

19 June 2019

Frankston City Council, Planning Department

30 Davey Street, Frankston Victoria 3939

Re: Green wedge management plan

Dear Frankston Council,

Please accept this submission to *Draft Frankston Green Wedge Management Plan, March 2019* (draft FGWMP) on behalf of the Committee for Greater Frankston (C4GF) whose membership is composed of local businesses and community leaders. Focusing attention on just a handful of major issues at any one time, the C4GF are working on evidence-based strategies aimed to deliver greater investment, more jobs, improved transport, and better health and education outcomes for the people of this region.

Our submission is that additional land be released for industrial purposes and that benefiting land owners help fund environmental enhancements of green wedge land.

As important as this is, the benefit of doing so is not just to expand the amount of variety of jobs offered to the people of our region. It is also vital if we are to keep existing jobs. Unless more land is released, the Frankston region risks losing some of our major employers and with them hundreds of jobs.

Our region (City of Frankston) has approximately 35,000 (and growing, I.D. Statistics) young people under the age of 19 that will require future workplace opportunities. The C4GF believes it is crucial that there are local employment opportunities for this cohort in the coming decades.

Our committee has identified that the existing Carrum Downs Industrial Precinct (CDIP) has become unique, innovative employment-dense business cluster, and we **refer you to the attached *Carrum Downs Business Interviews Dossier*** to understand why this location has been so successful in growing local jobs.

We have noted the Draft Frankston Green Wedge Management Plan identifies this and highlights the CDIP is nearly fully developed. The draft has identified land areas of Precinct 1 where there is a potential to expand the Carrum Downs Industrial land. Our committee believes this land is ideally suited for employment creating land on the basis:

- The adjoining proximity to the existing CDIP;
- The proximity to the Dandenong South industrial areas offers synergistic business opportunities;
- The existing road linkages that surround the land;
- The approximately **one billion dollars** of committed infrastructure works, that are already underway, in the subject area; and amongst other reasons,
- The area benefits from renewable opportunities provided by its proximity to Melbourne Water Treatment Plant (class A recycled water already traverses this land).

Having stated this, the C4GF is very respectful of the process required to make this change. It is for these reasons why we **support the appropriate investigation of expanding the CDIP in Precinct 1** as recommended in the *Draft Frankston Green Wedge Management Plan*.

We value the opportunity to provide further submissions towards this process and recognise the extensive consultation process that has been undertaken to date.

Background

In the Greater Frankston region, and more broadly across South Eastern Melbourne, access to employment is arguably the most critical issue impacting on our community and feeds into other regional problems like social disadvantage, economic inequality and stagnating productivity.

Frankston's headline job statistics don't read well with a consistently documented history of upper-band unemployment and lower-band workforce participation.

Unfortunately, residents in the City of Frankston have:

- fewer than 28 local jobs per 100 residents (well below the Melbourne average);
- access to less than 10% of Melbourne's job market via a 60-minute public transport commute; and
- only between 10-30% of Melbourne's jobs reachable by a 45-minute private vehicle commute.

The *Committee for Greater Frankston* has a keen interest in ensuring the level of local jobs continues to grow by supporting the northern expansion and growth of the Carrum Downs Industrial Precinct.

Site Context

The northern extension of the Carrum Downs Industrial Precinct (CDIP) is located between EastLink (west), Thompsons Road (north), Frankston – Dandenong Road (east) and Boundary Road (south).

The Carrum Downs and Seaford industrial precinct currently occupies 285 hectares, generates \$3.62 billion in regional economic activity, employs over 8000 workers and is now more economically important to the Greater Frankston regional economy than the Frankston city centre.

Importantly it is noted that in the preceding five years the precinct has:

- nearly doubled in land area, until the available land supply was exhausted;
- increased economic activity by \$830 million or 6.6% year-on-year growth; and
- generated 2700 new jobs or year-on-year job growth 13 times faster than the southern metropolitan region average.

