DESCRIPTION

A coastal cliff sloping towards the beach, developed with individual houses of various eras, mostly large and designed to take advantage of the coastal views. Many of the dwellings address the coast rather than the street. Dwellings are highly visible from the coastal edge and could better reflect the landscape qualities of the area.

Key Existing Characteristics

- Variety of architectural styles from the Interwar through to the present - mix of single and 2 or more storeys
- Variety of building materials, with frequent weatherboard
- Front setbacks are varied and side setbacks are usually 1 and 3-4 metres
- Front fences are mixed though often high
- Gardens are established with a mixture of both native and exotic plantings
- Roads are sealed with no kerbs or footpaths
- Irregular plantings of street trees

COMMUNITY VALUES

The following aspects of the area are valued by the community:

- Established trees
- The garden qualities of the area
- Low fences in keeping with the character of the area
- Good quality dwellings which are sympathetic to the area’s character including elements such as building articulation and setbacks
- Existing views to sea

PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

Expression of the area’s coastal setting and underlying landscape character is to be maintained and strengthened by:

- Encouraging the retention and planting of trees indigenous to this coastal environment
- Siting development in a way that minimises its impact on the landscape and provides for a reasonable sharing of views
- Ensuring building height is limited to minimise impact on the streetscapes and wider landscape setting
- Encouraging innovative architecture that reflects the coastal setting
- Ensuring buildings are setback from both side boundaries to provide views through to the coast from the public domain
- Encouraging the use of lighter looking building materials
- Encouraging low, open fence styles

Issues / Threats

- Loss of indigenous vegetation
- High or solid front fences
- Levelling of sites, excessive excavation or battering of slopes
- Buildings that dominate views and vistas

IMPORTANT NOTE:

This Neighbourhood Character Precinct Brochure provides additional information to assist in promoting new development that meets Council’s Neighbourhood Character policy objectives. It must be read in conjunction with Clause 22.08 Neighbourhood Character Policy of the Frankston Planning Scheme. Should any conflict be identified between the information in this brochure and the provisions of the Frankston Planning Scheme, the Planning Scheme provisions must take precedence.

Frankston City Council P.O. Box 490 Frankston Victoria 3199 Telephone 1300 322 322 Email info@frankston.vic.gov.au www.frankston.vic.gov.au
<table>
<thead>
<tr>
<th>Character Element</th>
<th>Objective</th>
<th>Design Response</th>
<th>Avoid</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Vegetation</strong></td>
<td>To strengthen the coastal character of the areas by planting of appropriate coastal species.</td>
<td>Retain existing coastal native and indigenous trees and understorey wherever possible (Locate footings outside root zone.) Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species.</td>
<td>Lack of landscaping and substantial vegetation. Planting of large exotic tree species. Removal of high canopy trees.</td>
</tr>
<tr>
<td><strong>Topography/landform</strong></td>
<td>To minimise site disturbance and impact of the building on the landscape.</td>
<td>Buildings should be designed to follow the contours of the site or step down the site. Minimise the use of retaining walls and battering of slopes.</td>
<td>Major excavation works and site levelling.</td>
</tr>
<tr>
<td><strong>Siting</strong></td>
<td>To provide for reasonable sharing of views to the ocean or coast. To respect the escarpment landform west of Cliff Road. To reflect the rhythm of existing dwelling spacing.</td>
<td>Buildings should be sited to take into account the view corridor to the ocean or coast from nearby properties. Buildings should be set back from the escarpment edge. Buildings should be sited to create the appearance of space by providing setbacks on both side boundaries and to reflect the existing spacing of buildings in the street.</td>
<td>Buildings that completely obscure views from public areas. Buildings sited on the escarpment edge. Boundary to boundary development.</td>
</tr>
<tr>
<td><strong>Height &amp; building form</strong></td>
<td>To ensure that buildings and extensions do not dominate the streetscape and the wider landscape setting. To encourage innovative architecture that respects the coastal setting.</td>
<td>Buildings should be located away from ridge lines. Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit. New buildings should be individually designed to respond to the dominant characteristics of the area and the site. Incorporate building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends.</td>
<td>Buildings that are prominently located on the site. Buildings must not exceed 9 metres in height. Large bulky buildings with unarticulated front and side wall surfaces.</td>
</tr>
<tr>
<td><strong>Materials &amp; design detail</strong></td>
<td>To use lighter looking building materials and finishes that complement the vegetation and coastal setting.</td>
<td>Use timber or other non-masonry sheeting or cladding materials where possible.</td>
<td>Period reproduction styles and detailing.</td>
</tr>
<tr>
<td><strong>Front boundary treatment</strong></td>
<td>To maintain the openness of the streetscape.</td>
<td>Provide low or open style front fences, other than along heavily trafficked roads.</td>
<td>High, solid front fencing and brick retaining walls.</td>
</tr>
</tbody>
</table>

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Other Design Responses that meet the Objective may be considered. Refer to the Frankston Planning Scheme for other requirements.