

22.08 NEIGHBOURHOOD CHARACTER POLICY03/09/2015
C104

This policy applies to development, (including subdivision) and works in the residential and low density residential zoned land within the areas of Frankston City shown on Map 1 to this Clause.

22.08-1 Policy basis09/08/2012
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This policy assists in achieving the objectives of Clause 15 (Built Environment and Heritage) and particularly Sub-clause 15.01-5 (Cultural identity and neighbourhood character) of the State Planning Policy Framework. It also assists in achieving the relevant purpose and objectives of Clause 54 (One dwelling on a lot) and Clause 55 (Two or more dwellings on a lot and residential buildings) .

The policy responds to the vision contained in the Frankston Municipal Strategic Statement and implements the objectives and strategies contained in Clause 21.07 (Housing) by ensuring that development respects local community and environmental values, and maintains and enhances the character of urban and low density areas. The policy implements the findings of the *Frankston City Neighbourhood Character Study 2002*, which identifies the key existing characteristics and preferred future character of the City's residential areas. It provides design guidance to ensure that development and, where relevant, works, respond to the preferred neighbourhood character of residential areas.

Development in residential areas needs to respond to the particular built form and natural environment elements that make up the neighbourhood character of Frankston. There are a wide variety of environments within the City ranging from the coastal foreshore to the rural residential areas. Many elements contribute to the individual character of different parts of the municipality. These elements include topography, vegetation density, building form, scale, siting, materials and front fencing. The *Frankston City Neighbourhood Character Study* defines residential precincts based on the delineation of areas of similar character elements (as shown on Map 1 forming part of this Clause).

This policy includes Design Objectives and Design Responses for ensuring that development is responsive to the key characteristics that make up the preferred character of each precinct. Proposals that meet the Design Responses are also considered to meet the related Design Objectives.

22.08-2 Objectives09/08/2012
C65

- To ensure that development is responsive to the preferred future character of the area.
- To retain and enhance the identified elements which contribute to the character of the area.
- To implement the recommendations of the Frankston City Neighbourhood Character Study 2002.

22.08-3 Carrum Downs09/08/2012
C65**Policy**

In the Carrum Downs Precincts it is policy that the following Character Descriptions, Preferred Neighbourhood Character Statements, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land.

Design Objectives and Design Responses that apply to multiple Carrum Downs Precincts

The preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Carrum Downs Precincts	Objectives	Design Responses
1 & 4	To strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species
2 & 3	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.
1 & 2	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 side boundary and to reflect the existing spacing of buildings in the street.
1, 2, 3 & 4	To ensure that buildings and extensions do not dominate the streetscape.	Articulate the form and elevations of buildings
2, 3 & 4	To maintain the openness of the streetscape.	Provide no front fences other than along heavily trafficked roads.

The following statements, additional objectives and design responses apply to specific precincts.

Carrum Downs Precinct 1 (CD1)

Character Description

A recently developed and still developing area with dwellings set in an informal, low level garden setting. There are a variety of recent, low scale dwelling styles, and a predominance of brick and tile materials. There is a sense of openness in the streetscapes, resulting from the general absence of front fences, the provision of side setbacks and the wide nature strips.

Preferred Neighbourhood Character Statement

The sense of openness will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain the openness of the streetscape.	Provide low or open style front fences, other than along heavily trafficked roads.

Carrum Downs Precinct 2 (CD2)

Character Description

An area of low scale dwellings set in informal garden settings. There are a variety of dwelling styles, but a predominance of brick and tile materials. There is a sense of openness in the streetscapes, resulting from the general absence of front fences and the wide nature strips. An attractive vegetation character is starting to emerge.

Preferred Neighbourhood Character Statement

The sense of openness will be maintained.

Carrum Downs Precinct 3 (CD3)

Character Description

An area that has developed sporadically over the years, in the paddocks alongside the Frankston-Dandenong Road, with a mix of styles, block sizes and siting principles. The dwellings are set in mature gardens with a backdrop of mature trees.

Preferred Neighbourhood Character Statement

The mature garden setting of the dwellings will be maintained and strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To reflect the existing rhythm of dwelling spacing.	Buildings should be sited to create the appearance of space between buildings by providing setbacks on all boundaries and to reflect the existing spacing of buildings in the street.

Carrum Downs Precinct 4 (CD4)

Character Description

A recently developed area with single storey dwellings set in informal, low level garden settings and a variety of recent dwelling styles. There is a sense of openness in the streetscapes, resulting from the general absence of front fences and the wide nature strips.

Preferred Neighbourhood Character Statement

The sense of openness in the streetscape will be maintained.

22.08-4 Frankston09/08/2012
C65**Policy**

In the Frankston Precincts it is policy that the following Character Descriptions, Preferred Neighbourhood Character Statement, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land.

Design Objectives and Design Responses that apply to multiple Frankston Precincts

The preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Frankston Precincts	Objectives	Design Responses
3, 5, 6, 7, 8 & 9	To encourage strengthening of the garden settings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species.
7, 8	To encourage strengthening of the garden settings.	Retain large, established trees wherever possible.
4 & 11	To strengthen the coastal character of the areas by planting of appropriate coastal species.	Retain existing coastal native and indigenous trees and understorey wherever possible. (Locate footings outside root zone).
4, 10 & 11	To strengthen the coastal character of the areas by planting of appropriate coastal species.	Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species.
2, 6, 7 & 8,	To ensure that buildings and extensions do not dominate the streetscape.	Articulate the form and elevation of buildings.
4 & 11	To ensure that buildings do not dominate the streetscape and the wider landscape setting.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.
1, 7, 8 & 9	To maintain the openness of the streetscape.	Provide no front fences, other than along heavily trafficked roads.
5, 6, 11	To maintain the openness of the streetscape.	Provide no front fences or low, open style front fences, other than along heavily trafficked roads.
3 & 4	To maintain the openness of the streetscape.	Provide low or open style front fences, other than along heavily trafficked roads
4 & 11	To provide for reasonable sharing of views to the	Buildings should be sited to take into account the view

Frankston Precincts	Objectives	Design Responses
	ocean or coast.	corridors to the ocean or coast from nearby properties.
4, 10, & 11	To encourage innovative architecture that respects the coastal setting.	Incorporate building elements and details that contribute to a lightness of structure including balconies, verandas, open or light transparent balustrading and gable ends.
4 & 10	To encourage innovative architecture that respects the coastal setting.	New buildings should be individually designed to respond to the dominant characteristics of the area and the site.
4 & 11	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. Minimise the use of retaining walls and battering of slopes.
1, 3, 5, 7 & 8	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 side boundary and to reflect the existing spacing of buildings in the street.
4, 6 & 11	To reflect the rhythm of existing dwelling spacing.	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.

