



COUNCIL MEETING AGENDA 2023/CM016 Wednesday 1 November 2023



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 the Councillors Office 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. **This Council Meeting will be held in the Council Chambers, Frankston Civic Centre, 30 Davey Street (entry via Young Street).** Livestream footage can be viewed via our website, www.frankston.vic.gov.au.

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

Frankston City Council Governance Rules (adopted 31 August 2020 and amended 5 September 2022)

25. Chair's Duty

Any motion which is determined by the *Chair* to be:

- 25.1 *defamatory of or embarrassing to any Councillor, member of Council staff or other person;*
- 25.2 *abusive or objectionable in language or nature;*
- 25.3 *a direct negative of the question before the Chair;*
- 25.4 *vague or unclear in intention;*
- 25.5 *outside the powers of Council; or*
- 25.6 *irrelevant to the item of business on the agenda and has not been admitted as*

79. Chair May Remove

79.1 *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 given under sub-Rule 78.2, or cause the removal of any object or material that is deemed by the Chair as being objectionable or disrespectful.*

79.2 *Any person removed from the meeting under sub-Rule 79.1 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.

The Governance Local Law 2020 creates the following offences in relation to behaviour at Council meetings:

- Refusing to leave a meeting when requested to do so by the Chair (following improper or disorderly conduct)
- Failing to comply with a direction of the Chair

Each of these offences carries a penalty of 2 penalty units.

Live Streaming of Council Meetings

Frankston City Council is now Live Streaming its Council Meetings.

Council is encouraging residents to view the meetings via the live streaming.

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.

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.

As per Council's Governance Rules 77.2 – the proceedings will be live streamed and recordings of the proceedings will be retained and will be published on Council's website within 24 hours from the end of the meeting.

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. Please note that it is not intended that public speakers will be visible in a live stream of a meeting and care is taken to maintain a person's privacy as an attendee in the gallery, however they may be unintentionally captured in the recording. If public speakers do not wish to be audio recorded they 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 Council Meeting cont.....

In the event Council encounters technical issues with the livestreaming, the meeting will be adjourned for up to 30 minutes until the matter is resolved. If the matter cannot be resolved, the meeting will be postponed to another evening.

The Formal Council Meeting Agenda

The Council meeting agenda is available for public inspection immediately after it is prepared, which is normally on the Thursday afternoon two (2) business 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 with Notice” are to be submitted before 12 noon on the Friday before the relevant Ordinary Meeting either in person at the Frankston Civic Centre, online using the Question Time web form or via email to questions@frankston.vic.gov.au.

“Questions without Notice” are to be submitted between 12 noon on the Friday before the relevant Ordinary Meeting up until 4pm on the day of the relevant Council Meeting either in person via the designated Question Time box located at the Frankston Civic Centre front reception or the after-hours mail box or via email to questions@frankston.vic.gov.au.

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. If the members of the public wish to clarify any of the items on the Agenda, please contact the relevant manager by phoning 1300 322 322.

- **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**

The Council Meeting cont.....

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 Council's 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 Council's 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. The proceedings will be live streamed and recordings of Council meetings will be made available to members of the public within 24 hours of the meeting.

Members of the public who address the Council will be heard on the live stream and audio of them speaking will be recorded. It is not intended that submitters or members of the public in the gallery will be visible in the live streaming or recording of the meeting. If a submitter does not wish to be recorded they must advise the Chair at the commencement of their public submission or prior to the Council Meeting.

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.

MAYOR



NOTICE PAPER

ALL COUNCILLORS

NOTICE is hereby given that a Council Meeting of the Council will be held at the Civic Centre, Davey Street, Frankston, on 1 November 2023 at 7:00 PM.

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

I acknowledge the Traditional Custodians of the land on which we meet today, the Bunurong People of the Kulin Nation, and pay my respect to Elders past, present and future. I would like to extend that respect to Elders of other communities who may be here today.

BUSINESS

1. **COUNCILLOR APPRECIATION AWARDS**
Nil
2. **CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
Council Meeting No. CM15 held on 23 October 2023.
3. **APOLOGIES**
Nil
4. **DISCLOSURES OF INTEREST AND DECLARATIONS OF CONFLICT OF INTEREST**
5. **PUBLIC QUESTIONS**
Nil
6. **HEARING OF SUBMISSIONS**
7. **ITEMS BROUGHT FORWARD**
8. **PRESENTATIONS / AWARDS**
9. **PRESENTATION OF PETITIONS AND JOINT LETTERS**
Nil
10. **DELEGATES' REPORTS**
Nil
11. **CONSIDERATION OF CITY PLANNING REPORTS**
Nil
12. **CONSIDERATION OF REPORTS OF OFFICERS**
 - 12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper.....3
13. **RESPONSE TO NOTICES OF MOTION**
Nil
14. **NOTICES OF MOTION**
Nil
15. **REPORTS NOT YET SUBMITTED**
Nil
16. **URGENT BUSINESS**
17. **CONFIDENTIAL ITEMS**
Nil

Phil Cantillon
CHIEF EXECUTIVE OFFICER

27/10/2023



Executive Summary

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper

Enquiries: (Jarred Stevens: Communities)

Council Plan

- | | |
|----------|---|
| Level 1: | 4. Well Planned and Liveable City |
| Level 2: | 4.1 Integrate land use planning and revitalise and protect the identity and character of the City |

Purpose

To provide Council with public submissions following community consultation on the *Frankston City Housing Strategy - Discussion Paper (July 2023)* for consideration.

Recommendation (Director Communities)

That Council:

1. Notes that public consultation on the *Frankston City Housing Strategy - Discussion Paper - July 2023* was undertaken from the 14 July 2023 to 3 September 2023 and that a total of twelve (12) written submissions were received;
2. Notes that all submitters have been invited to provide a verbal submission in support of their written submission;
3. Hears and considers the public submissions relating to the *Frankston City Housing Strategy - Discussion Paper (July 2023)*; and
4. Notes that the feedback will be considered in the preparation of the draft *Frankston City Housing Strategy and an update on the development of the draft Strategy will be provided to Council via the City Futures Quarterly Report in June 2024.*

Key Points / Issues

- Community consultation on the *Frankston City Housing Strategy Discussion Paper - July 2023* (the Discussion Paper), *Frankston City Housing Strategy Background Analysis - March 2023* (the Background Analysis and the *Neighbourhood Character Review – Frankston Housing Strategy Background Report - March 2023* (the Neighbourhood Character Review) was undertaken from the 14 July 2023 to 3 September 2023 for a period of seven (7) weeks.
- A total of twelve (12) written submissions were received.
- The feedback received during the consultation of the Discussion Paper will inform the preparation of the *draft Frankston City Housing Strategy* (the draft Housing Strategy).
- The submissions and survey feedback on the Discussion Paper are largely positive and provide support for the preparation of a Housing Strategy.

Financial Impact

There are financial costs, however, these costs can be accommodated within existing budgets.

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper

Executive Summary**Consultation****1. External Stakeholders**

Cred Consulting (in partnership with CoFutures) were engaged to develop a community consultation program and facilitate stakeholder workshops in conjunction with Council's communication and strategic planning teams.

Fifty-four (54) posters promoting the community consultation were placed around the municipality in local and neighbourhood activity centres. Engagement activities were promoted and hosted via Frankston City Council's Engage Frankston online engagement portal, through the Frankston Times and corporate social media channels.

The activities undertaken are outlined in Table 1.

Activity	Number
Online Survey	402 completed
Stakeholder Interviews <ul style="list-style-type: none"> • Frankston Chisholm Tafe • Peninsula Health • Monash University – Strategic Designs • Monash University – Residential Services 	4 interviews
Workshops <ul style="list-style-type: none"> • Youth Council • Industry Lunch (<i>developers, planning consultants and real estate agents</i>) • Age Friendly Ambassadors • Senior Groups and University of the 3rd Age • Disability Access and Inclusion Committee • Strategic Housing and Homelessness Alliance • Mini City Frankston (Community Workshop) 	92 participants
Pop Ups (Drop Ins) <ul style="list-style-type: none"> • Norman Avenue Shops, Frankston South • Frankton Library, Frankston – two (2) • Seaford Library, Seaford • Carrum Downs Library, Carrum Downs • Yarralumla Reserve, Langwarrin • Athol Court Playground, Langwarrin • Monterey Play Space, Frankston North • Sandhurst Club, Sandhurst • Langwarrin South General Store, Langwarrin South 	407 participants

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper

Executive Summary

• Monash University	
Community Group Meetings	Two (2) requested
Video	1
Frankston City News Article	1
Postcards	500 distributed via <ul style="list-style-type: none"> • Libraries • Civic Centres • Pop Ups
Frankston Times	6 newspaper advertisements
Mornington Peninsula News Group website	Six (6) weeks of online banners and tiles

Table 1: Community engagement activities

Approximately 900 stakeholders actively participated in the various community engagement events.

Two (2) community groups have registered their interest in a meeting with strategic planning, which are still to be confirmed.

At the time of writing this report, twelve (12) written submissions have been received and Attachment 3 of this report includes a summary of the submissions and the officer response.

2. Other Stakeholders

An internal workshop was held on the 16 January 2023 and included the following departments:

- Statutory Planning
- Environmental Policy and Planning
- Engineering Services
- Social Policy and Planning
- Urban Design Policy and Planning
- Economic Development
- Recreation

Analysis (Environmental / Economic / Social Implications)

The Discussion Paper provides a high-level overview of the capacity for additional housing across the municipality and a review of neighbourhood character attributes.

Consultation provided the opportunity to engage with the community and key stakeholders, seeking their feedback on the Discussion Paper to inform the development of the draft Housing Strategy.

The preparation of a Housing Strategy will provide clear direction as to where increased housing growth should occur, where areas should see limited to no housing growth and provide clear guidance in relation to neighbourhood character. This will ensure that the

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper**Executive Summary**

Housing Strategy has a positive environmental, economic and social impact for the municipality.

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 Discussion Paper is the first step in the preparation of a draft and final Housing Strategy. This work will be undertaken in accordance with the relevant Planning Practice Notes.

Community consultation will be undertaken in accordance with the *Planning and Environment Act 1987* (the Act) to ensure that the work does not prejudice the future Planning Scheme Amendment which is required to implement the Housing Strategy into the Frankston Planning Scheme.

The preparation of a Planning Scheme Amendment must follow the correct procedure pursuant to the Act.

Policy Impacts

Community consultation undertaken on the Discussion Paper has provided opportunities for the community and key stakeholders to provide feedback which will inform the development of the draft Housing Strategy

The overarching State Government planning policy, *Plan Melbourne 2017-2050 (Plan Melbourne)* sets the scene in relation to housing and the role that Frankston City Council plays in ensuring that there is enough land supply to meet population projections and provides guidance on how neighbourhoods should look and function.

Outcome 2: Melbourne provides housing choice in locations close to jobs and services

Outcome 2 is underpinned by five (5) key directions:

- 2.1 Manage the supply of new housing in the right locations to meet population growth and create a sustainable city;*
- 2.2 Deliver more housing closer to jobs and public transport;*
- 2.3 Increase the supply of social and affordable housing;*
- 2.4 Facilitate decision making processes for housing in the right locations; and*
- 2.5 Provide greater choice and diversity of housing.*

Outcome 5: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods

Outcome 5 is underpinned by four (4) key directions:

- 5.1 Create a city of 20-minute neighbourhoods;*
- 5.2 Create neighbourhoods that support safe communities and healthy lifestyles;*
- 5.3 Deliver social infrastructure to support strong communities; and*
- 5.4 Deliver local parks and green neighbourhoods in collaboration with communities.*

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper**Executive Summary**

These directions provide clear guidance in relation to how to respond to these through the development of a Housing Strategy.

The Victorian State Government has also prepared two (2) Planning Practice Notes which guide the development of Housing Strategies and their implementation through planning scheme amendments:

- Planning Practice Note 90 (PPN90): Planning for Housing; and
- Planning Practice Note 91 (PPN91): Using the Residential Zones.

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 have been several housing strategies and associated planning scheme amendments that have not been implemented into the Frankston Planning Scheme.

This has left the municipality with limited policy guidance in relation to directing residential growth to the correct locations, the provision of housing, the protection and enhancement of neighbourhood character, or achieving exemplar-built form outcomes for residential development.

In July 2020 the Minister for Planning refused the request for Authorisation for Amendment C120 for the following reasons:

1. The Amendment was not prepared in accordance with PPN90 and PPN91;
2. Did not support or implement relevant objectives and strategies of the Planning Policy Frameworks or *Plan Melbourne 2017-2050*;
3. Did not satisfactorily address population and housing trends with an appropriate study of the municipality's capacity to meeting housing projections;
4. Did not provide sufficient growth along the Principle Public Transport Network (PPTN);
5. Did not analyse or direct growth to Activity Centres (Metropolitan, Major or Neighbourhood);
6. The proposed residential Zones were not based on current or preferred future character;
7. The use of the current Design and Development Overlays (DDOs) had not been reviewed; and
8. The Amendment did not provide appropriate justification to rezone a regionally significant industrial precinct in Seaford (near Kananook Station).

Given the above, it is critical that all of the work undertaken in developing both the draft and final housing strategies is robust and strategically justified.

Careful consideration will be given to the following items in preparing the draft housing strategy:

- The perceived neighbourhood character of Frankston City's neighbourhoods;
- The location of potential housing growth;
- Where there will be limited housing growth; and

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper**Executive Summary**

- Land use constraints (flooding, land slip and bush fire).

Conclusion

Consultation on the *Frankston City Housing Strategy Discussion Paper* (July 2023), the *Frankston City Housing Strategy Background Analysis* (March 2023) and the *Neighbourhood Character Review - Frankston Housing Strategy Background Report* (March 2023) was undertaken from the 14 July 2023 to 3 September 2023.

The Discussion Paper sought feedback from the community regarding several topics including housing diversity, neighbourhood character and typology of housing.

At the time of writing this report, Council has received twelve (12) written submissions and these submissions and other feedback received during consultation will inform the development of the *draft Frankston City Housing Strategy* which will be presented to Council in 2024.

ATTACHMENTS

- Attachment A: [↓](#) Frankston City Housing Strategy Discussion Paper July 2023
- Attachment B: [↓](#) Redacted Frankston City Housing Strategy Discussion Paper
Written Submissions
- Attachment C: [↓](#) Submission Summary with Officer Comments

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment**Background**

- **Planning Scheme Amendment V008 (2013)**

In 2013, the state-wide Planning Scheme Amendment V008 introduced a new suite of residential zones into the Victorian planning system (including the Frankston Planning Scheme), which included the Residential Growth Zone (RGZ), General Residential Zone (GRZ) and the Neighbourhood Residential Zone (NRZ).

- **Planning Scheme Amendment C95 (2016)**

To respond to the new zones implemented by Amendment V008, the *Frankston Housing Strategy 2013* was prepared and adopted by Council.

To implement the *Frankston Housing Strategy 2013* into the Frankston Planning Scheme, Council undertook Planning Scheme Amendment C95 (Amendment C95) which sought to introduce and apply the new RGZ, GRZ and the NRZ to land within the municipality. The Planning Panel report recommended that the Amendment be abandoned as the changes proposed to the Schedules and to the Zones were inconsistent with the adopted Housing Strategy. As a result, Amendment C95 lapsed in 2016.

- **Planning Scheme Amendment C100 (2017)**

Council then commenced Planning Scheme Amendment C100 (Amendment C100) which sought only to include the *Frankston Housing Strategy 2013* as a reference document within the Frankston Planning Scheme. In October 2017, the Minister for Planning approved Amendment C100 and Gazetted it into the Frankston Planning Scheme.

- **Planning Scheme Amendment C124 (2020)**

In 2017, Council undertook Planning Scheme Amendment C124 (Amendment C124) which (inter alia) introduced the RGZ to three (3) areas in Frankston; Ebdale Precinct, east of Dandenong Road East and the Beach Street Precinct. In September 2020, Amendment C124 was approved by the Minister for Planning and Gazetted into the Frankston Planning Scheme.

- **Planning Scheme Amendment C120 (2020)**

In 2019, Council requested Authorisation from the Minister for Planning to undertake Planning Scheme Amendment C120 (Amendment C120) which (inter alia) sought to implement the *Frankston Housing Strategy 2018* into the Frankston Planning Scheme by rezoning parts of the municipality to RGZ and NRZ. In July 2020, the Minister for Planning refused Authorisation as there were several reasons as to why the Amendment was not strategically justified.

As a result of the above Planning Scheme Amendments (and their associated Housing Strategies) lapsing or not being supported, the Frankston Planning Scheme has been without tailored planning controls in relation to housing and it has been challenging for Council to direct residential growth to where it should be located, provide enough housing, and protect areas that are unique, or achieve exemplar quality outcomes for residential development.

In order to provide a policy framework for housing and neighbourhood character, Tract Consultants (in partnership with Urban Enterprise), have been engaged to undertake the development of the Frankston Housing Strategy (draft and final) which includes the preparation of background reports and a Discussion Paper.

**12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment****Development of new Frankston City Housing Strategy (2023-current)**

As a first step to preparing the Housing Strategy, the Discussion Paper and background reports have been prepared and consulted on from 14 July 2023 to 3 September 2023.

At the time of writing this report, twelve (12) written submissions have been received and six (6) people have registered to speak at the Hearing of Submitters on 1 November 2023.

Issues and Discussion

The Planning Policy Framework (PPF) is a part of all Planning Schemes in Victoria, including the Frankston Planning Scheme. It sets out the context for spatial planning and the obligations to plan for population growth and housing change. The relevant PPF clauses for housing and neighbourhood character are:

1. Clause 11.01-1S Settlement
2. Clause 11.02-2S Supply of urban land
3. Clause 15.01-5S Urban design
4. Clause 16.01-1S Housing supply
5. Clause 16.01-2S Housing affordability
6. Clause 16.01-3S Rural residential development

'Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis. Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*
- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.'*

Council must also consider *Plan Melbourne* in the consideration of where housing growth should occur and neighbourhood character.

Outcome 2: Melbourne provides housing choice in locations close to jobs and services

Outcome 2 is underpinned by five (5) key directions:

- a. *Manage the supply of new housing in the right locations to meet population growth and create a sustainable city;*
- b. *Deliver more housing closer to jobs and public transport;*
- c. *Increase the supply of social and affordable housing;*
- d. *Facilitate decision making processes for housing in the right locations and*

**12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment**

- e. *Provide greater choice and diversity of housing.*

Outcome 5: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods

Outcome 5 is underpinned by four (4) key directions:

- 5.1 *Create a city of 20-minute neighbourhoods;*
- 5.2 *Create neighbourhoods that support safe communities and healthy lifestyles;*
- 5.3 *Deliver social infrastructure to support strong communities; and*
- 5.4 *Deliver local parks and green neighbourhoods in collaboration with communities.*

These directions provide clear guidance in relation to how to respond to these through the preparation of a Housing Strategy.

Housing is influenced by a range of demographic, environmental, physical, social and economic factors. These include population growth and changing household formation patterns, the natural and built environments, land use patterns, location and accessibility to infrastructure and services, social and cultural values, the cost of housing, employment opportunities, and individual preferences and lifestyle choices.

Many of the shifts occurring in the housing market are due to population changes. The Frankston community is ageing, having fewer children, forming smaller households and preferring different lifestyles and these changes have impacted on the demand, type and location of housing.

In planning to accommodate Frankston's projected population and housing change, Council must consider environmental, social and economic factors and where conflict arises balance competing objectives in favour of net community benefit and sustainable development

The residential zones that are available to deliver housing, provide certainty and a consistent approach to housing growth and built form outcomes by providing maximum building height controls and a minimum garden area requirement within the GRZ and the NRZ.

The existing Planning Controls within the Frankston Planning Scheme are default controls, (with the exception of the RGZ which was introduced through Amendment C124). All other residential land in Frankston is zoned GRZ with no schedule changes that are required to provide specific Frankston context.

In the absence of planning controls or guidelines, it is difficult for Council to direct residential growth in the correct locations, provide enough housing, protect and enhance neighbourhood character, or achieve exemplar built form outcomes for residential development.

- **Frankston City Housing Strategy - Discussion Paper (July 2023)**

The Discussion Paper identifies that Frankston's population is expected to increase by an additional 20,000 people in the next fifteen (15) years and in order to house the increased population, we need to plan for and provide an additional 9,000 homes. *Map 1 Anticipated Growth* outlines where anticipated growth will be located and takes into consideration projected population forecasts, social and environmental factors.

The Discussion Paper has been informed by the technical analysis undertaken by the project team and outlines the following:

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment

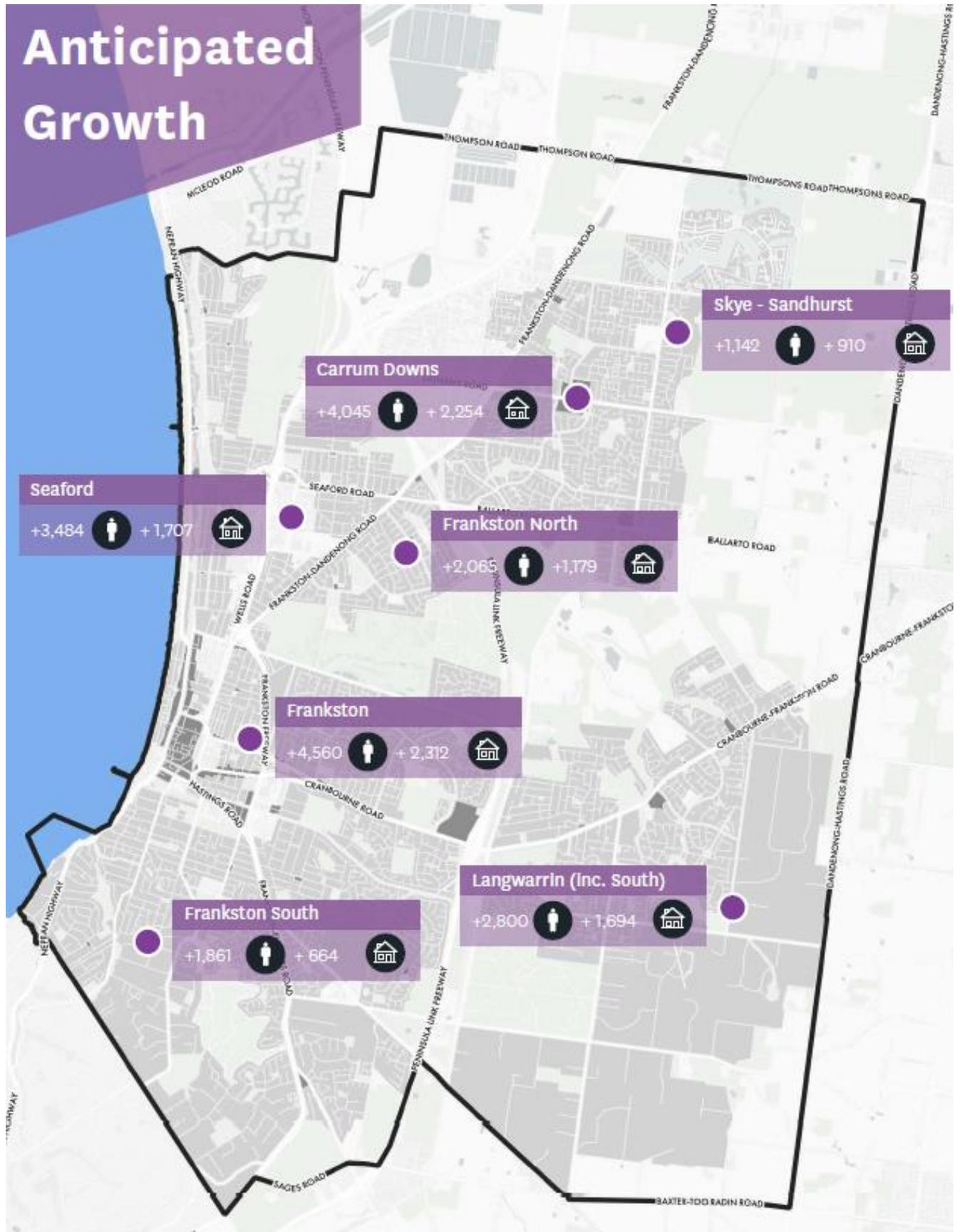
- Projected population growth;
- Housing Typologies (I.E. townhouses, apartments etc.);
- Housing Change Areas (Substantial Change, Incremental Change, Limited Change);
- Potential Areas of Growth;
- Housing Diversity (Smaller households, students, ageing population etc...);
- Climate Change and sustainability;
- Environmental constraints;
- Housing Affordability and Affordable Housing; and
- Neighbourhood Character.

The proposed growth areas are identified in *Map 2 Potential Growth Areas*. With large concentrations near the Frankston Metropolitan Activity Centre (The FMAC), Karingal Major Activity Centre (the Karingal MAC), Carrum Downs Shopping Centre, Seaford and along the PPTN.

The review of Frankston City's Neighbourhood Character identified ten (10) character areas as shown in Map 3 Neighbourhood Character areas which are:

- Bush Coastal 1 and 2;
- Foreshore 1, 2 and 3;
- Garden Court 1;
- Garden Suburban 1 and 2;
- Contemporary Garden; and
- Rural Living.

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment

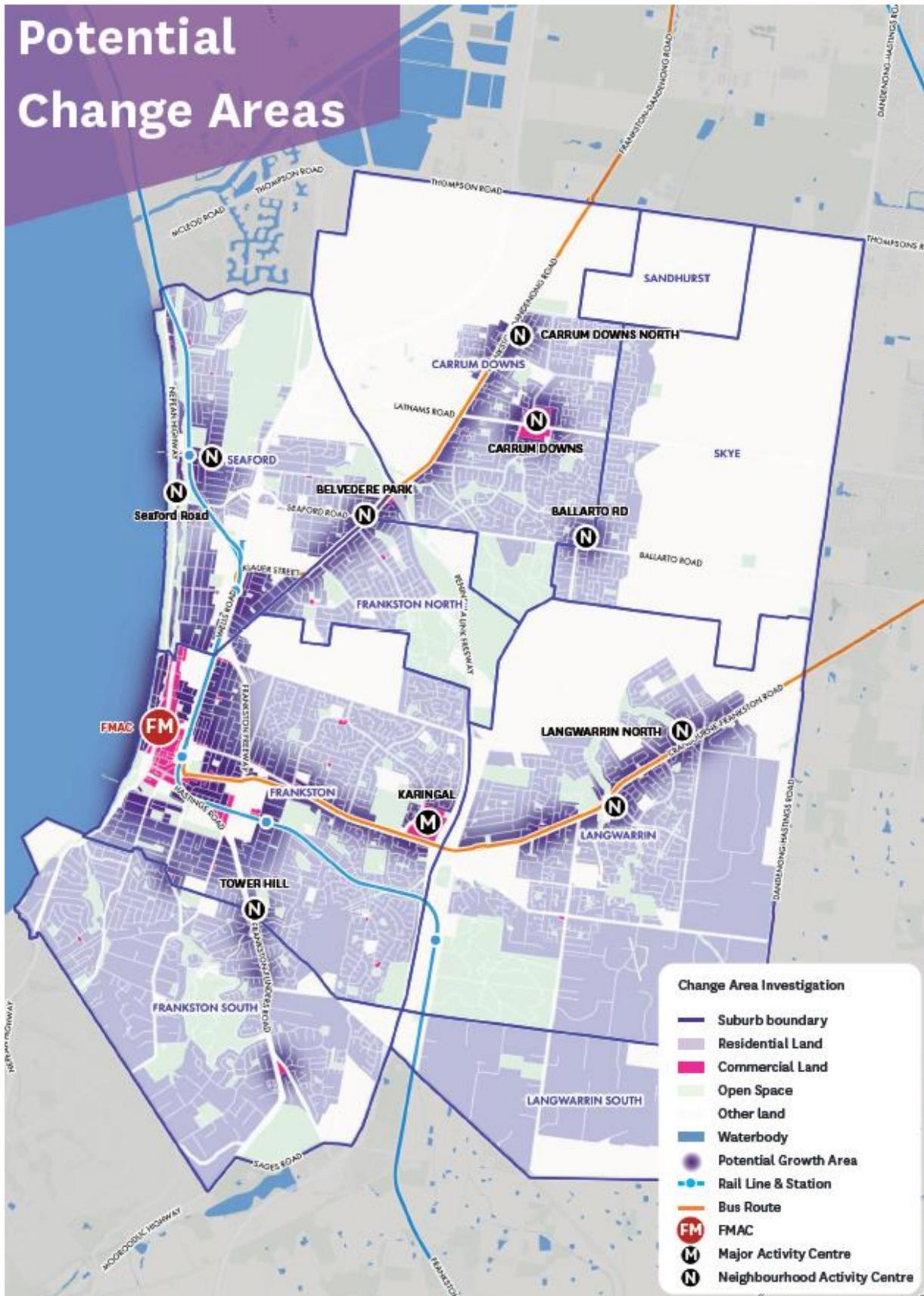


Map 1: Anticipated Growth

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper

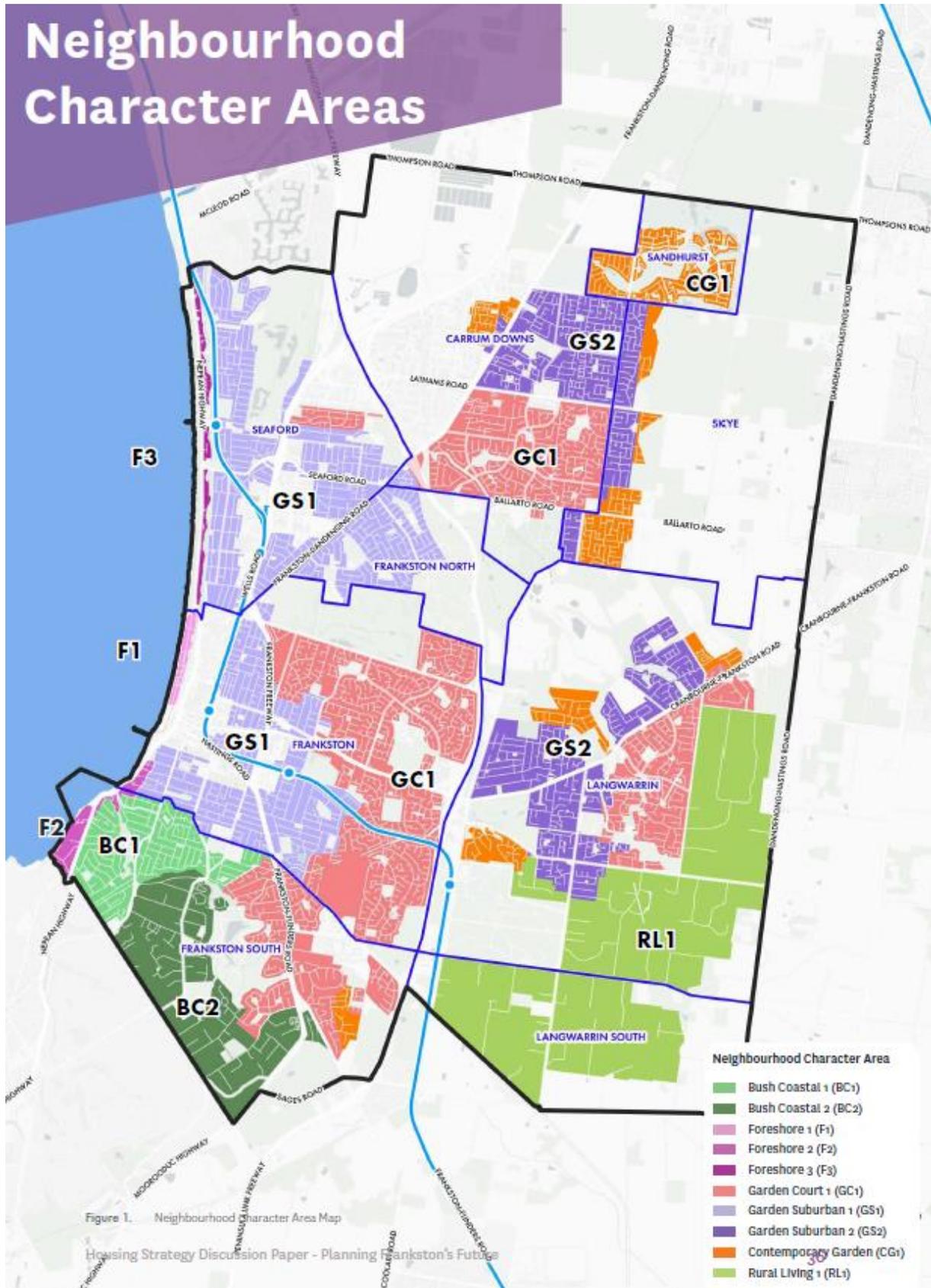
Officers' Assessment

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment



Map 2: Potential Growth Areas

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment



The Discussion Paper outlines the opportunities and challenges facing the municipality when it comes to providing for population and housing growth, protecting and enhancing

Map 3: Neighbourhood Character Areas

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper Officers' Assessment

neighbourhood character and achieving exemplar-built form outcomes for residential development.

The submissions and feedback received during community consultation were generally supportive around the idea of housing growth, increasing density of housing in appropriate locations, the types of future housing and the character of Frankston City's suburbs. The community provided constructive feedback on issues important them including vegetation, housing affordability and location of future housing. This feedback will inform the development of the draft Housing Strategy.

- **Community Consultation**

Cred Consulting (in partnership with CoFutures) were engaged to develop a community consultation program and facilitate stakeholder workshops.

Fifty-four (54) posters promoting the community consultation were placed around the municipality in local and neighbourhood activity centres. Engagement activities were promoted and hosted via Frankston City Council's Engage Frankston online engagement portal, the Frankston Times and corporate social media channels. The activities undertaken are outlined earlier in this report at Table 1.

Approximately 900 stakeholders actively participated in the various community engagement events.

