

5.4 Foreshore 1

Existing Character Description

Foreshore 1 areas are defined by large scale dwellings with a strong relationship to the Port Phillip Bay and foreshore, and Kananook Creek. As a result, dwellings are often oriented to the coast to maximise views. The street network runs the length of the Nepean Highway and along the Frankston foreshore, with informal, sandy side streets leading to the foreshore, giving the area a distinctive coastal character.

Architectural styles are highly varied, with dwellings ranging from the inter-war period to modern and contemporary styles. Materials such as weatherboard, brick and fibro define the older building stock, whilst newer buildings incorporate materials such as metal, glass, render and finishes such as render. Roof forms are generally flat or gabled closer to the coast, with hipped and pitched roofs on older buildings.

Dwellings are sited on narrow lots with fine grain street frontages, which combined with car parking structures built to the front boundary and high solid fences, contributes to a compact and dominant built form character. Lots fronting the Nepean Highway are typically larger, and contain more frequent examples of multi-dwelling development.

The public and private realm is generally defined by native vegetation, including coastal shrubs and trees, as well as exotic vegetation planted within some front gardens. Nature strips feature small to medium sized trees and bushes which soften the visually dominant dwellings, fences and parking structures.

The street network is linear, with short side streets that lead to the foreshore and creek. Streets are formal and sealed, however side streets feature unsealed verges and often lead directly to the sandy foreshore. Whilst the topography is flat, there are frequent views down side streets to the coast and creek.

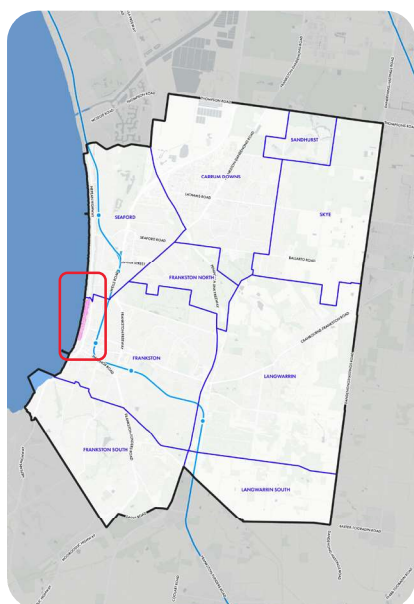


Figure 36. Foreshore 1 Key Map

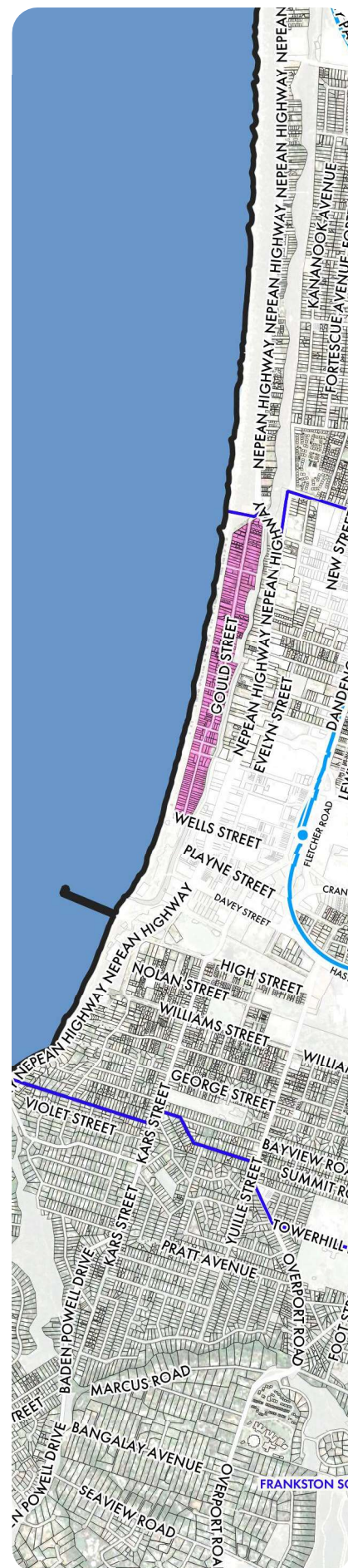


Figure 37. Foreshore 1 Area Map

Foreshore 1

Photos from the Character Area

Key attributes detailed in below images are summarised in the list opposite.

- Dwellings oriented toward foreshore views
- Linear street network, side streets leading to foreshore
- Narrow lots and fine grain street frontages
- Varied architectural styles, contemporary materials

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Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Mix of modern and contemporary dwellings Occasional Inter-war dwellings.
Building Materials	<ul style="list-style-type: none"> Brick, weatherboard and fibro more dominant on older dwelling stock. Render, glass and metal more dominant on contemporary dwelling stock, with heavy use of render.
Building Heights	<ul style="list-style-type: none"> Two storey dwellings are most prominent. Examples of single and triple storey developments.
Building Forms	<ul style="list-style-type: none"> Predominantly detached single dwellings. Examples of unit development on lots fronting Nepean Highway.
Roof Forms	<ul style="list-style-type: none"> Predominantly flat or gabled roofs Occasional hipped and pitched roof forms
Roof Materials	<ul style="list-style-type: none"> Tile and steel
Front Fencing	<ul style="list-style-type: none"> 1.5m high solid fences or no front fence
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> Predominantly 300-500sqm Some lots fronting Nepean Highway range up to 1,000sqm
Site Coverage	<ul style="list-style-type: none"> Moderate to high (30%-60%)
Front Setbacks	<ul style="list-style-type: none"> 3-7m
Side Setbacks	<ul style="list-style-type: none"> 1-3m
Siting	<ul style="list-style-type: none"> Consistent
Parking Structures	<ul style="list-style-type: none"> Garages often forward of the front facade
Vegetation	
Front Gardens	<ul style="list-style-type: none"> Coastal 'informal' character of native shrubs and grasses, with some canopy trees. Some examples of exotic and more formalised gardens.
Nature Strips	<ul style="list-style-type: none"> Irregular canopy tree planting, largely small to medium in size.
Views and Topography	
Topography	<ul style="list-style-type: none"> Flat with dunal landforms
Views	<ul style="list-style-type: none"> Intermittent views to Port Phillip Foreshore or Kananook Creek.
Streets	
Road Layout	<ul style="list-style-type: none"> Linear, north – south streets.
Road Surface	<ul style="list-style-type: none"> Sealed, some unsealed side streets
Footpaths	<ul style="list-style-type: none"> Largely no footpaths. Where footpaths are present, it is only on one side of the road
Drainage	<ul style="list-style-type: none"> Kerb and channel, or no formal drainage
Locations	<ul style="list-style-type: none"> Frankston, Seaford