



## Submission for Local Area Plan 2015

A public meeting of Seaford residents in February 2012 to compile the 2012 Local Area Plan (LAP) identified a need for a local voice - the Seaford Community Committee (SCC) was formed in answer to that need.

Since its inception, the SCC has received issues and ideas from residents. The SCC has also provided advice and support.

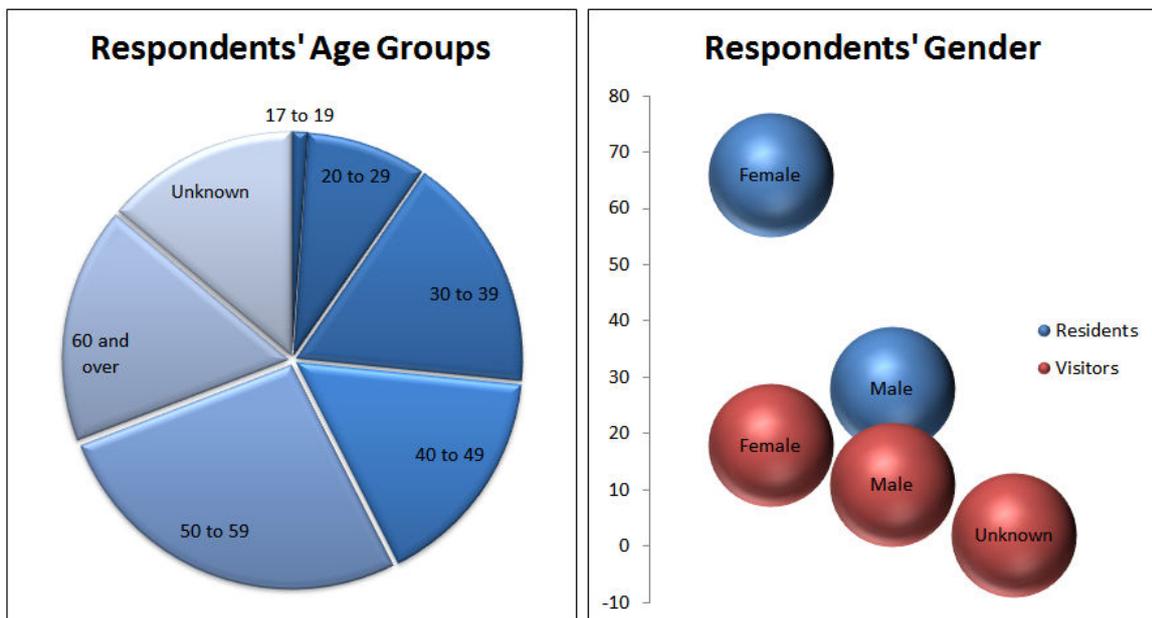
Over the past 9 months, the SCC has expanded its engagement with the community through the Seaford Farmers' Market and the Belvedere Community Centre.

This included a survey completed by local residents and visitors to Seaford to determine how they feel about matters relevant to the Seaford Local Area.

### SCC Survey

There were 125 respondents to the survey.

They covered a broad age range providing a fairly good representation of the community. Females, however, dominated in all age groups.



### SCC Forum

<http://www.seafordcc.org/forum>

In addition to the Seaford Market Survey, the SCC provides an online public forum for residents to share information on local issues. In this submission we have also used the number of forum visits and their favoured topics as an insight to the local community likes and dislikes.

## Seaford as a Community

When asked if they felt “Connected to the Seaford Community”, 71% of local respondents said YES. The Seaford Community should be justly proud of this result.

The desire for a Community Hub, first identified in the 2012 LAP, remains a focus. The re-development of the Seaford Community Centre into a vibrant activity hub should be well received. It should also serve to increase the feeling of community within the Seaford Village area.

### ❖ The Role of Community Groups

The Survey revealed a high level of recognition for several community groups PRIOR to our discussions with the respondents.

