

Monash existing and preferred landscape character types

Introduction

These character sheets document the site assessment and analysis process to determine the existing and preferred landscape character across the City of Monash. The sheets are intended to be read in conjunction with the Strategy Report and form an Appendix to it.

The main purpose of the Monash Urban Landscape Character and Canopy Vegetation Strategy is to provide a clear direction to achieve the preferred landscape character

and tree canopy cover as Monash develops to accommodate the forecast population growth and development. The Strategy covers both public and private land.

A key aim of the Strategy is to protect the *Garden City Character* as described in the *Municipal Strategic Statement*, which is essentially a sense of greenness created by significant tree canopy cover with large vegetated setbacks and areas of open space.

Site assessment and existing landscape character type

Detailed site assessment work has been undertaken to document the existing landscape character. The landscape character is defined as the interplay of natural physical elements including the topography, geology, vegetation and natural features along with the effects of human influences including land use and built character. The dominant characteristic from each element has been selected to form the existing landscape character type descriptions - for

example 'Elevated suburban tall Eucalypt landscape character'.

For the site assessment work, the strategy used the precinct boundaries from the *Monash Urban Character Study 1997*. The preferred landscape character precinct boundaries vary from these as they respond to the both the natural and urban character.

Natural physical elements and characteristics

Characteristics	Description
Topography	
Elevated	Significant views to surrounding features.
Undulating	Steeply and gently undulating landform.
Established	Relatively flat.
Vegetation	
Tall Eucalypt	Vegetation with the appearance of <i>Eucalyptus</i> species and taller than 10m.
Evergreen	Retains leaves all year and includes native and exotic vegetation.
Deciduous	Loses leaves seasonally during autumn and winter
Exotic	Non-native deciduous and evergreen vegetation.
Decid & E'green	Combination of deciduous and native evergreen vegetation.
Natural features	
Compact	Vegetation generally at or below the roofline of single storey buildings.
Garden	Residential gardens or commercial landscaping around buildings.
Landscape	Refers to the entire area including the streetscapes, open space and private gardens/landscaping.
Creek valley	Lower elevations adjacent to the waterways.
Creek ridgeline	Higher elevation overlooking the waterways.
Open space	Public open space including parks and reserves.

Land use and built character elements

Element	Description
Early 1900s	Period architecture from the late 1800s to the late 1930s.
Suburban	Post WWII mainly single storey detached dwellings with more than 2m side and 7m front setbacks, rear gardens and a dominance of vegetation.
Modified suburban	Post WWII detached dwellings interspersed with contemporary dwellings with a larger built form footprint and typical 1m side setbacks along with 2 Lot subdivisions and unit developments.
Post 2000 redevelopment	Mainly 2-storey detached or semi-detached dwellings, typically no front fences and underground power.
Urban	Medium to high-density greater than 2 storeys in height
Commercial/ industrial	This includes a range of commercial/industrial precincts and business parks.
Aged care	Retirement villages and aged care facilities.
Golf course	Private and public golf courses

Preferred landscape character types

In response to the research undertaken for this Strategy including the review of existing relevant Council policies and strategies, mapping canopy tree cover across the municipality and the extent of forecast change that is proposed, the project team has developed the preferred landscape character

types to strengthen and protect the *Garden City Character* in the future.

Some preferred landscape character types retain or strengthen the existing character while others proactively change it to meet the Strategy objectives. The preferred landscape character type precincts are shown in the diagram.

