Investigate the potential for co-location of a school near the Carrum Downs Recreation Reserve.</p> <p>Investigate the potential for higher and better commercial facilities to locate along Frankston-Dandenong Road ancillary to the potential expansion of industrial land in the area.</p> <p>Actively discourage sensitive uses from locations that might cause conflict with the operations of the Eastern Treatment Plant.</p> <p>Investigate the potential for energy generation at the Eastern Treatment Plant that enables more intensive use of the surrounding land, and produces energy to assist in operation (or self sufficiency) of the Plant.</p>	<p>Investigate the potential for recycled water to be utilised by activities within the Precinct.</p> <p>Increase community awareness of the role and function of the Eastern Treatment Plant.</p>	<p>Develop an on-going maintenance and improvement program that links with changing needs and demands of the local and regional community.</p> <p>Investigate opportunities to increase walkways and visitation that will not impact on the environmental qualities of the wetland.</p> <p>Plan for the use of water sensitive and environmentally sensitive design in any new sport and recreation facilities.</p>	<p>Investigate the use of planning controls to further protect and enhance the riparian and terrestrial habitat linkage, and the scattered trees associated with endangered Plains Grassy Woodland habitat.</p>
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6.0

PRECINCT 2: SKYE

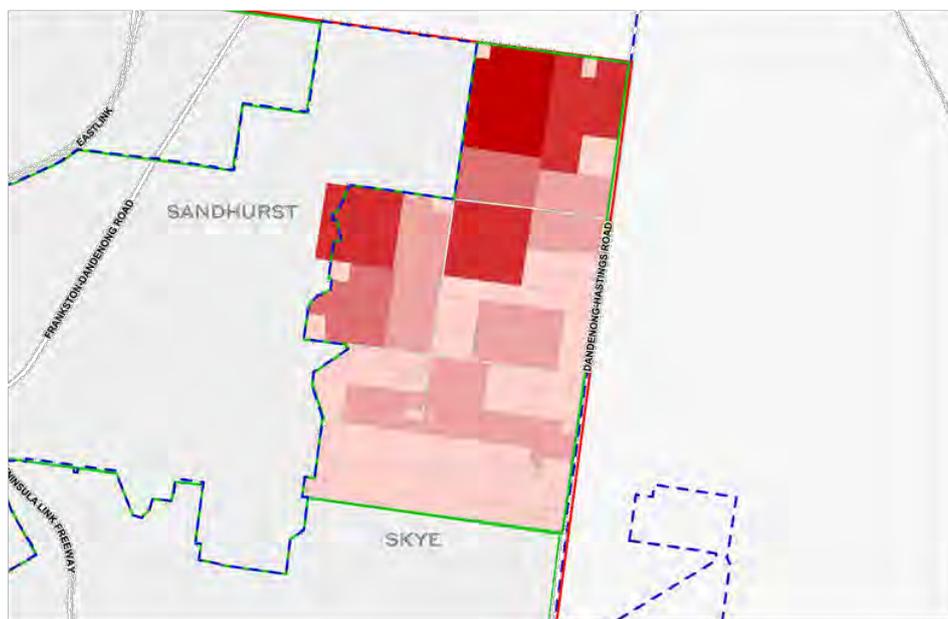


6.0 Precinct 2: Skye

6.1 Introduction

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

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



Skye Precinct

PARCEL AREA (HA)

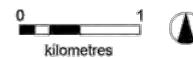
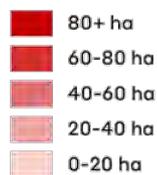


Figure 17 Precinct 2 Lot Size Map (Ethos Urban 2018)

6.2 Assets and Values

6.2.1 Natural Environment

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

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

Type of vegetation (Ecological Vegetation Class)	Bioregional conservation status ¹	Total extent in precinct (ha) and total cover (%) ²
Plains Grassland/Plains Grassy Woodland Mosaic	Endangered	74.4 (6.5%)
Swampy Riparian Woodland/Swamp Scrub Mosaic	Endangered	14.4 (1.3%)
Heathy Woodland	Depleted*	40.5 (3.5%)
Total		129.3 (25.6%)

¹ DELWP Bioregional Conservation Status

² Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).

*considered 'Depleted' (Ecology Australia 2006)

Ecological Sensitivity Analysis

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

- Scattered remnant trees associated with 'endangered' Plains Grassy Woodland habitat; and
- Large patches of remnant Heathy Woodland.

6.2.2 Economic Development

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

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

a national company with other sites in South Australia and Queensland.

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

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

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

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

Market gardens are at the upper-end of the spectrum of agricultural uses in terms of gross revenue per hectare and, broadly

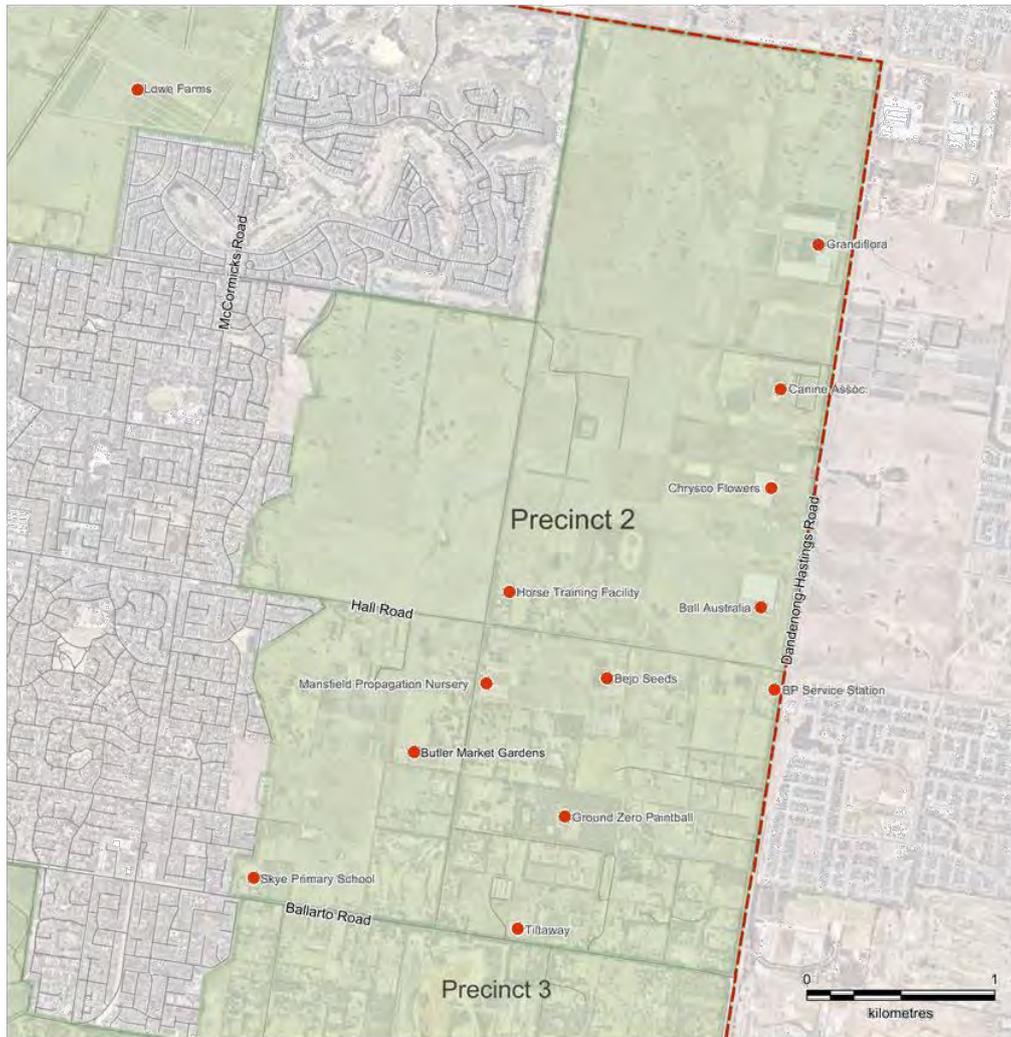
speaking, can range from \$30K/ha to in excess of \$70k/ha depending on the attributes of the site, capital unstructured investments and market prices etc.. Only certain locations are suitable for market garden activities - notably sites with fine-grain alluvial soils and access to significant water resources for irrigation.

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

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

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

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



Precinct 2 Economic Activities



- Key Features
- Green Wedge Precincts
- ▭ Frankston Council Bounds

Figure 18 Economic Activities in Precinct 2 (Essential Economics 2018)

6.2.3 Housing and Settlement

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

Zones

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

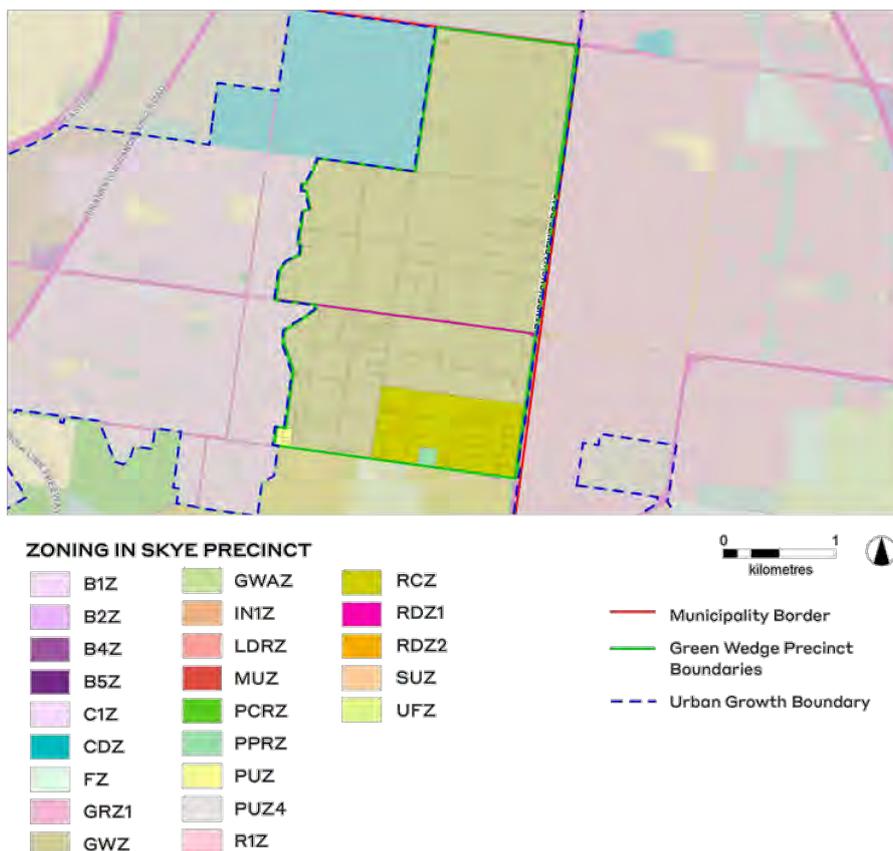


Figure 19 Precinct 2 Zoning Map (Ethos Urban 2018)

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

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

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

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

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



Overlays

The majority of the precinct is affected by the Significant Landscape Overlay (SLO) which aims to identify significant landscape and conserve or enhance the character of significant landscapes. The precinct is also affected by the Environmental Significance Overlay - Schedule 1 (ESO1) in two lots in the south of the precinct. The aim of the ESO is to identify areas where the development of land may be affected by environmental constraints, and to ensure that development

is compatible with identified environmental values. One of the sites affected by this overlay is used for a paintball centre which has preserved the wooded area surrounding it under the ESO and the other is a hobby farm or rural lifestyle lot.

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



Figure 20 Precinct 2 Zoning Map (Ethos Urban 2018)

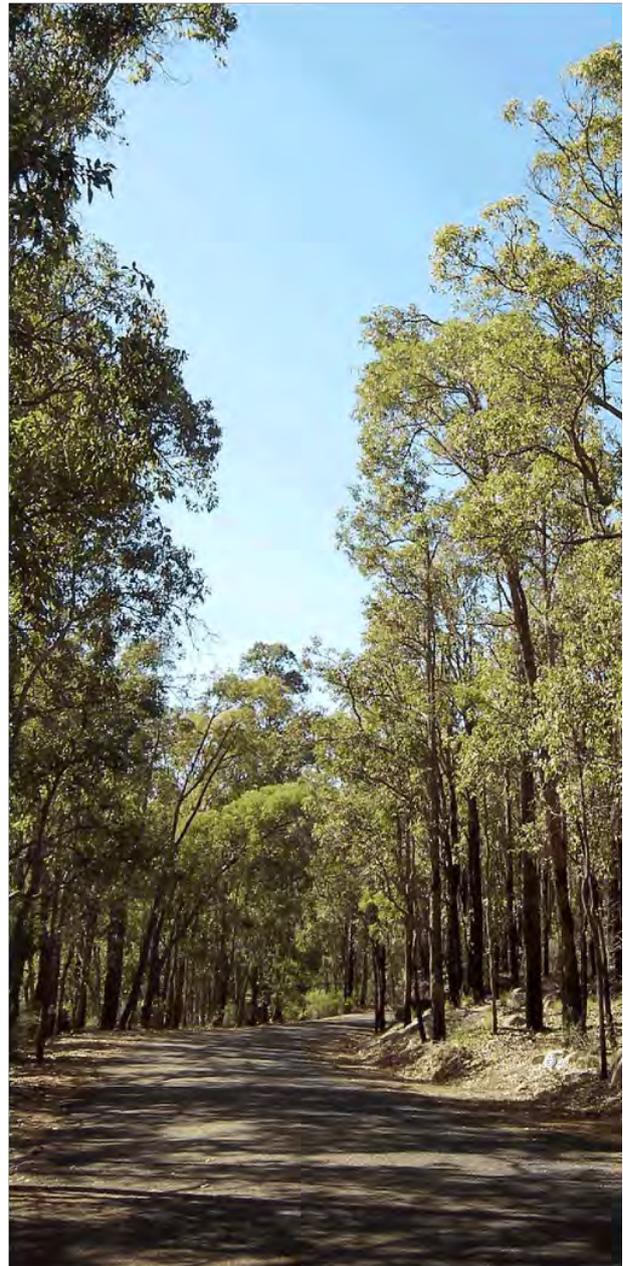
6.2.4 Recreation and Open Space

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

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

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

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



6.3 Vision, Objectives and Strategies

VISION	<i>The Skye Precinct will retain its role as the focus of horticultural and market garden activities in the Frankston Green Wedge capitalising on its proximity to grey water and markets across Melbourne. The significant environmental areas will be protected and land use conflicts between horticultural and other uses minimised.</i>				
THEMES	Natural Environment and Heritage	Economic Use and Development	Infrastructure	Recreation and Open Space	Planning & Governance
OBJECTIVES	<p>Ensure that Plains Grassy Woodland and native flora and fauna are protected and enhanced in this Precinct.</p> <p>Protect and celebrate the Aboriginal cultural heritage of the Precinct.</p>	<p>Protect and prioritise the existing market garden and horticultural uses in this precinct and encourage expansion of these land uses in the precinct.</p> <p>Ensure that viable horticultural lots are encouraged to be as productive as possible.</p> <p>Ensure that no land use conflicts are created by the inappropriate location of uses sensitive to horticultural operations.</p> <p>Protection and promotion of agricultural and horticultural activities within the green wedge that contribute to the food security of Melbourne</p>	<p>Investigate the potential for Eastern Treatment Plant outputs (e.g. grey water) to be utilised by activities within the Precinct.</p> <p>Enhance the active recreation network linked by pedestrian and cycle paths throughout the Frankston Green Wedge, and neighbouring municipalities' Green Wedge Areas.</p> <p>Improve public transport connections for those within the precinct.</p>	<p>Ensure that the precinct has ample recreation and open space provision, and that it is maintained to a high standard.</p> <p>Provide sport and recreation facilities that accommodate and promote local sporting clubs, specialist sports, and regional sporting catchments.</p> <p>Ensure that sports and recreation facilities will attract people from other sporting catchment areas to visit Frankston.</p>	<p>Discourage land banking that results in inactive and underutilised areas.</p> <p>Implement planning controls to protect and improve environmental qualities.</p> <p>Promote 'Gateway' sites that project the green, semi-rural image of the Frankston Green Wedge.</p> <p>Investigate the potential for changes to the urban growth boundary along the western side of the precinct where logical inclusions exist.</p> <p>Prepare design guidelines to ensure that development respects the landscape, i.e. site coverage, height, bulk, form, landscaping etc.</p>

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

PRECINCT 3: SKYE SOUTH/ LANGWARRIN

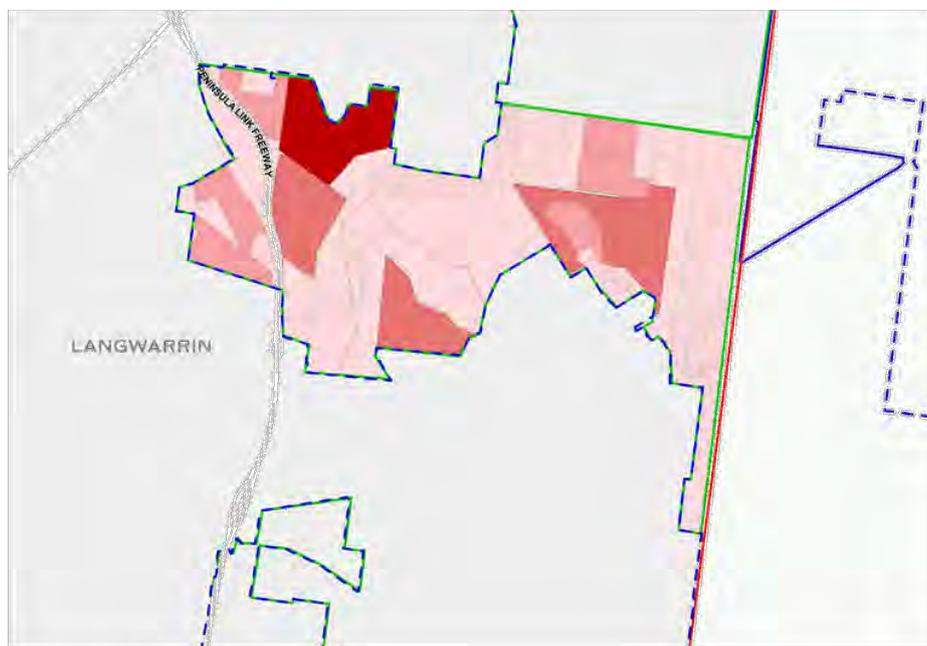


7.0 Precinct 3: Skye South/Langwarrin

7.1 Introduction

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

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



Skye South Langwarrin Precinct



PARCEL AREA (HA)

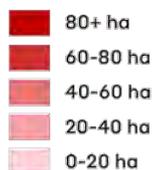


Figure 21 Precinct 3 Lot Size Map (Ethos Urban 2018)

7.2 Assets and Values

7.2.1 Natural Environment

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

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

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

Type of vegetation (Ecological Vegetation Class)	Bioregional conservation status ¹	Total extent in precinct (ha) and total cover (%)
Grassy Woodland	Endangered	19.6 (1.5%)
Plains Grassland/Plains Grassy Woodland Mosaic	Endangered	14.5 (1.1%)
Swamp Scrub	Endangered	19.6 (1.5%)
Swampy Riparian Woodland	Endangered	4.9 (0.4%)
Sand Heathland	Rare	82.1(6.4%)
Heathy Woodland	Depleted*	539.4 (42.3%)
Total		680.1ha (53.4%)

¹ DELWP Bioregional Conservation Status

² Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).

*considered 'Depleted' (Ecology Australia 2006)

Ecological Sensitivity Analysis

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

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

7.2.2 Economic Development

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

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

- **Burdett Sands** – sand quarry at 260-280 Quarry Road, Langwarrin
- **Hansen Quarry** – sand quarry at 150 Quarry Road, Langwarrin
- **Monk Quarry** – sand and rock quarry at 130 Quarry Road, Langwarrin
- **Graham Quarry** – located at 165 Quarry Road, Langwarrin
- **Skye Mineral Sands** – sand quarry located at 65 Harold Road, Skye

Other economic activities located in Precinct 3 include:

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

- **Plantmark Nursery** – a wholesale planet nursery at 1075 Western Port Highway, Langwarrin
- **Bramble Farm** – a berry farm and retail facility located at 25 Lyppards Road, Langwarrin
- **Sunvalley Plants Nursery** – a nursery located at 1175 Western Port Highway, Langwarrin
- **Glenwood Orchid** – a nursery located at 1265 Western Port Highway, Langwarrin.

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

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

The underlying driver for these nursery uses is the expanding population and associated sales catchment in Melbourne's South East Region.



Precinct 3 Economic Activities

- Key Features
- Green Wedge Precincts
- ▭ Frankston Council Bounds
- Train Line



Figure 22 Economic Activities in Precinct 3 (Essential Economics 2018)

7.2.3 Quarry Use, Operations and Plans

Discussions with the owners of Monk Quarry, Hansen Quarry, Sky Mineral Sands, Burdett Group (operator of Burdett Sands) were undertaken regarding the nature of existing operations and any future plans for rehabilitation and repurposing sites to other land uses. The findings are summarised as below. Note, a relevant representative from Graham Quarries could not be contacted.

Monk Quarry

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

Hanson Quarry (formerly Rocla Quarry)

- The site operates as a sand quarry and processing facility which supplies construction sand and blended materials

for a range of uses including football ovals, racecourses, golf courses, road construction and infrastructure projects. The quarry also supplies a range of concrete batch plants, including a facility located at 330 McClelland Drive, and contains a drying plant which dries sand for a range of applications.

- At the present time the existing sand resource has only one month of supply remaining. It is understood that Hansen have purchased an adjacent property to continue quarry operations (zoned RCZ) but have yet to receive full approval. The number of years of supply of this adjacent facility is not known.
- The future use of the existing quarry will need to be determined. Industrial use is a possible option, suggested by the owner, in view of population growth in the wider region and the need to provide local jobs.

Skye Mineral Sands

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

- A transition of this nature would likely require the subject area to be rezoned from the current Special Use Zone 2 (SUZ2).
- In the longer-term, further potential for redevelopment would exist as the sand resource is incrementally extinguished.
- The adjacent Frankston Regional Recycle Centre was formally part of Sky Mineral Sands quarry; this land was filled/remediated and sold to Council some years ago.

Burdett Sands

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

Graham Quarries

A representative from Graham Quarries could not be contacted, as noted above. The timing of the resource is understood to be approximately 20-years, as indicated by the Frankston Green Wedge Management Plan Issues Paper (2016, p47).

While the extractive industries sites in Precinct 3 have a wide range of lifespans, it is important that council start working with land owners to establish plans for future land uses once the sites have been rehabilitated. These plans should be carefully considered in the context of the wider municipality and be used to address shortfalls in land uses like public open space (similar to Wilson Botanic Gardens), conservation areas, sport and recreation facilities, community facilities, schools etc.. Any future land uses

should have an economic aspect to drive employment and economic activity, for example if the sites were to be turned into a botanic garden ancillary uses such as function spaces, conferencing and events facilities, childcare services, educational and learning facilities, cafés and community events spaces should be provided as well.

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



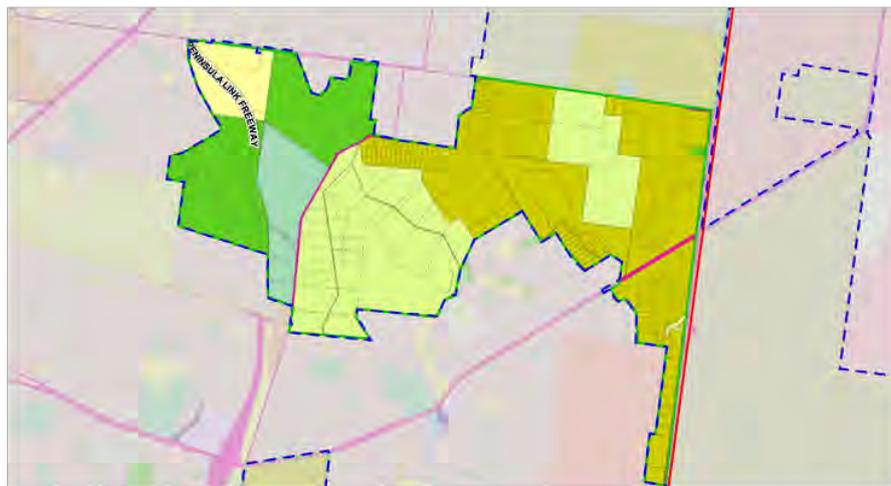
7.2.4 Housing and Settlement

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

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

Zones

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



ZONING IN SKYE SOUTH / LANGWARRIN PRECINCT

B1Z	GWAZ	RCZ
B2Z	IN1Z	RDZ1
B4Z	LDRZ	RDZ2
B5Z	MUZ	SUZ
C1Z	PCRZ	UFZ
CDZ	PPRZ	
FZ	PUZ	
GRZ1	PUZ4	
GWZ	RIZ	

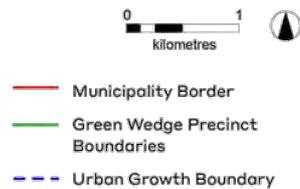


Figure 23 Precinct 3 Zoning Map (Ethos Urban 2018)

Overlays

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

7.2.5 Recreation and Open Space

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

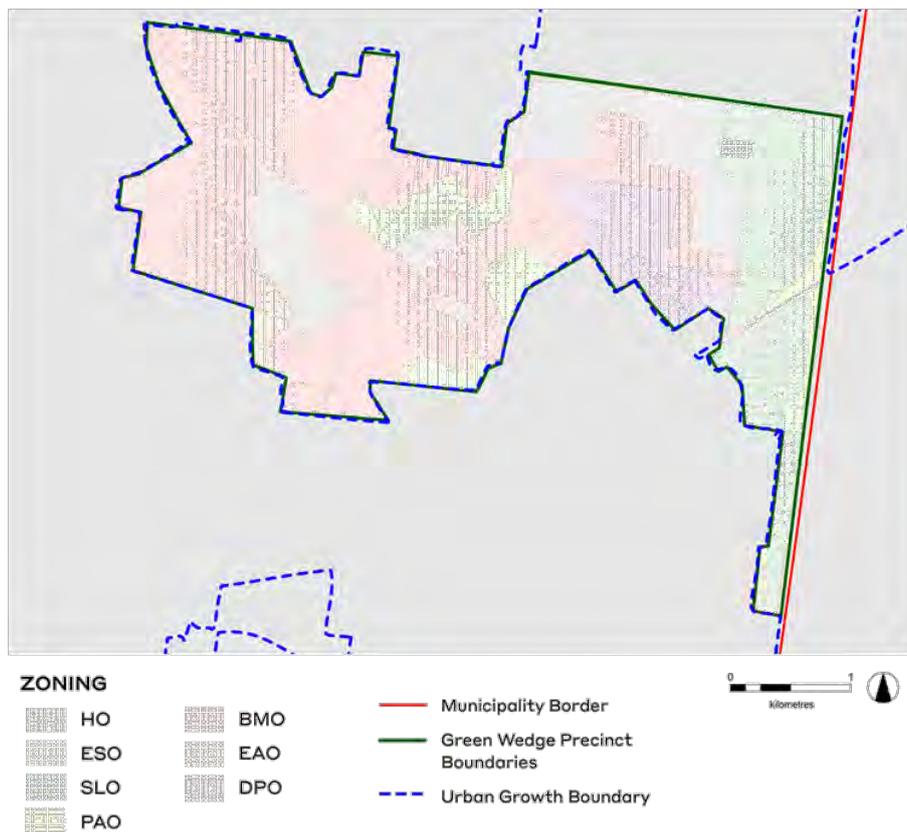


Figure 24 Precinct 3 Overlays Map (Ethos Urban 2018)

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

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

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

Conservation corridors throughout the precinct have been identified and require funding to formalise, these corridors can also act as passive open space for the community's enjoyment. Several high-priority corridors (Pines Flora and Fauna Reserve to Cranbourne Botanic Gardens Corridor and Boggy Creek Corridor linking the Pines Flora and Fauna Reserve to Langwarrin Flora and Fauna Reserve) have been identified

for Precinct three, many of which could only come to fruition once the extractive industry sites have been rehabilitated.



7.3 Vision, Objectives and Strategies

VISION	<p><i>The Skye South – Langwarrin Precinct will continue to accommodate extractive industries and associated activities, while recognising and planning for the eventual exhaustion of the resources. Alternative uses will be found for the remediated land that add to the economic and environmental value of the area. Any future related activities will be managed to minimise visual, physical and other amenity impacts on the Green Wedge, and create an open green landscape. The environmental values of the Pines Flora and Fauna Reserve, Little Boggy Creek, Swampy Riparian and Heathy Woodlands will be protected and enhanced over time. Centenary Park will be formalised and connected to the sporting facilities to the north via the ex-transfer station.</i></p>				
THEMES	Natural Environment and Heritage	Economic Use and Development	Infrastructure	Recreation and Open Space	Planning & Governance
OBJECTIVES	<p>Ensure the environmental values of the Pines Flora and Fauna Reserve and local waterways are protected from encroachment and off-site impacts of extractive industry and urban activities.</p> <p>Ensure that the rehabilitation of extractive industries sites does not adversely affect the surrounding flora and fauna reserves, and waterways (eg. Boggy Creek).</p> <p>Preserve the existing habitat linkages present throughout the precinct, enhance these linkages where possible and create new linkages where possible through the rehabilitation of extractive industries sites.</p>	<p>Maintain, recognise and provide certainty for the operators of the economically important extractive industries within the precinct.</p> <p>Ensure preservation of the buffers surrounding the extractive industry areas.</p> <p>Plan for the rehabilitation of extractive industries sites that are nearing the end of their lifespan and ensure that future land uses are the highest and best use for the land.</p> <p>Work with existing land owners and abutting land owners to ensure that the highest and best use can be achieved for these areas.</p>	<p>Maintain and improve infrastructure that supports the preferred activities in the precinct.</p> <p>Improve public transport connections for those within the precinct.</p> <p>Consider and plan for infrastructure that could be provided on ex-extractive industry sites.</p>	<p>Enhance the recreational and open space qualities within the precinct, utilising the existing reserves and remediated land as it becomes available.</p> <p>Enhance wayfinding around open space, sporting and recreation facilities.</p> <p>Provide sport and recreation facilities that accommodate and promote local sporting clubs, specialist sports, and regional sporting catchments.</p> <p>Have sports and recreation facilities that attract people from other sporting catchment areas to visit Frankston.</p>	<p>Implement planning controls to protect and improve environmental qualities.</p> <p>Ensure that extractive Industries operators and land owners, including neighbouring properties are consulted with to ensure that they have a say on the rehabilitation process of these sites.</p> <p>Actively seek out and apply for funding for the creation of conservation corridors, particularly the high-priority ones located in Precinct 3.</p>

STRATEGIES	<p>Manage storm water runoff from agricultural and industrial activities to eliminate contamination of local waterways, in particular Little Boggy and Tamarisk Creeks.</p> <p>Implement the proposed conservation corridors from the Frankston Biodiversity Policy (2018)</p> <p>Investigate the feasibility of creating a riparian or terrestrial habitat linkage between The Pines Flora and Fauna Reserve and remnant vegetation along Valley Road and Potts Road to Langwarrin Bush Reserve.</p> <p>Investigate the feasibility of creating a riparian or terrestrial habitat linkage between Little Boggy Creek and Langwarrin Flora and Fauna Reserve (in Precinct 6) via patches of native vegetation on private property and Apple Berry Avenue Reserve.</p>	<p>Work with extractive industry operators to develop long term plans for the remediation of sites and land uses that will be achievable on those sites once vacated.</p>	<p>Investigate improved bicycle and walking linkages within the precinct, particularly residential areas and reserves.</p> <p>Continue to monitor the condition of roads and access to extractive industry operations, to determine upgrade, improvements or other changes required as a result of traffic usage.</p>	<p>Determine long term open space and recreational options for the precinct having regard to likely future needs of the Frankston and regional community.</p> <p>Investigate options to incorporate recreational activities within environmental areas that maintain the environmental values and enable great public appreciation of the assets.</p> <p>Introduce better signage and wayfinding to Centenary Park and the Pines Flora and Fauna Reserve to ensure that access is simple and identifiable.</p> <p>Pursue funding commitments from the State and Federal governments to construct the Centenary Park Tennis and Gymnastics facilities.</p>	<p>Investigate the use of planning controls to further protect Boggy Creek.</p> <p>Start planning for the rehabilitation of extractive industries sites to ensure that the highest and best use is implemented.</p>

<p>Investigate the need and feasibility of introducing threatened flora or fauna species into nature and conservation reserves such as The Pines Flora and Fauna Reserve.</p> <p>Educate land owners about appropriate weed management.</p>				
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8.0

PRECINCT 4: LANGWARRIN SOUTH



8.0 Precinct 4: Langwarrin South

8.1 Introduction

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

8.2 Assets and Values

8.2.1 Natural Environment

An estimated 59.7% (224.7ha) of the total Langwarrin South precinct area supports remnant native vegetation typical of three EVCs, two of which are listed as 'endangered' (Table 17). This vegetation is mainly present as large patches of native vegetation and scattered trees on private properties throughout the precinct. A large area of high quality vegetation resides along West Road



Langwarrin South Precinct

PARCEL AREA (HA)

- 80+ ha
- 60-80 ha
- 40-60 ha
- 20-40 ha
- 0-20 ha

- Municipality Border
- Green Wedge Precinct Boundaries
- Urban Growth Boundary
- Ocean

Figure 25 Precinct 4 Lot Size Map

on private property. There are no nature conservation reserves within this precinct. Key ecological features are outlined in Appendix E.