The following statements, additional objectives and design responses apply to specific precincts.

Frankston Precinct 1 (F1)

Character Description

An area of dwellings set within garden settings on somewhat larger blocks and a variety of dwelling styles, some two storey, in a rolling landscape. There is a sense of openness in the streetscapes, resulting from the general absence of front fences and the wide nature strips. Views between and behind dwellings of treed skylines (mainly natives in public reserves), are a characteristic.

Preferred Neighbourhood Character Statement

The sense of openness, the views between buildings, and the skyline of large native trees will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To enhance the garden settings and the backdrop of native trees.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species. Retain large trees where possible. Provide sufficient setbacks from at least two (2) boundaries to accommodate large trees.

Frankston Precinct 2 (F2)

Character Description

A well treed area of single storey dwellings that have a strong horizontal emphasis. Mature trees in garden settings and nature strips, exotic and native, provide the attractive treed character of much of the area. The absence of front fences (or when present, their low height) allows front garden trees to become part of the street scene. Gaps between houses allow glimpses of backyard planting.

Preferred Neighbourhood Character Statement

The well treed garden settings and the horizontality of the dwellings will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain existing large trees wherever possible. Provide sufficient space from all boundaries to accommodate trees and substantial shrubs.
To reflect the rhythm of existing dwelling spacing.	Buildings should be sited to create the appearance of space by providing setbacks on both side boundaries and the rear boundary and to reflect the existing spacing of buildings in the street.
To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.
To maintain the openness of the streetscape.	Provide no front fences except where this predominates in the street, and low open styles in other areas, other than along heavily trafficked roads.

Frankston Precinct 3 (F3)

Character Description

An area of varied dwelling eras and styles, representing continuity of development from Victorian times to the present. While the area has streetscapes of mixed dwelling size and style, presence of street trees and width of nature strip, the common and unifying characteristic is the spaciousness created by low level garden planting, the generous space around dwellings and visibility of front gardens from the street.

Preferred Neighbourhood Character Statement

The spaciousness of the dwelling settings will be maintained, and the cohesiveness of streetscapes is to be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To ensure that buildings and extensions do not dominate the streetscape.	<p>Respect the predominant building height in the street and nearby properties.</p> <p>Recess two (2) storey elements from the front facade.</p> <p>Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.</p>

Frankston Precinct 4 (F4)

Character Description

A coastal cliff sloping towards the beach, developed with individual houses of various eras, mostly large and designed to take advantage of the coastal views. Many of the dwellings address the coast rather than the street. Dwellings are highly visible from the coastal edge and could better reflect the landscape qualities of the area.

Preferred Neighbourhood Character Statement

Expression of the area's coastal setting and underlying landscape character will be maintained and strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To respect the escarpment landform west of Cliff Road.	Buildings should be set back from the escarpment edge.
To ensure that new buildings and	Buildings should be located away from ridge

Objectives	Design Responses
extensions do not dominate the streetscape and the wider landscape setting.	lines
To use lighter looking building materials and finishes that complements the coastal vegetation and setting.	Use timber or other non-masonry sheeting or cladding materials where possible.

Frankston Precinct 5 (F5)

Character Description

An area of varied dwelling eras and styles, representing continuity of development from Victorian times to the present. The area has streetscapes of mixed garden and front fence treatment, dwelling size and style, position on the site, presence of street trees and width of nature strip. The common and unifying characteristics are an openness of the street created by the low level garden planting, the space around dwellings and visibility of front gardens from the street. Streets nearer the Frankston commercial area, particularly those with larger blocks, have been extensively redeveloped with units. Much of the street tree planting, and some garden planting, is native.

Preferred Neighbourhood Character Statement

The openness of the streetscape and the space around dwellings and the cohesiveness of streetscapes will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening of the garden settings.	Retain mature trees wherever possible.

Frankston Precinct 6 (F6)

Character Description

An area with a mix of dwelling styles and front boundary treatments, but with a consistent horizontal emphasis of dwelling form, resulting from the long, low elevations of the buildings in relation to their height. There is a sense of spaciousness around dwellings created by the low scale buildings, consistent front and side setbacks, and the low or open style front fences.

Preferred Neighbourhood Character Statement

The sense of spaciousness and horizontality of the dwellings will be maintained.

Frankston Precinct 7 (F7)**Character Description**

A recently developed area with a variety of dwelling styles in a garden landscape. There is a sense of openness in the streetscapes, resulting from the general absence of front fences and the wide nature strips. There are occasional views between and behind dwellings of treed backdrops (mainly natives).

Preferred Neighbourhood Character Statement

The sense of openness, the views between buildings, and the backdrops of native trees will be maintained.

Frankston Precinct 8 (F8)**Character Description**

A recently developed area with a variety of dwelling styles in a garden landscape with occasional native trees. There is a sense of openness in the streetscapes, resulting from the general absence of front fences and the wide nature strips. There are occasional views between and behind dwellings of treed backdrops (mainly natives).

Preferred Neighbourhood Character Statement

The sense of openness, the views between buildings, and the backdrops of native trees will be maintained.

Frankston Precinct 9 (F9)**Character Description**

An area that is dominated by the extensive, 1960s AV Jennings Karingal Estate with a variety of dwelling styles in a garden landscape with some native trees. There is a sense of openness in the streetscapes, resulting from the general absence of front fences and the wide nature strips. There are occasional views between and behind dwellings of treed backdrops (mainly natives).

Preferred Neighbourhood Character Statement

The sense of openness, the views between buildings, and the backdrops of native trees will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening of the garden settings.	Retain large, established trees and provide for the planting of new native trees wherever possible, and particularly on larger sites.

Objectives	Design Responses
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 side boundary, and preferably both, and to reflect the existing spacing of buildings in the street.

Frankston Precinct 10 (F10)

Character Description

The Long Island area of Frankston is a distinctive 'suburb by the sea' enclave. It occupies a narrow spit of land between the Kananook Creek and the sea, and has a secluded 'beach holiday' character, due to the presence of some unmade roads and paths, a mixture of remnant vegetation and informal plantings on nature strips and the style of some dwellings, despite being only minutes from the centre of Frankston. Some houses date back to the 1920s, but most are post war. The modest original dwellings are being replaced by larger single and two storey houses, designed to take advantage of the coastal views, particularly on the west side of Gould Street. There are frequent access points to the beach, which introduce coastal vegetation and views into Gould Street. However, the predominant character of Gould Street is of a narrow private drive, to which the dwellings on the west side increasingly turn their backs.

