



Response to Frankston Housing Strategy 2017 Version 3 Revised

The SCC acknowledges that in recognition of our last Submission, minor changes have been made to Draft 3. These have been summarized in the table at the end of this Submission.

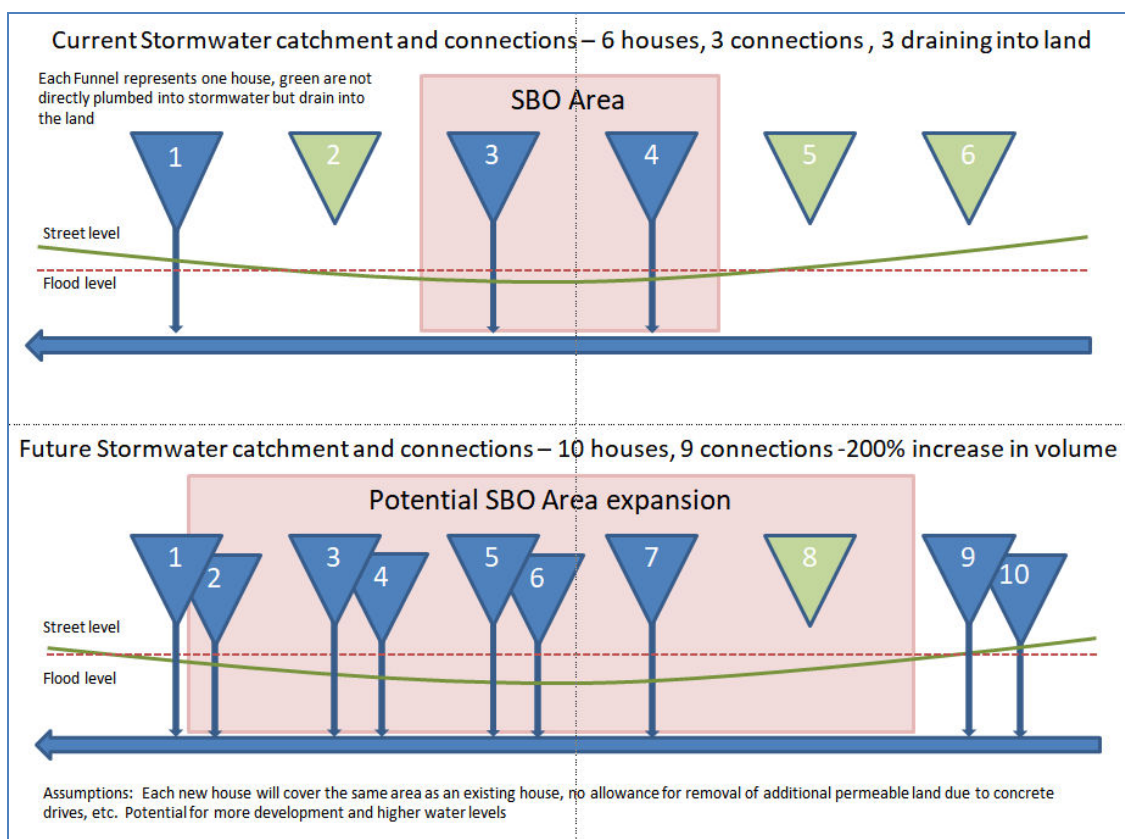
However, Seaford's flood risk simply cannot wait 12 years for Zone changes to occur.

- The changes recommend "investigation only" i.e. no affirmative action on Minimal Change in relation to sensitive areas in Seaford and even the investigation is of medium importance meaning 4 to 6 years to merely advocate not implement
- Three years have passed since the Planning Panel rejected C95 in its current state and recommended further investigation into the significance of the Seaford Wetlands and its environs. No review by FCC has occurred in that time
- FCC Infrastructure are now tasked with 6 years to just advocate on behalf of Seaford residents, meaning any planning changes would be at least 3 years beyond that
- The earliest any "potential" action could be taken will allow at least 12 years of development in the Wetlands and residential environs subject to flooding without any extra protection

If Council is unwilling to reconsider the zoning without more investigation, then the current General Residential Zones applying to the Seaford Wetlands and Seaford residential environs subject to flooding MUST, as an interim measure, have a permeable land percentage of 40% applied to their Zone Schedules. This will not prevent development but should ensure good design appropriate to the location.

The importance of losing permeable land cannot be ignored. The image provided below is a simplistic example of its impact. Each funnel represents the water captured from ONE house.

Houses currently designated with a Special Building Overlay (SBO) have the potential to suffer flooding when the water being funnelled into the stormwater system cannot get away and backflows into the lower properties. The image shows that the SBO houses bear the impact of the flood but ALL houses in the street contribute to the flooding potential.



Dealing with this issue cannot be the responsibility of Infrastructure alone. Planning has to take a responsible and pre-emptive role.

If Planning continues to funnel more water into the stormwater infrastructure it will not cope.