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

Type of vegetation (Ecological Vegetation Class)	Bioregional conservation status ¹	Total extent in precinct (Ha) and total cover (%)
Grassy Woodland	Endangered	78.8 (20.9%)
Swamp Scrub	Endangered	9.4 (2.5%)
Heathy Woodland	Depleted*	136.6 (36.6%)
Total		324.7 (59.7%)

¹ DELWP Bioregional Conservation Status

² Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).

*considered 'Depleted' (Ecology Australia 2006)

Ecological Sensitivity Analysis

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

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

8.2.2 Economic Development

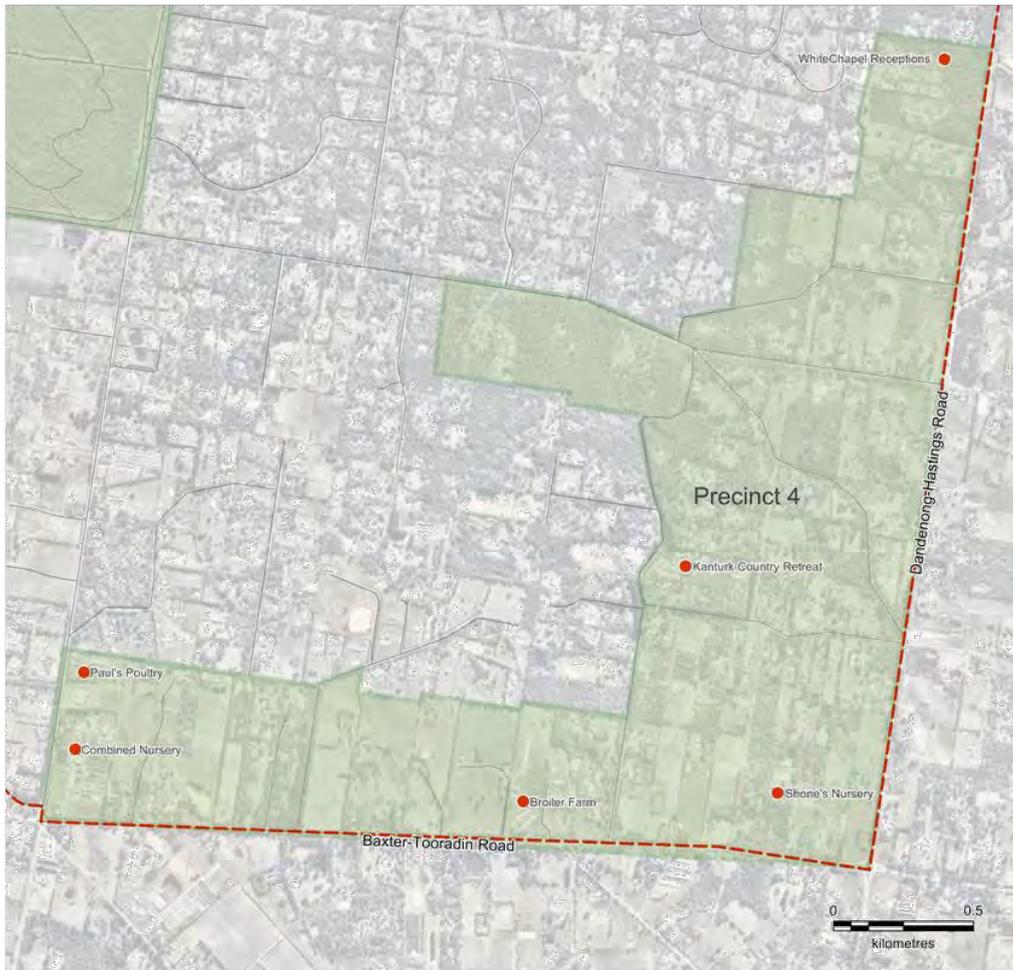
The economic activities/assists located in Precinct 4 are shown in Figure 26 below, and include the following:

- **WhiteChapel Receptions** – a chapel and reception facility set in an idyllic bushland backdrop which hosts wedding ceremonies and receptions, and funerals. The property is situated at 1566 Western Port Highway, Langwarrin.

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

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

The potential may exist for land use conflict between broiler farms and more sensitive uses to occur, such as higher-end accommodation facilities (if additional facilities were to be established), noting that no existing conflict points were observed by the consultant while on-site.



Precinct 4 Economic Activities

- Key Features
- Green Wedge Precincts
- ▭ Frankston Council Bounds
- +— Train Line



Figure 26 Economic Activities in Precinct 4 (Essential Economics 2018)

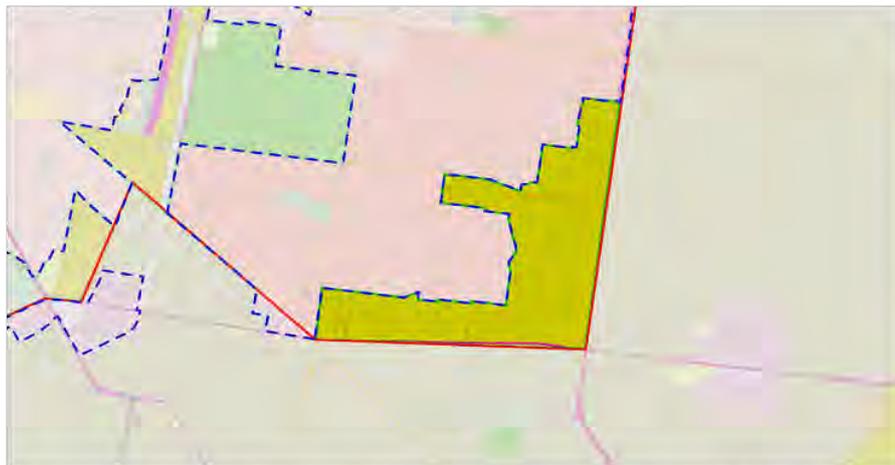
8.2.3 Housing and Settlement

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

Zoning

The entirety of precinct 4 is located in the Rural Conservation Zone schedule 1 (RCZ1) in which the minimum subdivision area is 4 hectares. Lots in the precinct range from approximately 2,050sqm to 8.3 hectares and as such some lots have the potential for further subdivision. Community engagement undertaken during the Issues

Paper phase of this project produced a number of responses which asked for an investigation into a reduction in the minimum lot size of the precinct to be reduced to 2 hectares. The precinct could support some additional residential development, although a reduction in the minimum lot size is not recommended as it is likely to put landscape character, habitat and biodiversity values at risk. Several of the larger lots in the precinct could be subdivided under the current zoning to achieve higher residential densities if desired. Many of the existing lots already have a smaller land area than stipulated in the zoning controls.



ZONING IN LANGWARRIN SOUTH PRECINCT



Figure 27 Precinct 4 Zoning Map

Overlays

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

8.2.4 Recreation & Open Spaces

There are no dedicated recreation or open space areas located in Precinct 4.



Figure 28 Precinct 4 Overlays Map

8.3 Vision, Objectives and Strategies

VISION	<i>Langwarrin South will continue to accommodate rural living within a scenic bushland setting, while maintaining and encouraging the rural industries where land use conflict can be avoided. The patches of remnant habitat areas and trees will be retained and enhanced where possible. Links to open space and surrounding residential areas will be improved.</i>				
THEMES	Natural Environment and Heritage	Economic Use and Development	Infrastructure	Recreation and Open Space	Planning & Governance
OBJECTIVES	<p>Retain and enhance the areas of remnant Swamp Scrub, Grassy Woodland and Heathy Woodland and the health of waterways.</p> <p>Protect and celebrate Aboriginal cultural heritage of the Precinct.</p> <p>Ensure that green wedge landscapes are protected and enhanced in this precinct where they may be threatened by more intensive residential pressures</p> <p>Ensure that buildings are fit for purpose and where possible, screen these buildings using vegetation</p> <p>Encourage the use of indigenous vegetation and substantial trees that blend with the roadside treatments along Baxter-Tooradin Road</p>	<p>Encourage the establishment of activities that leverage the scenic bushland qualities of the area.</p> <p>Manage the potential conflict between established agribusinesses and sensitive uses.</p> <p>Encourage agricultural and horticultural uses throughout the precinct where possible, to ensure that land is contributing to the food security of the city and generating employment.</p>	<p>Provide improved infrastructure to assist residents of rural living lots to access open space and nearby areas without private vehicle use.</p> <p>Improve public transport connections for those within the precinct.</p>	<p>Provide links to nearby open space and reserves for precinct residents.</p> <p>Ensure that buildings do not detract from landscape values.</p>	<p>Implement planning controls to protect and improve environmental qualities.</p> <p>Advocate for the use of building materials, colours and finishes that integrate structures with the surrounding landscape.</p>

STRATEGIES	<p>Encourage further planting of indigenous vegetation on private land to support and enhance the retention of endangered species.</p> <p>Implement the proposed conservation corridors from the Frankston Biodiversity Policy (2018)</p> <p>Manage stormwater runoff from urban activities in the precinct to reduce contamination of local waterways.</p> <p>Educate land owners about appropriate weed management.</p>	<p>Encourage the establishment of uses such as health and wellness retreats, tourist accommodation, farm stays and other uses compatible with residential uses.</p> <p>Ensure that new use and development has regard for potential impacts from agribusinesses and broiler farms in particular.</p>	<p>Investigate improved bicycle and walking linkages within the precinct, particularly between residential areas and open space areas.</p>	<p>Identify key potential access routes and destinations.</p> <p>Identify a preferred set of design standards for the area.</p>	<p>Investigate the use of planning controls and guidelines to encourage the retention, revegetation and regeneration of native and indigenous vegetation on private land.</p>
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9.0

PRECINCT 5: FRANKSTON SOUTH

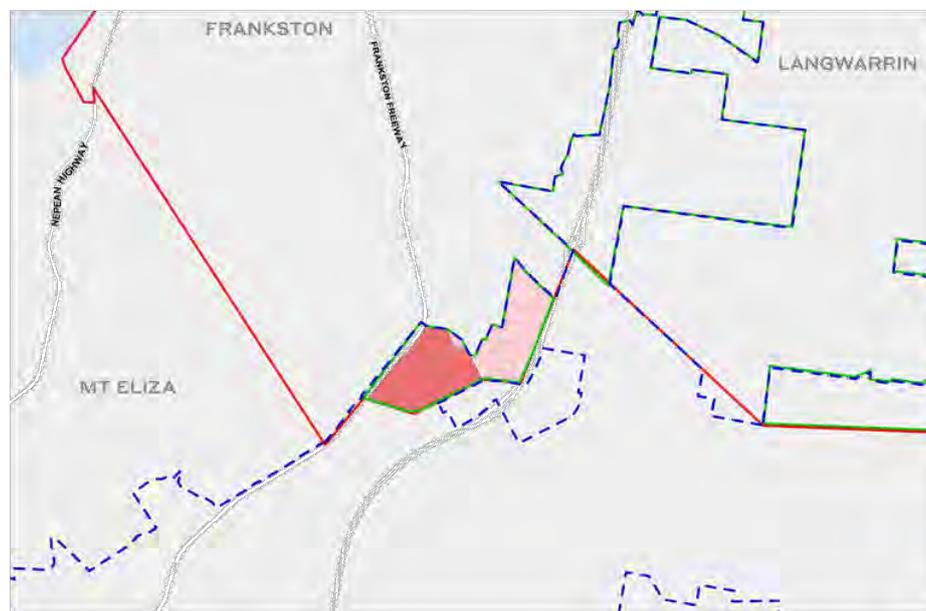


9.0 Precinct 5: Frankston South

9.1 Introduction

The Frankston South Precinct, otherwise known as precinct 5, is located in the southernmost portion of the Frankston Green Wedge area. The Precinct is irregular in shape and straddles the border of the Frankston City Council and Mornington Peninsula Shire. The Precinct covers approximately 117 hectares of land. The northern section of the precinct borders the

Mornington Peninsula Freeway to the east, and is predominantly comprised of rural residential and agricultural land uses. The middle of the precinct is comprised of land owned by Melbourne Water under Public Use zoning. The southern section of the precinct is Baxter Park which is a major sporting and entertainment area.



Frankston South Precinct

PARCEL AREA (HA)

- 80+ ha
- 60-80 ha
- 40-60 ha
- 20-40 ha
- 0-20 ha

- Municipality Border
- Green Wedge Precinct Boundaries
- Urban Growth Boundary
- Ocean

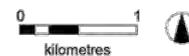


Figure 29 Precinct 5 Lot size Map (Ethos Urban 2018)

9.2 Assets and Values

9.2.1 Natural Environment

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

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

Table 18 Native vegetation present within Precinct 5 and each EVCs local and regional significance

Type of vegetation (Ecological Vegetation Class)	Bioregional conservation status ¹	Total extent in precinct (ha) and total cover (%) ²
Grassy Woodland	Endangered	37.3 (31.7%)
Swamp Scrub	Endangered	2.8 (2.3%)
Heathy Woodland	Depleted*	1.4 (1.2%)
Total		41.5 (35.2%)

¹ DELWP Bioregional Conservation Status

² Estimated from modelled 2005 Native Vegetation mapping (DELWP 2019a).

*considered 'Depleted' (Ecology Australia 2006)

Ecological Sensitivity Analysis

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

- Large patch of endangered Grassy Woodland to the north and east of Baxter Park;
- Small roadside patches of endangered Grassy Woodland and scattered trees along Stotts Lane; and

- Small patches of native vegetation on private properties along Stotts Lane and constructed wetland.

9.2.2 Economic Development

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

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

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

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

From an economic perspective, amending the planning controls to facilitate residential development on the land zoned RCZ is logical, as the use and development for agricultural activities on a significant scale is precluded by potential land use conflict with nearby residential use as well as the relatively small size of the lots. The RCZ3 zoning which applies for the site has a minimum subdivision area of 12 hectares.



Precinct 5 Economic Activities



- Key Features
- Green Wedge Precincts
- ▭ Frankston Council Bounds
- ⋈ Train Line

Figure 30 Precinct 5 Economic Activities (Essential Economics 2018)

9.2.3 Housing & Settlement

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

Zoning

The potential for rezoning of this land should be investigated as it appears to be a logical

inclusion to the urban growth boundary for the following reasons:

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

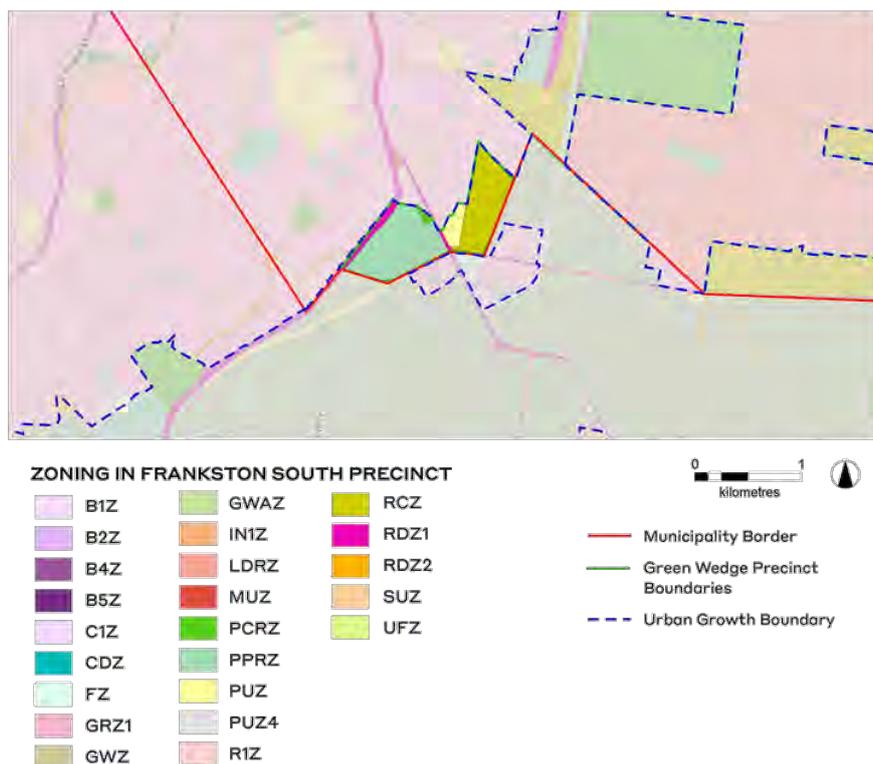


Figure 31 Precinct 5 Zoning Map (Ethos Urban 2018)

- Very little conservation significance exists on site, although any development should reserve land for a formal conservation corridor.

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

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

Overlays

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

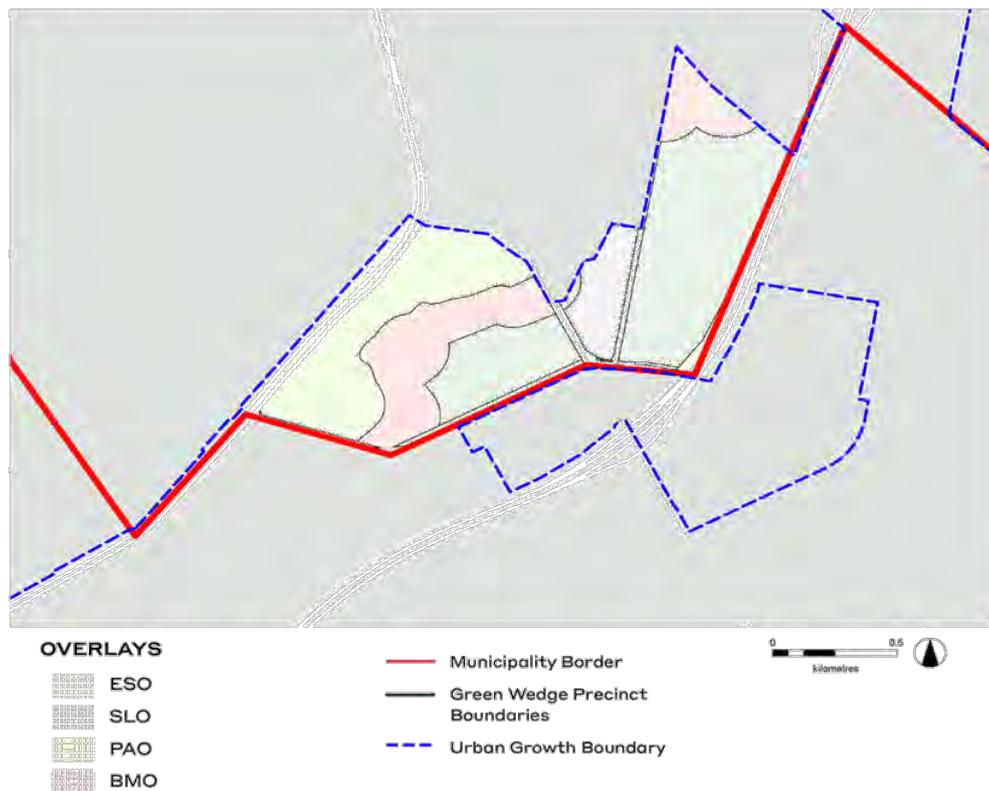


Figure 32 Precinct 5 Overlay Map (Ethos Urban 2018)

covered by the SLO1 and SLO3 except for the PUZ zoned area. The Southern section of the Precinct is partially affected by the ESO1, while the land immediately abutting the Freeway is partially within the PAO1.

9.2.4 Recreation & Open Spaces

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

Uses on site include:

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

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

9.3 Vision, Objectives and Strategies

VISION	<p><i>The recreational and sporting functions of the precinct will be enhanced and promoted as quality facilities within a bushland setting primarily serving the needs of Frankston and Baxter. Wayfinding in the precinct will be upgraded to ensure the area is easily located and navigated. Investigations into potential rezoning of the RCZ land within the precinct will be undertaken to ensure that the land achieves its highest and best use. The precinct will retain remnant patches of endangered and native vegetation and provide a formal conservation corridor.</i></p>				
THEMES	Natural Environment and Heritage	Economic Use and Development	Infrastructure	Recreation and Open Space	Planning & Governance
OBJECTIVES	<p>Retain and enhance the areas of remnant native vegetation and Grassy Woodland.</p> <p>Identify, enhance and protect conservation corridors throughout the precinct to protect habitats.</p> <p>Ensure that parks and reserves are linked by paths which protect and provide refuge for indigenous flora and fauna.</p>	<p>Encourage land uses and activities that complement the nearby residential uses and location.</p> <p>Investigate the potential for rezoning of the precincts RCZ land and the potential for developer contributions to be achieved.</p> <p>Formalise a developer contributions plan for the precinct in line with any plans for potential rezoning.</p>	<p>Manage transport access and movement in the precinct and improve linkages with surrounding residential areas for pedestrians and cyclists.</p> <p>Investigate and implement improvements to the appearance of roadsides and gateways through landscaping, particularly around Sages Road and Frankston-Flinders Road to allow for wayfinding and inviting entranceways to Baxter Park.</p> <p>Improve public transport connections for those within the precinct, particularly to Baxter Train Station.</p>	<p>Maintain and improve the sport and recreation facilities to continue to meet the needs of the growing and changing population of Frankston and Baxter.</p> <p>Upgrade wayfinding in and around Baxter Park.</p> <p>Provide sport and recreation facilities that accommodate and promote local sporting clubs, specialist sports, and regional sporting catchments.</p> <p>Provide sports and recreation facilities that attract people from other sporting catchment areas to visit Frankston.</p>	<p>Ensure that any development in the precinct provides a formal conservation corridor in line with the Frankston Flora and Fauna Linkages Plan.</p>

STRATEGIES	Encourage further planting of indigenous vegetation on private land to support and enhance the retention of endangered species.	Identify compatible uses such as accommodation, education or commercial recreation facilities and promote opportunities within the precinct.	Investigate improved bicycle and walking linkages within the precinct, particularly between residential areas, Baxter Train Station and open space areas.	Prepare long term plans to meet the recreational and open space needs of future residents.	Investigate the use of planning controls and guidelines to encourage the retention, revegetation and regeneration of native and indigenous vegetation on private land.
	Implement the proposed conservation corridors from the Frankston Biodiversity Policy (2018).		Continue to advocate for the electrification of the Baxter Train line to upgrade public transport access for the precinct.	Implement better wayfinding practices throughout the precinct including signage, gateway formalisation and road formalisation.	Investigate the use of native vegetation offset sites to protect large areas of native vegetation in particular the Grassy Woodland to the north and east of Baxter Park.
	Educate land owners about appropriate weed management.				



10.0

PRECINCT 6: LANGWARRIN



10.0 Precinct 6: Langwarrin

10.1 Introduction

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

10.2 Assets and Values

10.2.1 Natural Environment

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

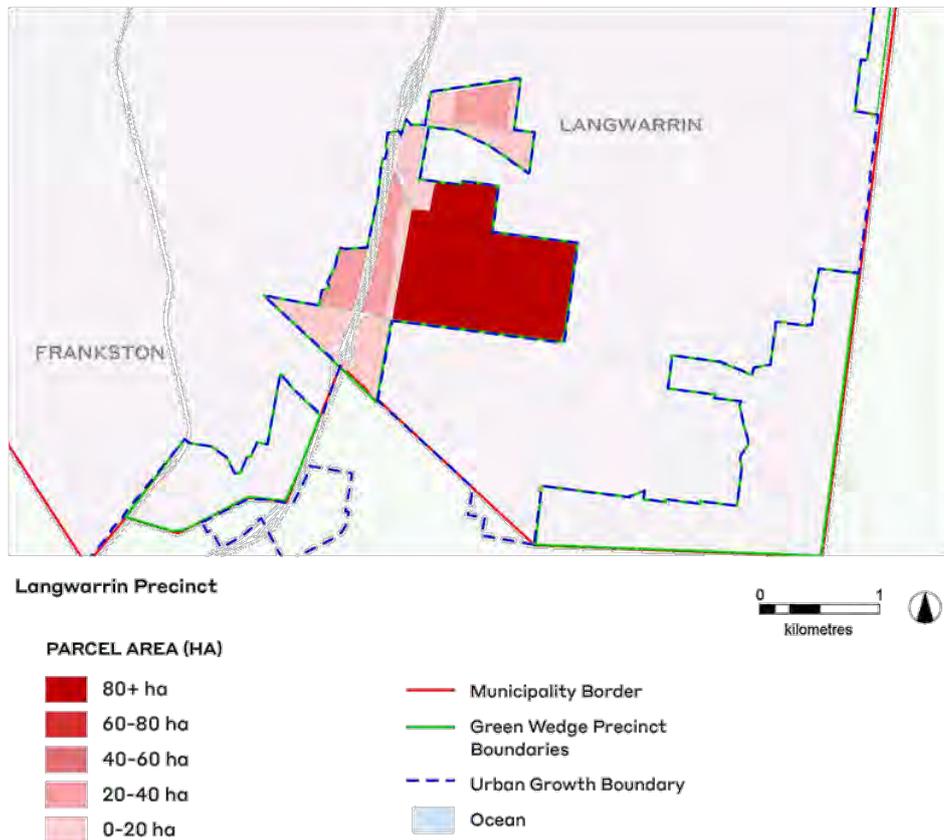


Figure 33 Precinct 6 Lot Size Map (Ethos Urban 2018)

southern part of the precinct. Key ecological features are outlined in Appendix E.

