

21.04 SETTLEMENT16/01/2014
C78**21.04-1 Key issues**09/08/2012
C65

- Accommodating an increasing population in Frankston City that is predicted to reach almost 145,000 by the year 2021, representing an additional 12,900 people based on the estimated 2011 population. The number of additional dwellings required by 2021 is 6,100. A total of approximately 10,200 additional dwellings will be required between 2011 and 2031 due to reducing household sizes.
- Recognising that a majority of this population increase is projected to occur within the Skye/Sandhurst, Carrum Downs, Seaford and Central Frankston areas.
- An increasing proportion of people in the 65+ age groups will require services for older people.
- State and Commonwealth policies advocate consolidation of urban areas for environmental and infrastructure cost reasons, and around areas with good public transport access in particular.
- Remaining greenfield land is limited, and therefore future housing needs will increasingly need to be met by infill and medium density development.
- Encouraging increased residential development in appropriate areas of the City, while retaining the character of the City's established residential areas.
- Realising opportunities to manage and improve the social and environmental sustainability of greenfield and major infill development.
- Encouraging and facilitating the continued role and development of Frankston CAD as the major community, employment and commercial focal point for the City and region, with excellent public transport access.
- Managing the pressure for various uses in the Green Wedges areas.
- Managing urban development so as to minimise the impact on Frankston City's ecological and environmental values and ecosystems of creeks, wetlands, reserves and foreshore.
- Improving and expanding public transport access that is currently concentrated along the coastal areas, with the remainder of the City reliant upon buses and private transport.
- Impacts of climate change need to be considered in settlement planning.
- Providing access to open space and recreation facilities in developing areas.
- Providing links between areas of regional open space.
- Providing improved boating facilities in appropriate locations along the coast.
- Determining the future of agricultural and other uses in the Green Wedges.
- Managing commercial uses along major roads.
- Determining and managing appropriate land use near the Eastern Treatment Plant.

21.04-2 Objectives, strategies and implementation16/01/2014
C78**Objective 1**

Accommodate the population growth and housing demand in the municipality in areas best suited to provide a quality living environment for the intended residents.

Strategies

- Encourage higher density housing in and around the Frankston CAD, other activity centres and parts of Seaford as indicated on the Housing Framework Map.
- Allow for medium density housing in selected areas in the City provided other objectives relating to amenity and neighbourhood character are met.
- Ensure that new housing respects the amenity of nearby residents and has regard to the neighbourhood character objectives for the area.
- Identify opportunities to use surplus land held by Council, government departments, servicing and other authorities for housing.
- Encourage new residential development as infill on surplus non-residential sites, including sites within the Frankston CAD.

Objective 2

Manage areas targeted for increased residential development.

Strategies

- Provide a strong management framework to guide the development in areas identified for medium density housing.
- Encourage additional shop top housing within activity centres.
- Ensure that new development is accompanied by improvements to the public domain at the time of development, if not prior to it.

Objective 3

Protect ecologically and environmentally sensitive areas from inappropriate development.

Strategies

- Ensure development responds to and respects the botanical and zoological values of identified areas of ecological and environmental sensitivity.
- Ensure use and development adjoining ecologically sensitive areas is designed to minimise visual and environmental impact on the ecological qualities of the area.
- Prior to the subdivision of greenfield sites, habitat and wildlife corridors should be mapped and protected from inappropriate development or removal of vegetation that would threaten the environmental qualities of the area.
- Identify land with drainage and flood constraints and ensure that development responds to those constraints.
- Ensure on-site waste disposal is adequately addressed in rural residential areas, particularly in the sensitive Westernport catchment.
- Protect areas that contain high quality ground water from development that would compromise water quality.
- Maintain and enhance the heritage values of the CAD.
- Identify land with drainage and flood constraints in the CAD and ensure that development responds to those constraints.

Objective 4

Achieve higher standards of efficiency and sustainability in new developments..

Strategies

- Advocate the use of energy efficient design principles in new residential development, including subdivisions, such as lot and building orientation, solar powered street lighting, re-use of grey water, and stormwater management.
- Encourage the improvement of public transport links to activity centres and between Frankston CAD and other parts of the City.
- Encourage the co-location of community and recreation facilities within or in close proximity to activity centres.

Objective 5

To strengthen existing activity centres and reflect the role of different centres in the hierarchy of activity centres.

Strategies

- Reinforce the role of the CAD as the primary activity centre in the municipality.
- Encourage the location of retail, commercial and service business activities within existing activity centres, and discourage out-of-centre development.

Objective 6

To reinforce the role of the CAD as a regional activity centre and to enhance its image by building on its unique bayside location.

Strategies

- Ensure the Frankston CAD develops as a vibrant, active city centre with a positive image, thriving economy and a large resident population.
- Encourage a broad range of retail, business, entertainment, tourist and associated uses in the CAD.
- Encourage revitalisation of parts of the CAD, particularly the southern end.
- Improve physical and visual links to the Bay and upgrade public areas adjoining the CAD.
- Encourage and facilitate major development and key uses such as bulky goods retailing to locate close to the CAD, rather than at lower order centres.
- Consider making key Council owned sites available for appropriate development.
- Encourage housing and accommodation throughout the CAD, particularly on vacant or under-utilised sites and buildings.
- Encourage the provision of focal points and pedestrian circulation through the CAD.
- Extend and link the network of pedestrian malls.
- Enhance pedestrian malls, including maintaining access to sunlight and maintaining or opening up significant vistas.

