



Frankston Beach Association Inc.

Preserving the beach for all to use

July 2013 Newsletter

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FBA Committee:

President - Graeme Lyell
Vice Pres. - Johan de Bree
Secretary - Trish Cooper
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For enquiries about voluntary work on the foreshore or in the nursery, please contact Johan on 0418 374 981.

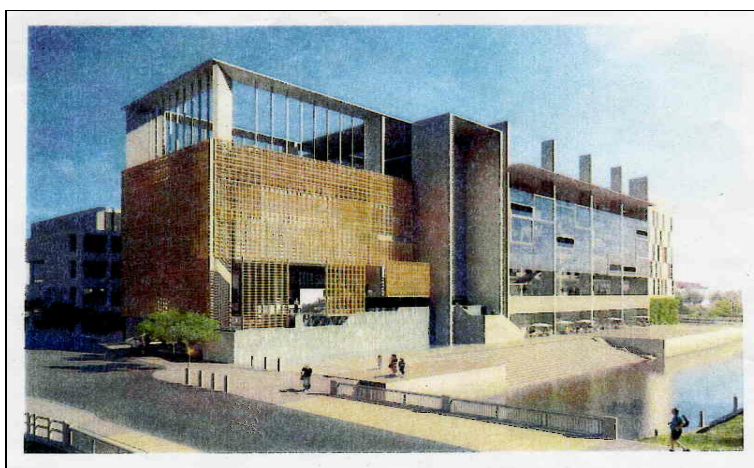
Reg. No. A0031686R
ABN 68 874 762 644

Frankston Beach Association Aims to:

Preserve and improve the natural features of the Frankston foreshore, having regard for appropriate and sustainable development, and to support the provision of recreational facilities that are consistent with recognized coastal management principles.

South East Water

The battle over the South East Water (SEW) Development was lost in late March when the Planning Minister used his powers under the Act to grant a planning permit to SEW for the erection of their 8 storey building, right on the banks of Kananook Creek. Up until that point, the FBA, had joined with other community groups to fight for a better outcome for this unique creek-side location. Instead, our State Government has now committed Frankston to having a monstrosity like the one pictured below.



This is all driven from the attitude from both State Government and local Council that they know what's best for the people of Frankston. They claim that there was extensive consultation with the community, however the evidence is that this only occurred after all of the key decisions had been made entirely behind closed doors. So much for democratic government!

The Frankston community can now do nothing but wait and watch as this oversized structure arises from what was community open space. Furthermore, we can now look forward to other planning applications for this area that chooses to exploit the precedent set by this SEW development.

20 June 2013

The above Council and State Government approved building is about to change – SEW has submitted a revised design to Frankston Council. According to reports the design is radically different from drawings that have been shown to the Council and the public. Why would SEW wish to change what was presented as a 'state of the art' development?

450 Nepean Highway 11 Storey Building

Yes we have another planning application for an 11 storey building at 448-450, the beach side of Nepean Highway. The proposal is for minimum residential, 4x2 bedroom apartments and maximum retail/commercial – containing approximately 2051 people, 361 cars, 37 motorbikes, 48 bicycle spaces and we believe it does not integrate well into a coastal foreshore environment.

Our organisation objected to this building in a submission to Council on 1st July 2013. The following are some of the key issues in our submission:-

This area of the Frankston CAD has historically been identified as an area that needs to be sensitive to the surrounding coastal environment, and has in this regard been protected by a Planning and Development Overlay (DDO5). Although this overlay expired on the 31st October 2012, Council voted to extend the overlay (Council meeting on 13th August 2012) for a further 3 years. This vote was clearly an indicator that Council supported the need for the overlay to continue, and thus for this area to be protected from unsuitable development.

On 17 February 2013 Council applied to Minister for Planning for an extension for the interim planning controls applying to the Central Activities Area (CAA), In the reply (3 May 2013), Jane Monk, who responded on behalf of the Minister states "council's request is under consideration as Amendment C85. The final form of the Amendment, including expiry date, if approved, will be decided by the Minister....In the meantime. the council is not prevented from assessing the merits of a proposed development, including height and whether this would have an undesirable impact on the orderly planning of the area". The Minister is now awaiting the results of the Frankston CAA Structure Plan (see page 3)

Following professional advice FBA said NO to 3 key recommendations by Council Officers. –

1. "Whether the amenity impacts of the proposal on Long Island residents, Kananook Creek and the foreshore are acceptable."

*Amenity is the experience of a place as pleasant or attractive. No report is needed to tell us about the joy and health benefits of a walk in the morning sunshine – this application trivialises this by stating overshadowing occurs only up to 10am – this is the morning sun!!