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

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

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

Ecological Sensitivity Analysis

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

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

10.2.2 Economic Development

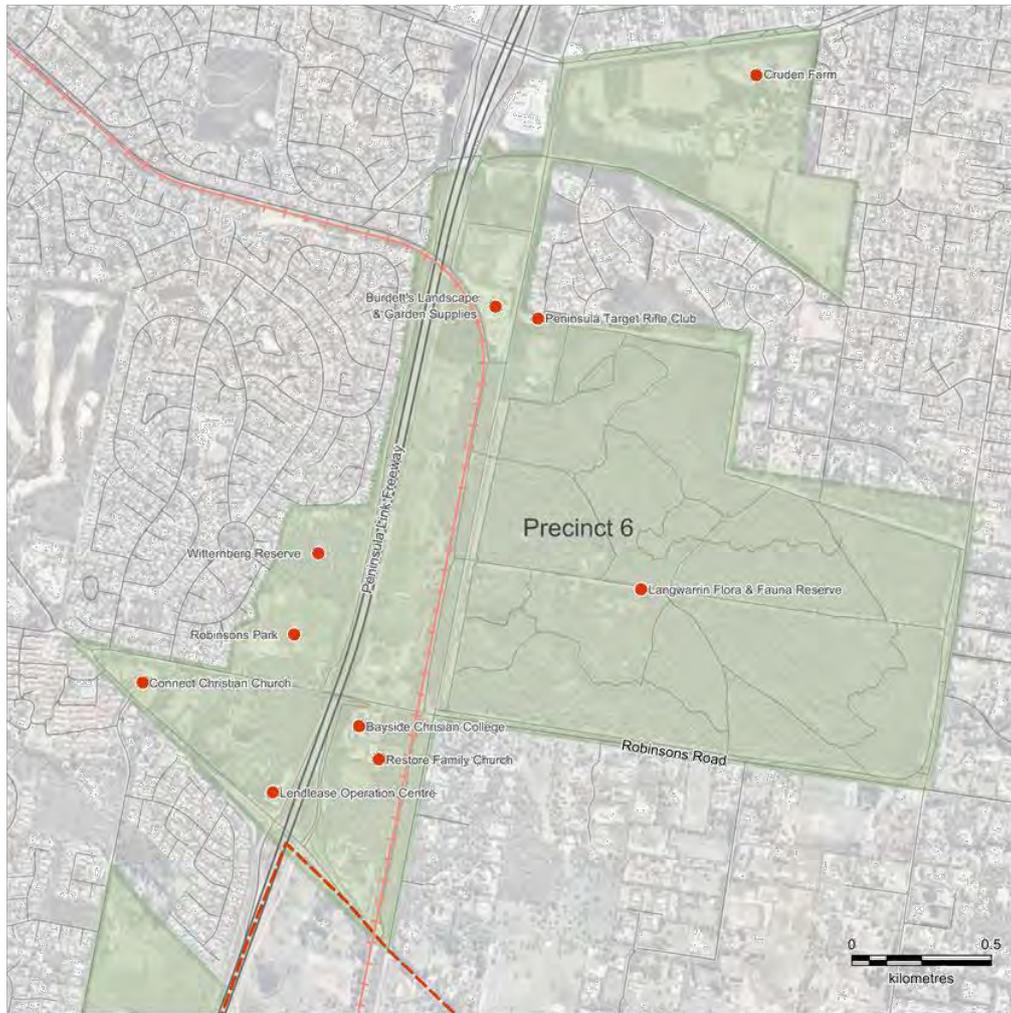
Prominent economic activities/assets accommodated in Precinct 6: Langwarrin are as follows:

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

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

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

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



Precinct 6 Economic Activities

- Key Features
- Green Wedge Precincts
- ▭ Frankston Council Bounds
- +— Train Line

Figure 34 Economic Activities in Precinct 6 (Essential Economics 2018)



10.2.3 Housing and Settlement

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

Zoning

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

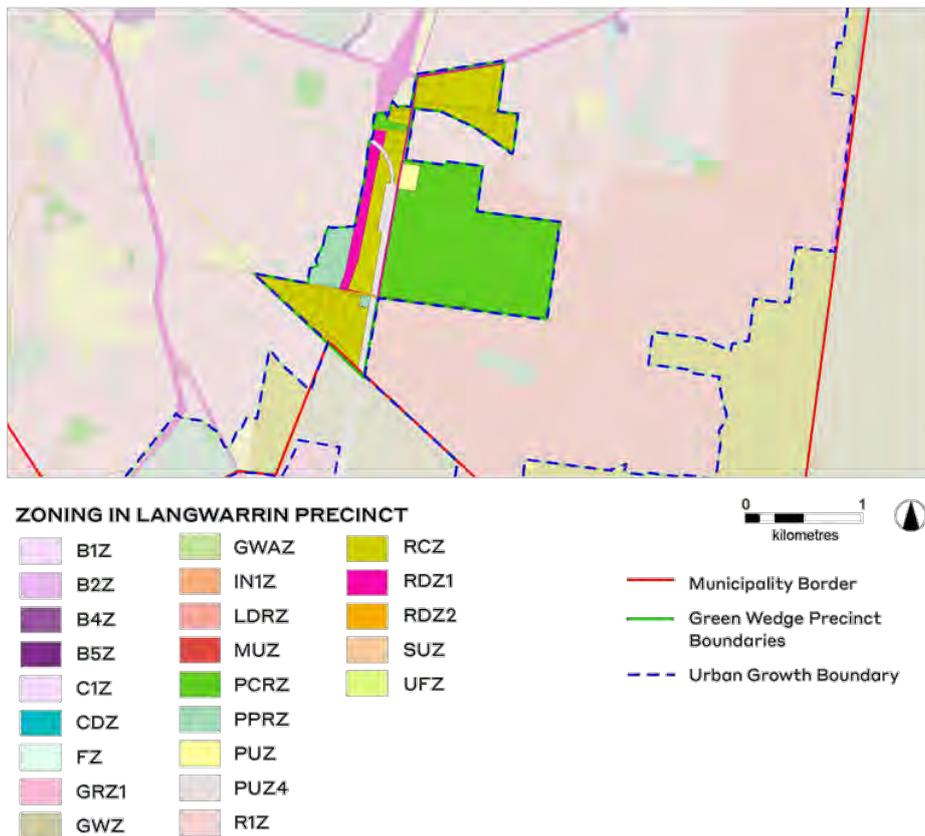


Figure 35 Precinct 6 Zoning Map (Ethos Urban 2018)

Overlays

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

10.2.4 Recreation and Open Space

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

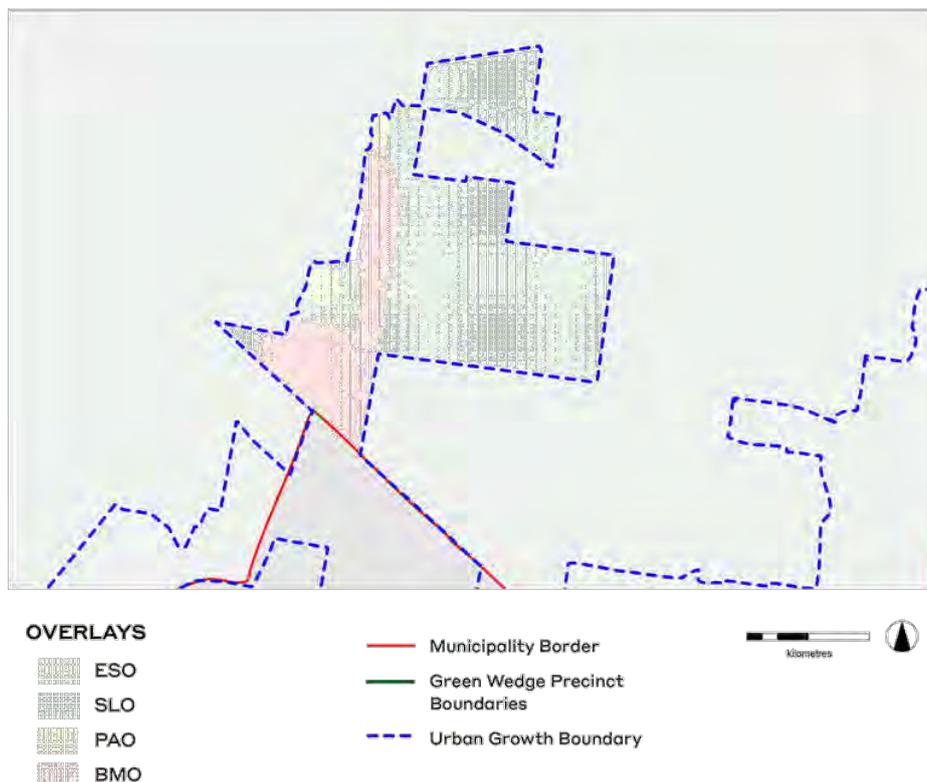


Figure 36 Precinct 6 Overlay Map (Ethos Urban 2018)

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

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

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



10.3 Vision, Objectives and Strategies

VISION	<i>The open space and recreational role of the precinct will be maintained an enhanced through upgrades to wayfinding. The significant Langwarrin Flora and Fauna Reserve, Cruden Farm and Robinsons Park will be protected from impacts of surrounding development. The landscape qualities and features will continue to dominate, with occasional other activities not impacting on the appearance or function of the area.</i>				
THEMES	Natural Environment and Heritage	Economic Use and Development	Infrastructure	Recreation and Open Space	Planning & Governance
OBJECTIVES	<p>Ensure that the significant environmental qualities of the Langwarrin Reserve and small areas of Woodland will be retained and enhanced.</p> <p>Provide conservation areas that safeguard the environmental values of the area and provide passive open space opportunities.</p> <p>Ensure the protection and enhancement of existing ecological values and communities in the Langwarrin Flora and Fauna Reserve, including abutting areas with habitat linkages.</p>	<p>The continued public and recreational use of the precinct will be maintained, with any new uses reflecting and complementing these uses.</p> <p>Plan for any changes in land use pressures that may result from the electrification of the railway.</p>	<p>Improve public transport connections for those within the precinct.</p> <p>Provide high-quality pedestrian and cycle linkages to, and through, the Langwarrin flora and Fauna Reserve to encourage the highest and best use of the asset.</p> <p>Promote the use of indigenous vegetation and canopy trees that blend with roadside treatments</p>	<p>Maintain and improve the recreational and open space opportunities within the precinct in line with the recommendations of the Frankston Biodiversity Policy.</p> <p>Make wayfinding upgrades in the precinct</p>	<p>Implement planning controls to protect and improve environmental qualities.</p>

STRATEGIES					
	<p>Investigate the feasibility of creating a riparian or terrestrial habitat linkage between Little Boggy Creek (in Precinct 3) and Langwarrin Flora and Fauna Reserve via patches of native vegetation on private property and Apple Berry Avenue Reserve.</p> <p>Investigate the need and feasibility of creating a riparian or terrestrial habitat linkage between the Langwarrin Flora and Fauna Reserve with smaller patches of native vegetation (eg. Lowland Forest to the north and south of Robinson Road and the remnant native vegetation in the adjoining rail reserve).</p> <p>Investigate the need and feasibility of introducing threatened flora or fauna species into nature and conservation reserves such as The Langwarrin Flora and Fauna Reserve.</p> <p>Educate land owners about appropriate weed management.</p>	<p>Encourage investment and a modest increase in tourist facilities at the Cruden Farm site. (eg small café/ restaurant)</p>	<p>Continue to advocate for the extension of the electrified passenger rail service to Baxter.</p>	<p>Develop an on-going maintenance and improvement program that links with changing needs and demands of the local and regional community.</p> <p>Upgrade and increase wayfinding signage in the precinct and formalise gateways to open space areas.</p>	<p>Investigate the use of planning controls and guidelines to encourage the retention, revegetation and regeneration of native and indigenous vegetation on private land.</p> <p>Investigate the use of further planning controls to maintain existing remnant native vegetation.</p>



11.0 IMPLEMENTATION



11.0 Implementation

11.1 Introduction

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

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

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

The timeline for implementation is classified as follows:

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



11.2 Action Plan

NO.	ACTION	TIMEFRAME	RESPONSIBILITY	PRECINCT					
				1	2	3	4	5	6
Natural Environment and Heritage									
1.	Work with local environmental organisations and residents' groups to develop ways to educate and promote the environmental, social and cultural values of local wetlands and reserves.	Short-Medium	Frankston City Council	X	X	X	X	X	X
2.	Develop and provide information for Green Wedge land owners to provide information about the importance of native vegetation retention on their property.	Short (on-going)	Frankston City Council	X	X	X	X	X	X
3.	Work with a specialist consultant to update Green Wedge aboriginal cultural heritage studies as necessary	Short	Frankston City Council	X	X	X	X	X	X
4.	Produce a set of built form and landscape guidelines for each green wedge precinct to ensure that development is appropriately sited.	Immediate - Short	Frankston City Council	X	X	X	X	X	X
5.	Update the Frankston habitat linkages study (2012) to identify opportunities for additional habitat linkages and plan for the protection of existing linkages.	Immediate	Frankston City Council	X	X	X		X	X
6.	Council to seek funding from the State or Federal governments (possibly apply for grants) to implement and formalise conservation corridors throughout the municipality, particularly throughout the green wedge.	Immediate	Frankston City Council	X	X	X	X	X	X
7.	Consult with land owners who have significant EVC habitats on their property to compose a plan for protection and enhancement.	Medium	Frankston City Council	X	X	X	X	X	X
8.	Identify and create planning protections for buffers surrounding the Grassy Woodlands EVC.	Short	Frankston City Council	X	X	X	X	X	X
9.	Require land owners of extractive industry sites that are nearing the end of their useable life to work with Council to investigate possible future land uses for the sites in line with existing work authorities plans.	Medium-Long	Frankston City Council			X			
10.	Consult with water authorities and land owners to ensure that stormwater run-off from agricultural and horticultural activities does not adversely impact waterways.	Immediate	Frankston City Council	X	X	X	X		
11.	Be mindful of the competing interests of residential growth and landscape protection when assessing planning permit applications, and applications for subdivision in green wedge areas.	On-going	Frankston City Council	X	X	X	X	X	X

NO.	ACTION	TIMEFRAME	RESPONSIBILITY	PRECINCT					
				1	2	3	4	5	6
12.	Assess the potential for additional native vegetation planting along roadsides to bolster habitat linkages and enhance canopy cover.	Short	Frankston City Council	X	X	X	X	X	X
13.	Investigate the need and feasibility of introducing threatened flora and fauna species into reserves.	Medium	Frankston City Council			X		X	X
14.	Plan for the impacts of climate change on the green wedge, particularly with regard to food security and biodiversity.	On-going	Frankston City Council						
15.	Council to investigate a mechanism to help fund natural habitat conservation areas and any potential public land acquisition for the expansion of existing or purchase of new recreational assets in the Green Wedge on a Precinct basis.	Short	Frankston City Council	X	X	X	X	X	X
Economic Use and Development									
16.	Work with Cruden Farm to establish additional economic development opportunities (low impact uses).	Short - Medium	Frankston City Council Cruden Farm						X
17.	Investigate and plan for the long-term land and buffer requirements of the Eastern Treatment Plant. Assess whether additional employment could be generated on site in the short term.	Immediate (On-going)	Frankston City Council Melbourne Water	X					
18.	Encourage and advocate for the expansion of horticultural activities in the Green Wedge by working with existing agricultural/ horticultural operations to ensure their needs are met.	On-going	Frankston City Council	X	X	X	X		
19.	Undertake an industrial land supply strategy for Green Wedge land abutting Carrum Downs Industrial Estate to be repurposed to increase industrial land supply.	Short	Frankston City Council	X					
20.	Investigate means to protect agricultural and horticultural land and minimise the potential for land use conflicts when assessing planning permits in sensitive areas.	Medium	Frankston City Council	X	X		X		X
21.	Encourage continued investment into cottage industries, market gardens and potential tourism attractions.	On-going	Frankston City Council	X	X		X		X
22.	Use planning policy to encourage existing horticultural and agricultural industries to pursue value-add opportunities including farm-stays and pick-your-own, on-site restaurants, wellness retreats, etc..	On-going	Frankston City Council	X	X		X		

NO.	ACTION	TIMEFRAME	RESPONSIBILITY	PRECINCT					
				1	2	3	4	5	6
23.	Undertake an agriculture and horticulture viability study to determine highest and best uses for agricultural land in the green wedge.	Short – On-going	Frankston City Council	X	X		X		
24.	Undertake a study of quarry sites for potential end uses.	Medium	Frankston City Council			X			
Infrastructure									
25.	Continue to advocate for the electrification of the Baxter Train line and pursue funding commitments from all levels of government.	Short	Frankston City Council					X	
26.	Collaborate with water authorities to explore the ongoing provision of grey water generated by the Eastern Treatment Plant to improve the efficiency and sustainability of water use in the Green Wedge	Short - Medium	Frankston City Council Melbourne Water South East Water	X	X	X			
27.	Promote existing educational resources offered by the Eastern Treatment Plant.	On-going	Frankston City Council Melbourne Water	X					
28.	Update the Frankston Cycling Strategy with a focus on incorporating cycling infrastructure and active transport throughout the Green Wedge, particularly connecting residential areas across the Green Wedge and to public open space, and focussing on missing links.	Medium	Frankston City Council	X	X	X		X	X
29.	Consider upgrades and improvements to roadside treatments in order to increase canopy cover wayfinding and appearance.	Medium	Frankston City Council	X	X	X	X	X	X
Recreation and Open Space									
30.	Integrate open space and recreation objectives from this plan with the Frankston Open Space Strategy.	Short	Frankston City Council	X	X	X	X	X	X
31.	Update the Frankston Sports Development plan to include objectives from this document and include passive recreation opportunities.	Short	Frankston City Council	X	X	X		X	
32.	Develop an ongoing maintenance and improvement program for recreation and open space that reflects local and regional needs and demands.	On-going	Frankston City Council	X	X	X	X	X	X
33.	Engage with local sporting clubs to ascertain what additional facilities they may require now and in the future.	Short	Frankston City Council	X	X	X		X	

NO.	ACTION	TIMEFRAME	RESPONSIBILITY	PRECINCT					
				1	2	3	4	5	6
34.	Consider the potential for rehabilitated extractive industry sites to become part of the open space and recreation network	Long	Frankston City Council			X			
35.	Create and implement a set of design standards for sport and recreation sites that enhance environmental and landscape values.	Medium	Frankston City Council	X	X	X	X	X	X
Planning and Governance									
36.	Implement specialised planning controls to achieve the environmental objectives outlined in this plan.	Medium - Long	Frankston City Council	X	X	X	X	X	X
37.	Identify green wedge areas that have been land banked and are underutilised. Engage with land owners to determine a higher and better use for the sites.	Short	Frankston City Council		X			X	
38.	Update the Frankston Climate Change Impact and Adaptation Plan to include a higher focus on green wedge areas.	Medium	Frankston City Council	X	X	X	X	X	X
39.	Engage with extractive industry operators and neighbouring land owners to ensure that the rehabilitation of sites is a collaborative process.	Short	Frankston City Council			X			
40.	Confirm Council's position on 'Places of Assembly' and Educational Facilities locating in the Frankston Green Wedge to provide clarity for the community and stakeholders. Implement the decision through a local policy in the Frankston MSS.	Immediate	Frankston City Council	X	X	X	X	X	X
41.	Work with the State Government on the Strategic Agricultural Land Study to identify strategic agricultural and horticultural land in the green wedge. Ensure that the terminology around 'Agriculture' and 'Horticulture' is well defined.	Immediate	Frankston City Council DELWP	X	X	X			X
42.	Investigate the potential for UGB relocations in Precincts 1, 2, 3 and 5. Further investigate logical inclusions in these precincts.	Short	Frankston City Council DELWP	X	X	X		X	
43.	Investigate the possibility of a reduction in minimum lot sizes.	Short	Frankston City Council		X	X			
44.	Investigate the potential for more broad-spectrum uses to locate in the green wedge (Automated vehicle garages, cemeteries, drone training and storage facilities, sporting academies, etc.), and any land use repercussions that they may have	Short - Medium	Frankston City Council	X	X	X	X	X	X

11.3 Action Plan

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

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

11.4 Planning Scheme Implementation

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

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

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

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





Attachment B:

Council's Draft Green Wedge Management Plan – Appendix is available online on Frankston City Council's website <https://www.frankston.vic.gov.au>

A hard copy of the Draft Green Wedge Management Plan – Appendix will be available for Councillors at its Ordinary meeting (OM5) on 23 April 2019.

A copy of the Draft Green Wedge Management Plan – Appendix will be available for inspection at Council's Customer Service Centres on request.

Executive Summary**11.2 Town planning application 484/2018/P - 48 Norman Avenue Frankston South - To use the land for sell and consumption of liquor (restaurant and cafe licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	1. Planned City
Strategy:	1.1 Community Infrastructure
Priority Action	1.1.6 Ensure community infrastructure and services match community need

Purpose

This report considers the merits of the planning application to use the land for sale and consumption of liquor (Restaurant and Cafe Licence) and a reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.

Recommendation (Director Community Development)

That a Notice of Refusal to Grant a Planning Permit be issued, subject to the conditions contained in the officer's assessment.

Key Points / Issues

- It is proposed to use the site for consumption and sale of liquor (Restaurant and Cafe Licence) in association with a restaurant.
- The proposed hours for sale and consumption of liquor are proposed to be between Monday to Saturday 7am – 11pm and Sunday 10am to 11pm.
- A maximum capacity of 75 patrons are proposed. Only one new car parking space is proposed within the site and therefore a reduction of 29 car parking spaces is required.
- Whilst the proposed liquor licence for a restaurant use would ordinarily be supported (subject to change to the service commencement time to 11am), the car parking reduction sought is too large and would impact upon the amenity of neighbours. The application is not able to be supported on this basis.
- This matter is required to be reported to Council as it is an application associated with liquor.

For further information, please refer to the officer's assessment contained within this report. For further information, please refer to the officer's assessment contained within this report.

Financial Impact

The Victorian Government introduced the "Fair Go Rates" system in 2016-2017, placing a cap on Council rates. Rate revenue constitutes 66 per cent of all Council revenue.

The rate cap over the past three financial years has been 2.5 per cent, 2.0 per cent and 2.25 per cent respectively and has been set at 2.5 per cent for 2019-2020.

The rate cap is based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services.

11.2 Town planning application 484/2018/P - 48 Norman Avenue Frankston South - To use the land for sell and consumption of liquor (restaurant and cafe licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.**Executive Summary**

Over time, with the cost of providing services increasing at a greater rate than increases in Council's major source of income, Council's capacity to continue to deliver services and fund its capital programme will be severely restricted.

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

There are no financial implications associated with this report.

The permit application fee (including advertising fee) paid to Council is \$1,648.10. The average cost to process a planning permit application is \$2,264 which represents a difference of \$615.90.

Consultation**1. External Referrals**

The application was referred externally to Victoria Police.

2. Internal Referrals

The application was referred internally to Council's Traffic Engineer and to the Community Strengthening Team. Council's Traffic Engineer objects to the application.

Notification of Proposal

Notification of the planning application was given pursuant to the requirements of Section 52 of the *Planning and Environment Act 1987*.

Notification was given in the form of:

- Mail to adjoining owners and occupiers; and
- One (1) sign erected on the shop front.

As a result of the public notification, 23 objections and another objection with 43 signatories were received. The grounds of objection are summarised in the officer's assessment contained within this report.

Apart from the above objections, 17 submissions were received supporting the proposed development.

Analysis (Environmental / Economic / Social Implications)

The proposal will have no impact on the environment.

It is considered that whilst the proposed liquor licensed premises may bring some economic growth and employment opportunities in the area, the proposed development is considered relatively large in the context of the patron numbers within this local commercial area which typically services the neighbourhood and not a wider catchment area. This proposal would change the role of this unique small scale commercial centre.

Council's Community Strengthening Team provided no objection to the proposal on social and security grounds, however the lack of car parking and cumulative impact of the existing and proposed licensed premises will adversely impact on the amenity of the local area, as discussed in the officer's assessment.

11.2 Town planning application 484/2018/P - 48 Norman Avenue Frankston South - To use the land for sell and consumption of liquor (restaurant and cafe licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.**Executive Summary****Legal / Policy / Council Plan Impact**Charter of Human Rights and Responsibilities

All matters relevant to the Charter of Human Rights and Responsibilities have been considered in the preparation of this report and are consistent with the standards set by the Charter.

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

The proposal requires a planning permit under the following provisions of the Frankston Planning Scheme:

- Clause 52.27 (Licensed Premises).
- Clause 52.06 (car parking)

Policy Impacts

- Clause 11 – Settlement
- Clause 15.01 – Urban Environment
- Clause 17 – Economic Development

Officer's Declaration of Interests

Under Section 80C of the *Local Government Act 1989*, officers providing advice or a report to Council must disclose any direct or indirect interest they have in a matter.

Council officers involved in the preparation of this report have no conflict of interest in this matter.

Risk Mitigation

There are no particular risks associated with this application.

Conclusion

Overall, it is considered that the proposal is not satisfactory due to its reliance on on-street car parking close to adjoining residential dwellings, and should be refused as presented in this report.

ATTACHMENTS

- Attachment A: [↓](#) Locality Map (Aerial)
Attachment B: [↓](#) Locality Map
Attachment C: [↓](#) Site plan and proposed red line plan

11.2 Town planning application 484/2018/P - 48 Norman Avenue Frankston South - To use the land for sell and consumption of liquor (restaurant and cafe licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.

Officers' Assessment

Summary

Existing Use	Vacant shop
Site Area	184sqm
Proposal	To use the land for sale and consumption of liquor (Restaurant and Cafe Licence) and reduction in the car parking requirement.
Zoning	Commercial 1 Zone
Overlays	N/A
Objectors	Twenty four (24) and a petition with 43 signatories.
Reason for Reporting to Council	Application associated with Liquor

Background

Subject Site

The site comprises of a single storey vacant shop and is located within the neighbourhood shopping centre at Norman Avenue in Frankston South.

The site is regular in shape, with a frontage of approximately 6 metres and side boundaries approximately 30 metres. It has an overall area of approximately 184 square metres and is not affected by any easements. The rear (west) boundary abuts Fleetwood Lane and provided with a single crossover.

Locality

The site is part of the existing small neighbourhood shopping centre and is adjoined by other commercial shops within the shopping strip. Residential properties are located opposite the site and to the rear.

Site History

Planning Permit No. 667/2018/P was issued by Council on 21 February 2019 allowing construction of a deck at the rear of the site.

Proposal

The proposal is to use the land to sell and consume liquor with a Restaurant and Café Licence. The proposed hours for the serving of liquor are:

- Monday to Saturday, 7am – 11pm
- Sunday 10am to 11pm

The maximum capacity of the restaurant will be 75 patrons. The seats are shown on the floorplan within the building and outdoor areas and proposed to be included in the licensed area.

11.2 Town planning application 484/2018/P - 48 Norman Avenue Frankston South - To use the land for sell and consumption of liquor (restaurant and cafe licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.**Officers' Assessment**

The proposed development will rely on the existing shared car parking spaces available in front of the shopping centre and on street car parking spaces. Only one car parking space is proposed at the rear of the site and the proposal sought approval for a waiver of 29 car parking spaces.

State and Local Planning Policy Frameworks

State Planning Policy Framework relevant to this application are summarised as follows:

- Clause 11 – Settlement
- Clause 15.01 – Urban Environment
- Clause 17 – Economic Development

Local Planning Policy Framework relevant to this application are summarised as follows:

- Clause 21.04 – Settlement
- Clause 21.08 – Economic Development

Planning Scheme Controls

A Planning Permit is required pursuant to:

- Clause 52.27 - Licensed Premises.
- Clause 52.06 – Car parking.

Notification of Proposal

The grounds of twenty four objections are summarised as follows:

- The location (local shopping strip) is not suitable for this type of business.
- Lack of car parking, safety issues and issues of traffic management within the area.
- Serving liquor till late hours is not appropriate in a residential area.
- Noise will disturbed the quiet residential area.
- Conflict with the existing café business.
- Three liquor premises already located within this shopping strip.

Apart from the above objections, 17 submissions were received supporting the proposed development.

A Resident Discussion Meeting was not held as the proposal in its current form is not supported.

Internal Referrals

A summary of internal referral comments regarding the proposal are provided below.

- **Traffic Engineer**

11.2 Town planning application 484/2018/P - 48 Norman Avenue Frankston South - To use the land for sell and consumption of liquor (restaurant and cafe licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.**Officers' Assessment**

The proposal required parking provision of 30 spaces at a rate of 0.4 per patron. Since the proposed development provides only one space within the site, it seeks a dispensation of 29 car parking spaces.

For this assessment, the on street parking availability within the surrounding street network includes consideration of the following;

- Permit Zone parking on Brighton Street.
- Time limit parking outside 48 Norman Avenue.
- Restricted parking on north side of Fleetwood Crescent between Dunstan Street and No.98 Fleetwood Crescent.
- Recorded concerns regarding parking raised by residents from Fleetwood Crescent and Norman Avenue.

Parking generation of traffic from staff and patrons from the proposed development will generate an overspill of parking activity since the available car parking is not considered adequate. The overspill parking may conflict with other road users including pedestrian and emergency vehicles and there is a risk that this traffic movement may contribute to safety problems and unforeseen congestion.

Further, the site is not located within the Principle Public Transport Network Area and the level of public transport accessibility is minimal within this area.

- **Community Strengthening Department**

The application was referred internally to Community Strengthening Department, who do not object to the proposal.

- **Victoria Police**

The application was referred to Victoria Police. No response was received.

Discussion***State and Local Planning Policy***

The proposed licensed restaurant is in general terms consistent with State and Local Planning Policy which seeks to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

However, the size of the car parking reduction sought is problematic and would not serve to strengthen this particular activity centre, and would create amenity problems for nearby residential properties, contrary to state and local policy.

Clause 52.27 Licence Premises

The licensed premises is proposed in association with a restaurant with 75 patrons at any one time. The floor area will be approximately 144m² including serving area, dining area, disabled toilet, a decking area at the rear and seating areas under the verandah at the front of the site.

Council's community strengthening team do not object to the proposal, and it presents no material risk of cumulative impact given the proposed consumption times do not extend beyond 11pm. However, the proposed 'commencement' time of 7am is at odds with Council's practice. If the application were to be supported a condition of approval would be required to restrict the licence to being between 11am and 11pm.

11.2 Town planning application 484/2018/P - 48 Norman Avenue Frankston South - To use the land for sell and consumption of liquor (restaurant and cafe licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.**Officers' Assessment****Clause 52.06 Car Parking**

Pursuant to Clause 52.06-5, the proposed restaurant requires 30 car parking spaces on site at the rate of 0.4 spaces per patron. Only 1 space is provided within the site and a car parking reduction is sought for 29 spaces.

A car parking demand assessment supplied by the applicant includes survey details of surrounding streets and suggests a peak occupancy of 63% to 65%, indicating capacity to absorb overflow parking from the use. However, the majority of these surveyed areas are 'residential' in nature with dwelling frontages. The parking of vehicles associated with the commercial strip outside these dwellings is specifically the issue raised by objections. The parking of vehicles outside dwellings associated with a licensed premises use operating at evening times is more likely to result in amenity impacts to neighbours, both in respect of vehicle movements and patron noise as they move to and from vehicles and the premises.

Council's traffic engineer also noted that there have been previous car parking issues raised by the existing businesses within this shopping strip and conflicts between the competing businesses regarding the shared car parking area. Thus, it considered that significant car parking reduction for the new use will aggravate the circumstances and adversely impact on the amenity of the area.

Further, as the traffic engineer noted, the car parking within the streets is generally restricted, and the streets are not wide, potentially leading to traffic conflicts and issues with local congestion.

Additionally, the car parking demand assessment states that the land has good access to public transport and the patrons may catch buses from Frankston to and from the site. It is not considered that this area has particularly good access to public transport, and certainly not good enough, at the evening times where the use is more likely to be busy, to support the parking reduction sought.

Clause 52.34 Bicycle Parking

Pursuant to clause 52.34-1, one bicycle parking space is required for the new use. The plans do not show any bicycle parking spaces. However, there are spaces provided within the shopping strip for bicycle facilities. Thus, it is considered acceptable.

Response to Grounds of Objections

The majority of objectors' concerns have been addressed above. However the following require further discussion:

An objections raised concerns on the adverse impact on the viability of the business of an existing shopping strip. It is noted that there is no specific provision in the planning scheme applicable regarding the competitiveness or protecting the viability of businesses and therefore the objection is considered not relevant in this instance.

11.2 Town planning application 484/2018/P - 48 Norman Avenue Frankston South - To use the land for sell and consumption of liquor (restaurant and cafe licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme.

Officers' Assessment

Recommendation (Director Community Development Community Development)

That Council resolves to issue a Notice of Refusal in respect to Planning Permit Application number 484/2018/P to use the land for sale and consumption of liquor (Restaurant and Cafe Licence) and reduction in the car parking requirement of Clause 52.06 of the Frankston Planning Scheme on the following grounds;

1. The proposal is inconsistent with the objectives of the State and Local Planning Policy Framework of the Frankston Planning Scheme.
2. The proposal is inconsistent with the purposes of Clause 52.06 of the Frankston Planning Scheme in that it does not ensure provision of an appropriate number of car parking spaces having regard to demand likely to be generated, and does not ensure that the parking of vehicles associated with the use will not adversely affect the amenity of the locality.
3. The proposed parking reduction is not supported by suitable evidence of alternative parking availability, and is dependent upon on street parking in residential zones in the locality of the land that are intended for residential use.
4. The proposal would have an unreasonable, detrimental effect on the amenity of nearby residential properties by way of noise generation, traffic and parking impacts, and patron behaviour.

