

### 5.3 Bush Coastal 2

#### Existing Character Description

Bush Coastal 2 areas are defined by dwellings set on large lots, planted with high levels of vegetation that can sometimes obscure views of dwellings from the street. Streets are winding and often steeply sloping, affording occasional views across canopy lines to the surrounding hinterland.

Architectural styles are varied across the area, containing a mix of modern and contemporary designs, ranging from one to two storeys in height. In areas of steep topography, dwellings are often split level, appearing as a single storey dwelling from the street while containing additional storeys to the rear, hidden by the slope of the land. Dwellings are predominantly constructed of brick or render, and roof forms are generally hipped, gabled or flat.

Dwellings are located on large lots, with low site cover, and established vegetation surrounding the dwellings. Front setbacks are generous, and combined with the canopy trees and vegetation, many dwellings have limited visibility from the street. Some streets have more consistent siting patterns, whilst curvilinear cul-de-sacs are less consistent.

Front gardens are planted with a mix of exotic and native vegetation, including canopy trees, shrubs, bushes and grasses. Streets feature wide grassed verges with occasional canopy tree planting, which contribute to a sense of openness within the streetscape.

Streets are generally curvilinear and follow the topography of the land. Sealed roads with kerb and channel drainage and occasional footpaths contribute to a formal streetscape, which differentiates the area from other, more rural character areas.

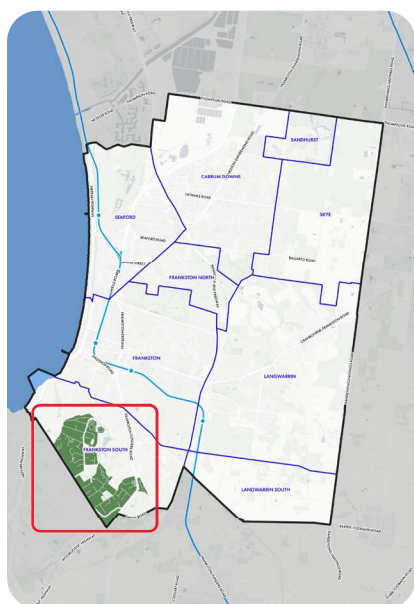


Figure 28. Bush Coastal 2 Key Map



Figure 29. Bush Coastal 2 Area Map

■ Bush Coastal 2

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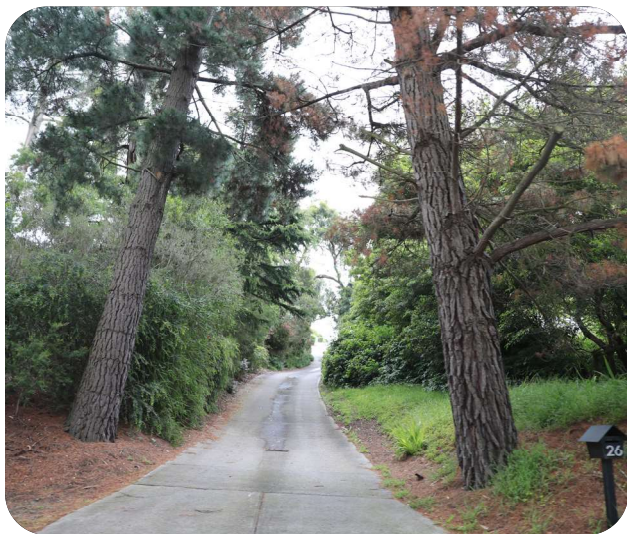


## Photos from the Character Area

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

BC2

- Dwellings set on large lots
- High levels of vegetation in the public and private realm
- Dwellings often obscured from view by vegetation
- Steeply sloping streets affording long range views



## Key Attributes

Character Element	Description
<b>Built Form</b>	
Architectural Style and Era	<ul style="list-style-type: none"> <li>Modern and Contemporary dwellings</li> </ul>
Building Materials	<ul style="list-style-type: none"> <li>Predominantly brick and render</li> </ul>
Building Heights	<ul style="list-style-type: none"> <li>Single and Double storey dwellings (including split storey, responding to the slope).</li> </ul>
Building Forms	<ul style="list-style-type: none"> <li>Predominantly detached single dwelling</li> </ul>
Roof Forms	<ul style="list-style-type: none"> <li>Hipped, gabled and flat roofs</li> </ul>
Roof Materials	<ul style="list-style-type: none"> <li>Tile and steel</li> </ul>
Front Fencing	<ul style="list-style-type: none"> <li>No front fencing is predominant feature.</li> <li>Some lots have fencing up to 1.5m, with post and wire, timber, solid brick or render. Fences are common on arterial roads.</li> </ul>
<b>Setbacks and Siting</b>	
Lot Sizes	<ul style="list-style-type: none"> <li>2500sqm+</li> </ul>
Site Coverage	<ul style="list-style-type: none"> <li>Low (10% to 20%)</li> </ul>
Front Setbacks	<ul style="list-style-type: none"> <li>20m+</li> </ul>
Side Setbacks	<ul style="list-style-type: none"> <li>15m+</li> </ul>
Siting	<ul style="list-style-type: none"> <li>Inconsistent</li> </ul>
Parking Structures	<ul style="list-style-type: none"> <li>Garages equal to or set behind façade</li> </ul>
<b>Vegetation</b>	
Front Gardens	<ul style="list-style-type: none"> <li>High level established gardens, mix of native and exotic vegetation</li> </ul>
Nature Strips	<ul style="list-style-type: none"> <li>Wide grassed nature strips, canopy tree planting</li> </ul>
<b>Views and Topography</b>	
Topography	<ul style="list-style-type: none"> <li>Moderate to steep</li> </ul>
Views	<ul style="list-style-type: none"> <li>Occasional views across dwellings to vegetation</li> </ul>
<b>Streets</b>	
Road Layout	<ul style="list-style-type: none"> <li>Predominantly curvilinear, winding roads</li> </ul>
Road Surface	<ul style="list-style-type: none"> <li>Sealed</li> </ul>
Footpaths	<ul style="list-style-type: none"> <li>Largely no footpaths.</li> <li>Where footpaths are present, it is only on one side of the road (and associated with a collector road).</li> </ul>
Drainage	<ul style="list-style-type: none"> <li>Kerb and channel, occasional rollover kerb</li> </ul>
Locations	<ul style="list-style-type: none"> <li>Frankston South</li> </ul>