



FRANKSTON SOUTH 7

Character Statement

Neighbourhood Character Precinct Brochure



DESCRIPTION

A small area with larger than average blocks and large houses within an informal garden setting. They are located in a creekside setting adjoining a rural bush landscape with opportunities to provide closer links to this context. The presence of remnant indigenous trees provides a visual link with the creek reserve. House and garden designs are individualistic, but the spaciousness of the area due to the large front and side setbacks and open front boundary treatments provide a unifying characteristic.

Key Existing Characteristics

- Single storey architecture is predominantly late 80s to present 'modern villa'
- Mixed brick and timber and roof materials
- Front setbacks are frequently 9-15 metres with 4 metres or more side setbacks
- A lack of front fences, with side fences forward of the dwelling
- Gardens are generally low level with mixed vegetation
- Sealed roads have kerbs but no footpaths
- Street trees are small in a regular planting pattern

COMMUNITY VALUES

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

- The surrounding rural bush landscape and creek environs
- The native treed environment and lack of formal footpaths
- Sympathetic architectural styles and materials
- Spaciousness of the area created through measures such as appropriate setbacks
- Sympathetic development

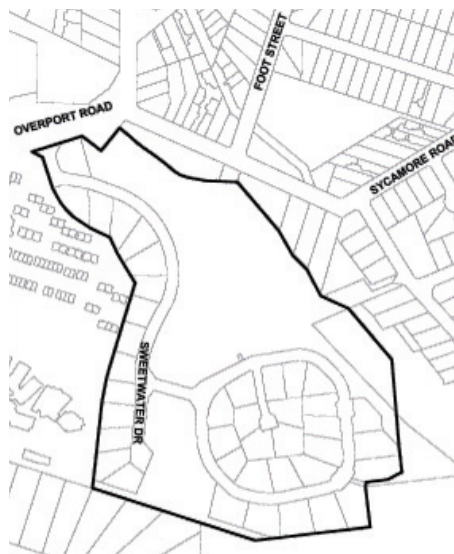
PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

The spaciousness of the area is to be maintained, and indigenous planting and the relationship of the area to the Sweetwater Creek environs are to be strengthened by:

- Protecting any remnant indigenous vegetation including native canopy trees
- Encouraging planting of indigenous vegetation in private gardens in areas visible from the public domain
- Ensuring buildings respect the predominant front setback in the street and are setback substantial distances from both side and rear boundaries
- Limiting the proportion of site coverage by buildings and hard surfaces.
- Maintaining absence of front fences
- Strengthening informal planting of indigenous vegetation on roadside reserves
- Enhancing the creek as a landscape feature

Issues / Threats

- Clearance of vegetation
- Buildings lacking sufficient space for planting of vegetation
- Development from boundary to boundary
- Front fences or entrance gateway 'features'



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



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Design Guidelines

Neighbourhood Character Precinct Brochure

Character Element	Objective	Design Response	Avoid
Vegetation	To maintain and strengthen the rural bush setting and the relationship to the landscape of the Sweetwater Creek environs To encourage the retention and planting of indigenous vegetation.	Prepare a landscape plan to accompany all applications for new dwellings that incorporates appropriate native and indigenous coastal trees and understorey, particularly in areas visible from the street. Retain large native trees and indigenous vegetation. Buildings should be setback sufficient distances from both side and rear boundaries to accommodate large trees.	Lack of landscaping and substantial vegetation. Removal of large trees.
Siting	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 the rear boundary and to reflect the existing spacing in the street.	Buildings built on the side or rear boundaries.
Site coverage	To ensure that adequate space is available on site for the retention and planting of vegetation.	Minimise building site coverage and areas covered by impervious surfaces.	Total hard surface site coverage that exceeds the specified maximum by more than 5%.
Height & building form	To ensure that new buildings and extensions do not dominate the streetscape and wider landscape setting.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.	Buildings must not exceed 9 metres in height.
Front boundary treatment	To maintain the openness of the streetscape.	Provide no front fences, other than along heavily trafficked roads.	Front fences.
Creek environs	To enhance the residential interface with the creek environment on sites adjacent to the creek.	Where a site adjoins Sweetwater Creek: • Building mass should be located on the lot away from the creek. • Buildings should be set back at least 10 metres from the creek reserve boundary or from any slope of 10% or greater • Minimise hard surfaces on sites adjoining the creek environment. • Encourage no or low fences on creek boundary. High fences should be transparent or mesh.	Buildings located on the rear boundary. Buildings sited where they would be highly visible from the creek reserve. Rear fences fronting the creekside environment. Planting of weed species.