Town Planning Application 484/2018/P – 48 Norman Ave Frankston South

Subject site 



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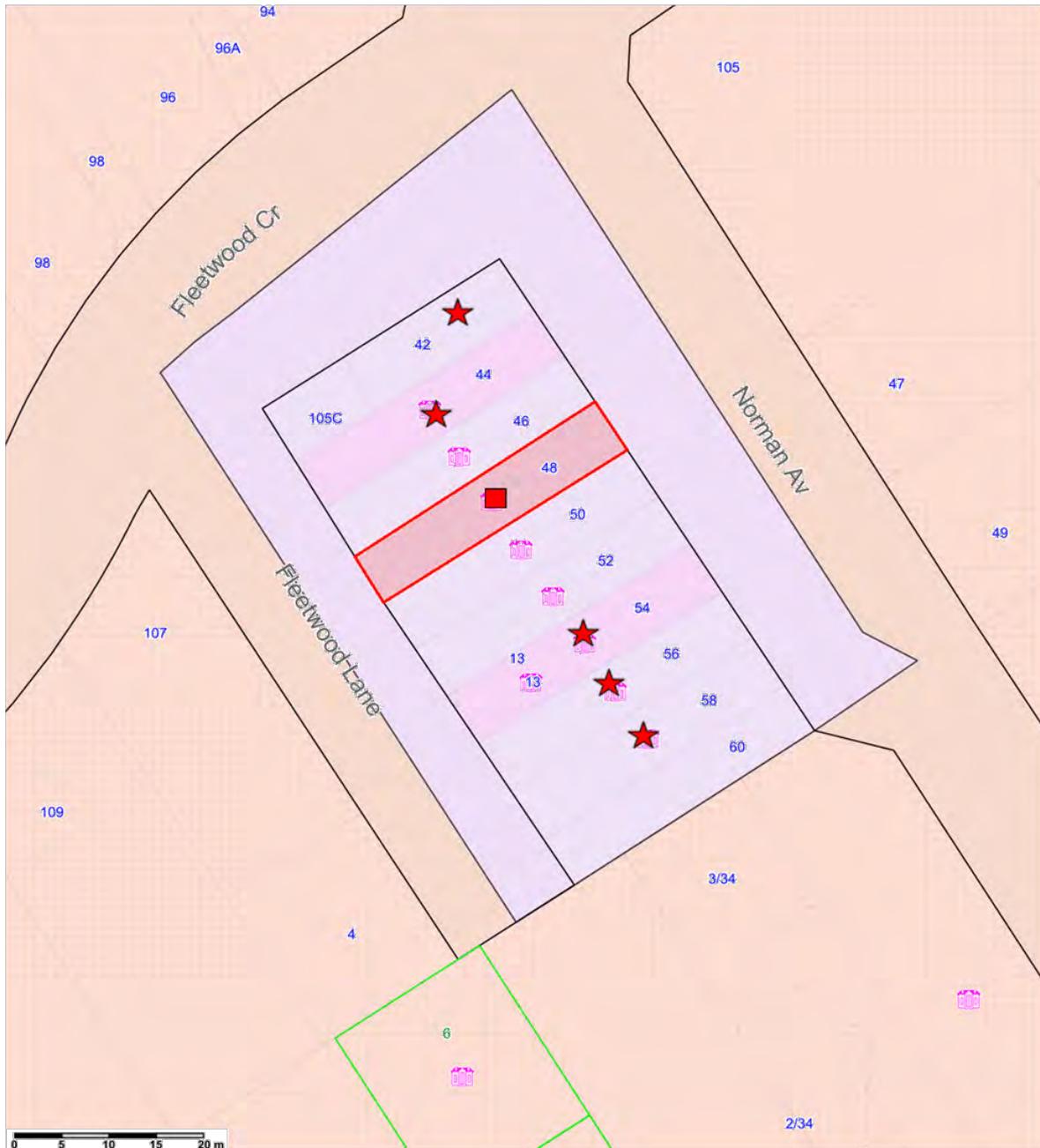
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Town Planning Application 484/2018/P – 48 Norman Avenue Frankston South

Subject site  Objectors (not all shown) 



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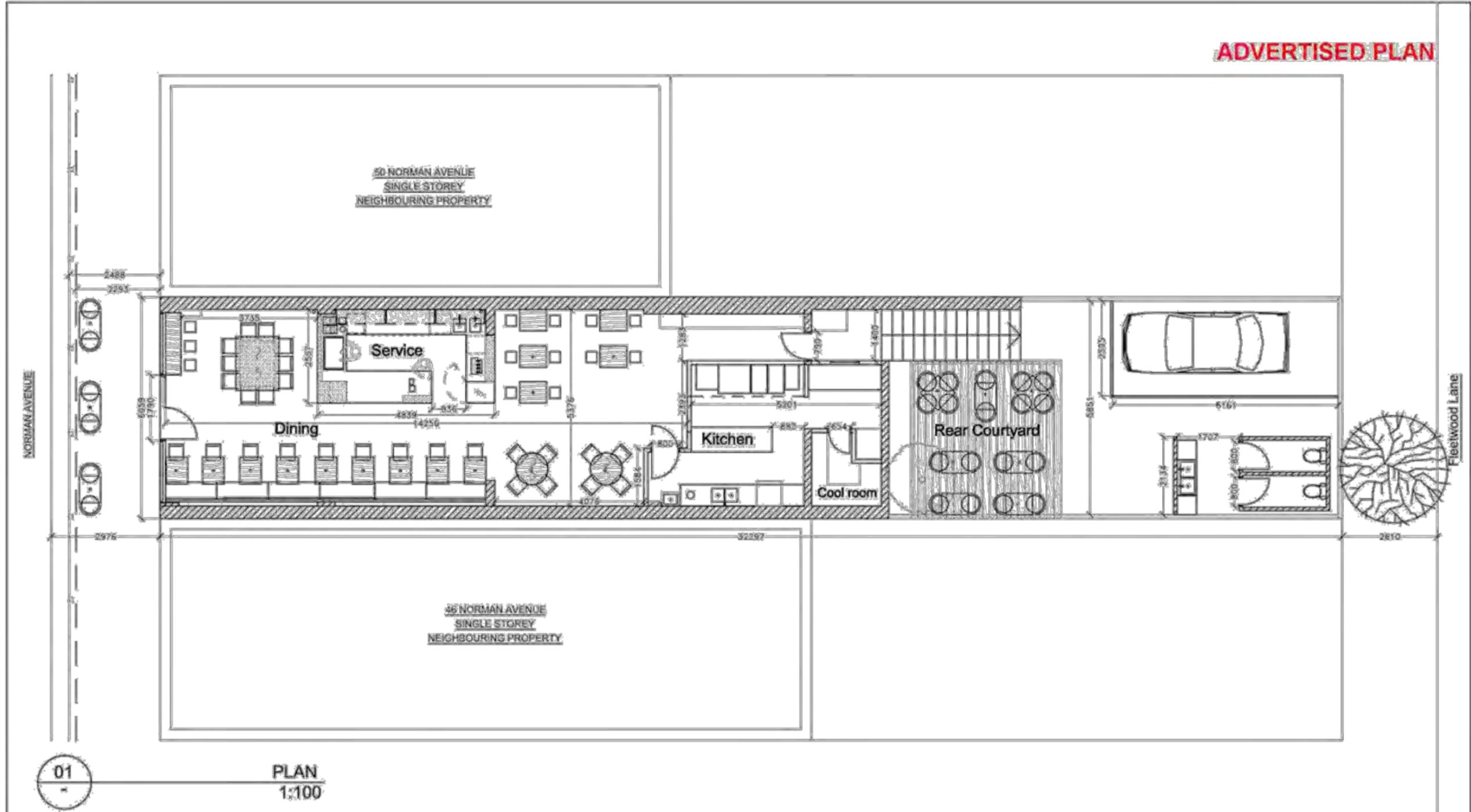
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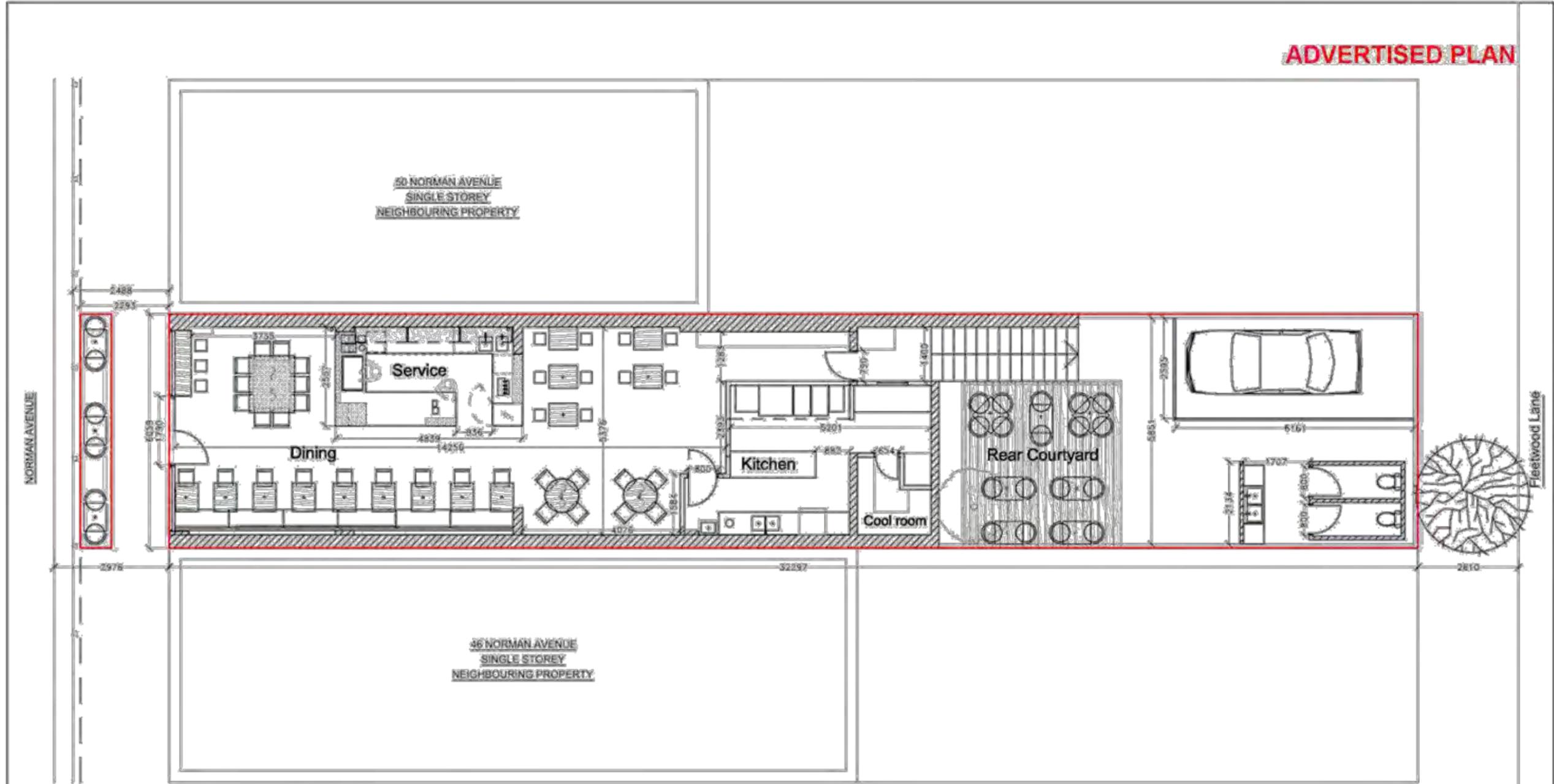


01

PLAN
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	Interior Designer Ailsa Harrison M: 0421 461 031 E: ailsa@harrisoninteriors.com.au	Check all dimensions and all site conditions prior to the commencement of any work, the purchase or ordering of any materials, fittings, services and equipment and the preparation of shop drawings and/or the fabrication of any components. Do not scale drawings - refer to noted dimensions only. Any discrepancies shall immediately be referred to Ailsa Harrison for clarification. Drawings shall not be used for construction purposes until stated FOR CONSTRUCTION.	By: sketch design W: sketch design Date: 20/09/18 Date: 20/09/18	MR FRANKIE 48 Norman Avenue Frankston South 3199	Project Phase DESIGN DEVELOPMENT
	PRELIMINARY NOT FOR CONSTRUCTION	Drawing Title SITE PLAN		Drawn by: _____ Drawing Scale @ A3: 1:100 Checked by: AH Date Plotted: 25/09/2018 Layout ID: ID00.01 Revision: P2	

ADVERTISED PLAN



01

PLAN
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	Interior Designer Alesia Harrison M: 0421 461 031 E: alesia@harrisoninteriors.com.au	Check all dimensions and all site conditions prior to the commencement of any work, the purchase or ordering of any materials, fixtures, services and equipment and the preparation of shop drawings (if/for the fabrication of any components). Do not scale drawings - refer to noted dimensions only. Any discrepancies shall immediately be referred to Alesia Harrison for clarification. Drawings shall not be used for construction purposes until stated FOR CONSTRUCTION.	By: sketch design W: sketch design	20/09/18 10/09/18	MR FRANKIE 48 Norman Avenue Frankston South 3199	Project Phase DESIGN DEVELOPMENT
	PRELIMINARY NOT FOR CONSTRUCTION	Drawing Title SITE PLAN	Drawing Scale @ A3 1:100	Drawn by Checked by AH	Date Plotted 25/09/2018	Layout ID ID00.01

Executive Summary**11.3 March 2019 Planning and Environment Progress Report**

Enquiries: (Michael Papageorgiou: Community Development)

Council Plan

Community Outcome:	4. A Well Managed City
Strategy:	4.2 Systems
Priority Action	4.2.3 Facilitate informed decision making through informed reporting and data management

Purpose

To provide Council with an update on the exercise of planning delegations by Council officers for the month of March 2019.

Recommendation (Director Community Development)

That Council receives and notes the March 2019 Planning and Environment Progress Report.

Key Points / Issues

This report provides Council with an update on the exercise of planning delegations by Council officers on the following items:

- Planning applications received;
- Planning decisions;
- Subdivision applications received;
- Subdivision decisions;
- Planning scheme amendments;
- VCAT appeal register; and
- VCAT decisions.

In March 2019, 84 applications for planning permits or amendments to permits were received, and 97 applications determined. A total of 53% of permit decisions were made within 60 statutory days.

Twenty-one decisions related to multi-dwelling applications. All but one of these applications complied with the Multi-Dwelling Visitor Car Parking Guidelines.

Three VCAT decisions were handed down during the month.

Financial Impact

The Victorian Government introduced the "Fair Go Rates" system in 2016-2017, placing a cap on Council rates. Rate revenue constitutes 66 per cent of all Council revenue.

The rate cap over the past three financial years has been 2.5 per cent, 2.0 per cent and 2.25 per cent respectively and has been set at 2.50 per cent for 2019-2020.

The rate cap is based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services.

11.3 March 2019 Planning and Environment Progress Report**Executive Summary**

Over time, with the cost of providing services increasing at a greater rate than increases in Council's major source of income, Council's capacity to continue to deliver services and fund its capital programme will be severely restricted.

Consultation

This report provides details of all planning applications and decisions that are required to be considered in accordance with the Frankston Planning Scheme and the Planning and Environment Act (1987).

Consultation occurs with the community as part of the planning process of each application that requires public advertising.

Analysis (Environmental / Economic / Social Implications)

This report will not result in any identified environmental, economic or social impacts.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no conflict of interest in this matter.

Risk Mitigation

There are no identified risks noted in relation to the preparation of this report.

Conclusion

This report provides Council with an overview of the activities and decisions made on planning applications in the month of March 2019.

ATTACHMENTS

Attachment A: [↓](#) Planning and Environment Progress Report - March 2019

Progress Report – Planning Applications Received				
For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
25/2019/P/VS	North-East	45 Frankston Gardens Drive, Carrum Downs 3201	Two lot (2) subdivision	4/03/2019
88/2019/P	North-East	22 Cockatoo Drive, Carrum Downs 3201	Two (2) lot subdivision	6/03/2019
90/2019/P	North-East	9 Poplar Grove, Langwarrin 3910	Two (2) lot subdivision	7/03/2019
92/2019/P	North-East	15 Athol Court, Langwarrin 3910	Two (2) Lot subdivision	7/03/2019
94/2019/P	North-East	3 Frost Street, Carrum Downs 3201	To construct buildings and carry out works in association with a dwelling in the Tree Protection Zone of a tree listed in Table 1 to the Significant Landscape Overlay - Schedule 5	8/03/2019
102/2019/P	North-East	33 Quarry Road, Langwarrin 3910	To construct two (2) single storey dwellings on a lot	12/03/2019
27/2019/P/VS	North-East	13/291 Cranbourne-Frankston Road, Langwarrin 3910	To construct a verandah to a dwelling on a lot less than 300.0 square metres.	14/03/2019
108/2019/P	North-East	5 Ash Grove South, Langwarrin 3910	Three (3) lot subdivision	18/03/2019
117/2019/P	North-East	1/72 Beech Street, Langwarrin 3910	To construct one (1) single storey dwelling on a lot less than 300.0 square metres	19/03/2019
112/2019/P	North-East	11 Luscombe Avenue, Carrum Downs 3201	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot)	19/03/2019
119/2019/P	North-East	260-280 Quarry Road, Langwarrin 3910	To install a BurnAir-Curtain	19/03/2019
125/2019/P	North-East	120 Frankston Gardens Drive, Carrum Downs 3201	To construct a building and carry out works in an Industrial 1 Zone and to reduce the number of car parking spaces required	25/03/2019
31/2019/P/VS	North-East	1 Firth Close, Carrum Downs 3201	To construct a building or construct or carry out works associated with a Section 2 Use for a shipping container	26/03/2019
North-East Ward = 13				
95/2019/P	North-West	5 Bainbridge Avenue, Seaford 3198	Eight (8) Lot Subdivision	8/03/2019

Progress Report – Planning Applications Received				
For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
116/2019/P	North-West	37 Longleaf Street, Frankston North 3200	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and a two (2) lot subdivision	8/03/2019
97/2019/P	North-West	11 Rosemary Crescent, Frankston North 3200	Two (2) lot subdivision	8/03/2019
99/2019/P	North-West	17 Railway Parade, Seaford 3198	To construct three (3) double storey dwellings on a lot	12/03/2019
104/2019/P	North-West	67 Brunel Road, Seaford 3198	To use the land for a use in Section 2 of Clause 33.01-1 (motor vehicle sales) and to construct buildings and carry out works in an Industrial 1 Zone (IN1Z)	13/03/2019
103/2019/P	North-West	14 Keppler Circuit, Seaford 3198	To use the land for motor vehicle sales	13/03/2019
105/2019/P	North-West	104 Austin Road, Seaford 3198	Two (2) Lot Subdivision	15/03/2019
30/2019/P/VS	North-West	63 Queen Street, Frankston 3199	Two (2) lot subdivision	18/03/2019
120/2019/P	North-West	4 The Glen, Frankston 3199	proposed four (4) double storey dwellings	22/03/2019
121/2019/P	North-West	14 Wells Road, Seaford 3198	To construct a building or construct or carry out works in an Industrial 1 Zone and a Special Building Overlay and to use the land for motor vehicle sales in an Industrial 1 Zone	22/03/2019
124/2019/P	North-West	2/27 Robinsons Road, Seaford 3198	To construct or carry out works to an existing dwelling on a lot less than 300.0 square metres.	22/03/2019
123/2019/P	North-West	40 Tamarisk Drive, Frankston North 3200	Two (2) Lot Subdivision	22/03/2019
33/2019/P/VS	North-West	41 Frank Street, Frankston 3199	Two (2) Lot Subdivision	28/03/2019
34/2019/P/VS	North-West	99 Beach Street, Frankston 3199	To construct or carry out buildings or works in a Special Building Overlay	29/03/2019
North-West Total = 14				
101/2019/P	South	8 Water Way, Frankston South 3199	To carry out buildings and works for an extension to an existing dwelling in a Design and Development Overlay Schedule 9	4/03/2019

Progress Report – Planning Applications Received				
For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
83/2019/P	South	46 Schooner Bay Drive, Frankston 3199	To construct a garage	4/03/2019
87/2019/P	South	108 Kars Street, Frankston South 3199	Subdivide land in to (4) Four Lots	6/03/2019
118/2019/P	South	Shop 2/Level 1, 27 Wells Street, Frankston 3199	To erect and display business identification signage	6/03/2019
89/2019/P	South	34 Partridge Crescent, Frankston 3199	Two (2) Lot Subdivision	6/03/2019
91/2019/P	South	2 Hamilton Grove, Frankston South 3199	Two (2) lot subdivision	7/03/2019
93/2019/P	South	67 Lawson Avenue, Frankston South 3199	Two (2) lot subdivision	7/03/2019
110/2019/P	South	81 Fleetwood Crescent, Frankston South 3199	To construct buildings and works for a domestic swimming pool and extension to an existing dwelling in a Design and Development Overlay Schedule 8; Erosion Management Overlay Schedule 2 and a Significant Landscape Overlay Schedule 4.	12/03/2019
109/2019/P	South	60 Woolston Drive, Frankston South 3199	To construct buildings and works for a retaining wall.	13/03/2019
100/2019/P	South	137 Overport Road, Frankston South 3199	To use and develop the land for a child care centre in a General Residential Zone, to remove and construct a building or construct or carry out works in the tree protection zone of substantial trees in a Significant Landscape Overlay Schedule 3 and to construct a building in a Design and Development Overlay Schedule 1	13/03/2019
122/2019/P	South	7 Fontayne Court, Frankston South 3199	To carry out buildings and works to an existing dwelling	14/03/2019
107/2019/P	South	8 - 12 Davey Street, Frankston 3199	To demolish heritage buildings in a Heritage Overlay	14/03/2019
106/2019/P	South	15 Willora Court, Frankston South 3199	To construct a carport and extensions to an existing dwelling in a Design and Development Overlay Schedule 1 and a Significant Landscape Overlay Schedule 3	15/03/2019

Progress Report – Planning Applications Received For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
111/2019/P	South	66A Cliff Road, Frankston South 3199	To construct two (2) double storey dwellings on a lot and to construct and carry out buildings and works and a domestic swimming pool in a Design and Development Overlay Schedule 9	15/03/2019
29/2019/P/VS	South	22 Bembridge Avenue, Frankston South 3199	To construct a front fence in a Significant Landscape Overlay - Schedule 4	16/03/2019
114/2019/P	South	15 Willora Court, Frankston South 3199	Demolition	19/03/2019
115/2019/P	South	13 John Street, Langwarrin 3910	Three (3) Lot subdivision	19/03/2019
113/2019/P	South	34 Moorooduc Highway, Frankston South 3199	To use the land for a display suite in a General Residential Zone, to construct a building or construct or carry out works in the General Residential Zone, Significant Landscape Overlay Schedule 3 and Design and Development Overlay Schedule 1 and to remove substantial trees in the Significant Landscape Overlay Schedule 3	19/03/2019
32/2019/P/VS	South	23 Gulls Way, Frankston South 3199	To remove one (1) substantial tree in a Significant Landscape Overlay Schedule 3	27/03/2019
South Ward Total = 19				
Total New Applications = 46				

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
649/2010/P/C	North-East	7 Myrtle Street, Langwarrin 3910	Secondary Consent - To construct two (2) single storey dwellings and one (1) double storey dwelling	1/03/2019
408/2011/P/G	North-East	46 McCormicks Road, SKYE 3977	Extension of Time - To construct ten (10) dwellings (nine (9) double storey and one (1) single storey) and alterations to access to a Road Zone Category 1	4/03/2019
521/2016/P/B	North-East	26 Thornbill Drive, Carrum Downs 3201	Extension of Time - The construction of one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	8/03/2019
521/2014/P/C	North-East	63 Sandhurst Boulevard, Sandhurst 3977	Extension of Time - To construct one (1) single storey building to be used as a Child Care Centre and associated carparking.	12/03/2019
301/2017/P/B	North-East	74 Potts Road, Langwarrin 3910	Secondary Consent - To construct a residential aged care facility (144 beds), removal of native vegetation and to create, vary or remove easements	13/03/2019
301/2017/P/B	North-East	68 & 68M Potts Road, Langwarrin 3910	Secondary Consent - To construct a residential aged care facility (144 beds), removal of native vegetation and to create, vary or remove easements	13/03/2019
67/2017/P/A	North-East	17 Coaldrake Street, Carrum Downs 3201	Extension of time - Four (4) Lot Subdivision	15/03/2019
243/2017/P/C	North-East	23 Capital Place, Carrum Downs 3201	Section 72 - The construction of six (6) warehouses and a reduction in car parking	19/03/2019
144/2013/P/C	North-East	Stringybark Bushland Reserve 315R North Road, Langwarrin 3910	Extension of Time - To subdivide the land, remove vegetation and construct and carry out works within a Road Zone, Category 2	20/03/2019
144/2013/P/C	North-East	315 North Road, Langwarrin 3910	Extension of Time - To subdivide the land, remove vegetation and construct and carry out works within a Road Zone, Category 2	20/03/2019
383/2018/P/A	North-East	39 Titan Drive, Carrum Downs 3201	Secondary Consent - Buildings and works to an existing warehouse and a reduction in the car parking requirements of Clause 52.06 of the Frankston Planning Scheme	21/03/2019

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
689/2014/P/C	North-East	1195 Frankston-Dandenong Road, Carrum Downs 3201	Secondary Consent - To construct six (6) single storey dwellings on lots 105 and 106 and 151 (stage 4 Wattlewood Estate), buildings and works within the Tree Protection Zone (TPZ) of trees and removal of one (1) tree	25/03/2019
730/2015/P/B	North-East	724 Frankston-Dandenong Road, Carrum Downs 3201	Secondary Consent - To use and develop the land for a place of worship, one guest dwelling, one caretakers house and to alter access to a Road Zone	28/03/2019
730/2015/P/B	North-East	2 Boundary Road, Carrum Downs 3201	Secondary Consent - To use and develop the land for a place of worship, one guest dwelling, one caretakers house and to alter access to a Road Zone	28/03/2019
North-West Ward = 14				
12/2019/P/VS	North-West	224 Cranbourne Road, Frankston 3199	Secondary Consent - To construct buildings and carry out works (mezzanine extension) in association with a Section 2 Use (indoor recreation facility) of Clause 32.08-2 of the Frankston Planning Scheme.	1/03/2019
632/2012/P/H	North-West	14 Molesworth Street, Seaford 3198	Extension of Time - To construct a single storey dwelling to the rear of the existing dwelling (two (2) dwellings) and to subdivide the land into two (2)	3/03/2019
701/2013/P/E	North-West	22 Armata Crescent, Frankston North 3200	Secondary Consent - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and carport to dwelling 1	4/03/2019
391/2014/P/C	North-West	3 Kurong Avenue, Frankston 3199	Extension of Time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	5/03/2019
723/2015/P/B	North-West	1 Gladwyn Avenue, Frankston 3199	Extension of Time - The construction of three (3) double storey dwellings	7/03/2019
421/2001/P/A	North-West	3/40 Lewis Street, Frankston 3199	Secondary Consent - Four Single Storey Dwellings	8/03/2019

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
632/2012/P/I	North-West	14 Molesworth Street, Seaford 3198	Secondary Consent - To construct a single storey dwelling to the rear of the existing dwelling (two (2) dwellings) and to subdivide the land into two (2) lots	8/03/2019
131/2015/P/C	North-West	34 Kareela Road, Frankston 3199	Section 72 - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	8/03/2019
404/2014/P/B	North-West	42 McKenzie Street, Seaford 3198	Secondary Consent - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	12/03/2019
551/2016/P/A	North-West	224 Cranbourne Road, Frankston 3199	Secondary Consent - To display business identification signage	12/03/2019
261/2016/P/B	North-West	9 Seaford Road, Seaford 3198	Extension of Time - To construct three (3) double storey dwellings (three (3) dwellings) and create access to a road in a Road Zone Category 1	13/03/2019
113/2016/P/B	North-West	6 Lorraine Street, Frankston 3199	Extension of Time - The construction of three (3) double storey dwellings	15/03/2019
403/2016/P/C	North-West	71 Centenary Street, Seaford 3198	Extension of time - To construct two (2) single storey dwellings	20/03/2019
257/2016/P/D	North-West	5 Margaret Avenue, Seaford 3198	Secondary Consent - The construction of one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	25/03/2019
183/2016/P/D	North-West	175 McMahons Road, Frankston 3199	Extension of Time - To undertake buildings and works for an aged care facility and to remove native vegetation	28/03/2019
North-West Ward = 15				
209/2016/P/B	South	13 George Street, Frankston 3199	Extension of Time - To construct one (1) double storey dwelling to the rear of the existing four (4) single storey dwellings	1/03/2019
431/2014/P/C	South	100 Foot Street, Frankston South 3199	Extension of time - To construct two (2) double storey dwellings and to remove one (1) substantial tree	4/03/2019
208/2014/P/C	South	44 Denbigh Street, Frankston 3199	Extension of time - To construct three (3) double storey dwellings	4/03/2019

Progress Report – Amendments to Planning Permits Received For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
666/2015/P/B	South	37 Williams Street, Frankston 3199	Extension of Time - To construct five (5) double storey dwellings and the waiver of one visitor car parking space.	8/03/2019
482/2018/P/B	South	211 Humphries Road, Frankston South 3199	Secondary Consent - To construct dwelling alterations and additions in a Design and Development Overlay Schedule 1	12/03/2019
103/2012/P/D	South	1 Bunarong Drive, Frankston 3199	Extension of time - To construct a double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and to subdivide the land into two (2) lots	14/03/2019
355/2009/P/I	South	525 McClelland Drive, Langwarrin 3910	Secondary Consent - Extensions to Peninsula Private Hospital, Vegetation removal and access to a Road Zone Category 1	18/03/2019
243/2007/P/B	South	118 Overport Road, Frankston South 3199	Section 72 - To carry out buildings and works on the land, and existing dwelling on the site, including constructing associated car parking, and landscaping, and the removal of some existing vegetation, for the purpose of establishing a Child Care Centre use on the land.	25/03/2019
206/2016/P/C	South	4 Dingle Avenue, Frankston 3199	Extension of Time - Construction of double storey dwellings and waiving of visitor parking	27/03/2019
South Ward = 9				
Total Amendments = 38				

Progress Report – Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
373/2018/P	North-East	240-242 McCormicks Road, Skye 3977	To construct one (1) double storey dwelling to the front of the existing dwelling and convenience shop (two dwellings) and 2 lot subdivision	Permit Approved	1/03/2019
575/2018/P	North-East	482 McClelland Drive, Langwarrin 3910	Three (3) Lot Subdivision	Permit Approved	5/03/2019
25/2019/P	North-East	531 Frankston-Dandenong Road, Carrum Downs 3201	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and to alter access to a road in a Road Zone, Category 1	Permit Approved	5/03/2019
23/2019/P/VS	North-East	35 McClelland Drive, Skye 3977	To undertake buildings and works associated with a Section 2 Use (Place of Worship).	Permit Approved	5/03/2019
636/2018/P	North-East	McClelland Drive Langwarrin	Removal of vegetation associated with the construction of a shared path	Permit Approved	8/03/2019
47/2019/P	North-East	114 Wedge Road, Carrum Downs 3201	Three (3) Lot subdivision	Permit Approved	12/03/2019
489/2018/P	North-East	471 Ballarto Road, Skye 3977	To undertake buildings and works for a pergola associated with a Section 2 Use under the Green Wedge Zone (dwelling)	Permit Approved	12/03/2019
434/2018/P	North-East	88 Southgateway, Langwarrin 3910	To construct of one (1) double storey dwelling to the rear of existing dwelling (two (2) dwellings)	Permit Approved	13/03/2019
67/2019/P	North-East	42 Grassmere Road, Langwarrin 3910	To undertake buildings and works for accommodation (Dependant Persons Unit) in a Bushfire Management Overlay and to construct a building or carry out works where the buildings and works are within the Tree Protection Zone of substantial trees.	Permit Approved	14/03/2019
88/2019/P	North-East	22 Cockatoo Drive, Carrum Downs 3201	Two (2) lot subdivision	Permit Approved	14/03/2019