Preferred Neighbourhood Character Statement

The informal seaside character of the area, the dwellings and their settings will be maintained and the area's relationship to the adjacent coastal and creek environments, spaciousness and coastal planting will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To strengthen the coastal character of the areas by planting of appropriate coastal species.	Retain existing traditional coastal trees, native and indigenous trees and understorey wherever possible. (Locate footings outside root zone.)
To provide for reasonable sharing of views to the ocean, creek or coast and 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 adjacent and nearby properties. At ground level, buildings should be set back from at least one side boundary to allow views through to the ocean, creek or coast
To minimise loss of front garden space and the dominance of car storage facilities.	Locate garages and car ports behind the line of the dwelling. Minimise paving in front garden areas including driveways and cross overs. Use of permeable driveway materials.
To ensure that buildings and extensions do not dominate the streetscape and more distant views of the area.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.
To use lighter looking building materials	Use timber or other non-masonry sheeting or

Objectives	Design Responses
and finishes that complements the coastal vegetation and setting.	cladding materials or natural materials such as stone. Use subdued colours on external finishes.
To maintain and improve openness of the streetscape.	Provide low, open style, or brush fencing front fences,, other than along heavily trafficked roads.
To enhance the residential interface with the beach and creek environment on adjoining sites.	Where a site adjoins the beach or Kananook Creek: Building mass should be located on that part of the lot away from the beach or creek. The second storey component of any building should be set back from the ground floor beach or creek elevation a distance of at least the ground floor building height. Minimise hard surfaces on sites adjoining the beach and creek environment. Encourage low or no fences on creek boundary. High fences should be transparent or mesh.

Frankston Precinct 11 (F11)

Character Description

An area with a coastal garden character, created by the mix of dwelling styles and spaciousness of the garden settings. There are a variety of dwelling eras and styles, representing continuity of development from Victorian times to the present with medium density housing concentrated in the northern half of the area. The area has streetscapes of mixed dwelling size, position on the site, presence of street trees and width of nature strip. The most common characteristics are low level of garden planting, the space around dwellings, frequent lack of front fences and visibility of front gardens from the street. Many of the buildings have a second storey to gain views to the sea. This coastal character is emphasised by the access to the coast from the area via tracks at the end of streets and down the cliff face.

Preferred Neighbourhood Character Statement

The spacious, coastal garden setting of dwellings will be maintained, and expression of the area's coastal location will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	Articulate the form and elevation of buildings.

22.08-5**Frankston North**09/08/2012
C65**Policy**

In the Frankston North Precincts it is policy that the following Character Descriptions, Preferred Neighbourhood Character Statements, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land.

Design Objectives and Design Responses that apply to both Frankston North Precincts

The preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Frankston North Precincts	Objectives	Design Response
1 & 2	To reflect the rhythm of existing dwelling spacing.	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.
1 & 2	To maintain the openness of the streetscape.	Provide low or open style front fences, other than along heavily trafficked roads.
1 & 2	To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.

The following statements, additional objectives and design responses apply to specific precincts.

Frankston North Precinct 1 (FN1)**Character Description**

An area with small, simple dwellings from the early post war eras set in low level garden settings. There is a mix of dwelling styles and front boundary treatments, but the streetscape is open due to the regular front and side setbacks and the low or open front fences. There is a consistent horizontal emphasis of dwelling form, resulting from the low elevations of the buildings and low pitched roofs. The low level gardens are complimented by occasional trees, partly in reserves and nature strips, partly in private gardens.

Preferred Neighbourhood Character Statement

The garden settings of the dwellings and the openness of the streetscape will be maintained and strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening of the garden settings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species and native trees. Retain existing native trees wherever possible.

Frankston North Precinct 2 (FN2)

Character Description

An area with a mixture of low scale dwellings set in gardens. There is a mix of dwelling styles and setback sizes, however the garden settings are generally spacious due to the small building sizes and presence of side setbacks. The streetscape has an openness created by the low, horizontal building forms and the low or open style fencing. Many gardens have trees and shrubs (exotic and native) that provide an emerging garden character for the area.

Preferred Neighbourhood Character Statement

The garden setting of the dwellings will be strengthened, and the openness of the streetscape will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening of the garden settings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species.

22.08-6

09/08/2012
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Frankston South

Policy

In the Frankston South Precincts it is policy that the following Character Descriptions, Preferred Neighbourhood Character Statement, Objectives and Design Responses are taken into account when considering any application for buildings or works or to subdivide land.

Design Objectives and Design Responses that apply to multiple Frankston South Precincts

The preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Frankston South Precincts	Objectives	Design Responses
1, 2, 6, 8, 9, 10, 11, 12, 13 & 14	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.
1 & 8	To maintain and enhance the continuous flow of vegetation across the landscape.	Provide open front fencing or post and wire style fencing, other than along heavily trafficked roads.
2, 3, 5, 7, 11, 12 & 14	To maintain the openness of the streetscape.	Provide no front fences, other than along heavily trafficked roads
4, 6 & 9	To maintain the openness of the streetscape.	Provide no front fences or low, open style front fences, other than along heavily trafficked roads.
6, 9, 10, 11 & 13	To minimise loss of front garden space and the dominance of car storage facilities.	Locate garages and car ports behind the line of the front dwelling.
6, 9 & 11	To minimise loss of front garden space and the dominance of car storage facilities..	Minimise paving in front yards, including the driveway.
4 & 5	To reflect the rhythm of existing dwelling spacing.	Buildings should be sited to create the appearance of space by providing setbacks on one side boundary and to reflect the existing spacing of buildings in the street.
2 & 6	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 side boundary and to reflect the existing spacing of buildings in the street.
3, 10, 11 & 13	To reflect the rhythm of existing dwelling spacing.	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.
7 & 12	To reflect the rhythm of existing dwelling spacing.	Buildings should be sited to create the appearance of space by providing setbacks on both side boundaries and the rear boundary and to reflect the existing spacing of buildings in the street.
10 & 11	To maintain and strengthen the coastal bush settings and the relationship to the	Prepare a landscape plan to accompany all applications for new dwellings that

