

21.02 KEY ISSUES

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The key planning issues for Frankston in the coming years are described below.

Urban growth

Frankston's population is expected to continue to grow rapidly for the next 10 years, after which it will stabilise. This growth will place additional pressure on urban services and requires the City to actively plan for growth in the areas where new development is expected. The availability of greenfield land is limited due to the designation of the Urban Growth Boundary and the Green Wedge areas. Changing demographic patterns, lifestyles and housing preferences are likely to result in increasing demand for a diversity of housing choices, including medium and higher density housing particularly in established areas, and it is important that the appropriate areas for this form of development are identified and the character or environmental qualities of those areas are protected. It is expected that there will be greater demand for quality urban environments, including safer environments with good accessibility to facilities.

Climate change impacts

The impacts of climate change, and in particular sea level rise, are of key concern to Frankston City and its community. The large area of coastline and tidal creek environments are vulnerable to any increase in sea level. The Council is keen to more fully understand the impacts and to plan for the areas that may be affected. In the absence of detailed information the Council will apply the Precautionary Principle as advocated in state policy, to assist in decision making for any major developments proposed in coastal waters, along the foreshore, close to Kananook Creek and in low lying areas of the Frankston CAD.

Environmental sustainability

Incorporating the principles on environmental sustainability into planning for the City is a key priority for the community and this is to be achieved through:

- Encouraging the development of the Frankston CAD as a community, employment and commercial focal point, with excellent public transport to minimise increased use of fossil fuels.
- Encouraging increased residential densities around centres with good public transport access and a range of community and commercial services and employment opportunities.
- Encouraging new development to incorporate environmentally sustainable design and features.
- Encouraging new development and uses that provide local employment and utilise local skills.
- Managing the urban development so as to minimise the impact on the ecological and environmental values and ecosystems of creeks, wetlands, reserves and foreshore.

Low density residential areas

The low density residential areas at Frankston South and rural residential areas to the south and east of Langwarrin occupy areas of landscape quality and sensitivity, contribute to housing diversity and play a role in defining the distinct character of Frankston. The visual impact of development in these areas tends to be a function of development densities, including lot and dwelling size, and this in turn has an impact on vegetation retention. The need and demand for this type of residential development must therefore be balanced with the need to protect significant landscape and vegetation qualities.

Frankston Central Activities District (CAD)

The Frankston CAD is of metropolitan significance and its growth and development needs to be managed to ensure that it can fulfil its role as a vital urban centre. As with any major activity centre there are many issues to be resolved such as parking, traffic access, urban design and its relationship to other activity centres, some of which are brought into sharper contrast by Frankston's location next to the Bay. This location provides a unique opportunity in Melbourne for a distinctive regional activity centre, an opportunity that has not always been recognised in the past. Attracting and managing appropriate growth to the centre is a major challenge for the City.

The coast and foreshore

There are a number of overlapping aims that need to be achieved for this area, including accommodating a range of recreational activities, protecting remnant vegetation, maintaining natural coastal processes, maintaining/enhancing views and vistas and generally making the most of one of the City's major assets. The development of the Frankston Safe Boat Harbour is a major project for the City.

Image and High Quality Design

Frankton City is undergoing change in a number of areas including its entrances via the new freeway links and development in the CAD. The City needs to place high quality urban design as a key priority for future development in the public and private realms to ensure that the image of the City as an active, vibrant and economically sound environment is portrayed.

Green Wedge areas

Two Green Wedges are within the Frankston City boundaries - the South East Green Wedge that extends from Kingston to Langwarrin, and the Westernport Green Wedge that extends from Langwarrin to Westernport Bay. The concept of growth corridors separated by 'green wedges' has been part of Melbourne's planning since the early 1970s.

Green Wedge Management Plans are required to be prepared for both the Green Wedges that are within the City. These are major plans that require commitment of resources, time and extensive consultation and research.

Economic Activity

Retail is the largest employment sector, followed by the combined health and social assistance and education sectors. The manufacturing sector provides a smaller, but significant, proportion of the jobs in Frankston. A majority of workers in Frankston work outside the City, with only about one third recording employment within the City. Diversification of the employment base to encourage economic activity to employ residents would be desirable.

The Carrum Downs industrial area is an important employment node where hi-tech, sustainable industry will be encouraged to locate.

It is anticipated that there will be a greater demand for personal service industries, eg leisure and recreation, home businesses, childcare, business and finance.

Eastern Treatment Plant

This is an important metropolitan resource and needs to be protected from encroachment by sensitive uses. Because this facility is located at the junction of three Council areas it is desirable that there be consistency in the application of planning controls.

This facility produces high volumes of high quality recycled water that is currently used on some recreation reserves and housing estates and has the potential for wider application, including in agriculture and industry.

Extractive industry

Several active quarries remain in Frankston City. Extractive industry provides regionally significant resources for the building industry.

Extractive operations have adverse off site effects and there is a need to maintain adequate separation between this extractive industry and sensitive uses, such as housing, for the benefit of both. A number of extractive sites have an estimated resource life of up to 30 years. Some sites have been identified as having potential for regional landfill and some have also been identified as future open space. It is important to ensure that these options are maintained and that extractive sites are protected from encroachment by inappropriate development.

Flora and fauna

A number of areas of remnant indigenous vegetation, on both public and private land, have been identified as having significance for flora and fauna conservation. Arresting vegetation loss and the consequent decline in biodiversity is a significant challenge facing Frankston City.

Other factors

Other factors that will influence the future form of development in Frankston City are:

- The population profile will be relatively youthful in Langwarrin and Carrum Downs and ageing in the established parts of the City.
- Pressures for a variety of developments and uses in the Central Activity District (CAD) and nearby sections of the foreshore will increase.