

6.13 Bush Coastal 2

Preferred Character Statement

High levels of vegetation including occasional large canopy trees and frequent lower level trees dominate the streetscapes of this precinct. Combined with the predominately unmade roads, there is limited delineation between public and private realm.

Dwellings sit well below the existing tree canopy and utilise natural materials and colours to sit within the vegetated landscape.

Generous front and side setbacks are provided to allow for the retention of remnant vegetation, as well as the continued planting of native, coastal vegetation and gardens.

Absent or low and permeable front fences allow for views through to dwellings and front garden areas.

Key Characteristics



Architectural Style

- Modern, occasional contemporary



Dwelling Type

- Single detached dwelling



Material & Form

- Predominantly weatherboard or fibro, occasional brick



Roof Styles

- Hipped / flat, tiled / metal roofs



Setbacks

- 7-9m front
- 1-3m to one side, 2-5m from the other



Height

- Single storey and double storey mix



Orientation

- Generally sited parallel to the street, occasional dwelling informally sited



Car Storage

- Primarily equal with dwelling, occasionally forward of dwelling



Garden Styles

- High levels of established coastal vegetation, native and exotic
- Occasional native or exotic canopy trees (8m+)
- Frequent lower level native trees (3-5m)



Fencing

- Frequently absent front and side, occasional timber/solid fencing



Public Realm

- High levels of coastal informal vegetation in nature strips, no footpaths, unsealed roads, swale drains



Topography

- Flat



Views and Vistas

- Intermittent views down neighbourhood streets to shoreline



Street Layout

- Modified grid, occasional curvilinear

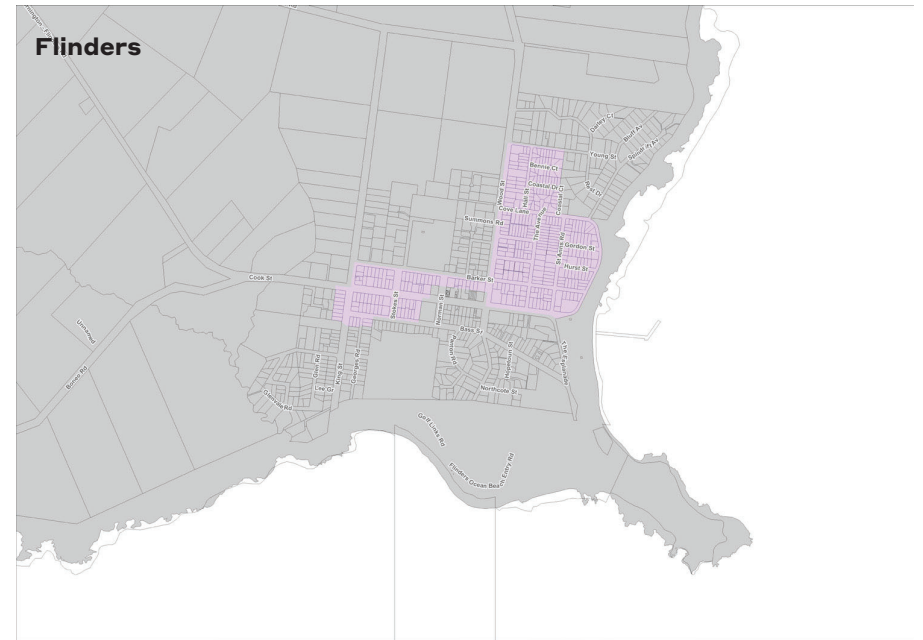
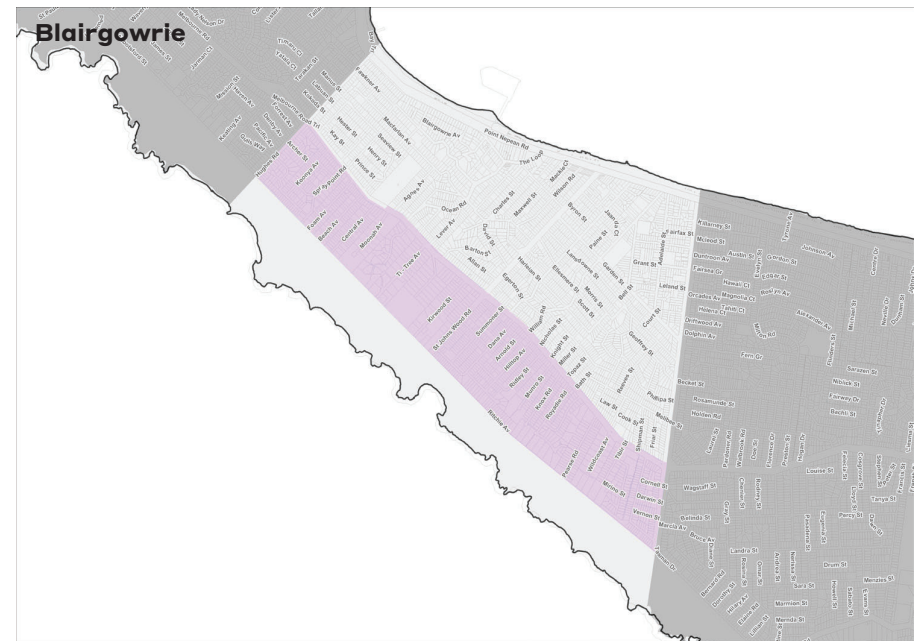
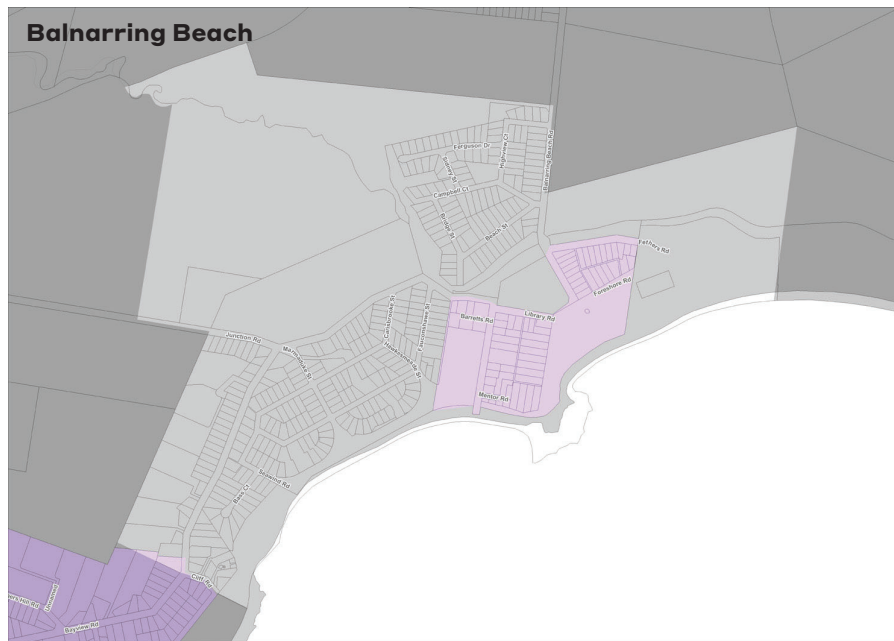