At the time of writing this report, twelve (12) written submissions have been received and Attachment 3 of this report includes a summary of the submissions and the officer response.

A summary of each of the submissions is provided at Table 2.

Submission Number	Group / Organisation	Submission Summary
001	Consultant	1- Supports Neighbourhood Residential Zone (NRZ) for parts of Langwarrin and Frankston South 2- Supports growth near Karingal Hub 3- Supports the quarry lands to be developed for parklands 4- Supports affordable accommodation for over 55's
002	Organisation	1- Concerned about safe affordable housing 2- Supports diversity in housing and increased density 3- Concerned about sea level rise and storm water flooding 4- Supports housing being located away from high risk areas 5- Supports affordable housing

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment

003	Resident	<p>1- Concerned about environmental impacts from housing in environmentally sensitive locations such as near the Seaford Wetlands and Kananook Creek</p> <p>2- Concerned about climate change impacts including sea level rise and location of housing in impacted areas</p> <p>3- Does not support high rise development along the coastline</p> <p>4- Supports further preservation of the natural environment</p> <p>5- Supports higher density development near transport nodes and commercial areas</p> <p>6- Supports retention of rural residential areas</p>
004	Consultant	<p>1- Opportunity Site at 200-210 Warrangyte Road, Langwarrin as it abuts the General Residential Zone and is connected to reticulated sewer</p> <p>2- Supports reviewing the Design and Development Overlay Schedule 4 regarding minimum subdivision requirements</p> <p>3- Supports subdivision controls in the schedule to the zone</p>
005	Consultant	<p>1- Supports rezoning of 75 Quarry Road, Langwarrin to General Residential Zone (GRZ)</p> <p>2- Supports the use of the quarry to be for open space and recreational uses</p> <p>3- Supports the application of a Development Plan Overlay (DPO) on the land</p> <p>4- Identifies the site as an opportunity site</p>
006	Organisation	Submission withdrawn.
007	Consultant	<p>1- Identifies urban renewal opportunities east of the railway line in Seaford</p> <p>2- Opportunity development site at 164-165 Nepean Highway</p> <p>3- Review DDO6 with respect to height controls north of Mile Bridge for C1Z, opportunity sites and urban renewal sites</p> <p>4- Existing neighbourhood character statement requires review with regard to large development sites</p> <p>5- Supports further research into a Activity Centre Structure Plan specifically around Neighbourhood Activity Centres</p> <p>6- Investigate additional height at 164-165 Nepean Highway, Seaford</p>
008	Resident	<p>1- Low Density Residential Zone (LDRZ) review for 15, 19 and 25 Aldershot Road, Langwarrin and 122 North Road, Langwarrin to be considered General Residential Zone (GRZ)</p> <p>2- Consideration of 5, 19 and 25 Aldershot Road, Langwarrin and 122 North Road, Langwarrin to be opportunity sites</p>

12.1 Hearing of Submitters - Frankston City Housing Strategy Discussion Paper
Officers' Assessment

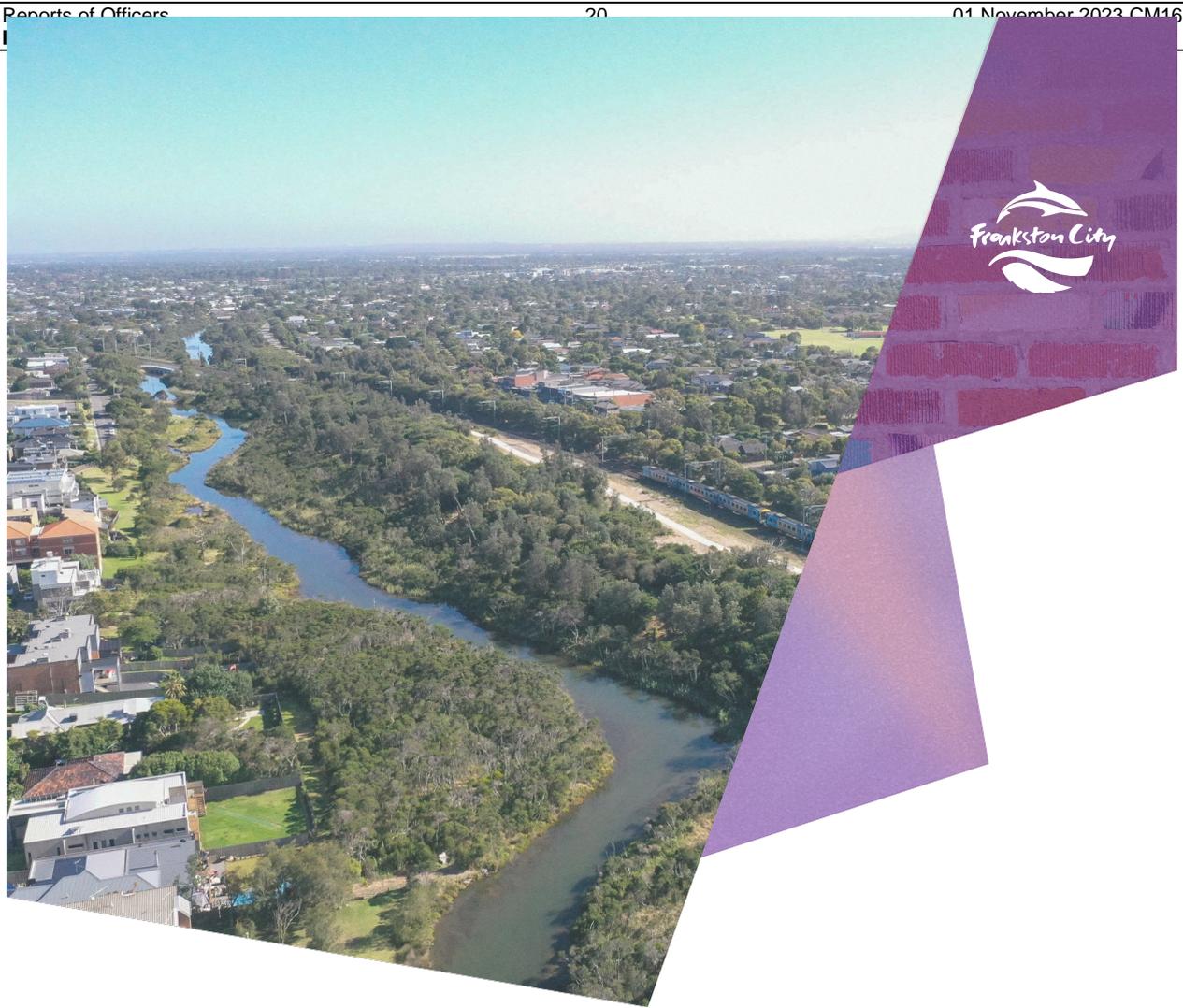
009	Resident	1- Errors located in neighbourhood character description Bush Coastal 2
010	Resident	1- Errors located in neighbourhood character description Bush Coastal 2
011	Resident	1- Errors located in neighbourhood character description Bush Coastal 2 2- Review contents of DDO1 pertaining to subdivision
012	Organisation	1 - Supports the approach to providing housing in areas away from flooding and climate change impacts 2 - Consideration of flood hazard when determining Housing Change Areas 3 - Further consideration should be given to potential changes areas where flooding risk is known
013	Organisation	1 - Supports the separation of housing affordability and affordable housing 2 - Supports further consideration of affordable housing in the draft Housing Strategy

The submissions and feedback received during community consultation were generally supportive of housing growth, increasing housing density in appropriate locations, future housing types and the character of Frankston City's suburbs. A broad range of feedback was received on vegetation, housing affordability and location of future housing which will be used to inform the development of the draft Housing Strategy.

It is anticipated that the draft Housing Strategy will be presented to Council in 2024 with the view to commence community consultation.

Options Available including Financial Implications

There are financial costs, however, these costs can be accommodated within existing budgets.



Frankston City Housing Strategy Discussion Paper

Acknowledgment of Country

Frankston City Council acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

Council pays respect to Elders past and present and recognises their importance in maintaining knowledge, traditions and culture in our community. Council also respectfully acknowledges the Bunurong Land Council as the Registered Aboriginal Party responsible for managing the Aboriginal cultural heritage of the land and waters where Frankston City Council is situated.

Prepared by:
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Have your say!



Scan the QR code above to access the Engage Frankston City Housing Strategy page and provide your input

Contents

1.	Executive Summary	06
2.	The Role of a Housing Strategy	08
2.1.	Why we need a Housing Strategy	09
2.2.	Council's Role	11
3.	How We Live Now	13
3.1.	Population Snapshot	14
3.2.	Housing Typologies in Frankston	16
4.	Our Future Housing Needs	18
4.1.	Population Projections	19
5.	Housing Choice for Everyone	23
5.1.	Diverse Housing Needs	24
6.	Where Should Future Housing Growth Go?	32
6.1.	Housing Change Principles	33
6.2.	Potential Growth Locations	37
7.	Enhancing What Makes our Neighbourhoods Special	39
7.1.	Neighbourhood Character	40
8.	Conclusion	49

Glossary of Terms

ACZ	Activity Centre Zone (ACZ) - A planning zone used to control land use and built form outcomes in Activity Centres.
Activity Centre	An area that provides for shopping, services, employment, housing, transport and social interaction.
Affordable Housing	Housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs.
FMAC	Frankston Metropolitan Activity Centre (FMAC), a designated area for housing and employment growth forming the city centre of Frankston.
Frankston City	The municipality of Frankston, including all of its suburbs.
Housing Capacity	The total number of potential new dwellings that can be accommodated within Frankston City, informed by planning scheme controls, land availability and other constraints.
Housing Diversity	Housing that is suitable for people of varying ages, abilities and life stages.
Housing Strategy	A high level strategic document that seeks to facilitate and guide housing growth across a municipality for a specified period of time (generally 15 years).
Housing Typology	Refers to a specific type of dwelling. Examples of different housing typologies include single houses, townhouses, units or apartments.
Neighbourhood Character	Neighbourhood Character refers to the visual characteristics of a residential area, consisting of key attributes from both the public and private realms.
Plan Melbourne	Overarching strategic document that guides the growth of metropolitan Melbourne for the next 35 years. It sets the strategy for supporting jobs, housing and transport, while building on Melbourne's legacy of distinctiveness, liveability and sustainability.
Principal Public Transport Network	The Principal Public Transport Network (PPTN) reflects the routes where high-quality public transport services are or will be provided. The PPTN includes trains, trams and busses across metropolitan Melbourne.



Executive Summary

01

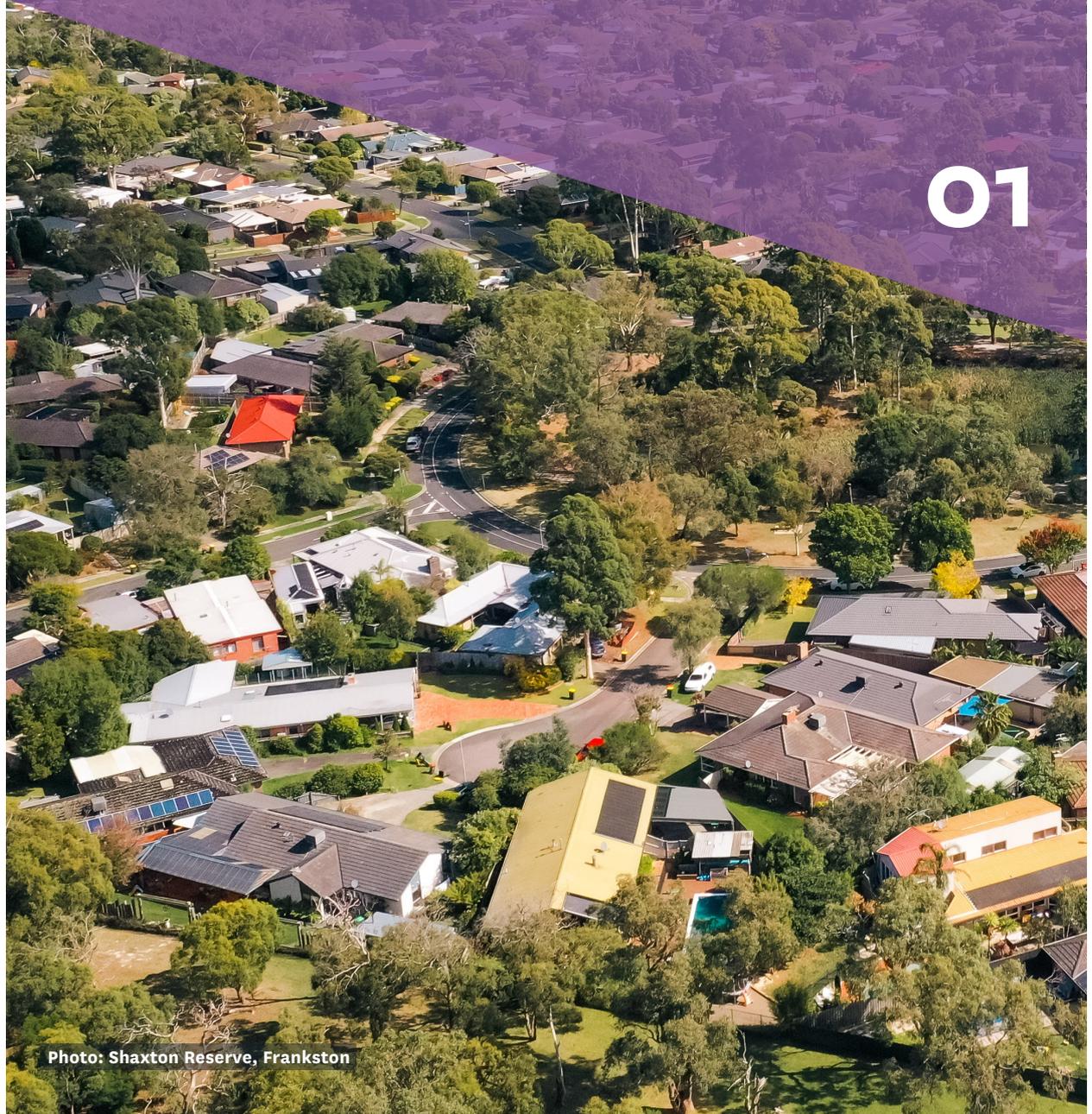


Photo: Shaxton Reserve, Frankston

Frankston City Council is preparing a new Housing Strategy and associated Residential Development Framework that will facilitate and guide housing growth across Frankston City over the next 15 years.

The feedback provided to Council by the community will be used to guide the preparation of the Frankston City Housing Strategy.

A summary of the key elements of this paper is outlined opposite.

The Role of a Housing Strategy

Frankston City is growing and Council's role is to plan for and guide growth to ensure housing and development outcomes are in line with the values of the local community.

Population Growth and Future Housing Needs

Frankston City is anticipated to grow by about 20,000 people by 2036, and will require an additional 9,000 new dwellings to accommodate these new residents, with at least 3,000 required as rental properties.

New housing growth should be directed to areas that are close to public transport, jobs, retail, community facilities, open space and other services.

Growth should be discouraged in areas that have been identified as having considerable environmental constraints or character values.

Enhancing Valued Attributes of Our Neighbourhoods

As part of the Housing Strategy, Council will be preparing guidelines that will seek to reflect and enhance the look, feel and values of Frankston City's residential areas.

Council has identified 10 neighbourhood character areas that apply to residential land across Frankston City.

Each character area has a distinct look and feel that the Housing Strategy will seek to enhance through detailed design guidelines for new development.

The Role of a Housing Strategy

02



Photo: Near Witternberg Reserve, Frankston

2.1. Why we need a Housing Strategy

Frankston City is Growing

Frankston City is anticipated to continue to grow its residential population in the short, medium and long term.

As this growth occurs, and as the population continues to change and diversify, the amount and type of new housing will need to adapt to the needs of local residents.

Plan Melbourne 2017 - 2050 (Plan Melbourne), the over-arching metropolitan planning strategy adopted by the Victorian Government, directs the majority of housing growth in metropolitan Melbourne to established urban areas. Among other things, this Strategy seeks to:

- Manage the supply of new housing in the right locations to meet population growth and create a sustainable city. There are a number of social, economic and environmental benefits that arise from creating a more compact city. These include creating neighbourhoods that support safe communities and healthy lifestyles, providing opportunities for efficient use of services, infrastructure and resources and, creating less pollution through the promotion of sustainable transport options.
- Protect the sensitive South East Green Wedge and Mornington Peninsula Green Wedge (which is of high environmental and biodiversity value) by limiting development to that which is consistent with the sustainable management of the land.





Frankston City is uniquely positioned to provide housing growth particularly in and around the Frankston Metropolitan Activity Centre (FMAC), which is one of only eleven 'highest order, CBD like' centres around metropolitan Melbourne. The FMAC is set to become the capital of the South East and strengthen its role as a key location for cultural, civic and entertainment facilities, employment, education, health, retail and other services.

Plan Melbourne further encourages housing growth to be located around other activity centres. This includes:

- Karingal Major Activity Centre, which serves a smaller regional role than the FMAC.
- Tower Hill, Langwarrin, Langwarrin North, Seaford, Seaford Rd, Belvedere Park, Carrum Downs, Carrum Downs North and Ballarto Road Neighbourhood Activity Centres, serving a local convenience role.
- Some growth will also be facilitated around smaller neighbourhood and local activity centres scattered throughout Frankston City.

One of the key aims of Plan Melbourne's growth strategy is to make use of existing services and infrastructure, rather than building new communities where infrastructure may be lacking. It also seeks to match the scale of potential housing growth with the size of the activity centre.

Housing growth is also encouraged by state policy to be located along existing and planned public transport routes in the 'Principal Public Transport Network' (known as the PPTN), to assist in reducing reliance on motor vehicles.

2.2. Council’s Role

Given the levels of growth anticipated for Frankston City, Council’s role is to prepare a Housing Strategy that will ensure growth is appropriately planned for.

Beginning this process at the local level ensures that when planning for future growth, the values and knowledge embedded within the Frankston community are considered from the outset.

This Discussion Paper seeks to outline the key issues and challenges facing Frankston City, to start an important discussion about housing, growth and the future character of Frankston City.

Council will review all feedback received throughout the community engagement period, which will be used to further inform the development of Frankston City’s Housing Strategy.

There will be opportunities for further community engagement following the completion of the Draft Housing Strategy.

Stage 1 of the Frankston City Housing Strategy involved the preparation of a Neighbourhood Character Study (Tract, 2023) and the Frankston Housing Strategy Background Analysis (Urban Enterprise, 2023).

These documents have undertaken an analysis of existing neighbourhood character values, as well as existing housing capacity and future housing demand. This information will inform the future Housing Strategy, and key themes have been summarised as part of this discussion paper.

Both documents are accessible at the following link:

<https://engage.frankston.vic.gov.au/housing-strategy>

What can Council’s Housing Strategy Do?	
It can...	It can’t...
Align with State Planning Policy direction to guide housing growth in Frankston City	Prevent or discourage new housing from being developed within Frankston City
Be informed by technical background reports and feedback from the local community	Limit building heights that are already permitted in existing residential zones.
Identify locations that are best suited for increased housing density	
Include design guidelines to reflect and enhance existing neighbourhood character values in new development	
Identify actions to enhance housing affordability, diversity and environmentally sustainable design, among other things	

Project Timeline



How We Live Now

03



Photo: Kananook Creek

3.1. Population Snapshot

This section contains key findings from the *Frankston Housing Strategy Background Analysis (Urban Enterprise 2023)*. For full demographic analysis of Frankston City, refer to this document.

Who are we?

At 2021, the population of Frankston City was approximately 141,000 persons, positioning it as a medium sized municipality in the south eastern region of Metropolitan Melbourne.

The population is generally older than the average population of metropolitan Melbourne. The proportion of residents aged 45 years and older is greater, whilst its share of residents between 15 and 39 years is lower. The proportion of residents over the age of 60 is anticipated to be approximately 23%.

Frankston South, Langwarrin South, Sandhurst and Seaford contain a higher proportion of older residents, with the median age in each of these suburbs over 40 years. In contrast, suburbs such as Carrum Downs, Skye and Frankston North have median ages of less than 37 years.

Household sizes in Frankston City are generally similar in size to households across Greater Melbourne, with an average of 2.5 people per household. However, suburbs such as Frankston, Frankston North and Seaford have an average of 2.2 – 2.3 residents per households. Conversely, Langwarrin South has a larger number of residents per household at 3.3 residents, indicating that there are pockets of diversity across Frankston City when it comes to household size.

141,000

Was the estimated resident population of Frankston City in 2021

23%

Of the populations over the age of 60

93%

Families live in single, detached housing

2.5

People per household across Frankston City

Source: Frankston Housing Strategy Background Analysis (Urban Enterprise 2023)

Frankston City is economically diverse, with neighbourhoods of high median incomes and advantage coexisting alongside pockets of socio economic disadvantage. Frankston South, Sandhurst and Langwarrin South all feature higher than average median incomes when compared to the Greater Melbourne average, while neighbourhoods such as Frankston North, Frankston and Seaford all experience lower than average median incomes. This will be an important consideration for the Housing Strategy as it highlights the need for more affordable and diverse housing options throughout Frankston City.

Further, approximately 70% of dwellings are owned (outright or with a mortgage), and 29% of dwellings are rented. The balance of 1% of housing is provided in other ownership & tenure forms. It is anticipated that more than 3000 additional rental properties will be needed by 2038.

40% of households renting in Frankston City spend more than 30% of their total income on housing costs and are therefore classed as being in housing stress. This highlights the need to prioritise affordable rentals within Frankston City.



Where do we live?

In recent years, in order to cater to the growing population, the number of dwellings within Frankston City increased by approximately 560 dwellings per annum, which is a rate of 1% (between the 2011 and 2021 Census) and the housing growth rate was comparable to the population growth rate. Suburbs where the most approvals have been recorded include Carrum Downs, Frankston and Langwarrin.

The suburb of Frankston is by far the largest in Frankston City, with a population of 37,331 people and 30 percent of Frankston City's housing stock (2021 Census). This is followed by Carrum Downs, Langwarrin, Seaford and Frankston South. The lowest shares of housing and population are within Frankston North, Langwarrin South, Sandhurst and Skye, which combined only accommodate 15 percent of the population and 13 percent of housing.

The majority of existing homes are detached, single dwellings (78%), with medium density housing accounting for 18% of total housing stock (including townhouses and villa units). Only 3% of housing is made up of higher density dwellings (such as flats and apartments), with the balance of 1% within other forms of housing (such as aged care living, student housing, etc).

Frankston and Seaford currently accommodate the highest amount of medium density housing within Frankston City. This is due in part to the presence of designated growth areas which includes the Frankston Metropolitan Activity Centre and the Seaford Activity Centre, which both enjoy excellent access to public transport and a range of other amenities and services.

3.2. Housing Typologies in Frankston

Single Dwellings

Single dwellings are the most common housing typology across Frankston City. Single dwellings typically range from 1 to 2 storeys in height, feature front and back yards with landscaping or vegetation planting.



Dual Occupancies

New dwellings may be constructed to the rear of existing dwellings, or dwellings may be replaced with two side by side or tandem dwellings. Typically located in low rise residential areas, with outdoor spaces at ground floor and located in a garden setting.



Townhouses and Units

This usually defines semi-detached and detached multi-dwelling development. Villa units usually have outdoor spaces at the ground floor. Townhouses may have outdoor spaces at the ground floor or may be in the 'reverse living' style where outdoor spaces are in the form of balconies or terraces at upper levels. This typically occurs where site constraints are such that ground floor outdoor spaces are not able to be provided.

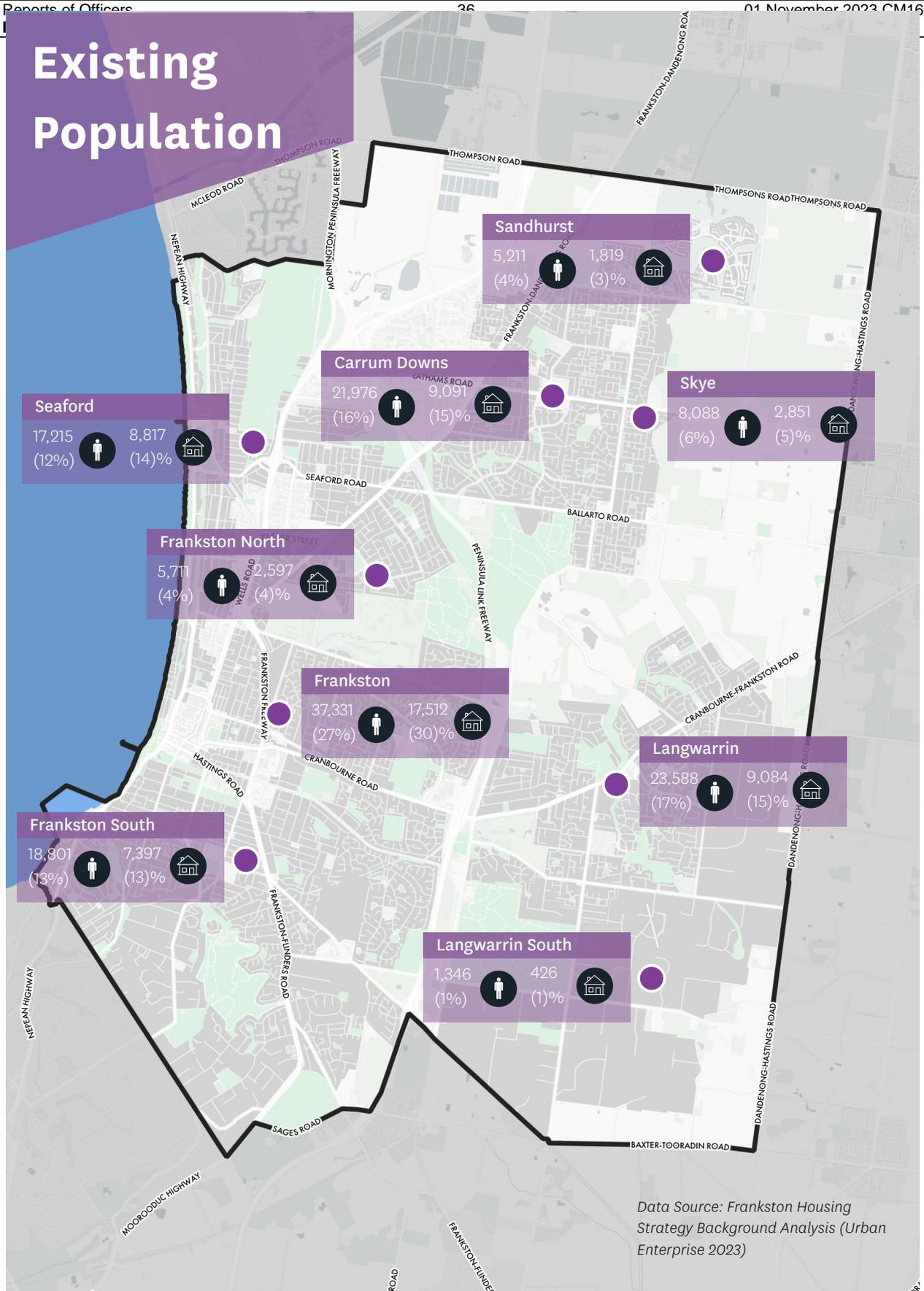


Apartments

Apartment buildings accommodate larger numbers of dwellings, typically across numerous levels. Apartments can range in size, but generally provide smaller areas of open space (typically on balconies or in courtyards) and have communal facilities such as lifts, stairs, corridors and open space areas.



Existing Population



Data Source: Frankston Housing Strategy Background Analysis (Urban Enterprise 2023)

Our Future Housing Needs

04



Photo: Sandhurst

4.1. Population Projections

How large will we grow?

Frankston City's future population will be driven by a range of factors, including natural increase, internal migration, and most significantly, through overseas migration.

The Victorian State Government's *Victoria in Future (VIF)* projections outline an anticipated population growth of 0.9% per year, which would result in an additional 20,000 residents by 2036.

It is recognised that these projections were prepared prior to the Covid-19 Pandemic, which caused significant disruptions and changes in migration patterns. However, the *Victoria in Future* projections remain the current and official projections of the State Government, and as such must be considered as part of the Housing Strategy.

How will our population change?

As our population increases, the make up of our families and household will also change, generating a need to consider different housing types to cater to the needs of all members of the community.

Significant growth in lone person households and older residents is projected, highlighting the importance of planning for a substantial increase in housing suitable for older singles (including retirement living and aged care).

Further, a substantial projected increase in couples without children will result in decreasing household sizes and a need for smaller dwellings in addition to standard density housing.

20,000

Additional people living in Frankston City by the year 2036

27%

Of the population will be over the age of 60 by the year 2036

3,976

Additional lone person households by the year 2036, which will be the fastest growing household type

1,449

Additional couple family with children households by 2036, which is eclipsed by couple families without children at 3,326

Source: *Frankston Housing Strategy Background Analysis (Urban Enterprise 2023)*

One parent households are expected to continue to increase in scale and will be likely to occupy larger rental housing, a housing product which will be important to enable movement within the local area when family circumstances change.

If no changes are made to the balance of dwelling sizes over the next 15 years, it is likely that the dwelling needs of the future community will not be met.

This suggests that for a municipality such as Frankston City, with a lack of developable residential land and declining housing affordability, an increase in the amount of dwellings within established areas should be prioritised.

How many dwellings will we need?

To cater for the expected rate of growth, Frankston City will need to accommodate at least 9,000 dwellings over the next 15 years (as identified in the *Housing Strategy Background Analysis Report* prepared by Urban Enterprise). This demand will be most prevalent in Frankston and Carrum Downs (requiring 21 percent to 22 percent more housing by 2036). Within Frankston, the Frankston Metropolitan Activity Centre is expected to accommodate approximately 8,600 residents (in approximately 2,700 dwellings). This will account for approximately a quarter (25%) of dwelling growth forecast for Frankston City. Langwarrin, Seaford and Skye will accommodate moderate growth (11 percent to 16 percent to 2036). Frankston South and Skye – Sandhurst will only accommodate a small level of additional housing (6 percent to 8 percent more housing by 2036).

The significant growth in lone person households will increase the need for suitable dwellings. Almost half of all single person households occupy 1 or 2 bedroom dwellings in Frankston City, and this household type also has a greater likelihood of occupying medium density housing types. At present, more than 50% of all lone persons in Frankston City are people aged 60 years and over, highlighting the importance of planning for a substantial increase in housing suitable for older singles (including retirement living and aged care).

The substantial increase in couples without children would generally result in a need for smaller dwellings, however this household type has been found to be less likely to occupy smaller dwellings. This is possibly due to a lack of housing suitable to downsize into, as well as preferences and familiarity with larger separate dwellings.

One parent households are expected to continue to increase in scale. This household type has a particularly high likelihood of occupying larger rental housing, a housing product which will be important to enable movement within the local area when family circumstances change. Lone persons also have a high likelihood of occupying rental housing.

Despite the changes noted above, separate houses are currently the most popular housing type for most age groups and household types and will remain in need, especially for family households which are projected to continue to grow. If larger separate dwellings cannot be supplied to meet local needs due to cost or land availability, it will be important that larger apartments and townhouses are able to be delivered in parts of Frankston City suited to family households.

A breakdown of approximate dwelling need by suburb is identified in the map over page. It is noted that these figures are indicative, and represent the VIF forecast only. While VIF projections slightly exceed the approximate demand of 9,000 dwellings, it is still useful in highlighting the potential distribution by suburb.



Seaford - Townhouses

Calculating Dwelling Demand

Various indicators have been assessed to determine future dwelling demand.

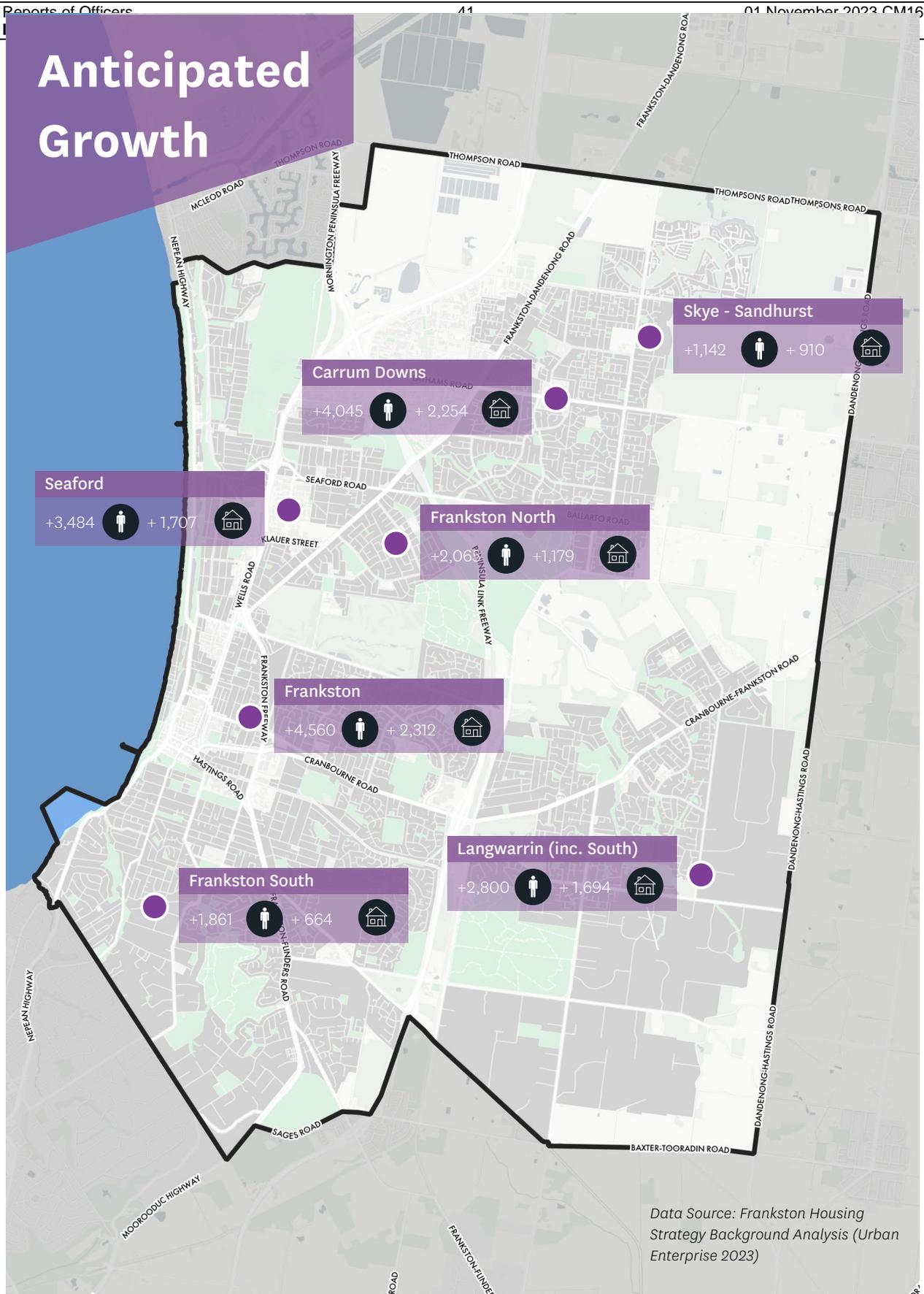
This includes Victoria in Future and Forecast ID, which anticipate a need for 10,720 and 7,364 new dwellings respectively.

