

5.9 Garden Suburban 2

Existing Character Description

Garden Suburban 2 areas are defined by modern and contemporary dwellings, set on modest lots with low to medium level formal gardens. Dwellings are generally built closer to front and side boundaries and are consistently sited, contributing to a uniform streetscape. Low levels of vegetation in the public realm results in visually dominant dwellings and parking structures.

Architectural styles consist predominantly of modern and contemporary era development, with brick and render being the predominant building material across the area.

Dwellings are sited on modest lots, with moderate to high levels of site coverage depending on the era of development. Setbacks to front and side boundaries are generally small, however, there is often sufficient space for low to medium levels of vegetation planting.

Front gardens are generally formally planted, and include small trees, shrubs and other vegetation. Private gardens are complemented by consistent canopy tree planting in older areas, while contemporary subdivisions feature low level planting that has yet to reach maturity.

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The street network is a grid pattern, however there are instances of cul-de-sacs in some locations. Where cul-de-sacs do occur, they maintain regular lot shapes and consistent dwelling siting. Roads are formal, with kerb and channel or rollover drainage.

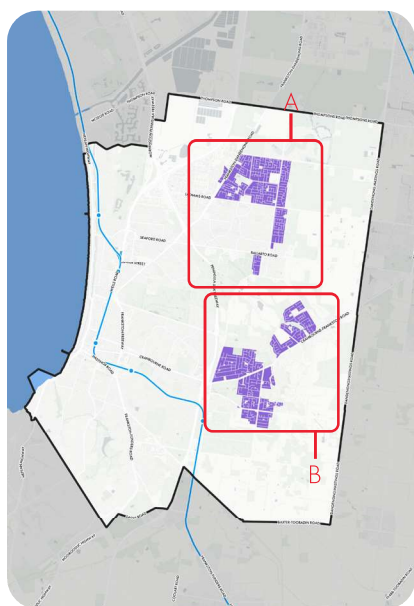


Figure 78. Garden Suburban 2 Key Map

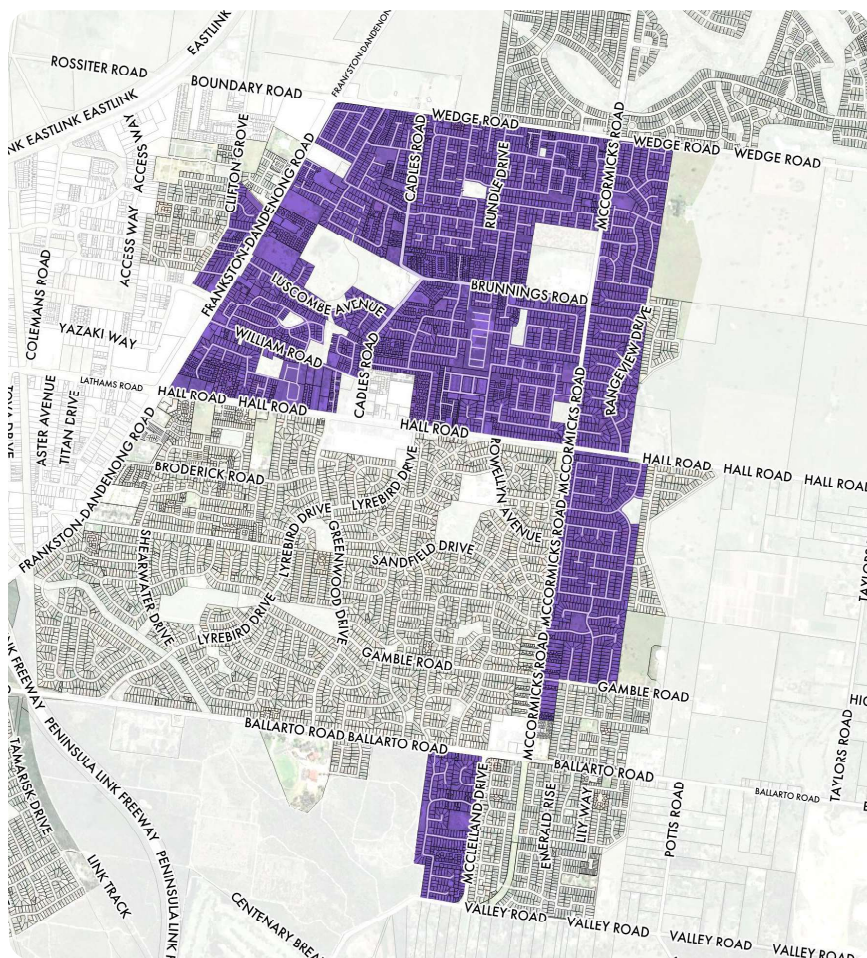


Figure 79. Garden Suburban 2 Map A

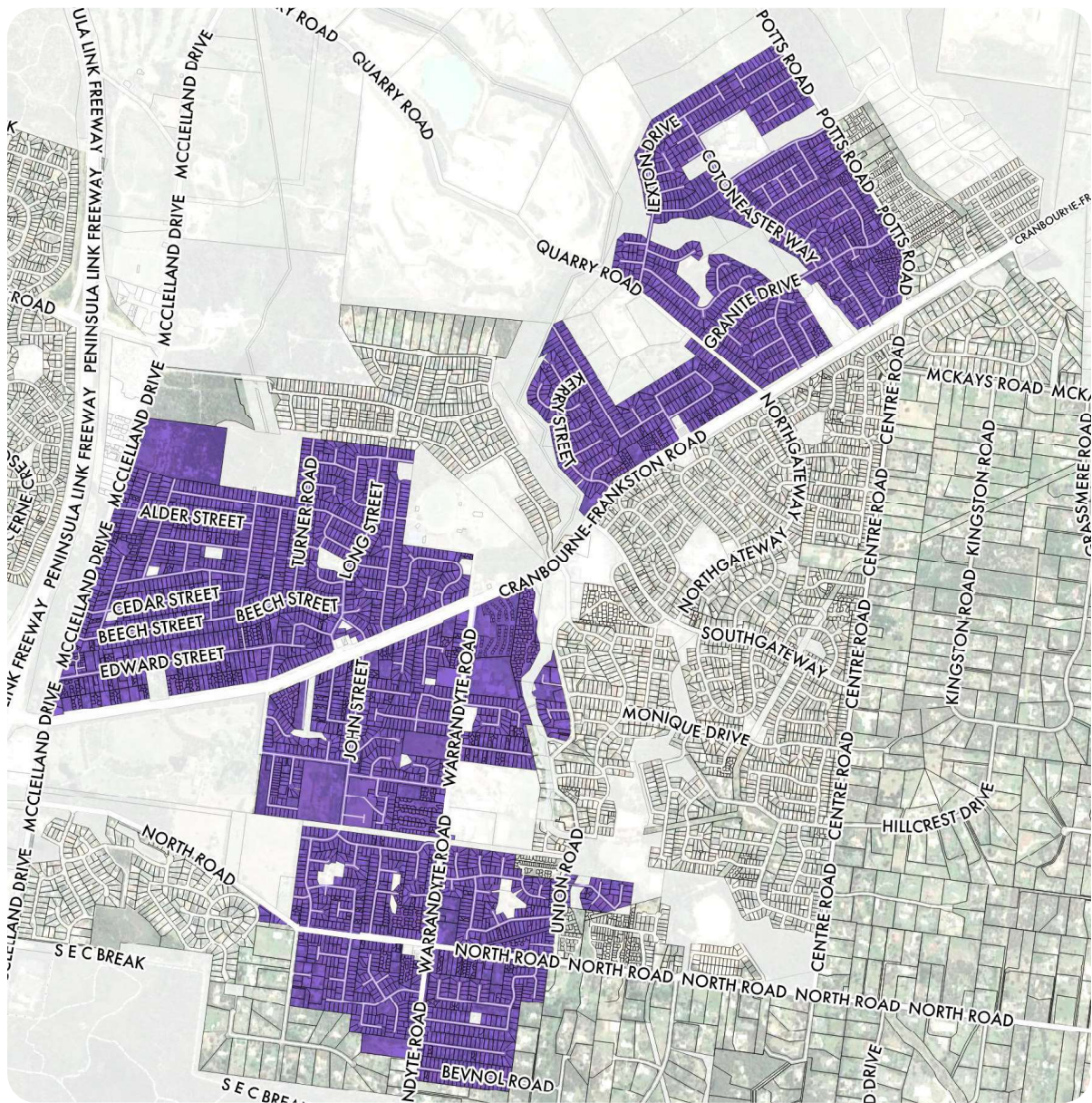


Figure 80. Garden Suburban 2 Map B

Garden Suburban 2

Photos from the Character Area

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

- Modern and contemporary dwellings
- Low to medium levels of vegetation
