DESCRIPTION

The area has a spaciousness of the streetscapes, created by the generous setbacks, views of front and rear gardens from the street and single storey nature of the area. House and garden designs vary, although pitched roofs are usually prominent. The area is unified by the garden settings, which may include large trees and native vegetation, the view of dwellings from the street and the use of brick and tile. 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 frequently from 60s - 80s with a range of villa styles, single storey
- Materials are brick and tile roofs
- Front setbacks are 6 metres or 7-9 metres with large side setbacks, garages sometimes on the boundary
- Front fences are mixed with some areas having none and others open styles
- Gardens are mostly established with a mix of vegetation, including large trees and native vegetation.
- Sealed roads have kerbs and some footpaths
- Street trees are medium to large in height

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
- Maintaining space between dwellings to enable views of back yard planting by setting buildings back from at least one side boundary
- Ensuring buildings respect neighbouring front boundary setbacks
- Ensuring buildings respect the low scale nature of the area
- Encouraging a lack of front fencing or low, open style front fences
- Strengthening informal planting of indigenous vegetation on roadside reserves
- Retaining, where possible, any remnant vegetation on public reserves and in roadways

Issues / Threats

- Buildings sited too close to the front boundary
- Boundary to boundary development
- High, solid front fences
- Loss of large trees and native vegetation
<table>
<thead>
<tr>
<th>Character Element</th>
<th>Objective</th>
<th>Design Response</th>
<th>Avoid</th>
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</thead>
<tbody>
<tr>
<td>Vegetation</td>
<td>To encourage strengthening of the garden settings and to encourage the retention and planting of indigenous vegetation.</td>
<td>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 and particularly on larger sites. Provide adequate space for tree planting.</td>
<td>Lack of landscaping or vegetation. Removal of large established trees. Exclusive use of exotic species.</td>
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<tr>
<td>Siting</td>
<td>To reflect the rhythm of existing dwelling spacing.</td>
<td>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.</td>
<td>Boundary to boundary development.</td>
</tr>
<tr>
<td>Height &amp; building form</td>
<td>To ensure that buildings and extensions do not dominate the streetscape.</td>
<td>Articulate the form and elevation of buildings.</td>
<td>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</td>
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<tr>
<td>Front boundary treatment</td>
<td>To maintain the openness of the streetscape.</td>
<td>Any front fence should be of a low open style.</td>
<td>High, solid front fencing.</td>
</tr>
</tbody>
</table>
| Creek & wetlands 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. |

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Other Design Responses that meet the Objective may be considered. Refer to the Frankston Planning Scheme for other requirements.