

## 5.5 Foreshore 2

### Existing Character Description

Foreshore 2 areas are defined by large, multi-level dwellings set along the prominent ridgelines of Oliver's Hill and surrounding area, built to maximise views to the bay. A diversity of building eras and materials contribute to a distinct built form character when viewed from nearby streets at lower elevations.

Architectural styles are mixed, with the area reflecting an evolution of building styles from post war to modern and contemporary dwellings. Older dwellings are typically finished with either brick or weatherboard, while newer development utilises materials including render, steel and glass.

Dwellings are generally set on large, narrow lots and in many cases are built to maximise site coverage. However, due to the size of these lots, there is often room to retain or plant new vegetation. Dwellings are generally consistently sited, contributing to a relatively uniform street rhythm. In some cases, dwellings are sited towards the rear of a lot to capture views, disrupting the consistent pattern of built form when viewed from the street.

Front and rear yards generally contain medium to high levels of exotic planted vegetation. Remnant and planted native vegetation is present in some gardens, but is not as common. Intermittent planting of small to medium street trees in nature strips complement the vegetated setting of adjacent lots.

Streets are predominantly straight and narrow, with instances of cul-de-sacs in some locations. They typically follow the steep slope of the land and can afford expansive views to the bay and surrounding areas. Streets are largely sealed with formal kerb and channel drainage, however in locations closer to the bay, streets can be unsealed and feature no formal drainage.

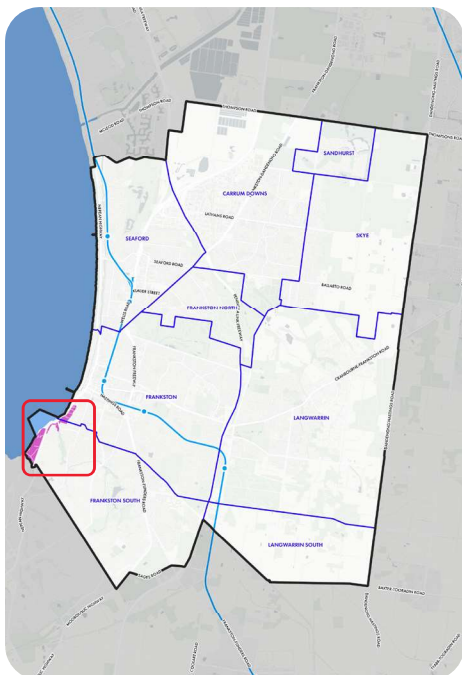


**Figure 44.** Foreshore 2 Key Map

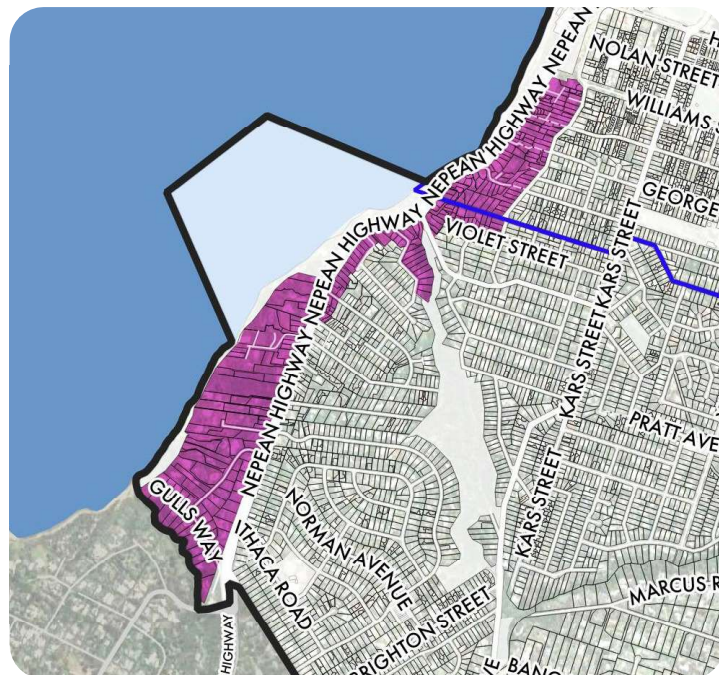


**Figure 45.** Foreshore 2 Area Map

## Photos from the Character Area

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

- Large, multi storey dwellings
- Dwellings set along ridgelines with significant views
- Steeply sloping streets
- Varied architectural styles and materials