- Undertake streetscape improvements that are consistent in form and of a high quality and encourage improvements in the built form of the CAD.
- Develop Nepean Highway as a boulevard entry to the CAD and encourage use and development that is consistent with that treatment, especially in the area between the Mile Bridge and CAD.
- Maintain and enhance the heritage values of the CAD.
- Identify land with drainage and flood constraints in the CAD and ensure that development responds to those constraints.

Objective 7

Provide a wide range of active and passive recreation and leisure opportunities.

Strategies

- Facilitate the development of the Frankston Safe Boat Harbour.
- Identify land required for active and passive recreation and other leisure activities, including links between parcels of regional open space.
- Determine the amount and location of land required for recreation in the developing areas of Carrum Downs, Langwarrin and Frankston South.

Objective 8

Maintain rural landscapes and rural uses in the City's Green Wedge areas.

Strategies

- Promote forms of agriculture that are suited to the urban fringe, and those that can re-use waste water.
- Encourage low intensity private recreational and institutional uses that are consistent with the objective of maintaining essentially rural landscapes.
- Encourage urban related uses to locate in nearby urban zones.
- Ensure that the visual impact of development contributes to the maintenance of existing rural landscapes (height, building bulk, site coverage, setbacks, streetscape works).
- Protect extractive sites, potential landfill sites and the Eastern Treatment Plant from encroachment by residential or low density residential development.
- Investigate opportunities to provide open space links along drainage lines and in extractive areas.
- Protect significant bushland remnants.
- Maintain the pattern of rural landscapes that is quite open in the north and is more enclosed with a mosaic of paddocks and remnant bushland elsewhere.

Implementation

The strategies in relation to settlement will be implemented through the planning scheme by:

Policy guidelines

- Apply local policy (Frankston Central Activity District (CAD) policy, Clause 22.02) as a broad guide to the preferred distribution of uses in the CAD.
- Apply local policy as a guide to the preferred uses and form of development in the Nepean Highway – Mile Bridge to Central Activity District area. (Nepean Highway – Mile Bridge to Central Activity District policy, Clause 22.03)

Application of zones and overlays

- Apply the Business 4 Zone to identify land to the north and east of the CAD that is to be used for bulky goods retailing.
- Apply the Comprehensive Development Zone to public and private land around the mouth of Kananook Creek to achieve an integrated development that enhances links between the CAD and foreshore.
- Apply the Special Use Zone to facilitate development of the Frankston Safe Boat Harbour.
- Apply the Comprehensive Development Zone to facilitate development of the Sandhurst Golf Course site.
- Apply the Special Use Zone to the Long Island and Peninsula Golf Courses to facilitate their appropriate use and development and because:
 - An appropriate combination of the other available zones, overlays and local policies could not give effect to the desired objectives or requirements.
 - The strategic intent of the sites, if they were to be redeveloped, is not known and it is therefore not possible to determine which zone is appropriate.
- Use the Design and Development Overlay to control minimum lot size and development densities in parts of Frankston South, Langwarrin and Langwarrin South.
- Use the Significant Landscape Overlay to require development to respond to the landscape and vegetation qualities of the areas around Sweetwater and Kananook Creeks and Olivers Hill.
- Use the Design and Development Overlay to require development to respond to the landscape and vegetation qualities of the area around Sweetwater Creek.
- Use the Environmental Significance Overlay to protect areas of ecological significance including watercourses, wetlands and areas identified in the Frankston Vegetation Study.
- Apply the Business 5 zone to land north of the Frankston Central Activities District, near the Karingal Hub, Langwarrin and Seaford shopping centres and where appropriate at other lower order centres so that these areas can be developed for low key offices and medium density housing.
- Apply the Rural Conservation Zone to land surrounding Langwarrin that is characterised by a varied topography and vegetated landscapes to protect the character and biological values of these areas.
- Apply the Environmental Significance Overlay to land near the Eastern Treatment Plant to identify land that may be subject to odour nuisance and to limit the establishment of sensitive uses.

