

## 21.04 SETTLEMENT

19/10/2017  
C100

### 21.04-1 Key issues

19/10/2017  
C100

- Accommodating an increasing population in the municipality that is predicted to reach almost 146,000 by the year 2026, representing an additional 11,000 people based on the estimated 2014 population. The number of additional dwellings required by 2026 is 6,000. 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 municipality, while retaining the character of 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 the Frankston MAC as the major community, employment and commercial focal point for the municipality 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 municipality's ecological and environmental values and ecosystems of creeks, wetlands, reserves, remnant roadside vegetation and foreshore.
- Improving and expanding public transport access particularly to the south and east of the municipality that is reliant upon infrequent bus services 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.
- Ensuring provision of open space and recreation facilities is compatible with protection and enhancement of existing flora and fauna habitat and links.
- Determining the future of agricultural, horticultural 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 implementation

19/10/2017  
C100

#### 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 MAC.
- Allow for medium density housing in selected areas in the municipality 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 MAC.

### **Objective 2**

Manage areas targeted for increased residential development.

#### **Strategies**

- Provide a strong management framework to guide urban infill and higher density development.
- Encourage additional shop top housing within activity centres.
- Ensure that new development is accompanied by improvements to the public domain.

### **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 landscape connectivity and the environmental qualities of the area.
- Identify areas where fauna movement structures may be installed as part of the design of new developments.
- Identify land with drainage and flood constraints and ensure that development responds to those constraints.
- Ensure on-site waste disposal is adequately addressed in Green Wedge and rural residential areas.
- Protect areas that contain high quality ground water from development that would compromise water quality.
- Maintain and enhance the heritage values of the municipality.

### **Objective 4**

Achieve higher standards of efficiency and sustainability in new developments.

#### **Strategies**

- Advocate for the use of energy efficient and passive design principles in new developments, including subdivisions, such as lot and building orientation, green roofs and walls, and solar and / or wind powered street lighting.
- Advocate for the incorporation of Water Sensitive Urban Design principles into new development.
- Encourage the improvement of public transport and safe pedestrian and cycling links to activity centres and between Frankston MAC and other parts of the municipality.
- 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 Frankston MAC 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 Frankston MAC as a regional hub and to enhance its image by building on its unique bayside location.

**Strategies**

- Ensure the Frankston MAC 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 MAC.
- Encourage renewal and revitalisation of the MAC.
- Improve physical and visual links to Kananook Creek and the beach and upgrade public areas adjoining the MAC.
- Encourage and facilitate major development within the MAC.
- Consider making key Council owned sites available for appropriate development.
- Encourage housing and accommodation throughout the MAC, particularly on vacant or under-utilised sites and buildings.
- Encourage the provision of focal points and pedestrian circulation through the MAC.
- Extend and link the network of pedestrian malls.
- Enhance pedestrian malls, including improving green space and seating, 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 MAC.
- Develop Nepean Highway as a boulevard entry to the MAC and encourage use and development that is consistent with that treatment, especially in the area between the Mile Bridge and Davey Street.

**Objective 7**

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

**Strategies**

- Identify land required for active and passive recreation and other leisure activities, including links between parcels of regional open space.

**Objective 8**

Maintain rural landscapes and rural uses in the municipalities Green Wedge areas.