The third indicator is the history of recent development approvals within Frankston City. This measure is based on the dwellings approval rate over the period between 2016-2022, and results in a projection of 8,355 additional dwellings.

Considering these indicators and the strong development pipeline, it has been recommended that the Housing Strategy plans to accommodate at least 9,000 dwellings over the next 15 years. This is based on an average dwelling demand of 600 per annum, slightly higher than the recent average of 557 and higher than the Forecast ID project, but lower than the VIF projection.

For full details, please refer to the *Housing Strategy Background Analysis Report* prepared by Urban Enterprise.

Anticipated Growth



Data Source: Frankston Housing Strategy Background Analysis (Urban Enterprise 2023)

Housing Choice for Everyone

05



Photo: Near Wahgunyah Reserve, Langwarrin South

5.1. Diverse Housing Needs

Housing Diversity

As Frankston City continues to grow and evolve into the future, it will be important to facilitate the provision of a further diversity of housing. This includes housing that is adaptable, more affordable and meets the needs of diverse households.

The term housing diversity refers to the range of housing types available to the community, including the varied sizes, types, rates of ownership and renting, price points and locational attributes. It also includes housing that accommodates people at various stages within their life, including providing options for people with disabilities or limited mobility, people ageing in place, young families, singles, professionals and the like.

By providing greater housing choice, it ensures the current and future needs of the population are met. However, it is important to cater for this demand while protecting or enhancing the character and environmental values of Frankston City.

Smaller Households

There is a growing cohort of smaller households within Frankston City. This includes sole person households, elderly households, couples without children, or sole parents with children. These smaller households will grow as the population continues to age.

Currently, Frankston City is dominated by larger, detached houses. These houses may not be suitable for the smaller households. As such, the Housing Strategy will need to focus on delivering more housing for this growing group, including villa units, townhouses and apartments.

The average household size in Frankston City is continuing to decline, which means more dwellings will be required. This will require a greater number of smaller homes. This can be achieved by providing opportunities for medium and higher density housing, with different built forms and lot sizes.

Given these challenges, Frankston City will need to focus on the following:

- Increasing housing options for smaller households.
- Providing a variety of housing options for older people, including opportunities to age in place.
- Providing opportunities for dwellings to accommodate the changing needs of people throughout their life.
- Improving the affordability of housing for all residents.
- Improving the provision of social housing throughout Frankston City.
- Providing increased opportunities for housing to cater for people with limited mobility and disabilities.

Housing for an Ageing Population

The population of Frankston City is ageing, with an increasing proportion of older and elderly residents.

Older Australians often have different housing needs to previous stages in their life. Often, the dwellings they have lived in during other stages of life may become too big for their requirements or may not be adaptable to their current level of mobility.

Many older Australians seek to 'age in place' or 'age locally', so that they can remain as part of the community that they have been part of for many years. Retrofitting existing housing to better meet their needs, or finding more suitable housing within their local communities must be considered. This is influenced by various factors, such as cost, availability of alternative housing in the local area, and the like. The need to provide these opportunities needs to be factored into the Housing Strategy.

The future Housing Strategy will need to facilitate a range of housing types for this community, including:

- Independent or supported living in community (i.e. Ageing in place / ageing locally).
- Independent living in supported communities (Retirement village).
- Supported living in supported communities (Aged care).
- Short term respite or long-term care.

Key Worker Accommodation

Key workers are defined as an employee who provides a vital service, especially in the essential services, health, or education sectors.

Key workers are essential for the functioning of a community and its services, particularly where industries such as aged care are experiencing significant staff shortages.

A common theme across Victoria is that there is a lack of housing available for rent to key workers. Providing secure and flexible rentals for key workers will be a key challenge for the Housing Strategy.

Q1: What do you think prevents older Australians from downsizing?

Q2: Has the effects of the COVID-19 pandemic had an impact on the way you use your home?

Housing for People with Disabilities and Limited Mobility

Housing also needs to be designed to be accessible for people with limited mobility or disabilities, or for people who are seeking to age in place.

This type of housing can include features such as clear accessible paths through dwellings (with larger doors and passageways), adaptable bathrooms and facilities and be step free. Location is also an important factor, with walkable streets and access to amenities and public transport providing more ease of mobility.

Housing can also be designed to be adaptable to provide such facilities for residents in future, if the needs arise.

Increased housing supply also needs to be provided for those in need, such as people requiring support. This may include for community care living.

Housing for Students

Frankston City is an educational hub for the surrounding region, hosting the Monash University – Frankston campus and Chisolm Tafe Campus. Many students are required to move to the region (from other areas of Melbourne, Victoria, interstate or overseas) to access these institutions.

Student accommodation can come in many forms. There are some larger purpose built facilities, with communal facilities, such as kitchens, study spaces, living areas and the like, with smaller 'student rooms' providing spaces for students to sleep. These facilities are often owned and operated by larger student accommodation companies or the institution themselves. Other students can live in 'share house' arrangements.

- Restricting site coverage in areas susceptible to inundation.
- Encouraging developments to include materials and finishes that respond to the greater variability of temperatures.

Housing Affordability

The term 'housing affordability' usually refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes. The concept of housing affordability is different to the concept of 'affordable housing', which refers to low income or social housing.

Housing affordability has become a widespread issue in Australia's major cities impacting the ability of low and moderate income households seeking to rent or buy housing.

The widely accepted definition of housing stress is when 30 per cent or more of a household's income is spent on housing costs (AHURI, 2019). Housing stress is a direct implication/consequence of decreasing housing affordability. This potentially affects many members of the community, including older Australians, key workers, students and sole parent families.

For low income households in particular housing stress can:

- limit access to jobs and essential services.
- negatively impact on physical and mental health.
- increase the risk of homelessness.

As such, it is important that an increase in housing is delivered within Frankston City to increase access to more affordable housing for residents.

Q3: What else should Council consider when planning for affordable housing?

Affordable Housing

The Victorian Government's report Homes for Victorians provides a definition of affordable housing as '*Housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs*'.

Affordable housing generally includes the following:

- Housing below market value, affordable to very low to moderate income households
- Assisted home ownership models (e.g. shared equity, discount purchase, low deposit).
- Subsidised market housing – housing that is provided by the private market through a number of subsidy arrangements. Subsidies may support rental or ownership models.
- Public housing – long-term rental housing owned and managed by state governments.
- Community housing – long-term rental housing owned and/or managed by community housing organisations.
- Social housing – an umbrella term that includes public housing and community housing.

Affordable housing may also be in the form of rooming houses, shelters and other kinds of short term or emergency accommodation.

A wide range of people may need affordable housing during their life and as such, it is important sufficient numbers and diversity of affordable housing is provided.

Providing New Housing Models

In recent years, a number of unique housing models have also emerged in Australia and other similar locations across the globe. These models can play a significant part in providing for more diverse and affordable accommodation.

Build to Rent

The popularity of build to rent has increased in recent times, responding to increasing challenges with housing affordability and rental insecurity. In this model, larger residential developments are specifically designed and built for the purpose of holding them long term for rentals.

The benefit of such housing is that it increases the supply of long term rentals, providing an alternative to home ownership and rental insecurity. As they are long term, owners of such developments also seek to provide high levels of amenity to incentivise tenants to stay for the medium to long term.

Co-Housing

Co-housing refers to an “intentional community” living in a collection of private homes, accompanied by communally owned shared spaces (such as communal outdoor spaces, working spaces, living areas and the like). This means cost of living for the occupants is reduced as many resources are shared and dwellings may be delivered by individuals or a housing association.

It is a form of housing that is considered to be ideal for those who are seeking more affordable housing, and who seek a good sense of community within their household. It could also be ideal for multi-generational families.

Build to Rent Melbourne, Victoria



Home, located in Melbourne’s central business district, is the city’s first build to rent development. The building is managed by Home’s onsite resident services team and offers residents a range of communal spaces and amenities.

Co-Housing Heidelberg Heights, Victoria



Murundaka Cohousing Community is an all rental housing cooperative with 20 individual households. Residents have developed a strong sense of community and live sustainable lifestyles.

SouthEast Housing Cooperative



South East Housing Cooperative is a non-trading cooperative that seeks to provide affordable, secure, financially and environmentally sustainable housing for people on low incomes.

**Baugruppe
Northcote, Victoria**



Construction of the development at 121 Clarke Street began in 2017, after the 7 members together secured a property that was well positioned to suit their needs. The development was financed by the Bank of Queensland.

Cooperative Housing

A term used to describe any type of cooperative living situation. However, the stricter legal definition usually refers to a Limited Equity Housing Cooperative (LEHC). An LEHC is a building or buildings owned jointly by all the residents, with a single “blanket” mortgage. Each individual or family does not have to qualify for a loan, but rather purchases a share in the non-profit corporation that owns the property and has the right to occupy an individual unit.

Baugruppe

This model allows homebuyers to collectively finance, purchase and construct a multi-unit housing development that is custom designed to their individual needs. Involves a group of like-minded people getting together to fund and build their own (usually) apartments - thereby deliberately cutting out the developers and reducing housing costs.

Q4: Do you think that these housing models are suitable to contribute more affordable housing in Frankston City?

Climate Change and the Environment

Dealing with the impacts of Climate Change is one of the key challenges of our time. It will require changes to the way we live, work and play within our cities.

There is substantial planning policy support to provide environmentally sustainable development and to conserve existing environmental features of the area. This includes protecting sensitive foreshore and bushland areas, protecting the health of Port Phillip Bay, watercourses such as Sweetwater Creek and Kananook Creek, wetland areas such as the Seaford Wetlands and preserving remnant habitat for native flora and fauna. It is important to protect these areas from the detrimental effect of development such as contaminated storm water runoff and loss of habitat. Likewise, policy also seeks to ensure new developments exhibit a high level of environmental sustainability.

Frankston City is vulnerable to extreme weather events given its unique geographical position in low lying bushland set on the coast and on top of a geographical fault line. This will require the urban areas of Frankston City to adapt to be more resilient in the face of such challenges.

The Housing Strategy will have a role in responding to these challenges by:

- Directing housing growth to appropriate locations, where the environmental risk is minimised and can be appropriately managed. This includes in locations away from areas subject to risks such as bushfire, flooding, landslip and the like.
- Encouraging new building typologies, methods and other design innovations that respond to the effects of climate change.
- Encouraging developments to be designed with provision for landscaping. This includes retaining existing canopy trees and providing suitable spaces for new planting to assist in mitigating the urban heat island effect.

Flood Risk and Sea Level Rise

At present, flood risk is mapped across Frankston City through the Frankston Planning Scheme. The Land Subject to Inundation and Special Building Overlays indicate that current flood risk is greatest at Frankston and Seaford.

This flood risk will become greater in the future, with Climate Change induced Sea Level Rise predicted to have significant consequences for Frankston City. In particular, Seaford and Seaford North are anticipated to be at high risk of flooding.

Bushfires

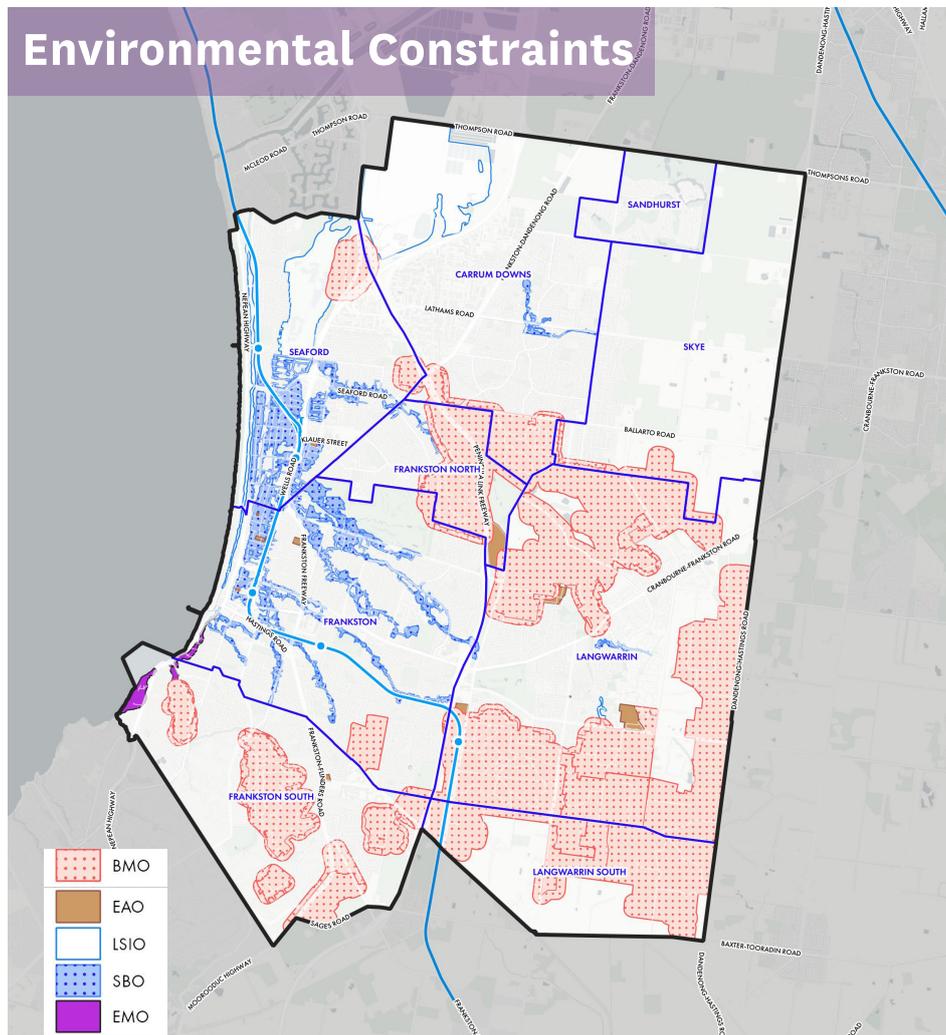
As Australian summers become increasingly warmer, the risk of bushfires will continue to grow. Frankston South, Langwarrin, Langwarrin South, Frankston North and Carrum Downs are all identified to be partly at risk of experiencing bushfires due to their location at the edges of Frankston City's urban area.

Other Environmental Constraints

Frankston City is also subject to several other environmental constraints that, while they may not increase in severity due to climate change, still need to be considered when planning for housing.

These constraints include landslip and erosion, which is known to be a current risk for parts of Frankston South. Further, potentially contaminated land may be present across Frankston City and will need to be remediated prior to the development of any housing.

Q5: How should Frankston City respond to the effects of climate change when planning for housing?



The above map depicts potential areas of environmental constraints across Frankston City. These constraints relate to bushfire risk (BMO), potentially contaminated land (EAO), flood risk (LSIO and SBO) and erosion and land slip (EMO). Importantly, this map only depicts theoretical areas that could be subject to these constraints, as identified by the Frankston Planning Scheme. The map does not identify historical or recent occurrences of flooding, land slip, contamination or bushfire. Therefore, these constraints will need to be considered in greater detail before determining their impact on future housing for Frankston City.

Where Does our Future Housing Growth Go?

o6

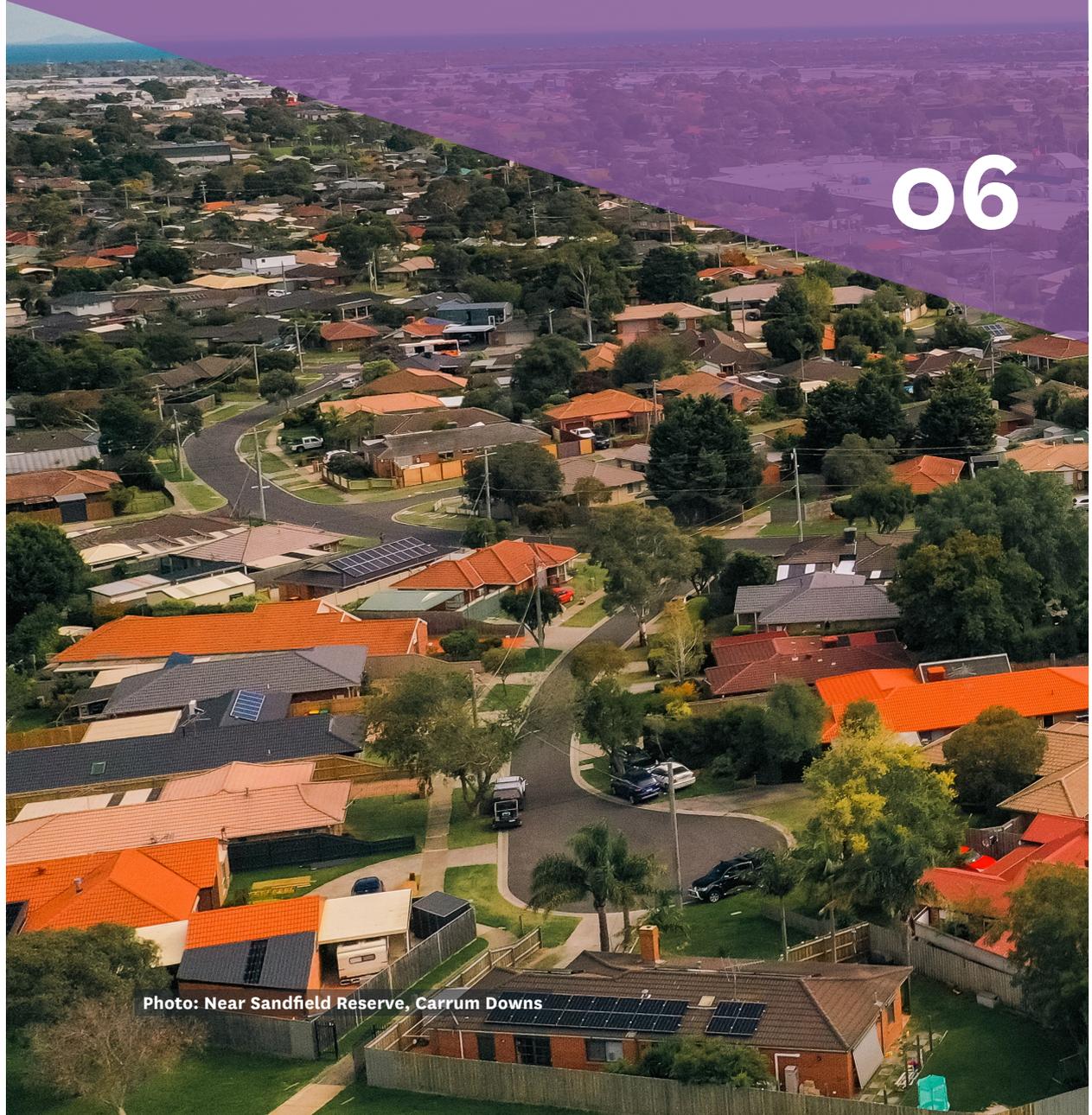


Photo: Near Sandfield Reserve, Carrum Downs

6.1. Housing Change Principles

State planning policies outline that housing growth is to be facilitated in a variety of different ways and forms, while also allowing different levels of growth to be directed to certain locations.

This is typically achieved by designating areas for Substantial, Incremental or Limited change.

The Frankston City Housing Strategy will determine where these differing levels of change should occur throughout Frankston City, based on a set criteria.

This section provides an overview of the criteria that will inform the Frankston City Housing Strategy's application of the change areas.

Substantial Change Areas

High levels of residential growth in areas close to services, employment and Principal Public Transport routes. A mix of apartments and unit developments would be encouraged in these areas.

Incremental Change Areas

Moderate levels of residential growth in areas near to services, employment or transport. A mix of unit developments, townhouses and single dwellings would be encouraged in these areas.

Limited Change Areas

Low levels of residential growth expected within these areas due to constraints relating to environmental values, hazards, heritage or neighbourhood character.

Substantial Change Areas

Substantial Change Areas are those areas where a large increase in the diversity and density of housing is encouraged. These areas are promoted for housing intensification generally because of their proximity to employment, shops, services and public transport.

Substantial change areas are generally defined by the following characteristics:

- Close to or surrounding the FMAC or the Karingal Major Activity Centre and principal public transport routes, where there is a clear opportunity to provide for intensified development.
- Unconstrained by factors such as heritage protection, special environmental values or environmental hazards.
- Ability for new residents to access the existing services and transport infrastructure.
- Defined by an emerging character consisting of a mix of old and new developments at differing scales and styles.

The types of housing expected in these areas include apartment buildings (small to large scale) and higher density terrace and townhouse development.

Incremental Change Areas

Incremental Change Areas are those areas where a modest increase in the diversity and density of housing is encouraged. They are promoted for modest housing growth given that they are located within reasonable distance of employment, shops, services and public transport, but development in these areas is required to respond to and respect the existing neighbourhood character.

Incremental Change Areas are generally defined by the following characteristics:

- Sharing an Interface with Substantial Change Areas and Activity Centres, and still within a reasonable walking, cycling or public transport trip of employment, shops and services.
- Areas around neighbourhood activity centres (such as Langwarrin, Carrum Downs and Seaford), with walkable street networks and an existing garden character are also good candidates.

These areas will be focused on facilitating development that enhances existing character elements. This includes designing policies to enhance the garden / landscaped settings, ensuring materials and built form are responsive to existing dwellings and providing high amenity streetscapes.

The types of housing expected in these areas include low rise apartment buildings within garden settings, terraced housing or villa unit / townhouse development.

Limited Change Areas

Limited Change Areas are those areas where the housing character is not anticipated to change substantially, often due to environmental, heritage, neighbourhood character or other constraints. As such, there is likely to be more limited housing change in these areas.

Limited Change Areas are generally defined by the following characteristics:

- Presence of environmental constraints (including areas with flooding, bushfire, geological or other environmental risks), high biodiversity values, significant landscape values or because they have a highly consistent and preserved built form character.
- Located within residential areas that are remote from activity centres, employment, services and public transport, in areas that have limited walkability or where lots are constrained by shape or size that discourage intensification.

These areas will be designed to ensure that any development responds to these unique characteristics, by not intensifying environmental risk, or directing growth into a peripheral location with limited access to services and facilities.

The types of housing that the planning scheme seeks to facilitate in these areas include single dwellings, dual occupancies or villa unit / townhouse developments.

Q6: Do you think that Council should consider any other attributes when preparing the criteria for Housing Change Areas?

Opportunity Sites

There are a number of ‘opportunity’ sites across Frankston City.

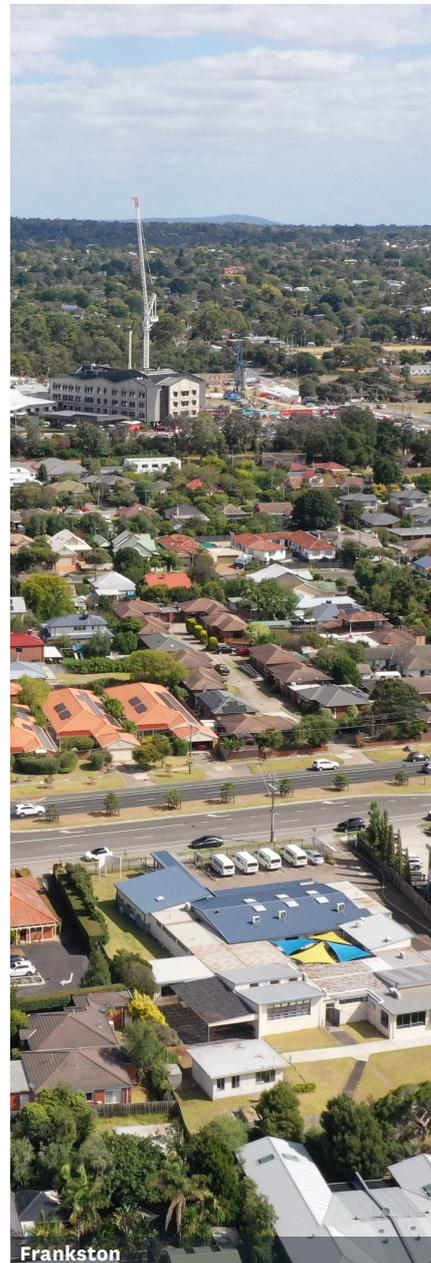
These are typically sites which are larger in size, and have good locational attributes, such as being within the principal public transport network, on a major arterial road or proximate to an activity centre.

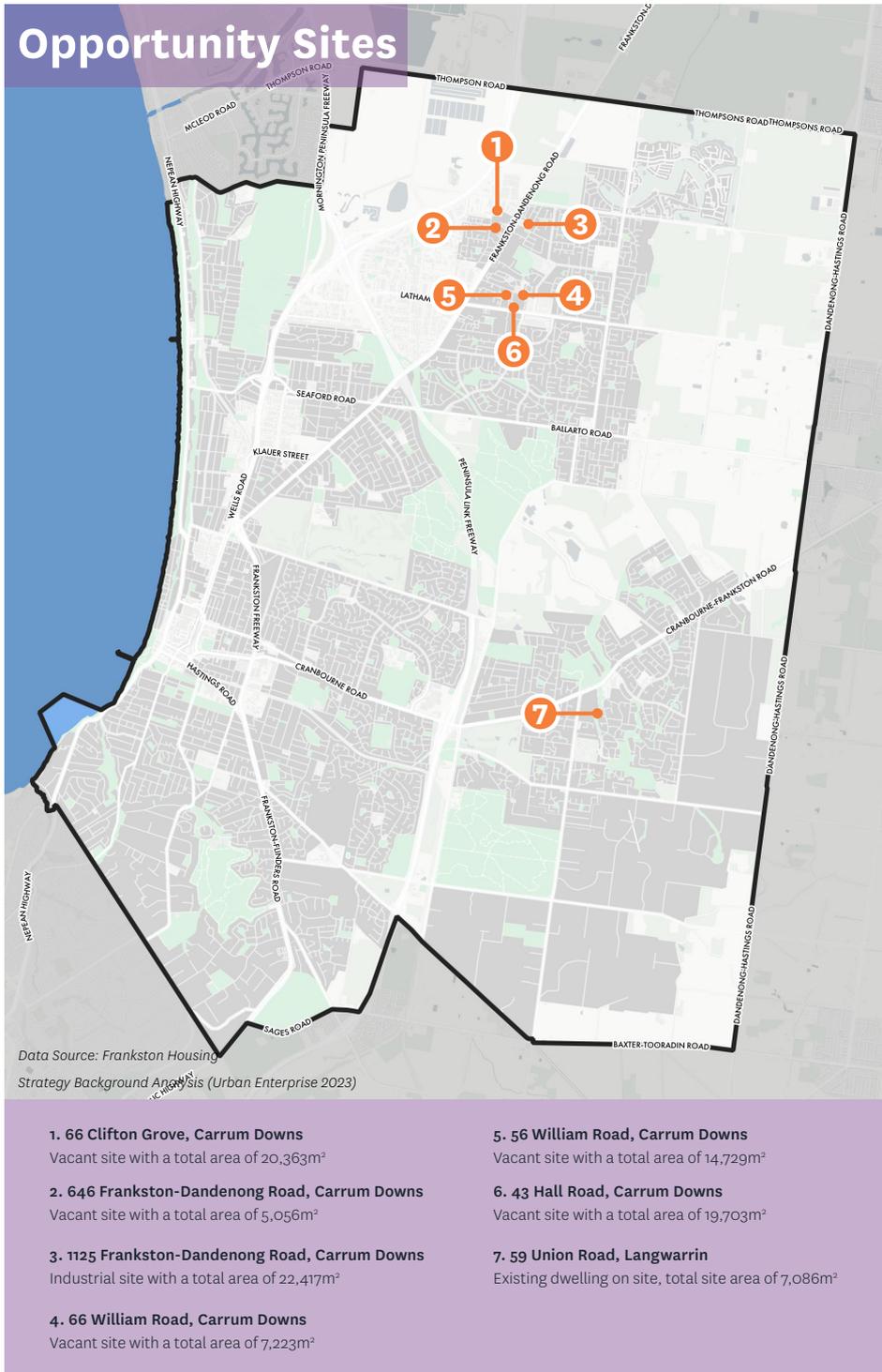
Some opportunity sites are not located within existing residential areas and would require a planning scheme amendment to facilitate their development. These may play a part in accommodating housing growth, but would be assessed on a case by case basis as the opportunity for potential redevelopment of these sites / areas arise.

In considering any proposal to use an ‘opportunity’ site for housing, it must be demonstrated that the land is not still required for its existing purpose (e.g. if it is an industrial site becoming a residential site, there needs to be justification that the land is surplus to the industrial needs of Frankston City and surrounding region).

The *Frankston Housing Strategy Background Analysis* report identifies seven opportunity sites that meet the appropriate criteria and have likely development potential. These initial opportunity sites are detailed and mapped overpage.

Q7: Are there any other locations within Frankston City that you believe fit the criteria for Opportunity Sites?





6.2. Potential Change Locations

Based on the Housing Change Principles outlined at Section 6.1, potential growth locations can begin to be identified in order to inform the future directions of the Housing Strategy.

The following locations are considered to be well located with respect to public transport, employment, open space, community facilities and other services:

- Frankston (outside of flood prone areas)
- Frankston North (proximate to bus routes)
- Seaford (outside of flood prone areas)
- Carrum Downs & Langwarrin (proximate to bus routes and commercial centres)

Given these locational attributes, these areas are recommended to be investigated as potential growth locations.

Conversely, a number of locations are considered to be constrained by environmental values and hazards, or due to their location away from transport and activity centres.

These areas include:

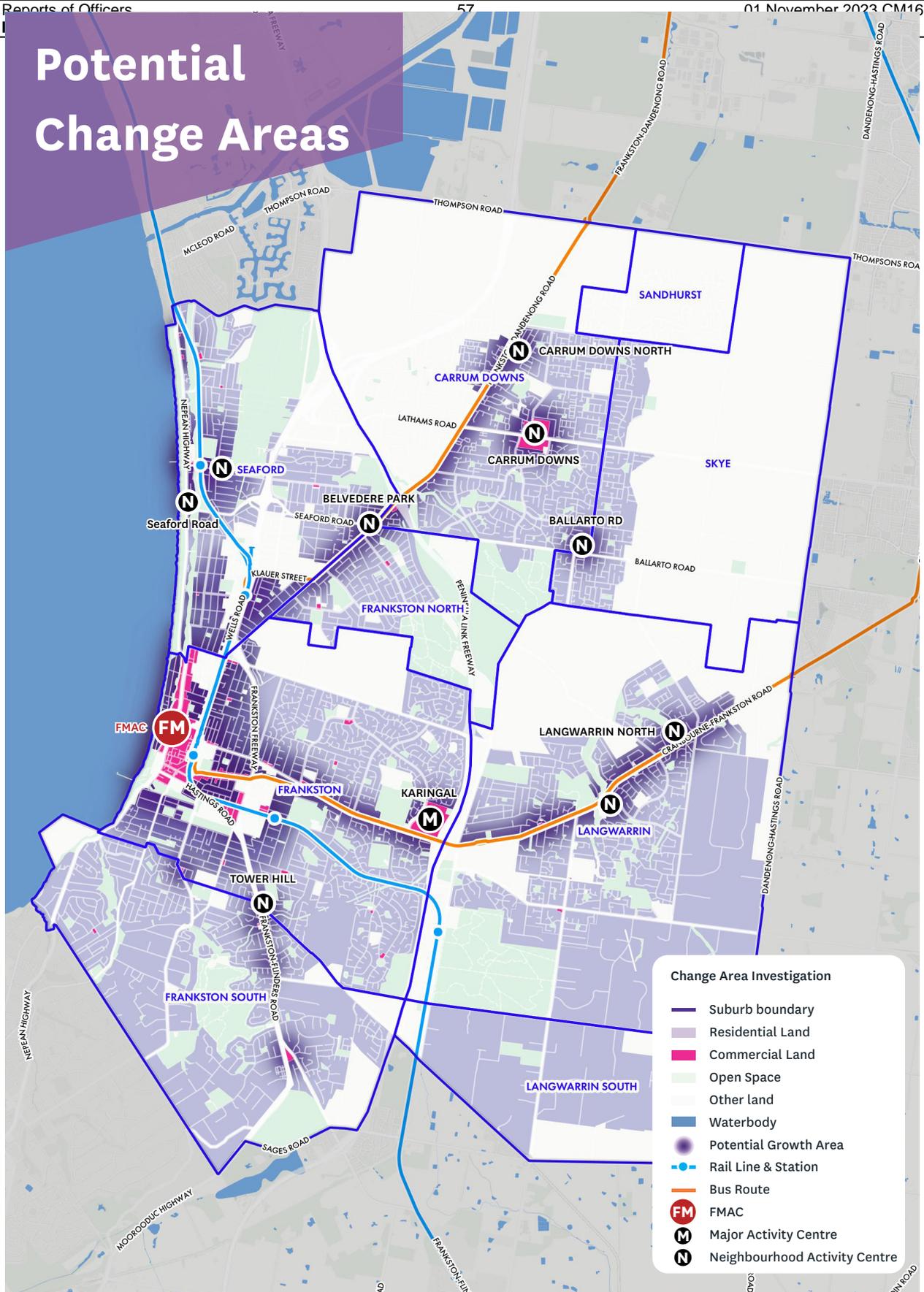
- Frankston South
- Langwarrin South
- Sandhurst
- Skye

These locations are recommended to be investigated as areas for incremental or minimal growth as part of the Housing Strategy.