Frankston South Precincts	Objectives	Design Responses
	landscape of the Sweetwater Creek environs and encourage the retention and planting of indigenous vegetation.	incorporates appropriate indigenous coastal species, particularly in areas visible from the street. Retain large native trees and provide for the planting of new native trees and understorey wherever possible.
6, 9, 10, 11, 14	To ensure that adequate space is available on site for retention and planting of vegetation.	Minimise building site coverage.
1, 7, 8 & 13	To ensure that adequate space is available on site for the retention and planting of vegetation.	Minimise building site coverage and areas covered by impervious surfaces.
6, 7, 8, 9, 10 11 & 14	To enhance the residential interface with the creek environment on sites adjacent to the creek.	Where a site adjoins Sweetwater Creek: Building mass should be located on the lot away from the creek. Buildings should be set back at least 10 metres from the creek reserve boundary or from any slope of 10% or greater. Minimise hard surfaces on sites adjoining the creek environment. Encourage no or low fences on creek boundary. High fences should be transparent or mesh.
10 & 11	To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	Articulate the form and elevation of buildings.
2, 3, & 14	To ensure that buildings and extensions do not dominate the streetscape.	Articulate the form and elevation of buildings.

The following statements, additional objectives and design responses apply to specific precincts.

Frankston South Precinct 1 (FS1)

Character Description

An area of large houses in extensive grounds, in a rural bush setting. There is extensive remnant bush vegetation in public reserves, roadside reserves and private gardens. House and garden designs and front boundary treatments are individualistic, but it is the rural bush landscape that unifies the character of the area. Open or farm fence style front boundary

treatments assist in allowing the vegetation to ‘flow’ across individual properties. Some roads have an informal, country lane character because they are narrow and either lack kerbs or have asphalt kerbs.

Preferred Neighbourhood Character Statement

The rural, remnant bush landscape and country lane character will be maintained, and strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the Sweetwater Creek environs.	<p>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs.</p> <p>Retain large, established native trees and understorey and provide for the planting of new native trees wherever possible.</p> <p>Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. (Locate footings outside root zone).</p>
To reflect the existing rhythm of dwelling spacing.	Buildings should be sited to create the appearance of space by providing setbacks on all boundaries and to reflect the existing spacing of buildings in the street.
To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.

Frankston South Precinct 2 (FS2)

Character Description

An area developed over the last two decades with larger than average blocks and large houses, in an undulating landscape that includes remnant bush vegetation. House and garden designs are individualistic, but spaciousness created by open front boundary treatments and large front setbacks provide a unifying characteristic.

Preferred Neighbourhood Character Statement

The spaciousness of the area, and the remnant vegetation character will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage consideration of the garden settings.	<p>Prepare a landscape plan to accompany all applications for new dwellings.</p> <p>Retain large, established native trees and</p>

Objectives	Design Responses
	understorey and indigenous vegetation, and provide for the planting of new native trees wherever possible.

Frankston South Precinct 3 (FS3)

Character Description

An area mainly developed over the last two decades, much of it with larger than average blocks and large single storey houses, in an area bordered by hedgerow trees from the former pastoral landscape. House designs are individualistic, but the openness of the streetscapes created by large front and side setbacks and a frequent lack of front fencing provide a unifying characteristic.

Preferred Neighbourhood Character Statement

Openness of the streetscapes will be maintained, and reminders of the former pastoral landscape will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening of the garden settings and the former pastoral landscape.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species. Retain large, established trees and any remnant vegetation, and provide for the planting of new native trees wherever possible.

Frankston South Precinct 4 (FS4)

Character Description

A recently developed area that differs from most 1990s subdivisions due to the partly grid based road layout, and the wide, grassed and planted interface between dwellings and the roadway. Houses are large and often two storey, and although front setbacks are small, the streetscapes have an openness created by the lack of front fences or low and open style front fences. Remnant rural trees form an important visual backdrop framing the area.

Preferred Neighbourhood Character Statement

The spacious interface between roadway and dwellings, openness of the streetscape and the rural treed backdrop, will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To strengthen the garden settings of the dwellings and rural treed backdrop.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large trees and indigenous vegetation wherever possible.

Frankston South Precinct 5 (FS5)

Character Description

A recently developed area with a variety of dwelling styles set in an establishing garden setting of an informal nature. There is a sense of openness in the streetscapes, resulting from the general absence of front fences, the wide nature strips and the space between buildings.

Preferred Neighbourhood Character Statement

The sense of openness in the streetscapes will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.

Frankston South Precinct 6 (FS6)

Character Description

A suburban area with a considerable amount of native planting in gardens and road reserves, bordered to the west by the 'bush corridor' of the Sweetwater Creek and the reservoir bushland reserve. The area has streetscapes of mixed native and exotic gardens and front fence treatment, dwelling size and style, position on the site, presence of street trees and width of nature strip. The presence of remnant indigenous trees provides a visual link with nearby natural reserves. The bush planting has the potential to be strengthened as the predominant characteristic of the area, through the use of indigenous planting, particularly on larger sites.

Preferred Neighbourhood Character Statement

The bush garden settings of the dwellings will be maintained, and the relationship of the area to the Sweetwater Creek environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
<p>To encourage the extension of the Sweetwater Creek vegetation qualities into the surrounding residential area and to strengthen the garden settings of the dwellings.</p> <p>To encourage the retention and planting of indigenous vegetation.</p>	<p>Prepare a landscape plan to accompany all applications for new dwellings.</p> <p>Retain large native trees and provide for the planting of new native trees and understorey wherever possible. (Locate footings outside root zone).</p> <p>Buildings should be setback sufficient distances from at least two boundaries to accommodate large trees.</p> <p>On sites larger than 700 square metres, buildings should be setback from all boundaries to accommodate large trees and other vegetation.</p>
<p>To reflect the rhythm of existing dwelling spacing.</p>	<p>On lots greater than 700 square metres, buildings should be sited to create the appearance of space by providing setbacks on both side boundaries and the rear boundary, and to reflect the existing spacing of buildings in the street.</p>

Frankston South Precinct 7 (FS7)

Character Description

A small area with larger than average blocks and large houses within an informal garden setting. They are located in a creekside setting adjoining a rural bush landscape with opportunities to provide closer links to this context. The presence of remnant indigenous trees provides a visual link with the creek reserve. House and garden designs are individualistic, but the spaciousness of the area due to the large front and side setbacks and open front boundary treatments provide a unifying characteristic.

