



DESCRIPTION

House and garden designs are individualistic, but the openness of the streetscapes, arising from the regular front and side setbacks, the absence of front fencing, the single storey nature and views of front and rear gardens, which may include large trees and native vegetation, provides a unifying characteristic. Remnant bush vegetation is visible behind dwellings in much of Langwarrin, giving the place a feeling that it is linked to its surrounding landscape, including nearby natural reserves. The vegetated Boggy Creek watercourse is a landscape feature in some areas.

Key Existing Characteristics

- Architecture is predominantly single storey 80s to present modern villa with major roads containing slightly older, 60s-80s architectural styles
- Materials are brick and tile, with some fibro in the older areas
- Front setbacks are 6-7 metres with 1 and 3-4 metre side setbacks
- Generally no front fences with side fences forward of the dwelling
- Roads are predominantly sealed with a kerb and footpath, with a small number of either no kerbs or paths, or unsealed roads
- Street trees range from medium, irregular spacing to large and regular arrangements
- Low level gardens contain generally exotic vegetation with some large trees and native vegetation

COMMUNITY VALUES

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

- Open space, parkland and remnant bushland, including Boggy Creek environs and access to these spaces
- Enhancement of the native street tree planting
- The facilities of Central Frankston

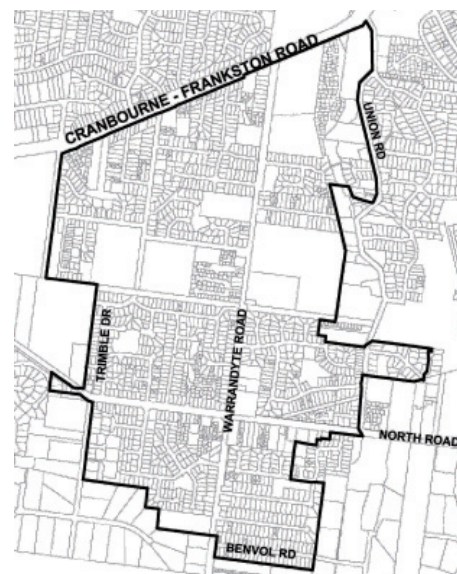
PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

The spaciousness of the streetscapes is to be maintained, and links with the surrounding landscape, including Boggy Creek are to be strengthened by:

- Keeping space for planting of large native trees, especially on larger blocks
- Retaining large trees and native vegetation
- Encouraging the planting of indigenous trees and shrubs
- Ensuring buildings respect neighbouring front setbacks and are setback from at least one side boundary
- Ensuring new buildings respect the low scale of dwellings in the area
- Ensuring that the siting and form of buildings respect the landscape values of Boggy Creek
- Encouraging a continued absence of front fences
- Strengthening informal planting of native vegetation on roadside reserves
- Retaining where possible any remnant vegetation on public reserves and in roadway

Issues / Threats

- Buildings sited too close to the front boundary
- Boundary to boundary development
- High or solid front fences
- Loss of large trees and indigenous 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 www.frankston.vic.gov.au



LANGWARRIN 2

Design Guidelines

Neighbourhood Character Precinct Brochure

Character Element	Objective	Design Response	Avoid
Vegetation	To encourage strengthening of the garden settings and to encourage the retention and planting of indigenous vegetation.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species. Retain large, established trees and provide for the planting of new native and indigenous trees wherever possible, particularly on larger sites. Provide adequate space for tree planting.	Lack of landscaping and vegetation. Removal of large established trees. Exclusive use of exotic species.
Topography/landform	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.
Siting	To reflect the rhythm of existing dwelling spacing.	Buildings should be sited to create the appearance of space by providing setbacks on at least one side boundary and preferably both, and to reflect the existing spacing of buildings in the street	Boundary to boundary development.
Height & building form	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.
Front boundary treatment	To maintain the openness of the streetscape.	Any front fences should be of a low open style.	High, solid front fences
Creek & wetland environs	To encourage building elements that respect the creekside or any wetland environment and do not dominate the landscape.	Where a site adjoins Boggy Creek or a wetland: Building mass should be located on that part of the lot away from the creek or wetland. The second storey component of any building should be set back from the ground floor creek or wetland elevation a distance of at least the ground floor building height.	Buildings located on the creek or wetland boundary. Bulky buildings with unarticulated walls facing the creek or wetlands.