



Frankston Planning Scheme Review (MSS) SCC Submission

Help your People

The review states: "One action that needs to be emphasised in this report is the provision of targeted training to staff and Councillors to enhance skills in, and awareness of, design principles and practice."

Staff training should improve confidence in the process but as long as there are only guidelines to work with, that extra knowledge may simply lead to frustration and actually undermine staff confidence and effectiveness.

Statutory Policy vs Guidelines

Lack of statutory policy implementation has made Frankston Planning a toothless tiger e.g.

- *The vision for Carrum Downs as a "Flagship" Sustainable Industry Park has not been realised as the recommended development framework, design objectives and strategies in the Industrial Strategy have not been implemented in the planning scheme.*
- *The 'Car parking policy' has no statutory effect. Clause 52.06 applies and will result in many residential streets becoming one way chicanes as housing density increases.*

Guidelines are nothing but "good intentions" unless serious priority is given to introducing statutory policy and/or design overlays to enforce the fundamental recommendations of those guidelines.

Where a State Government policy is in error, serious effort should be made to remedy the error. Lobby other councils to support a request for change. Even inner city councils such as Brunswick are suffering from the misguided premise that car parking is not necessary when public transport is available.

Listen to your People

Greater priority should be placed on concerns of Council Officers. Consultation with Council Officers highlighted a need for 'forward planning':

- More drainage studies need to be done
- Melbourne Water investment - protection CAA, increase awareness
- Development instantly creating potential for new drainage problems
- Private drainage infrastructure
- Need to model potential development impact on drainage

The broader community expressed desire for the

- Minimisation of any ecological and environmental impacts on the ecosystems of creeks, wetlands, reserves and the foreshore

The "Flood Mapping and Drainage Strategy (2015/2016)" has no funding allocated at this time, yet this data is fundamental for the satisfactory strategic work to "Develop local policy and guidelines for housing typologies for substantial change areas (already underway)".

Where has the strategic work to "identify and manage acid sulphate soils" been scheduled or "the review and update coastal significance in light of the release of the Victorian Coastal Strategy"? Both of these should be concluded before any attempt to "Develop Structure Plan for Station Street Seaford Activity Centre and Design Guidelines (2015/2016)"

Have any steps been taken to obtain funding and support from Melbourne Water for these bodies of work?

By all means "identify further strategic work" but also prioritise and cross-reference all work, current and future, for maximum benefit.

Don't let the past history of 'the horse has bolted' become the mantra for all future planning in Frankston!