The growth of the CDIP is supported by the three major north-south arterial corridors; a further \$1 billion in infrastructure investment funding already earmarked to upgrade the three major east-west arterial roads; the Eastern Treatment Plant upgrades bring class A recycled water to the area and the continued pressure on other employment land supply in the area including the development of Dandenong South and the potential loss of Cranbourne West.

Comparatively, there is little environmental significance associated with the area and regional connectivity would not be compromised as key Biolinks are preferred north of Thompsons Road.

Figure 14 of the draft FGWMP below shows the location of the 125-hectare expansion area.

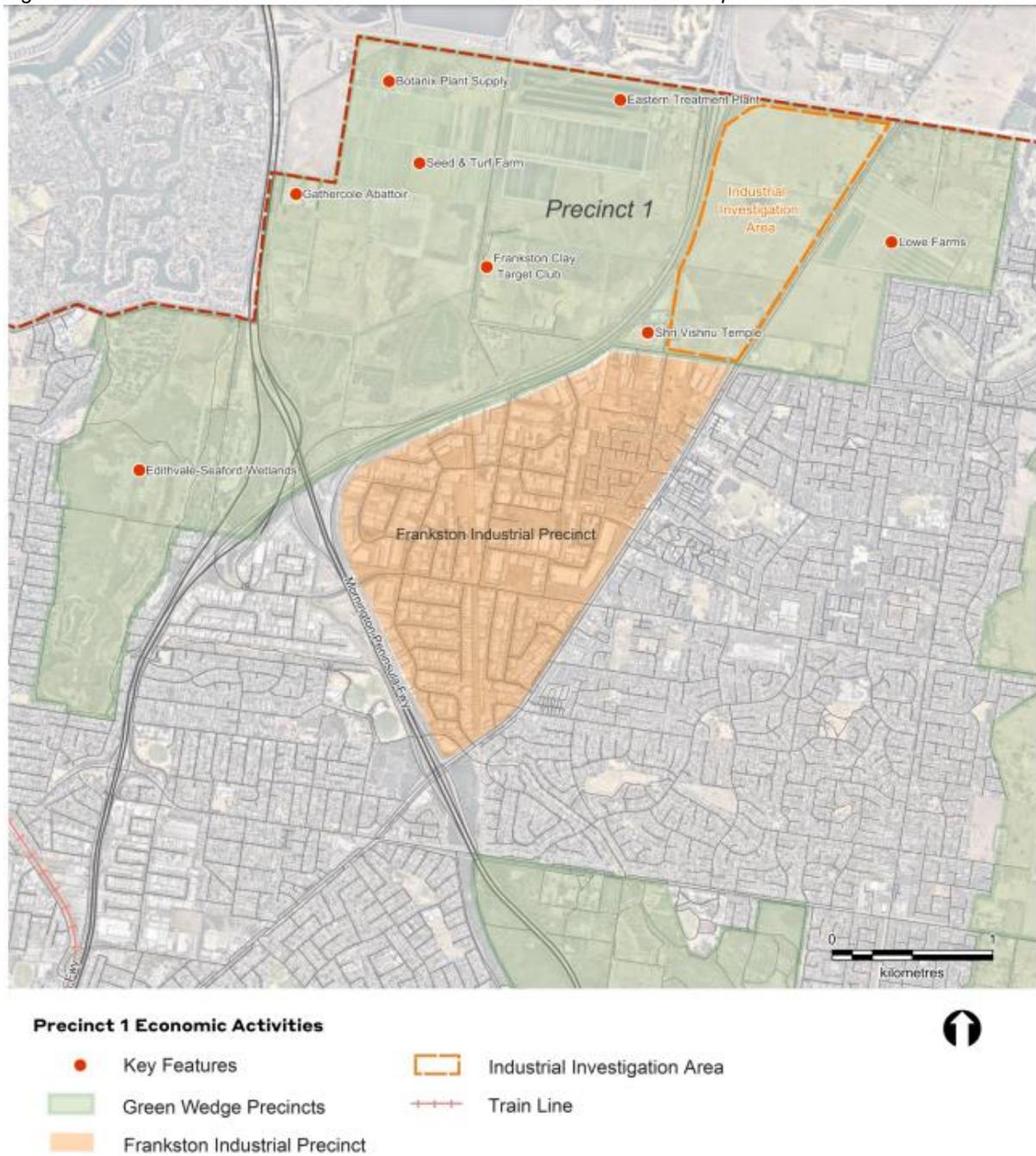


Figure 14 Economic Activities in Precinct 1 (Essential Economics 2018)