Preferred Neighbourhood Character Statement

The spaciousness of the area will be maintained, and indigenous planting and the relationship of the area to the Sweetwater Creek environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
<p>To maintain and strengthen the rural bush setting and the relationship to the landscape of the Sweetwater Creek environs.</p> <p>To encourage the retention and planting of indigenous vegetation</p>	<p>Prepare a landscape plan to accompany all applications for new dwellings that incorporates appropriate native and indigenous coastal trees and understorey, particularly in areas visible from the street.</p> <p>Retain large native trees and indigenous vegetation.</p> <p>Buildings should be setback sufficient distances from both side and rear boundaries to accommodate large trees.</p>
<p>To ensure that new buildings and</p>	<p>Only architectural features that contribute to</p>

Objectives	Design Responses
extensions do not dominate the streetscape and wider landscape setting.	the achievement of other objectives may exceed the relevant building height limit.

Frankston South Precinct 8 (FS8)

Character Description

An area of large houses in extensive grounds, in a rural bush setting. There is remnant bush vegetation in public reserves, roadside reserves and private gardens, including those adjoining Sweetwater Creek. House and garden designs are individualistic, but it is the rural bush landscape that unifies the character of the area. Open or farm fence style front boundary treatments assist in allowing the vegetation to ‘flow’ across individual properties.

Preferred Neighbourhood Character Statement

The remnant bush landscape will be maintained, spaciousness of the area and its relationship to the Sweetwater Creek environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the rural bush landscape and the relationship to the vegetation qualities of the Sweetwater Creek environs. To encourage the retention and planting of indigenous vegetation.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs, and indigenous vegetation in areas visible from the street. Retain large, established native 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).
To reflect the existing rhythm of dwelling spacing.	Buildings should be sited to create the appearance of space by providing setbacks on all boundaries and to reflect the existing spacing of buildings in the street.
To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.

Frankston South Precinct 9 (FS9)

Character Description

An area with a considerable amount of native planting in gardens and road reserves, bordered to the south by the ‘bush corridor’ of the Sweetwater Creek. The area has mixed streetscapes in terms of garden and front fence treatment, dwelling size and style, position on the site, presence of street trees and width of nature strip. However, the spaciousness of

the garden settings is a unifying element and the bush planting has the potential to be strengthened as the predominant characteristic of the area. The presence of remnant indigenous trees provides a visual link with nearby natural reserves.

Preferred Neighbourhood Character Statement

The spacious garden settings of the dwellings and visibility of front gardens from the street will be maintained, and the bush character of the area and its relationship to the Sweetwater Creek environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the coastal bush settings and the relationship to the landscape of the Sweetwater Creek environs.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs, and indigenous vegetation in areas visible from the street.
To encourage the retention and planting of indigenous vegetation.	Buildings should be setback from at least two (2) boundaries sufficient distance to accommodate substantial vegetation. Retain large trees and provide for the planting of new native trees and understorey wherever possible. (Locate footings outside root zone.)
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 side boundary and preferably all side and rear boundaries, and to reflect the existing spacing of buildings in the street.

Frankston South Precinct 10 (FS10)

Character Description

The area rises up from the Sweetwater Creek, which provides a corridor of bushland along one edge of the precinct. Even though the garden styles of the area vary, vegetation usually dominates the streetscape and reduces the dominance of the buildings. It includes profusely planted gardens with a mix of natives and exotics and plainer, more typically 'suburban' gardens, but there are often mature trees (native and exotic) visible. The presence of remnant indigenous trees provides a visual link with nearby natural reserves. Dwelling eras and styles vary, and the area has streetscapes of mixed character, in terms of garden and front fence treatment, dwelling size and style, position on the site, presence of street trees and width of nature strip. However, the vegetative character is most evident when nature strips and front gardens are informally planted with native trees or large shrubs, with minimal interruption by front fences or driveways.

Preferred Neighbourhood Character Statement

Indigenous planting in public reserves will be maintained, and the established garden vegetation of the area and its relationship to the Sweetwater Creek environs will be strengthened.

Frankston South Precinct 11 (FS11)

Character Description

An area with a ‘coastal bush’ character, created by the well-vegetated streets and gardens. The Sweetwater Creek provides a corridor of bushland at the core of the precinct, and much of the planting within the residential area also has a bush quality, although there is also exotic planting. Dwelling eras and styles vary, and the area has streetscapes of mixed character, in terms of garden and front fence treatment, dwelling size and style, position on the site, presence of street trees and width of nature strip. However, spaciousness created by generous front and side setbacks and the coastal bush vegetation unify the area. This is most evident when nature strips and front gardens are informally planted with native trees or large shrubs, with minimal interruption by front fences or driveways.

Preferred Neighbourhood Character Statement

The spaciousness and coastal bush setting of the area and its relationship to the Sweetwater Creek environs will be strengthened.

Frankston South Precinct 12 (FS12)

Character Description

A coastal cliff sloping towards the beach, developed with individual houses, frequently large and designed to take advantage of the coastal views. The area has a spaciousness created by the large setbacks and frequent lack of front fences. The vegetation types and styles vary with many properties having established native gardens that reflect the coastal location. The landscape qualities of the area could be better reflected in the siting of buildings, choice of building materials and street planting.

Preferred Neighbourhood Character Statement

The visibility of front gardens will be maintained, and expression of the area’s underlying landscape form will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To strengthen the coastal character of the areas by planting of appropriate coastal species.	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 coastal species.
To provide for reasonable sharing of views to the ocean or coast.	Buildings should be sited to take into account the view corridors to the ocean or coast from nearby properties.
To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit. Locate buildings away from ridgelines.

Objectives	Design Responses
To encourage innovative architecture that respects the coastal settings.	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.
To use lighter looking building materials and finishes that complements the vegetation and coastal setting.	Use timber or other non-masonry sheeting or cladding materials where possible. Use subdued colours on external finishes.

Frankston South Precinct 13 (FS13)

Character Description

An area on top of a coastal cliff, sloping down towards the shore, or in some places Kackeraboite Creek, developed with individual houses of various eras, many large and designed to take advantage of the coastal views. Many of the blocks are very large, stretching from the Nepean Highway to the coastal edge. This is an area of 'buildings in grounds' rather than dwellings fronting streets. Some dwellings are hidden within their grounds, behind high walls, vegetation or hedges. The roads within the area have the character of intimate lanes, narrow and without footpaths. The larger planting in the grounds of houses, mixed exotic and native, is an important characteristic of the area.