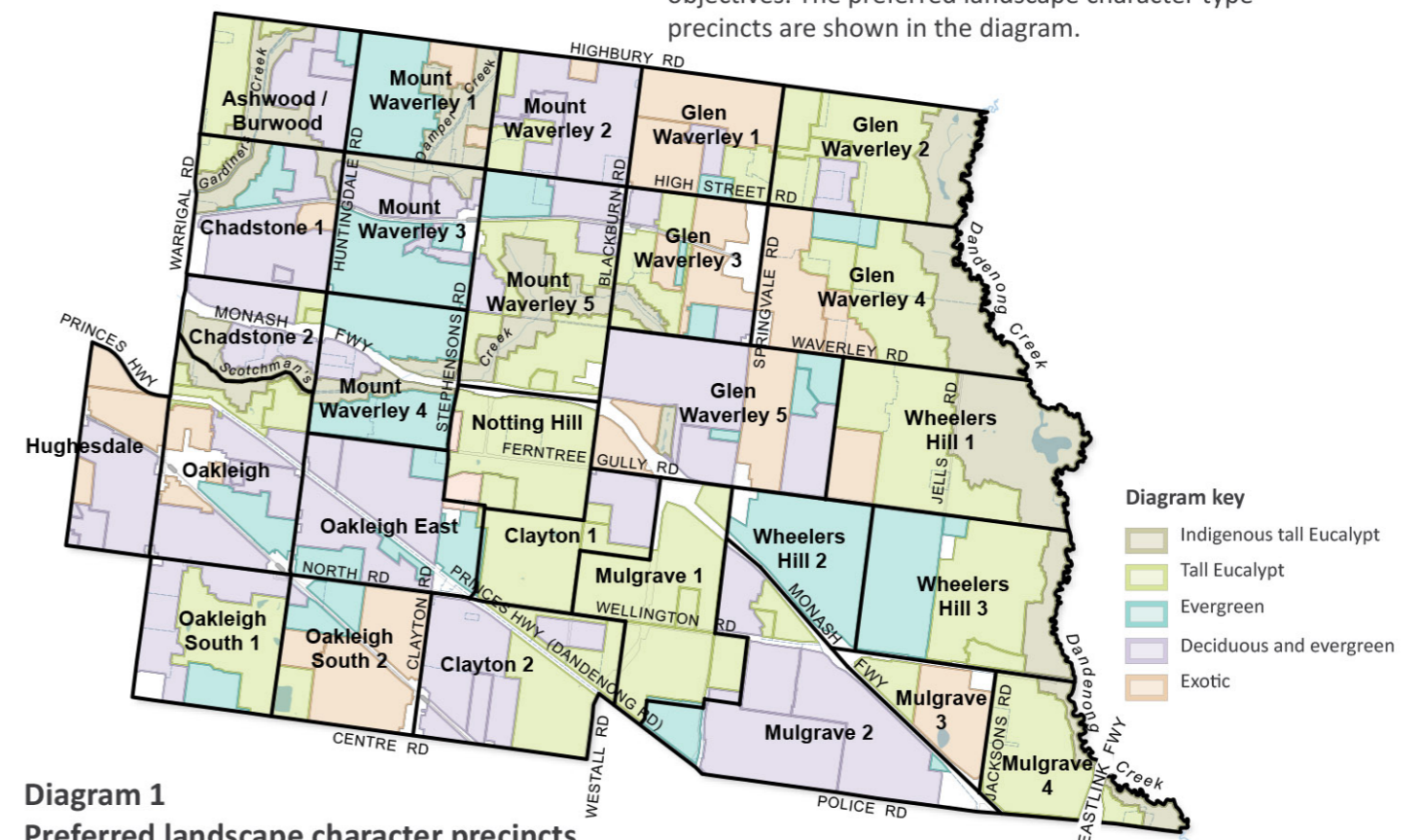
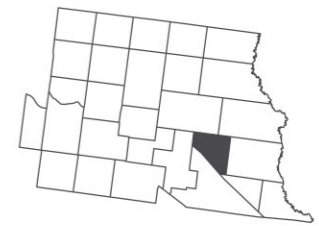


Diagram 1 Preferred landscape character precincts

Whealers Hill 2 - Existing landscape character



Tree canopy cover

Now (2016)		What's changed since 1992	
	22%		+ 3%
	30%		- 9%
	50%		+ 8%

Distinguishing features

- Relatively flat topography.
- Lum Reserve includes native and indigenous canopy tree cover.
- Schools have a predominantly native landscape character.
- Predominantly residential land use.
- Brandon Park Shopping Centre adjoins the precinct.
- Monash Freeway adjoins the precinct.

Existing landscape character

Summary of architectural character

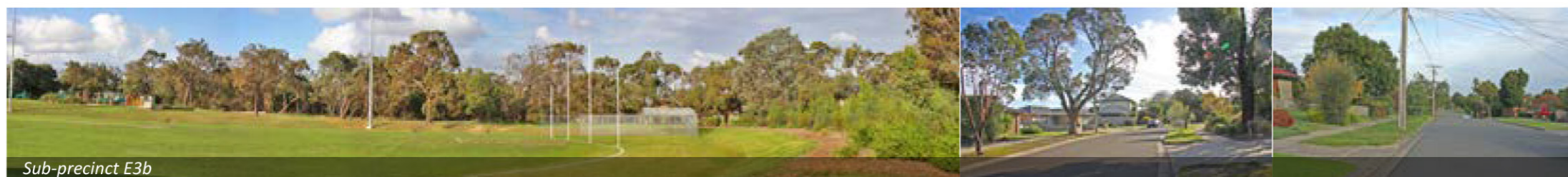
The dominant architectural character is single and 2-storey 1970s double fronted brick veneer dwellings with shallow pitched roofs, with a some additional contemporary 2-storey dwellings.

E3b Gently undulating suburban evergreen landscape character Characterised by relatively flat topography and established residential gardens with decorative flowering shrubs, small and large trees. A predominance of low and no fences to the gardens means they contribute to the streetscapes. Due to the scattered nature of the street tree planting, the private gardens strongly contribute to the character. Lum Reserve has a framework of Eucalypts contributing the canopy tree cover in this precinct.



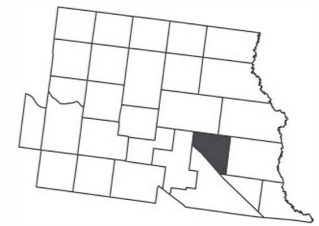
Drawing Key

- Existing open space
- Education Use (Public)
- Education Use (Private)
- Mixed Use & Retail / Commercial Use
- Heritage Overlay (HO)
- Design Development Overlay (DDO)
- Urban Character Precincts
- Waterways / water bodies
- The urban character precinct code shown on the plan is from the City of Monash Urban Character Study 1997.