SUBMISSION: Draft Frankston Green Wedge Management Plan

The Committee for Greater Frankston supports the northern expansion of the Carrum Downs Industrial Precinct and specifically Actions 19 and 42 as detailed in the Implementation Plan of the draft *Frankston Green Wedge Management Plan* (FGWMP).

Section 1.5 of the draft FGWMP identifies the importance to consider 'economic use and development', including:

- Where to pursue economic development opportunities that minimise the impacts on the natural resource base and the environment of the green wedge.
- *There is a need to provide jobs within the Green Wedge, identifying opportunities for this should incorporate changing technologies.*
- *Analysis of existing and required infrastructure to meet the needs of potential economic development opportunities.*

- *Analysis of economic viability of existing agricultural land uses in the Green Wedge.*
- *Industrial areas in Carrum Downs are reaching capacity and opportunities for expansion may be considered within the Green Wedge.*

In the council officer's response to submissions made to the Issues Paper, they acknowledge the suitability of the extension of the Carrum Downs Industrial Area and state:

"The existing Carrum Downs Industrial Area is almost fully developed and there is little scope for any further expansion within the urban areas of the city for industrial uses. That part of the Green Wedge Precinct 1, between Eastlink and Frankston-Dandenong Road is currently degraded grazing land and relatively bare of vegetation. It could be considered a natural extension to the industrial estate. Rezoning a portion of this land to industrial use could be designed to provide funding for green habitat and recreation links in a 'garden industrial' setting".

Section 1.7 provides a summary of the Issues Paper that was prepared to inform the preparation of the draft FGWMP. The Issues Paper highlighted (amongst other things) the needs to understand the issues and opportunities associated with maintaining economic development in the municipality and supporting an additional 13,500 jobs over the next 20 years and the potential to utilise green wedge land for employment purposes.

Following consideration of the Scenarios that were developed from analysis of the Issues Paper the council resolved:

"That Council authorises officers to progress the drafting of a Green Wedge Management Plan utilising the approach described as Option 2, noting that this option includes the consideration of potential Urban Growth Boundary (UGB) and zoning changes in Precincts 1, 3 and 5 and minimum lot size changes in Precinct 2."

The Committee for Greater Frankston support the resolution to consider potential urban growth boundary and zoning changes.

Importantly, the economic development recommendations derived from the Issues Paper identified the need to consider the 'expansion of the industrial precinct between Eastlink and Frankston Dandenong Road' (i.e. Carrum Downs Industrial Precinct).

The CDIP is located within Precinct 1: Carrum Downs / Seaford, as outlined in Section 5 of the draft FGWMP.

Figure 14 shows the Economic Activities in Precinct 1 (see above), including the northern expansion of the CDIP as an 'Industrial Investigation Area'. This designation is supported by Section 5.2.2 of the draft FGWMP, which considers this area in detail as it is of particular relevance to Frankston's Green Wedge:

"The area of Green Wedge Zone Land bounded by Thompsons Road, Frankston Dandenong Road Boundary Road and EastLink represents a significant development opportunity. This site is some 125 hectares in land area; is relatively unencumbered and has a cadastral property pattern conducive to consolidation and future subdivision; and has a strong degree of transport network connectivity via Thompsons Road and Eastlink. The land is largely used for agricultural grazing activities and some horse agistment.

Importantly, the land – which is bounded by Thompsons Road, Frankston-Dandenong Road, Boundary Road and EastLink – is well-located to accommodate an extension of the Carrum Downs Industrial Precinct located immediately to the south of EastLink/ Boundary Road.