**Strategies**

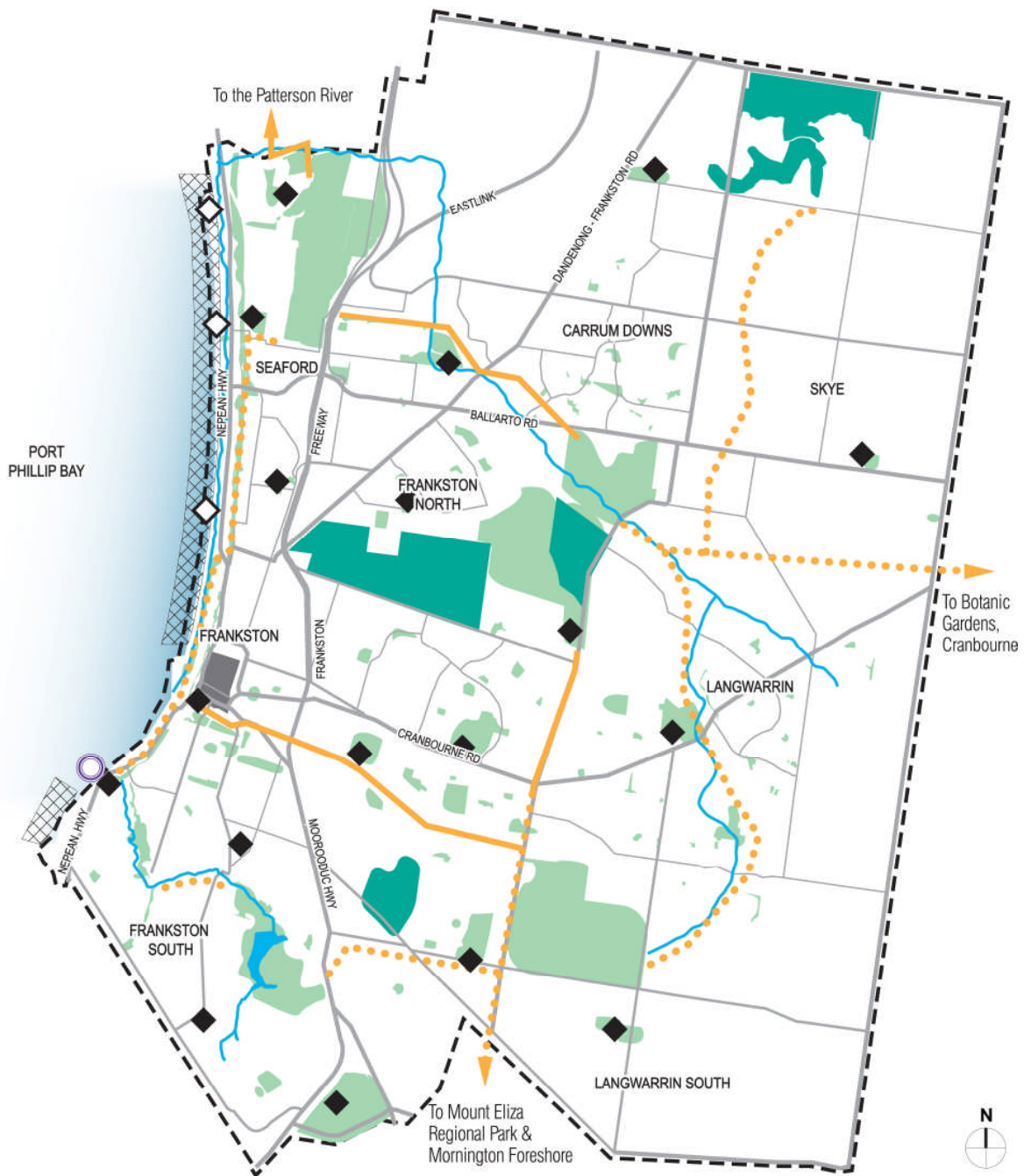
- Promote forms of agriculture and horticulture that are suited to the urban fringe, and those that can re-use waste water.
- Encourage low intensity private recreational and institutional uses that are consistent with the objective of maintaining essentially rural landscapes.

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






#### **Further strategic work**

- Develop urban design guidelines to deliver architectural excellence, design innovation and ecologically sustainable design principles.
- Identify methods to attract appropriate development and economic growth to the Frankston MAC.
- Introduce permanent planning scheme controls for the Frankston MAC.
- Undertake a review of Council's neighbourhood character precincts and policy.
- Complete the Municipal Open Space Strategy
- Undertake a review of the Environmental Significance Overlay and the Significant Landscape Overlay, to ensure the protection of locally and regionally significant indigenous vegetation, Australian native vegetation and vegetation that provides local amenity and ecological benefits.
- Complete the Health and Education Precinct Structure Plan.
- Develop a student housing policy to facilitate student residential developments within the Health and Education Precinct.
- Prepare Green Wedge Management Plans for the South East and Mornington Peninsula Green Wedges.

# 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	○		