

12 July 2024

Engage Victoria
Department of Transport and Planning

RE: Plan for Victoria – Committee for Frankston & Mornington Peninsula

The Committee for Frankston & Mornington Peninsula (CFMP) welcomes the opportunity to make a submission to the Victorian Government's new *Plan for Victoria*.

Committee for Frankston & Mornington Peninsula

The Committee for Frankston & Mornington Peninsula is the peak advocacy body for the region.

We provide strategic leadership, advocacy and influence to help attract government support and investment in Frankston and on the Mornington Peninsula.

The Committee is an independent, non-partisan, member-based organisation which works beyond electoral cycles and partisan politics to enhance the social, economic, and environmental sustainability of our region.

Our Strategic Plan outlines the bold vision the Committee has for the region, and it includes priority pillars where governments should be investing, including:

- Homes and livelihoods
- Better infrastructure; better connectivity
- Sustainable development
- Smarter people; healthy communities
- A thriving local economy and world class destination

It is crucial that all levels of government invest in these areas to improve the liveability of Frankston and the Mornington Peninsula.

Plan for Victoria

The opportunity to make a submission to the new Plan for Victoria comes at the same time as the release of the Committee's *Strategic Plan 2025-2030*. This document sets out a bold and ambitious vision of what we believe the Mornington Peninsula can look like over the next twenty years.

Key themes and priorities are shared in both the new Plan for Victoria and our Strategic Plan, which will be outlined over the following pages of this submission.

Where Victorians are choosing to live is changing. A growing number of people are attracted to lifestyle living outside of Melbourne's CBD and inner suburbs, particularly since the covid-19 pandemic.

This is creating further pressure on infrastructure, housing, and services in our region – and we must plan ahead to embrace these changes and not be held back by them.

1. Housing affordability / Homes and livelihoods

Housing is the most important issue in Frankston/Mornington Peninsula, and it is holding back our region from reaching its potential.

A lack of housing impacts renters, first-home buyers, a depleted workforce, visitors and those facing hardship who are sleeping rough.

While these issues are commonplace across Victoria, they are amplified on the Mornington Peninsula:

- More than 40% of renters in our region are in rental stress.
- Significant shortage of social and affordable housing.
- Little accommodation for workforce across industries.
- Our region is ranked the fourth worst in the State for rates of homelessness – including for those sleeping rough.

CFMP is seeking to work with all levels of government to encourage more diverse housing options and better use of land to deliver more homes for residents and our local workforce.

CFMP submits the following:

- Provide further private and public investment for diverse housing across the region.
- Appropriate surplus port-related land should be rezoned residential which will increase housing supply close to major roads and public transport in Hastings.
- Support supply for key worker housing in our region that assists industry in finding accommodation for their staff.
- We need greater support from the Victorian Government to ensure our region receives our fair share and is eligible for funding that reflects our region's challenges.
- We must see a reduction in regulation and planning barriers which prevent appropriate developments increasing housing supply; including reductions in land tax, government levies, and unnecessary planning restrictions or delays.
- For short stay accommodation, the Committee will continue to advocate for better options for visitors in our region, including seeking to attract major hotel chains to key activity centres.

2. Sustainable Environments / Sustainable development

It is vitally important to create and retain highly skilled jobs in our region so locals can live and work on the Peninsula.

The Port of Hastings is a key asset in our region, and we want to leverage its role as the Victorian Renewable Energy Terminal to improve outcomes for all residents.

Currently, there are limitations in this space which are holding us back.

- There is a lack of available industrial land.
- Port-related activities remain uncertain. This is not in the interests of environment groups or project proponents.
- Environmental assets, like recycled water and the green wedge, are under resourced – leading to a loss of our competitive edge and renowned biodiversity.

CFMP is seeking to encourage and create new and sustainable jobs, bringing future-focussed industries to the Peninsula.

CFMP submits the following:

- Appropriate surplus port-related land must be made available for broader industrial and commercial uses to support local industry, encourage investment and create local jobs. The rezoning of Special Use Zone 1 land is critical to meet the growing demand of general industrial use and development within the Mornington Peninsula Shire.
- Develop the Victorian Renewable Energy Terminal (VRET) at the Port of Hastings, and further green-port related net-zero industries and projects which support local jobs and supply chains. We expect governments to promote the Port of Hastings as an attractive place for forward-thinking, environmentally friendly and future-led businesses to invest while respecting the internationally significant Ramsar wetlands and UNESCO biosphere.
- Identify land suitable for industry growth in Frankston City (FCC) to create new and sustainable jobs near Carrum Downs Industrial Estate (CDIE). This will create local jobs for a growing population and improve livelihoods and economic outcomes for residents. Carrum Downs Industrial Estate is already located close to major roads, infrastructure, and a significant workforce.
- We want to encourage investment in clean energy industries that provide an ongoing economic, social and environmental benefit to our region.
- Collaborate with partners and government to advocate for a Mornington Peninsula Recycled Water Scheme that supports agriculture, our green wedge, food security and climate change resilience.