Q8: Do you agree with the potential change locations outlined above? Are there any other locations that should be identified for more or less housing growth?



Potential Change Areas



Change Area Investigation

- Suburb boundary
- Residential Land
- Commercial Land
- Open Space
- Other land
- Waterbody
- Potential Growth Area
- Rail Line & Station
- Bus Route
- FMAC
- Major Activity Centre
- Neighbourhood Activity Centre

Enhancing What Makes Our Neighbourhoods Special

07



Photo: Frankston, detached dwelling

7.1. Neighbourhood Character

What is Neighbourhood Character?

Neighbourhood Character refers to the visual characteristics of a residential area, consisting of key attributes from both the public and private realms. This means that attributes including houses, backyards, front gardens, landscaping and local streets are all considered to make a contribution to the neighbourhood character of an area.

Importantly, it is the combination of these valued attributes that define neighbourhood character.

For example, a particular style of house, or a high level of tree coverage do not alone define the character of an area. Rather, it is the relationship between these two characteristics, as well as any other key attributes of the neighbourhood, that are considered to define the neighbourhood character of an area.

Do all Neighbourhoods have Character?

All residential neighbourhoods have a character. Neighbourhood character is not a measure of value, nor is it intended to weigh the appeal of one residential area over another.

The purpose of neighbourhood character is to identify all relevant attributes of a residential area in order to ensure that future development either respects or enhances these attributes.

In some cases, a community may seek to improve or enhance the identified character of an area, for example, by increasing vegetation coverage or encouraging a greater diversity of architectural styles.

In other cases, a high level of vegetation coverage may already exist, and a community may seek to ensure that this attribute is respected by new development.

Q9: What do you value about your neighbourhood?



Frankston South, Detached Dwelling

What does Respecting Character mean?

In order to respect existing neighbourhood character, new development should be designed to respond to the valued attributes of the area in which it is to be located. This may be achieved by designing a building to match the rhythm of an existing streetscape, by selecting building materials and colours that are appropriate to the area, or by retaining and planting vegetation.

Importantly, respecting neighbourhood character does not mean preventing new development or limiting innovative architectural design, and it is not the role of a Neighbourhood Character Strategy alone to determine where new development does or does not occur within a neighbourhood.



Are Heritage and Amenity part of Neighbourhood Character?

It is easy to think of heritage and amenity as being key components of a neighbourhood's character. However, there are distinct differences between these concepts that require them to be considered as separate issues.

Heritage significance is recognised separately by criteria that is set by Commonwealth, State and Local Governments and other government agencies. As such, determining the heritage significance of a place or building is a separate process to that of determining a neighbourhood's character, particularly as heritage does not always relate to age alone, and can include cultural or environmental significance.

Amenity is typically a measure of how well a building functions and how it relates to its surrounds. Basic standards of amenity are expected of all developments, regardless of character. These include overlooking, access to sunlight, overshadowing and provision of garden space, among other things. In contrast, neighbourhood character seeks to determine key values of an area at a much larger scale. While amenity standards can often overlap with neighbourhood character values, the two concepts must be treated separately.

Q10: How is new development affecting our neighbourhoods and their character?

Neighbourhood Character in Frankston City

As part of the *Frankston Neighbourhood Character Study (2023)*, a review of Frankston's Neighbourhood Character Areas was undertaken. This involved a site survey of Frankston City, where key attributes of residential areas were identified and recorded.

Following these site surveys the collected data was analysed, resulting in new neighbourhood character areas and boundaries across Frankston City.

In total, 10 neighbourhood character areas were identified. These are:

- Bush Coastal 1 (BC1)
- Bush Coastal 2 (BC2)
- Foreshore 1 (F1)
- Foreshore 2 (F2)
- Foreshore 3 (F3)
- Garden Court 1 (GC1)
- Garden Suburban 1 (GS1)
- Garden Suburban 2 (GS2)
- Contemporary Garden 1 (CG1)
- Rural Living 1 (RL1)

Short descriptions and images of the above character areas are shown over the following pages, in addition, the location and boundaries of these areas are detailed in the Neighbourhood Character Areas map on the next page.

For full descriptions and details of the neighbourhood character areas and associated background analysis, refer to the *Frankston Neighbourhood Character Study (2023)*.

How will Neighbourhood Character Influence the Housing Strategy?

Moving forward, the Housing Strategy will seek to ensure that the valued character elements of each area is enhanced, whilst also appropriately designating varied levels of growth to areas where it can be reasonably accommodated within Frankston City.

For each Neighbourhood Character precinct, the Housing Strategy will outline:

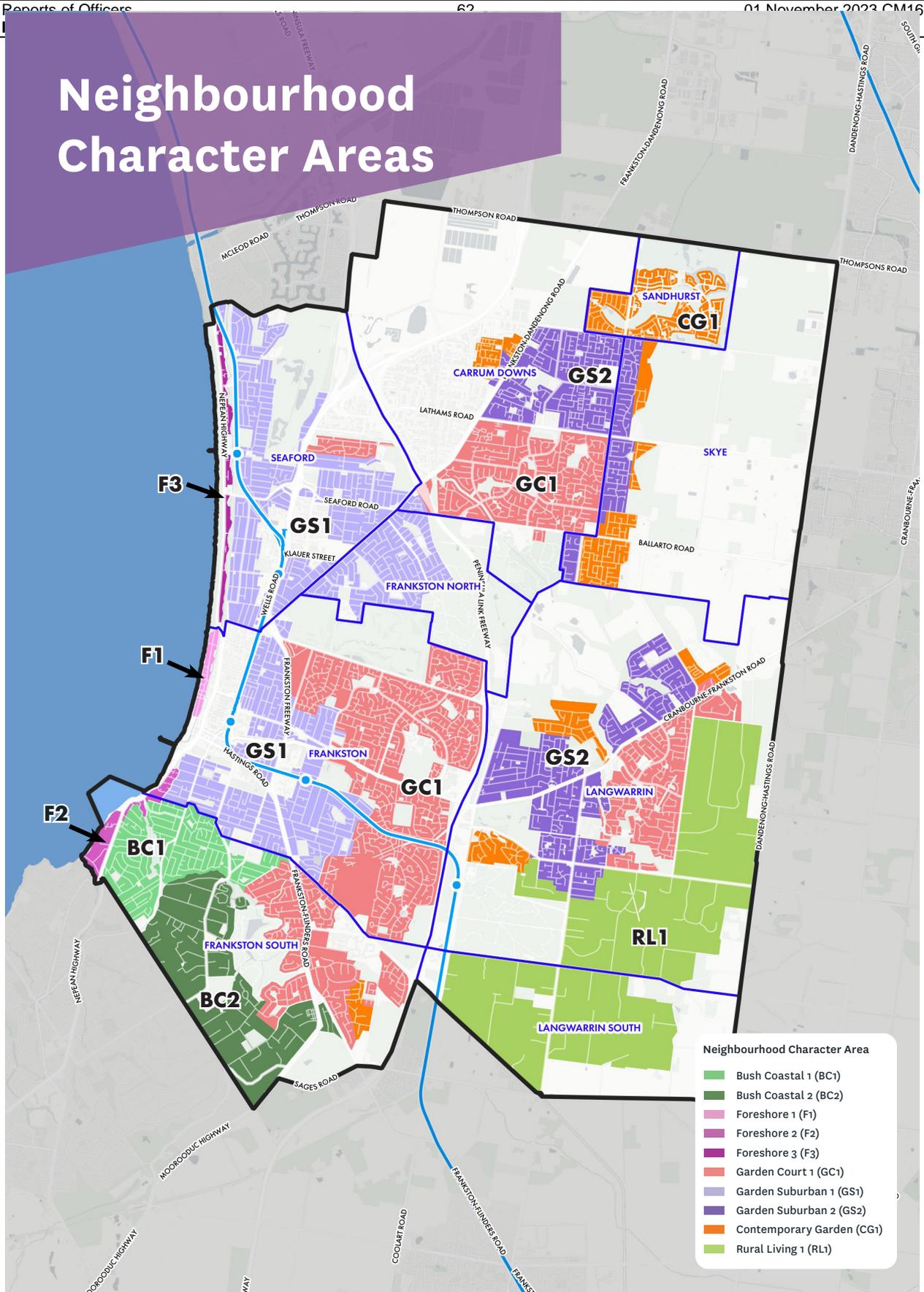
- The existing character.
- Key attributes.
- Threats, issues and opportunities.

Based on this information, a preferred neighbourhood character statement would be developed that outlines the key ways in which new development can contribute to the preferred character of an area. This will be accompanied by associated design guidelines that provide detailed guidance for the design of new dwellings.

Finally, this would then be translated into planning provisions that provide guidance for development. It may include applying zones to areas to facilitate the level of potential development envisioned, with accompanying objectives that seek to ensure the neighbourhood character is respected or enhanced. This will be done in conjunction with the findings of the Housing Strategy, in relation to how it identifies growth for relevant locations.

Q11: Do the proposed Neighbourhood Character Areas reflect the attributes that you value in your neighbourhood?

Neighbourhood Character Areas



- Neighbourhood Character Area**
- Bush Coastal 1 (BC1)
 - Bush Coastal 2 (BC2)
 - Foreshore 1 (F1)
 - Foreshore 2 (F2)
 - Foreshore 3 (F3)
 - Garden Court 1 (GC1)
 - Garden Suburban 1 (GS1)
 - Garden Suburban 2 (GS2)
 - Contemporary Garden (CG1)
 - Rural Living 1 (RL1)

Neighbourhood Character Area Descriptions

Bush Coastal 1

The Bush Coastal 1 areas are defined by dwellings set amongst spacious, highly vegetated lots and curved and winding streets, with moderate to steep topography leading toward Sweetwater Creek and affording occasional views across rooftops.



Bush Coastal 2

Bush Coastal 2 areas are defined by dwellings set on large lots, planted with high levels of vegetation that can sometimes obscure views of dwellings from the street. Streets are winding and often steeply sloping, affording occasional views across canopy lines to the surrounding residential areas.



Foreshore 1

Foreshore 1 areas are defined by low scale, fine grain dwellings with a strong relationship to the Port Phillip Bay and foreshore, and Kananook Creek. As a result, dwellings are often oriented to the coast to maximise views. The street network runs the length of the Nepean Highway and along the Frankston foreshore, with informal, sandy side streets leading to the foreshore, giving the area a distinctive coastal character.



Foreshore 2

Foreshore 2 areas are defined by large, multi-level dwellings set along the prominent ridgelines of Oliver's Hill and surrounding area, built to maximise views to the bay. A diversity of building eras and materials contribute to a distinct built form character when viewed from nearby streets at lower elevations.



Foreshore 3

Foreshore 3 areas are defined by a mix of low and large scale dwellings with a strong relationship to the Port Phillip Bay and Kananook Creek. Dwellings are primarily oriented towards the coast to maximise views to the bay. The street network runs the length of the Nepean Highway with occasional informal side streets present along the edges of Kananook Creek, giving the area a distinctive character.



Garden Court 1

Garden Court 1 areas are defined by low scale dwellings set on modest, well vegetated lots along curved and winding streets and cul-de-sacs. These areas display a traditional suburban character. Irregular lots and inconsistent siting of dwellings contributes to an open streetscape within which dwellings are not visually dominant.



Garden Suburban 1

Garden Suburban 1 areas are defined by architecturally diverse dwellings, sited on modest, well vegetated lots within a traditional suburban grid street layout. Dwellings are consistently sited and contribute to a uniform street rhythm.



Garden Suburban 2

Garden Suburban 2 areas are defined by modern and contemporary dwellings, set on modest lots with low to medium level formal gardens. Dwellings are generally built closer to front and side boundaries and are consistently sited, contributing to a uniform streetscape. Low levels of vegetation in the public realm results in visually dominant dwellings and parking structures.



Contemporary Garden 1

Contemporary Garden 1 areas are defined by contemporary dwellings, set on modest lots with low to medium level formal gardens. Dwellings are generally built closer to front and side boundaries and are consistently sited, contributing to a uniform streetscape. Low levels of vegetation in the public realm results in visually dominant dwellings and parking structures.



Rural Living 1

Rural Lifestyle 1 areas are defined by dwellings set on large, rural lots that are often obscured from view by dense vegetation located in both the public realm and on private lots. Streets are informal, lacking footpaths and formal drainage infrastructure, and in some cases are unsealed.



Conclusion

08



Photo: Frankston South

8.1. Conclusion

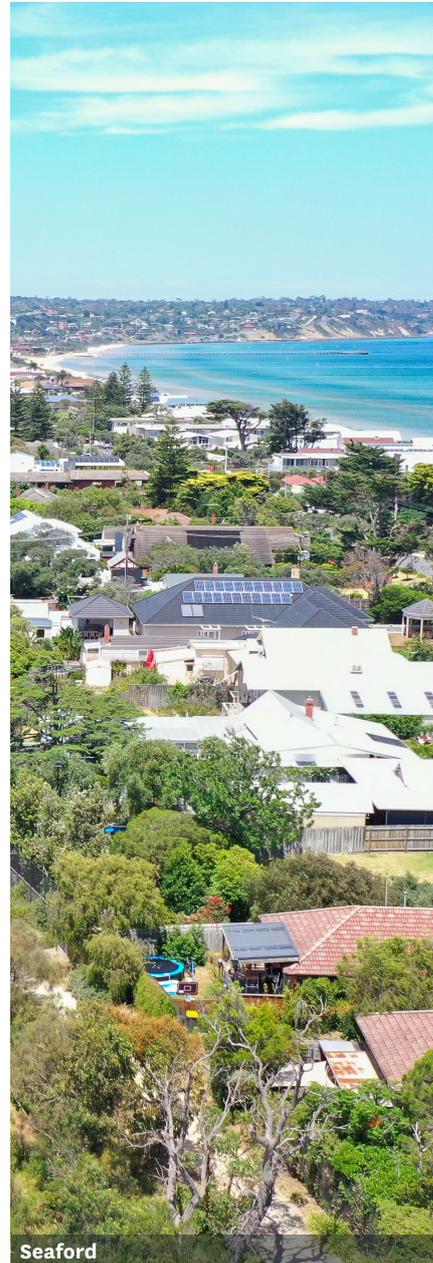
Summary

This Discussion Paper has been prepared to inform the local community about the Frankston City Housing Strategy and seek their feedback on key issues that the Strategy will address. Most critically, the Housing Strategy will seek to guide housing growth across Frankston City over the next 15 years which must be done in collaboration with the community.

Next Steps

The feedback provided to Council over the course of the Discussion Paper engagement period will be collated and reviewed by Council.

The community feedback received will feed into the preparation of the draft Housing Strategy, which will be put to the community for further consultation before being finalised.



SUMMARY OF QUESTIONS

Q1: What do you think prevents older Australians from downsizing?

Q2: Has the effects of the COVID-19 pandemic had an impact on the way you use your home?

Q3: What else should Council consider when planning for affordable housing?

Q4: Are there any other housing models that you would like to see in Frankston City to contribute to housing affordability?

Q5: How should Frankston City respond to the effects of climate change when planning for housing?

Q6: Do you think that Council should consider any other attributes when preparing the criteria for Housing Change Areas?

Q7: Are there any other locations within Frankston City that you believe fit the criteria for Opportunity Sites?

Q8: Do you agree with the potential change locations outlined above? Are there any other locations that should be identified for more or less housing growth?

Q9: What do you value about your neighbourhood?

Q10: How is new development affecting our neighbourhoods and their character?

Q11: Do the proposed Neighbourhood Character Areas reflect the attributes that you value in your neighbourhood?

Have your say!



Scan the QR code above to access the Engage Frankston
City Housing Strategy page and provide your input



frankston.vic.gov.au
1300 322 322

PO Box 490
Frankston
VIC 3199



19 September 2023

Dear Frankston Council

The Community Housing Industry Association Victoria (CHIA Vic) welcomes the opportunity to provide feedback on the *Frankston City Housing Strategy Discussion Paper* (the Paper).

CHIA Vic is the peak body that represents the not-for-profit community housing sector in Victoria. CHIA Vic's member Community Housing Organisations (CHOs) are committed to providing secure, affordable and decent housing for people on low to middle incomes. Members include the 45 CHOs registered as Housing Associations or Housing Providers under the Victorian regulatory framework for non-profit housing organisations, plus other organisations and individuals interested in housing.

Feedback

CHIA Vic welcomes the inclusion of separate sections for both housing affordability and Affordable Housing, and distinction between the two, in section 5.1 – diverse housing needs. In developing the Housing Strategy, Council may like to consider how Affordable Housing relates to the housing continuum, and how the housing needs of different cohorts discussed in section 5.1, such as key workers, can be addressed by Affordable Housing.

If Council is interested in including Affordable Housing as a key focus for the Housing Strategy, CHIA Vic have several resources which can assist Council in this work, outlined in appendix 1. These resources are also mentioned in the following feedback sections, alongside the areas that CHIA Vic would encourage Council to consider in an Affordable Housing component of the Housing Strategy.

[Exploring options for negotiating voluntary Affordable Housing contributions through the planning system.](#)

CHIA Vic and the MAV developed a range of resources to support Councils in this work, which can be found on the [developing affordable housing page](#) of the [CHIA Vic website](#):

- Understanding Affordable Housing and Section 173 (S173) Agreements
- Options for Delivering Affordable Housing through Planning System

If this is an area of work Council decides to pursue, CHIA Vic would encourage clear articulation and publication of Council's expectations, including:

- What planning applications Council will seek a contribution (e.g. development type, development size).
- The percentage Affordable Housing sought.
- The type of Affordable Housing sought (e.g. social housing, affordable rental housing).
- Expectations around how the contribution should be provided (e.g. gifting land to a registered CHO or gifting completed dwellings to a registered CHO).

[Exploring options for using Council owned land for Affordable Housing](#)

CHIA Vic and the Municipal Association of Victoria (MAV) developed a suite of resources to support Councils in this work, *options for delivering Affordable Housing on council land*, which can be found on the [developing affordable housing page](#) of the [CHIA Vic website](#).



[Partnering with the Community Housing sector](#)

Community Housing Organisations (CHOs) are an ideal partner for local councils looking to facilitate the delivery of more social and affordable housing for their communities, including if Council is seeking to use Council land for Affordable Housing, and/or negotiate voluntary Affordable Housing contributions. We believe that CHOs are an ideal partner for Council because:

- CHOs are not-for-profit organisations that provide safe, secure, and affordable rental homes for people on low incomes.
- CHOs have a proven track record and are experienced in property management, tenancy management and community development. They are deeply committed to the communities in which they work.
- The Community Housing sector is highly regulated – registered CHOs are regulated by the Victorian Housing Act 1983. The regulatory system is managed by the Housing Registrar, which sits within the Department of Treasury and Finance. Registered CHOs are required to report annually to the Housing Registrar on a range of key performance measures and update the Registrar regularly on any significant issues that arise during their day-to-day operations. These performance standards ensure high-quality rental housing services and the best outcomes for renters and prospective renters.
- Most renters who live in homes managed by CHOs access these homes by registering on the Victorian Housing Register, Victoria's single social housing waiting list, which sets out eligibility based on the income and assets of the household.
- The Community Housing sector is highly diverse – from small specialised organisations to large organisations that operate across Victoria. This means that Council will most likely be able to find a Community Housing partner to suit Council and the partnership opportunity.
- Registered CHOs can access a range of capital grant funding opportunities such as the Big Housing Build.
- With their charitable status, CHOs are eligible for a refund for the GST on costs, including GST on the cost of constructing new homes.

CHIA Vic have a range of resources which can help Council Officers and Councillors build their understanding of the community housing sector, such as:

- [Understanding the community housing sector](#) fact sheet
- [Fact sheet for local government](#)
- [Introduction to community housing for local government training](#) – the next session is Tuesday 3 October.
- [CHIA Vic website](#) including the pages which provide a [sector overview](#); [community housing models](#); [approaches to development](#); and [how we work together](#).

[Explore options for how Council can work to build community understanding of and support for Affordable Housing](#)

Building understanding and support is key to ensuring the smooth delivery of more Affordable Housing, and to ensuring new renters are welcomed by their community. CHIA Vic have developed several resources which can help Councils in this work, which can be found on the [support for community housing page](#) of the [CHIA Vic website](#).

[Leveraging collaboration opportunities](#)

Collaboration with other councils and council groups can support and maximise Council's Affordable Housing work, such as through the Regional Local Government Homelessness and Social Housing Group Charter, and Inter-Council Affordable Housing Forum (ICAHF).



Additional CHIA Vic support

CHIA Vic's Policy Officer, [REDACTED] supports developers and local government to learn more about the Community Housing sector and identify Community Housing partners for social housing developments. [REDACTED] and the CHIA Vic team would be happy to assist Frankston Council in progressing social and affordable housing growth in your municipality. If you would like to discuss this submission further or ways in which CHIA Vic can assist in your social and affordable housing plans, please contact [REDACTED]

Yours sincerely





Attachment 1 – summary of resources

[Understanding Affordable Housing and Section 173 \(S173\) Agreements](#)

Commissioned by CHIA Vic and the MAV in 2019

These resources break down the process of negotiating S173 Agreements and provides all parties with an enhanced understanding of each other's operating constraints and business model. The resources can be found on the [developing affordable housing page](#) of the [CHIA Vic website](#) and include:

- **Full reports**
 - [Affordable Housing Agreements: Advice for local government and community housing organisations](#) – comprehensive report explains what constitutes affordable housing, how CHOs, councils and developers can work together to broker voluntary S173 Agreements, and different stakeholder perspectives.
 - [Affordable Housing Agreements toolkit for planners.](#)
- **Fact sheets**
 - [Understanding the community housing sector](#) – provides an overview of the sector.
 - [Fact sheet for local government](#) – explains why Affordable Housing is important and what role councils can play to facilitate Affordable Housing, including S173 Agreements.
 - [Fact sheet for developers](#) – explains what Affordable Housing is and how developers can facilitate Affordable Housing within their projects through S173 Agreement.

[Options for delivering and securing affordable housing](#)

Commissioned by CHIA Vic and the MAV in 2021

These resources examine ways community housing organisations and local councils can work together to deliver Affordable Housing, and are designed to assist the key stakeholders to work through which option will best suit their needs, and to understand the implications of their choice for project partners.

In addition to the **full reports** - [Options for delivering Affordable Housing on council land](#) and [Options for Delivering Affordable Housing through Planning System](#) – a number of summary resources are also available on the [developing affordable housing page](#) of the [CHIA Vic website](#):

- **PowerPoint presentations** - [Options for delivering Affordable Housing on council land](#) and [Options for Delivering Affordable Housing through Planning System.](#)
- **Four page overview of each report** - [Options for delivering Affordable Housing on council land](#) and [Options for Delivering Affordable Housing through Planning System.](#)
- **Fact sheets** on some of the options explored – [gifting land or dwellings](#), [leasing land or dwellings](#), [joint venture or partnership arrangement](#), [monetary contribution](#), [assets placed in a special purpose vehicle \(such as a housing trust\)](#), and [mortgage instrument](#).



[Building support for affordable housing](#)

CHIA Vic developed a suite of resources to help build support for social and affordable housing within the community and local councils. These resources can be found on the [support for community housing page](#) of the CHIA Vic website and include:

- **Videos** – [the community housing sector](#), [overview of Victoria’s community housing sector](#), [what is community housing](#), [Carly’s story](#), [Maree’s story](#), [Michelle’s story](#).
- **Fact sheet – About Affordable Housing** - provides an introductory overview for people with little or no knowledge of affordable housing. It includes describing concepts such as when housing is affordable, why affordable housing is important, and provides examples of people in need of affordable housing and affordable housing developments.
- **Case studies – affordable housing development projects** - these case studies look at examples of Affordable Housing developments – [Viv’s Place Dandenong](#), [YWCA Bendigo](#), [Women’s Property Initiatives Nightingale](#), [New Epping](#), [Drill Hall in Melbourne CBD](#) and the [‘Treehouse’ in Port Melbourne](#).
- **Case studies – renters** - these case studies look at the lives of six people in need of Affordable Housing. They include a nursing home worker who is also a domestic violence victim survivor, a nurse, a family with three children, an elderly woman with chronic mental illness, a recently widowed pensioner, and a young single mum.
- **Fact sheet – understanding resistance to Affordable Housing developments** - this three page fact sheet is designed to build your understanding of resistance to Affordable Housing developments. It outlines factors that increase the risk of community resistance, examines objections in Victoria and NSW to explore the main reasons for resistance, and looks at how you can reduce the risk of opposition.

[Other resources](#)

- **Lease templates** – to assist CHOs and landowners draft a lease agreement for Affordable Housing on third party owned land - [Agreement for Lease \(AFL\) Template](#) and [Head Lease Template](#).
- **FAQ for council personnel** – developed in partnership with the MAV, this resource supports council personnel in addressing resident enquiries about social and affordable housing. Provided in Microsoft word format to enable customisation to suit individual council needs. Please contact CHIA Vic if you would like a copy.
- **CHIA Vic member profiles** – provides a brief overview of CHIA Vic members that are community housing organisations (CHOs) registered under the Victorian social housing regulatory system. Please contact CHIA Vic if you would like a copy.

18 September 2023

[REDACTED]

Dear Justine,

Thank you for the opportunity to review the Frankston City Housing Strategy Discussion Paper (prepared by Tract Consultants, July 2023). Melbourne Water commends Council's intent to consider flood risk and climate change in its Housing Strategy.

Melbourne Water provides the following advice in response to the stated questions in the Discussion Paper:

Q5: How should Frankston City respond to the effects of climate change when planning for housing?

Addressing the challenges of climate change and flooding across Frankston will require a coordinated response involving a range of planning mechanisms. The Housing Strategy can play a key role in this response by:

- Highlighting areas affected by flooding and climate change impacts.
- Providing information on where these impacts are most hazardous.
- Directing housing growth towards areas of lowest hazard.
- Acknowledging the constraints on housing yield in flood prone areas as a result of flood-related siting and design requirements.

It is noted that the discussion paper acknowledges 'The Housing Strategy will have a role in responding to these challenges by: Directing housing growth to appropriate locations, where the environmental risk is minimised and can be appropriately managed. This includes in locations away from areas subject to risks such as bushfire, flooding, landslip and the like' (p. 30).

In determining what is considered to be 'appropriate locations' for housing growth, Melbourne Water recommends that Council consider the safety criteria in Chapter 8 of the 'Guidelines for Development in Flood Affected Areas' (DELWP, 2019) which reflect the hazard categories in the Australian

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Rainfall and Runoff Guide (2019). These documents provide guidance on what is considered tolerable flood hazard (depth and velocity) for various land uses and population groups. Melbourne Water recommends that intensification of housing is avoided in areas that exceed these criteria. This is to ensure that additional populations are not placed at risk and the burden on emergency services is not increased in a flood event.

Where flood hazard is low, some intensification of development may be appropriate, with consideration to the siting and design constraints associated with the relevant flood guidelines and regulations. For example, in areas where there is a flood flow path, setbacks from site boundaries may necessary to ensure flood impacts to adjacent properties are mitigated. Achieving the Nominal Flood Protection Level (i.e. adequate freeboard above the applicable flood level) may also require a development to provide additional space for ramping or steps. These requirements may reduce the developable yield of site areas.

In addition to the above, Melbourne Water notes that climate change will exacerbate the effects of flooding and coastal inundation in the Frankston municipal area. It is anticipated that future flood modelling associated with both the riverine and stormwater systems, as well as coastal areas, may change the hazard profile for the municipality over the coming years. It is recommended that the Housing Strategy incorporate and respond to the findings of these flood studies when they become available.

Q6: Do you think that Council should consider any other attributes when preparing the criteria for Housing Change Areas?

As noted above, it is recommended that Council consider flood hazard attributes when determining Housing Change Areas.

In addition, Melbourne Water recommends that the Housing Strategy consider how to manage any potential impacts of housing change on waterway and wetland values. This includes both environmental and social values as set out in the Healthy Waterways Strategy (Melbourne Water, 2018). This Strategy highlights a number of significant assets within the Frankston municipality, including the Kananook Creek (tributaries Boggy and Tamarisk creeks), as well as the Seaford Wetlands.

Housing growth should consider how to minimise threats to these values. For example, allowing an adequate development setback from the top of bank of a waterway and managing stormwater runoff associated with increased imperviousness. There are existing controls on some waterways within the Frankston municipality (such as the Environmental Significant Overlay along Kananook Creek) that highlight the need for development to respond appropriately to the waterway environs. The Housing Strategy should ensure that the Housing Change Areas are compatible with the constraints associated with building near waterway and wetland assets.

OFFICIAL

Q8: Do you agree with the potential change locations outlined above? Are there any other locations that should be identified for more or less housing growth?

Melbourne Water notes that some of the potential change locations shown on Page 38 of the Discussion Paper, including but not limited to the Seaford Road area, are subject to significant flood hazard and future impacts of climate change.

Melbourne Water recommends that Council consider and map in further detail the areas of significant flood hazard across the municipality in order to determine whether these locations are appropriate for housing change. Melbourne Water as the relevant Floodplain Management Authority can provide flood information and advice to inform this mapping.

Where areas of potential change coincide with high flood hazard, further work may be required in order to resolve potential land use conflicts. As noted above, Melbourne Water recommends that intensification of housing is avoided in areas that do not comply with the relevant flood hazard safety criteria.

Strategic planning, including the Housing Strategy, presents a significant opportunity to address these potential conflicts and ensure that housing growth is compatible with flood and climate risk.

For further information please contact [redacted] at [redacted]

Yours sincerely,

[redacted signature block]

SOME CONCERNS

*In the description for Bush Coastal 2 it's stated that the sealed roads, kerb and channel and occasional footpath contributes to a "formal streetscape".

-The streets in the FSO8 area do not have footpaths and do not contribute to a "formal streetscape"

*The previous 2 housing strategies have the area which is covered by the DDO1 overlay, as part of the NRZ (Neighbourhood Residential Zone) -Minimal change
- Why is the area not included as NRZ now?

*I do not support the discontinuance of the DDO1 Overlay. It needs to be retained to limit the number of dwellings .

- This overlay is specific to the area with the aim of maintaining the low density treed character of Frankston South with controls regards site coverage, height and dwelling density. The overlay also states that any development be compatible with environmental and infrastructure capacities of the area.

-The council should be aware that when the '2/3 acre/2500sqm' area of Frankston South was originally subdivided, two of the factors limiting development to one dwelling per 2/3 acre were the need for septic and hard surface runoff to be contained within each block.

-The subsequent sewerage of the area has reduced this need but, apart from a small number of properties which can discharge stormwater into the street drainage network, most properties still need to contain the stormwater runoff within each property.

-The non-absorbent clay underlying soils make this extremely difficult. Any increased dwelling density and increased establishment of additional hard surfaces is simply not practical and will cause problems .

-To retrofit stormwater drainage infrastructure in this area would be cripplingly expensive and should be costed before even contemplating allowing increased development density.

In support of your written submission, would like to provide a verbal

submission (in-person or telephone) to Councillors on 1 November 2023?

No

[REDACTED]

Council has identified 10 neighbourhood character areas that apply to residential land across Frankston City. As part of the Housing Strategy, Council will be preparing guidelines that will seek to reflect and enhance the look, feel and values of our City's residential areas. It is the proposed neighbourhood character description of Frankston South (to be known as Bush Coastal 2- a melding of FS8 and FS1) that I wish to discuss and draw your attention to.

A strong and accurate neighbourhood character description helps to protect and potentially enhance the cherished attributes of an area through the Planning Scheme. I find it almost negligent that the extensive remnant vegetation that exists in reserves, private land and road reserves has been omitted by the proposed character statement as it is present in the existing one. The extensive remnant vegetation is ecologically important, it highly contributes to the character of our area and the 'bush like feel'. Sweetwater creek and environs has also been omitted from the proposed character description although present in the existing one. The arms of Sweetwater creek traverse our area, are ecologically important and are a distinct feature of our area that too needs protection. A weak and inaccurate neighbourhood character description will do little to protect our neighbourhood and bio diverse and significant landscape from inappropriate development.

Bush Coastal 2 has little capacity to support any future housing growth but it has great capacity to enhance and protect the ecological and bio diverse landscape for all. It needs protection by continuation of the existing SLO and DDO and an accurate character statement of the significant landscape qualities.

In support of your written submission, would like to provide a verbal

submission (in-person or telephone) to Councillors on 1 November 2023?

No

[REDACTED]

Hello,

I wish to comment and draw attention to some errors contained in the neighbourhood character description for Bush Coastal 2.

