

5.2 Bush Coastal 1

Existing Character Description

The Bush Coastal 1 areas are defined by dwellings set amongst spacious, highly vegetated lots and curvilinear and winding streets, with moderate to steep topography leading toward Sweetwater Creek and affording occasional views across rooftops.

Architectural styles are varied, with a significant amount of post-war era housing stock dispersed with contemporary infill development. Dwellings are predominantly finished with brick and weatherboard, while newer development utilises materials including render, steel and glass.

Dwellings are generally set on spacious lots, with footprints that allow for substantial vegetation planting around them. Front setbacks are generous, and often accommodate canopy trees and significant ground cover vegetation. Inconsistent dwelling siting contributes to a diverse street rhythm, with dwellings often angled away from the street, creating opportunity for further landscaping and contributing to the sense of spaciousness within the streetscape.

Front gardens are heavily vegetated, including a mix of exotic and native species, which typically comprises canopy trees, shrubs, bushes and grasses. Private gardens are complemented by intermittent canopy tree planting in nature strips, which are generally varied in terms of species and size.

Streets are predominantly curvilinear and follow the rolling topography, affording views across the tops of dwellings to surrounding vegetation. Streets are formal; sealed with kerb and channel drainage and footpaths.

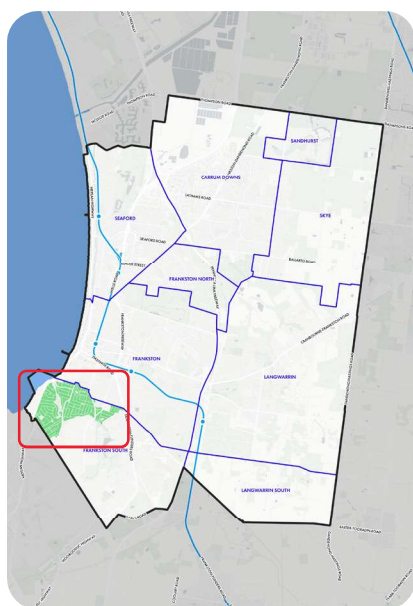


Figure 20. Bush Coastal 1 Key Map

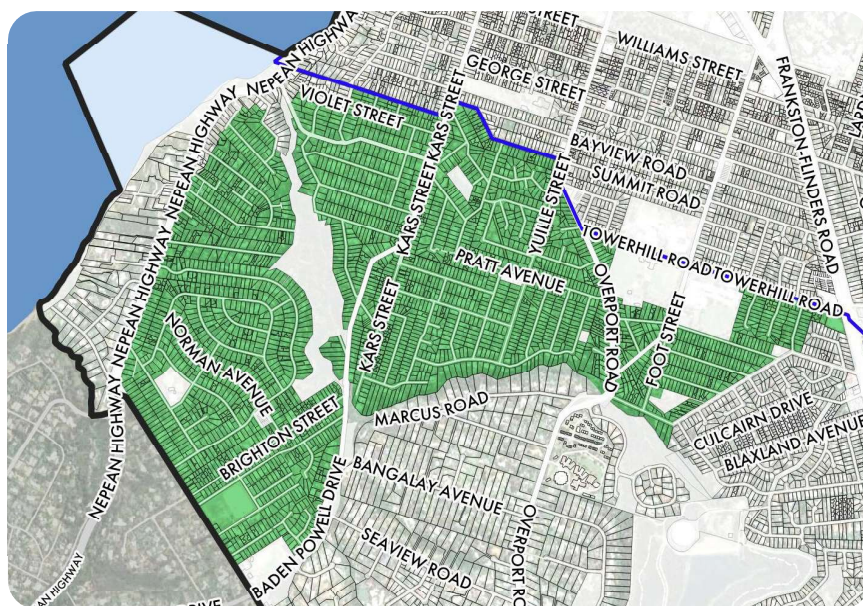


Figure 21. Bush Coastal 1 Area

■ Bush Coastal 1

Photos from the Character Area

BC1

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

- Dwellings set on spacious lots
- High levels of vegetation in the private realm
- Curvilinear and winding streets
- Varied architectural styles



Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Mix of post war and modern dwellings Occasional contemporary infill
Building Materials	<ul style="list-style-type: none"> Predominantly brick and weatherboard Occasional render in newer builds
Building Heights	<ul style="list-style-type: none"> Mix of single and double storey
Building Forms	<ul style="list-style-type: none"> Predominantly detached single dwelling Occasional detached and semi-detached infill development
Roof Forms	<ul style="list-style-type: none"> Hipped and pitched roofs Examples of flat and gabled roofs closer to the coast
Roof Materials	<ul style="list-style-type: none"> Tile and steel
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"> 600sqm – 1000sqm
Site Coverage	<ul style="list-style-type: none"> Low to moderate (20% to 50%)
Front Setbacks	<ul style="list-style-type: none"> 4m to 9m
Side Setbacks	<ul style="list-style-type: none"> 1m to 4m
Siting	<ul style="list-style-type: none"> Inconsistent
Parking Structures	<ul style="list-style-type: none"> Garages equal to or set behind façade
Vegetation	
Front Gardens	<ul style="list-style-type: none"> Medium to high level established gardens, native vegetation and modest to large canopy trees
Nature Strips	<ul style="list-style-type: none"> Irregular canopy tree planting
Views and Topography	
Topography	<ul style="list-style-type: none"> Moderate to steep
Views	<ul style="list-style-type: none"> Occasional views across dwellings to vegetation
Streets	
Road Layout	<ul style="list-style-type: none"> Predominantly curvilinear, winding roads
Road Surface	<ul style="list-style-type: none"> Sealed
Footpaths	<ul style="list-style-type: none"> Footpaths predominantly on one side of the road
Drainage	<ul style="list-style-type: none"> Kerb and channel
Locations	<ul style="list-style-type: none"> Frankston South