



#### DESCRIPTION

An area with a 'coastal bush' character, created by the well-vegetated streets and gardens. The Sweetwater Creek provides a corridor of bushland at the core of the precinct, and much of the planting within the residential area also has a bush quality, although there is also exotic planting. Dwelling eras and styles vary, and the area has streetscapes of mixed character, in terms of garden and front fence treatment, dwelling size and style, position on the site, presence of street trees and width of nature strip. However, spaciousness created by generous front and side setbacks and the coastal bush vegetation unify the area. This is most evident when nature strips and front gardens are informally planted with native trees or large shrubs, with minimal interruption by front fences or driveways.

#### Key Existing Characteristics

- There is a variety of architectural styles, from interwar, 50s to present grand seaside styles and are generally two storeys in height
- Materials are mixed
- Front setbacks are 6-7 metres to 9-15 metres and 1 and 3-4 metre or 3-4 metre side setbacks
- Predominantly open frontages with side fences forward of the dwelling
- Gardens are mostly established with native and indigenous vegetation
- Front fences are often absent however some streets have a continuous pattern of low front fences
- Sealed roads have a kerb and some footpaths
- Street trees are inconsistent in size and planting pattern

#### COMMUNITY VALUES

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

- Opportunities created by the topography such as hill views and views of trees in the creek reserve
- The creek environs
- A range of architectural styles and materials
- Spaciousness of the area
- Sympathetic development that doesn't protrude above the tree canopy

#### PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

The spaciousness and coastal bush setting of the area and its relationship to the Sweetwater Creek environs are to be strengthened by:

- Protecting remnant indigenous vegetation in public reserves
- Limiting the proportion of site covered by buildings and hard surfaces
- Ensuring buildings do not dominate the landscape
- Ensuring buildings respect the predominant front setbacks and are setback from both side boundaries
- Encouraging planting of indigenous vegetation in private gardens in areas visible from the public domain
- Limiting the proportion of site coverage and hard surfaces
- Encourage open front boundary treatments
- Strengthening informal planting of indigenous vegetation on roadside reserves
- Maintaining a lack of front fencing with minimal interruption by driveways

#### Issues / Threats

- Excessive hard surfaced area
- High, solid or semi-solid front fences
- Buildings with excessive site coverage
- Development from boundary to boundary
- Clearance of vegetation



#### 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)



# FRANKSTON SOUTH 11

## Design Guidelines

### Neighbourhood Character Precinct Brochure

| Character Element                 | Objective                                                                                                                                                                                        | Design Response                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Avoid                                                                                                                                                                                                                         |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Vegetation</b>                 | To maintain and strengthen the coastal bush setting and the relationship to the landscape of the Sweetwater Creek environs and to encourage the retention and planting of indigenous vegetation. | <p>Prepare a landscape plan to accompany all applications for new dwellings that incorporates appropriate indigenous coastal species, particularly in areas visible from the street.</p> <p>Retain large native trees and provide for the planting of new native trees and understorey wherever possible.</p>                                                                                                                                                             | <p>Lack of landscaping and substantial vegetation.</p> <p>Removal of established large trees.</p> <p>Exclusive use of exotic species.</p>                                                                                     |
| <b>Topography/landform</b>        | To minimise site disturbance and impact of the building on the landscape.                                                                                                                        | Buildings should be designed to follow the contours of the site or step down the site.                                                                                                                                                                                                                                                                                                                                                                                    | Major excavation works to accommodate dwellings or associated buildings and works.                                                                                                                                            |
| <b>Siting</b>                     | To reflect the rhythm of existing dwelling spacing.<br>To minimise loss of front garden space and the dominance of car storage facilities.                                                       | <p>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.</p> <p>Locate garages and carports behind the line of the front dwelling.</p> <p>Minimise paving in front yards, including the driveway.</p>                                                                                                                                                 | <p>Boundary to boundary development.</p> <p>Garages or roller doors that dominate the façade or view of the dwelling.</p> <p>Creation of new cross overs and driveways.</p>                                                   |
| <b>Site coverage</b>              | To ensure that adequate space is available on site for the retention and planting of vegetation.                                                                                                 | Minimise building site coverage.                                                                                                                                                                                                                                                                                                                                                                                                                                          | Buildings that occupy more than 50% of the site.                                                                                                                                                                              |
| <b>Height &amp; building form</b> | To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.                                                                                     | Articulate the form and elevation of buildings.                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Large bulky buildings that are prominently located on the site.</p> <p>Buildings that protrude above the tree canopy height.</p> <p>Buildings must not exceed 9 metres in height.</p>                                      |
| <b>Front boundary treatment</b>   | To maintain the openness of the streetscape.                                                                                                                                                     | Provide no front fences, other than along heavily trafficked roads.                                                                                                                                                                                                                                                                                                                                                                                                       | High or solid front fencing and brick retaining walls.                                                                                                                                                                        |
| <b>Creek environs</b>             | To enhance the residential interface with the creek environment on sites adjacent to the creek.                                                                                                  | <p>Where a site adjoins Sweetwater Creek:</p> <ul style="list-style-type: none"> <li>Building mass should be located on the lot away from the creek.</li> <li>Buildings should be set back at least 10 metres from the creek reserve boundary or from any slope of 10% or greater.</li> <li>Minimise hard surfaces on sites adjoining the creek environment.</li> <li>Encourage no or low fences on creek boundary. High fences should be transparent or mesh.</li> </ul> | <p>Buildings located on the rear boundary.</p> <p>Buildings sited where they would be highly visible from the creek reserve.</p> <p>High rear fences fronting the creekside environment.</p> <p>Planting of weed species.</p> |