Recognition results from the survey were:

- 48% - Seaford Community Committee
- 14% - Down’s Estate Project
- 22% -123Read2Me (children’s book program)
- 55% - Belvedere Community Centre
- 14% - St Anne’s Homeless Working Group (now Seaford Housing Action Coalition - SHAC)



Setting up for Seaford Farmers' Market

***It is expected that community representation of this nature will continue to provide direction for the Frankston City Council in the coming years just as it has in the past.***

Interest in the Down’s Estate Project continues to grow with June surveys recording 20% recognition and SCC Forum visits up from 5,852 in February to 9,315 in July 2015.

*“Very keen on Down’s Estate for environmental and food production together with good responsible management of wetlands”*

### ❖ Likes and Dislikes of Seaford residents

Respondents to the Survey were asked to consider and prioritize 15 topical areas and the collated responses have been the focus of this submission. The topics covered were:

- |                           |                                |
|---------------------------|--------------------------------|
| A. Seaford Wetlands       | I. Playgrounds                 |
| B. Primary Schools        | J. Homelessness                |
| C. Parks                  | K. Roads and Traffic           |
| D. Railway Line & Station | L. The Beach and Foreshore     |
| E. Domestic Violence      | M. Community and Public Safety |
| F. Unemployment           | N. Children's Library Services |
| G. Drug & Alcohol Abuse   | O. Residential Development     |
| H. Adult Education        |                                |

## What do you like about living/working/studying in Seaford?

It is perhaps not surprising that the survey responses revealed the following areas of high importance to Seaford Residents:

The Beach and Foreshore (72)

The Seaford Wetlands (59)

Parks (45)

For Visitors to the Seaford Market the prime drawcards were:

Seaford Wetlands (17)

Parks (17)



*(#) indicates number of respondents*

### ❖ Environment and Seaford

The choice of Seaford as a place to call ‘Home’ is strongly governed by the unique, rich natural environment represented by the three water zones:

- Seaford Beach and Foreshore
- Kananook Creek
- The Seaford Wetlands

Protection of these three gems is important to not just Seaford Residents but also our visitors.

It is expected that any decisions related to Seaford’s future should aim to protect this environment and by extension the local neighbourhood character.



Local planning and development MUST consider any detrimental impact it may have on the local environment and reduce damage to the ecology, flora and fauna.



Kananook Creek 1933



Kananook Creek 2008



Kananook Creek 2025

## What do you like least about living/working/studying in Seaford?

From the survey, primary areas of concern to Seaford Residents were:

- Railway Line and Station (51)
- Residential Development (47)

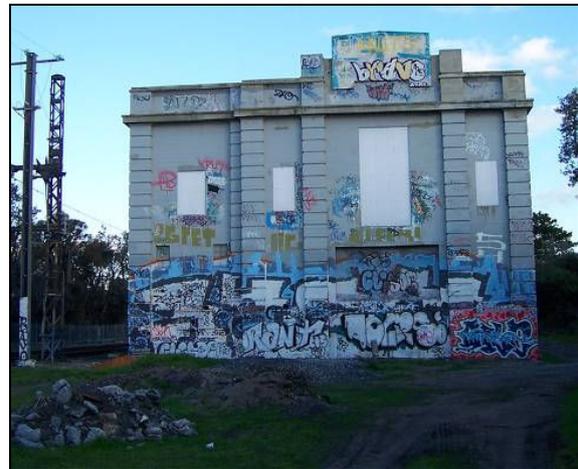
(#) indicates number of respondents

SCC Forum visits to July 2015 on New Residential Zones is 22,781 and Frankston Housing Strategy is 8,455. These numbers further support the community concerns re uncontrolled development.

### ❖ Railway Station and Surrounds

- The ugly presence of the disused Railway Sub Station remains a great concern for many residents, as it is at odds with the ambience and aesthetic values of Seaford. Many residents suggested utilizing the building for community purposes. The alternative is to demolish the building as soon as possible.

A Commuter's first view of Seaford



- Concerns were raised regarding the appearance of the station surrounds with unkempt garden areas and lack of security lighting in some areas near the station and along Railway Parade.