Preferred Neighbourhood Character Statement

The larger planting in the grounds of houses will be maintained, and expression of the area's underlying landscape form and its relationship to the coast and Kackeraboite Creek will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the coastal garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes appropriate indigenous and native vegetation. Retain large native trees and provide for the planting of new native trees and understorey wherever possible.
To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	Incorporate building elements and details that contribute to a lightness of structure; including balconies, verandas, light transparent balustrading and gable ends. Only architectural features that contribute to the achievements of other objectives may exceed the relevant building height limit.
To use lighter looking building materials and finishes that complements the vegetation and coastal setting.	Use timber or other non-masonry sheeting or cladding materials where possible. Render, bag or paint masonry surfaces.

Objectives	Design Responses
To maintain the openness of the streetscape.	Provide open style front fences other than along highly trafficked roads.
To enhance the residential interface with the coast and creek environments on adjoining sites.	Where a site adjoins the coast, or Kackeraboite Creek; Building mass should be located on that part of the lot away from the coast or creek. The second storey component of any building should be set back from the ground floor coast or creek elevation a distance of at least the ground floor building height.

Frankston South Precinct 14 (FS14)

Character Description

An area with a 'coastal bush' character, arising from the well-vegetated streets and gardens. The Sweetwater Creek provides a corridor of bushland at the core of the precinct, and much of the planting within the residential area also has a bush quality, although there is also exotic planting. Dwelling eras and styles vary, and the area has streetscapes of mixed character, in terms of garden and front fence treatment, dwelling size and style, position on the site, presence of street trees and width of nature strip. However, spaciousness created by generous front and side setbacks and the coastal bush vegetation unify the area. This is most evident when nature strips and front gardens are informally planted with trees or large shrubs, with minimal interruption by front fences or driveways.

Preferred Neighbourhood Character Statement

The spaciousness and the coastal bush character of the area and its relationship to the Sweetwater Creek environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the coastal bush settings and the relationship to the landscape of the Sweetwater Creek environs.	Buildings should be setback from at least two (2) boundaries sufficient distances to accommodate substantial trees and vegetation.
To encourage the retention and planting of indigenous vegetation.	Retain large native and exotic trees and provide for the planting of new native trees and understorey wherever possible. (Locate footings outside the root zone). Prepare a landscape plan to accompany all applications for new dwellings incorporating appropriate native and exotic coastal species.
To minimise site disturbance and impact of the building on the landscape.	Minimise the use of retaining walls and batters.
To reflect the rhythm of existing dwelling spacing.	Buildings including garages should be sited to create the appearance of space by providing setbacks on both side boundaries and the rear boundary, and to reflect the

Objectives	Design Responses
	existing spacing of buildings in the street.
To minimise loss of front garden space and the dominance of car storage facilities.	Locate garages and car ports behind the line of the dwelling, or beside the dwelling within the roofline.
To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.

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C65**Langwarrin****Policy**

In the Langwarrin Precincts it is policy that the following Character Descriptions, Preferred Neighbourhood Character Statements, Objectives and Design Responses are taken into account when considering any application for buildings or works or to subdivide land.

Design Objectives and Design Responses that apply to multiple Langwarrin Precincts

The preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Langwarrin Precinct	Objectives	Design Responses
1, 2, 3 & 4	To encourage strengthening of the garden settings and encourage the retention and planting of indigenous vegetation.	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, particularly on larger sites. Provide adequate space for tree planting.
1, 2, 3, 4, 5	To maintain the openness of the streetscape.	Any front fence should be of a low open style.
1, 2, 4 & 6	To encourage building elements that respects 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.
2, 5 & 6	To minimise site disturbance and impact of the building on the	Buildings should be designed to follow the contours of the site or step

Langwarrin Precinct	Objectives	Design Responses
	landscape.	down the site.
1, 2, 3	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 side boundary and preferably both, and to reflect the existing spacing of buildings in the street.
4 & 5	To reflect the rhythm of existing dwelling spacing.	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.
1, 2, 3, 4 & 5	To ensure that buildings and extensions do not dominate the streetscape.	Articulate the form and elevation of buildings.

The following statements, additional objectives and design responses apply to specific precincts.

Langwarrin Precinct 1 (LW1)

Character 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.

Preferred Neighbourhood Character Statement

The spaciousness of the streetscapes will be maintained, and links with the surrounding landscape, including Boggy Creek will be strengthened.

Langwarrin Precinct 2 (LW2)

Character Description

House and garden designs are individualistic, but the openness of the streetscapes, arising from the regular front and side setbacks, the absence of front fencing, the single storey nature and views of front and rear gardens, which may include large trees and native vegetation, provides a unifying characteristic. 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.

Preferred Neighbourhood Character Statement

The spaciousness of the streetscapes will be maintained, and links with the surrounding landscape, including Boggy Creek will be strengthened.

Langwarrin Precinct 3 (LW3)

Character Description

Much of this area is recently developed with single storey dwellings of a variety of styles in a low level garden setting, which may include large trees and native vegetation. There is a sense of openness in the streetscapes, resulting from the general absence of front fences and the wide nature strips. Unlike the rest of Langwarrin, remnant bush vegetation is generally not visible behind dwellings, so the area does not appear to be linked to its surrounding landscape. The vegetated Boggy Creek and Little Boggy Creek watercourses are landscape features in some areas.

Preferred Neighbourhood Character Statement

The openness of the streetscapes will be maintained, and links with the surrounding landscape, including Boggy Creek and Little Boggy Creek will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage building elements that respects the creekside or any wetland environment and do not dominate the landscape.	Where a site adjoins Boggy Creek, Little 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.

Langwarrin Precinct 4 (LW4)

Character Description

This area contains a variety of recent, low scale dwelling styles in an informal garden setting. House and garden designs are individualistic, sometimes with larger houses on larger than average blocks surrounded by quite large shrubs and some large trees, including natives. There is a sense of openness in the streetscapes, resulting from the absence of front fences and the wide nature strips. Remnant bush vegetation is sometimes 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.

Preferred Neighbourhood Character Statement

The openness of the streetscapes will be maintained, and links with the surrounding landscape, including Boggy Creek environs will be enhanced.

Langwarrin Precinct 5 (LW5)

Character Description

House and garden designs are varied and large, on larger than average blocks, which may include large trees and native vegetation. The streetscapes have a sense of spaciousness as the low scale, 'ranch' style houses are set in grounds with generous front and side setbacks. Remnant bush vegetation is visible behind dwellings in much of Langwarrin, giving the place a feeling that it is linked to its surrounding landscape.

