

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.

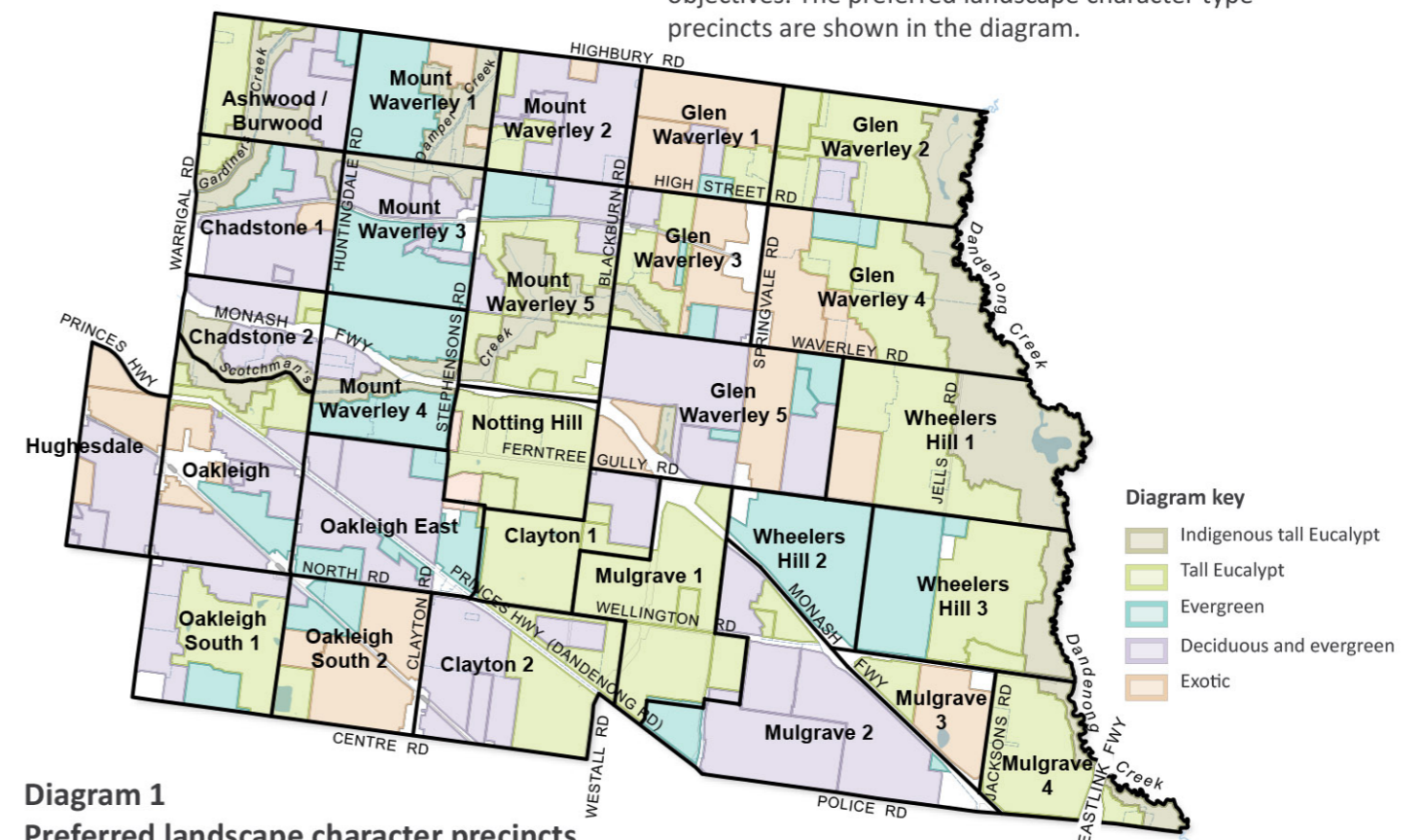
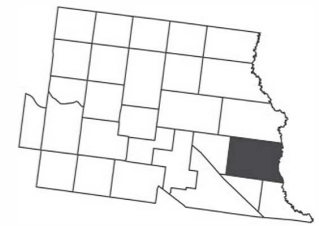
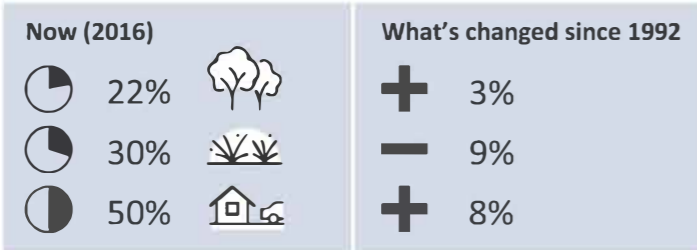


