

Bayside Shopping Centre redevelopment a '240 million win for Frankston', says MP

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A major redevelopment of Bayside Shopping Centre has been given the green light by the State Government despite strong opposition from Frankston City Council. Frankston state Labor MP Paul Edbrooke described the revamp as a "\$240 million win for Frankston".

"The State Planning Minister prioritised and approved the Vicinity Centres Bayside

Centre, Balmoral office development at 12 Balmoral Walk in Frankston, with frontages to Keys St, Shannon St Mall and Balmoral Walk," Mr Edbrooke posted online. "The project is shovel-ready and will assist in stimulating our economy with a capital expenditure of \$240 million and creating employment with 210 construction jobs and 1470 ongoing jobs in our CBD. These are a priority in the current economic circumstances caused by the coronavirus pandemic.



"The project broadly aligns with the future vision for Frankston and will create jobs in a location that is close to where people live and where there is good access to transport and services, resulting in good economic development, employment and transport outcomes. The eight-storey development will deliver a high-quality urban design outcome and achieve a high sustainability rating. The project includes 14,037 square metres of office floor space with 1772 square metres of retail floor space at ground level."

Mr Edbrooke said the redevelopment would enhance the area for pedestrians using Balmoral Walk, White St Mall and Shannon St Mall, and included a range of landscaping. "The project provides 85 new carparking spaces at basement level but will also be able to successfully rely on the more than adequate existing carparking supply for the Bayside Shopping Centre in providing for the weekday carparking needs of office employees. However, the project also promotes the greater use of public transport as well as other sustainable forms of transport with safe and efficient walking and cycling arrangements."

Frankston councillors previously voiced serious concerns about parking when considering the project. They voted in August to call on Planning Minister Richard Wynne to not approve the redevelopment until their concerns were resolved. They also noted there was a "discrepancy between carparking spaces required to be provided by previous planning permits for the Bayside Shopping Centre and both information provided by the applicant and a direct count conducted by council officers".

Councillors agreed to defer the matter at both the August meeting and an earlier meeting in July when it was also considered – on both occasions due to concerns about parking. A council officer's report presented at the August meeting stated that multiple planning permits issued to Bayside Shopping Centre required "provision of 3416 spaces for the whole centre".

"Information provided by the applicant indicates current provision of 3263 spaces, while a direct count of spaces undertaken by council officers could verify availability of only 3070 spaces. These volumes are significantly less than the combined total of the permit conditions/agreements," the report added.

The project has divided residents, with some writing online that it was fantastic news and a great investment, but others saying it was too large and there were already many empty shops in Frankston's CBD.