Preferred Neighbourhood Character Statement

The sense of spaciousness around the dwellings and into the streetscapes, and the links with the surrounding landscape will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening of the garden settings.	<p>Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species.</p> <p>Retain large, established trees and provide for the planting of new native trees wherever possible, particularly on larger sites.</p> <p>Provide adequate space for tree planting.</p>

Langwarrin Precinct 6 (LW6)

Character 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.

Preferred Neighbourhood Character Statement

The spacious, semi-rural and bushland qualities of the area will be maintained, links with the surrounding landscape, including Boggy Creek will be enhanced and development will be better absorbed into the landscape.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the native vegetation dominated streetscapes.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.
To encourage the retention and planting of indigenous vegetation.	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).
To reflect the existing rhythm of dwelling spacing.	Buildings should be set back from all boundaries to create a semi rural setting with space for generous landscaping.
To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	Use muted colours and tones on external finishes.
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.

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Langwarrin South

Policy

In the Langwarrin South Precincts it is policy that the following Character Descriptions, Preferred Neighbourhood Character Statement, Objectives and Design Responses are taken into account when considering any application for buildings or works or to subdivide land.

Langwarrin South Precinct 1 (LWS1)

Character Description

- This area is distinctive due to its semi-rural or 'bush parkland' character, with large sites of irregular shape and size. Dwellings are set in large grounds with an open, rural feel, or in bushy gardens with 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. Wetlands are a landscape feature in some parts of the area.

Preferred Neighbourhood Character Statement

The spacious, semi-rural and bushland qualities of the area will be maintained, and development will be better absorbed into the landscape.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the native vegetation dominated streetscapes.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and vegetation. 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).
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.
To reflect the existing rhythm of dwelling spacing.	Buildings should be set back from all boundaries to create a semi rural setting with space for generous landscaping.
To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	Use muted colours and tones on external finishes.
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.
To encourage building elements that respects any wetland environment and do not dominate the landscape.	Where a site adjoins a wetland; Building mass should be located on that part of the lot away from the wetland. The second storey component of any building should be set back from the ground floor wetland elevation a distance of at least the ground floor building height.

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Seaford

Policy

In the Seaford Precincts it is policy that the following Character Descriptions, Preferred Neighbourhood Character Statements, Objectives and Design Responses are taken into account when considering any application for buildings or works or to subdivide land.

Design Objectives and Design Responses that apply to multiple Seaford Precincts

The preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Seaford Precincts	Objectives	Design Response
4 & 5	To maintain and strengthen the coastal garden settings and encourage the retention and planting of indigenous	Retain existing coastal native and indigenous trees and understorey wherever possible. (Locate footings

Seaford Precincts	Objectives	Design Response
	vegetation.	outside root zone). Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species, including trees, with an emphasis on indigenous species.
8 & 9	To encourage strengthening the garden settings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species.
1 & 2	To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.
5 & 6	To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	Buildings adjoining the Wetlands should be designed to minimise visual impact when viewed from the wetlands reserve through the use of massing, forms, muted colours and materials.
1, 3, 4, 5 & 6	To maintain the openness of the streetscape.	Provide no or low, open style front fences, other than on heavily trafficked roads.
2 & 9	To maintain the openness of the streetscape.	Provide low or open style front fences other than on heavily trafficked roads.
5 & 7	To use lighter looking building materials and finishes that complements the vegetation and coastal setting.	Incorporate timber or other non-masonry sheeting or cladding materials where possible.
1, 3, 4, 5 & 6	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.
8 & 9	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.
3, 4, 8 & 9	To ensure that buildings and extensions do not dominate the streetscape.	Articulate the form and elevations of buildings.

The following statements, additional objectives and design responses apply to specific precincts.

Seaford Precinct 1 (SF1)

Character Description

An area with an openness to the streetscape, arising from the low, horizontal scale of the dwelling forms, the general absence of front fences, underground services, and the wide nature strips. The consistency of street tree planting could be improved to add to the vegetation of the area.

Preferred Neighbourhood Character Statement

The low scale horizontal form of the dwellings, and the openness of streetscapes will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening of the garden settings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species.
To encourage the use of indigenous species.	Retain existing native trees wherever possible and provide for the planting of indigenous trees and shrubs.

Seaford Precinct 2 (SF2)

Character Description

An area with an open streetscape character, arising from the low scale dwelling forms, the front setbacks, the absence of front fences (or presence of only low front fences), and the wide nature strips. There is also a sense of connection with the original non-urban landscape of the area, due to occasional large trees visible behind dwellings, the unusually large grounds of some dwellings, and the east end of East Road leads into a landscape beyond the edge of the built up area.

Preferred Neighbourhood Character Statement

The openness of the streetscape will be maintained, and the sense of connection to the original landscape of the area will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening of the garden settings and backdrop of canopy trees.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species and provides for planting of trees and other substantial vegetation.
To encourage the use of indigenous species.	

Objectives	Design Responses
	<p>Retain large, established trees and provide for the planting of indigenous trees and shrubs.</p> <p>Buildings should be setback from a side or rear boundary sufficient distance to accommodate at least one large tree, and more trees on larger sites.</p>
<p>To reflect the rhythm of existing dwelling spacing.</p>	<p>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.</p>

Seaford Precinct 3 (SF3)

Character 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.

Preferred Neighbourhood Character Statement

The openness of the streetscape will be maintained.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
<p>To encourage strengthening the garden settings.</p> <p>To encourage the use of indigenous species.</p>	<p>Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance plants, with an emphasis on indigenous species.</p>

Seaford Precinct 4 (SF4)

Character Description

An area of dwellings set within an informal coastal garden setting with mature Coast Banksias. There is a mix of dwelling styles and front boundary treatments unified by relatively consistent siting and low, horizontal building scale. Frequent weatherboard provides a lightness to the streetscape. Medium density housing is concentrated in that part of the area south of Boonong Avenue. The presence of native vegetation in a coastal environment is a distinguishing feature of the area and provides a visual link with nearby natural reserves. The well vegetated Kananook Creek reserve is a significant landscape feature in some parts of the area.

Preferred Neighbourhood Character Statement

The informal garden setting will be maintained, and the native, coastal planting character and relationship with the creek environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To ensure that buildings and extensions do not dominate the streetscape.	Use skillion, flat, single pitch or low pitched roof forms.
To use building materials and finishes that complements the streetscape, vegetation and coastal setting.	In streets where weatherboard predominates, use timber or other non-masonry sheeting or cladding materials where possible.
To encourage building elements that respects the creekside environment and do not dominate the landscape.	Where a site adjoins Kananook Creek; Building mass should be located on that part of the lot away from the creek. The second storey component of any building should be set back from the ground floor creek elevation a distance of at least the ground floor building height.