Sub-precinct E3b

Wheelers Hill 2 - Preferred landscape character



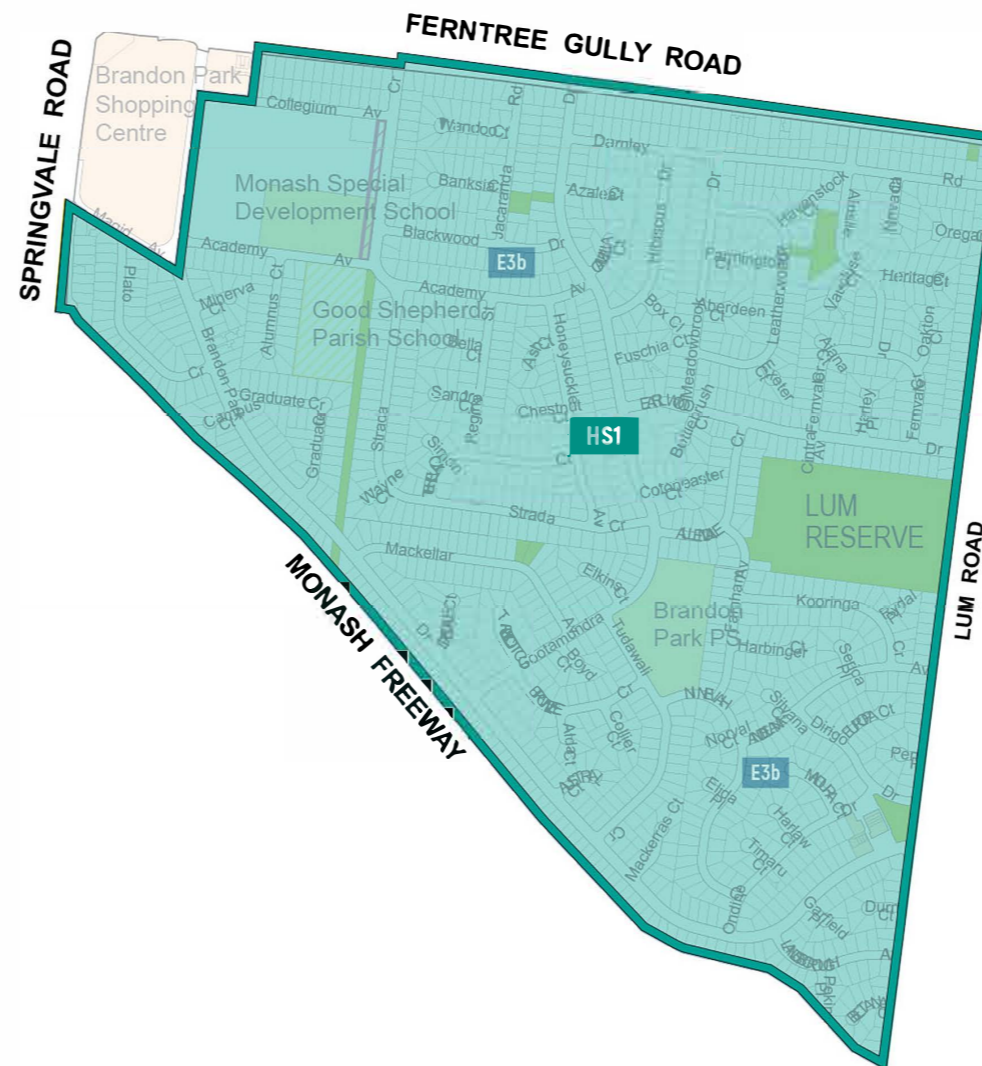
Overall summary of preferred landscape character

- Strengthen the native and evergreen landscape character of this precinct to complement Lum Reserve and the dominant garden style character.
- Increase the presence of large evergreen trees to increase canopy cover and greening to address the existing and new 2-storey dwellings.

Preferred landscape character for each sub-precinct

HS1 Hilly native garden suburban evergreen landscape character

- Retain and plant new large predominantly native evergreen trees on private land to increase the canopy cover.
- Retain and require new developments to have low or no front fencing and a predominance of planting rather than built form.
- Plant predominantly avenue style large evergreen trees in the collector roads to increase the tree canopy cover and strengthen the landscape character.
- In the smaller residential streets, plant additional street trees of the same species as infill to achieve avenue style plantings.



Landscape character type key

- CH** Creek habitat corridor
- CV** Creek valley environs
- US** Undulating leafy garden suburban
- GS** Gently undulating leafy garden suburban
- HS** Hilly native garden suburban
- EE** Early 1900s exotic garden style
- WP** Waverley Park exotic urban
- GC** Native garden commercial/ industrial
- UC** Urban greening commercial/ industrial

Vegetation type key

- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic

