



DESCRIPTION

This area is distinctive, with large sites of irregular shape and size with a semi-rural or 'bush parkland' character. Dwellings are set in large grounds with an open, rural feel or stand in a bush setting in extensively treed gardens, which may include large trees and native vegetation. All have large setbacks and farm style fencing. Houses are a variety of recent styles and many are low, sprawling 'ranch' or 'homestead' in style. The absence of kerbs on the roads adds to the rural quality. The presence of remnant indigenous trees provides a visual link with nearby natural reserves. The vegetated Boggy Creek watercourse and wetlands are landscape features in some parts of the area.

Key Existing Characteristics

- Architecture is generally single storey from the mid 80s - present modern villa and grand urban style
- Mixed materials, with a predominance of brick in most areas
- Buildings are set in grounds with generous setbacks from all boundaries
- Front boundaries are open or with farm style fencing
- Gardens are predominantly native containing large trees and sometimes with vegetation screening dwellings from view
- Roads are predominantly sealed, with some unsealed, and no kerbs or footpaths
- Street trees vary from none to large, regularly growing along road verge

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
- The rural bush qualities of the area such as the unmade roads and large blocks and development that is sympathetic to this character

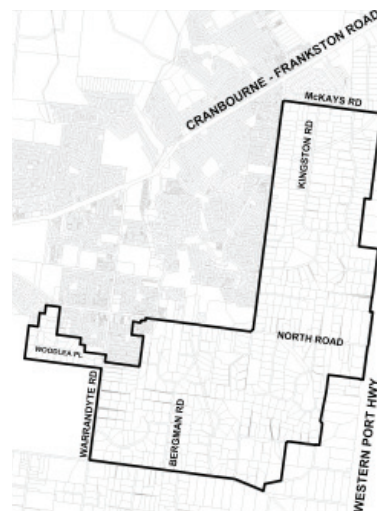
PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

The spacious, semi-rural and bushland qualities of the area are to be maintained, links with the surrounding landscape, including Boggy Creek are to be enhanced, and development is to be better absorbed into the landscape by:

- Siting development in a way that minimises its impact on the landscape, particularly vegetation
- Retaining large trees and native vegetation
- Encouraging the planting of indigenous trees and shrubs
- Ensuring buildings are setback substantial distances from the front and side boundaries
- Encouraging the use of muted colours and tones
- Maintaining open, farm style fencing (or no fencing)
- Ensuring the retention of informal street treatments

Issues / Threats

- Extensive hard surfaced area
- Buildings of extensive size (height or site coverage)
- Development from boundary to boundary
- Loss of large trees and native vegetation
- High, solid or semi-solid front fences or entrance gateway 'features'
- Formal street treatments, particularly kerbs



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 native vegetation dominated streetscapes. To encourage the retention and planting of indigenous vegetation.	Prepare a landscape plan to accompany all applications for new dwellings, that includes substantial trees and shrubs. Retain large, established trees and understorey and provide for the planting of new native trees wherever possible. Buildings should be sited and designed to incorporate space for the planting of substantial vegetation (locate footings outside root zone).	Lack of landscaping and substantial vegetation. Removal of high canopy native trees. Exclusive use of exotic species. Dwellings that do not provide sufficient setback from all boundaries to accommodate trees.
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 existing rhythm of dwelling spacing.	Buildings should be setback from all boundaries to create a semi rural setting with space for generous landscaping.	Buildings that do not allow sufficient setbacks from all boundaries to accommodate trees or substantial vegetation.
Height & building form	To ensure that buildings and extensions do not dominate the streetscape and the wider landscape setting.	Use muted colours and tones on external finishes.	Buildings that protrude above the tree canopy height. Bright or reflective external finishes.
Front boundary treatment	To maintain and enhance the continuous flow of vegetation across the landscape.	Provide no fencing or post and wire style fencing, other than along heavily trafficked roads.	Solid front fencing.
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.