3. Liveable Neighbourhoods / Better infrastructure; better connectivity

Ensuring Frankston and the Mornington Peninsula remains a great place to live, work and play is a priority of CFMP.

Crucial to this is the ability of residents to move around on the Peninsula and connect to workplaces, health and education services, and public transport networks.

Our region fares worse than most when it comes to accessibility and connectivity.

- 82% of the Mornington Peninsula Shire is not serviced by public transport.
- The Stony Point line is *Metro Trains* least reliable line in Metropolitan Melbourne.
- 3% of residents use public transport – that's the lowest in Metropolitan Melbourne. The state average is 15%.

CFMP will continue to advocate for bi-partisan support for better local infrastructure and better public transport and road networks.

CFMP submits the following:

- Better rail into and beyond Frankston. In the long term, this means:
 - ✓ Electrifying and duplicating the Frankston line to Langwarrin, with park and ride facilities/bus interchange – connecting residents with jobs, activity centres and essential services.
 - ✓ Connecting the Frankston Health and Education precinct with the electrified metropolitan line, creating twin tracks and a new station at Frankston East with park and ride facilities/bus interchange.

However, in the short term, investment must include:

- ✓ Uplifting the Stony Point line, delivering passing loops and new stations in Somerville, Tyabb and Bittern to allow for 20-30 minute services.
- Better bus connections across the peninsula, including more frequent services that connect townships to activity centres, employers to employees, and students to educators, are critical to the livelihood of our region.
- Investment into major road projects which enhance connectivity, reduce congestion, increase productivity and improve road safety. Major road projects include but are not limited to:
 - ✓ Jetty Road/M11 intersection and extension of M11 freeway to Rye;
 - ✓ Frankston Ring Road, Frankston;
 - ✓ Level crossing removal on Frankston Flinders Road, Hastings;
 - ✓ Smarter traffic management throughout southern peninsula townships;
 - ✓ Better east-west road connections;
 - ✓ Create an additional lane on Peninsula Link;
 - ✓ Explore improvements to freight rail connections to Hastings.
- A direct express rail service between Frankston and Melbourne CBD during AM/PM peak.



- The need for improved ferry connections in both Port Phillip Bay and Western Port bay will improve connectivity and eco-tourism outcomes.
- Call for improvements to basic services for business and residents in metropolitan Melbourne; including better NBN, telephone, water, sewerage and electricity. Advocate for significant funding for key projects within Frankston's Activity Centre that improve liveability and make Frankston an attractive place to live, work and invest. This includes advocacy for the Nepean Highway and Kananook Creek Promenade Revitalisation.
- Partner with Government and advocate for significant infrastructure investments which improve healthy lifestyles, including active transport links and trails.

Summary

The Committee for Frankston & Mornington Peninsula welcomes the opportunity to make a submission to the Victorian Government's new Plan for Victoria.

While a number of issues raised in this submission are state-wide issues, it is evident that many of the issues in our region are amplified.

The classification of the Mornington Peninsula as a part of Metropolitan Melbourne and not Regional Victoria does not give the municipality access to significant government grants or support that other regional parts of Victoria – with similar characteristics to the Mornington Peninsula – do receive. This leaves the Mornington Peninsula disadvantaged when contrasted to comparable regions and municipalities in Victoria.

Combined, both the Frankston City and Mornington Peninsula Shire LGA's have roughly the same population and economic output as City of Greater Geelong. However, government infrastructure commitments over a 10 year period are 10 times larger than commitments to be delivered in our region. This is a problem because that effects equity across all areas – including housing, health, education, public transport and infrastructure.

By 2036, Frankston and the Mornington Peninsula is going to be home to 343,138 people. These residents will need a place to live, a job, and a road or public transport network to get them there.

The opportunities for our region are endless, but the solutions will require the Victorian Government to prioritise an often-forgotten part of Metropolitan Melbourne and ensure that the new Plan for Victoria is also a plan for Frankston and the Mornington Peninsula.