Over the last 10 years we have seen a creep of 15 metres in the stormwater flooding within local Seaford streets.

Unless we have another Millennium Drought (1997 to 2009), we can expect significant flooding of the homes in the area when heavy rains occur. Recent flooding in Hobart is an extreme example of what happens when infrastructure fails to cope. Our current traffic congestion on the city freeways is another example of planning rushing ahead with development without consideration for infrastructure.



Johnstone Street Dec 2016 – the red line indicates the current SBO boundary and clearly shows the flooding now goes well beyond

To quote Melbourne Water, overlays are intended to provide information so *"drainage issues can be addressed at the start of the development process and proposals are properly designed"*. Whilst the Housing Strategy is recognised as the start of the next development process, the significance of the overlays is being deferred. They should not be deferred!

Requested amendments to Frankston Housing Strategy 2017 Version 3 Revised

1. Item B4 be upgraded from "Medium" to "High" (Page 86 & 96)
2. Item B6 be upgraded from "Medium" to "High" (Page 86 & 97)
3. Item B7 be added as follows and prioritized as "High" (Page 86 & 97):
 - B7. The current General Residential Zones applying to the Wetlands and residential environs subject to flooding in Seaford have a permeable land percentage of 40% applied to their Zone Schedules

Other Minimal Change Areas (Page 80)

Minimal Change Areas have NOT been delineated in ANY areas identified as being acutely vulnerable to inundation due to stormwater, flooding and included within the Special Building Overlay.

To reference Cr Cunial's question at the 23 April Council Meeting "what does the pink mean?" – pink represents the only areas in Frankston slated for minimal change. Only in Frankston South, Long Island and Langwarrin South does the Council want to act as advocate to protect the environment and local residents.

FCC has been advocate for these areas for many years with multiple protective design overlays that they plan to transition to Neighbourhood Residential (NRZ).

The importance of the Seaford Wetlands and Seaford residential environs subject to flooding MUST be brought into in line with these other areas. Seaford currently only has Land Management overlays, which are obviously not enough.

Please support our requested amendment to this Motion.

DDO removed from Long Island

Investigating a possible new DDO is not the direction recommended for protecting "housing between the foreshore and Kananook Creek", so how can it be a solution for Seaford. ?

On Long Island:

- DDO6 will be removed
- The entire area has been re-assessed
- Land abutting the creek is to be included in Neighbourhood Residential

as detailed in 10.7.1 Nepean Highway page 82 ...

*Note that while the specific design controls can be included in schedules to the new zones, **the actual DDO6 specific overlay will be removed** from the Frankston Planning Scheme for this area north of Mile Bridge.*

*To achieve a sensitive outcome for this, transition of the DDO6 controls to the new residential zone schedules, **the entire area has been re-assessed and allocated to the most appropriate residential zone**. This has resulted in a 'fine grain' approach to the actual zoning of the individual properties, taking into account their local context and other overlay and environmental constraints.*

*In order to keep the existing built form height provisions, **in the map below, the land shown in darker blue is to stay General Residential**, with the DDO6 to be removed and the **land abutting the creek in red is proposed to be included in the Neighbourhood Residential Zone**, with a maximum height limit of 9 metres. All the **other setback requirements** to the creek contained in DDO6 **can be transitioned to schedules** to all reformed residential zones.*

**** Note: that there is no "map below" so cannot be sure which areas will stay GRZ ****

Summary of relevant changes to Draft 3

	Old Wording	Current Wording
Page 21	Council must evaluate and monitor the implications of the application of any of the three residential zones within two years of their gazettal into a planning scheme. Planning authorities must specifically assess the affect of the residential zone(s) on housing supply, housing prices, infill development sites, land prices and the availability of land for infill development but are not limited to those matters.	There was a Ministerial Direction that Council's must evaluate and monitor the implications of the application of any of the three residential zones within two years of their gazettal into a planning scheme. Planning authorities had to specifically assess the affect of the residential zone(s) on housing supply, housing prices, infill development sites, land prices and the availability of land for infill development but are not limited to those matters.
13.3 Implementation Plan – B Servicing and Amenity		
Pages 86 and 96	B4. Advocate Melbourne Water undertake a study of servicing infrastructure to ensure the network can appropriately cater to increased residential densities to ensure the timely upgrade of infrastructure as required for precinct development (Medium)	B4. Advocate to Melbourne Water to undertake a study of servicing infrastructure in SBO areas to ensure the network can appropriately cater to increased residential densities and ensure the timely upgrade of infrastructure as required for precinct development (Medium - Infrastructure)
Pages 86 and 97	B6. Explore the investigation through a specific study into the significance and management of the Seaford Wetlands and its residential environs (Medium)	B6. Undertake the investigation in consultation with Melbourne Water through a specific study into the significance and management of the Seaford Wetlands and its residential environs, with a view to implement a specific DDO for this location (Medium - Infrastructure)