1. As per the current neighbourhood character description and character statement brochure, the housing stock in the area is and remains predominantly 60's to 80's NOT predominantly modern and contemporary as the proposed character description states.
2. As per the current neighbourhood character description and character statement brochure, housing type is and remains predominantly single storey with some double storey dwellings NOT predominantly double storey as the proposed description states.
3. The abundance of remnant vegetation including large canopy trees throughout both the public and private realm is a substantial feature of our area and is NOT included in the proposed character statement.
4. Sweetwater Creek and its tributaries are important features that contribute to our character and ecological values and are NOT included in the proposed character statement.
5. The proposed character statement misleadingly states there is "occasional canopy tree planting" Our area has abundant street trees many of which are remnant indigenous trees. The inference in the proposed character statement is a lack of street trees. This is NOT accurate.
6. The proposed character statement suggests the lack of street trees and wide verges are what contributes to the sense of openness. This is NOT correct. The large vegetated lots with predominantly no front fencing is the main ingredient that creates the sense of openness as it allows the landscape to flow between and through properties.
7. Housing typologies and gardens are varied but it is rural bush like feel that unifies the area is a current and accurate description of our area which is NOT included in the proposed character statement.

As an aside- I would like to let you know that 2 of the planning practice note links on the engage frankston Housing Strategy page do not work and the planning practice notes were amended/updated in July this year. The community has not been afforded the opportunity to access or digest the important information they contain nor potentially councillors or staff.

I have included valid links to the updated PPN's below for your reference.

[PPN90-Plannng-for-housing-July-2023](#)

[PPN91-Using-the-residential-zones-July-2023](#)

Regards,

[REDACTED]

Submission in Response to the Frankston Housing Strategy 2023 Discussion Paper

I am the owner of the property at [REDACTED] and I note from the Discussion Paper that there is an urgent need for additional housing options in the municipality in order to cope with the expected population increase. The council's initiative in preparing a new housing strategy is welcomed because it provides the opportunity to review some of the anomalies and opportunities that are available.

A particular opportunity is presented with the properties listed below which present as an anomaly in the Low Density Residential Zone as they have abutments to normal density housing on the northern, western and eastern sides. All services are available and the properties which form part of this submission have little relationship to the balance of the Low Density Residential areas to the south. The addresses of the properties concerned are:

- 25 Aldershot Road, Langwarrin
- 19 Aldershot Road, Langwarrin
- 15 Aldershot Road, Langwarrin
- 122 North Road, Langwarrin

We propose that the nominated properties shown on the plan below should be included in the General Residential Zone to enable subdivision for additional housing.



Figure 1: The proposed opportunity site highlighted in red

The land presents as an opportunity site because of its very close proximity to numerous sections of General Residential Zone in Langwarrin. Not only is the Eastern side of Aldershot Road zoned General Residential, but the land directly behind these properties (to the West) and the land on the Northern side of North Road are also General Residential. It is unclear why only these properties are zoned as Low Density Residential when they are surrounded by General Residential Zoning on all sides.

The opportunity site has direct access via North Road, and has existing connections to all services, including sewerage. The area is located directly across from popular sporting/social venue "Club 27" and is equal short distances from Langwarrin Gateway and Karingal Hub shopping centres.

█ specifically should be highlighted as an anomaly as there are already two dwellings on the site but the current zoning does not allow for the property to be partitioned to create two or more allotments.

As there are General Residential Zones to the north, east and west, we propose that the General Residential Zone be moved to contain the proposed properties, depicted in figure 1.

This package of allotments represents an opportunity site for the provision of additional housing in an area that is fully serviced with physical and community services and would seamlessly blend into the urban fabric of Langwarrin. There would be little or no impact on any existing green zones and I truly believe that the development of residences on Aldershot Road will provide a positive outcome for the area and the council.

I appreciate you taking the time to consider this proposal, and would be glad to discuss this opportunity with you further. If you would like any more information, please feel free to contact me.

█
█



Submission To Frankston Council

Frankston City Housing Strategy

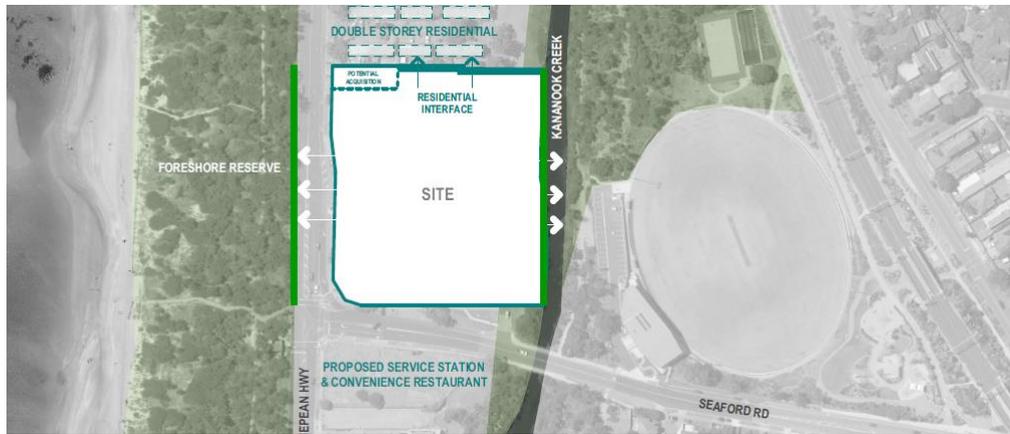


TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
1. INTRODUCTION	2
2. SCOPE OF SUBMISSIONS	2
3. THE SITE	3
4. THE SUBMISSIONS.....	5
4.1 Part 1 The limitations imposed by the current planning framework pertaining to the site.....	5
4.2 Part 2 The key findings of the housing strategy discussion paper and supporting reports.....	9
4.3 Part 3 The development potential of the site.....	11
5. CONCLUSION.....	13

1. INTRODUCTION

G2 Urban Planning has prepared this submission to the Frankston City Housing Strategy on behalf the [REDACTED], commonly known as 164 to 165 Nepean Highway Seaford.

The group engaged G2 Urban in 2020 to explore the development potential of their site. Our company sought to explore uplift opportunities and has liaised with Council since 2021. Council officers advised that a review of housing options in the municipality was being investigated. The group welcomes the release of the discussion paper and the opportunity to participate in the overall development of the housing strategy.

Preceding this submission, the group have participated in the stakeholder meeting arranged by Council on 30 August 2023. From the meeting it was evident that Council is receptive to inputs from the community including the development sector.

2. SCOPE OF SUBMISSIONS

This submission is in 3 parts. The first part deals with the limitations imposed by the current Planning framework pertaining to the site. The 2nd part deals with key findings of the Housing Strategy discussion paper and it's supporting reports. The 3rd part deals with the development potential of the site. An overall feasibility for the site has been prepared based on the site analysis, investigation of opportunities and constraints and how the site can positively contribute to the provision of:

- a) greater housing diversity.
- b) an expanded retail offering.
- c) expanded services and facilities.
- d) general community benefits.

The project team is assisted by respected architects Plus Architects who have prepared the feasibility which articulates a tangible built form outcome in concept form. The feasibility shows a response that respects the coastal interface and creek environs.

By providing a tangible massing model the group feels Council officers are able to better appreciate and consider the scope of change which can be accommodated within this strategic site and to various degrees along the wider Seaford band.

The Seaford band as referred to in this submission includes all that land between the Frankston rail line, the Carrum Railway Station extending south to Seaford Road and beyond. We do not seek to exclude the residential areas east of and along the Frankston line which are equally suitable for redevelopment due to their proximity to fix rail, bus transport and retail development.

In essence the submission seeks to highlight the site as a strategic site with substantial redevelopment potential supporting building heights far exceeding of the current 12 metres.

3. THE SITE

The site is derived from Plan of Consolidation 360225, it has an overall area of 1.557 hectares making it a unique site along the Seaford foreshore. The site is occupied by the Woolworths supermarket, petrol station and associated car parking.

Strategically the land lies north of the busy intersection of Nepean Highway and Seaford Road. The intersection caters for vehicles choosing to enter and exit the Frankston Freeway via the Nepean Highway.

The site also benefits from its abuttal to the Kananook Creek which separates it from the Council open space reserve to the east all these assets are within immediate walking distance. The pedestrian lights opposite the site provide easy access to the foreshore and beaches. Visitors regularly use the car park to access the beach. The recently constructed elevated rail line demarcates the residential properties east and west of the rail line.

To the north the site shares a common boundary with a multi-unit development accessed off a central access way from Nepean Highway.

Part of the site abuttal to the north boundary is with the vacant site known as 163 Nepean Highway. To the south remains a vacant site which is ear-marked for a petrol station and convenience store.

It is evident from the aerial photo below that the site has extensive frontages to the Seaford foreshore and the Kananook Creek and Council reserve to the east. Views from the site are available in all directions.



Figure 1 – Aerial image of site and surrounds.

It is also evident that from the east the railway line and open space parallel with Kananook Creek provides a buffer to the traditional residential areas to the east. The dwellings in these residential areas were constructed through the 1920s, 50s and 60s. These residential areas are well serviced by fixed rail and bus services and offer substantial opportunity for urban renewal.

To Nepean Highway the site has a level of 3.73 metres above AHD. At the rear of the site the land falls to the Kananook Creek. Levels vary between 2.50 m and 1.17 m AHD where the site meets the creek. A recently obtained flood level certificate from Melbourne Water identifies that the applicable flood level for the site is 1.70 AHD.

The existing car park is raised towards Nepean Highway and is lower where it meets the creek. The rear portion of the site is within the Land Subject to Inundation Overlay (LSIO). The rear portion of the site has a combination of buildings built over car parking and access ways.

Access to the site is both via Nepean Highway and Seaford Road. All current loading facilities are to the rear of the site.

Topographically it would appear that those properties to the east side of the Kananook Creek and rail line are on slightly higher land. For the most part the site is not highly visible from the east due to vegetation along the creek reserve.

Strategically the area offers existing and future residents' access to an abundance of both passive and active open spaces with cultural and environmental significance.

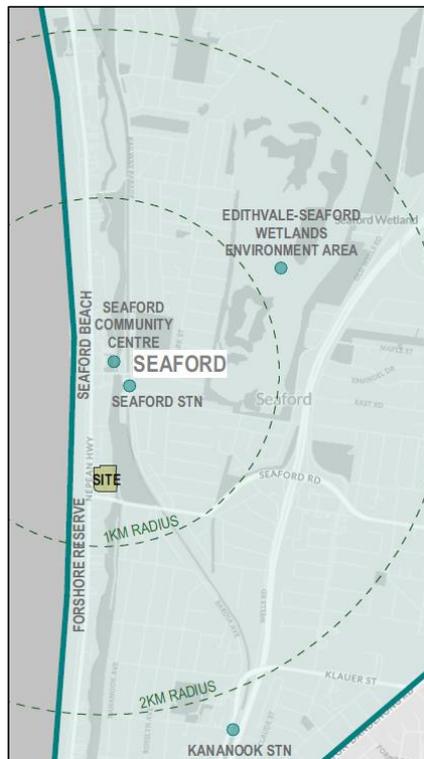


Figure 2 - Site in context

4. THE SUBMISSIONS

4.1 Part 1 The limitations imposed by the current planning framework pertaining to the site.

The site is located within the Commercial 1 Zone for the most part. The existing petrol station is partly included in the General Residential Zone Schedule 3.



Figure 3 Planning Scheme Zone plan: Commercial 1 & General Residential Zone 3

The southern portion of the service station site shown in red is also in the Commercial 1 Zone. This is demonstrated in the extract of the aerial photograph provided below.



Figure 4 Outline of petrol station in two zones

The Commercial 1 Zone has two key purposes:

- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

The Commercial 1 Zone affords considerable scope for a large range of retail, office, medical and residential uses without the requirement for a use permit. The site is within an accessible location, noting that Seaford train station is only 800 metres walking distance to the north.

The Schedule to the Zone specifies no floor space limitations. The site's potential is relatively unconstrained provided adequate parking, access and setbacks to the north and Kanook Creek can be achieved.

The balance General Residential Zone Schedule 3 seeks:

- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

At a practical level the future development of the site would include the rezoning of the General Residential Zone land to Commercial 1.

Land Subject to Inundation Overlay LSIO - This Overlay identifies land that is flood affected in the east / rear half of the site. This flooding relates to the Kanook Creek. A permit is required for buildings and works and an application must be referred to the relevant floodplain management authority. Development must be above the specified flood level.

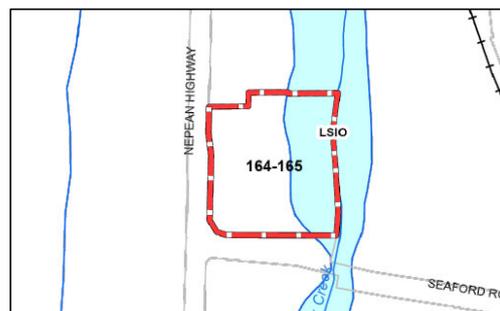


Figure 5 - LSIO boundary

Flood levels are being reviewed by Melbourne Water, as are the potential sea level changes, and accordingly a recent flood certificate has been obtained which confirms the designated flood level is 1.7 AHD.

The limitations associated with flooding and sea level rise impacts will form part of the overall planning for the site. This submission acknowledges that negotiations are required with relevant stakeholders in the preparation of final designs. Innovative design responses can be employed to maximise exposure and access to the creek.

The Design & Development Overlay DDO6 Schedule 6: Frankston-Seaford Coastal Strip affects the site.

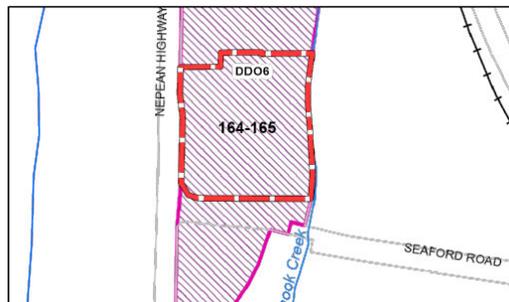


Figure 6 Design & Development Overlay DDO6

The Overlay requires that:

Buildings and works must 'not exceed 12 metres in height if located north of the Mile Bridge,..... This **cannot be varied with a permit.**' The site is north of Mile Bridge. The Overlay requires amongst other things that where a site adjoins Kananook Creek, the second and third storey component of any building must be set back from the creek elevation a distance of at least the height of the storey below.

The Decision guidelines state that:

Before deciding on an application for development that exceeds 7 metres in height, the responsible authority must consider whether the additional height is justified having regard to:

The need for a particular roof form or architectural feature that assists in achieving the preferred neighbourhood character of the area, or the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement in the precinct brochure for the area; or

Whether the height assists in achieving the preferred neighbourhood character of the area, or the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement in the precinct brochure for the area; or

In the area north of the Mile Bridge, the extent to which the development assists in achieving the Council's housing objectives contained in the Municipal Planning Strategy.

The emphasis of the control is to essentially favour two storey development above all else. This represents a major barrier to modern day commercial development of the site. The control is outdated and, if not amended, effectively negates any urban renewal aspirations, particularly for large sites.

The Seaford Precinct 7 (SF7) includes the site, the relevant Character Description states the precinct is:

An area straddling the narrow strip of dune between the sea and the creek, with some houses dating back to the 1920s. The modest timber and fibro cottages and holiday homes are being replaced by two and three storey houses, designed to exploit the coastal views, and reflecting the Council's strategy for the area. These newer dwellings are both taller and much bulkier than the older dwellings, covering a much larger proportion of the site. Several short side streets, some with unmade roads, have lower scale buildings and a more informal character than the rapidly changing Nepean Highway frontage. The presence of native (and some indigenous) vegetation in a coastal environment is a distinguishing and unifying feature of the area and provides a visual link with nearby natural reserves. The well vegetated Kananook Creek reserve and Seaford foreshore reserve are significant landscape features in this area.

The Preferred Neighbourhood Character Statement suggests:

The seaside character of the area will be maintained, and the indigenous coastal vegetation and relationship with the creek and foreshore environs will be strengthened.

The precinct has numerous objectives - too many to list - they reinforce retention of vegetation, reasonable sharing of views, rhythm, visibility i.e., minimise the impact of buildings over two storeys on the streetscape, and materials.

The statement does not support any substantial change to the existing urban fabric, to the converse it reflects a built form that is fast disappearing along the coast. It does not recognise large sites as development opportunities and objectively contradicts the direction for potential change areas identified in the Housing Strategy discussion paper.

The existing policy framework at Clause 21.08 identifies the site as a Neighbourhood Activity Centre but provides no guidance as to how residential development can be facilitated. Current policy around Neighbourhood Activity Centres and their housing role requires a substantial rewrite. The Housing Strategy provides a unique opportunity to focus residential development to the limited number of centres in the municipality.

The Planning Scheme currently lacks an overall strategy to deliver new housing.

4.2 Part 2 The key findings of the housing strategy discussion paper and supporting reports.

The Housing Strategy discussion paper acknowledges the direction of Plan Melbourne which seeks to:

Encourage housing growth to be located around other activity centres. This includes:

- *Karingal Major Activity Centre, which serves a smaller regional role than the FMAC.*
- *Tower Hill, Langwarrin, Langwarrin North, **Seaford, Seaford Rd**, Belvedere Park, Carrum Downs, Carrum Downs North and Ballarto Road Neighbourhood Activity Centres, serving a local convenience role.*

Some growth will also be facilitated around **smaller Neighbourhood and local activity** centres scattered throughout Frankston City.

One of the key aims of Plan Melbourne's growth strategy is to make use of existing services and infrastructure, rather than building new communities where infrastructure may be lacking. It also seeks to match the scale of potential housing growth with the size of the Activity Centre.

Housing growth is also encouraged by State policy to be located along existing and planned public transport routes in the 'Principal Public Transport Network' (known as the PPTN), to assist in reducing reliance on motor vehicles.

The site is immediately south of the PPTN contour. It is a destination for a bus stop which has a direct link to the Seaford Station some 800 metres to the north the station is comfortably within walking distance. The site's relationship with the PPTN network is depicted in Figure 7.



Figure 7 Site relative to PPTN network

The Housing Strategy identifies the site as a Neighbourhood Activity Centre within a Potential Growth Area (Figure 8 below). The growth areas follow the Frankston rail line. Unlike other sites within a Potential Growth Area the current Commercial 1 Zone affords the ability to apply for residential use now without a rezoning. The only constraint is the DDO requirement that buildings and works must not exceed 12 metres in height if located north of the Mile Bridge.

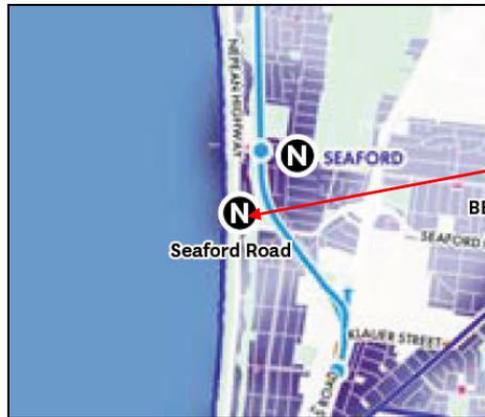


Figure 8 – Extract from Frankston Housing Strategy

The Frankston City Housing Strategy - Background Analysis report identifies that Plan Melbourne has an aspirational target of achieving between 65% and 70% of all new dwellings being constructed in established areas, with the remainder in urban growth areas. The Victorian government have only recently affirmed this target in their planning review which is anticipated in September.

As an established area, Frankston City will have an important role in supporting the achievement of this policy aspiration. That said, Plan Melbourne does not identify any urban growth areas or urban renewal areas within the municipality, meaning that only the FMAC is designated as a location of State Significance in terms of accommodating substantial housing growth.

The report identifies that although previous housing strategies identified 17 strategic sites for substantial housing redevelopment, only 3 of the sites have been developed and have accommodated 141 dwellings. When existing constraints are considered, only 7 opportunity sites remain with a total of 9.5ha in land area. It is clear that insufficient land has been identified to meet the future housing needs of an additional 20,000 persons by 2036.

The Draft Southern Metro Land Use Framework Plan prepared by the State Government identifies the area around Seaford Station as a 'Housing Investigation Area' with potential to support medium and higher-density housing development in line with maximising access to public transport.

The report identifies that there are significant variations in the socio-economic and household characteristics of residents in Frankston and surrounds compared with generally lower density hinterland suburbs which should be considered as part of the Strategy. Of particular importance to this submission

is that household composition contrasts strongly with the prominence of lone person households and one parent families in Frankston north, Frankston and Seaford. Specifically, lone person households account for an increasing proportion of households - 26% in 2021 - while couples with and without children and single-parent families are important cohorts in terms of the proportion of the overall population. In contrast some 78% the existing housing stock is comprised of separate housing.

Because lone person households and couples with no children have a propensity to live in medium and high-density dwellings it is timely to make provision for this growing cohort of households which constitutes 47% of total population at 2021. Given 50% of all lone persons in Frankston are people aged 60 years and over the demand for housing suitable for older singles requires sites that can cater for retail, health and support services within mixed use developments.

In the absence of identified urban renewal areas, strategic sites like the subject site provide an opportunity to positively contribute to dwelling diversity in Seaford *now*. Frankston and Seaford have the highest incidence of medium density housing of all suburbs (28%), this is not surprising given the structure of households in the area and the relatively high number of renters - 34%. Recent property price increases and population growth have seen rental demand accelerate at a faster rate, but simply the housing supply is not there to meet the demand. Based on the fact that the majority of approvals have been for between 2 and 4 new dwellings on a lot, i.e., small-scale infill, overall housing supply is taking place at a slow rate. Put simply housing targets cannot be at current scales over many small sites. The heavy lifting has to take place on larger sites. The site has the potential to deliver a concentration of housing on one site.

The report identifies that Approximately 3,000 additional rental properties will be needed by 2038. Of those 1,400 additional dwellings with 2 or less bedrooms will be needed, in addition to the main demand for dwellings with 3 or more bedrooms.

If no changes are made to the balance of dwelling sizes through redevelopment there is likely to be an ongoing misalignment between dwelling size and household composition and demand.

4.3 Part 3 The development potential of the site.

A Site analysis has been undertaken for the site. The analysis identified the site as having considerable potential to cater for expanded retail and other commercial offerings as well as higher density housing.

The analysis demonstrates key attributes of the site such as:

- The absence of sensitive residential interfaces except to the north.
- A large rectangular footprint of approximately 1.55 ha.
- A large footprint to accommodate a mix of land uses.
- An expansive frontage to both Nepean Highway and Kananook Creek.
- A strong presence at the intersection of 2 major roads in Nepean Highway and Seaford Road.
- Extensive views in all directions.

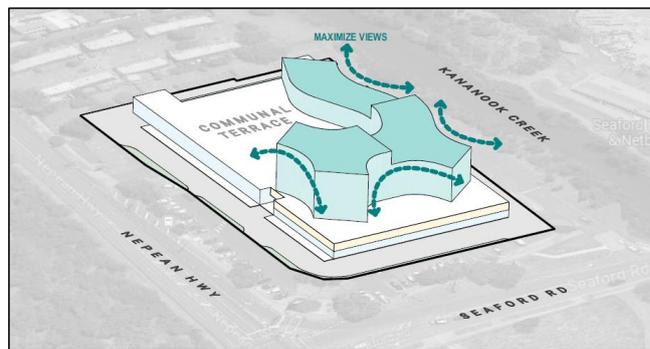
- Proximity to Seaford Station and opposite a bus stop.
- Substantial green buffers in the form of open space reserves at Kananook Creek and Seaford foreshore all within close walking distance.
- A robust road network to support future development.
- Flood impacts from the Kananook Creek.

Having regard to these attributes the appropriate design response is to activate the Nepean Highway and Seaford Road interface with commercial and medical facilities and combine a supermarket within the site.

The commercial component of the development will anchor a range of retail outlets and services including medical facilities to cater for the ageing cohort in Frankston City.

A large floor plate is created to facilitate substantial residential development at the eastern and southern end of the site to take advantage of the context provided by the Bay, Kananook Creek and the Nepean Highway Seaford intersection.

The findings of the analysis are graphically depicted in the image below which is extracted from the feasibility prepared by Plus Architects which is attached to this submission.



The image depicts the ability to provide greater heights at the corner of Nepean Highway and Seaford Road. A series of transitions in height can be achieved. The graduation of height to the north and to Kananook Creek is depicted in concept form. Subject to appropriate siting and design, higher built form can be achieved on the site. Residential development can take advantage of services within the site and the extensive views offered by the location. The site is a strategic site and a suitable candidate for substantial planning uplift.

The analysis demonstrates that the site context is unique because of its context. There are few strategic sites within Frankston which lack sensitive residential interfaces in an urban context such as Seaford. It thus allows the opportunity for the site to maximise built form heights making a positive contribution without negative impacts on sensitive land uses.

The analysis demonstrates that the current 12 metre height limitation negates any effective development above the podium level. A supermarket and commercial uses over two levels will require approximate heights of 6 - 9 metres at the podium. Factoring in a raised ground floor to avoid flood levels and sea level change could result in a podium height of approximately 10 metres.

To achieve 5 storeys of residential above the podium, which is essential to achieve some scale, a height of 25 metres or more would be required. Higher built form up to a height of 30 metres can be absorbed at the intersection of Nepean Highway and Seaford Road.

To achieve substantive residential development on this strategic site will require a Design and Development Overlay which is enabling rather than prescriptive or mandatory. In its consideration of the future composition of any revised Design and Development Overlay it will be necessary for Council to devise specific policy for strategic sites around the Seaford station.

Essentially what is deemed to be an appropriate height increase will be informed by the individual characteristics of each strategic site within the housing strategy area. It is for this reason that the site analysis has been provided as part of this submission. The analysis demonstrates that not all sites are equal and a blanket approach to the preparation of Design and Development Overlays is not appropriate.

In order for Council to achieve its overall objectives of providing sufficient housing to meet the stated demand, strategic sites such as 165 Nepean Highway will be required to do the heavy lifting.

The housing strategy discussion paper identifies the site is a Neighbourhood Activity Centre *within a Potential Growth Area*. Our analysis demonstrates that this is an apt characterisation. We are certain a review will demonstrate that in order to achieve substantial growth in the *potential growth areas* building height will need to be substantially lifted.

What is now the residential hinterland on the Seaford band will be substantially altered by built form which reflects actual population characteristics and future demand. This built form will likely be in the form of multi-level apartment developments.

There are clear community benefits to be derived from a mixed-use development on the site. It will offer a greater range of choice in housing, retail and service offerings.

5. CONCLUSION

The Seaford band as described in this submission has the potential to make a significant contribution to housing provision. Investment in housing will only follow if there is a review of controls limiting the height of development in the band and on all strategic sites within Frankston.



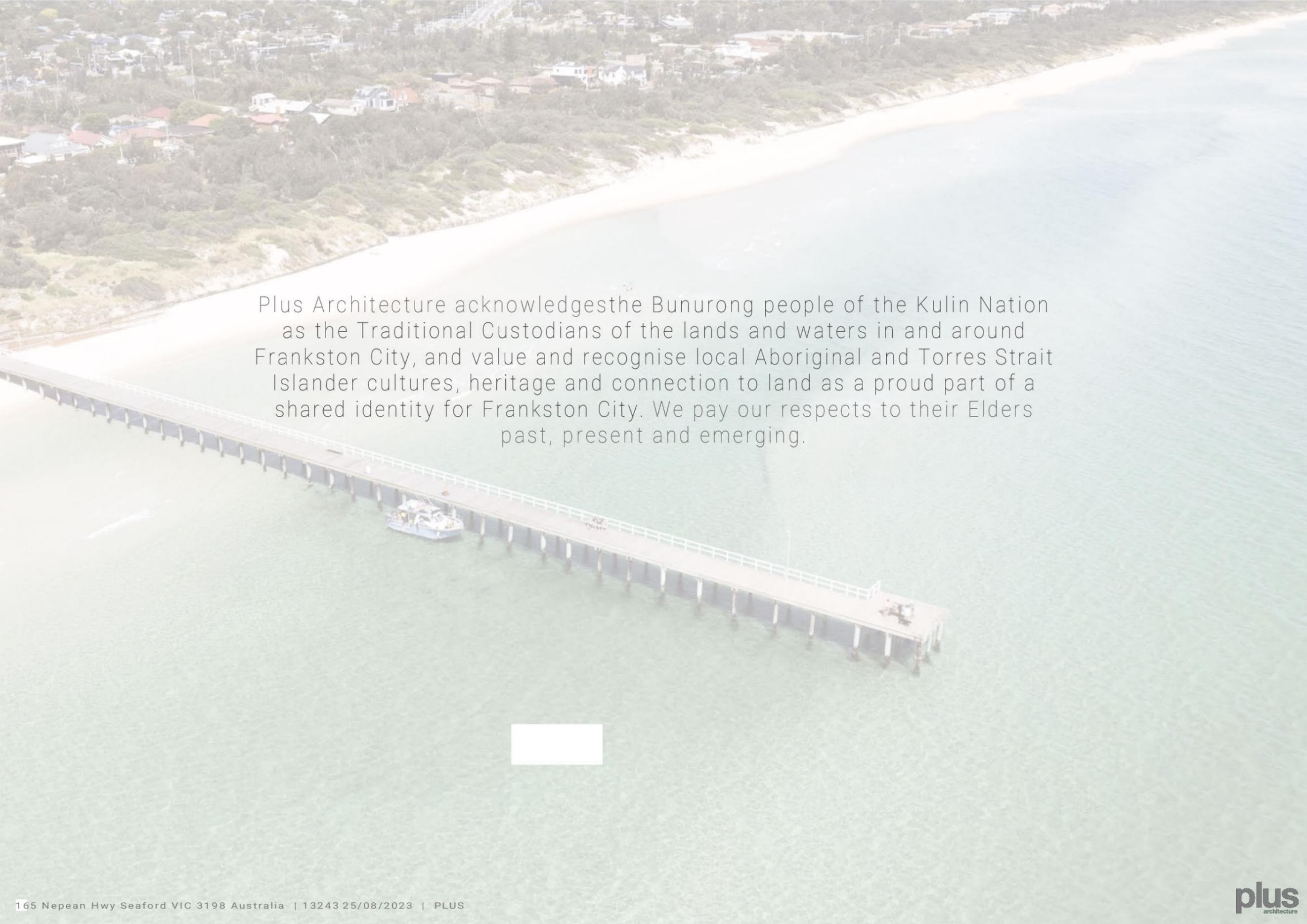
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SEAFORD

HOUSING STRATEGY SUBMISSION

plus
architecture

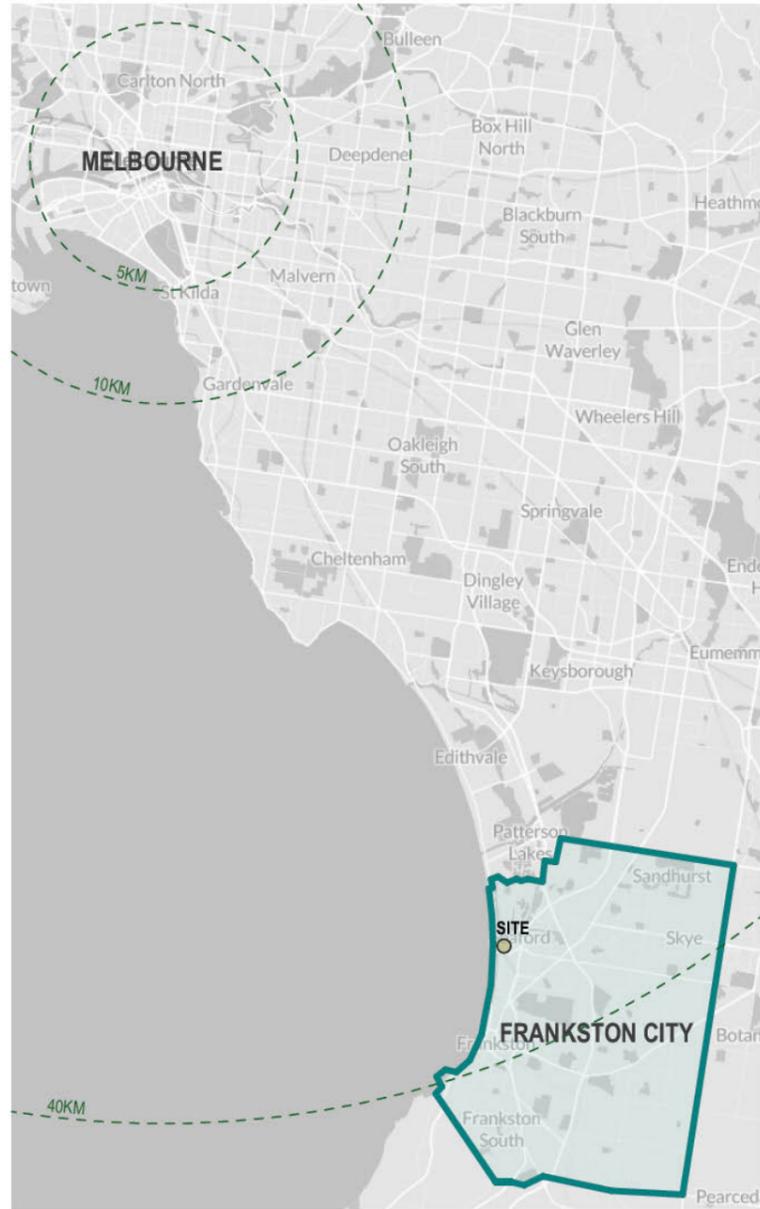
An aerial photograph of a coastal town, likely Frankston, Australia. The town is built on a sandy dune area with green vegetation. A long, dark pier extends from the shore into the clear, light blue water. A small boat is docked at the pier. The sky is bright and clear.

Plus Architecture acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City. We pay our respects to their Elders past, present and emerging.

