

INTRODUCTION

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

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

The municipality contains a substantial number of regional facilities and, as a consequence has an influence that extends into the southern metropolitan and Mornington Peninsula regions.

The municipality's bayside location is a defining feature, with its sandy beaches flanked by remnant coastal vegetation providing a recreation resource for Melbourne and the region. Swimming, recreational boating and sailing, diving and snorkelling, fishing, cycling, bushwalking and birdwatching are key recreational activities available along the municipality's shoreline. Boat launching facilities are utilised by people from a regional catchment. The coast and foreshore reserve from Oliver's Hill in the south to Keast Park in the north is of regional significance to the conservation of biological diversity.

In addition to the coastline, the municipality's extensive natural environment encompasses a number of environmentally significant creek and wetland areas, and important landscape features. From Oliver's Hill there are spectacular views across the Bay to Melbourne and eastwards over the Frankston Metropolitan Activity Centre (MAC) to Mt Dandenong. The Seaford Wetlands, which are RAMSAR listed and of international significance, provide a resting place for a variety of migratory water birds. A network of major nature conservation reserves, smaller natural bushland reserves and vegetated creek valleys, e.g. the Langwarrin and Pines Flora and Fauna Reserves, Frankston Nature Conservation Reserve, Sweetwater and Kananook Creek watercourses, create visual interest in the urban area, bringing the bush to the City, and providing a refuge for local plants and animals as well as passive recreation opportunities. Frankston's natural bushland, wetlands and waterways provide refuge to several plant and animal species at risk of extinction. A large number of Council Parks and public and private golf courses provide residents with the opportunity for both passive and active recreation.

The municipality's transport infrastructure, including its excellent vehicular access to inner Melbourne and Mornington Peninsula via East Link and Peninsula Link, are an attraction for residents, business and industry. The railway line and bus connections are a vital component of the municipality's transport infrastructure and require constant monitoring and updating to meet resident needs.

The Frankston MAC is recognised in state government strategy *Plan Melbourne 2017-2050* as one of nine Metropolitan Activity Centres for the metropolitan area of Melbourne. It provides a key transport hub and is attracting large scale developments, including those of a retail, health, entertainment and sporting nature that serve a wide catchment. In addition, residential development in and around the centre is increasing.

Regional services and facilities include the Monash University Peninsula campus, and Chisholm Institute TAFE college, Frankston hospital, a number of private hospitals, the Frankston Arts Centre and McClelland Art gallery that all draw from a regional or metropolitan area.

The municipality also has large tracts of commercial and industrial land and, with the increased accessibility provided by East Link and Peninsula Link this land provides employment and economic opportunities for residents and businesses in the region. The transport network also provides links to employment nodes within Greater Dandenong, Kingston, Monash and Casey.

FRANKSTON PLANNING SCHEME

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

The population of Frankston City is expected to grow from an estimated current population of approximately 135,000 (2014), with an average annual growth rate of 0.64% between 2011 and 2036. The majority of this growth is predicted to occur in Skye-Sandhurst Carrum Downs, Seaford and Frankston Central. Population growth forecasts indicate that the municipality's population will reach almost 146,000 by 2026 and 152,000 by 2036. A continuing period of growth is therefore expected, during which the municipality's remaining 'greenfield' areas will be developed and new infill housing will occur in Frankston in particular.

During the period to 2036 the population is expected to age, with the proportion of people over 65 to increase from just over 13.5% to nearly 17.9% of the population. The proportion of people under 15 is forecast to decrease slightly, from just over 18.9% to 18.1% of the municipality's population by 2036.

The average household size for Frankston will continue to decline from 2.51 persons in 2011 to 2.44 persons in 2036. A decline in household size indicates that more dwellings will be required to house the population of the municipality, even in areas where population is not expected to rise substantially.

The municipality's residents have a slightly lower household income than the Melbourne average, a slightly higher proportion of single parent households, a higher proportion of people with no tertiary qualifications, and a lower proportion of overseas born than the metropolitan average.