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## Key Attributes

| Character Element           | Description                                                                                                                                                         |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built Form</b>           |                                                                                                                                                                     |
| Architectural Style and Era | <ul style="list-style-type: none"> <li>Mix of post war, modern and contemporary dwellings</li> </ul>                                                                |
| Building Materials          | <ul style="list-style-type: none"> <li>Mix of brick, weatherboard, render, steel and glass</li> </ul>                                                               |
| Building Heights            | <ul style="list-style-type: none"> <li>Predominantly 2 to 3 storeys</li> </ul>                                                                                      |
| Building Forms              | <ul style="list-style-type: none"> <li>Predominantly detached single dwellings</li> <li>Occasional unit development</li> </ul>                                      |
| Roof Forms                  | <ul style="list-style-type: none"> <li>Mix of 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>Mix of either no fences, high solid or high transparent fences</li> </ul>                                                    |
| <b>Setbacks and Siting</b>  |                                                                                                                                                                     |
| Lot Sizes                   | <ul style="list-style-type: none"> <li>1000m<sup>2</sup>+</li> <li>Pockets of smaller lots between 300-600m<sup>2</sup></li> </ul>                                  |
| Site Coverage               | <ul style="list-style-type: none"> <li>Moderate (30%-55%)</li> </ul>                                                                                                |
| Front Setbacks              | <ul style="list-style-type: none"> <li>5-9m</li> </ul>                                                                                                              |
| Side Setbacks               | <ul style="list-style-type: none"> <li>1-4m</li> </ul>                                                                                                              |
| Siting                      | <ul style="list-style-type: none"> <li>Consistent</li> </ul>                                                                                                        |
| Parking Structures          | <ul style="list-style-type: none"> <li>Predominantly in line with dwelling</li> </ul>                                                                               |
| <b>Vegetation</b>           |                                                                                                                                                                     |
| Front Gardens               | <ul style="list-style-type: none"> <li>Medium level established landscaping</li> <li>Mix of exotic and native vegetation</li> </ul>                                 |
| Nature Strips               | <ul style="list-style-type: none"> <li>Grassed nature strips, intermittent planting of small trees</li> </ul>                                                       |
| <b>Views and Topography</b> |                                                                                                                                                                     |
| Topography                  | <ul style="list-style-type: none"> <li>Steep topography, with dwellings sided on cliff edge</li> </ul>                                                              |
| Views                       | <ul style="list-style-type: none"> <li>Clear views to bay and surrounds from dwellings</li> <li>Intermittent bay views from streets at higher elevations</li> </ul> |
| <b>Streets</b>              |                                                                                                                                                                     |
| Road Layout                 | <ul style="list-style-type: none"> <li>Curvilinear, winding</li> </ul>                                                                                              |
| Road Surface                | <ul style="list-style-type: none"> <li>Predominantly sealed</li> <li>Occasional unsealed roads closer to bay foreshore</li> </ul>                                   |
| Footpaths                   | <ul style="list-style-type: none"> <li>Generally no footpaths</li> </ul>                                                                                            |
| Drainage                    | <ul style="list-style-type: none"> <li>Predominantly kerb and channel</li> <li>Areas of informal swale drainage closer to bay foreshore</li> </ul>                  |
| Locations                   | <ul style="list-style-type: none"> <li>Frankston, Frankston South</li> </ul>                                                                                        |