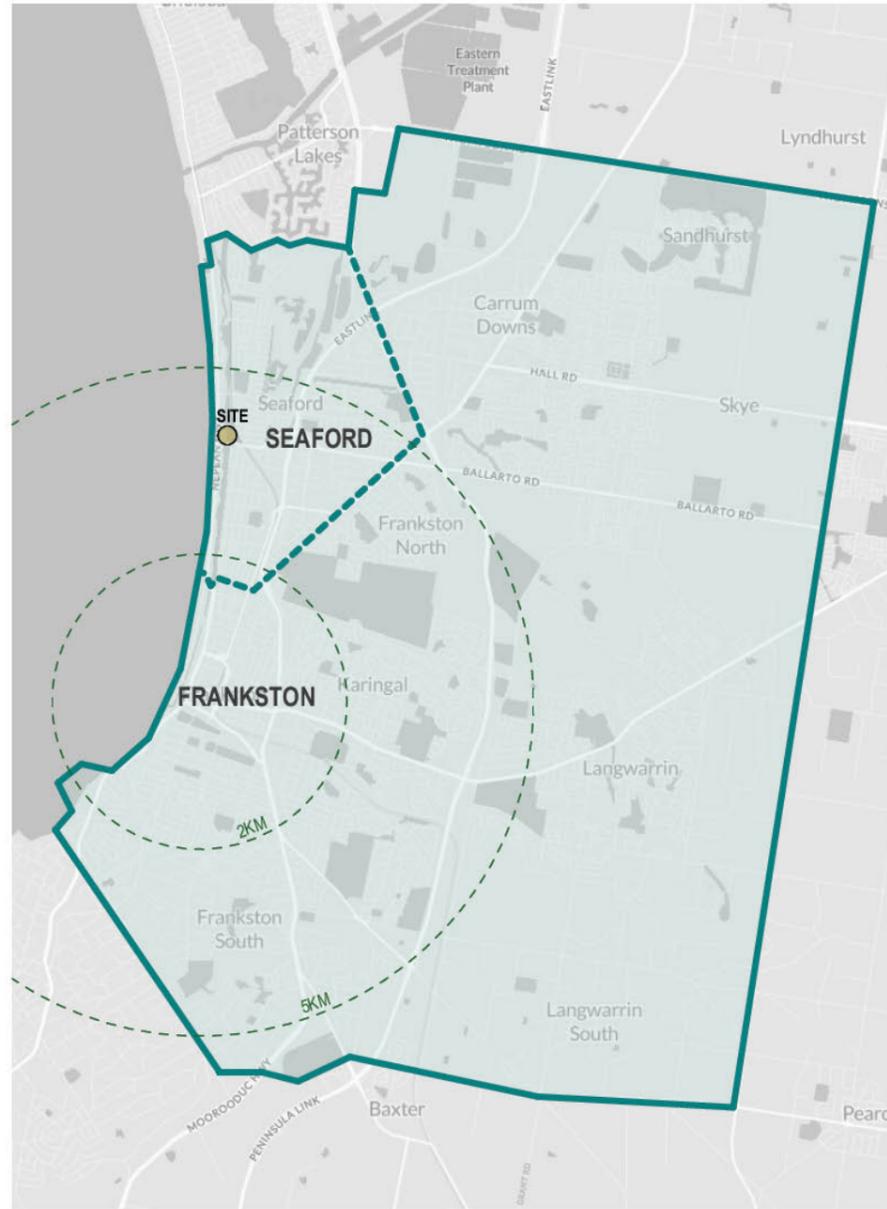


S I T E A N D C O N T E X T

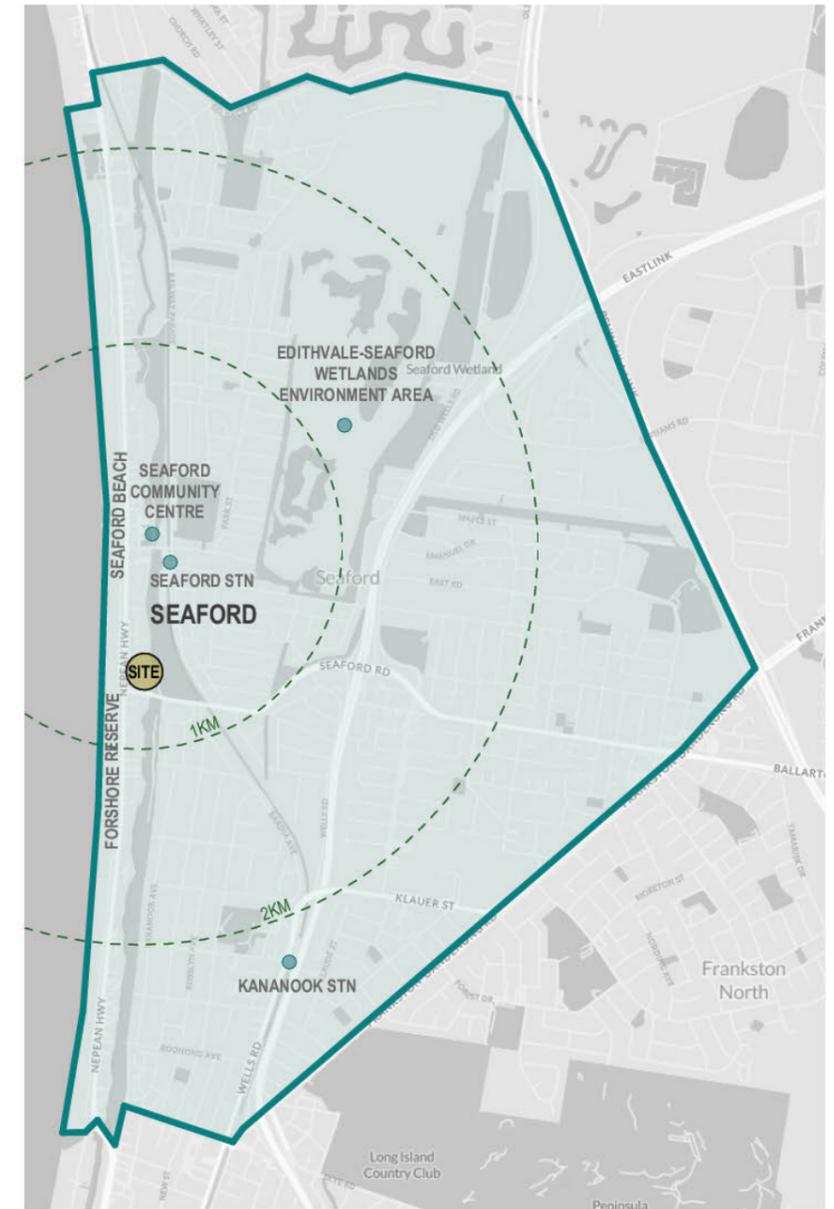
FEASIBILITY STUDY
URBAN CONTEXT



MACRO
Melbourne



REGIONAL
Frankston City



LOCAL
Seaford

SEAFORD INDIGENOUS COMMUNITIES

The traditional owners of land in and around Frankston are the Bunurong people. The country of the traditional owners extends from Werribee Creek to the Tarwin River and Wilson's Promontory. The traditional owners are one of 30 tribes which still occupy Victoria.

Life for the Bunurong people was seasonal, with the availability of different plants and animals varying throughout the year. The Frankston foreshore and Kananook Creek area provided an ideal place to fish and hunt as it had seafood and saltwater plants as well as freshwater fish and eels. The Kananook Creek also provided drinking water, encouraged animals to the area and nourished other plants and trees. An important meeting place for the Bunurong people was the present site of the Mechanics Institute, which was used for corroborees and as a trading place. Today, Frankston City is home to approximately 1,329 Aboriginal and Torres Strait Islanders

Frankston City Council have worked with our Aboriginal & Torres Strait Islander community and traditional owners to enhance social, economic and environmental outcomes and maintain engagement with community and stakeholders and provide cultural support and advice in the development and implementation of the Reconciliation Action Plan to ensure alignment with community expectations and needs.



KANANOOK CREEK

Social History

Teeming with aquatic life, bird life, mammals, edible bulbs, roots and innumerable sources of food, Kananook Creek and its surrounds were an integral part of the lives of the indigenous people, the local Bunurong tribe. Following a seasonal trail, the Bunurong people lived in harmony with nature. It is thought that aboriginal occupation of the Frankston area may have spanned more than 40,000 years. There can be no doubt that the original inhabitants were gentle, expert caretakers who left little imprint upon the landscape

Geological History

After the melting of the last Great Ice Age, sea levels were 1-2 metres higher than we know them today. When sea levels subsided to their current levels, fresh water from the Dandenong Ranges flowed into low lying regions. Carrum Carrum Swamp, an extensive wetlands ecosystem was created, an area encompassing some 5000 hectares from Mordialloc to Frankston and inland towards Dandenong. Kananook Creek (the major outlet) and Mordialloc Creek carried excess water from the wetlands into Port Phillip. These creeks were also fed by Dandenong Creek with headwaters in the Dandenong Ranges, Eumemmerring Creek, with headwaters at Narre Warren, and a number of smaller streams. The course of the Kananook was controlled by the formation of a north-south dune system running parallel to the bay.

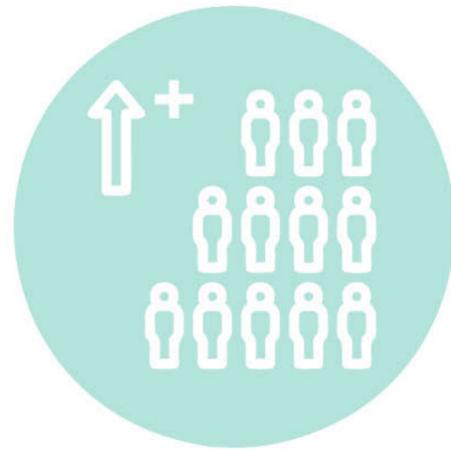


EDITHVALE SEAFORD WETLANDS

The Edithvale-Seaford Wetlands comprises two separate wetlands near Melbourne, including both freshwater and brackish lakes (types P, Q, R), both with similar morphology and ecological characteristics and both under an extensive rehabilitation and management regime by Melbourne Water. They are of exceptional significance as examples of cost-effective management of wetlands in an urban setting to provide conservation benefits, manage storm water, and encourage environmental research and education. The site meets Criteria 1 on uniqueness and 2 on support for vulnerable species, and surpasses the 1% threshold for Sharp-tailed Sandpipers (*Calidris acuminata*). Both wetlands remained after the draining of the once extensive Carrum Carrum Swamp in the 1860s, but additional local draining and encroachments by farming and grazing have continued into this century. In recent decades active flooding has been pursued through management intervention; in the 1980s ingress of saline groundwater resulted in brackish rather than fresh water in the artificial components of the site, but pumping from nearby creeks is returning the site to a freshwater system. A management plan and birdwatching facilities are in place, and education programmes are run by Friends of Edithvale-Seaford Wetlands.

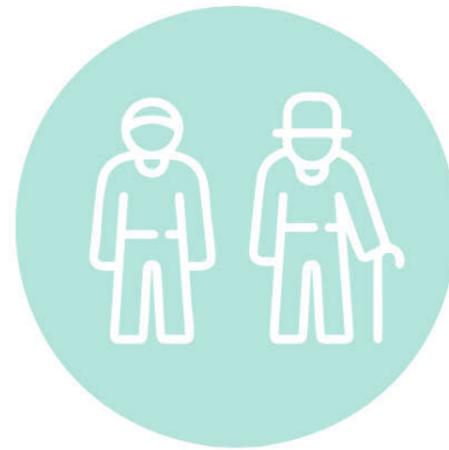


ANTICIPATED GROWTH BY THE YEAR 2036



20,000

Additional people living in Frankston City



27%

Of the population will be over the age of 60



1,449

Additional couple family with children households, which is eclipsed by couple families without children at 3,326



3,976

Additional lone person households



NEED HOUSING DIVERSITY

HOUSING FOR AGEING POPULATION (DOWNSIZE)

HOUSING FOR YOUNG PEOPLE (AFFORDABLE)

CLOSE ACCESSIBILITY TO MEDICAL & AMENITIES

FEASIBILITY STUDY
SITE PLAN

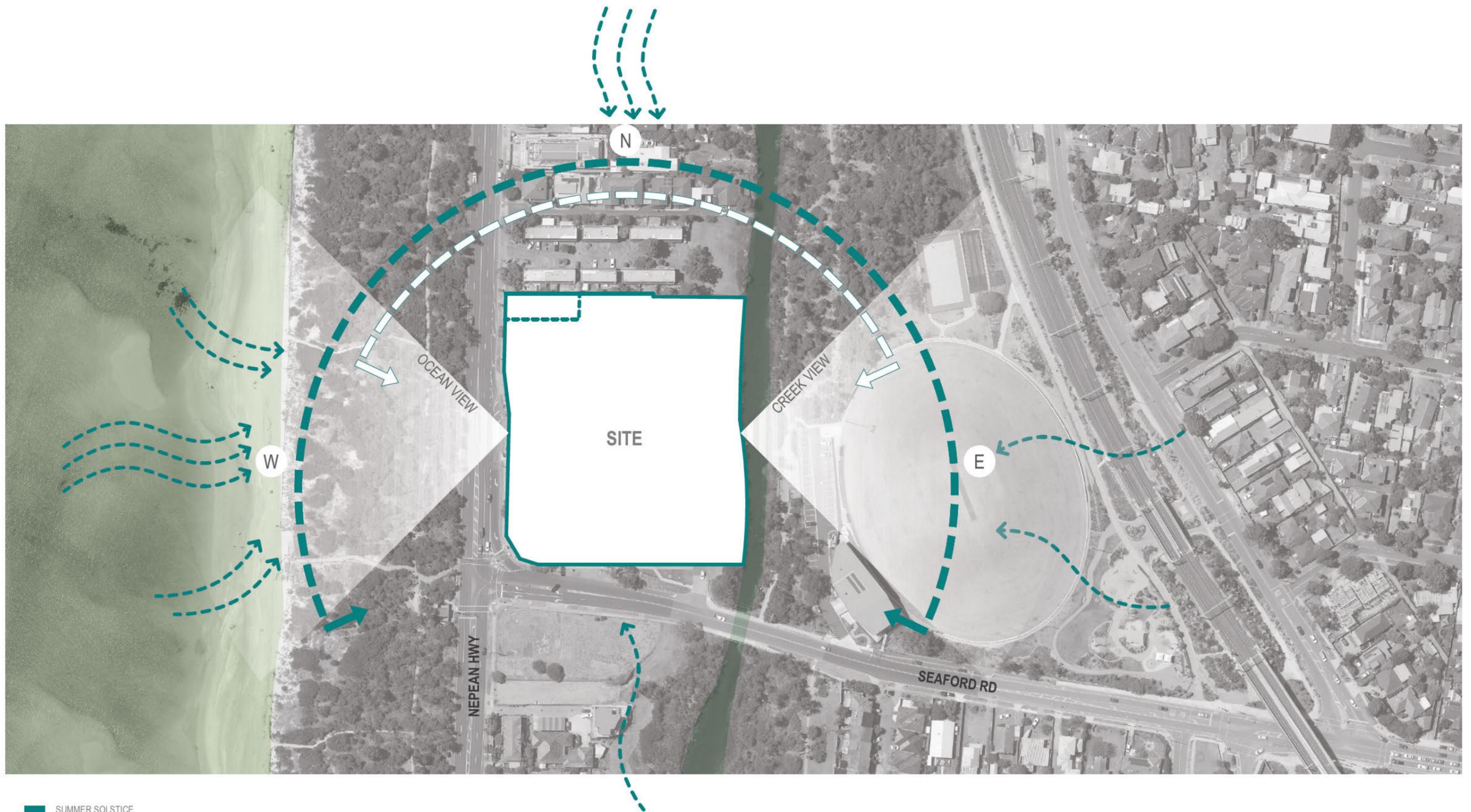


- SITE
- MAIN ROAD
- TRAIN LINE
- 01. SEAFORD COMMUNITY CENTRE
- 02. SEAFORD MEDICAL CENTRE
- 03. SEAFORD CENTRAL MEDICAL CLINIC
- 04. SEAFORD TRAIN STATION
- 05. SEAFORD RD/NEPEAN HWY BUS STOP



