



DESCRIPTION

An area straddling the narrow strip of dune between the sea and the creek, with some houses dating back to the 1920s. The modest timber and fibro cottages and holiday homes are being replaced by two and three storey houses, designed to exploit the coastal views, and reflecting the Council's strategy for the area. These newer dwellings are both taller and much bulkier than the older dwellings, covering a much larger proportion of the site. Several short side streets, some with unmade roads, have lower scale buildings and a more informal character than the rapidly changing Nepean Highway frontage. The presence of native (and some indigenous) vegetation in a coastal environment is a distinguishing and unifying feature of the area and provides a visual link with nearby natural reserves. The well vegetated Kananook Creek reserve and Seaford foreshore reserve are significant landscape features in this area.

Key Existing Characteristics

- Variety of architectural styles from Interwar through to the present. Mix of single and two or more storeys
- Variety of building materials, with frequent use of weatherboard
- Fences are mixed though often high
- Gardens are established. Mixture of both native and exotic plants
- Roads are sealed with a kerb and footpath on the Nepean Highway, and a mixture of sealed and unsealed, with no kerb or footpath off the highway
- Irregular plantings of street trees

COMMUNITY VALUES

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

- Access to the beach and bushland reserves
- Kananook Creek and foreshore environs.
- Large trees and tree canopy
- Diversity of houses
- Buildings that are appropriately scaled and don't overlook adjacent properties
- Access to the railway station

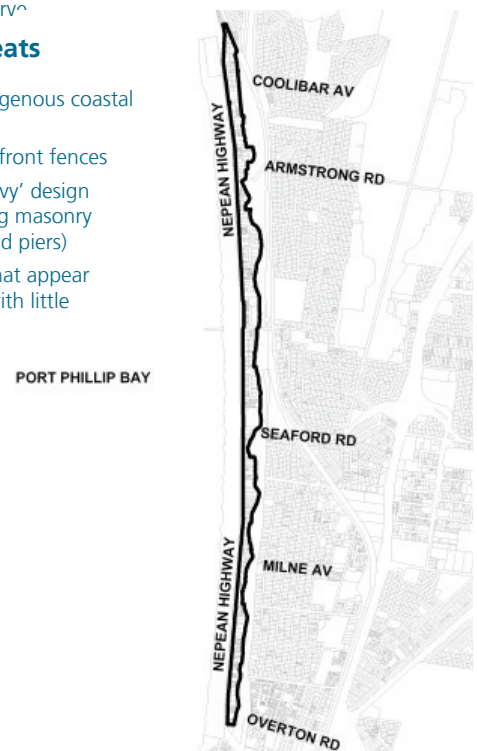
PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT

The seaside character of the area is to be maintained, and the indigenous coastal vegetation and relationship with the creek and foreshore environs are to be strengthened by:

- Encouraging retention and planting of species, including trees, indigenous to the coastal environment
- Encouraging consideration of view sharing to the coast
- Minimising the impact of buildings on views from the beach
- Ensuring buildings reflect neighbouring front setbacks and are setback from both side boundaries
- Ensuring individual buildings do not dominate streetscape vistas
- Encouraging lightness of design style and materials
- Encouraging open style front fences and the use of vegetation as an alternative screening device
- Encouraging street tree planting to complement the adjoining nature reserve

Issues / Threats

- Loss of indigenous coastal vegetation
- High, solid front fences
- Use of 'heavy' design detailing (eg masonry columns and piers)
- Buildings that appear 'box' like with little articulation



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 7

Design Guidelines

Neighbourhood Character Precinct Brochure

Character Element	Objective	Design Response	Avoid
Vegetation	To strengthen the coastal character of the areas by planting of appropriate coastal species. To encourage the retention and planting of indigenous vegetation.	Retain existing coastal native and indigenous trees and understorey wherever possible (Locate footings outside root zone.) Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate indigenous and native coastal species.	Lack of landscaping and substantial coastal vegetation. Planting of large exotic tree species. Removal of high canopy trees.
Siting	To provide for reasonable sharing of views to the ocean, creek or coast. To reflect the rhythm of existing dwelling spacing.	Buildings should be sited to take into account the view corridors to the ocean, creek or coast from nearby properties and public areas. 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.	Buildings that completely obscure views from public areas. Boundary to boundary development.
Height and building form	To minimise the visibility of buildings when viewed from the beach. To encourage innovative architecture that respects the coastal settings. To minimise the impact of buildings over two storeys on the streetscape.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit. New buildings should be individually designed to respond to the dominant characteristics of the area and the site. Incorporate building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends. Parts of buildings over two storeys should be recessed from the façade of lower levels, and setback at least 3m from the front facade.	Buildings must not exceed 12 metres in height. Large bulky buildings with unarticulated front and side wall surfaces. Buildings over two storeys without articulated facades.
Materials and design detail	To use lighter looking building materials and finishes that complement the vegetation and coastal setting.	Incorporate timber or other non-masonry sheeting or cladding materials where possible. Use subdued colours on external finishes.	Period reproduction styles and detailing. Heavy design detailing (eg. masonry columns & piers)
Front boundary treatment	To maintain the openness of the streetscape.	Provide open style front fences, other than along heavily trafficked roads, or use vegetation as a screening device as an alternative.	High, solid front fencing.
Creek environs	To enhance the residential interface with the creek environment. To encourage building elements that respect the creekside environment and do not dominate the landscape.	Where a site adjoins Kananook Creek: • Building mass should be located on the lot away from the creek. • The second and third storey component of any building should be set back from the creek elevation a distance of at least the height of the floor below. • Minimise hard surfaces on sites adjoining the creek environment • Encourage no or low fences on creek boundary. High fences should be transparent or mesh. • Retain creekside vegetation and encourage revegetation where appropriate.	Buildings located on the creek boundary. Large, bulky buildings with unarticulated walls facing the creek. High rear fences fronting the creekside environment. Removal of creekside vegetation.