



#### DESCRIPTION

An area with smaller, simpler dwellings from the earlier post war eras set in informal, garden settings and sandwiched between freeway noise attenuation walls and the Frankston-Dandenong Road. The area has an openness to the streetscapes created by the low scale building forms, the spaces between buildings and the low, non-obtrusive front fence styles.

#### Key Existing Characteristics

- Architecture is predominantly 50s -70s style, with some 60s -80s mix, single storey
- Mixed dwelling materials
- Setbacks are predominantly 6-7 metres at the front, with either 1 metre or 1 metre and 3-4 metre side setbacks
- Front fences are usually low or not present
- Gardens vary from low level to established native styles
- Sealed roads have kerbs and footpaths on both sides of the street
- Trees are predominantly medium and planted regularly 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 garden settings and openness of the streetscapes are to be maintained by:

- Encouraging the strengthening of tree planting and garden design in new dwellings
- Ensuring buildings respect the low scale of existing dwellings in the area
- Ensuring buildings respect neighbouring front setbacks
- Maintaining a side setback on at least one side of dwellings
- Maintaining the absence of front fences or low front fences

#### Issues / Threats

- High or solid front fences
- Houses built close together, or close to the street



#### 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)



# SEAFORD 9

## Design Guidelines

### Neighbourhood Character Precinct Brochure

| Character Element               | Objective                                                               | Design Response                                                                                                                                                            | Avoid                                                                                                              |
|---------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Vegetation</b>               | To encourage strengthening of the garden settings.                      | Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species and trees.                                                  | Lack of landscaping and vegetation.                                                                                |
| <b>Siting</b>                   | 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 boundary and to reflect the existing spacing of buildings in the street. | Boundary to boundary development.                                                                                  |
| <b>Height and building form</b> | To ensure that buildings and extensions do not dominate the streetscape | Articulate the form and elevations of buildings.                                                                                                                           | Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. |
| <b>Front boundary treatment</b> | To maintain the openness of the streetscape.                            | Provide low or open style front fences, other than on heavily trafficked roads.                                                                                            | High, solid front fencing.                                                                                         |