- Dwellings sometimes built to side boundaries
- Consistent siting, regular shaped lots



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Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none">Mix of post war housing and modern dwellingsIncreasing contemporary infill.
Building Materials	<ul style="list-style-type: none">Predominantly brick and render
Building Heights	<ul style="list-style-type: none">Predominantly 1-2 storeys
Building Forms	<ul style="list-style-type: none">Predominantly detached single dwellings.Infill semi detached and attached townhouses though parts of Carrum Downs.
Roof Forms	<ul style="list-style-type: none">Predominately pitched roofs.Occasional gabled and hipped roofs
Roof Materials	<ul style="list-style-type: none">Tile or metal
Front Fencing	<ul style="list-style-type: none">Mix of no fencing, and low timber front fences
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none">500-700sqm
Site Coverage	<ul style="list-style-type: none">Moderate (35%-55%)
Front Setbacks	<ul style="list-style-type: none">4-6m
Side Setbacks	<ul style="list-style-type: none">0-3m
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 gardens, often with native vegetation.
Nature Strips	<ul style="list-style-type: none">Grassed nature strips, regular canopy tree planting, varied maturity.
Views and Topography	
Topography	<ul style="list-style-type: none">Predominantly flat, moderate slopes in some areas
Views	<ul style="list-style-type: none">No significant views
Streets	
Road Layout	<ul style="list-style-type: none">GridOccasional cul-de-sacs
Road Surface	<ul style="list-style-type: none">Sealed
Footpaths	<ul style="list-style-type: none">Generally footpaths on both sides of street
Drainage	<ul style="list-style-type: none">Kerb and channel
Locations	<ul style="list-style-type: none">Frankston North, Langwarrin, Carrum Downs Seaford