FEASIBILITY STUDY

SITE ANALYSIS - SITE ORIENTATION & WIND

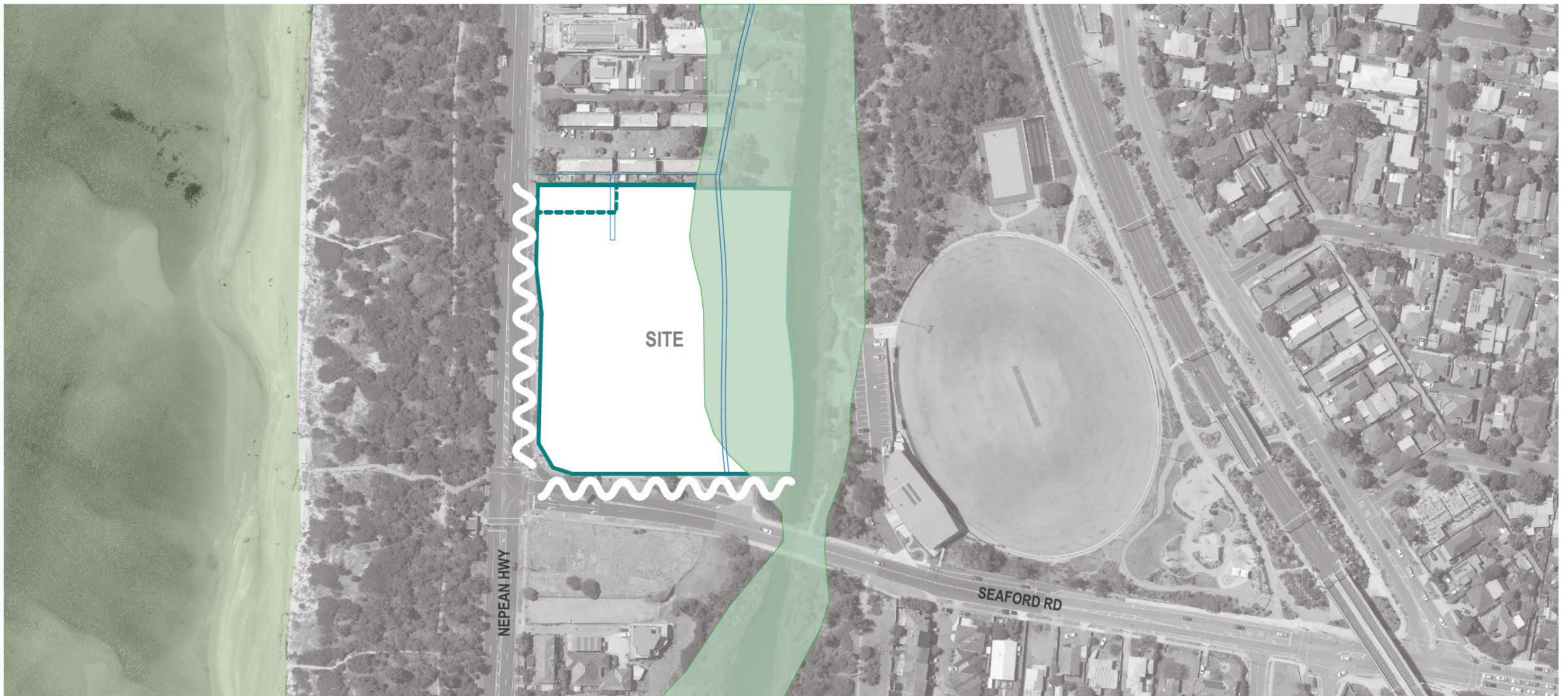


- SUMMER SOLSTICE
- WINTER SOLSTICE
- ~> PREDOMINANT BREEZES



FEASIBILITY STUDY

SITE ANALYSIS - FLOOD PLANE, EASEMENT & ACOUSTIC



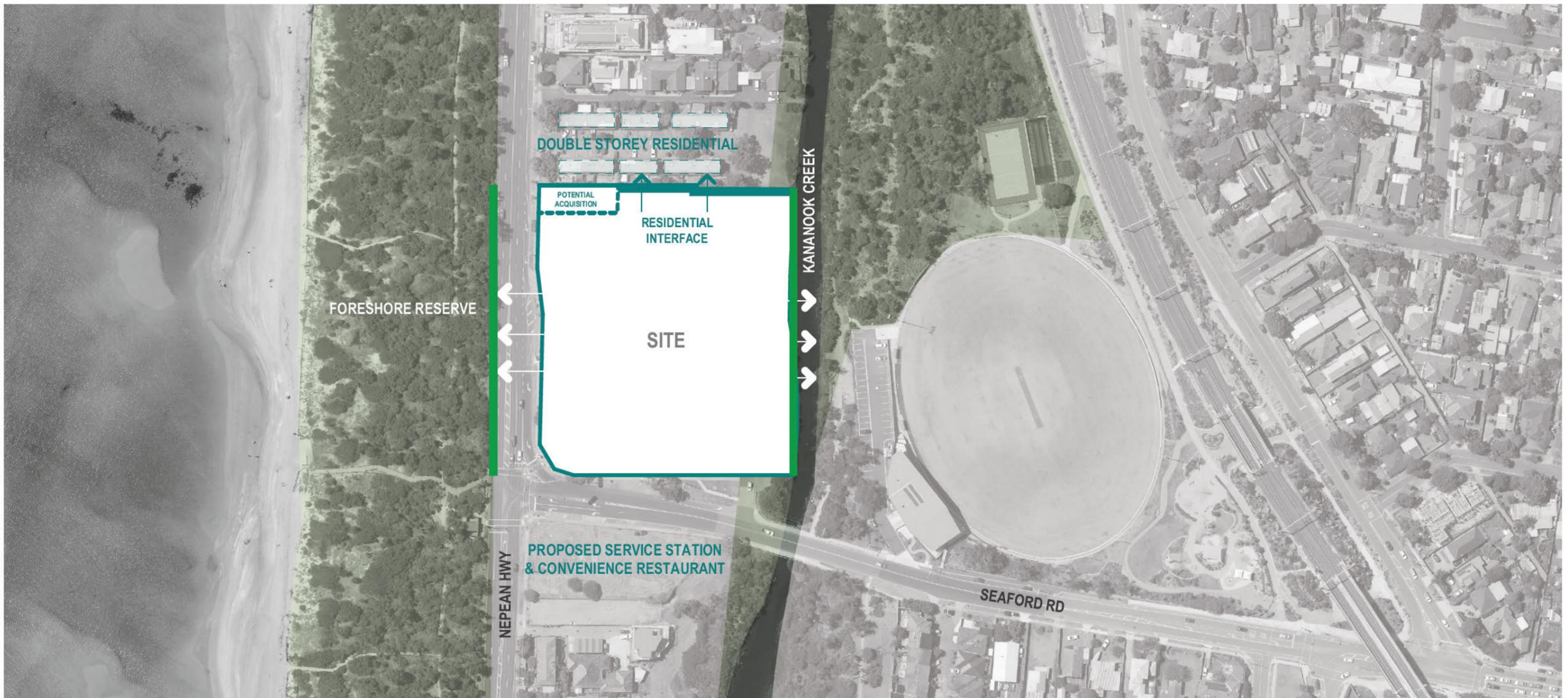
FLOOD PLANE AT 2.5m AHD

EASEMENT

NOISE



FEASIBILITY STUDY
SITE ANALYSIS - INTERFACES



FEASIBILITY STUDY

SITE ANALYSIS - LOCAL VEGETATION



COAST BANKSIA



COAST WATTLE



SEABERRY SALTBUSH



COAST TEA-TREE



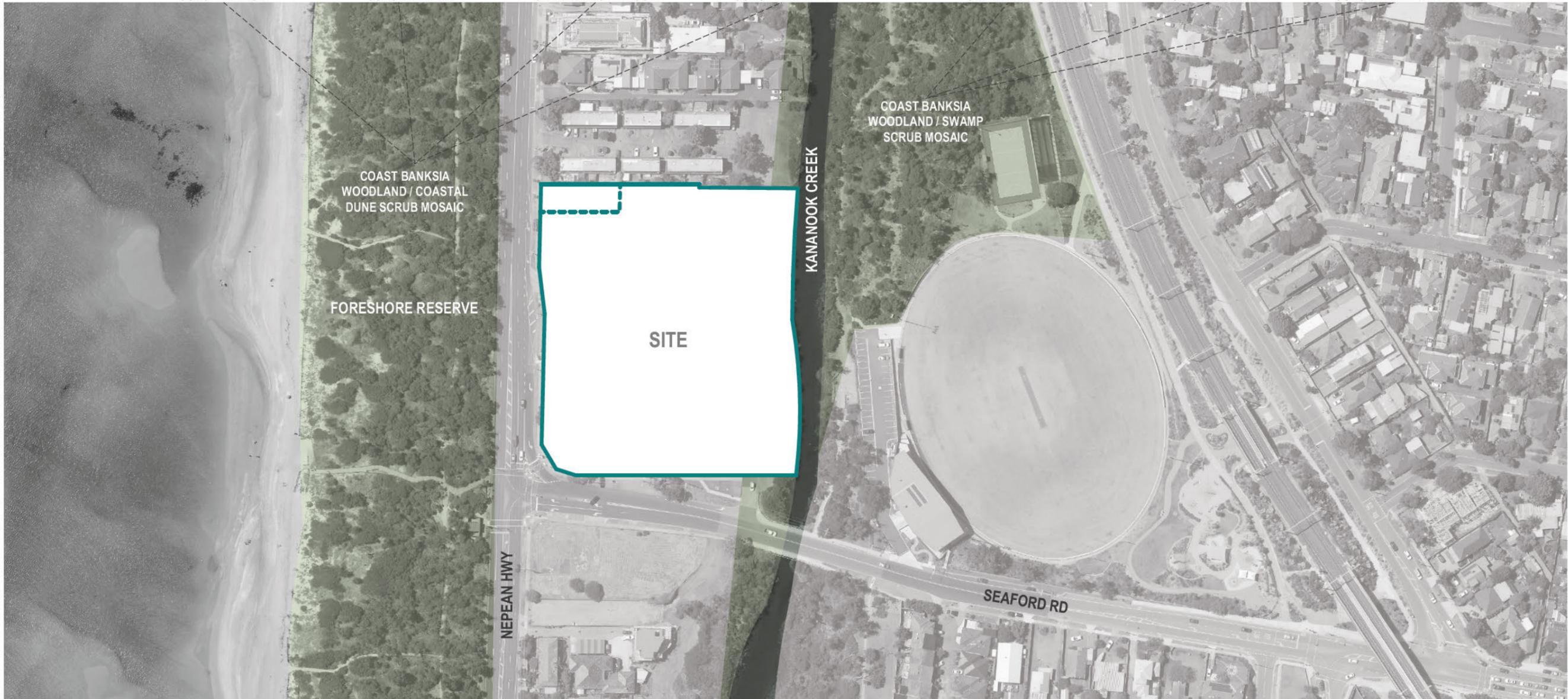
SWAMP PAPERBARK



WOLLY TEA-TREE



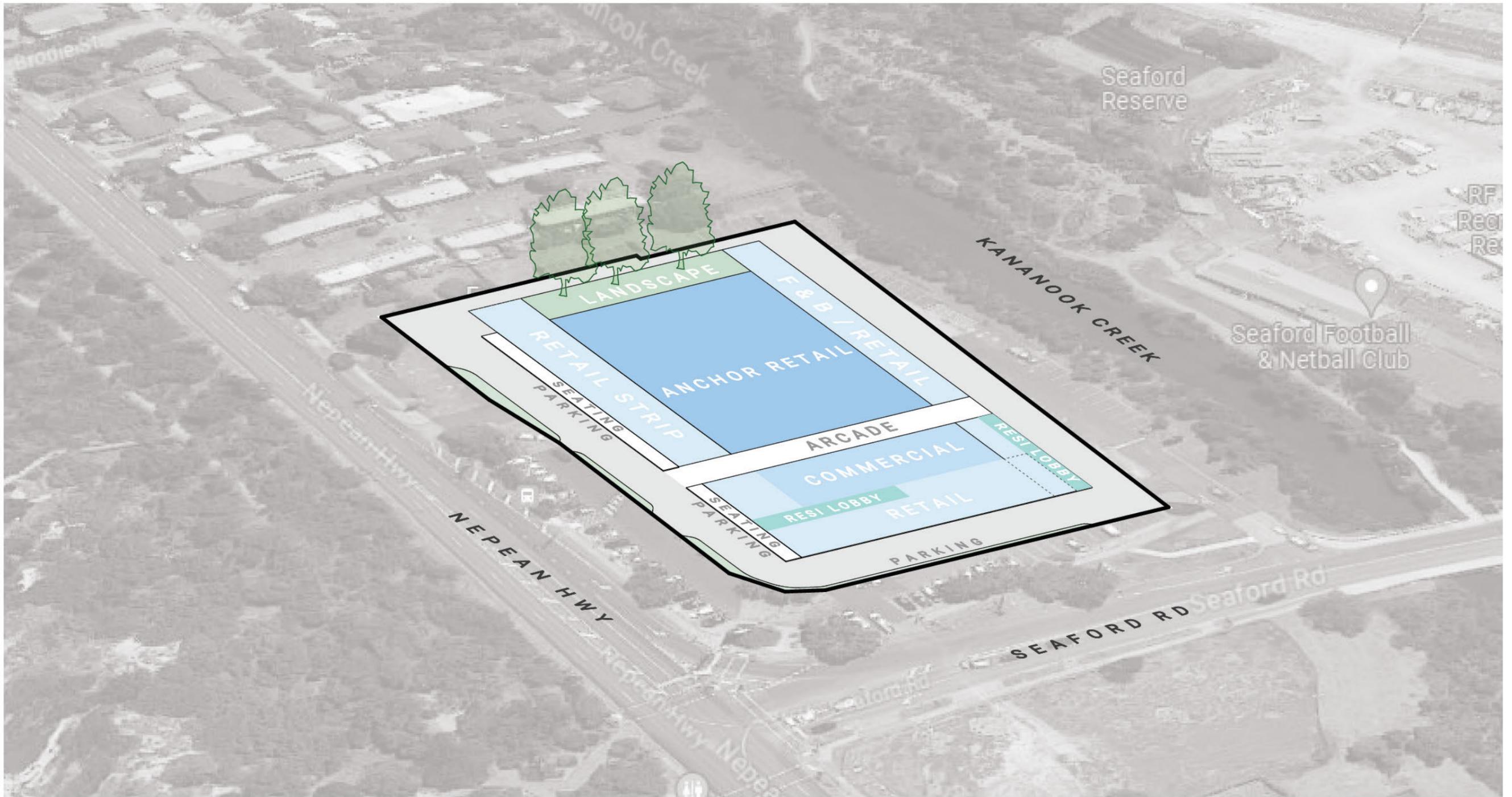
COAST BEARD-HEATH



D E S I G N R E S P O N S E

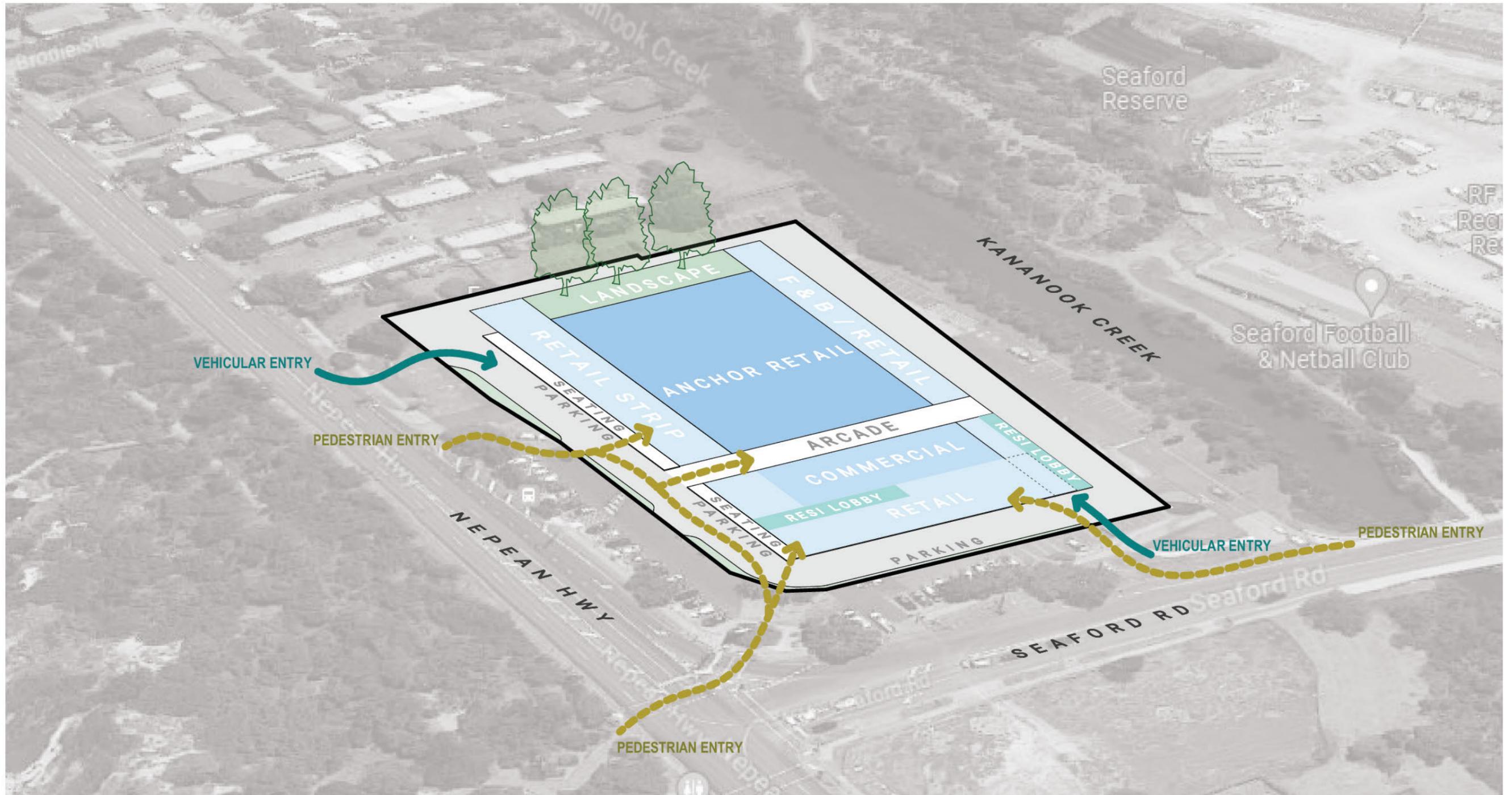
FEASIBILITY STUDY

DESIGN RESPONSE - INTERFACES ON GROUND LEVEL



FEASIBILITY STUDY

DESIGN RESPONSE - SITE ENTRIES AND CIRCULATION



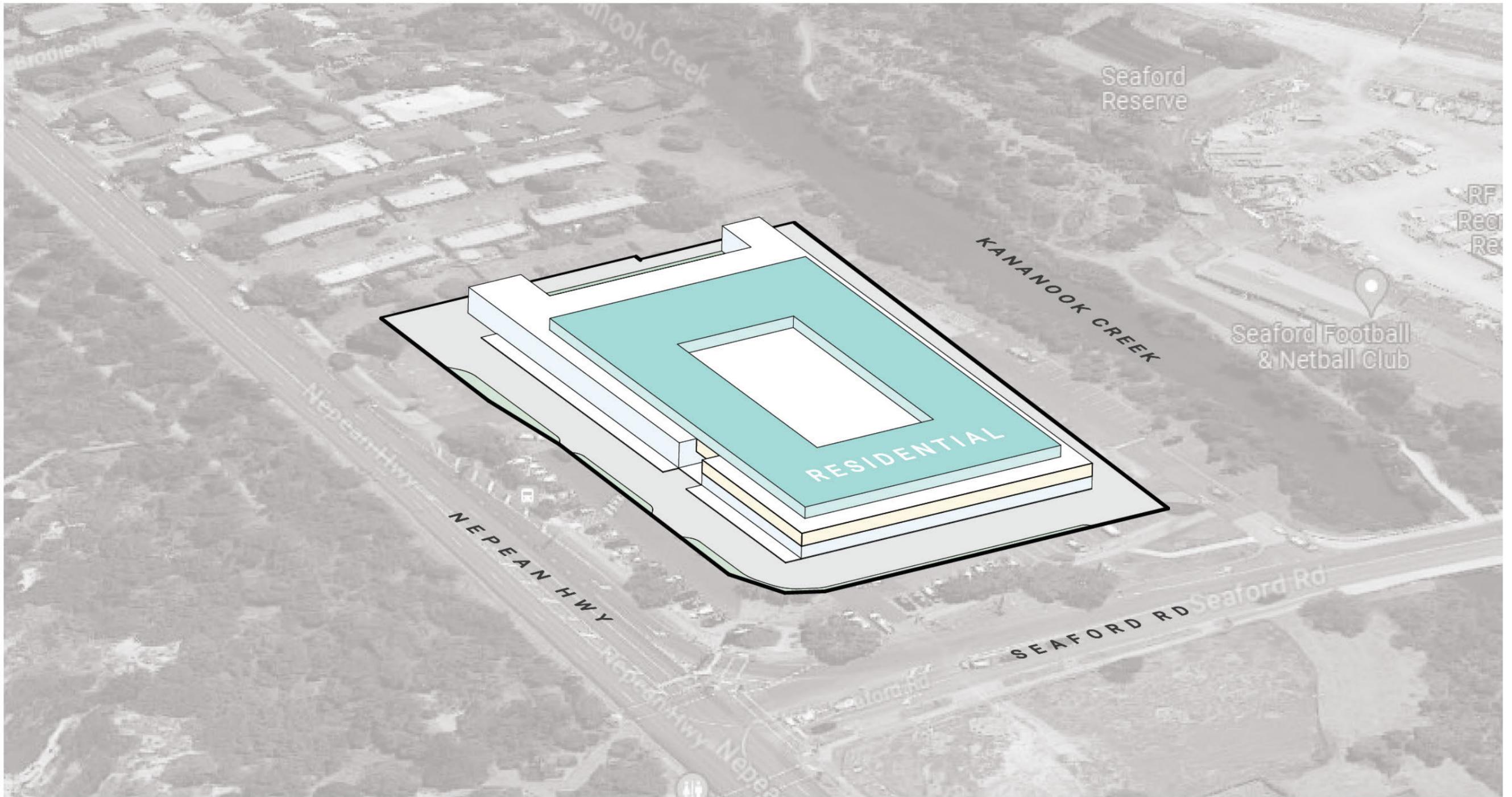
FEASIBILITY STUDY

DESIGN RESPONSE - MASSING ON MEZZANINE LEVEL



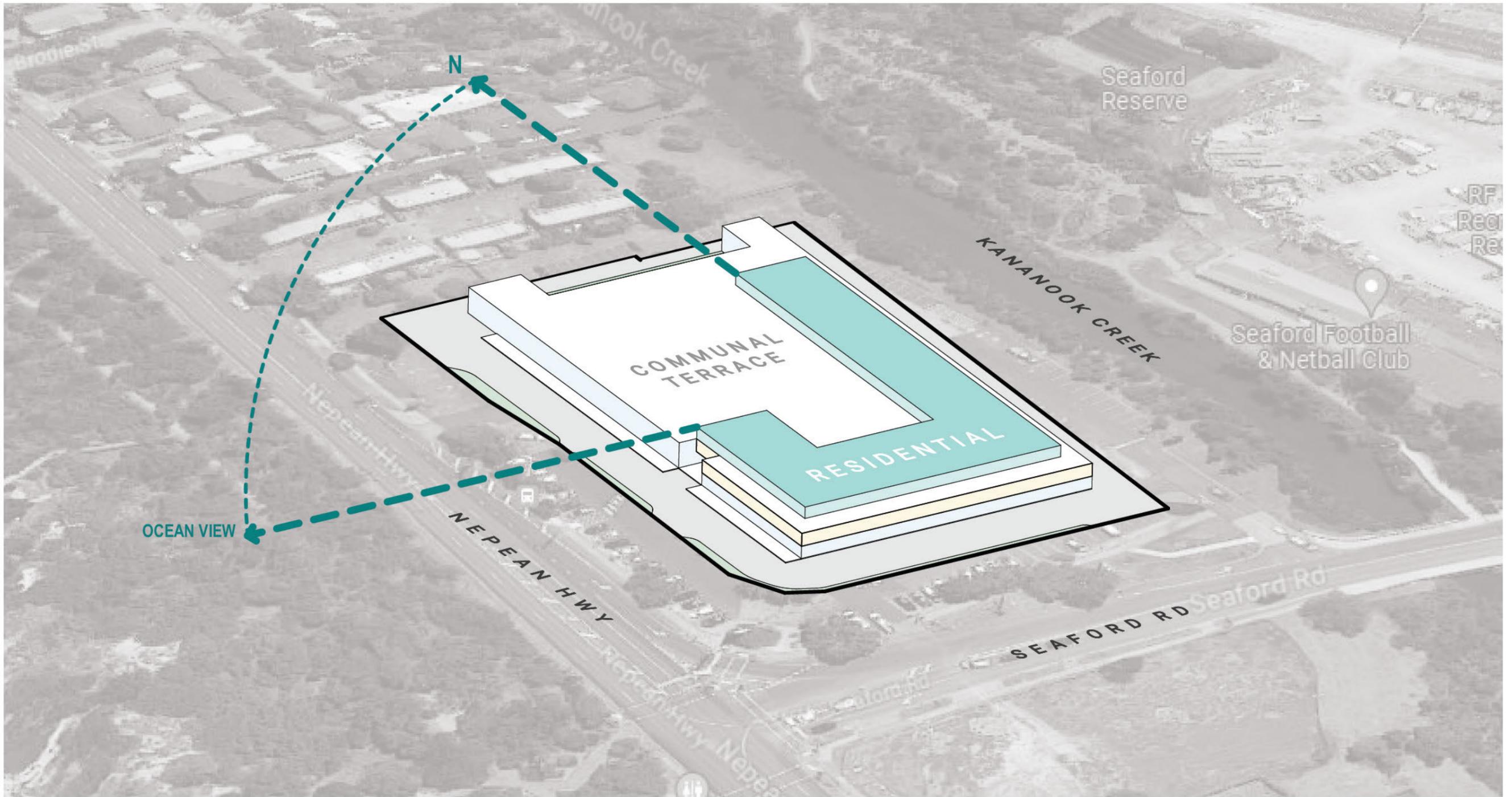
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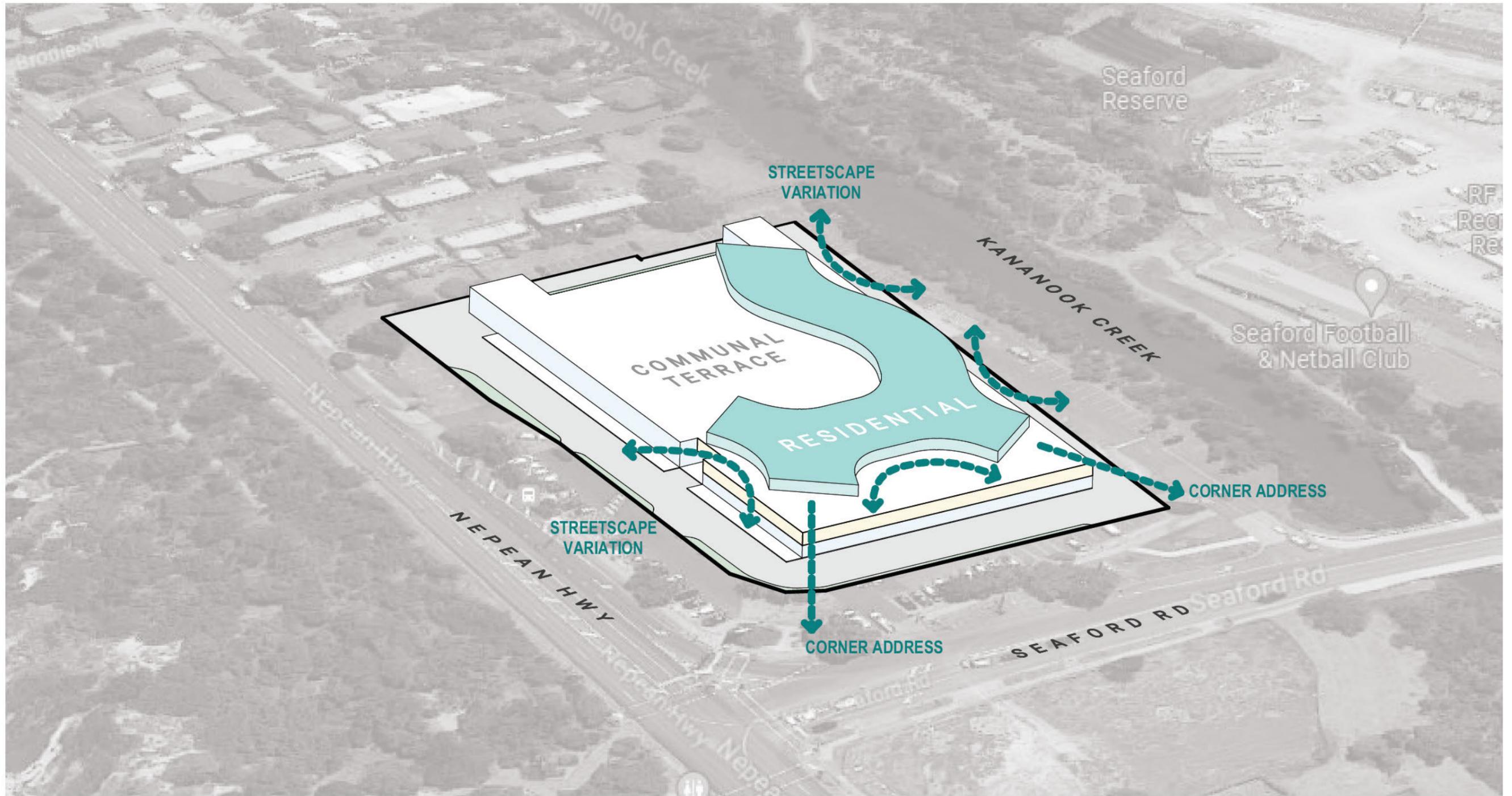
DESIGN RESPONSE - MASSING STRATEGIES FOR RESIDENTIAL ABOVE PODIUM



FEASIBILITY STUDY

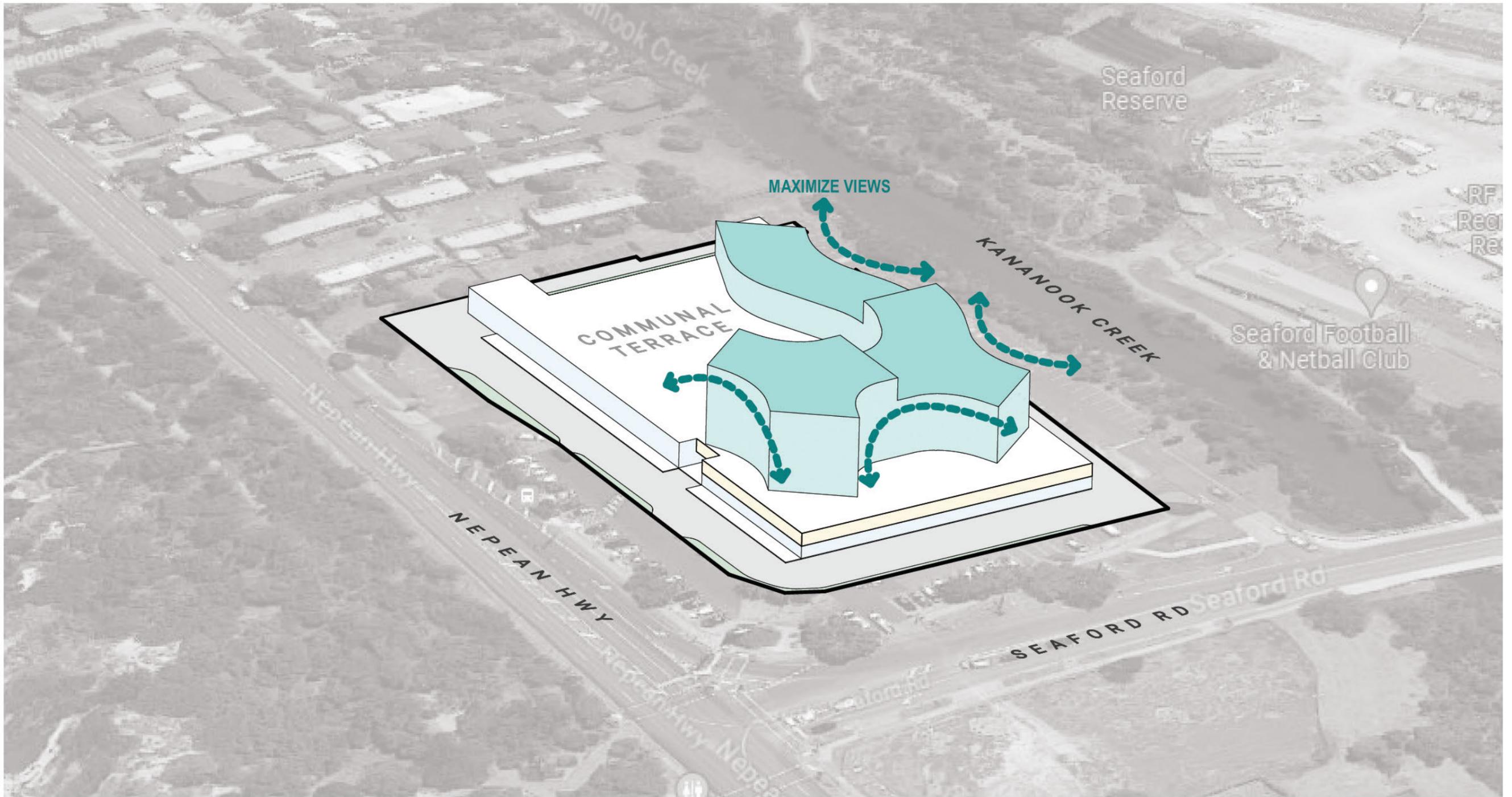
DESIGN RESPONSE - MASSING STRATEGIES FOR RESIDENTIAL ABOVE PODIUM





FEASIBILITY STUDY

DESIGN RESPONSE - MASSING STRATEGIES FOR RESIDENTIAL ABOVE PODIUM



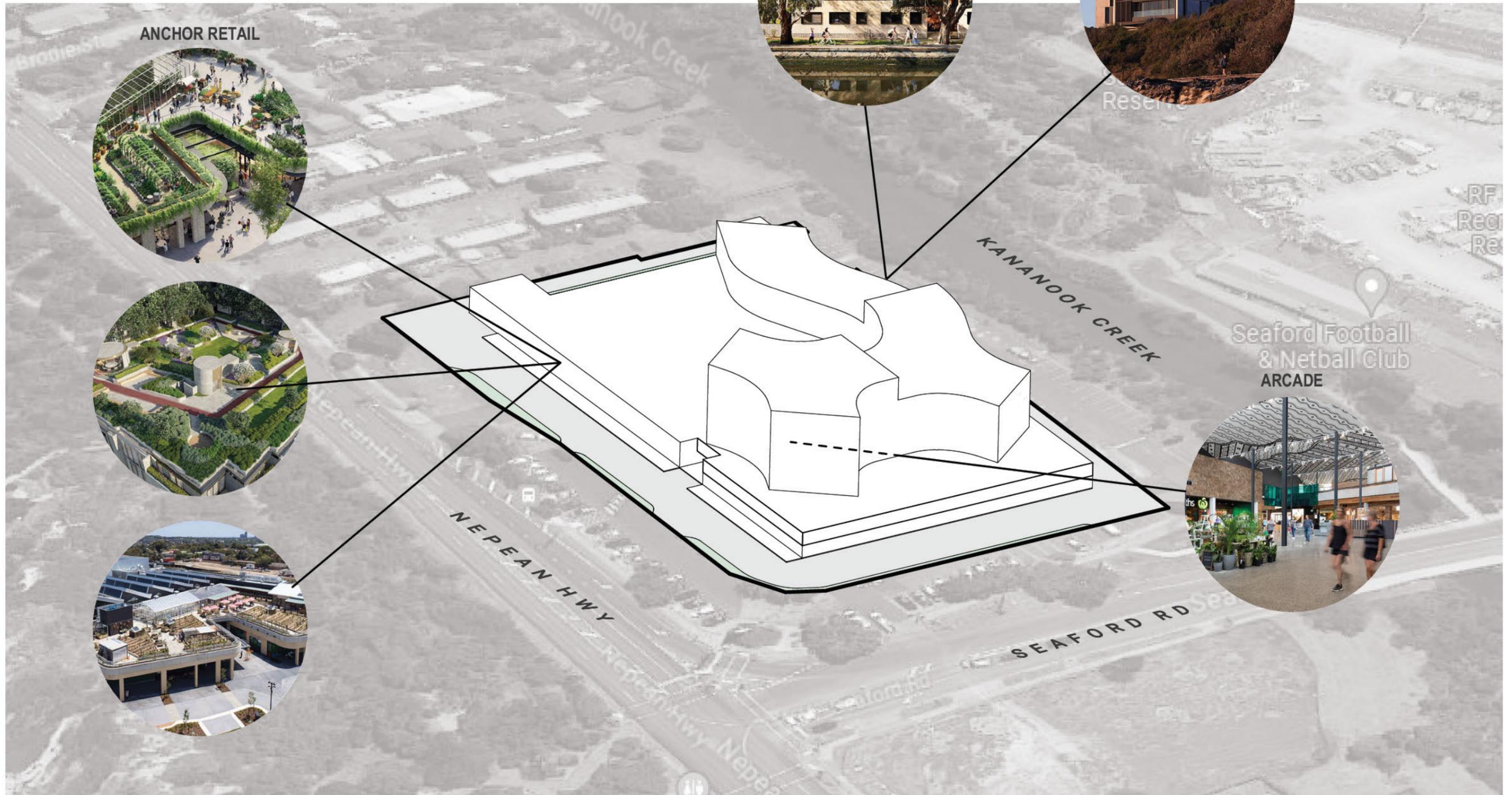
FEASIBILITY STUDY

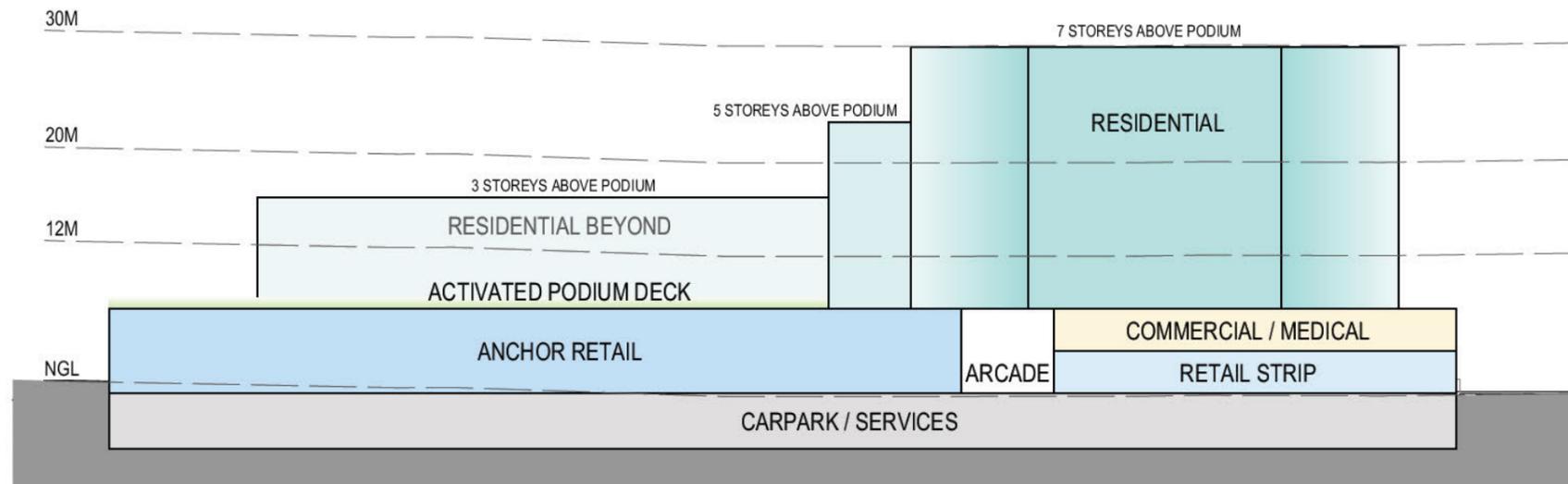
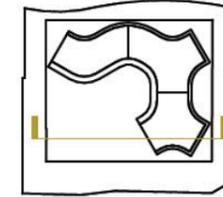
DESIGN RESPONSE - MASSING STRATEGIES FOR RESIDENTIAL ABOVE PODIUM

RESI WITH CREEK VIEW

RESIDENTIAL

ANCHOR RETAIL



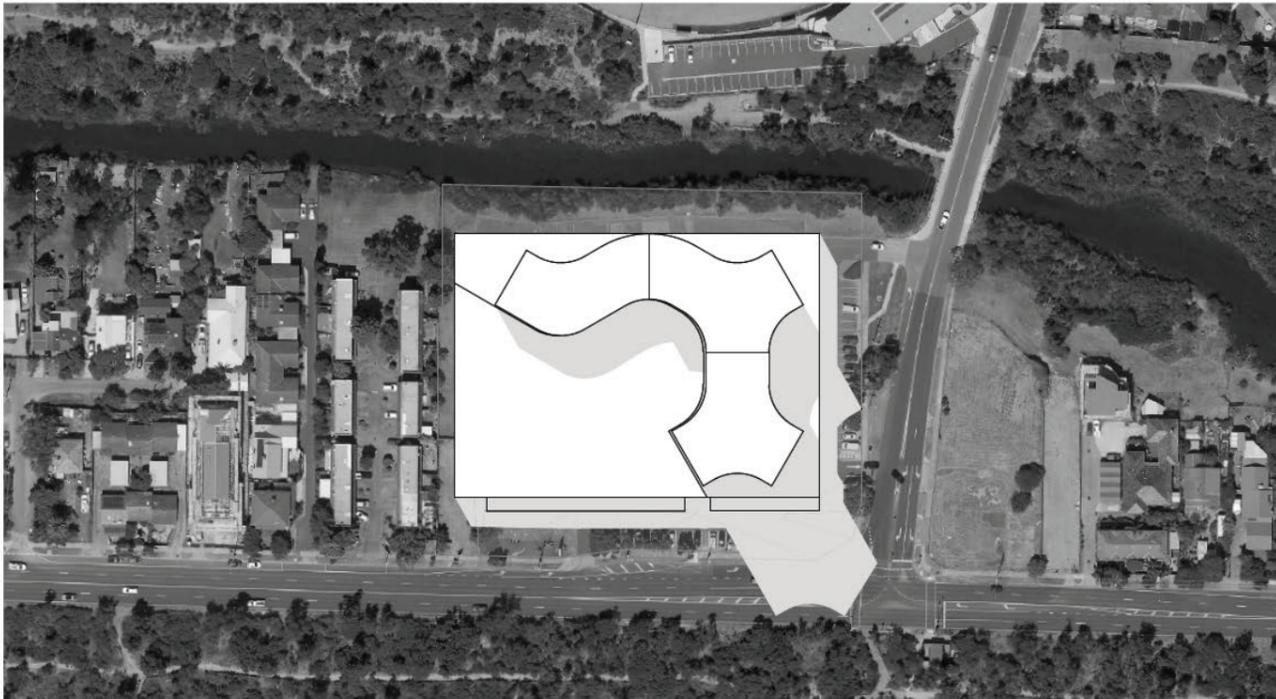


FEASIBILITY STUDY
SKETCH MASSING



FEASIBILITY STUDY
DESIGN RESPONSE - SHADOWS DIAGRAMS

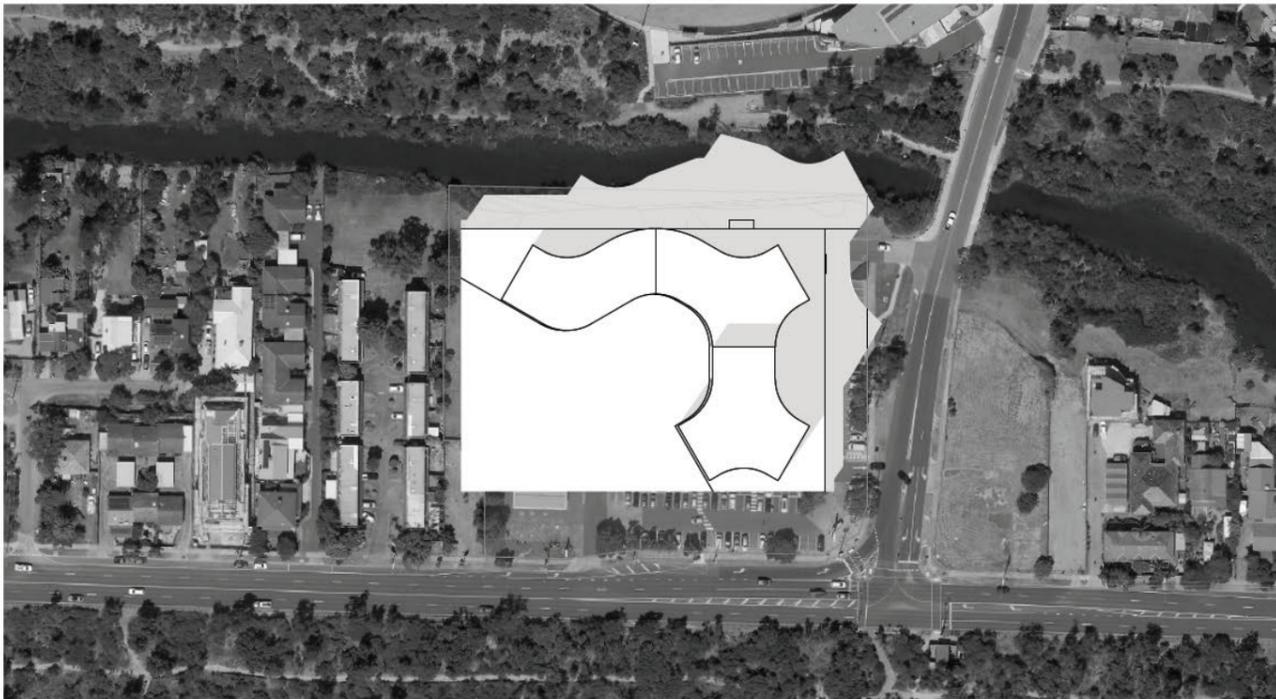
22 SEPT 9AM



22 SEPT 12PM



22 SEPT 3PM





Response to the Frankston Housing Strategy Discussion Paper Opportunity Sites in Quarry Road and Anthony Street Langwarrin

Introduction

Perry Town Planning acts for the owners of [REDACTED]. [REDACTED] a landfill site at 75 Quarry Road in Langwarrin. The properties surrounding the landfill site are indicated in the following plan.



The land which has an approximate area of 13.97 hectares is currently within the Farming Zone which is generally regarded as a holding zone pending future rezoning for other purposes. In this instance the likely future zone to be applied to the Land would be the General Residential Zone in conformity with the adjoining residential land

clearly been applied as a buffer from the landfill at 75 Quarry Road. Small sections of the Land are within the General Residential Zone where there is an abuttal to Anthony Street and Quarry Road.

The underlying zoning of the bulk of the Land is General Residential which is the zone that will replace the Farming Zone when the land is available for development.

Development of the Land is Contemplated in the Local Planning Policy Framework

The Land was identified as being suitable for future residential rezoning in the Frankston Planning Scheme in 2006. It is highly suitable for residential use once environmental checks are completed, as it is well serviced by existing infrastructure and it abuts residential streets and properties. In addition, development of the Land would be attractively located in the scenario that a sizable portion of the former quarry transforms to open space and recreational uses.

Development Plan Overlay



The Council has anticipated the future development of the land for residential development as demonstrated by the introduction of a Development Plan Overlay (DPO) affecting the land. Introduction of the DPO is a useful planning tool to ensure that future development of the Land will be coordinated and respectful of the surrounding land uses.

The purpose of the Development Plan Overlay is to:

- 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.
- To exempt an application from notice and review if a Development Plan has been prepared to the satisfaction of the responsible authority

Schedule 1 to the Development Plan Overlay provides specific instructions and guidelines governing changes of use within the affected area. Significant to this application is the detail that must be included in a future Development Plan. It includes:

- The location and extent of areas set aside for various land uses.
- The proposed road network and traffic control measures.
- A network of pedestrian and bicycle paths.
- The distribution of schools and other community facilities.
- A proposed open space network including land set aside for both active and passive activities.

This means that prior to any development including subdivision of the Land, a Development Plan must be approved by the Council to ensure that any parcel of the Land is developed in accordance with an overall plan for the precinct. The approved Development Plan will facilitate smooth progressive development of the Land in accordance with planning policy.

All of the individual parcels together with the landfill site are to be incorporated into the Development Plan.

Bushfire Management Overlay

Portion of the subject land is affected by a Bushfire Management Overlay indicating the development on the land should incorporate measures that protect future residents.



The Bushfire Management Overlay is intended:

- 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.

A permit to subdivide land must also include any condition specified in a schedule to this overlay.

Urban Growth Boundary

The Land is located inside the Urban Growth Boundary and is surrounded by residential land. The purpose of the UGB is to direct urban growth to areas best able to be supplied with appropriate infrastructure and services. It presents as an opportunity site for infill within an established urban area.

Future Zoning of the Land

It is clear that the land is intended to become residential in conformity with the surrounding land uses following the restoration of the former quarry site. The precinct clearly has no function as farming land as the lots are too small and existing uses include rural residential and light grazing uses.

The future of Land surrounding 75 Quarry Road was clearly articulated within the planning scheme in 2006 where the local planning policy framework dealt directly with the potential future uses of the site. It included the following objective:

“To recognise and protect the potential of the site for subdivision and housing development in the medium term.”

Land filling with solid waste is an appropriate means of rehabilitating quarry sites with limited off-site impacts and reinstating the landscape to natural surface levels. Rehabilitated land fill sites typically provide for significant areas of public open space as is likely with the restoration of 75 Quarry Road.

Maintenance of the subject land within a Farming Zone buffer to this stage has fulfilled the objective of maintaining separation distances from an adjacent residential area. The maintenance of the Land in a Farming Zone has achieved the objective up till the current time. However, with the imminent completion of land fill and capping, the requirement for buffering from the landfill site is will be significantly reduced.

Landfill material on 75 Quarry Road has comprised hard waste and off-site effects of the activity are significantly less than putrescent waste. With appropriate management any emissions can be managed to reduce future impacts on the future use and development of the Land for residential purposes.

Housing Strategy Discussion Paper – Opportunity Sites

The discussion paper and background analysis give prominence to Opportunity Sites and Question 7 invites submissions concerning any other Opportunity Sites. The Land is clearly an Opportunity Site that should be nominated in the Housing Strategy. It clearly meets the majority of the criteria mentioned in the Discussion Paper.

The attributes of the land include:

- The Land is relatively large with a total area of approximately 13.6Ha;
- It has good locational attributes and can readily be integrated into the surrounding residential area;
- The Land has long been recognised for its residential potential;

- It is not required for its existing uses which generally relate to individual dwellings on large allotments;
- The Farming Zone is a transitional zone in circumstances such as this and it would be a precursor to transformation to a General Residential Zone;
- Careful planning of the site with the preparation of a Development Plan will ensure its ready integration into the urban fabric of Langwarrin.