Diagram 1 Preferred landscape character precincts

Whealers Hill 3 - Existing landscape character



Tree canopy cover (excl. Dandenong Creek)



E3b Undulating modified suburban compact evergreen landscape character Characterised by small evergreen trees and shrubs on private land and small native street trees with occasional large Eucalypt overstorey trees. The compact vegetation and low profile single storey dwellings emphasises the visual prominence of more recent 2-storey dwellings.

G1 Undulating post 2000 redevelopment evergreen landscape character Characterised by an open park setting with contemporary double storey dwellings and no clear definition between private and public land. Native trees are the dominant tree planting character and the small infill development overlooks a central wetland referred to as Gallery Place.

G2 Undulating post 2000 redevelopment tall Eucalypt landscape character Characterised by the presence of native and indigenous overstorey trees contrasting with low exotic planting around the dwellings of Cumberland retirement village.

Distinguishing features

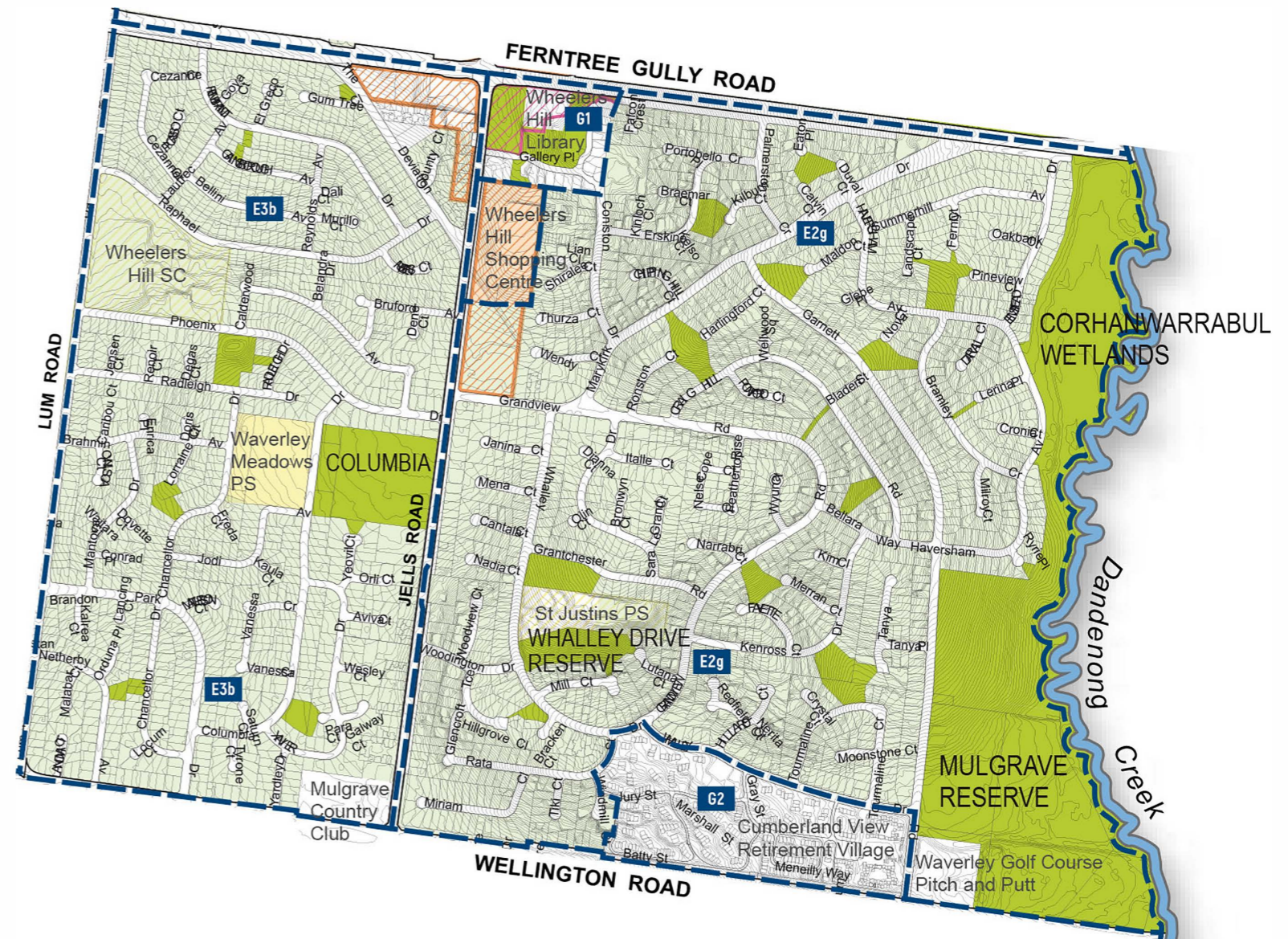
- Natural landscape values of Dandenong Creek and Corahanwarrabul Wetlands.
- Steeply undulating topography.
- Views to the Dandenong Ranges.
- Predominantly residential land use and curvilinear subdivision pattern.
- Remnant indigenous vegetation including tall Eucalypts providing overstorey canopy trees in many of the open spaces and on the school land.
- Compact evergreen private garden styles with a dominance of pruned and topiary conifers.