*The beach and creek waterfront area of Frankston is a healthy community asset and an 11 storey building towering over an officially declared environmentally significant area will not be a pleasant experience for residents and all who enjoy walking on the Creek pathway.

2. "Whether the road access, number of car spaces, loading facilities and car parking design are acceptable."

*The GTA report makes a lot of the fact that the Bypass has reduced peak volumes on the Highway.

*VicRoads updated evidence states there is only a 10% drop in usage on Nepean Highway since Peninsula Link counter to GTA's prediction of 30%, thus there is the possibility of more congestion on the Highway.

*Although the GTA report mentions the narrowing of Nepean Highway it does not take any account of narrowing to two through lanes in each direction when calculating future traffic congestion levels.

*A driveway on either Kananook Creek or the Highway is not desirable from a walking viewpoint because pedestrians will conflict with cars on important footpaths.

*Traffic and pedestrian access to the Wells St. area include: Gould Street residents, the beach, boardwalk, SEW, McDonalds, Life Saving Club, and Waves Restaurant. Add this development to the dynamic and there is the potential for restricting access for the general community to the beach and boardwalk facility – a huge public health asset. To avoid congestion, people

choosing to travel along Gould St. will be funnelling through an environmentally significant area of Frankston.

3. Whether the building would integrate successfully with the surrounding area"

*Attracting retail tenancies for the proposed link will take demand away from all those other links that don't have active edges such as the old Dimmeys site and the subject site itself – there is only so many coffee shops to spread around.

*The proposed sheer wall of several storeys on the property line facing Kananook Creek does not seem to be 'respecting the Creek'.

*The proposed pedestrian link on the northern side seems a waste of space given the poor walking conditions that it would provide – blank walls on each side and goodness knows how high – contravenes almost every rule about design for walking.

*The development proposal will break the active frontages to Nepean Highway – and that can't be what the CAD guidelines want."

Councillors voted – 6 to accept the planning permit application for development – 3 against.

Points raised by Councillors voting against the application included inappropriate building heights and concerns of the disregard of the DDO5.

Surely it is time that our leaders considered the optimum size of buildings that protects our amenities and environment and not succumb to the uncaring attitudes of developers. **The Leader is calling for your comments. Go to www.frankstonleader.com.au**

Vale Margaret Grice



6TH OCTOBER 1922 TO 1ST MAY 2013

A sad farewell to our great friend Margaret (Tootles) Grice. She was born into pioneer families of Victoria – Moondah was the original family home. Margaret was a founding member and a strong inspirational supporter of Frankston Beach Association. History was her great love - always preserving and sharing her vast knowledge. A member of the Victorian Old Colonist Association, the Victorian Historical Society, the Mornington Peninsula Historical Society and many others; all these groups were connected to the family's long heritage. Another great love for Margaret was dogs - for 30 years she worked weekly at the Peninsula Animal Aid store. She loved the sea and was an experienced sailor, an enthusiastic traveller, an environmentalist and a local crusader for everything that is great about Frankston.

Frankston Central Activity Area Draft Structure Plan

The City's 200 page 20 year plan has been prepared by the state Dept. of Planning and Community Development and senior officers of the FCC and is available for community comment from 24th June 2013 for 4 weeks. It is available on-line from Council's website. The structure plan allows for huge areas of affordable housing. It clearly illustrates that the State government's aim is to move public housing population from inner suburban high rise to Frankston, Dandenong and Broadmeadows where the land is cheaper, thus opening up the inner suburbs for luxury development and creating an imbalance in the diversity of Frankston's population. The draft structure plan will replace the TAFE to Bay structure plan, which allowed for buildings to be smaller at the bay end of the city and become higher close to the railway. The new plan abandons this concept and encourages a mini Docklands scenario. The plan calls for 17,000 new dwellings in the City by 2030. As one of our member's states "Frankston should be growing gradually and gracefully." Please consider making a comment to Council regarding your vision for Frankston's Central Activity Area before 26 August, 2013. Please see page 4 for an update.



Foreshore Planting

The Frankston foreshore continues to be a challenge. Little rain followed the 2012-planting season. Three and a half months of near drought conditions exacerbated the difficult growing conditions for newly planted tube stock. Unfortunately the FBA and FCC lacked the resources to irrigate new plantings over the dry period. Tidal events have severely affected the southern reaches of the Frankston foreshore. Uncontrolled pedestrian movement on sections of the foreshore continues to cause litter problems and damage to plants. The FBA is currently coordinating two projects on the Frankston foreshore. Both projects involve weed removal and planting of native coastal vegetation.