Conclusions

- The Land should be nominated in the Housing Strategy as an Opportunity Site.
- The Land comprises seven individual allotments that adjoin a former quarry which has been filled and which will be capped and fully restored by the year 2026.
- The former quarry has been progressively restored by the use of clean fill which ensures that there will be minimal off-site effects on the surrounding residential area.
- Preliminary technical studies have indicated that there will be minimal off-site effects from the restored quarry.
- It is an appropriate time to commence a review of the zoning of the subject land that surrounds the former quarry. The investigation will require confirmation that any off-site effects from the filling of the former quarry can be managed and minimised.
- The local Planning Policy Framework gives clear direction that the subject land is to be converted to enable normal density residential subdivision.
- The site is well located in close proximity to a full range of urban services and can be readily integrated into the Langwarrin residential area.
- The Planning Scheme provides for the preparation of a Development Plan for the whole of the area to ensure that development is co-ordinated and provision is made for location and extent of areas set aside for various land uses and a proposed open space network including land set aside for both active and passive activities.
- Council should take a leading role in the preparation of a Development Plan for the Land and the adjacent landfill to integrate open space planning with the future residential development of the Land.

Perry Town Planning

August 2023



Frankston Housing Strategy – Opportunity Site at 200 – 210 Warrandyte Road Langwarrin

Submission in Response to the Frankston Housing Strategy 2023 Discussion Paper on

Introduction

Perry Town Planning Acts for the [REDACTED] [REDACTED] the following properties which are situated in the Low Density Residential Zone in Langwarrin.

- 200 Warrandyte Road, Langwarrin - Property A
- 204 Warrandyte Road, Langwarrin - Property B
- 210 Warrandyte Road, Langwarrin - Property C
- 206 Warrandyte Road, Langwarrin - Property D

Each allotment is in excess of 1 hectare in area and are connected to reticulated sewerage.

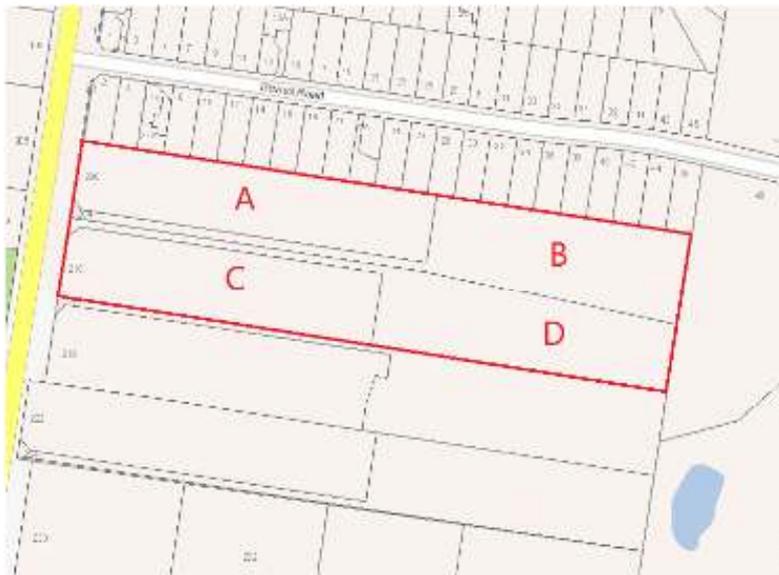


Figure 1 the four allotments are each in excess of 1 hectare

The land presents as an opportunity site because of its unique characteristics and its abuttal to the General Residential Zone in Langwarrin. A recent permit has been granted for the establishment of a childcare centre at 200 Warrandyte Road (Lot A) and in accordance with a requirement of the

Council, the sewer line connection extends along an easement which services all four of the allotments under the control of the [REDACTED]. This has brought about a transformation of the site conditions, affecting all four allotments.

Site Context

The [REDACTED] land is on the eastern side of Warrandyte Road, to the south of Bevnol Road. It has total area of slightly more than 4 Hectares with a frontage of 102 metres to Warrandyte Road.

Land directly to the north is in a General Residential Zone (R1Z) and is characterised predominantly by detached dwellings on standard size allotments interspersed with dual occupancies. The land to the south and west features low density residential allotments generally each with an area of approximately 10,000 sq.

The childcare centre has been developed and is operating very successfully and this has highlighted the difficulties presented with the current planning provisions that apply specifically to the site. Activity on the site has become quite intense with additional car parking required and traffic movements need to be properly managed.

The Need for Revision of the Planning Controls Affecting the [REDACTED]

Within the Low Density Zone a permit is required to subdivide land and the provision within Clause 32.03-3 of the Frankston Planning Scheme which states:

Each lot must be at least the area specified for the land in a schedule to this zone.

Any area specified must be at least:

- *0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.*
- *0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare*

There is no minimum subdivision area specified in the Schedule to the Low Density Residential Zone and therefore the provisions within Clause 32.03-3 would normally apply. However Schedule 4 to Clause 43.02 Design and Development Overlay which affects the Low Density Residential zoned land in this location prescribes a minimum lot size of 1 hectare. The Discussion Paper acknowledges that the Schedule to the Design and Development Overlay needs to be reviewed but makes no further comment.

This restriction within the planning scheme posed a number of problems for the [REDACTED] because it prevents the conversion of the easement extending between the properties from being converted into a road to service the four allotments. It also prevents the subdivision of number 200 Warrandyte Road which would enable the separation of an existing dwelling on the site from the approved childcare centre.

There is also the issue of the location of the land immediately abutting a General Residential Zone to the north and the fact that the land has access to reticulated sewerage. In most circumstances throughout the metropolitan area the minimum lot size for sewered land in the Low Density Residential Zone is 0.2 Ha.



Figure 2 reticulated sewerage is available to each allotment

Having regard to the location of the land, the current land use on 200 Warrandyte Road and the fact that the four allotments have access to sewerage the site should be identified as an opportunity site within the Frankston Housing Strategy.

Relevance of the Submission to the Housing Strategy

Several approaches have been made to the Frankston Council in relation to the [REDACTED] land and the anomaly created by the restrictive planning controls with respect to the actual use of the land, its location and potential. In October 2022 a meeting was held with senior planning officers at the Frankston Council in relation to the [REDACTED] Land. At that time Council officers did not consider that a separate planning scheme amendment could be undertaken for the site. The [REDACTED] were informed that the most appropriate avenue to secure change would be with the review of the Housing Strategy and this has prompted the current submission in response to the release of the Housing Strategy Discussion Paper.

The planning scheme anomalies affecting the [REDACTED] land have also been raised with the Department of Planning and where there was acknowledgement of the difficulties presented by the current planning provisions. Departmental officers indicated that there the planning issues relating to the site should be highlighted in the planned revision of the Frankston Housing Strategy.

200 to 210 Warrandyte Road as an Opportunity Site

The discussion paper and background analysis give prominence to Opportunity Sites and Question 7 invites submissions concerning any other Opportunity Sites. The Land is clearly an Opportunity Site that should be nominated in the Housing Strategy. It clearly meets the majority of the criteria mentioned in the Discussion Paper.

The attributes of the land include:

- The Land is relatively large with a total area of approximately 4 Ha;
- It has good locational attributes and can readily be integrated into the surrounding residential area;
- The Land is sewered and has residential potential;

- Careful planning of the site through an integrated plan for the four allotments will ensure its ready integration into the urban fabric of Langwarrin.

It is noted that each of the seven opportunity sites that are mentioned in the Discussion Paper are smaller than the [REDACTED] Land which has a total area of 40,000 square metres. The nominated Opportunity Sites are:

66 Clifton Grove, Carrum Downs	20,363m2
646 Frankston-Dandenong Road, Carrum Downs	5,056m2
1125 Frankston-Dandenong Road, Carrum Downs	22,417m2
66 William Road, Carrum Downs	22,417m2
56 William Road, Carrum Downs	14,729m2
43 Hall Road, Carrum Downs	19,703m2
59 Union Road, Langwarrin	7,086m2

It is noted that there is only one Opportunity Site nominated in Langwarrin and it is quite small. If included as an Opportunity Site and eventually rezoned, the land at 200 to 210 Warrandyte Road will make a significant contribution to the provision of housing in Langwarrin. It has unique characteristics which set it apart from other sites within the Low Density Residential Zone.

The [REDACTED] land is well serviced, as there is a childcare centre on the land, with another across the road. Additional amenities nearby include the Langwarrin Corner Stores (takeaway, milk bar, bakery etc) 600 meters away, Langwarrin Primary school (1.1km away), the Gateway shopping centre (2.7km away), Karingal Hub shopping centre (3.4km away) and two places of worship are within 700 meters of the land amongst many other community and recreational facilities

Design and Development Overlay Review

It is noted in the Discussion Paper that there is a need for review of Schedule 4 to the Design and Development Overlay which includes controls over subdivision in the Low Density Residential Zone. It is submitted that subdivision controls should be removed from the DDO Schedule and placed within the Schedule to the Low Density Residential Zone.

Planning Practice Note 91: Using the Residential Zones indicates that the Low Density Residential Zone is to be applied to:

areas on the fringe of urban settlements and townships with reticulated sewerage (0.2 ha minimum) or without reticulated sewerage (0.4 ha minimum) to ensure lots remain large enough to treat and retain all wastewater but small enough to be maintained without the need for agricultural techniques or equipment. (page 2)

The Low Density Residential Zone is included in all Victorian Planning Schemes with the proviso that some of its provisions including minimum lot sizes, can be varied through a Schedule to the Zone.

Planning Practice Note 91 also indicates that:

A Design and Development Overlay (DDO), Development Plan Overlay (DPO) or Incorporated Plan Overlay (IPO) may be used to implement specific built form outcomes that cannot be achieved through a schedule to a residential zone.

It is clear that the Design and Development Overlay should only be used to guide specific design outcomes that cannot be achieved through a schedule to the zone and in this instance, it is the wrong instrument to achieve desired planning outcomes.

The question then arises is the appropriateness of the 1 ha minimum lot size restriction over the Low Density Residential Zone. The default position in relation to minimum lot size within the Low Density Residential Zone is set out.

There may well be a basis for variation to the minimum lot sizes in the Low Density Residential Zone in Langwarrin but these should be based on a review of issues such as:

- Bushfire risk;
- Flooding;
- The existence of native vegetation
- Aboriginal cultural heritage issues; and
- Areas of significant biodiversity.

Conclusion

It is submitted that the specific circumstances that apply to the land at 200 to 210 Warrandyte Road warrant its nomination as an Opportunity Site. Rezoning of the land to General Residential will enable the current use of the land as a childcare centre at 200 Warrandyte Road to be subdivided from the balance of the land which comprises a dwelling. It will also provide the opportunity for the four allotments which have access to sewerage to be planned in a co-ordinated manner with the provision of access and services in a formal roadway that links to each of the sites.

Apart from the specific factors that enhance the potential of the land as an Opportunity Site, the planning controls that affect the Low Density Zone in this location need to be reformed. The subdivision provisions need to be removed from the Schedule to the Design and Development Overlay and placed in the Schedule to the Zone. The case should be made for any departure the provisions in Clause 32-03-3 of the Frankston Planning Scheme which stipulate a minimum lot size of 0.4 hectares for unsewered land and 0.2 hectares for sewerer land in the Zone.

Perry Town Planning

August 2023

Council Housing strategy should address the following issues.

1 Increasing inundation of Kananook Creek Valley and environs between its entrance to the Bay and upstream to the Seaford Wetlands

Suggested Rezoning Response: Extension of the Environmental zone from the current foreshore to the east, well beyond the eastern side of Kananook Creek to beyond where inundation predicted by the impacts of future climate change will not occur.

Housing response. No new housing development approvals within the redrawn environmental zone. Commence strategy to remove existing residences within the rezoned area and resume this land for preservation of indigenous species as sea level rise pushes them off lower land areas.

Neighbourhood Character of coastal strip - Kananook Creek Valley.

The vision should be to remove human development from the expanded coastal areas, to enable expansion of the natural environment to offset losses which will occur a sea level rise inundates low lying existing habitat areas. This will preserve both the character of the natural environment and allow for its ongoing enjoyment by the increased number of visitors and residents anticipated by population growth, without threatening the survival of the native species.

2 High Rise apartments with "bay views".

I believe this type of development should not occur anywhere along the coastline or its environs. This type of development alienates the enjoyment of the natural coastal environment by the broader community and its "bay vista" for the majority of local residents and visitors.

Preserve and expand coastal areas for the natural environment and allow for its expansion and ongoing protection of native flora and fauna to occur as more human visitation occurs with population growth.

There is significant opportunity for this type of residential development to occur in the higher levels of buildings developed parallel and west of the railway line between Frankston and Seaford stations. Initially as part of redevelopment of the Kananook Industrial area, then extending north as demand grows. This location give excellent

access to transport and provides for readily accessible higher order commercial services to be located in the the lower floors of the high rise apartments. This area facilitates residential property close to all amenities, rail and bus transport and it is within walking distance of the coastal environmental areas and beaches.

3 "Rural Residential" Areas

These "larger block" areas should be preserved as part of the strategy to ensure the ongoing sustainability of the natural environment which these properties should be compelled to preserve and enhance, to protect the habitat and ensure survival of our local species of plants, birds and animals. These areas provide corridors for the local species to migrate to avoid inbreeding and extinction. No subdivision or multi residential developments should be permitted. The neighbourhood character of these areas adds significantly to the Frankston City's image as a green environment.

4 Medium density Residential

Concentrate this development around areas of high order human services, transport, retail and commercial hubs. Potential exists for more development of this type in the Frankston Cranbourne Road "corridor" and close to Kananook and Seaford railway stations.

In support of your written submission, would like to provide a verbal submission (in-person or telephone) to Councillors on 1 November 2023?

Yes - in person

First Name

████████

Last Name

████████

Postal Address

████████████████████

████████████████████

Phone Number

[REDACTED]

Email Address

[REDACTED]

Submission

23th July 2023

Frankston Council Affordable Housing Strategy

Dear Counsellors

We have seen over the last five years the negative factors that has turbocharged the crisis around Safe Affordable Housing, this is well documented.

I am seeing the community more open to diversity to access safe affordable housing. At our recent Safe Affordable Housing Forum for people on low incomes at St Thomas More the Community was told by Guest Speakers & Politicians that the Community needs to advocate and support the three levels of Government for building diversity around policy changes for safe affordable housing with that in mind. One way forward is to improve housing density in urban areas, by removing exclusion clauses around the building permit of Secondary Dwellings, which can be an Internal Renovation, or Attached to Existing Home, or Sited in the Backyard.

The positives for Secondary Dwellings are: We have the LAND to build on, which is surrounded by existing infrastructure, all Utilities are available, Shops, Schools, Hospital Parks Sporting facilities, & Support Services. So less need to expand the Greater City of Melbourne or the Peninsula,

Secondary Dwellings can give people with complex issues low cost housing. It can help to reduce rent cost by increasing housing stock levels. Secondary Dwellings can be designed with all the

Environmental bells & whistles. It can increase the density of a Residential block by releasing the large house to a family.

The need for the State and Local Planning Departments to work out policy change, to fast track planning approvals for affordable secondary dwellings like other States in Australia.

For the NIMBYS that oppose a Secondary Dwelling, You can have your neighbour now sell their house and see a two story unit, built on your boundary fence. Noting low cost non invasive housing in the back yard will give you the same density at lower cost, by releasing the larger home to a family. Note Social and Community housing does not cover all the holes in the Safety Net for people with complex issues.

The Community, Governments, & Insurance industry need to work together to face the challenges that climate change will throw at us.

The loss of existing housing estate in Australia built on low gradient land, close to waters ways, built on reclaimed swamps. Sea rises Causing storm water & Sewage discharge problems, & Coastal Erosion.

The time has come for us to Stop & Rethink the Location of Housing. The Types, and cost of affordable housing, to meet the challenges to plug the safety net for our Marginalised Community.

[REDACTED]

[REDACTED] SVDP working in the Frankston, Seaford Area

[REDACTED]

[REDACTED]



A.B.N. 17 244 524 429
A.C.N. 143 722 114

20.07.23

Andrew Ferris Building Design submission to discussion paper – Housing Strategy

Who we are

Andrew Ferris Building Design was established in 2000, and has been located in Frankston, then Langwarrin up until May 2022, when we re-located to Botanic Ridge. A design team specialising in planning applications, our firm makes up a reasonable proportion of Frankston's planning application submissions with about 60 applications per year across a broad range of Councils. Andrew was on the Committee of Management of Design Matters (previously Building Designers of Victoria), representing this entity on several planning related panels and projects. As a business and personally, I have been involved with Community groups and feedback with the objective of improving Frankston City and the framework and processes in the built environment.

Introduction

Frankston City has been various positions on housing strategy, particularly with the CAA over the years with changes in objectives, outcomes and policy that has led to ad hoc outcomes and left developers with a sense of reluctance to work with the Council that can lead to trying to bypass Council and let VCAT make determinations or avoid the Municipality altogether. A lack of clarity is no good for applicants, developers, Planning officers or Councillors who are trying to prepare and assess applications. Timeframes, oppositional discussion, difficulties in planning process compound the problems. Frankston is uniquely positioned to negotiate at higher levels of Government to meet strategic growth outcomes but protect its green belt areas. Unfortunately every week as another development commences, it eliminates possibilities of land use for the next 30 years and opportunities are lost. The opinion of a few Councillors years ago was they wanted to incrementally increase density over time to deal with growth, however the construction happens incrementally over time, but the strategic vision needs to accommodate this from the start.

THE CAA

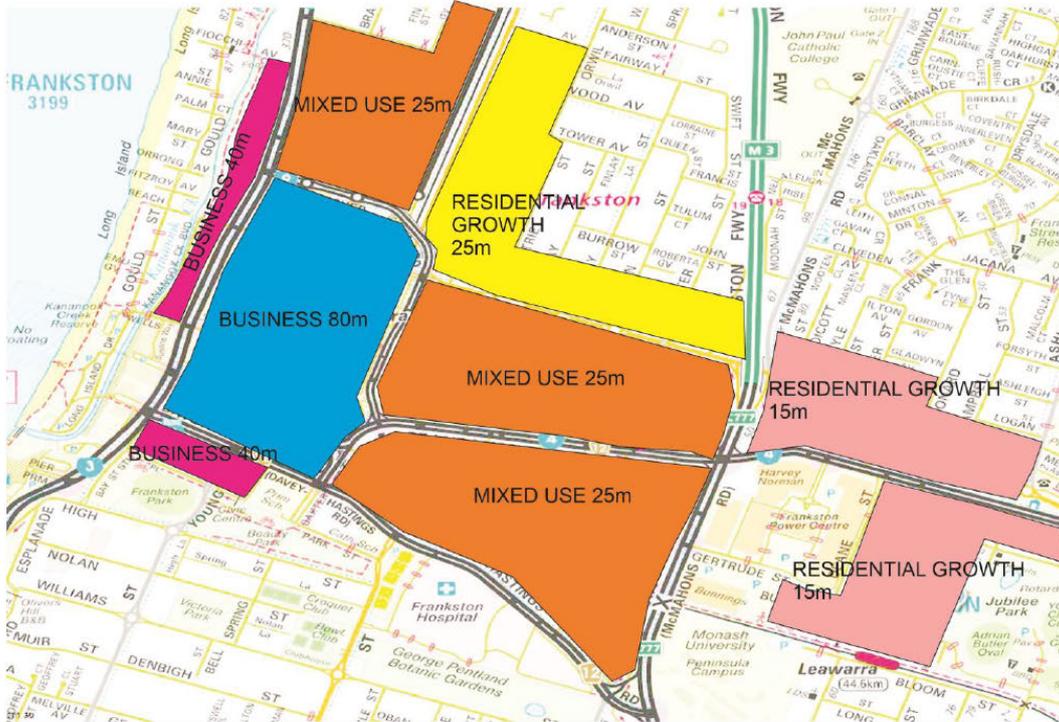
Over the years many strategic documents have been prepared, reviewed and superseded on the CAA. The chop and change of direction – mainly due to Councillor request, has now led to front page headlines outlining what is in reality a lack of clarity and understanding about the direction moving forward with key development. All commercially driven development must be financially viable to commence, which is why so many projects in the CAA have fallen over, over the years. A vocal minority of residents who oppose development cry foul of amenity impact, although the objectives to grow the City were well known back over 50 years ago. Height limits appear to be the biggest issue, however these have changed regularly over the years with even at one point being NO height limit. A recent quick desktop study confirmed that sites along Nepean Hwy could reach over 40m in height before the shadow impact at only 9am Sep22 would reach the back of building lines. By 10am, all shadows had moved to even clear the creek. As such, it would be a reasonable starting point to suggest a 40m height limit at the rear of these sites, transitioning to potentially 60-80m on the opposite side of the Nepean Hwy, through to the train station and Fletcher Road. This provides a stepping in height away from the Creek and minimizes shadow and amenity impact.

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Moving out of the CAA, the ability to provide 5-8 story developments which from a Sustainability and liveability perspective provide the pinnacle of balance between maximum residents per person versus embedded carbon to energy efficiency by utilizing the framework of the Ebdale Precinct documentation. The increased density will also provide affordable solutions to a growing housing crisis providing housing closely located to the railway stations, Frankston Hospital, Frankston TAFE, and Monash University.

The injection of population into the CAA and its surrounds will help rejuvenate and create a sustainable population base. Businesses are failing as peripheral residents head to Karingal Hub or other shopping areas avoiding the CAA as there is no life or draw cards into the City.



An example of a preferred more aggressive approach to zoning that provides higher density of housing along with mixed use zones to permit a variety of compatible opportunities.

I have spoken with DEECA in the past who have opposed the objective of Councils to reduce density and development though implementation of Neighbourhood Residential zoning and creation of Design Development overlays etc to stifle development. They had indicated the best way forward would be present a holistic argument and approach outlining how Council would meet its obligations to population growth and State strategic documents. So my position is not about just increasing density and development opportunities, its about the balance of strategic growth of specific areas, and protection of those where slowing growth is a priority. Currently, development more intensive than arguably should occur is happening within areas that are not close to amenities or are in environmentally sensitive areas.

By being clear and objective, there is more clarity for residents, owners and developers about what will or will not occur in the future. I am aware of many developers who are land banking sites, often left in a poor state of disrepair as the intent is to develop the site in the future with a more intensive outcome. If that remains status quo, either the housing will get replaced with standard units or townhouses land locking those sites for 30 years, or the sites continue to become run down.

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I am also reluctantly supportive of current planning documents which promote growth including and extending north along the Nepean Hwy and through the Ebdale Precinct. Much of this land is close to 1-2m AHD meaning drainage, sewer and flood are problems, along with a water table that creates issues for basement construction. So while this largely follows the trainline and no doubt some sites would be ideal for development, I would rather see the push East. This also provides better access to key road networks.

RESIDENTIAL AREAS

As previously mentioned, while most of Frankston is reasonable at a standard Residential zoning, there is valid argument for key areas such as Frankston South and parts of Langwarrin that really should be zoned Neighbourhood Residential. At minimum, providing an open space DDO requiring 80m² with a min dimension of 5m, rear and front and side setback requirements would assist with protecting certain areas.

LANGWARRIN

Spending the last 20 years in Langwarrin it remains a somewhat disconnected and poorly planned Community, accessing services and amenities from adjoining areas. It concerns me that its continued growth in some parts is resulting on strain on Schools, Parklands, and traffic –of which Cranbourne Road serves as the main access point and resulting in gridlock traffic at peak times. Future growth around Karingal Hub (which is a good idea) and the development of the Brampton Estate in abutting Casey is only going to increase issues. Careful consideration in zoning is required now to manage this growth.

QUARRIES

Over the next 10 years or so as the quarry agreements come to a close, there is key discussion around what this land should be. It would ideal to develop this land to allow parklands, and I have often thought it would be ideal to use this land to provide a new primary and secondary school – as the existing are at maximum capacity, and a and sports and outdoor centre, based on the Sleeman Sports Complex in Brisbane <https://sleemansports.com.au/the-venue/venue-map.aspx> The secondary quarry areas means using this land for residential purposes is going to be prohibitive for the next 30 years, and the soil disturbance and balance of retaining vegetation would be problematic.

AGEING POPULATION

There is no question we have a massive problem on our hands as our population ages, and the options available for our older generation decline. The attitude of many in politics is that the elderly should move into retirement villages or homes, however that is only one option, and often very expensive. We find more and more elderly staying in the family home tying up that dwelling for an otherwise family who is searching for a property and tying up owners financially. As rent increases substantially we are also finding many older Australians becoming homeless or relying on Government housing.

Several years ago we approached Frankston Council with the view to try and promote an affordable housing model designed for over 55's. This would need to be incorporated into the planning scheme as concessions would need to be made for open space, parking, internal shadow impact, access, dwelling entry, storage, etc. The feedback we received was that it was a good idea, however trying to enforce and manage over 55's was difficult. I maintain that while it might be difficult the outcome is certainly worth it and a much needed outcome.

The idea is not really new, with examples of such development around the Frankston area, (such as on the corner of Foot Street and Bayview Road, in Frankston South. The ability to provide 5 dwellings on a typical 50ft/ 15.24m site, all single storey, off the boundary, no shadow impact, no overlooking, and with a simple design could be incredible cost effective.

As an hypothetical example, an \$800k site if we developed two townhouses, \$30k to demolish, \$400k each townhouse, plus \$50k of development costs. That's a total of \$1.66m or a cost of \$840k for a dwelling. If we did 5 dwellings on that site, it would still be \$800k for the land, \$30k to



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demolish, \$50k for the development costs, Open space contribution fee around \$40k , the build cost is likely to be about \$600k so the total is \$1.52m – or \$304k per dwelling. If your elderly parent/s had paid out their home of \$800k, they could downsize and put the nearly \$500k in their pocket to live a quality lifestyle.

This compact living isn't going to suit everyone, and maybe a dedicated larger size with allocated bedroom would suit more people, but the point is about providing options, possibilities and being proactive about our ageing population and housing crisis.



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Submission Number	Group / Organisation	Submission Summary	Officer Comments
001	Andrew Ferris Building Design	1 - Encourages the application of Neighbourhood Residential Zone (NRZ) for parts of Langwarrin and Frankston South. 2 – Supports the proposed housing change areas for residential growth surrounding Karingal Hub. 3 - Encourages quarry land to be developed for open space. 4 - Supports affordable accommodation for over 55's.	1 – 2. Through the development of the <i>draft Housing Strategy</i> , further investigation will be undertaken to determine appropriate locations for residential growth, the rezoning of land and the applications of overlays. 3. Action 23 in the <i>Green Wedge Management Plan June 2021</i> states ‘undertake a study of quarry sites for potential end uses’ – this is a process separate to this project. 4. Through the development of the <i>draft Housing Strategy</i> , investigation will be undertaken to explore a range of housing types to address the broad range of needs within the community.
002	Volunteer Society of St Vincent de Paul (SVDP)	1 - Concerned about adequate supply of safe affordable housing. 2 - Supports housing diversity and increased density. 3 - Concerned about sea level rise and storm water flooding. 4 - Supports housing being located away from high-risk areas (i.e. flooding). 5 - Supports affordable housing.	1. Through the development of the <i>draft Housing Strategy</i> investigation will be undertaken to explore a range of housing types to address the broad range of needs within the community. 2. Noted. 3 – 4. Through the development of the <i>draft Housing Strategy</i> , further investigation in relation to flooding and flood impacted areas will be undertaken. This work will assist in determining appropriate areas for housing. 5. Noted.

003	Resident	<p>1 - Concerned about environmental impacts from housing in environmentally sensitive locations such as near the Seaford Wetlands and Kananook Creek.</p> <p>2 - Concerned about climate change impacts including sea level rise and location of housing in impacted areas.</p> <p>3 - Does not support high rise development along the coastline.</p> <p>4 - Supports further preservation of the natural environment.</p> <p>5 - Supports higher density development near transport nodes and commercial areas.</p> <p>6 – Supports the retention of rural residential areas.</p>	<p>1-2. Through the development of the <i>draft Housing Strategy</i>, further investigation in relation to flooding and flood impacted areas will be undertaken. This work will assist in determining appropriate areas for housing.</p> <p>3. Appropriate heights for all residential areas will be explored through the development of the <i>draft Housing Strategy</i>.</p> <p>4-6. Noted.</p>
004	Perry Town Planning	<p>1- 200-210 Warrandyte Road, Langwarrin to be identified as a development opportunity site, as it abuts the General Residential Zone (GRZ) and is connected to reticulated sewer.</p> <p>2 - Supports reviewing the Design and Development Overlay Schedule 4 regarding minimum subdivision requirements.</p> <p>3 - Encourages subdivision controls in the schedule to the zone.</p>	<p>1. Noted.</p> <p>2. – 3. Through the development of the <i>draft Housing Strategy</i> all land use zones and Design and Development Overlay Schedules (including DDO4) will be reviewed.</p>
005	Perry Town Planning	<p>1 - 75 Quarry Road, Langwarrin to be identified as a development opportunity site.</p> <p>2 - Seeking the rezoning of 75 Quarry Road, Langwarrin to General Residential Zone (GRZ) and the application of a Development Plan Overlay (DPO).</p> <p>3 - Supports the use of the quarry to be for open space and recreation.</p>	<p>1. Strategic development opportunity sites will be considered through the development of the <i>draft Housing Strategy</i>.</p> <p>2. Through the development of the <i>draft Housing Strategy</i>, further investigation will be undertaken to determine appropriate locations for residential growth, the rezoning of land and the applications of overlays.</p> <p>3. Action 23 in the <i>Green Wedge Management Plan June 2021</i> states ‘undertake a study of quarry sites for potential end uses’ – this is a process separate to this project.</p>

006	Seaford Housing Action Coalition (SHAC)	Submission withdrawn. <i>Organisation has other priorities and will submit at a later stage.</i>	Submission withdrawn.
007	G2 Urban Planning	<p>1- Encourages the identification of urban renewal opportunities east of the railway line in Seaford.</p> <p>2- 164-165 Nepean Highway to be identified as a development opportunity site.</p> <p>3 - Seeking an increase in height for at 164-165 Nepean Highway, Seaford.</p> <p>4 – Seeking a review of Schedule 6 to the Design and Development Overlay (DDO6) with respect to height controls north of Mile Bridge for Commercial 1 Zone (C1Z), opportunity sites and urban renewal sites.</p> <p>5 - Existing neighbourhood character statement requires review with regard to large development sites.</p> <p>6 - Seeking the preparation of an Activity Centre Strategy, specifically for Neighbourhood Activity Centres (NACs).</p>	<p>1-2. Strategic development opportunity sites will be considered through the development of the <i>draft Housing Strategy</i>.</p> <p>3. Through the development of the <i>draft Housing Strategy</i>, further investigation will be undertaken to determine appropriate locations for residential growth, the rezoning of land and the applications of overlays.</p> <p>4. Appropriate heights for all residential areas will be explored through the development of the <i>draft Housing Strategy</i>.</p> <p>5. Neighbourhood character statements will be further reviewed and refined through the development of the <i>draft Housing Strategy</i>.</p> <p>6. Noted. There will be a number of actions requiring further work as part of the <i>draft Housing Strategy</i>.</p>
008	Resident	<p>1 - 5, 19 and 25 Aldershot Road, Langwarrin and 122 North Road, Langwarrin to be identified as development opportunity sites.</p> <p>2 - Rezone from Low Density Residential Zone (LDRZ) for 15, 19 and 25 Aldershot Road, Langwarrin and 122 North Road, Langwarrin to considered General Residential Zone (GRZ).</p>	<p>1 – 2. Through the development of the <i>draft Housing Strategy</i>, strategic development opportunity sites will be considered and further investigation will be undertaken to determine appropriate locations for residential growth, the rezoning of land and the applications of overlays.</p>

009	Resident	1 - Errors in the drafting of the neighbourhood character description Bush Coastal 2.	1. Neighbourhood character statements will be further reviewed and refined through the development of the <i>draft Housing Strategy</i> .
010	Resident	1 - Errors in the drafting of the neighbourhood character description Bush Coastal 2.	1. Neighbourhood character statements will be further reviewed and refined through the development of the <i>draft Housing Strategy</i> .
011	Resident	1- Errors in the drafting of the neighbourhood character description Bush Coastal 2. 2 - Review contents of DDO1 pertaining to subdivision.	1. Neighbourhood character statements will be further reviewed and refined through the development of the <i>draft Housing Strategy</i> . 2. Through the development of the <i>draft Housing Strategy</i> , further investigation will be undertaken to determine appropriate locations for residential growth, the rezoning of land and the applications of overlays.
012	Melbourne Water	1 - Supports the approach to providing housing in areas away from flooding and climate change impacts. 2 - Consideration of flood hazard when determining Housing Change Areas. 3 - Further consideration should be given to potential changes areas where flooding risk is known.	1-3. Through the development of the <i>draft Housing Strategy</i> , further investigation in relation to flooding and flood impacted areas will be undertaken. This work will assist in determining appropriate areas for housing.
013	Community Housing Industry Association Victoria (CHIA Vic)	1 - Supports the approach to providing housing in areas away from flooding and climate change impacts. 2 - Consideration of flood hazard when determining Housing Change Areas. 3 - Further consideration should be given to potential changes areas where flooding risk is known.	1-2. Through the development of the <i>draft Housing Strategy</i> investigation will be undertaken to explore a range of housing types to address the broad range of needs within the community.

17. CONFIDENTIAL ITEMS

Section 3(1) of the *Local Government Act 2020* enables the Council to close the meeting to the public if the meeting is discussing any of the following:

- (a) Council business information that would prejudice the Council's position in commercial negotiations if prematurely released;
- (b) Security information that is likely to endanger the security of Council property or the safety of any person;
- (c) Land use planning information;
- (d) Law enforcement information;
- (e) Legal privileged information;
- (f) Personal information;
- (g) Private commercial information;
- (h) Internal arbitration information;
- (i) Councillor conduct panel information
- (j) Information prescribed by the regulations to be confidential information for the purposes of this definition;
- (k) Information that was confidential information for the purposes of section 77 of the *Local Government Act 2020*
- (l) A resolution to close the meeting to members of the public pursuant to section 66(2)(a).

Nil Reports

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Signed by the CEO