Progress Report – Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
350/2018/P	North-East	4 Fernwood Drive, Langwarrin 3910	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot)	Permit Approved	19/03/2019
639/2018/P	North-East	70 Kelvin Grove, Langwarrin 3910	To undertake buildings and works, construct an outbuilding and remove native vegetation (one tree)	Permit Approved	19/03/2019
27/2019/P/VS	North-East	13/291 Cranbourne-Frankston Road, Langwarrin 3910	To construct a verandah to a dwelling on a lot less than 300.0 square metres.	Permit Approved	22/03/2019
421/2018/P	North-East	52 Boundary Road, Carrum Downs 3201	To construct additions to an existing place of Worship (temple) and an outbuilding (shed)	Permit Approved	27/03/2019
25/2019/P/VS	North-East	45 Frankston Gardens Drive, Carrum Downs 3201	Two lot (2) subdivision	Permit Approved	27/03/2019
92/2019/P	North-East	15 Athol Court, Langwarrin 3910	Two (2) Lot subdivision	Permit Approved	27/03/2019
562/2018/P	North-East	122 Union Road, Langwarrin 3910	To construct two (2) double storey dwellings	Application Refused	28/03/2019
663/2018/P	North-East	21 Golden Way, Skye 3977	Four (4) Lot Subdivision	Permit Approved	29/03/2019
62/2019/P	North-East	433 North Road, Langwarrin 3910	To use the lot and construct one (1) single storey dwelling in a Low Density Residential Zone and a Bushfire Management Overlay, and to carry out earthworks in a Design and Development Overlay - Schedule 4 (DDO4)	Permit Approved	29/03/2019
90/2019/P	North-East	9 Poplar Grove, Langwarrin 3910	Two (2) lot subdivision	Permit Approved	29/03/2019
North-East = 20					
496/2018/P	North-West	36 Grimwade Crescent, Frankston 3199	To construct buildings and works for a Section 2 Use (Child Care Centre) within the General Residential Zone - Schedule 1 (R1Z) and construct buildings and works within a Special Building Overlay (SBO)	Permit Approved	1/03/2019
368/2018/P	North-West	1 Vermay Avenue, Frankston 3199	To construct three (3) double storey dwellings.	Application Refused	5/03/2019

Progress Report – Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
46/2019/P	North-West	25 Bouvardia Crescent, Frankston North 3200	Two (2) Lot Subdivision	Permit Approved	5/03/2019
539/2018/P	North-West	Shop 1/131 Nepean Highway, Seaford 3198	To use the land for sell and consumption of liquor (Restaurant and cafe Liquor license)	Permit Approved	6/03/2019
377/2018/P	North-West	6-10 Govan Street, Seaford 3198	Use and development of a warehouse	Permit Approved	6/03/2019
61/2019/P	North-West	1 Lingi Court, Frankston 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Application Refused	7/03/2019
63/2019/P	North-West	143 Nepean Highway, Seaford 3198	To erect and display one (1) Business Identification Signage	Permit Approved	7/03/2019
258/2018/P	North-West	10 Klauer Street, Seaford 3198	To use and construct twenty (20) warehouses in an Industrial 1 Zone; to reduce the car parking requirements under Clause 52.06; to alter access to a road in a Road Zone, Category 1; to remove native vegetation under Clause 52.17	Permit Approved	13/03/2019
103/2018/P	North-West	6-10 Govan Street, Seaford 3198	To use the land for a Child Care Centre in an Industrial 1 Zone (Section 2 Use) and construct buildings and works within an Industrial 1 Zone and Special Building Overlay	Permit Approved	13/03/2019
297/2018/P	North-West	1-15 Hartnett Drive, Seaford 3198	To construct buildings and works for the erection of an above ground fuel container within the Industrial 1 Zone (I1Z) and the construction of buildings and works within a Special Building Overlay (SBO)	Permit Approved	14/03/2019
79/2019/P	North-West	34 Wells Road, Seaford 3198	To erect and display internally illuminated signage	Permit Approved	14/03/2019
449/2018/P	North-West	12 Golden Court, Frankston North 3200	Two (2) lot subdivision	Permit Approved	18/03/2019
30/2019/P/VS	North-West	63 Queen Street, Frankston 3199	Two (2) lot subdivision	Permit Approved	26/03/2019

Progress Report – Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
252/2018/P	North-West	13-15 Bouvardia Crescent, Frankston North 3200	Construction of five double storey dwellings in the General Residential Zone Buildings and works associated with accommodation in the Bushfire Management Overlay	Permit Approved	27/03/2019
473/2018/P	North-West	15 Belvedere Road, Seaford 3198	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwelling)	Permit Approved	27/03/2019
478/2018/P	North-West	4/42 Hartnett Drive, Seaford 3198	To use the land to sell or consume liquor in association with a Section 1 Use (Industry (Distillery)) and reduce the car parking requirements under Clause 52.06-5	Permit Approved	27/03/2019
247/2018/P	North-West	18A Milne Avenue, Seaford 3198	To construct 10 warehouses; a reduction in the car parking requirements of Clause 52.06 of the Frankston Planning Scheme and to construct buildings and carry out works within the Special Building Overlay (SBO).	Permit Approved	28/03/2019
423/2018/P	North-West	1 Lorna Street, Seaford 3198	To construct two (2) double storey dwellings	Permit Approved	28/03/2019
679/2018/P	North-West	10 Duncan Avenue, Seaford 3198	Three (3) lot subdivision	Permit Approved	29/03/2019
North-West = 19					
13/2019/P/VS	South	9 Ambleside Close, Frankston South 3199	To construct buildings (deck and pergola) in a Design and Development Overlay - Schedule 1 and to construct and carry out works within the Tree Protection Zone of substantial trees.	Permit Approved	1/03/2019
453/2018/P	South	2 Hamilton Grove, Frankston South 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Permit Approved	1/03/2019
570/2018/P	South	30 Dunstan Street, Frankston South 3199	To subdivide land into two (2) lots within a Design and Development Overlay (DDO)	Application Refused	6/03/2019

Progress Report – Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
581/2018/P	South	30 Baden Powell Drive, Frankston South 3199	To construct buildings and works within two (2) metres of a side boundary within a Design and Development Overlay - Schedule 9; construct buildings and works within the Tree Protection Zone of substantial trees in a Significant Landscape Overlay - Schedule 4; construct buildings and works for a dwelling exceeding 50 percent of the gross floor area of the existing building in a Bushfire Management Overlay	Permit Approved	7/03/2019
527/2018/P	South	16 Lautrec Street, Frankston 3199	To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings on a lot).	Application Lodged	7/03/2019
459/2018/P	South	49 Lardner Road, Frankston 3199	Two (2) lot subdivision	Permit Approved	7/03/2019
76/2019/P	South	19 Genista Street, Frankston South 3199	Two (2) lot subdivision	Permit Approved	7/03/2019
1/2019/P	South	5A The Range, Frankston South 3199	To undertake buildings and works (a single dwelling and garage) within the tree protection zones of substantial trees within the Significant Landscape Overlay Schedule 6	Permit Approved	12/03/2019
411/2018/P	South	87 Kars Street, Frankston South 3199	To construct three (3) dwellings (two (2) three storey dwellings and one (1) single storey dwelling)	Application Refused	13/03/2019
89/2019/P	South	34 Partridge Crescent, Frankston 3199	Two (2) Lot Subdivision	Permit Approved	13/03/2019
442/2018/P	South	5 Sibyl Avenue, Frankston South 3199	To construct an outbuilding, alfresco and roofed pergola within the Design and Development Overlay Schedule 1 and to remove three (3) trees within a Significant Landscape Overlay Schedule 3	Permit Approved	14/03/2019

Progress Report – Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
20/2019/P/VS	South	12 Liddesdale Avenue, Frankston South 3199	To remove one (1) tree and to construct a front fence in a Significant Landscape Overlay Schedule 4; and to undertake works within the Tree Protection Zone of a significant tree within a Environmental Significance Overlay schedule 4	Permit Approved	19/03/2019
29/2019/P/VS	South	22 Bembridge Avenue, Frankston South 3199	To construct a front fence in a Significant Landscape Overlay - Schedule 4	Permit Approved	22/03/2019
436/2018/P	South	113 Gould Street, Frankston 3199	To carry out buildings and works for a dwelling over 7.0 metres in height in a Design and Development Overlay Schedule 6 and to construct a building or to construct or carry out works in a Land Subject to Inundation Overlay	Application Refused	25/03/2019
481/2016/P	South	634A & 634B Nepean Highway, Frankston South 3199	The (re) subdivision of the subject land into two (2) lots and a road and associated buildings and works and vegetation clearance, involving the following planning controls - General Residential Zone Schedule 1, Design and Development Overlay Schedule 2, Erosion Management Overlay Schedule 1 and Environment Significance Overlay Schedule 1	Permit Approved	27/03/2019
333/2018/P	South	4 Geoffrey Court, Frankston 3199	To construct two (2) double storey dwellings; construct buildings and works exceeding seven (7) metres in height in the Design and Development Overlay - Schedule 6 (DDO6); construct building and works within the Tree Protection Zone of a tree specified in the table (Tree No. 257) of the Environmental Significance Overlay - Schedule 4 (ESO4)	Permit Approved	27/03/2019

Progress Report – Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
91/2019/P	South	2 Hamilton Grove, Frankston South 3199	Two (2) lot subdivision	Permit Approved	27/03/2019
87/2019/P	South	108 Kars Street, Frankston South 3199	Subdivide land in to (4) Four Lots	Permit Approved	29/03/2019
672/2018/P	South	50B Woodlands Grove, Frankston 3199	To construct one (1) double storey dwelling exceeding 7m in height within Design and Development Overlay schedule 6	Permit Approved	29/03/2019
64/2019/P	South	10 Harrow Street, Frankston 3199	To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Permit Approved	29/03/2019
565/2018/P	South	4 Elizabeth Street, Frankston 3199	To construct three (3) double storey dwellings	Application Refused	29/03/2019
345/2018/P	South	13 Bembridge Avenue, Frankston South 3199	Two (2) lot subdivision and removal of vegetation	Decision to Issue - Notice of Decision	29/03/2019
South Ward = 22					
Total Decisions = 61					

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
757/2003/P/C	East	61 Cadles Road, Carrum Downs 3201	Secondary Consent - Multi Unit Development (50 Units) and veg removal	Secondary Consent Approved	21/03/2019
East Ward = 1					
286/2013/P/B	North-East	62 McCormicks Road, SKYE 3977	Secondary Consent - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Secondary Consent Approved	1/03/2019
110/2014/P/D	North-East	370 Ballarto Road, Skye 3977	Extension of time - To construct sixteen (16) double storey dwellings in association with the retention of the existing double storey dwelling (seventeen (17) dwellings)	Extension of Time Approved	5/03/2019
35/2012/P/A	North-East	8/27 McCormicks Road, Carrum Downs 3201	Secondary Consent - To construct nine (9) double storey and one (1) single storey dwellings (ten (10) dwellings)	Secondary Consent Approved	5/03/2019
647/2014/P/C	North-East	16 Paddington Avenue, Carrum Downs 3201	Extension of time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Extension of Time Approved	12/03/2019
408/2011/P/G	North-East	46 McCormicks Road, SKYE 3977	Extension of Time - To construct ten (10) dwellings (nine (9) double storey and one (1) single storey) and alterations to access to a Road Zone Category 1	Extension of Time Approved	13/03/2019
377/2016/P/B	North-East	151 Hall Road, Carrum Downs 3201	Secondary Consent - Construction of multiple dwellings (ten (10) dwellings), reduction in visitor car parking and alterations to access to a road in a Road Zone Category 1.	Secondary Consent Approved	13/03/2019
521/2016/P/B	North-East	26 Thornbill Drive, Carrum Downs 3201	Extension of Time - The construction of one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Extension of Time Approved	14/03/2019

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
392/2012/P/F	North-East	294 Ballarto Road, Skye 3977	Extension of Time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Extension of Time Approved	14/03/2019
301/2017/P/B	North-East	74 Potts Road, Langwarrin 3910	Secondary Consent - To construct a residential aged care facility (144 beds), removal of native vegetation and to create, vary or remove easements	Secondary Consent Approved	19/03/2019
301/2017/P/B	North-East	68 & 68M Potts Road, Langwarrin 3910	Secondary Consent - To construct a residential aged care facility (144 beds), removal of native vegetation and to create, vary or remove easements	Secondary Consent Approved	19/03/2019
494/2014/P/D	North-East	560 Frankston-Dandenong Road, Carrum Downs 3201	Section 72 - To use and develop the site for a Micro-brewery, sale and consumption of liquor, cafe (food and drink premises) and a variation to the car parking requirements - The amendment seeks to reconfigure part of the car park and to extend the outdoor seating area	Permit Approved	20/03/2019
521/2014/P/C	North-East	63 Sandhurst Boulevard, Sandhurst 3977	Extension of Time - To construct one (1) single storey building to be used as a Child Care Centre and associated carparking.	Extension of Time Approved	21/03/2019
144/2018/P/B	North-East	27 Alder Street, Langwarrin 3910	Section 72 - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Permit Approved	25/03/2019
528/2004/P/G	North-East	52 Boundary Road, Carrum Downs 3201	Section 72 - For the use and development of the land for a Cultural and Heritage Centre for the Shri Shiva Vishnu Hindu Temple, with associated provision of car parking and landscaping, plus associated removal of native vegetation, in accordance with the endorsed plans.	Permit Approved	28/03/2019

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
North East = 14					
554/2011/P/D	North-West	4 Francis Street, Seaford 3198	Secondary Consent - Construction of two (2) double storey dwellings in accordance with the endorsed plans	Secondary Consent Approved	4/03/2019
234/2016/P/B	North-West	Mens Shed 14R Stringybark Crescent, Frankston North 3200	Extension of time - To construct an extension to the existing building	Extension of Time Approved	5/03/2019
374/2016/P/C	North-West	3 Victor Avenue, Seaford 3198	Section 72 - To construct one (1) double storey dwelling	Permit Approved	5/03/2019
594/2014/P/C	North-West	2 Duncan Avenue, Seaford 3198	Extension of time - To construct two (2) double storey dwellings	Extension of Time Approved	13/03/2019
701/2013/P/E	North-West	22 Armata Crescent, Frankston North 3200	Secondary Consent - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and carport to dwelling 1	Secondary Consent Approved	13/03/2019
632/2012/P/I	North-West	14 Molesworth Street, Seaford 3198	Secondary Consent - To construct a single storey dwelling to the rear of the existing dwelling (two (2) dwellings) and to subdivide the land into two (2) lots	Secondary Consent Approved	13/03/2019
251/2000/P/A	North-West	14 Sir Laurence Drive Seaford	Section 72 - To construct buildings and works (including two (2) warehouses) and to use the land for a Section 2 Use (Office) in an Industrial 1 Zone	Permit Approved	14/03/2019
131/2015/P/C	North-West	34 Kareela Road, Frankston 3199	Section 72 - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Permit Approved	14/03/2019
109/2018/P/VS	North-West	8 Savannah Court, Frankston 3199	Section 72 - To construct an outbuilding in a Special Building Overlay	Permit Approved	15/03/2019
404/2015/P/C	North-West	75 McMahons Road, Frankston 3199	Extension of Time - To construct two (2) double storey dwellings	Extension of Time Approved	20/03/2019

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
614/2016/P/A	North-West	197 Karingal Drive, Frankston 3199	Section 72 - To erect and display an internally illuminated, floodlit, major promotion sign	Permit Approved	20/03/2019
421/2001/P/A	North-West	3/40 Lewis Street, Frankston 3199	Secondary Consent - Four Single Storey Dwellings	Secondary Consent Approved	21/03/2019
421/2001/P/A	North-West	40 Lewis Street, Frankston 3199	Secondary Consent - Four Single Storey Dwellings	Secondary Consent Approved	21/03/2019
391/2014/P/C	North-West	3 Kurong Avenue, Frankston 3199	Extension of Time - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	Extension of Time Approved	22/03/2019
130/1993/P/E	North-West	180-181 Nepean Highway, Seaford 3198	Section 72 Amendment - To construct one (1) building with four (4) dwellings	Permit Approved	27/03/2019
North-West = 15					
431/2014/P/C	South	100 Foot Street, Frankston South 3199	Extension of time - To construct two (2) double storey dwellings and to remove one (1) substantial tree	Extension of Time Approved	13/03/2019
219/2014/P/C	South	31 Cliff Road, Frankston 3199	Section 72 - To construct one (1) double storey dwelling to the rear of the existing dwelling (two (2) dwellings) and to construct a building that exceeds 7 metres in height in a Design and Development Overlay Schedule 6 (DDO6)	Permit Approved	13/03/2019
209/2016/P/B	South	13 George Street, Frankston 3199	Extension of Time - To construct one (1) double storey dwelling to the rear of the existing four (4) single storey dwellings	Extension of Time Approved	14/03/2019
208/2014/P/C	South	44 Denbigh Street, Frankston 3199	Extension of time - To construct three (3) double storey dwellings	Extension of Time Approved	14/03/2019

Progress Report – Amendments to Planning Application Decisions For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
666/2015/P/B	South	37 Williams Street, Frankston 3199	Extension of Time - To construct five (5) double storey dwellings and the waiver of one visitor car parking space.	Extension of Time Approved	19/03/2019
601/2016/P/B	South	46 Bondi Avenue, Frankston 3199	Section 72 Amendment to Planning Permit - Two (2) lot subdivision - changes to approved building envelope and lot areas	Permit Approved	19/03/2019
South Ward = 6					
Total Amendment Decisions = 36					

Progress Report – Subdivision Application Received				
For The Application Date: From 1/03/2019 To 31/03/2019				
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Date</u>
20/2019/S	North-East	45 Frankston Gardens Drive, Carrum Downs 3201	Two lot (2) subdivision	4/03/2019
22/2019/S	North-East	22 Cockatoo Drive, Carrum Downs 3201	Two (2) Lot Subdivision	6/03/2019
24/2019/S	North-East	9 Poplar Grove, Langwarrin 3910	Two (2) lot subdivision	7/03/2019
26/2019/S	North-East	15 Athol Court, Langwarrin 3910	Two (2) lot Subdivision	7/03/2019
31/2019/S	North-East	5 Ash Grove South, Langwarrin 3910	Three (3) Lot Subdivision	19/03/2019
28/2019/S	North-West	5 Bainbridge Avenue, Seaford 3198	Eight (8) Lot subdivision	8/03/2019
29/2019/S	North-West	11 Rosemary Crescent, Frankston North 3200	Two (2) Lot Subdivision	8/03/2019
30/2019/S	North-West	63 Queen Street, Frankston 3199	Tow (2) lot subdivision	18/03/2019
30/2019/S	North-West	63 Queen Street, Frankston 3199	Tow (2) lot subdivision	18/03/2019
32/2019/S	North-West	1/57 Rosslyn Avenue, Seaford 3198	Two (2) Lot Subdivision	19/03/2019
34/2019/S	North-West	34 Boonong Avenue, Seaford 3198	Six (6) Lot Subdivision	22/03/2019
35/2019/S	North-West	40 Tamarisk Drive, Frankston North 3200	Two (2) Lot Subdivision	25/03/2019
36/2019/S	North-West	41 Frank Street, Frankston 3199	Two (2) Lot Subdivision	28/03/2019
36/2019/S	North-West	41 Frank Street, Frankston 3199	Two (2) Lot Subdivision	28/03/2019
21/2019/S	South	108 Kars Street, Frankston South 3199	Four (4) lot subdivision	6/03/2019
23/2019/S	South	34 Partridge Crescent, Frankston 3199	Two (2) lot subdivision	6/03/2019
25/2019/S	South	2 Hamilton Grove, Frankston South 3199	Two (2) lot subdivision	7/03/2019
27/2019/S	South	67 Lawson Avenue, Frankston South 3199	Two (2) Lot Subdivision	7/03/2019
33/2019/S	South	13 John Street, Langwarrin 3910	Three (3) lot subdivision	19/03/2019
Total = 19				

Progress Report – Subdivision Decisions					
For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
18/2017/S	North-East	6 Barnett Avenue, Carrum Downs 3201	Six (6) Lot Subdivision	SOC Issued (M)	4/03/2019
19/2017/S	North-East	20 Barnett Avenue, Carrum Downs 3201	Four (4) Lot Subdivision	Certification and SOC Issued	4/03/2019
27/2017/S	North-East	14 Barnett Avenue, Carrum Downs 3201	Four (4) lot subdivision	SOC Issued (M)	4/03/2019
72/2018/S	North-East	76 O'Gradys Road, Carrum Downs 3201	Two (2) lot subdivision	Certified	27/03/2019
11/2019/S	North-East	18 Luscombe Avenue, Carrum Downs 3201	Two (2) Lot Subdivision	Certified	28/03/2019
144/2018/S	North-West	49 Queen Street, Frankston 3199	Two (2) lot Subdivision	Certification and SOC Issued	1/03/2019
94/2018/S	North-West	185 Old Wells Road, Seaford 3198	Two (2) Lot subdivision	SOC Issued (M)	1/03/2019
102/2018/S	North-West	5 Attunga Crescent, Seaford 3198	Two (2) lot subdivision	SOC Issued (M)	6/03/2019
79/2018/S	North-West	17 Kirkwood Avenue, Seaford 3198	Two (2) lot subdivision	Certified	27/03/2019
109/2018/S	North-West	12 Golden Court, Frankston North 3200	Two (2) lot subdivision	Certified	28/03/2019
137/2017/S	South	44 Seaview Road, Frankston South 3199	Two (2) lot subdivision	Certification and SOC Issued	6/03/2019
105/2017/S	South	2 Harrow Street, Frankston 3199	Three (3) lot subdivision	Certification and SOC Issued	13/03/2019
58/2017/S	South	1 Quail Place, Langwarrin 3910	Five (5) lot subdivision with common property	SOC Issued (M)	14/03/2019
74/2016/S	South	5-7 Olympic Avenue, Frankston 3199	Four (4) lot subdivision	SOC Issued (M)	14/03/2019
120/2018/S	South	7 Vera Street, Frankston 3199	Two (2) lot subdivision	Certified	18/03/2019
113/2018/S	South	53 Lawson Avenue, Frankston South 3199	Two (2) lot subdivision	SOC Issued (M)	20/03/2019
48/2017/S	South	64 Overport Road, Frankston South 3199	Realignment of the boundaries	SOC Issued (M)	25/03/2019
101/2016/S	South	270 Robinsons Road, Langwarrin South 3911	Two (2) lot subdivision	SOC Issued (M)	26/03/2019

Progress Report – Subdivision Decisions					
For The Application Date: From 1/03/2019 To 31/03/2019					
<u>Application No</u>	<u>Ward</u>	<u>Property Address</u>	<u>Application Description</u>	<u>Status</u>	<u>Date</u>
65/2018/S	South	49 Bayview Road, Frankston 3199	Two (2) lot subdivision	SOC Issued (M)	26/03/2019
175/2015/S	South	7 Clarendon Street, Frankston 3199	Two (2) lot subdivision	Certified	28/03/2019
Total = 20					

Town Planning Applications – Direction To Advertise Issued March 2019				
Application No	Ward	Property Address	Application Description	Application Date
55/2019/P	North-East	26 Juliana Drive, Carrum Downs 3201	To construct one (1) single storey dwelling to the rear of existing dwelling (two (2) dwellings)	8/02/2019
555/2018/P	North-East	1M Rossiter Road, Carrum Downs 3201	Use and development of the land for a 17 megawatt photovoltaic solar farm	9/11/2018
663/2018/P	North-East	21 Golden Way, Skye 3977	Four (4) Lot Subdivision	14/12/2018
30/2019/P	North-East	26 Kingston Road, Langwarrin 3910	To construct outbuildings exceeding 100 square metres in a Design and Development Overlay - Schedule 4 (DDO4); construct buildings and works and remove vegetation in a Significant Landscape Overlay - Schedule 1 (SLO1); construct buildings and works and remove vegetation in an Environmental Significance Overlay - Schedule 1 (ESO1) and to remove native vegetation under Clause 52.17 (Native Vegetation)	18/01/2019
35/2019/P	North-East	6/9 Yazaki Way, Carrum Downs 3201	To use the site for a restricted recreation facility (gymnasium)	24/01/2019
244/2018/P	North-East	33 McCormicks Road, Carrum Downs 3201	To construct ten (10) dwellings	28/05/2018
572/2018/P	North-West	6-7 Apsley Place, Seaford 3198	To use the land for a Section 2 Use (Store) in an Industrial 1 Zone	12/11/2018
13/2019/P	North-West	Seaford Reserve - R F Miles Recreation Reserve 22R Seaford Rd Seaford	Demolition of existing pavilion and toilet block and construction of a new sports pavilion, carpark and associated works.	21/12/2018
648/2018/P	North-West	2/24 Nepean Highway, Seaford 3198	To construct one (1) double storey dwelling (with a roof top terrace) over 7.0 metres in height in a Design and Development Overlay Schedule 6	26/11/2018
632/2018/P	North-West	Shop 8 Station Street, Seaford 3198	To use the land to sell and consume liquor (licensed premises)	29/11/2018
683/2012/P/F	North-West	4A Ropley Grange, Frankston 3199	Section 72 - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	30/01/2019
550/2018/P	South	19 Gum Hill Drive, Langwarrin 3910	To construct two (2) outbuildings and to construct and carry out works in the Tree Protection Zone of substantial trees	7/11/2018

16/2019/P	South	Shop 1/Level 1, 27 Wells Street, Frankston 3199	To use the land as an Indoor Recreation Facility and to use land to sell and consume liquor (extended hours of trading allowed under a licence to be as follows: Mon-Thurs 10am to 12am (midnight); Fri-Sat 10am-1am (the next day); Sun 10am to 12am (midnight))	8/01/2019
24/2019/P	South	Shop 12/Ground Flr 27 Wells Street, Frankston 3199	To construct and carry out works in the Commercial 1 Zone (B12) and to use land to sell and consume liquor (increase the area that liquor is allowed to be consumed or supplied under a licence)	12/11/2018
665/2018/P	South	365 Baxter-Tooradin Road, Langwarrin South 3911	Buildings and works associated with a use in Section 2 of Clause 35.06-1 of the Frankston Planning Scheme (extension to an existing dwelling) and to construct a building and carry out works in the Tree Protection Zone of substantial trees.	12/12/2018
736/2013/P/E	South	114 Gould Street, Frankston 3199	Section 72 - To construct two (2) two storey dwellings and alterations to the existing three storey dwelling (three (3) dwellings)- Amendment is to alter the existing dwelling.	14/08/2018
672/2018/P	South	50B Woodlands Grove, Frankston 3199	To construct one (1) double storey dwelling exceeding 7m in height within Design and Development Overlay schedule 6	17/12/2018
28/2019/P	South	17 Kimba Avenue, Frankston 3199	To construct one (1) double storey dwelling with basement and double storey additions to the existing dwelling; and a two (2) lot subdivision	18/12/2018
489/2017/P	South	187 Humphries Road, Frankston South 3199	Three (3) lot subdivision and vegetation removal	23/10/2017
466/2018/P	South	5 Helen Street, Frankston 3199	Variation of restrictive covenant contained in Instrument of Transfer 1446628 (Volume 05627, Folio 280) dated 13 February 1930 to substitute the expression 'one dwelling-house' to 'two dwelling-houses' for the restriction to read as follows: 'that no building other than two dwelling-houses with usual out-buildings and offices, be erected on the said lot thirty-two hereby transferred'.	24/09/2018
532/2018/P	South	18 Fenton Crescent, Frankston South 3199	To construct buildings and works within a Design and Development Overlay - Schedule 8 (DDO8) and construct buildings and works within the Tree Protection Zone of substantial trees within a Significant Landscape Overlay - Schedule 4 (SLO4)	29/10/2018

640/2018/P	South	1/2 Plowman Place, Frankston 3199	To construct a 12 storey building, comprising of 100 apartments for use as accommodation	30/11/2018
59/2019/P	North-East	24 McKays Road, Langwarrin 3910	To construct an outbuilding in a Design and Development Overlay Schedule 4	14/02/2019
7/2018/P/A	North-East	75 Sandhurst Boulevard, Sandhurst 3977	Section 72 - To use the site as a food and drink premises (Cafe) and a reduction in the car parking requirements of Clause 52.06. The Permit is proposed to be amended by increasing the hours of operation specified in Condition 3 to: - Monday to Saturday: 7am to 1am - Sunday: 7am to 12 midnight - Good Friday and Anzac Day: 12 noon to 12 midnight	15/02/2019
81/2019/P	North-East	51 Paddington Avenue, Carrum Downs 3201	To construct two (2) double storey dwellings	26/02/2019
654/2018/P	North-West	27 Park Street, Seaford 3198	To construct two (2) double storey dwellings	7/12/2018
70/2019/P	North-West	25 Larool Crescent, Seaford 3198	To construct three (3) double storey dwellings	14/02/2019
71/2019/P	North-West	35 East Road, Seaford 3198	To construct four (4) double storey and one (1) single storey dwelling (five (5) dwellings)	14/02/2019
13/2019/P	North-West	Seaford Reserve - R F Miles Recreation Reserve 22R Seaford Rd, Seaford 3198	Demolition of existing pavilion and toilet block and construction of a new sports pavilion, carpark and associated works.	21/12/2018
683/2012/P/F	North-West	4A Ropley Grange, Frankston 3199	Section 72 - To construct one (1) single storey dwelling to the rear of the existing dwelling (two (2) dwellings)	30/01/2019
534/2018/P	North-West	1 Lewis Street, Frankston 3199	To construct three (3) triple storey dwellings and construct buildings and works within a Special Building Overlay (SBO)	30/10/2018
69/2019/P	South	65 Baden Powell Drive, Frankston South 3199	To undertake buildings and works to an existing dwelling in a Design and Development Overlay Schedule 9	7/02/2019
567/2018/P	South	23 Frome Avenue, Frankston 3199	To construct two (2) double storey dwellings	13/11/2018
673/2018/P	South	11 Oakfield Court, Frankston South 3199	To construct two (2) double storey dwellings and removal of vegetation	17/12/2018
28/2019/P	South	17 Kimba Avenue, Frankston 3199	To construct one (1) double storey dwelling with basement and double storey additions to the existing dwelling; and a two (2) lot subdivision	18/12/2018

146/2018/P	South	8 Brighton Street, Frankston South 3199	Two (2) lot subdivision (includes construction of double carport).	26/03/2018
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Legend

10 or more dwellings:	Yellow
3 or more lot subdivisions:	Blue
3 or more storey development:	Green
Applications in the CAA:	Pink

Progress Report – Current VCAT Appeals March 2019									
<u>Appeal No</u>	<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Lodged at VCAT</u>	<u>Council Decision</u>	<u>Appeal Type</u>	<u>Date of Appeal</u>	<u>VCAT Decision</u>	<u>Date of VCAT Decision</u>
P2707/2017	481/2016/P	634A and 634B Nepean Highway Frankston South	The (re)Subdivision of the Land into 2 Lots and Road	29-Nov-17	Notice of Decision	Decision to grant a permit	28-May-18	Approval	4/03/19
P2928/2017	481/2016/P	634A and 634B Nepean Highway Frankston South	The (re)Subdivision of the Land into 2 Lots and Road	29-Dec-17	Notice of Decision	Decision to grant a permit	28-May-18	Approval	4/03/19
P2929/2017	481/2016/P	616 Nepean Highway Frankston	The (re)Subdivision of the Land into 2 Lots and Road	21-Dec-17	Notice of Decision	Decision to grant a permit	28-May-18	Approval	4/03/19
P1718/2018	448/2017/P	217 Nepean Highway Seaford	Three (3) lot subdivision and three (3) dwellings	29/08/2018 and 30/08/2018	Notice of Decision	Decision to grant a permit	12-Mar-19		
P1456/2018	160/2017/P	159 Nepean Highway Seaford	To construct eleven (11) dwellings within a three (3) storey building	23/07/2018	Notice of Decision	Decision to grant a permit	29-Jan-19	No Permit is granted	12/03/19
P1684/2018	252/2018/P	13-15 Bouvardia Crescent Frankston North	To construct six (6) double storey dwellings	27/08/2018	Refusal	Refusal to grant a permit	19-Mar-19	Approval	20/03/19
P1869/2018	477/2017/P	25 Donald Road, Langwarrin 3910	To construct buildings and works within a Design and Development Overlay – Schedule 4 (DDO4), to construct outbuildings within a Bushfire Management Overlay (BMO), construct buildings and works within the Tree Protection Zone of substantial trees under a	25/09/2018	Not yet Determined	Failure to determine	01-Apr-19		

