



# FRANKSTON SOUTH 3

## Character Statement

### Neighbourhood Character Precinct Brochure



#### DESCRIPTION

An area mainly developed over the last two decades, much of it with larger than average blocks and large single storey houses, in an area bordered by hedgerow trees from the former pastoral landscape. House designs are individualistic, but the openness of the streetscapes created by large front and side setbacks and a frequent lack of front fencing provide a unifying characteristic.

#### Key Existing Characteristics

- Architecture is single storey from the mid 80s to present styles
- Materials are brick and tile roofs
- Front setbacks are generally 6-7 metres and 1 metre side setbacks, or 9-15 metre with 3-4 metre side setbacks
- Fences are mixed, with many streets predominantly having no front fences with side fences
- Gardens are generally low level with exotic vegetation
- Roads are sealed with kerbs and generally with footpaths
- Street trees are small - medium in size and planted in a variety of spacings

#### COMMUNITY VALUES

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

- The well established gardens and mature trees
- The unique streetscape qualities of the area
- Good quality developments that don't overdevelop the land or result in loss of natural light

#### PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

Openness of the streetscapes is to be maintained, and reminders of the former pastoral landscape are to be strengthened by:

- Retaining remnant vegetation and large planted trees where possible
- Ensuring buildings respect the predominant front setback
- Encouraging buildings to be setback from both side boundaries
- Ensuring buildings respect the low scale dwellings of the area
- Maintaining absence of front fences where this predominates
- Strengthening planting on roadside reserves

#### Issues / Threats

- Clearance of vegetation
- Excessive hard surfaced area
- Development from boundary to boundary
- Front fences



#### 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](mailto:info@frankston.vic.gov.au) [www.frankston.vic.gov.au](http://www.frankston.vic.gov.au)



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## Design Guidelines

### Neighbourhood Character Precinct Brochure

| Character Element               | Objective                                                                        | Design Response                                                                                                                                                                                                                                       | Avoid                                                                                                                 |
|---------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Vegetation</b>               | To encourage strengthening of the garden settings and former pastoral landscape. | Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species.<br><br>Retain large, established trees and any remnant vegetation and provide for the planting of new native trees wherever possible. | Lack of landscaping or vegetation.<br><br>Removal of large established trees.<br><br>Exclusive use of exotic species. |
| <b>Siting</b>                   | To reflect the rhythm of existing dwelling spacing.                              | 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.                                                                             | Boundary to boundary development.                                                                                     |
| <b>Height and building form</b> | To ensure that buildings and extensions do not dominate the streetscape.         | Articulate the form and elevation of buildings.                                                                                                                                                                                                       | Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.    |
| <b>Front boundary treatment</b> | To maintain the openness of the streetscape.                                     | Provide no front fences, other than along heavily trafficked roads.                                                                                                                                                                                   | Front fences.                                                                                                         |