

5.6 Foreshore 3

Existing Character Description

Foreshore 3 areas are defined by large scale dwellings with a strong relationship to the Port Phillip Bay and Kananook Creek. Dwellings are primarily oriented towards the coast to maximise views to the bay. The street network runs the length of the Nepean Highway with occasional informal side streets present along the edges of Kananook Creek, giving the area a distinctive character.

Architectural styles are varied, consisting of multi storey modern and contemporary dwellings, with an increasing presence of unit developments. Materials including brick and concrete render define the older building stock, whilst newer buildings incorporate materials such as metal, glass and other contemporary materials. Roof forms are generally flat or gabled closer to the coast, with hipped and pitched roofs on older buildings.

Dwellings are sited on long lots that are generally well vegetated and stretch toward Kananook Creek. Larger scale unit and apartment developments take advantage of the length of these lots, resulting in high building coverage. Whereas single dwellings are typically sited to front Nepean Highway with far lower site coverage.

Public realm vegetation is limited to intermittent planting of small trees along the verge of Nepean Highway. High levels of vegetation surround this character area, located within Kananook Creek and the foreshore reserve. Private realm vegetation is generally defined by native vegetation, including coastal shrubs and trees, as well as exotic vegetation planted within some front gardens.

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

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Figure 53. Foreshore 3 Key Map



Figure 52. Foreshore 3 Area Map

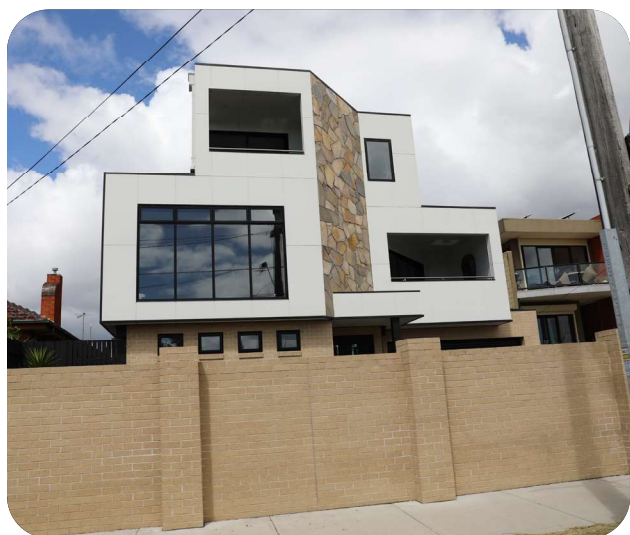
Foreshore 3

Photos from the Character Area

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

- Large, multi storey dwellings and unit developments
- Single dwellings on well vegetated lots
- Dwellings built to maximise bay views
- Varied architectural styles and materials

F3



Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Mix of post war, modern and contemporary dwellings
Building Materials	<ul style="list-style-type: none"> Mix of brick, weatherboard, render, steel and glass
Building Heights	<ul style="list-style-type: none"> Mix of 1 to 3 storeys
Building Forms	<ul style="list-style-type: none"> Mix of detached single dwellings and unit/apartment development
Roof Forms	<ul style="list-style-type: none"> Predominantly flat roofs, occasional hipped and gabled
Roof Materials	<ul style="list-style-type: none"> Tile and steel
Front Fencing	<ul style="list-style-type: none"> Predominantly high solid front fences, occasional low and transparent
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> 1000m²+ Pockets of smaller lots between 300-600m²
Site Coverage	<ul style="list-style-type: none"> Low to Moderate (30%-55%), depending on dwelling typology
Front Setbacks	<ul style="list-style-type: none"> 6-8m, some dwellings sited further into lot with 10m+ setbacks
Side Setbacks	<ul style="list-style-type: none"> 3-6m
Siting	<ul style="list-style-type: none"> Consistent
Parking Structures	<ul style="list-style-type: none"> Predominantly in line with dwelling
Vegetation	
Front Gardens	<ul style="list-style-type: none"> Low to Medium level established landscaping Mix of exotic and native vegetation
Nature Strips	<ul style="list-style-type: none"> Grassed nature strips, intermittent planting of small trees
Views and Topography	
Topography	<ul style="list-style-type: none"> Flat
Views	<ul style="list-style-type: none"> Clear views to bay and surrounds from dwellings
Streets	
Road Layout	<ul style="list-style-type: none"> Linear, Nepean Highway
Road Surface	<ul style="list-style-type: none"> Predominantly sealed Occasional unsealed roads closer to Kananook Creek
Footpaths	<ul style="list-style-type: none"> Footpaths on one side of Nepean Highway
Drainage	<ul style="list-style-type: none"> Predominantly kerb and channel Areas of informal swale drainage closer to Kananook Creek
Locations	<ul style="list-style-type: none"> Frankston, Seaford