99 Bush Coastal 2 Streetscape - Merricks Beach



100 Bush Coastal 2 Streetscape - Merricks Beach

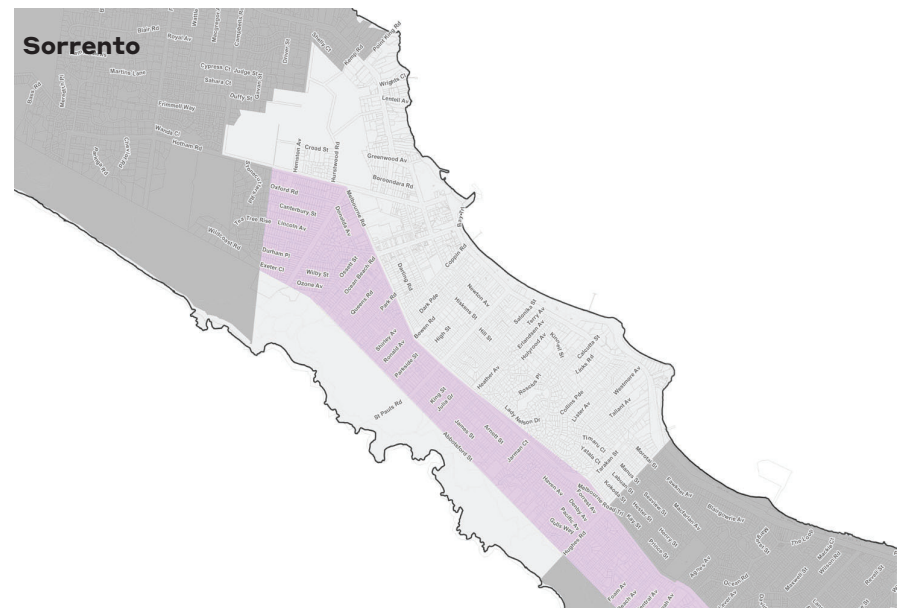
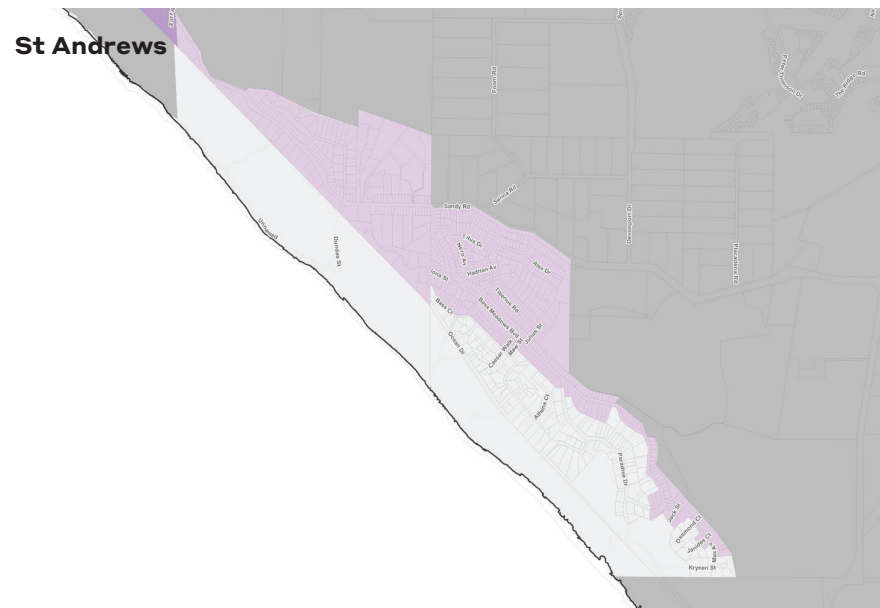




A detailed map of Mt. Martha, Victoria, Australia. The map shows a coastal town with numerous streets and a central area highlighted in pink. The highlighted area includes streets such as Mount Rd, Chapel Rd, and others. The map also shows the coastline, surrounding areas, and various landmarks.

The map shows the town of Shoreham, Delaware, with a pink-shaded area indicating the proposed new elementary school site. The site is located near the intersection of Highway 1 and Highway 102, adjacent to the Delaware Bay. Surrounding streets include Highway 1, Highway 102, and various local roads like Shoreham Rd, Main St, and others. The map also shows the Delaware Bay and the town's boundary.

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Design Guidelines - Bush Coastal 2

Character Elements	Objective	Design Responses
Building height and form	To ensure that new buildings and extensions do not dominate the streetscape.	New development should complement the 1-2 storey building height and forms of existing dwellings. Buildings and extensions should not penetrate the tree canopy, where a canopy is present. Developments should minimise the need for cut and fill throughout the site. Buildings should provide prominent eaves.
Siting and setbacks	To maintain and reinforce the predominant building alignment along the street.	Buildings should be set back a minimum of 1m from one side boundary and 3m from the other side boundary to enable the planting and growth of medium to large trees and understorey planting. Buildings should be sited to take into account the sharing of view corridors to the shoreline from nearby properties and public areas. If more than one dwelling is proposed, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation.
Building materials, design and details	To ensure new dwellings positively respond to the preferred building materials and styles of the precinct.	Use muted finishes to complement the predominant existing palette of materials in the area, such as weatherboard. Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs and light transparent ballustrading. Solar panels, air conditioning, rainwater tanks, bins and storage should be located to minimise their visual impact.
Gardens and landscaping	To maintain and strengthen the coastal garden character of the area.	Retain existing coastal native and indigenous trees and understorey wherever possible (Locate footings outside tree protection zone.) Provide for one area within the front set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree. Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate native coastal species. Plant vegetation around dwellings, including trees. Where a tree is to be removed, it is to be replaced on site with a tree of a similar height. Buildings should not exceed 40% site coverage. Provide at least 40% of the site as permeable surface.
Garage storage and vehicle access	To minimise the dominance of car parking access and structures and to retain the existing street rhythm.	Locate garages and carports to the side or rear, behind the line of the dwelling. Minimise paving in front yards, including the driveway. Provide only one vehicular crossover per typical site frontage.
Front fencing	To maintain and strengthen the spaciousness and bush character of front gardens and the view of these gardens and trees from the street.	Provide no or a low, open style front fence up to 1.2m in height. Provide no, or a low, open style side fence up to 1.2m in height from the front of the dwelling. On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.