			Significant Landscape Overlay – Schedule 1 (SLO1) and to use the site for a Home Based Business exceeding 100 square metres						
P1951/2018	182/2018/P	153 North Road, Langwarrin 3910	To construct two (2) double storey dwellings	4/10/2018	Notice of Decision	Decision to grant a permit	08-Apr-19		
P2126/2018	303/2018/P	4/87 Clifton Grove Carrum Downs	To use the land as a 'Retail Premises' (Photography Studio)	24/10/2018	Refusal	Refusal to grant a permit	28/05/2019 10am		
P2306/2018	26/2018/P	77 Humphries Road Frankston South	Three (3) lot subdivision	3/12/2018	Approval	Appeal against conditions	20/05/2019 10am 2 days		
P2292/2018	357/2018/P	27 Havana Crescent Frankston	To construct three (3) double storey dwellings	19/11/2018	Refusal on 23/11/18	Failure to determine	06-Jun-19		
P2182/2018	143/2018/P	24 Centenary Street Seaford	To Construct eight (8) dwellings		Not yet Determined	Failure to determine	13-May-19		
P2469/2018	394/2007/P/A	6 Leisureland Drive Langwarrin	The construction of building and works to the existing building as a Place of Worship and Community Centre (Place of Assembly) and a Caretaker's House, with associated car parking in accordance with the endorsed plans	11/12/2018	Refusal	Refusal to grant an Amendment to permit	15-May-19		
P2496/2018	211/2017/P	24 Whitford Way Frankston	The use and development of the land for a childcare centre	11/12/2018	Refusal	Refusal to grant a permit	16/05/2019 10am		
P2572/2018	4/2018/P	88 Young Street, Frankston 3199	Use of land for accommodation, construction of a six (6) storey building containing fourteen (14)	8/01/2019	Refusal	Refusal to grant a permit	3-Jul-2019 10am		

			apartments and retail (shop) at ground floor; and reduction in car parking						
P141/2019	378/2018/P	7 James Street Seaford	To construct two (2) dwellings on a lot	25/01/2019	Refusal	Refusal to grant a permit	24-Jul-19		
P96/2019	369/2018/P	314 Skye Road Frankston	To construct one (1) single storey and two (2) double storey dwellings (three (3) dwellings)	18/01/2019	Refusal	Refusal to grant a permit	1/08/2019 10am		
P82/2019	151/2017/P	105 Taylors Road Skye	To use and develop the land for a place of worship and to remove substantial and native vegetation	18/01/2019	Notice of Decision	Decision to grant a permit	25/07/201 9 10am		
P314/2019	283/2018/P	490-504 Nepean Highway Frankston	Use and development of the land for retail, food and drink premises, office and accommodation (108 apartments) in a 10 storey building plus basement and reduction in car parking requirements	19/02/2019	Not yet Determined	Failure to determine	22-Jul-19		
P298/2019	382/2018/P	22 Nursery Avenue Frankston	To construct three (3) double storey dwellings including retention of the existing dwelling (four (4) dwellings)	20/02/2019	Notice of Decision	Decision to grant a permit	22-Aug-19		
P258/2019	156/2014/P	6 Davey Street Frankston	Extension of time - To construct a seventeen (17) storey building containing sixty three (63) dwellings and offices	13/02/2019	Refusal Ext of time	Refusal to time extension	25-Jul-2019 2.15pm		
P2501/2018	469/2008/P/L	211-212 Nepean Highway Seaford	Section 72 - Development of nineteen (19) dwellings and alteration of access to a road in Road Zone, Category 1 .	9/01/2019	Refusal	Refusal to amend a permit	4-Jun-2019 10am		

P2523/2018	469/2008/P/M	211-212 Nepean Highway Seaford	Extension of time - Development of nineteen (19) dwellings and alteration of access to a road in Road Zone, Category 1	13/12/2018	Not yet Determined	Failure to determine	16/04/2019 2.30pm		
P386/2019	405/2018/P	111 Cranbourne Road Frankston	Use of an existing building as a supermarket and shops, alterations to an existing building and associated works and a reduction in the car parking requirements	8/03/2019	Refusal	Refusal to grant a permit	4-Sept-2019 10am		
P433/2019	445/2018/P	72 Williams Street Frankston	Two (2) lot subdivision	18/03/2019	Refusal	Refusal to grant a permit	11-Sep-2019 10am		
P280/2019	211/1998/P/B/C/D	1075 Dandenong-Hastings Road Langwarrin	Retail plant nursery and caretakers residence	18/02/2019	Notice of Decision	Decision to grant a permit	20-Aug-2019 10am		
P164/2019 Enforcement order	211/1998/P	1075 Dandenong-Hastings Road Langwarrin	Retail plant nursery and caretakers residence	1/02/2019	Notice of Decision	Decision to grant a permit	20-Aug-2019 10am		

Progress Report – VCAT Determination – Policy Implications March 2019			
<u>Appeal No</u>	<u>Application No</u>	<u>Address</u>	<u>VCAT Determination – Policy Implications</u> <u>March 2019</u>
P2707/2017, P298/2017, P2929/2017	481/2016/P	616, 634A and 634B Nepean Highway, Frankston South	<p>This matter concerned a number of applications relating to this land, including application for a 2 lot subdivision, review of conditions imposed by Council, and an application to acquire an easement on neighbouring land not owned by the applicant to enable access to the subdivision.</p> <p>The land sought to be subdivided is a landlocked parcel which does not have road access. The land was identified as being suitable for subdivision in a Restructure Plan introduced into the planning scheme by Amendment C46 in March 2012. The 2 lot subdivision was generally in accordance with the Restructure Plan. To facilitate the subdivision, the applicant sought orders from VCAT enabling the creation of an easement over neighbouring land. Council approval was given for the 2 lot subdivision and support for the requested order to create the easement.</p> <p>An objector party sought review of Council’s decision on the subdivision, and also contested the granting of an order to create the easement. Additionally, the applicant sought review of conditions included by Council in respect of the subdivision approval.</p> <p>Hearing of this matter took 7 days with extensive legal argument and evidence from witnesses. Ultimately, the VCAT was satisfied that the subdivision was appropriate, and the easement over neighbouring land required to provide access to it was necessary. Some changes to conditions were agreed between Council and the proponent of the subdivision, however the VCAT did not accept some of these changes and made further variations of its own.</p>

<p>P1456/2018</p>	<p>160/2017/P</p>	<p>159 Nepean Highway, Seaford</p>	<p>The applicant sought permission to construct a 3 storey building containing 11 dwellings. Notice of the application was given and 8 objections received. A Notice of Decision to Grant a Permit was issued subject to conditions. Objectors sought review of the decision.</p> <p>On review, the VCAT found that the development's character response was acceptable, and that it would not result in unreasonable visual bulk impacts. However, the VCAT found that the development would cause an unreasonable level of amenity impact to neighbours by way of overshadowing of existing small private open space areas. Additionally, it was also concerned about the level of amenity occupants of the development would experience given substantial use of screening and lack of outlook from living areas. The VCAT directed that no permit issue.</p>
<p>P1684/2018</p>	<p>252/2018/P</p>	<p>13-15 Bouvardia Crescent, Frankston North</p>	<p>The applicant sought permission to construct five dwellings on the land. The application was refused without notice being given. The applicant sought review of the decision and gave notice as instructed by the VCAT. One objection was received. Prior to the hearing agreement was reached between parties, and an order directing the issuance of a permit was made with the consent of the parties.</p>

Strategic Unit - Planning Scheme Amendments – March 2019				
<u>Amendment</u>	<u>Address</u>	<u>Description</u>	<u>Status</u>	<u>Status Date</u>
C105	Health & Education precinct	Student Accommodation Policy	Deferred. Will do a following on project after the Housing Strategy Amendment Exhibition. Will discuss with DELWP.	4 April 2019
C123	Frankston MAC	Implements the recommendations of the Frankston MAC Structure Plan	Adopted at 3 April 2018 Council Meeting. Submitted to the Minister for Planning for Approval with Council's recommendations. Minister will not make a decision due to the VCAT appeal. Hearing will be on 6 and 7 June 2019.	12 February 2019
C124	Frankston MAC (balance)	Implements the recommendations of the Frankston MAC Structure Plan for areas other than city centre.	Adopted at 23 July 2018 Council Meeting. Was submitted to the Minister for Planning for Approval with Council's recommendations on 10 August 2018. Planners met with DELWP on 4 April 2019 to discuss the progression of the C124.	5 April 2019
C127	Frankston City Council Wide	Public Open Space Contributions	Amendment is on Exhibition from 12 March 2019 to 15 April 2019. No submission have been received to date.	5 April 2019
C131	Frankston City Council Wide	Removal of Development Plan Overlays	Authorised by Council at its 1 April 2019 Ordinary meeting. Officers will send Authorisation application to DELWP to exhibit the Amendment	5 April 2019

Executive Summary

12.1 Reconciliation Action Plan - Proposed Governance Structure

Enquiries: (Rachel Masters: Community Development)

Council Plan

Community Outcome:	2. Liveable City
Strategy:	2.3 Health and Well-being
Priority Action	2.3.5 Adopt a Health and Wellbeing Plan 2017-2021

Purpose

To seek Council's endorsement of the proposed governance structure being established to oversee the development and implementation of Council's Reconciliation Action Plan (RAP), and the nomination of a Councillor representative for appointment to the proposed Reconciliation Advisory Committee.

Recommendation (Director Community Development)

That Council:

1. Notes the proposed governance structure to oversee the development and implementation of Council's Reconciliation Action Plan (see Attachment A), and the draft Terms of Reference for the Reconciliation Advisory Committee (see Attachment B);
2. Endorses the proposed governance structure; and
3. Nominates Councillor xxxx for appointment to the Reconciliation Advisory Committee.

Key Points / Issues

- At its Ordinary Meeting of 13 June 2017, Council endorsed the following Notice of Motion 1334:

That a report be provided at the September Ordinary Meeting providing a road-map for the introduction and implementation of a Frankston City 'Reconciliation Action Plan'. The report should explore costs, the prioritisation of tasks within any 'action plan', comparisons to/of other similar 'action plans' in effect throughout Victoria and how to better improve dialogue with Indigenous Australians within the Frankston municipality;

- At its Ordinary Meeting on 25 September 2017, Council endorsed the following:
That Council:
 1. *Notes the information in this report about the development and implementation of Reconciliation Action Plans.*
 2. *Notes the Reconciliation Plan Road-Map Project Brief at Attachment A, which outlines the road-map for the introduction and implementation of a Frankston City Reconciliation Plan (Reconciliation Plan).*
 3. *Approves Option 2 and refers costs to the 2018-2019 budget process (\$35,000 consultancy; \$73,000 .8 EFT identified position).*

12.1 Reconciliation Action Plan - Proposed Governance Structure**Executive Summary**

- In response to this a Reconciliation Officer, Grant Lea was recruited and commenced employment in September 2018. A thorough Request for Quote (RFQ) process was undertaken to engage a suitably qualified and experienced consultant to lead the design and development of the RAP over the three project phases as follows: 1) Project scope and governance structure; 2) Consultation and priority setting; and 3) RAP development, adoption and launch. As a result of this process, Eddie Moore of Nyuka Warra Consulting was engaged as the consultant.
- The consultant has worked with Council Officers to develop a draft governance structure (see Attachment A). The draft governance structure proposes the establishment of the Reconciliation Advisory Committee to work with Council to support the reconciliation process and provide advice and guidance for the development and implementation of the RAP. Details of the proposed membership composition and operating arrangements for the Advisory Committee can be found in the draft Terms of Reference at Attachment B.
- Upon Council's endorsement of the proposed governance structure, Council Officers will undertake an Expression of Interest process to seek nominations for the Reconciliation Advisory Committee from a Traditional Owner representative, Aboriginal and Torres Strait Islander community members and a Koori Youth community representative. Council Officers will also write to the Registered Aboriginal Party and nominated Aboriginal Community Controlled Organisation to seek nominated representatives. A further Council Report will be prepared with recommendations for the appointment of members to the Advisory Committee for endorsement by Council (to be referred to OM 3 June).
- It is recommended that a Councillor is nominated as the elected representative member on the Reconciliation Advisory Committee.
- It should be noted that the Bunurong Land Council Aboriginal Corporation has been appointed as the Registered Aboriginal Party by the Victorian Aboriginal Heritage Council. This decision means the Bunurong have statutory functions and decision-making responsibility for managing and protecting Aboriginal cultural heritage.
- The proposed governance structure proposes a Co-Chairing arrangement for the Reconciliation Advisory Committee, between a Traditional Owner representative from the Boon Wurrung Foundation and Registered Aboriginal Party representative from the Bunurong Land Council Aboriginal Corporation.

Financial Impact

The Victorian Government introduced the "Fair Go Rates" system in 2016-2017, placing a cap on Council rates. Rate revenue constitutes 66 per cent of all Council revenue.

The rate cap over the past three financial years has been 2.5 per cent, 2.0 per cent and 2.25 per cent respectively and has been set at 2.5 per cent for 2019-2020.

The rate cap is based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services.

Over time, with the cost of providing services increasing at a greater rate than increases in Council's major source of income, Council's capacity to continue to deliver services and fund its capital programme will be severely restricted.

There are no financial implications associated with this report.

12.1 Reconciliation Action Plan - Proposed Governance Structure**Executive Summary**

The approval of the proposed governance structure will result in approximately \$600 - \$800 to pay a nominal fee for the voluntary participation of Aboriginal Elders and Traditional Owners as community representatives in the 2018/2019 financial year, and \$2,500 in the 2019/2020 financial year. This can be accommodated within existing operational budgets.

With regards to the RFQ undertaken to engage a suitably qualified RAP consultant, a total of six consultants were invited to submit a quote, however only two quotes were received, both of which exceeded the approved budget by 35–50%. Approval was sought from EMT on 3 December 2018 to proceed with engaging a consultant through a single procurement process, with Phases 1 and 2 of the project being delivered using the approved 2018-2019 budget and the delivery of Phase 3 being dependant on additional budget being approved through the 2019-2020 budget process.

Consultation**1. External Stakeholders**

Eddie Moore of Nyuka Warra Consulting has supported Council officers in the development of the proposed governance structure.

2. Other Stakeholders

Internal stakeholders include Governance and Information.

Analysis (Environmental / Economic / Social Implications)

The development of a RAP will provide Council with a formal statement of commitment to reconciliation to see the development of strategies and initiatives to enhance Council's ability to connect and engage with Aboriginal and Torres Strait Islanders in Frankston City and build relationships, respect and trust between Aboriginal and Torres Strait Islanders and non-Indigenous Australians. This will enrich Council's potential to favourably influence social, economic and environmental outcomes for Aboriginal and Torres Strait Islanders in Frankston City.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

There are no legal implications associated with this Report.

Policy Impacts

The development of a RAP is an action in the Council endorsed Year 2 Action Plan for the Municipal Health and Wellbeing Plan 2017-2021.

The RAP will not exist in isolation of other important internal and external policies, plans and legislation. Whereas the RAP will be aligned with Council's key policy and plans, there may be implications in relation to the potential introduction of actions that result in new policies, such as employment pathways and workforce cultural competency training.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no conflict of interest in this matter.

12.1 Reconciliation Action Plan - Proposed Governance Structure**Executive Summary****Risk Mitigation**

The establishment of the proposed governance structure will work to mitigate any risks associated with not undertaking a meaningful and culturally appropriate approach to the reconciliation process and development of the RAP.

Conclusion

The RAP will be a strategic document that supports Council's corporate plan, providing a framework for reconciliation. It will include practical actions to drive Council's contribution to reconciliation both internally and in the communities in which it operates. The establishment of the proposed governance structure will enable the voices and experiences of the Aboriginal and Torres Strait Islander community to be heard within Council, facilitating the reconciliation process. The Reconciliation Advisory Committee will create the opportunity for meaningful engagement and the development of culturally appropriate strategies and initiatives to enhance positive outcomes for the Aboriginal and Torres Strait Islander community.

ATTACHMENTS

Attachment A: [↓](#) Proposed Governance Structure

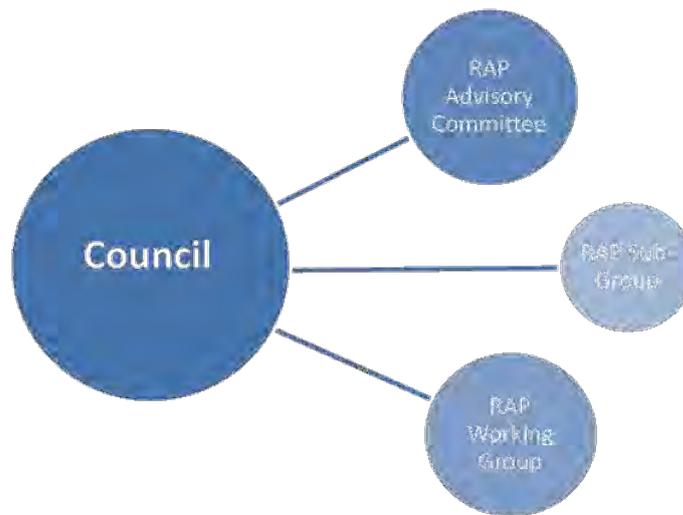
Attachment B: [↓](#) Draft Terms of Reference - Reconciliation Advisory Committee

Attachment A

Frankston City Reconciliation Action Plan Proposed Governance Structure

The proposed governance structure involves the establishment of the following three groups:

1. Reconciliation Action Plan Advisory Committee
2. Reconciliation Action Plan Working Group
3. Reconciliation Action Plan Sub-Group



Reconciliation Action Plan Advisory Committee

Purpose:

To work together with Council to support the reconciliation process and provide advice and guidance for the development and implementation of the RAP. Reporting to Council, the Committee will represent Aboriginal and Torres Strait Islander interests, needs and experiences, providing advice and guidance on the development of culturally appropriate strategies and initiatives to enhance positive outcomes for Aboriginal and Torres Strait Islanders.

Membership:

The Advisory Committee will comprise of nine members, including Aboriginal and Torres Strait Islander community members to ensure the voices and experiences of Aboriginal and Torres Strait Islanders guide the reconciliation process and development of the RAP, and to assist with building relationships, respect and opportunities within Council.

Attachment A

	Position	Type of appointment	Term
1	Registered Aboriginal Party representative – Bunurong Land Council	Appointed	2 years
2	Traditional Owner representative – Boon Wurrung Foundation	Appointed	2 years
3	Aboriginal and Torres Strait Islander community member	Appointed	2 years
4	Aboriginal and Torres Strait Islander community member	Appointed	2 years
5	Koori youth community representative	Appointed	2 years
6	Councillor, Frankston City Council	Elected representative	1 year
7	Senior Council Officer representative, Frankston City Council	Appointed	Ongoing
8	Reconciliation Officer, Frankston City Council	Appointed	Ongoing
9	Aboriginal Community Controlled Organisation representative – VACCA (Victorian Aboriginal Child Care Agency)	Appointed	2 years

Membership selection criteria:

Aboriginal and Torres Strait Islander community members should live, work or have a connection to land in Frankston City and meet at least one of the following eligibility criteria:

- Have Knowledge and understanding of the needs and issues impacting Aboriginal and Torres Strait Islanders.
- Direct involvement with the local Aboriginal and Torres Strait Islander community.
- Availability and commitment to attend scheduled and extraordinary Advisory Committee meetings.

Membership appointment:

- Council officers will be appointed by Council’s Chief Executive Officer.
- Nominations for the Registered Aboriginal Party and Aboriginal Community Controlled Organisation will be invited by formal correspondence from Council to appoint a member of their organisation as an official representative.
- Nominations for the Traditional Owner representative, Aboriginal and Torres Strait Islander community members and Koori Youth representative will be invited by expression of interest through public notice in local media and bulletins circulated to relevant local groups and networks.
- Appointments will be recommended to Council by the Sub-Group, which will assess applicants against predetermined selection criteria, as stated in Expression of Interest documentation.

Attachment A

- With the exception of the Councillor and Council officers, all members will be appointed for a period of two years. At the end of the two-year term, Expressions of Interest will be sought for nomination.
- Committee member selection will aim to achieve a mix of age, gender and Aboriginal community member interests that are reflective of our local population.

Meeting frequency:

The Advisory Committee will meet a minimum of four times per year.

Reconciliation Action Plan Working Group

Purpose:

To bring together Council staff from a wide range of departments, locations and levels to promote a whole-of-organisation approach to the development, implementation and monitoring of the RAP. While reporting the Council, the Working Group will receive advice and guidance from the Advisory Committee to assist with the development and implementation of the RAP, with the aim of facilitating understanding and meaningful engagement with Aboriginal and Torres Strait Islanders to strengthen relationships, respect and opportunities.

Membership:

- Council officers, including the Reconciliation Officer, that represent a wide range of departments, locations and levels – acknowledging that implementing the RAP is everyone's responsibility.
- RAP Champion (Council officer) – to raise the profile of reconciliation as an organisational priority internally and externally.
- Nairm Marr Djambana representative.

Meeting frequency:

The Working Group shall meet as required, with a commitment to meet at least six times per year.

Reconciliation Action Plan Sub-Group

Purpose:

A Sub-Group consisting of three Council officers will be formed to undertake specific responsibilities to assess Advisory Committee applications, plan meeting dates and distribute agenda and minutes. The Sub-Group will operate in consultation with the Chairs of both the Advisory Committee and Working Group.

**FRANKSTON CITY COUNCIL
RECONCILIATION ACTION PLAN**

Reconciliation Advisory Committee Draft Terms of Reference

April 2019

1. BACKGROUND

Frankston City is home to a thriving and growing Aboriginal and Torres Strait Islander population, estimated at 1,338 people in the 2016 ABS Census up from 1,011 people in 2011, and the second largest Aboriginal and Torres Strait Islander population in Metropolitan Melbourne's southern corridor.

Frankston City Council (Council) has recently resolved to develop its first endorsed 'Innovate' Reconciliation Action Plan (RAP). The RAP will provide Council with a formal statement of commitment to reconciliation and see the development of strategies and initiatives to enhance Council's ability to connect and engage with Aboriginal and Torres Strait Islanders in Frankston City and build relationships, respect, trust and opportunities between Aboriginal and Torres Strait Islanders and non-Indigenous Australians.

Council acknowledges that Frankston City is situated on the traditional lands of the Bunurong, and values and recognises local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

2. PURPOSE

This document establishes the Terms of Reference for Frankston City Council's Reconciliation Action Plan Advisory Committee, which includes the membership composition and operating arrangements.

2.1 Role of the Advisory Committee

The Advisory Committee will work together with Frankston City Council to support the reconciliation process and provide advice and guidance for the development and implementation of the RAP.

Reporting to Council, the Advisory Committee will comprise of nine (9) members including Aboriginal and Torres Strait Islander community representatives to ensure the voices and experiences of Aboriginal and Torres Strait Islanders are heard within the Council, and to assist with building relationships, trust, respect and opportunities.

2.2 Functions of the Advisory Committee

The functions of the Advisory Committee will be to:

- Provide advice and guidance to support Council through the reconciliation process and development of the RAP.
- Represent Aboriginal and Torres Strait Islander perspectives, providing advice and guidance on the interests, needs and experiences of the Aboriginal and Torres Strait Islander community.
- Provide advice and guidance to assist with the development of culturally appropriate strategies and initiatives to enhance positive outcomes for the Aboriginal and Torres Strait Islander community and increase community participation.
- Monitor the development, implementation and effectiveness of the Plan, providing advice and guidance where required.

- Provide input on key priorities and issues into Council’s strategic planning, including self-determination and community participation.
- Ensure Council delivers a more culturally safe, respectful, sensitive and responsive service for the Aboriginal and Torres Strait Islander community.
- Provide oversight to the Reconciliation Working Group.

3. MEMBERSHIP COMPOSITION

3.1 Membership

The Advisory Committee will comprise of nine (9) members as follows:

	Position	Type of appointment	Term
1	Registered Aboriginal Party representative – Bunurong Land Council Aboriginal Corporation	Appointed	2 years
2	Traditional Owner representative – Boon Wurrung Foundation	Appointed	2 years
3	Aboriginal and Torres Strait Islander community member	Appointed	2 years
4	Aboriginal and Torres Strait Islander community member	Appointed	2 years
5	Koori Youth community member	Appointed	2 years
6	Councillor, Frankston City Council	Elected representative	1 year
7	Senior representative, Frankston City Council	Appointed	Ongoing
8	Reconciliation Officer, Frankston City Council	Appointed	Ongoing
9	Aboriginal Community Controlled Organisation representative – VACCA (Victorian Aboriginal Child Care Agency)	Appointed	2 years

- The Advisory Committee will be supported and resourced by Frankston City Council.
- A Sub-Group consisting of Council Officers will undertake specific responsibilities to assess Advisory Committee applications, plan meeting dates and distribute agenda and minutes. The Sub-Group will act in consultation with the Co-Chairs.
- Additional Council Officers and other professionals will attend meeting to present, or respond to, agenda items on an ex-officio basis only for the purpose of providing relevant information and advice on matters being considered by the Advisory Committee.

2.2 Member Responsibilities

Members are required to:

- Declare any direct or indirect conflicts of interest.
- Comply with these Terms of Reference and act in the best interests of the reconciliation process.

- Work in a team environment, acting at all times in a courteous manner, respecting other Member's views and opinions.
- Respect the decision of the consensus view adjudicated by the Chairperson.
- Represent the views of their respective community and/or organisation.
- Prepare for and actively participate in meetings, providing advice, making recommendations and commenting on the activities of the Advisory Committee.
- Promote the activities of the Advisory Committee to their respective community, organisation and networks.

A Member shall be deemed to have resigned if that Member fails to attend three consecutive meetings of the Advisory Committee. However, the Advisory Committee may grant leave of absence for an extended period. Resignations shall be submitted in writing to the Council through the Chairperson.

2.3 Voluntary Member Contributions

Aboriginal and Torres Strait Islander Community Members who are participating on a voluntary basis and not representing an organisation shall be paid a semi-voluntary (nominal fee) of \$150 (GST exclusive) per meeting.

2.4 Eligibility Criteria

Aboriginal and Torres Strait Islander community members should live, work or have connection to land in Frankston City, and meet at least one of the following eligibility criteria:

- Have knowledge and understanding of the needs and issues impacting Aboriginal and Torres Strait Islanders.
- Direct involvement with the local Aboriginal and Torres Strait Islander community.
- An interest and understanding of local government services and programs from an Aboriginal and Torres Strait Islander perspective.
- Availability and commitment to attend scheduled and extraordinary Advisory Committee meetings.

2.5 Membership Appointment

- Council Officers will be appointed by Council's Chief Executive Officer.
- Nominations for the Registered Aboriginal Party and Aboriginal Community Controlled Organisation will be invited by letter from Council to appoint a member of their group as an official representative.
- Nominations for Traditional Owners, Aboriginal and Torres Strait Islander and Koori Youth Community Members will be invited by expression of interest through public notice in local media and bulletins circulated to relevant local groups and networks.
- Appointments will be recommended to Council by the Sub-Group, which will assess applicants against predetermined selection criteria, as stated in Expression of Interest documentation.
- With exception of Councillors and Council Officers, all members will be appointed for a period of two (2) years. At the end of the two-year term, Expressions of Interest will be sought for nomination.
- Committee member selection will aim to achieve a mix of age, gender and Aboriginal and Torres Strait Islander community member interests that are reflective of our local population.

4. OPERATING PROCEDURES

4.1 Co-Chairing Arrangements

The Advisory Committee will be co-chaired by the Bunurong Land Council representative and Traditional Owner (Boon Wurrung Foundation).

The Co-Chairing arrangements are as follows:

- The Co-Chairs will preside over meetings on an alternating basis.
- The Co-Chair will deputise for the chairperson should they be unable to Chair.
- In both to the Chairs absence, a Council Officer will act as Chair for the meeting.

4.2 Chair Responsibilities

The Chairperson is responsible for presiding over the meeting, and carry out the following functions:

- Ensure the Advisory Committee operates in an effective manner within these Terms of Reference and act in the best interests Committee.
- Be available to liaise with Council Officers on matters relating to the Committee as required.
- Ensure that decisions made at meetings are actioned and implemented in a culturally appropriate way.
- Ensure cultural integrity is embedded in the meeting format.
- Act in accordance with legal requirements, ethical standards, cultural integrity, relevant policies including conflict of interest, codes of conduct and the Council's values.

4.3 Secretariat

The Secretariat function will be provided by the Reconciliation Officer (Council Officer), and be overseen by the Sub-Group. The role of the Secretariat is to provide for the smooth operation of the Advisory Committee proceedings, as well as ensuring that Members are fully informed and prepared. To fulfil this role, the Secretariat will be responsible for:

- Undertaking administrative duties such as setting the meeting schedule, preparing the agenda, minutes, attendance and apologies, correspondence and reports and ensuring their timely distribution.
- Consult with Members and the Co-Chairs on agendas and minutes.
- Confirming that appropriate consultation has been undertaken with the relevant groups across the membership when required prior to circulation of any papers.
- Arranging for Council staff to provide advice, and if required, to attend meetings of the committee to present this advice.
- With the Co-Chairs, ensure that the committees actions, owners and timelines are identified in minutes, are followed up and communicated appropriately.
- Receive apologies from Members unable to attend a meeting.

4.4 Quorum

- A quorum for the Advisory Committee will require attendance of a minimum of half the membership, which must include one councillor, one Council officer and three other members, including one

Aboriginal and Torres Strait Islander community representative.

- The Advisory Committee will operate on a consensus basis. Should an issue remain unresolved, then the Chair will defer the issue to the next meeting. For any issues that remain unresolved and where a solution cannot be found, and the matter is viewed as significant, then the Advisory Committee can appoint an independent mediator to assist with resolving the issue and helping the Advisory Committee to reach consensus.

4.5 Meetings

- The Advisory Committee will meet a minimum of four times per year and be limited to two hours in length.
- Meetings will commence and conclude on time.
- By agreement, additional meetings may be scheduled.
- Where practicable, the agenda, reports and documents will be distributed to Members at least five (5) working days prior to meetings.
- Accurate minutes will be kept of each meeting. Full copies of the minutes, including attachments, shall be provided to Council Steering Committee members no later than ten (10) working days following each meeting.
- The Committee may establish working groups for a specified purpose.
- Members are required to inform the Reconciliation Officer of any apologies.

4.6 Decision-making Process

- All decisions are made by consensus – that is, Members are satisfied with the decision even though it may not be their first choice.
- If consensus is not reached, decisions are made by the endorsement of the majority of the Advisory Committee members in attendance at a meeting.
- Decisions made at meetings will only be valid if there is Aboriginal and Torres Strait Islander representation at the meeting (as per Quorum).
- Decisions may be made out-of-session, by email, unless otherwise agreed. Advisory Committee members have five (5) business days to indicate their endorsement of a decision.

