



DESCRIPTION

An area with an openness to the streetscape created by generous front setbacks and low or absent front fences. There is a consistent low scale, horizontal emphasis of dwelling form that contributes to the openness. More consistent street tree planting could be used to enhance the vegetation of the streetscape.

Key Existing Characteristics

- Architecture is predominantly 50s -60s styles, with some 60s -70s, single storey and low pitched or skillion roof forms, dwellings are sometimes angled to the street.
- Materials generally brick with tile roofs
- Setbacks are predominantly 6-7 metres or 9-15 metres at the front, with various side setbacks
- Fencing styles are mixed, frequently low
- Gardens vary from low level to established, mixed vegetation styles
- Sealed roads have kerbs and footpaths on both sides of the street
- Street trees are predominantly medium to large and planted irregularly in streets

COMMUNITY VALUES

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

- Access to open space and bushland reserves
- Large trees and tree canopy
- Diversity of houses

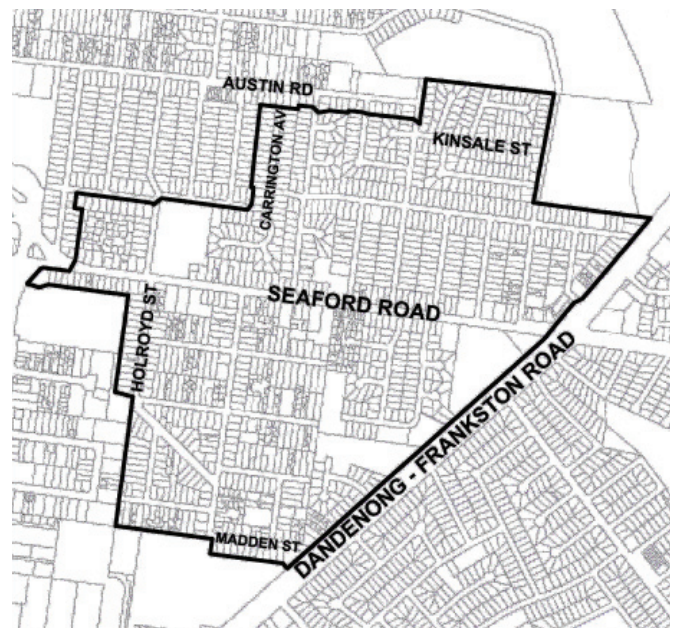
PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

The openness of the streetscape will be maintained by:

- Respecting the low scale of buildings in the area
- Ensuring buildings respect predominant front setbacks
- Ensuring buildings are setback from at least one side boundary
- Maintaining low front fence heights or absence of front fences where this predominates
- Encouraging consistent street tree planting

Issues / Threats

- Buildings that emphasise the vertical or appear 'box' like
- Boundary to boundary development
- High, solid 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 www.frankston.vic.gov.au



SEAFORD 3

Design Guidelines

Neighbourhood Character Precinct Brochure

Character Element	Objective	Design Response	Avoid
Vegetation	To encourage strengthening of the garden settings. To encourage the use of indigenous species.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance plants, with an emphasis on indigenous species.	Lack of landscaping and vegetation.
Siting	To reflect the rhythm of existing dwelling spacing.	Buildings should be sited to reflect the existing spacing of buildings in the street. The setback should be sufficient to allow for tree planting.	Boundary to boundary development.
Height & building form	To ensure that buildings and extensions do not dominate the streetscape.	Articulate the form and elevations of buildings. Use low pitched roof forms	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.
Front boundary treatment	To maintain the openness of the streetscape.	Provide no, low or open style front fences, other than on heavily trafficked roads.	High, solid front fencing.