Seaford Precinct 5 (SF5)

Character Description

An area with a consistent low scale, horizontal emphasis of dwelling form and predominantly low, solid front fences creating a spaciousness in the streetscape. The area has something of a 'garden suburb by the sea' character, with the mixed dwelling styles set in established gardens, its grid pattern of streets, and early post war housing. This character is assisted by the open sky vistas that are found on the flat land near the sea. The frequent use of timber or fibro materials adds a lightness to the streetscape. The presence of remnant indigenous trees provides a visual link with nearby natural reserves. The Seaford Wetlands and well vegetated Kananook Creek reserve are significant landscape features in some parts of the area.

Preferred Neighbourhood Character Statement

The spaciousness of the streetscape will be maintained, and the coastal garden settings and relationship with the creek and wetlands environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	Use low pitched roof forms.
To encourage building elements that	Where a site adjoins Kananook Creek or the

Objectives	Design Responses
respects the creekside and wetland environment and do not dominate the landscape.	Seaford Wetlands; Building mass should be located on that part of the lot away from the creek or wetlands. 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.

Seaford Precinct 6 (SF6)

Character Description

An area with an open character, due to the usually consistent front setbacks, the general absence of front fences, and the wide nature strips. The building styles are eclectic in some areas, and side setbacks are often minimal, especially in the newer areas. The street tree planting could be used to unify the area and complement the garden vegetation. The Seaford Wetlands is a significant landscape feature in some parts of the area.

Preferred Neighbourhood Character Statement

The open, spacious streetscapes will be maintained and street tree planting and relationship with the wetlands environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To encourage strengthening the garden settings. To encourage the retention and planting of indigenous vegetation.	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance plants, with an emphasis on indigenous species. Retain large, established native trees.
To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	Articulate the form and elevations of buildings.
To encourage building elements that respect the wetland environment and do not dominate the landscape	Where a site adjoins the Seaford Wetlands; Building mass should be located on that part of the lot away from the wetlands. The second storey component of any building should be set back from the ground floor wetland elevation a distance of at least the ground floor building height.

Seaford Precinct 7 (SF7)

Character 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.

Preferred Neighbourhood Character Statement

The seaside character of the area will be maintained, and the indigenous coastal vegetation and relationship with the creek and foreshore environs will be strengthened.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To strengthen the coastal character of the areas by planting of appropriate coastal species.	Retain existing coastal native and indigenous trees and understorey wherever possible (Locate footings outside root zone.)
To encourage the retention and planting of indigenous vegetation.	Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate indigenous and native coastal species.
To provide for reasonable sharing of views to the ocean, creek or coast.	Buildings should be sited to take into account the view corridors to the ocean, creek or coast from nearby properties and public areas.
To reflect the rhythm of existing dwelling spacing.	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.
To minimise the visibility of buildings when viewed from the beach.	Only architectural features that contribute to the achievement of other objectives may exceed the relevant building height limit.
To encourage innovative architecture that respects the coastal settings.	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.
To minimise the impact of buildings over two storeys on the streetscape.	Parts of buildings over two (2) storeys should be recessed from the facade of lower levels, and setback at least three (3) metres from the front facade.
To use lighter looking building materials and finishes that complements the vegetation and coastal setting.	Use subdued colours on external finishes.
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.

Objectives	Design Responses
To enhance the residential interface with the creek environment.	Where a site adjoins Kananook Creek:
To encourage building elements that respects the creekside environment and do not dominate the landscape.	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.

Seaford Precinct 8 (SF8)

Character Description

A recently developed part of Seaford, much of it with larger dwellings on relatively small blocks, resulting in less space between houses and greater site coverage. Due to the lack of garden and street planting the area has a somewhat stark appearance at present. Many dwellings are two storey which, when combined with the closer spacing, produces a compact, more inwardly focused streetscape. Brick, render and tiles are widespread, but design styles have an eclectic variety typical of the 1990s. Absence of front fences gives a sense of openness in streetscapes. Street planting and planting of trees and shrubs in private gardens will soften the appearance of the area.

Preferred Neighbourhood Character Statement

Openness of the streetscape will be maintained, and the future capacity for vegetation will be enhanced.

Objectives and design responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain the openness of the streetscape.	Provide no front fences, other than on heavily trafficked roads.

Seaford Precinct 9 (SF9)

Character 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.

Preferred Neighbourhood Character Statement

The garden settings and openness of the streetscapes will be maintained.

22.08-10

Skye

03/09/2015
C104

Policy

In the Skye Precincts it is policy that the following Character Descriptions, Preferred Neighbourhood Character Statements, Objectives and Design Responses are taken into account when considering any application for buildings or works or to subdivide land.

Design Objectives and Design Responses that apply to both Skye Precincts

The preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Skye Precincts	Objectives	Design Responses
1 & 2	To encourage strengthening of the garden settings	Prepare a landscape plan to accompany all applications for new dwellings that utilises low maintenance species.
1 & 2	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 side boundary and to reflect the existing spacing of buildings in the street.
1 & 2	To ensure that buildings and extensions do not dominate the streetscape.	Articulate the form and elevations of buildings.
1 & 2	To maintain the openness of the streetscape.	Provide no front fences, other than on heavily trafficked roads.

The following statements apply to specific precincts.

Skye Precinct 1 (SK1)

Character Description

A recently developed area with dwellings set in informal garden settings and a variety of dwelling styles. There is a sense of openness in the streetscapes, resulting from the general absence of front fences, low scale of the dwellings and the wide nature strips.

Preferred Neighbourhood Character Statement

The sense of openness will be maintained.

Skye Precinct 2 (SK2)

Character Description

A mostly recently developed area with dwellings set in an informal garden setting with a variety of dwelling styles in a landscape with some native trees. There is a sense of openness in the streetscapes, resulting from the general absence of front fences and the wide nature strips. There are occasional views behind dwellings of native treed backdrops, and growing trees in gardens and nature strips.

Preferred Neighbourhood Character Statement

The sense of openness and the views of backdrops of native trees will be maintained.

22.08-11 Policy reference

03/09/2015
C104

Frankston City Neighbourhood Character Study, Planisphere and John Curtis Pty Ltd, 2002, including all Neighbourhood Character Precinct brochures.

Frankston City Council – Neighbourhood Character Precincts – Map 1