4.7 Disclosure of Conflict of Interest

- Members must, having reviewed the agenda for a meeting, declare to the Chair any direct or indirect conflict of interest, or potential conflict of interest, in matters to be considered at meetings, and withdraw from the meeting whilst the matter is being discussed and not participate in any decision making related to the issue.
- The Advisory Committee commits to recording all conflict of interest disclosures in the relevant meeting minutes. Meeting minutes should include a short statement about how any conflicts were managed so that they did not affect the fairness of any of the advice or recommendations.

4.8 Professional Conduct

- Members are required to conduct themselves in accordance with the Frankston City Council Values.
- Members have a responsibility to treat all members of the group fairly, courteously and with cultural sensitivity.
- The professional opinions and contributions of all Members should be acknowledged and valued to

foster trust, confidence and goodwill.

5. DISPUTE RESOLUTION PROCESS

In the event of any unresolved matter or dispute, the parties will be encouraged to discuss the matter and attempt to resolve it as soon as possible. If the parties are unable to resolve the dispute individually, the parties may then agree to hold a meeting in the presence of a mediator. The Advisory Committee may nominate a representative to be invited to assist in facilitating the decision of an acceptable mediator. All parties must agree to the mediator. All parties must be given reasonable opportunity to be heard and ensure that natural justice is accorded

6. EVALUATION AND REVIEW

The Terms of Reference and membership will be reviewed every two years, unless agreed by the Advisory Committee to do so at an earlier date.

Executive Summary**12.2 Proposed discontinuance of part of Plowman Place, Frankston**

Enquiries: (Brianna Alcock: Corporate Development)

Council Plan

Community Outcome:	1. Planned City
Strategy:	1.1 Community Infrastructure
Priority Action	1.1.6 Ensure community infrastructure and services match community need

Purpose

To commence the statutory process to enable Council to consider whether to discontinue part of Plowman Place, Frankston for the installation of a sports light tower to service Frankston Park.

Recommendation (Director Corporate Development)

That:

1. In the proposed exercise of powers, duties and functions conferred by sections 206, Schedule 10, clause 3, 207A(a) and 223 of the *Local Government Act 1989 (Act)*, Council approves the commencement of the statutory process to consider whether or not to discontinue that section of Plowman Place, Frankston, as shown in the attached survey plan (*road*) and to transfer the land to the Crown for consolidation with the adjoining Frankston Park Reserve.
2. Public notice is to be given in the Frankston Leader and on the Council's website inviting written submissions in relation to the proposed discontinuance and transfer, in accordance with section 223 of the Act.
3. Separate written notice is to be given to the Department of Environment, Land, Water and Planning and the owners and occupiers of the land abutting or immediately adjacent to the road, giving a description of the proposal and also inviting written submissions.

Key Points / Issues

- At previous meetings on 22 October 2018 and 18 February 2019 Council has considered matters related to the sports lighting upgrade to broadcast level at the Frankston Park Reserve ('Park').
- As part of the proposed sports lighting upgrade, it is proposed to erect and install a 48m high light tower on a portion of land adjoining the Park. The land, which forms part of Plowman Place ('road'), is set aside and appropriated as 'road reserve'. This road is registered as a public road on Council's Public Road Register. Both the Park and the road are situated on Crown Land.
- Following discussions with key internal stakeholders, officers recommended the discontinuance of part of Plowman Place, Frankston as shown in Attachment A to facilitate the erection of this light tower and to mitigate risk associated with installing such non-road related infrastructure in a road reserve and to remove the need for tenure under the Land Act 1958.
- The section of the road which is open to and used by vehicular traffic would be unaffected by the proposal. The proposal would allow the transfer or convert the southern section of the road, which is only being used for the regulated parking of vehicles, to the Park land so as to incorporate the portion of the former road reserve into (and within the boundaries of) the Park.

12.2 Proposed discontinuance of part of Plowman Place, Frankston**Executive Summary**

- Approval is required from the Department of Environment, Land, Water and Planning (DELWP) to undertake the discontinuance and associated land 'transfer' to incorporate the land into the Park.
- The car parking within the proposed area to be discontinued as shown in Attachment A, would not be impacted by the road discontinuance or subsequent removal of this section of road from Council's Public Road Register (subject to the erection and maintenance of the light tower).
- The proposed area to be discontinued adjoins one other property being the Frankston Park Crown Reserve and hence will not impact property owners on the north side of Plowman Place with respect to access.
- It is considered that this section of Plowman Place is therefore no longer considered reasonably required for general public use as a road and can be incorporated into the Park without affecting nearby property owners.
- Council must specify the details of the discontinuance of part of Plowman Place within its Public Roads Register, which is available on Council's website.
- Removal of this part of Plowman Place from Council's Public Road Register would mean that this area would no longer be governed by the requirements set out in Council's recently endorsed Road Management Plan (2019).
- It is recommended that in the event of this part of Plowman Place being discontinued, Council would continue to maintain the road related infrastructure in accordance with its Road Management Plan 2019 due to the high community usage and prominence of this area. This includes but is not limited to footpaths, kerb, parking areas, signage, guide posts, tactile ground indicators and stormwater drainage.

Financial Impact

The Victorian Government introduced the "Fair Go Rates" system in 2016-2017, placing a cap on Council rates. Rate revenue constitutes 66 per cent of all Council revenue.

The rate cap over the past three financial years has been 2.5 per cent, 2.0 per cent and 2.25 per cent respectively and has been set at 2.5 per cent for 2019-2020.

The rate cap is based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services.

Over time, with the cost of providing services increasing at a greater rate than increases in Council's major source of income, Council's capacity to continue to deliver services and fund its capital programme will be severely restricted.

There are financial costs, however, these costs can be accommodated within existing budgets.

Consultation**1. External Stakeholders**

Preliminary discussions have been held with the Department of Environment, Land, Water and Planning (DELWP) and verbal in-principle support for the proposal has been provided.

Legal advice has been sought to ensure the correct processes are taken to discontinue part of Plowman Place, Frankston, including the preparation of this Council report.

12.2 Proposed discontinuance of part of Plowman Place, Frankston**Executive Summary****2. Other Stakeholders**

Community consultation has already occurred with regards to the sports lighting upgrade at Frankston Park Reserve including the installation of light towers as described in the report presented to Council on 18 February 2019.

The following consultation has occurred:

- Letter to approximately 530 properties within the area surrounding Frankston Park;
- Two information sessions were held at the Function Centre at Frankston Park Oval on Wednesday 5 December 2018 (5.30 – 7.00pm) and Tuesday 11 December 2018 (5.30 – 7.00pm);
- Community feedback via ‘Have Your Say’ page on Council website was open from 28 November 2018 to 1 February 2019; and
- Information has been provided at the Information sessions and also on ‘Have Your Say’ page on Council website including:
 - Fact sheet;
 - Lighting design and tower elevations;
 - Draft Masterplan showing proposed light tower one light pole in the road reserve and proposed boundary realignment; and
 - Level of illumination (broadcast level of 1000 lux).

Council received 26 responses during this period with a summary of the feedback received below:

- 22 out of 26 respondents supported the Sports lighting upgrade to broadcast level at Frankston Park Oval. Key reasons outlined in support of the project were:
 - “It is good for sports in Frankston”;
 - “Good for the Frankston Football Club”;
 - “Frankston will be a hub of sports in Peninsula”; and
 - “It is great for young people”.
- Four (4) out of the 26 respondents did not support the proposed works. The main concerns raised were:
 - “Possible loss of views and amenity”;
 - “Perception of loss of property value”;
 - “Not worth it for only 4 to 6 matches per year”;
 - “More investigations required to study impact on skyline compared to other high buildings in the Frankston CBD”; and
 - “Parking spaces may not be sufficient”.

Internal consultation has occurred between key internal stakeholders from Council’s Commercial Services, Capital Works Delivery, Sustainable Assets and Governance and Information departments on the proposal to discontinue part of Plowman Place, which was deemed to be the best long-term solution.

12.2 Proposed discontinuance of part of Plowman Place, Frankston**Executive Summary****Analysis (Environmental / Economic / Social Implications)**

Undertaking the discontinuance of part of Plowman Place and the transfer of the land into the Frankston Park Crown Reserve would eliminate the need for future tenure under the Land Act 1958 and would facilitate the installation of the broadcast quality light tower.

This would provide significant economic and social benefits to Frankston City by allowing the telecasting of AFLW, AFL X and VFL games.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

The report accurately outlines the requirements of the Local Government Act in respect to the proposal.

Policy Impacts

The proposed Frankston Park lighting works, which require the discontinuance of part of Plowman Place, would contribute to the Council Plan strategic priorities for a revitalised city centre and enhancement of regional sporting facilities.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

Following the statutory process to discontinue part of Plowman Place, will mitigate any risk associated with the need for future tenure under the Land Act 1958 as well as any future development works of this land proposed under a masterplan strategy or similar.

It is also seen to be the best solution to address risks associated with installation of non-road related infrastructure (light tower) within the road reserve.

There may be a time delay for DELWP to review the proposal due to the high volume of requests associated with level crossing removal works. At this stage, this risk is unavoidable and it is not known how long this approval process could take.

Conclusion

The purpose of this report is to seek a Council resolution to commence the statutory procedures to enable Council to consider whether to discontinue part of Plowman Place, Frankston, to allow for the installation of a broadcast quality light tower to service Frankston Park.

The discontinuance of part of the road and subsequent transfer of land to the Frankston Park Crown Reserve would eliminate risk associated with the need for future tenure of the land under the Land Act 1958.

12.2 Proposed discontinuance of part of Plowman Place, Frankston**Executive Summary**

If Council endorses the commencement of the statutory process, the proposal will be advertised and public submissions will be invited. Following the submission period, a further report will be presented to Council to enable Council to consider the formal discontinuance of part of Plowman Place, Frankston, the transfer of this land to the Frankston Park Crown Reserve and the subsequent removal of this section of road from Council's Public Road Register.

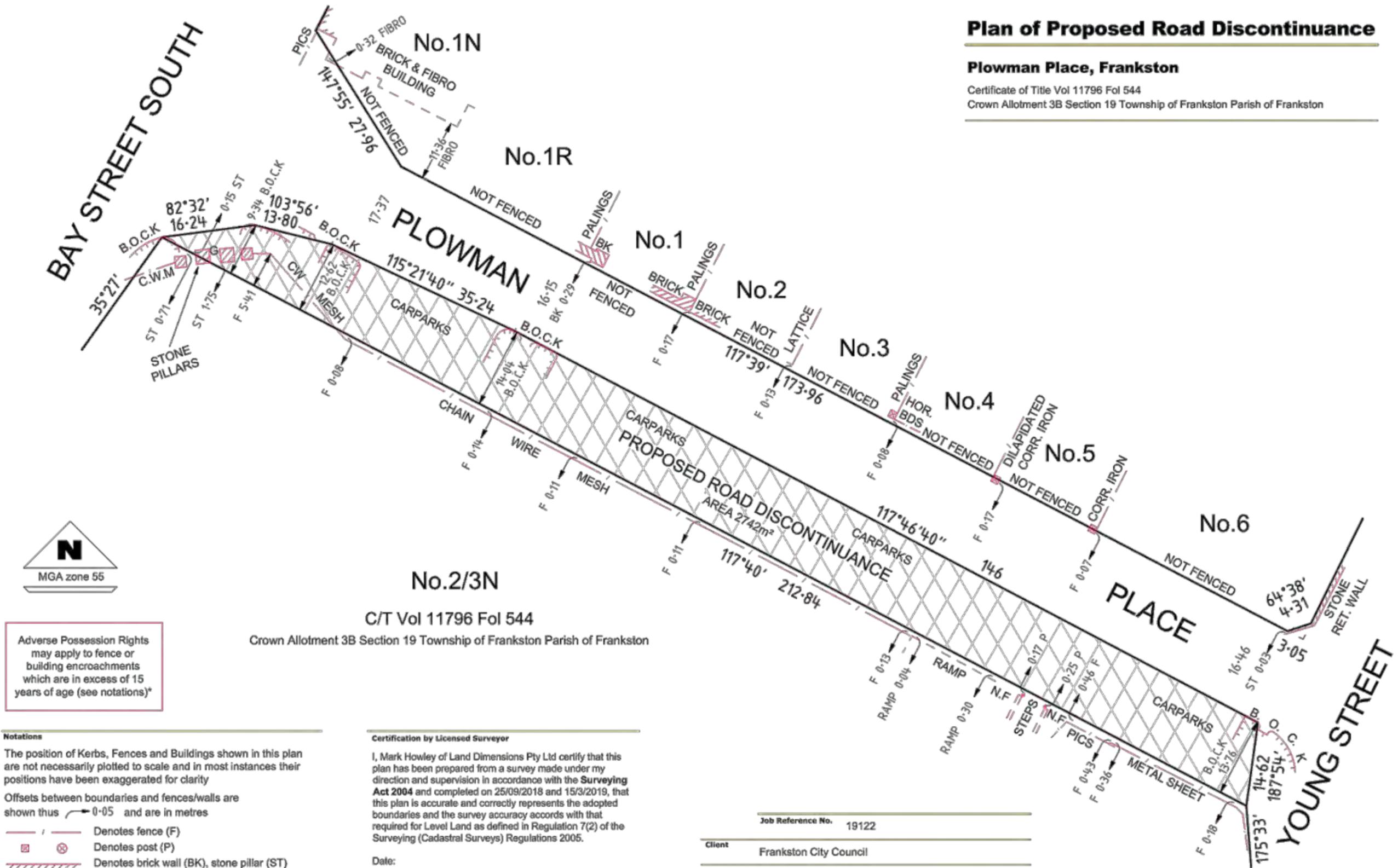
ATTACHMENTS

Attachment A: [↓](#) Road Discontinuance Plan for part of Plowman Place, Frankston

Plan of Proposed Road Discontinuance

Plowman Place, Frankston

Certificate of Title Vol 11796 Fol 544
Crown Allotment 3B Section 19 Township of Frankston Parish of Frankston



Adverse Possession Rights may apply to fence or building encroachments which are in excess of 15 years of age (see notations)*

Notations
The position of Kerbs, Fences and Buildings shown in this plan are not necessarily plotted to scale and in most instances their positions have been exaggerated for clarity
Offsets between boundaries and fences/walls are shown thus $\rightarrow 0.05$ and are in metres

- Denotes fence (F)
- Denotes post (P)
- Denotes brick wall (BK), stone pillar (ST)
- Denotes fibro wall, ramp
- Denotes back of concrete kerb (B.O.C.K)

* Where the location of existing fences/walls differs substantially to Title boundaries, the relevant neighbour (owner) should be notified of any design or works on or near those boundaries as Adverse Possession Rights may apply.

No.2/3N
C/T Vol 11796 Fol 544
Crown Allotment 3B Section 19 Township of Frankston Parish of Frankston

Certification by Licensed Surveyor
I, Mark Howley of Land Dimensions Pty Ltd certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the **Surveying Act 2004** and completed on 25/09/2018 and 15/3/2019, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required for Level Land as defined in Regulation 7(2) of the Surveying (Cadastral Surveys) Regulations 2005.

Date: _____
Licensed Surveyor
Surveying Act 2004

Scale: 1:600 Lengths are in metres

Job Reference No. 19122
Client Frankston City Council

LAND DIMENSIONS

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Drawn	YL	Checked	MSH	Date	1/4/2019
Drawing number	19122R			Version	-
Original sheet size	A3			Sheet	1 of 1

Executive Summary

12.3 Appointment and Authorisation of Council Staff

Enquiries: (Brianna Alcock: Corporate Development)

Council Plan

Community Outcome:	3. Sustainable City
Strategy:	3.3 Ensure good governance and management of Council resources
Priority Action	3.3.2 Implement a schedule of reviews of services, plans, policies and protocols to ensure good governance

Purpose

To appoint Council officers for the purpose of enforcing the *Planning and Environment Act 1987* and the *Local Government Act 1989*.

Recommendation (Director Corporate Development)

That:

1. Pursuant to the provisions of Section 147 (4) of the *Planning and Environment Act 1987* (Act), Council appoints the officers listed in the Instrument of Appointment and Authorisations.
2. The Instrument of Appointment and Authorisation be signed and sealed.

Key Points / Issues

- For proper administration of the provisions of the *Planning and Environment Act 1987* ('Act') planning officers must be formally appointed as 'authorised officers' for the purposes of enforcing the Act.
- Council's Lawyers have reviewed the provisions of the Act in regard to delegation of powers and have concluded that authorisation of officers under the Act cannot be delegated by the Chief Executive Officer. The Lawyers are of the view that planning officers must be authorised by resolution of Council.
- The appropriate resolutions for appointment and authorisation of these planning officers are set out in the recommendation to this report.
- The relevant Council officers are listed in the Appointment and Authorisation document which is to be signed and sealed. This has been provided to Councillors under separate cover.

Financial Impact

The Victorian Government introduced the "Fair Go Rates" system in 2016-2017, placing a cap on Council rates. Rate revenue constitutes 66 per cent of all Council revenue.

The rate cap over the past three financial years has been 2.5 per cent, 2.0 per cent and 2.25 per cent respectively and has been set at 2.50 per cent for 2019-2020.

The rate cap is based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services.

Over time, with the cost of providing services increasing at a greater rate than increases in Council's major source of income, Council's capacity to continue to deliver services and fund its capital programme will be severely restricted.

12.3 Appointment and Authorisation of Council Staff**Executive Summary**

Council will continue to evaluate the impacts of rate capping annually and needs to be mindful of these outcomes in all Council decisions.

The authorisation of officers has no financial implications.

Consultation**1. External Stakeholders**

Not applicable.

2. Other Stakeholders

The authorisation of the officers listed for consideration have been discussed with the Coordinator Strategic Planning and the Manager Planning and Environment.

Analysis (Environmental / Economic / Social Implications)

There are no environmental, economic or social implications associated with this report.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

All matters relevant to the Charter of Human Rights and Responsibilities have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Legal

Officers are required to be appointed as authorised officers under Section 147(4) the *Planning and Environment Act 1987*.

Policy Impacts

There are no Policies that impact the decision of this report.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

Failure to provide authorisations would result in officers not being able to enforce the law.

A suite of authorisations have been developed by Maddocks and are used by most councils across Victoria. Authorisations for other officers in the same or similar roles have been in place for many years without undue issues.

There are a range of checks and balances undertaken to ensure these powers are exercised appropriately. When no longer required these powers are revoked to ensure good governance practices are being maintained and the risks associated with inappropriate use are reduced.

Conclusion

Adoption of the recommendation within this report will give effect to administrative changes within the Planning and Environment Department, and facilitate the effective ongoing administration of the provisions of the Act.

12.3 Appointment and Authorisation of Council Staff

Executive Summary

ATTACHMENTS

Attachment A: [⇒](#) Instrument of Authorisation and Appointment by Council for member of staff (*Under Separate Cover*)

Attachment B: [⇒](#) Instrument of Appointment and Authorisation by Council for member of staff (*Under Separate Cover*)

Executive Summary

12.4 Notice of Motion Status Update

Enquiries: (Dennis Hovenden: Chief Executive Office)

Council Plan

Community Outcome:	3. A Well Governed City
Strategy:	3.1 Accountable Governance
Priority Action	3.1.1 The elected representatives will provide clear and unified direction, transparent decision makers and good governance

Purpose

To update and brief Council on the current status of resolutions.

Recommendation (Chief Executive Office)

That Council:

1. Receives the Notices of Motion Report as at 23 April 2019.
2. Notes that there are no Notices of Motion that have been reported as being complete.
3. Notes that since 19 March 2019, 21 resolutions have been completed as detailed in the body of the report.
4. Notes that the reports listed below will not be presented back to Council by its advised date and that a detailed explanation is provided in the body of the report:
 - Response to 2018/NOM47 – Environmentally Sustainable Design (ESD) Rating System
 - Response to 2018/NOM69 – White Street Mall Revitalisation
 - Belvedere Park Facility
 - Response to NOM1389 – Ballam Park Precinct Improvements - Update

Key Points / Issues

- At the Ordinary Council Meeting OM295 held on 19 December 2016, Council resolved that:

“That the Chief Executive Officer is directed to provide regular updates to Council on the progress or status of Council’s resolutions resulting from Notices of Motion raised by Councillors. In order to facilitate this, a brief progress report (detailing the status of each outstanding resolution) is required to be presented to Council at each of its Ordinary Meetings in future commencing with Ordinary Meeting 296 (scheduled for the 30 January 2017).”
- The Notices of Motion Report as at 12 March 2019 is attached and will continue to be updated and reported at each Ordinary Council Meeting. Note that there are no reports listed under confidential, as such this report has not been attached.
- There are no Notices of Motion actions that have been reported as ‘complete’ and are requesting to be archived.

12.4 Notice of Motion Status Update**Executive Summary**

- Since 19 March 2019, the following 21 resolution actions have been reported as 'complete':
 - Establishment of a Facade Improvement Grant and Green Wall Proof of Concept
 - Response to 2018/NOM31 - Improvements to the Planning Process - Establishing a Frankston Native Vegetation Offsets Program
 - Annual Report on Council's Greenhouse Gas Emissions, Energy and Water Usage and Costs (2017-18)
 - Proposed Recipients for Citizen, Young Citizen, Senior Citizen and Community Event of the Year Awards for 2019
 - Community Kinders Plus, Placed Based Kindergarten Early Years Manager - Request seeking urgent funding assistance
 - Amendment of the Road Management Plan
 - Proposed Road Closure to Vehicular Traffic – Station Street Mall Frankston
 - Peninsula Leisure Pty Ltd 2017/2018 Annual Report
 - Compliance & Enforcement Policy
 - Municipal Emergency Management Plan Audit 2019
 - Response to 2018/NOM65 - Peninsula Link
 - Nominations for the MAV President and Management Board
 - Final Review on 2018 Youth Mayor Activities
 - Amendment to Planning Permit 614/2016/P - 197 Karingal Drive Frankston 3199 - To erect and display an internally illuminated, floodlit, major promotion sign
 - Planning Application 494/2014/P/D - 560 Frankston-Dandenong Road, Carrum Downs - To use and develop the site for a Micro-brewery, sale and consumption of liquor, care (food and drink premises) and variation to the car parking requirements – section 72 amendment to reconfigure part of the car park to extend the outdoor seating area
 - January 2019 Town Planning Progress Report
 - Councillor Representatives to the Mornington Peninsula and Western Port Biosphere Reserve Foundation Board
 - Frankston City Council submission to the Federal Government Social Security Commission Bill 2018
 - Notice of Motion Status Update (2019/OM3)
 - Capital Works Quarterly Report - Q2 - October - December 2018/19
 - Award of Contract 2018/19 - 58 - Langwarrin Netball Court Redevelopment
- Due to various factors, it is sometimes not possible for reports to be brought back before Council in accordance with the time frames resolved. There are two reports listed as being delayed for this meeting. Progress updates have been supplied for the items set out below:

12.4 Notice of Motion Status Update**Executive Summary**

- Response to 2018/NOM47 – Environmentally Sustainable Design (ESD) Rating System
The project is moving along, however, Frankston City Council has aligned with other Councils and external organisations in order to provide a coordinated outcome. A memorandum is expected to be provided to Council in the coming weeks with a brief update of the recommendations. As such, the report will be brought back to Council at its 1 July 2019 Ordinary Meeting.
- Response to 2018/NOM69 – White Street Mall Revitalisation
Presentation was provided to MPAC on 27 March on ideas for White Street Mall revitalisation. Further discussion is planned with key stakeholders including Bayside Shopping Centre, to refine options and then develop concept options for discussion with Mr Paul Edbrooke MP, State Member for Frankston, through May. An update on the preferred options is to be presented at the 27th May MPAC meeting before reporting to Council in June 2019.
- Belvedere Park Facility
The Belvedere Park (Linen House) EOI process outcomes will need to be delayed as negotiations are still occurring. A report is expected to be presented to Council at its 3 June 2019 Ordinary Meeting.
- Response to NOM1389 – Ballam Park Precinct Improvements - Update
Due to the breadth of research and consultation that has occurred (including establishing the cost of various programs) the desired timeframes were not able to be met.

Financial Impact

The Victorian Government introduced the “Fair Go Rates” system in 2016-2017, placing a cap on Council rates. Rate revenue constitutes 66 per cent of all Council revenue.

The rate cap over the past three financial years has been 2.5 per cent, 2.0 per cent and 2.25 per cent respectively and has been set at 2.5 per cent for 2019-2020.

The rate cap is based on the consumer price index which relates to the average increase in the prices of a range of goods and services, very few of which apply to the cost drivers of providing local government services.

Over time, with the cost of providing services increasing at a greater rate than increases in Council’s major source of income, Council’s capacity to continue to deliver services and fund its capital programme will be severely restricted.

There are no financial implications associated with this report.

Consultation**1. External Stakeholders**

Nil.

2. Other Stakeholders

Nil.

12.4 Notice of Motion Status Update**Executive Summary****Analysis (Environmental / Economic / Social Implications)**

Making the written records available may provide some confidence regarding transparency in decision making, and is in keeping with best practice advice from the Victorian Ombudsman.

Legal / Policy / Council Plan ImpactCharter of Human Rights and Responsibilities

The Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to the content of the report.

Legal

Nil.

Policy Impacts

There is no impact on Council policies.

Officer's Declaration of Interests

Council officers involved in the preparation of this report have no conflict of interest in this matter.

Risk Mitigation

There is no risk associated with this report.

Conclusion

The purpose of this report is to brief and update Council on the implementation and status of resolutions including Notices of Motion. Council Officers are continuously working to implement a range of Council resolutions and in addition to noting the work completed, it is recommended that the Notices of Motion as listed within this report now be archived.

ATTACHMENTS

Attachment A:[↓](#) Notices of Motion Cost Summary as at 23 April 2019

Attachment B:[↓](#) Notice of Motion as at 23 April 2019

Notice of Motion Report - 2019 - for the 23 April Council Meeting (A3913237).XLSX

Notice of Motions Estimated Costs By Councillor 2016 – 2020 Term

Table 1

Councillor	Number	Primary Cost	Ongoing Cost	Outcome Cost
Cr Cunial	9	\$0	\$128,800	\$227,500
Cr McCormack	13	\$3,025	\$0	\$238,000
Cr Toms	31	\$7,240	\$70,000	\$259,158
Cr Aitken	33	\$7,115	\$0	\$69,750
Cr Bolam	81	\$11,758	\$642,392	\$539,800
Cr O'Connor	18	\$2,600	\$4,000	\$25,163
Cr Mayer	3	\$200	\$66,000	\$0
Cr Hampton	24	\$6,565	\$4,200	\$33,900
Cr O'Reilly	3	\$0	\$0	\$0
TOTAL	194	\$ 38,503	\$ 915,392	\$ 1,393,271

NOTE: There may be occasions when the Ongoing Cost is ALSO reported under Outcome costs: this is on the occasions when the ongoing cost has a KNOWN FINITE total. This is to note for budgeting purposes (for eg: \$121,000 total over 11 years = \$11,000 budgeted per year). Notes/comments are provided in the report when this occurs

Notice of Motion Report - 2019 - for the 23 April Council Meeting (A3913237).XLSX

Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
4-Sep-17	14.2	NOM 1361 - Seaford Substation Cr Bolam	<p>Council Decision: That a report be provided to Council at the December Ordinary Meeting on the iconic Seaford Substation.</p> <p>The report should consider: 1. The internal and external status of the Seaford Substation site; 2. Whether there is the presence of asbestos, signs of concrete cancer, concerns with the building's structural integrity; and 3. Future plans for the site, and the possible public use of the substation for community purposes (i.e. local museum, community hub etc).</p> <p>Carried</p>	Phil Cantillon	<p>8 April 2019 - A verbal update was provided to Councillor Bolam on 1 April. A follow up email has been sent to VicTrack/Metro requesting urgent response.</p> <p>18 March 2019 - A meeting was held onsite between Council officers and representatives of MTM on 25 February 2019. At the meeting Council proposal for improvements to Seaford Substation were discussed in detail including urgency to resolve this matter. MTM has ensured that they will respond via letter in the next few weeks outlining next steps in the process including their initial comments/feedback on the proposal. Council is yet to receive a formal response from MTM/VicTrack in this matter. A reminder email has been sent again seeking urgent response.</p> <p>25 February 2019 - Currently awaiting MTM confirmation for onsite meeting to progress this project, likely to occur in late Feb/early March.</p> <p>4 February 2019 - Council request in relation to this matter has been discussed with representative from MTM. MTM has advised that they are currently reviewing this matter internally and will provide advice on way forward in the next few weeks with meeting between Council, VicTrack and MTM likely to occur around mid-February.</p> <p>14 January 2019 - VicTrack has confirmed by email dated 22 November 2018 its support for the proposal and is happy to also make a co-contribution towards the capital cost for the proposed works subject to agreement on the ongoing commitment from either MTM (METRO) or Council for the ongoing maintenance of the proposed improvement works. Further negotiation are now underway with VicTrack and MTM to discuss best possible method of undertaking works and future maintenance arrangements.</p> <p>Awaiting response from VicTrack and MTM regarding ongoing commitment for future maintenance arrangements.</p> <p>26 November 2018 - No change to the status - currently awaiting response from VicTrack/Metro. Delay in receiving response due to change in responsible officer at VicTrack/Metro.</p> <p>5 November 2018 - A follow up request for an update was sent to VicTrack on 9 October 2018. Currently awaiting response from VicTrack on this matter.</p> <p>8 October 2018 - No change to the status - currently awaiting response from VicTrack/Metro which is expected shortly.</p> <p>17 September 2018 - Letter has been sent to VicTrack/Metro with revised plans and Council request for co-contribution of capital funds towards the project and Council preference for VicTrack to be responsible for the future ongoing maintenance. A copy of letter was also circulated to all Councillors via email dated 3 September 2018.</p> <p>27 August 2018 - A memo update to all councillors on the progress of project was circulated on 25 July. No additional update at this stage.</p> <p>31 July 2018 - Works are currently underway to refine the concept plans to incorporate feedback received from METRO. It is expected that revised</p>	Primary Cost: \$620 (meeting held)
16-Oct-17	14.1	NOM 1376 - Inconsistencies of Clause 52.48 - Bushfire Protection Exemptions (Known as the 10/30 Right) Cr Aitken	<p>Council Decision: That Council make representations through all local Members of Parliament with reference to the inconsistencies of the Clause 52.48 – Bushfire Protection Exemptions (otherwise known as the 10/30 Right) The introduction of a uniform ability for residents to remove trees without any impediment when located within 10 metres of their house (if constructed or approved prior to September 2009), entirely negates the recognition particularly of highly important or heritage trees that contribute greatly to the streetscape.</p> <p>The irreparable damage to the character of local communities by the provision of this exemption as it currently stands means that vast numbers of trees are being removed throughout the greater Melbourne area in situations that are at either very low or negligible fire risk because of the blanket status of this provision.</p> <p>This is entirely against widely upheld state policy of greening our suburbs and represents an administrative measure which was taken at a moment of understandably high public emotion following the devastating bushfires of 2009. However, as outlined above the unfortunate nett effect is that vegetation has been removed from locations where it cannot be reasonably justified.</p> <p>C/U</p>	Michael Papageorgiou	<p>8 April 2019 - No further news from DELWP on progress with their review of these exemptions.</p> <p>18 March 2019 - Following Council's submission to DELWP on Clause 52.12 - Bushfire Protection: Exemptions made in February we have been advised that DELWP is considering a similar change for a number of other Councils. We are hoping that the outcome of the exemptions review by DELWP will be a group planning scheme amendment. We do not have a date for when DELWP will complete its deliberations.</p> <p>No further updates to report.</p> <p>25 February 2019 - DELWP has advised that it is reviewing the provisions (now contained in Clause 52.12 rather than 52.48). Officers have provided information for DELWPs consideration in respect of the impact of the provisions in Frankston, including in respect of vegetation removal. Council will need to await the outcome of DELWPs review.</p> <p>Revised Target Date changed by: Craig, Tenille From: 30 Jan 2019 To: 31 Jul 2019 Reason: To allow DELWP to undertake its review.</p> <p>4 February 2019 - We are now awaiting DELWP advice on the best way forward. Council may sponsor a GC amendment with neighbouring Councils that have the same issue with the exemptions.</p> <p>Council officers met with DELWP officer in January 2019 to advise of the urgency of removing the exemption and the impact on the progress of the planning scheme initiative such as the update for the Significant Tree Register.</p> <p>14 January 2019 - Revised Target Date changed from: 27 Nov 2018 To: 30 Jan 2019</p> <p>26 November 2018 - As the State Government is now in caretaker period, there will be no news of any further progress on changes to the current bushfire exemption provisions until early next year (2019). Council Officers will pursue a meeting with DELWP officers prior to the end of January 2019.</p> <p>8 October 2018 - Still to meet with the DELWP Officer. No announcement likely prior to State Government caretaker period.</p> <p>17 September 2018 - There is no new update as we are still awaiting advice from the State Government.</p> <p>27 August 2018 - There is no new update information as we are awaiting advice from the State Government.</p> <p>31 July 2018 - A meeting has now been arranged with the DELWP bushfire planning officer. Should this be successful, a resolution favourable to Council may be achieved by the end of 2018.</p>	Primary Cost:

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
16-Oct-17	14.6	NOM 1381 - Committee for the Future Occupancy of Linen House Cr Hampton	Council Decision: That a committee of interested Councillors, Chief Executive Officer and appropriate Council officers be formed to oversee the future occupancy of Linen House including the Expressions of Interest (EOI) that go out to organisations interested in participating. That this committee meet on a monthly basis and report back to Council on the issues covered. C/U	Liz Daley	8 April 2019 - A walkthrough of Linen House for Councillors and EMT was held on 29 March 2019 at 3pm. Councillors were given a walk through of the facility and highlighted the area that the AFL would like to use for office space. Council Officers are working with the AFL and key stakeholders to develop surrender documents for St Kilda. Revised Target Date changed by: Hall-davis, Tracee From: 18 Mar 2019 To: 29 Apr 2019 18 March 2019 - A report was presented to Councillors at 4 March Briefing. The CEO and Mayor have met with St Kilda to further discussions and action of St Kilda relinquishing their lease to Linen House and licence to car park and oval so that the registration of interest process can proceed. A walkthrough for Councillors is being organised and a date will be finalised shortly. 25 February 2019 - A report on the progress and way forward for Linen House will be brought to the 4 March Councillor briefing to seek Councillor guidance. An update will be provided on negotiations with St Kilda to assist with clearing the way for the registration of interest process. 4 February 2019 - The committee has met recently on Tuesday 18 December 2018. Information on all communications between council and the St Kilda FC over the past six months was provided to Councillors at the meeting and also distributed in Councillor pigeon holes for those who were unable to attend. Minutes of the meeting were distributed out to Councillors on 16 January 2019. As agreed at the meeting, further reference group meetings are to be held off until the registration of interest process has been undertaken. 14 January 2019 - A Briefing of Councillors was held on 18 December 2018 and minutes of this meeting have been forwarded to all Councillors for their information. 26 November 2018 - Revised Target Date changed by: Hall-davis, Tracee From: 1 Dec 2018 To: 18 Mar 2019 The next Committee meeting for Linen House is scheduled on 12 December 2018. 5 November 2018 - As a result of Committee for Linen House meeting on 8 October 2018; the Mayor has met with St Kilda Football Club. The Committee will reconvene mid-November 2018. Revised Target Date changed by: Venter, Melissa From: 25 Oct 2018 To: 01 Dec 2018 Reason: Committee to reconvene in November 2018. 8 October 2018 - The next Committee meeting for Linen House is being scheduled for early October. 17 September 2018 - The next Committee meeting will be held early October. Revised Target Date changed by: Hall-davis, Tracee From: 25 Oct 2018 To: 25 Oct 2018	Primary Cost: \$350 (meetings held) Year 1: \$10,000
19-Feb-18	14.3	2018/NOM6 - Letter to the Minister regarding Level Crossing Removal Projects Cr Bolam	Council Decision: That in light of the fact that no funding packages have been made available to communities and businesses affected by the Level Crossing Removal at Skye/Overton Road, the closure of Eel Race Road, and the government's decision to locate a new train stabling facility at Kananook, that Council write to the Minister for Public Transport, the Hon. Jacinta Allan MP, to call for a consistent approach to the provision of funding to communities and businesses affected by Level Crossing Removal Projects (defined community benefit/compensation). The letter should also include a request that all crossing removal projects should incorporate a common protocol for asset ownership and maintenance to ensure consistency and equity for all local government areas impacted by Level Crossing Removal. Carried Unanimously	Phil Cantillon	8 April 2019 - A Memo to Councillors is currently being prepared and will shortly be provided to the Councillors. 18 March 2019 - The next update for Councillors is planned via Memo in April 2019. 25 February 2019 - No change to the status. 4 February 2019 - No change to the status. 14 January 2019 - Discussions have been held with both Transport for Victoria (ED Asset Management) and CEO of LXRA in relation to Council's advocacy for funding to compensate for any gifted assets handed over to Council. Councillors have also been briefed on this as part of a wider LXRA presentation. Any decision to accept assets will be determined by Council and after further negotiation on costs. Presentation provided to EMT on 10 December 2018 outlining projected cost impact. Discussions with TfV have confirmed draft code of practice is potentially two years away and will not provide any relief in the short term. The last wider update for Councillors on the wider LXRA issues was on 29 October 2018. A further update on wider LXRA issues is planned for the Councillors in March 2019. 26 November 2018 - Officers are following up on this matter. No update at this time. 5 November 2018 - Action reassigned to Cantillon, Phil 8 October 2018 - Draft Code of Practice for potential transfer of assets being developed by Transport for Victoria 27 August 2018 - MAV currently receiving feedback on proposed list of potential transfer of assets to be discussed with Transport for Victoria next. This will contribute to develop of draft guidelines/protocols to be circulated in early October. 31 July 2018 - Meeting is being held on 30 July 2018 at MAV which includes Kingston, Frankston, Dandenong, Monash and Glen Eira Councils to discuss common approach to asset ownership and maintenance for land in the rail corridor post crossing removal projects. 9 July 2018 - Discussions have been held at officer level to ensure compatible cross municipality schedule of asset ownership and maintenance. 18 June 2018 - Response received 01 June 2018, circulated to Councillors 1 June 2018. CEO Comment - based on the limited response provided to Council, a report will be prepared for the 23rd July 2018 Council meeting outlining options to go forward.	Primary Cost: \$820 (letters sent & large meeting held)
2-Jul-18	14.1	2018/NOM35 - Proposed Downs Estate Business Case Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor Cunial It is noted that the University of Melbourne is engaging with the Friends of the Downs Estate community group to prepare a business case on the future sustainability of the site as food security demonstration site. The business case will cost between \$80k to \$100k and subject to Council approval, the University of Melbourne is seeking \$25k contribution from Council. Should Council support the proposal, \$25k will be referred for consideration to the mid-year budget review. A report is to be provided to 10 September Ordinary Meeting outlining the proposal and considerations that will be detailed in the business case Carried Unanimously	Michael Papageorgiou / Kim Jaensch	8 April 2019 - No change to status. 18 March 2019 - University of Melbourne (UoM) have advised that they have commitment from one and possibly two government agencies outside of Frankston City Council with the UoM willing to make up any cash deficit in the \$25K remaining. Council will not release its \$25K until evidence of other government commitments have been provided as this was a condition in the resolution. 25 February 2019 - Council has not received any notification through the Planning and Environment Department of a Business Case from Melbourne University. An amount of \$25,000 has been considered and committed during the budget review process. These funds will be quarantined until such time as the Melbourne University business case has been received and approved. Comment added on behalf of Manager, Financial and Corporate Planning: no change to status 4 February 2019 - No further update 14 January 2019 - An amount of \$25,000 has been considered and committed during the budget review process. These funds will be quarantined until such time as the Melbourne University business case has been approved. 26 November 2018 - This item has been noted and a provisional amount of \$25,000 has been flagged for consideration at the Mid-Year Budget review on the condition that the business case is approved. 5 November 2018 - This item has been noted and a provisional amount of \$25,000 has been flagged for consideration at the Mid-Year Budget review	Primary Cost:

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Meeting Date	Item No	NOM Title and Councillor	Council Resolution	Responsibility	Comments	Cost Summary
13-Aug-18	14.2	2018/NOM52 - Car Parking Forum August 2018 - Committee for Greater Frankston Cr Cunial	Council Decision Moved: Councillor Aitken Seconded: Councillor Toms In response to the Committee for Greater Frankston's request to attend a forum in August 2018 to discuss the provision of publicly available parking in Frankston (copy attached), that all Councillors be invited to the Committee. Further that the Chief Executive Officer is requested to make available the relevant officer(s) to also attend the forum to provide technical advice if required and advise the Committee of Council's decision. Carried Unanimously	Michelle Tipton	8 April 2019 - I am still waiting on a confirmation date for the second forum. Councillors will be notified once a date has been confirmed. 18 March 2019 - Still awaiting details of the second forum to be organised. 25 February 2019 - Second forum being organised. Confirming details with COGF on details which will be provided to Councillors. This forum will include discussions held at the last Forum. 4 February 2019 - CEO noted and provided updated comment: "Second forum being planned to discuss outcomes." CEO noted the following comment - "Second forum to be organised." 14 January 2019 - The Committee of Greater Frankston will be distributing information on the outcomes of the forum. 26 November 2018 - The Committee of Greater Frankston will be contacted to provide the outcomes of the forum and next steps. This information will then be distributed to Councillors. 5 November 2018 - Memo to Councillors to be prepared by Director Community Development on the outcome of the discussions held at the Car Parking Forum. CEO noted - no further follow up meeting has occurred as yet as an outstanding action from the forum. 8 October 2018 - The Car Parking Forum was held on 14 September 2018. Council officers attended the forum, but no Councillors were present. Michelle to speak with Dennis to see if a memo should be prepared to provide Councillors with an update on what was discussed at the forum and any outcomes/recommendations. 17 September 2018 - The Car Parking Forum is scheduled for 14 September. At this stage, there are no Councillors attending the forum. 27 August 2018 - Contacted Geneva to advise of Council's decision for all Councillors to be invited to the forum. Geneva responded asking if this could be reduced to 3 Councillors. A response to Geneva from Dennis will be forwarded on 17 August 2018.	Primary Cost:
1-Oct-18	14.3	2018/NOM60 - Artwork for Frankston Train Station Cr Toms	Council Decision Moved: Councillor Toms Seconded: Councillor Aitken That Council writes to the State Member for Frankston, Mr Paul Edbrooke MP and the Chief Executive Officer for the Level Crossing Removal Authority, Mr Kevin Devlin advocating for artwork or a sculpture as part of the new Frankston Train Station precinct and offering the services of the Frankston Arts Board on this matter and that a report come back to the 10 December 2018 Council meeting on any findings. Carried	Andrew Moon	8 April 2019 - No change to status as updated on 14/03/19 18 March 2019 - Await outcome from OM 22/7/19 25 February 2019 - No further update 4 February 2019 - A report went to OM 29/1/2019 with responses from LXRA on the proposed artwork. Councillors have requested that Officers pursue further discussions with the State Government and present a further report back to Council on the outcomes in July 2019. Revised Target Date changed by: Hall-davis, Tracee From: 4 Feb 2019 To: 25 Jul 2019; Reason: OM 22/7/2019 14 January 2019 - No further update 26 November 2018 - Letter requesting an Artwork for the new Frankston Train Station was sent to LXRA (Kevin Devlin) and cc'd to Paul Edbrooke on 9/11/18. No response has been received to date. Report will be deferred until early 2019.	Estimated between \$75K & \$100K
22-Oct-18	14.4	2018/NOM65 - New Bylaws Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor Toms That the next review of Council's 2016 General Local Law No 8 pending legal advice is to consider the following bylaws for adoption: 1. Brimbank City Council's bylaw offence: participating (including bystanding) in 'hoon events'; 2. Melton City Council's bylaw offence: noise from vehicle sound equipment; and 3. City of Onkaparinga (SA) bylaw offence: flying a drone aircraft in an unsafe manner and/or (by flying a drone aircraft) detracting from another person's lawful use and enjoyment of public land. Carried	Leonie Reints / Brianna Alcock	8 April 2019 - Revised Target Date changed by: Hall-davis, Tracee From: 12 Nov 2018 To: 04 Nov 2019 Reason: Review of Local Law late 2019 18 March 2019 - Officers will be reviewing Frankston City Council General Local Law No. 8, 2016 in late 2019 and the items raised in this NOM will be investigated at the time of the review. 25 February 2019 - The next review date for the General Local Law is being considered. No further action as yet. 4 February 2019 - The next review date for the General Local Law is being considered. 14 January 2019 - The next review date for the General Local Law is currently being considered. 26 November 2018 - The resolution has been noted and the next review date is being considered. 5 November 2018 - The resolution has been noted and the next review date will be considered.	
10-Dec-18	14.1	201/NOM67 - Kananook Railway Station Improvements Cr Bolam	Moved: Councillor Bolam Seconded: Councillor Aitken That Council: 1. Writes to The Hon. Jacinta Allan MP, Minister for Public Transport seeking a meeting to discuss the current changes underway to Kananook Railway Station and surrounds as a result of the Level Crossing Removal Authority projects. In particular to discuss the impacts of these projects and opportunities available to better enhance the public use of the precinct such as improving disability access, landscaping and urban design improvements (e.g. lighting). 2. Offers to work with the relevant State Government Departments to develop a Kananook Railway Station Precinct Plan. C/U	Doug Dickins/ Michael Papageorgiou	8 April 2019 - A response is yet to be received to the letters sent 18 March 2019 - Letters have been sent to the Hon. Jacinta Allan MP, Minister for Public Transport, Shadow Minister for Public Transport and Ms Sonya Kilkenny (State Member for Carrum) 25 February 2019 - A letter has been sent to Minister for Transport Infrastructure (ref A3787569). 4 February 2019 - No further update 14 January 2019 - Council Officers are currently drafting the letter to MP and likely to be forwarded next week.	
10-Dec-18	14.3	2018/NOM69 - White Street Mall Revitalisation Cr Bolam	Council Decision Moved: Councillor Bolam Seconded: Councillor Toms That: 1. Council notes the recent comments made by Mr Paul Edbrooke MP, Member for Frankston to Councillors and Council officers with respect to his commitment to working with Council on the revitalisation of the White Street Mall in Central Frankston, including accepting a design from Council. 2. On the basis, Council submits a revitalisation plan for the White Street Mall to Mr Paul Edbrooke MP, Member Frankston and ask that he provides, in writing, confirmation of the State Government's funding for this project, subject to Council making application for the funding. 3. A meeting with Mr Paul Edbrooke, MP, Member for Frankston and Council officers be held to discuss the White Street Mall in Central Frankston. 4. A report be provided to Council at the April Ordinary Meeting 2019 detailing the response from Mr Paul Edbrooke MP, Member for Frankston and potential funding to the 2019/2020 Annual Budget for White Street Mall upgrade design works. C/U	Vishal Gupta	8 April 2019 - Presentation was provided to MPAC on 27 March on ideas for White Street Mall revitalisation. Further discussion with key stakeholders including Bayside Shopping Centre, to refine options and then develop concept options for discussion with Paul Edbrooke through May, with an update on the preferred options to be presented at the May 27th MPAC meeting before reporting to Council in June. 18 March 2019 = Consultation and options underway. Presentation to March Major Projects meeting 25 February 2019 - Officers are currently consulting with key internal and external stakeholders and preparing options for Councillors to consider in April 2019. Meetings are being arranged with Ward Councillors. 4 February 2019 - No change to status 14 January 2019 - Action reassigned to Prideaux, Sally by: Gupta, Vishal for the reason: This is part of CAA initiatives which is managed by Sally Prideaux and Graeme Read. Consultation and investigations have commenced.	

14.1 2019/NOM7 - At-call Hard Rubbish Collection

On 4 April 2019 Councillor Hampton gave notice of his intention to move the following motion:

That the CEO prepares a report to Council by June 2019 to look at and evaluate the cost and feasibility to offering two free at-call hard rubbish collections per year.

COMMENTS BY DIRECTOR CORPORATE DEVELOPMENT

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	YES Comments: It is recommended a report be provided to Council outlining the options that could be pursued and initial indicative costs.
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	YES
3. Is the NoM clear and well worded?	YES
4. Is the NoM capable of being implemented?	YES No funds are currently set aside in the 2019/2020 budget to implement a collection in coming financial year.
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	YES
6. Is the NoM within the powers of a municipal Council?	YES
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	YES
8. Is the NoM consistent with all relevant legislation?	YES
9. Is the NoM consistent with existing Council or State policy or position?	NO Comments: The current Council position is to provide one annual blanket collection per year, with an additional user pays at-call service.

14.1 2019/NOM7 - At-call Hard Rubbish Collection

Question for Consideration	
10. Is the NoM consistent with Council's adopted strategic plan?	<p>YES</p> <p>Comments: Aligns with Council's Waste Minimisation and Management Plan Action 1.4.1 –Review Council's kerbside hard waste collection services</p>
11. Can the NoM be implemented without diversion of existing resources?	<p>NO</p> <p>Comments: It is highly likely external consultant advice will be required to fully cost and support a business case for the proposal.</p>
12. Can the NoM be implemented without diversion of allocated Council funds?	<p>NO</p> <p>Comments: Additional costs to engage a consultant to evaluate alternatives to existing service and surveying the community.</p>
13. Are funds available in the adopted budget to implement the NoM?	<p>NO</p> <p>Comments: if applicable</p>
14. What is the estimated cost of implementing the NoM?	<p>YES / NO</p> <p>Year 1: \$30,000 to engage a consultant to assess options and provide cost estimates for evaluation and recommendation to Council</p> <p>Recurring: No additional costs for this NOM is for the evaluation stage.</p> <p>Comments:</p> <p>The costs above are specific to the NOM scope to carry out an evaluation only. The detailed costs of implementing 2 at-call collections will be determined during the evaluation process. However, indicative collection costs are \$1.1-1.2 million for a 35% uptake of service providing two at-call collections of 4m3 in a council size of FCC.</p> <p>The key assumption in cost comparisons will be the estimated uptake. A 35% uptake is currently occurring in other councils of similar size (eg. Bayside), however, Frankston may have a significantly higher uptake given the history of annual blanket collections and if higher volume allocations are provided.</p>

ATTACHMENTS

Nil

14.2 2019/NOM8 - Local Law to regulate Short Stay Rental Accommodation

On 8 April 2019 Councillor McCormack gave notice of her intention to move the following motion:

1. That Frankston Council develops and implements a Local Law to provide clear guidelines on the required standards for the operation of Short Stay Rental Accommodation within the municipality.
2. That the objectives of the Local Law, replicate those of the Mornington Peninsula Shire Council, namely:
 - a) Regulate and control the use of Short Stay Rental Accommodation within the municipality of Frankston;
 - b) Ensure an appropriate standard of management and presentation of such accommodation;
 - c) Minimise the risk of such accommodation affecting neighbouring properties and the peace of neighbours;
 - d) Implement a registration requirement; and
 - e) Provide for a Code of Conduct under the Local Law.

COMMENTS BY A/DIRECTOR COMMUNITY DEVELOPMENT

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	YES
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	NO
3. Is the NoM clear and well worded?	YES
4. Is the NoM capable of being implemented?	YES
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	YES
6. Is the NoM within the powers of a municipal Council?	YES
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	NO Comments: Public Health & Wellbeing Act and Summary Offences Act
8. Is the NoM consistent with all relevant legislation?	YES

14.2 2019/NOM8 - Local Law to regulate Short Stay Rental Accommodation

Question for Consideration	
9. Is the NoM consistent with existing Council or State policy or position?	YES
10. Is the NoM consistent with Council's adopted strategic plan?	YES
11. Can the NoM be implemented without diversion of existing resources?	NO
12. Can the NoM be implemented without diversion of allocated Council funds?	NO
13. Are funds available in the adopted budget to implement the NoM?	NO
14. What is the estimated cost of implementing the NoM?	<p>YES / NO</p> <p>Year 1: \$25,000</p> <p>Recurring: \$25,000</p> <p>Comments: This change will need to be 'nested' in Council's General Local Law to ensure seamless operation with our systems.</p> <p>The review of the General Local Law is scheduled from September 2019 to August 2020 and could include the work required to implement the Short Stay Rental Accommodation provisions requested here.</p>

ATTACHMENTS

Nil

14.3 2019/NOM9 - Car parking in Frankston Metropolitan Activity Centre (FMAC)

On 4 April 2019 Councillor Cunial gave notice of his intention to move the following motion:

That Council:

- Requests a report to come back to Council at the 1 July 2019 Ordinary Meeting on the proposed establishment of a Frankston City Council Working Group for the purpose of preparing independent recommendations for the consideration of Council to improve Frankston City Centre's present car parking pricing, supply and management, and benefit Frankston's CBD for its future parking needs in 2035. The working group should include two Councillors, two Council officers, three representatives of the Committee for Greater Frankston, and a representative from each of the following groups/organisations Frankston City traders, Chisholm, PARC, and Monash University;
- Provides in this report recommendations on suitable funding sources in order to secure funding required to enable the working group to properly perform its task, which should include:
 - An update on the Frankston Metropolitan Activity Centre 2016 car parking usage study Part A (including private spaces);
 - An expanded car parking supply-demand model across the FMAC;
 - Accurate forecast growth rates in demand for car-parking over the next decade;
 - User needs analysis including price sensitivity, substitution options and market competition;
 - Expert advice best practise solutions and case studies; and
 - Expert advice on car parking management technologies that would assist the better management of existing car parking now and into the future.

COMMENTS BY A/DIRECTOR COMMUNITY DEVELOPMENT

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	YES
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	YES

14.3 2019/NOM9 - Car parking in Frankston Metropolitan Activity Centre (FMAC)

Question for Consideration	
3. Is the NoM clear and well worded?	<p>YES</p> <p>However this NOM has overlaps with two other initiatives on the same topic. Suggest the NOM be reworded to ask for how the proposed Working Group could be established with reference to the existing adopted FMAC Car Parking Precinct Plan actions and with Council's involvement in Station Environs Development Plan to implement the State Government's commuter car parking election commitment</p>
4. Is the NoM capable of being implemented?	<p>YES</p> <p>Subject to the above overlaps being managed carefully and any new budget requirements being considered formally by Council</p>
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	<p>YES</p>
6. Is the NoM within the powers of a municipal Council?	<p>YES</p>
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	<p>NO</p> <p>See comments above.</p>
8. Is the NoM consistent with all relevant legislation?	<p>YES</p>
9. Is the NoM consistent with existing Council or State policy or position?	<p>YES</p> <p>But see comments above re overlaps.</p>
10. Is the NoM consistent with Council's adopted strategic plan?	<p>YES</p> <p>But see comments above re overlaps</p>
11. Can the NoM be implemented without diversion of existing resources?	<p>NO</p> <p>The additional work itemised here will need to be scoped, costed and submitted for budget approval</p>
12. Can the NoM be implemented without diversion of allocated Council funds?	<p>YES / NO</p> <p>The additional work itemised here will need to be scoped, costed and submitted for budget approval</p>
13. Are funds available in the adopted budget to implement the NoM?	<p>NO</p>

14.3 2019/NOM9 - Car parking in Frankston Metropolitan Activity Centre (FMAC)

Question for Consideration	
14. What is the estimated cost of implementing the NoM?	Unclear given the need to properly consider what is being proposed. Suggest the NOM be reworded to ask for a report to Council on the practical options to establish the proposed working group with reference to current policy and budget implications.

ATTACHMENTS

Nil

14.4 2019/NOM10 - Boat Moorings at Kananook Creek

On 4 April 2019 Councillor Cunial gave notice of his intention to move the following motion:

Officers to investigate and prepare an updated report for consideration by Council on the benefits of reintroducing permanent boat mooring facilities along Kananook Creek, Frankston, between its mouth and Wells Street, with particular attention to the economic, social, recreational and health benefits associated with activation of the Kananook Creek and the Kananook Creek Boulevard

COMMENTS BY COMMUNITY ASSETS

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	NO
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	YES
3. Is the NoM clear and well worded?	YES
4. Is the NoM capable of being implemented?	YES
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	YES It would be ideal to establish the type and nature of boating craft proposed to be moored in Kananook Creek, particularly upstream of the Playne Street bridge which has recently been replaced.
6. Is the NoM within the powers of a municipal Council?	YES
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	NO The Kananook Creek falls within the jurisdiction of State Government.
8. Is the NoM consistent with all relevant legislation?	YES A Report can be prepared for consideration by Council.
9. Is the NoM consistent with existing Council or State policy or position?	YES As Kananook Creek currently provides boat mooring facilities.
10. Is the NoM consistent with Council's adopted strategic plan?	YES

14.4 2019/NOM10 - Boat Moorings at Kananook Creek

Question for Consideration	
11. Can the NoM be implemented without diversion of existing resources?	<p>NO</p> <p>As development of the report will require project officer time to investigate and report, including liaison with State Government and key stakeholders.</p>
12. Can the NoM be implemented without diversion of allocated Council funds?	<p>NO</p> <p>As development of the report will require specialist technical knowledge, which can be sourced from the current consultants working on Kananook Creek Entrance, but at additional cost.</p>
13. Are funds available in the adopted budget to implement the NoM?	<p>NO</p>
14. What is the estimated cost of implementing the NoM?	<p>Year 1: \$</p> <p>Recurring: \$</p> <p>The cost to carry out initial investigations along with officer time may be in the order of \$40,000 - \$50,000.</p> <p>It would be best to carry out this work concurrent with the further investigations in to the Kananook Creek Entrance and alternative siting for the Coast Guard. This work will shortly commence and is planned to be presented to Council late 2019.</p>

ATTACHMENTS

Nil

14.5 2019/NOM11 - Container Deposit Scheme (CDS)

On 8 April 2019 Councillor Toms gave notice of his intention to move the following motion:

That Council based on its previous support for the introduction of a Container Deposit Scheme within Victoria:

1. Write to the Minister for the Environment, the Hon. Lily D'Ambrosio MP, seeking an urgent update on what efforts have been undertaken by the Victorian State Government to have legislation introduced to mandate a Container Deposit Scheme within Victoria.
2. Write to all Victorian Local Government Councils seeking their support to advocate to the Victorian State Government for the introduction of a Container Deposit Scheme within Victoria through the passing of appropriate legislation.
3. Write to the MAV suggesting that they give consideration to the commencement of an advocacy campaign that would seek the introduction of a mandatory Container Deposit Scheme within Victoria with such a campaign to be funded from voluntary contributions from Victorian Councils with Frankston City Council pledging \$2000.00.
4. Write to all State Members of Parliament within the Frankston Municipality requesting that they support and advocate for the introduction of a mandatory Container Deposit Scheme within Victoria as a matter of urgency.

COMMENTS BY COMMUNITY ASSETS

Question for Consideration	
1. Has the NoM been discussed with the CEO and/or the relevant Director or Manager?	YES
2. Is the NoM substantially different from any notice of motion or rescission motion that has been considered by Council and lost in the preceding six months?	YES
3. Is the NoM clear and well worded?	YES
4. Is the NoM capable of being implemented?	YES
5. If the NoM is adopted, will a meeting be required with the relevant Director and Manager and Council officers in order to progress its implementation?	NO
6. Is the NoM within the powers of a municipal Council?	YES
7. Is the NoM free from overlap with matters for which the State and/or Federal Government are responsible?	YES Council has an advocacy role in the potential introduction of a Container Deposit Scheme.

14.5 2019/NOM11 - Container Deposit Scheme (CDS)

Question for Consideration	
8. Is the NoM consistent with all relevant legislation?	YES
9. Is the NoM consistent with existing Council or State policy or position?	YES Council endorsed a position of support in 4 September 2017 at its Ordinary Meeting.
10. Is the NoM consistent with Council's adopted strategic plan?	YES
11. Can the NoM be implemented without diversion of existing resources?	YES
12. Can the NoM be implemented without diversion of allocated Council funds?	YES
13. Are funds available in the adopted budget to implement the NoM?	NO
14. What is the estimated cost of implementing the NoM?	YES Year 1: \$2,000 Recurring: \$ - Officer time to prepare letters.

ATTACHMENTS

Nil

17. CONFIDENTIAL ITEMS

Section 89(2) of the Local Government Act 1989 enables the Council to close the meeting to the public if the meeting is discussing any of the following:

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayer;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments;
- (f) Legal advice;
- (g) Matters affecting the security of Council property;
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

Recommendation

That the Ordinary Council Meeting be closed to the public to discuss the following Agenda items and all documents associated with the consideration and discussion of it, that are designated confidential information by me, pursuant to Section 77(2)(c) of the Local Government Act 1989 (the Act) on the following grounds

C.1 Response to NOM1377 - McClelland Gallery Interconnectedness and Peninsula Link

Agenda Item C.1 Response to NOM1377 - McClelland Gallery Interconnectedness and Peninsula Link is designated confidential as it relates to Any other matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

C.2 Strategic Risk Management - Mid Year Report

Agenda Item C.2 Strategic Risk Management - Mid Year Report is designated confidential as it relates to Any other matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

C.3 Response to Notice of Motion 2018/51 - Prospective Land Acquisitions

Agenda Item C.3 Response to Notice of Motion 2018/51 - Prospective Land Acquisitions is designated confidential as it relates to Any other matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

C.4 Design Advisory Committee - Recommended Appointments

Agenda Item C.4 Design Advisory Committee - Recommended Appointments is designated confidential as it relates to Any other matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

C.5 Standing Grants Program 2019-2020

Agenda Item C.5 Standing Grants Program 2019-2020 is designated confidential as it relates to Any other matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

C.6 Award of Contract 2018/19 - 53 Station Street Mall Improvement Works

Agenda Item C.6 Award of Contract 2018/19 - 53 Station Street Mall Improvement Works is designated confidential as it relates to contractual matters (s89 2d)

C.7 Award of Contract 2018/19 - 74 Skye Recreation Reserve - Change Rooms Extension

Agenda Item C.7 Award of Contract 2018/19 - 74 Skye Recreation Reserve - Change Rooms Extension is designated confidential as it relates to contractual matters (s89 2d):

C.8 Confidential Personnel Matters

Agenda Item C.8 Confidential Personnel Matters is designated confidential as it relates to personnel matters and contractual matters (s89 2a & S89 2d):



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Signed by the CEO