Project 1: the Mary Street project (which includes the foreshore from Mary Street to Beach Street) funded by the Australian Government was due for completion on June 30 2013. To date 1200 plants of the remaining 1700 plants have been planted by FBA volunteers, Chisholm TAFE students and FCC staff. All plants should be in the ground by early July 2013. A final report will be submitted to government by August 31 2013.

Project 2: the Beach Street project (includes the foreshore from Beach Street to Wells Street) is funded by the Port Phillip and Westernport Catchment Management Authority. Weed removal began on this project on April 2 2013 and continued until May 13. The planting of 4500 native seaside plants will begin in mid July 2013. The project is due for completion in December 2013.

The FBA encourages and welcomes volunteers to participate in beach revegetation working bees. Currently these are being held fortnightly weather permitting, on every second Monday starting at 9.30am till 11.30am followed by morning tea. Contact details are on the front of the Newsletter.

Frankston Beach – “No Boating Zone” from 2013

For more than ten years our organisation, together with Kananook Creek Association (KCA), has been trying to obtain a ban on jet skis 'hooning' into local beach areas.

You may have recently seen permanent wooden pylon markers offshore between Oliver's Hill boat ramp and the Long Island Tennis Club at Mile Bridge. These are to designate a NO POWER CRAFT area between the markers and the shoreline.

The aim is to encourage children, swimmers and all beach lovers to feel safe using this area, which is 200 metres from the shoreline to the poles.

Together with the KCA we attempted to have the distance increased to 300 metres, due to the large shallow sandbar areas at low tide, to prevent near misses between jet skis and swimmers occurring, as often happens now. Parks Victoria would not agree, despite making a concession in the Sorrento area.

The effectiveness of this strategy will depend on the supervision of power craft by the Water Police and Parks Victoria but all citizens could assist by reporting the registration number on boats and skis that break the rules.

We hope everyone will feel safe to enjoy our wonderful Frankston beach.

Call for New Committee Members

The FBA Committee plays a pivotal role in managing the activities of the FBA. It meets every month to discuss things like planting projects, fund raising, financial state of the association, correspondence, developments threatening the beach, etc. These meetings generally last for about 2 hours. Outside of the committee meetings, committee members put in additional hours to progress the items and issues agreed at the meetings. Your current committee is interested in getting new blood into the ranks, so if you feel you can make a contribution, why not come along to the next committee meeting to see firsthand what they do. Meetings are held the 2nd Tuesday of every month from 7:30pm onwards. If you are interested in attending, please contact Kath Hassell on ph. 9783 1391 for location details.

Membership Renewal Reminder

Membership renewal fees for 2013-2014 are now due. Please see back of this newsletter for your renewal form.



New members

New members from the local community who support our aims are encouraged to join us. Please see below for an application form or see our website..

Marina Update

The Frankston City Council on 17 February 2013 requested the Minister for Planning to extend the time limits for the approval and expiry of plans and permits for the Oliver's Hill Safe Boat Harbour project. These controls expired on 1 November 2012. A letter dated 3 May 2013 states - Amendment C92 was recently approved under delegation from the Minister and extends the time period for the approval and expiry of plans and for the approval of any permits required for additional works for a further five years for the Frankston Safe Boat Harbour. **Please note – one of our ward councillors has it on her agenda as a, 'shovel ready', project as a regional boating facility and relocating our coastguard to Olivers Hill and their headquarters incorporating a café facility.**

It has come to our notice that the company paid to deliver our newsletter 23/24th July has failed to deliver over quite a large area. We are now hand-delivering or posting a newsletter.

Please note the date for comment to the FCC on the Frankston Central Activity Area Draft Structure Plan is now 26th August 2013. Please comment, even if it is only regarding the Nepean/Kananook Creek precinct maximum 38m (11-12 storeys) and 32m (9-10 storeys) north of Wells Street – refers to all developments on the beach side of Nepean Highway.

Membership Renewal / New application

(July 1, 2013 to June 30, 2014)

I / we wish to join / renew my/our membership of the FBA for an annual subscription of \$10 per household (\$5 concession available).

Name: _____

Address: _____

Telephone AH: _____ BH: _____

Email: _____

Receipt of payment required? Yes / No

I / we wish to assist the Association's activities, and enclose a once-off donation of \$_____

If you wish to pay your subscription via bank transfer, please contact J Hassell on 0419 321 705 for details. Please send this application form to the FBA Treasurer:

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