Further strategic work

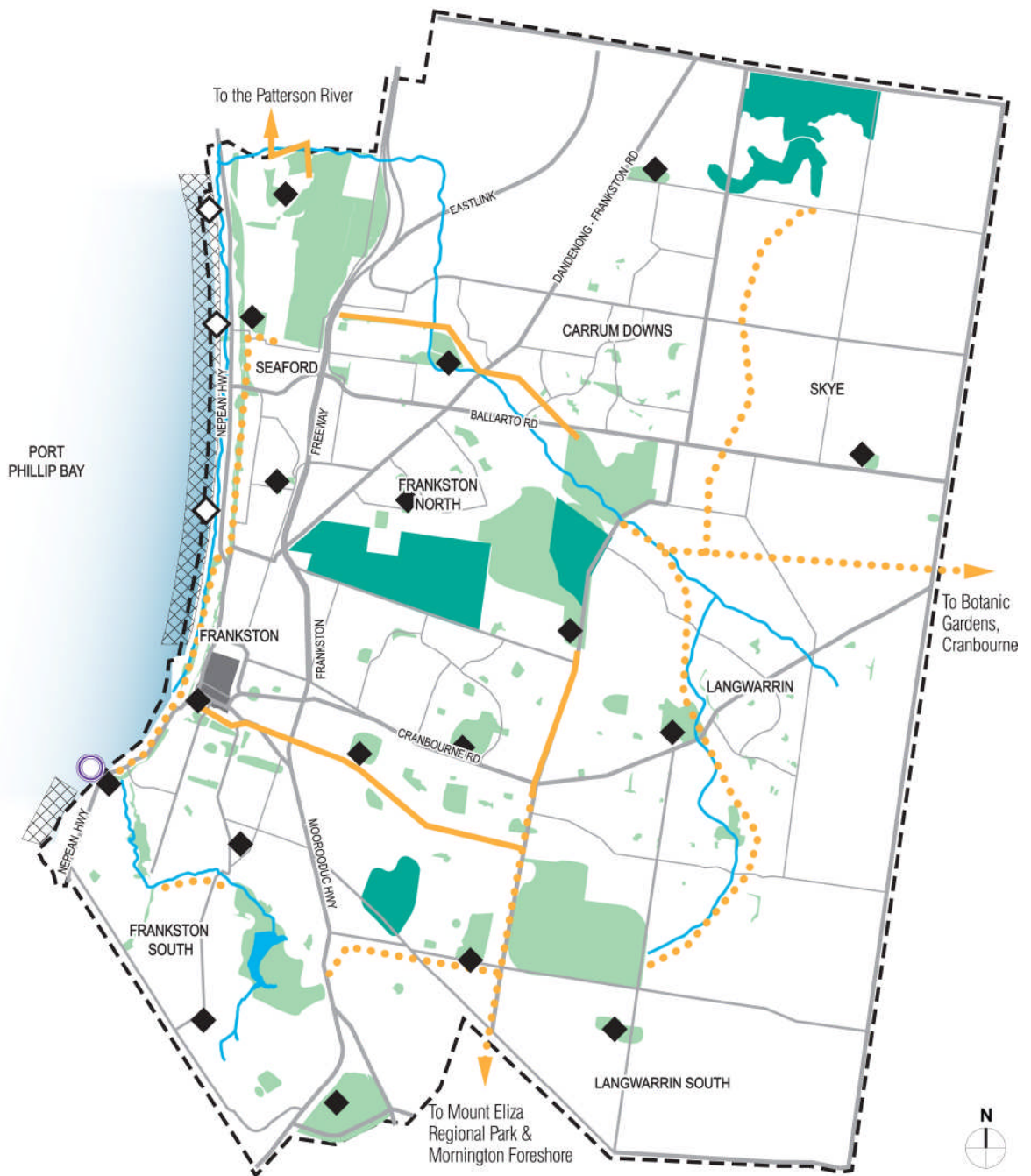
- Complete a limited review of the Frankston TAFE to Bay Structure Plan.

- Prepare urban design guidelines to guide the form and height of development in the CAD.
- Identify methods to attract appropriate development and economic growth to the Frankston CAD.
- Introduce satisfactory permanent planning scheme controls for the Frankston CAD.
- Develop plans to guide the future built form of Neighbourhood Centres as a longer term priority.
- Complete implementation of the Kananook Foreshore Development Structure Plan.
- Undertake streetscape works in accordance with the recommendations of the Frankston Streetscape Strategy.
- Complete the Municipal Open Space Strategy
- Develop structure plans to guide the detailed redevelopment of areas identified for higher density housing around activity centres, and including guidelines for building envelopes, siting, car parking, landscaping and other amenity issues. Where appropriate, include these structure plans in the planning scheme to provide certainty for major stakeholders.
- Develop a process that involves the community in undertaking longer term planning in areas identified for increased housing development.
- Revise the Housing Framework Map having regard to new housing projections and state policy.
- Investigate the application of new residential zones to the City's residential areas.
- Review the appropriateness of the Business 5 zoning to land north of the Frankston CAD.
- Prepare Green Wedge Management Plans for the South East and Mornington Peninsula Green Wedges.






Other actions

- Establish the links identified on the Environmental Values Framework Plan between parcels of regional open space.
- Seek public funding and private sector investment to develop the Frankston Safe Boat Harbour.
- Complete works to enhance the area near the mouth of Kananook Creek in accordance with the Kananook Foreshore Development Structure Plan.

OPEN SPACE & RECREATION NETWORK



LEGEND

Municipal Boundary	---	Golf Course	
Frankston CAD	■	Open Space	
Major Recreational Activity Nodes	◆	Existing Open Space Link	
Recreational Activity Nodes	◊	Potential Link Between Areas of Open Space	
Foreshore Recreation	▨	Creeks	
Proposed Safe Boating Harbour	○		