

Context

Frankston City is situated on the eastern shore of Port Phillip Bay approximately 40 kilometres south of Melbourne covering an area of approximately 131 square kilometres. The western boundary of the City consists of approximately 9.5 kilometres of Port Phillip Bay coastline.

The municipality is part of Melbourne's Southern Metropolitan Region shared with the LGA's of Kingston, Mornington Peninsula, the island regional economic centre of Greater Dandenong and the outer growth areas of Cardinia and Casey.

The municipality is largely residential and includes the established suburbs of Frankston, Frankston North, Frankston South and Seaford, and the recent growth areas of Carrum Downs, Langwarrin, Sandhurst and Skye.

Frankston City also has large tracts of established commercial and industrial land that are important generators of employment and economic activity within the municipality and the wider region, providing approximately 16,800 jobs (*Frankston City Industrial Strategy* , Charter Keck Cramer and Tract Consultants, 2025).

The land outside of the urban growth area is located within Frankston's Green Wedge. This area comprises of approximately 4,500 hectares and supports a mix of agricultural activities, environmental and open space areas including the Seaford Wetlands and the Eastern Treatment Plant.

The population of Frankston City is expected to grow from an estimated current population of approximately 145,985 (2021) to approximately 163,610 by 2041, representing an additional 17,625 people.

The majority of this growth is predicted to occur in greenfield pockets in Skye, Carrum Downs and Langwarrin, as well as areas identified for residential growth within the Frankston Metropolitan Activity Centre. New infill housing will occur in Frankston's established suburban areas.

Frankston's community is characterised by an aging population, with declining numbers of younger persons, smaller household sizes, slightly lower household income than the Melbourne average, a slightly higher proportion of single parent households, a higher proportion of people with no tertiary qualifications, and a lower proportion of overseas born than the metropolitan average.

The municipality's bayside location and remaining areas of remnant bushland and wetlands provides a recreation resource for the municipality and the region. The coast and foreshore reserve, wetlands, bushland reserves and corridors are of regional significance to the conservation of biological diversity.

The municipality's transport infrastructure, including excellent vehicular access to inner Melbourne and Mornington Peninsula via East Link and Peninsula Link, are an attraction for residents, business and industry. The railway line and bus connections are a vital component of the municipality's transport infrastructure and require constant monitoring and updating to meet resident needs. The transport network also provides links to employment nodes within Greater Dandenong, Kingston, Monash and Casey.

The municipality contains a substantial number of regional facilities, including the Monash University Peninsula campus, and Chisholm Institute TAFE college, Frankston hospital, a number of private hospitals, the Frankston Arts Centre and McClelland Art gallery that all draw from a regional or metropolitan area.