### ❖ Residential Development

- Concern was expressed regarding the extent of development along Nepean Highway and inappropriate development in general was a topic for passionate discussion.
- The current campaign against the development proposed for 78 Nepean Highway Seaford is an example of this passion (see banner below).



### ❖ Congested Residential Streets

- Parked cars are a growing problem in residential streets around the station and in the local neighbourhood.
- Two areas for improvement could be: additional parking for rail commuters and the provision of more off street parking enforced as a requirement for all new buildings.
- The FCC should lobby the State Government to recognize that the use of the private car is a necessary way of life in the outer suburbs of Melbourne and that building regulations governing car spaces should differentiate between inner and outer suburbs before our streets become one huge carpark.



One-Way traffic in Mitchell Street – 4pm Wednesday 8 July 2015

## In 10 years where do you see your area and what needs to be done to get there?

Individual comments from the surveys sum up the overall feeling of the community:



*"Keep the village atmosphere and ambience in Seaford Village"*

*"I think Seaford is beautiful and I hope it remains that way"*

*"Seaford needs to be a vibrant, engaged community but not at the cost of losing the village environment"*

*"I am a vendor at the Farmers' Market but it is my most active one - a great mix of people"*

In 2025 we have achieved:

### ❖ Responsible Development

Responsible Development of Seaford to retain and maintain the neighbourhood character.

FCC is encouraging owner-occupied development (perhaps via workshops to educate residents on 'how to best realize the value of their personal investment' rather than leave it to outside developers). A vested interest in the future of the community ensures a better quality of development.

The Residential Zone and/or Planning Overlay applied to the Seaford area ensures controlled development and developers seeking high-density are encouraged to look to other areas. Building heights are kept to a maximum of 8.5m and the maximum percentage of permeable land has been set at a number to ensure adequate rainfall reaches our water table and to minimize stormwater flooding.

### ❖ An Environmental Plan

Community awareness of climate change and environment has escalated.

The FCC and the community are working together to improve the local environment and protect the local flora and fauna to ensure the future survival of the beauty and integrity of Seaford.

A strong environmental plan is an integral part of forward planning for Seaford. More community involvement contributes to the success of such a plan.

Seaford's assets are wholly utilized to allow the area to thrive and fully realize its potential.

Personal patterns of consumption and emission production are changing to mitigate environmental issues. FCC is fostering programs supporting the use of public transport and bike riding for commuting and reduced waste production.

### ❖ **Down's Estate**

In addition to the 3 water zones, sites such as the Down's Estate are being preserved and improved for greater community access and benefit.

The proposal by the Community Working Group for the Down's Estate with FCC support and assistance has transformed the old farm site into a significant community asset with education, training, environmental and community programs.

It is a substantial attraction for visitors and a significant contribution to public education on sustainable urban living.

### ❖ **A Strong Community**

Greater community participation and a stronger local voice contribute to form a more cohesive and resilient local community.

Community engagement has increased through various forums including community groups and events.

### ❖ **Youth Engagement**

The demographics of the population have changed and the increase in families sees a larger youth presence in the Seaford area.

Engagement Programs are in place for young residents which foster recognition and a raised personal profile. Improved youth engagement and recognition assists with reduced unemployment and social issues such as depression, suicide, drug use and domestic violence in Seaford.

Teenagers have direction and incentive to avoid bad choices and social issues. They feel welcomed and appreciated and in turn offer their contribution and participation in the community.

Opportunities exist for:

- Low-cost youth-managed enterprises
- Entrepreneurial endeavours at places like the Down's Estate
- Activities orientated towards music, skills and employment
- Clubs provide prospects for the leaders, managers and entrepreneurs of the future
- Mentors, instructors and guest speakers provide guidance at these youth-orientated venues

Community strengthening with the children and youth of today is building the community we will have tomorrow.

## **Summary**

In essence, maintain and protect the wonderful Coastal Village that is Seaford, and our community will be even more committed and vibrant in 10 years.