The Carrum Downs Industrial Precinct is Frankston's foremost industrial/employment precinct and contained around 8,060 workers at the ABS Census of Population and Housing in 2016. This Industrial Precinct has a shortage of land supply, as noted in the Frankston City Economic Development Strategy, 2016- 2022. Analysis undertaken by the consultant confirms that some 22.5 hectares of vacant developable land remains at the present time. This equates to around 2.3 years of supply, based on the average land consumption rate of 9.75 hectares per year, as observed for the Precinct in the period 2013 to 2018 (based on a review of Nearmap aerial imagery). Furthermore, the supply of developable industrial land is severely depleted for Frankston City Council as a whole, with around 30 hectares or 2.8 years of supply available according to the State Government's latest Urban Development Program 2017.*

*[NOTE: * This statistic is now outdated and is currently under review by Frankston City Council's economic development department. In 2019, the available supply of developable/redevelopable land in Frankston municipality is **widely estimated to be less than 5 hectares**].*

For context, the accepted industry benchmark is that 15 years supply of vacant developable land should be planned for employment/industrial use at the municipal level.

Development of additional employment land in Frankston City Council is also well-placed to address the increasing need to provide additional jobs at the regional level, noting population and labour force growth forecast for the South East Region, as earlier noted.

An Industrial Land Use Study should be a council priority in order to plan for long-term use in both the municipality and the wider region. Other neighbouring councils could be involved in the process in order to make a formal strategy for Industrial land use in the region".

The Committee for Greater Frankston strongly supports the need to identify, plan for and develop land for industrial purposes and are greatly concerned that the 2.8 years of supply that was noted in the *Frankston City Economic Development Strategy, 2016-2022* is all but exhausted and there is now a desperate need to make available more industrial land to support local jobs growth.

Action 19 of the Implementation Plan (Section 11.2 of the draft FGWMP) identifies the need to:

“Undertake an industrial land supply strategy for Green Wedge land abutting Carrum Downs Industrial Estate to be repurposed to increase industrial land supply”.

The Committee for Greater Frankston strongly supports the completion of this Strategy however we recommend that the timing be amended to ‘Immediate’ rather than ‘Short Term’ as the advocacy associated with Action 42 (investigating the potential for urban growth boundary relocations) must be strategically justified and commence immediately.

With the uncertainty associated with the process required to move the urban growth boundary and rezone Green Wedge land, we are concerned that Frankston residents and business community will be greatly disadvantaged if lengthy delays in increasing industrial land supply is experienced.

The position outlined above is supported broadly by the representatives of the Green Management Plan Engagement Group who acknowledge the need for optimal and flexible land use in Precinct 1 which provides ‘flexibility for expansion of industrial / commercial areas’ and the ‘future expansion of Carrum Downs industrial area is required’ as ‘this will support employment and economics’.

The Green Management Plan Engagement Group also strongly agrees that the ‘Frankston Green Wedge areas are surrounded and have ease of access to current connection transport and gateway hubs such as Frankston Dandenong Road, Eastlink, Peninsula Link, Westernport Hwy and Thompsons Road’.

With the support of the community engagement group and council officers, the Committee for Greater Frankston encourages council to move quickly to adopt the *Frankston Green Wedge Management Plan* and begin advocating for the expansion of the Carrum Downs Industrial Precinct.

Requested Change

The Committee for Greater Frankston strongly support the draft FGWMP and request the following change be made to Action 19 of the Implementation Plan to further strengthen the need to continue to advocate for changes to the urban growth boundary so Frankston’s economy and community can prosper.

- Amend the ‘Timeframe’ from ‘Short Term’ to ‘Immediate’ for Action 19 on Page 136 of the draft *Frankston Green Wedge Management Plan*.

Yours sincerely



Ginevra Hosking
CEO, Committee for Greater Frankston



Fred Harrison
Chair, Committee for Greater Frankston



Matt Baxter
Planning Committee Chair, Committee for Greater Frankston