Existing landscape character

Summary of architectural character

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

E2g Creek valley suburban compact evergreen landscape character Characterised by undulating, predominantly small evergreen street trees and low exotic evergreen vegetation in gardens, particularly pruned conifers and palms. Occasional large evergreen trees in the streetscapes complement the Dandenong Creek valley.



Sub-precinct E3b

Sub-precinct G1



Sub-precinct E2g

Sub-precinct E3b

Sub-precinct G1

Sub-precinct G2

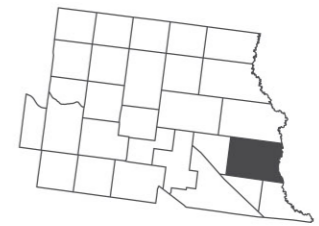
Sub-precinct E2g – Dandenong Creek & Corahanwarrabul Reserve

Drawing Key

- Existing open space
- Private golf course
- Education Use (Public)
- 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.



Whealers Hill 3 - Preferred landscape character



Overall summary of preferred landscape character

- Strengthen the biodiversity values along Dandenong Creek corridor with additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.
- Increase the presence of the native tall Eucalypt style trees in the creek valley environs to complement the Dandenong Creek corridor environs while maintaining and contrasting to the manicured private gardens.
- West of Jells Road, increase the leafy green character through increased canopy cover reducing the visual prominence of fencing and built form.

Preferred landscape character for each sub-precinct

CHS Creek habitat corridor suburban tall indigenous Eucalypt landscape character

- Continue to strengthen the indigenous vegetation values in the public open space along the creek corridor.
- Encourage use of local provenance indigenous plants in private gardens where they directly adjoin the Dandenong Creek corridor to strengthen the biodiversity values, while retaining existing established native trees.
- Encourage the use of native and where appropriate indigenous species in private gardens that are further away from Dandenong Creek (i.e. not directly adjoining) including tall Eucalypt style species.

CVR Creek valley environs retirement living tall Eucalypt landscape character

- Protect the remnant indigenous canopy trees in the retirement village including regular assessment and remedial work to retain these large trees in good condition.
- Plant additional indigenous or Eucalypt style canopy trees for shade to this retirement village.
- Plant additional medium sized trees for shade including deciduous trees as required to provide adequate summer shade in this retirement village.

CVS Creek valley environs suburban tall Eucalypt landscape character

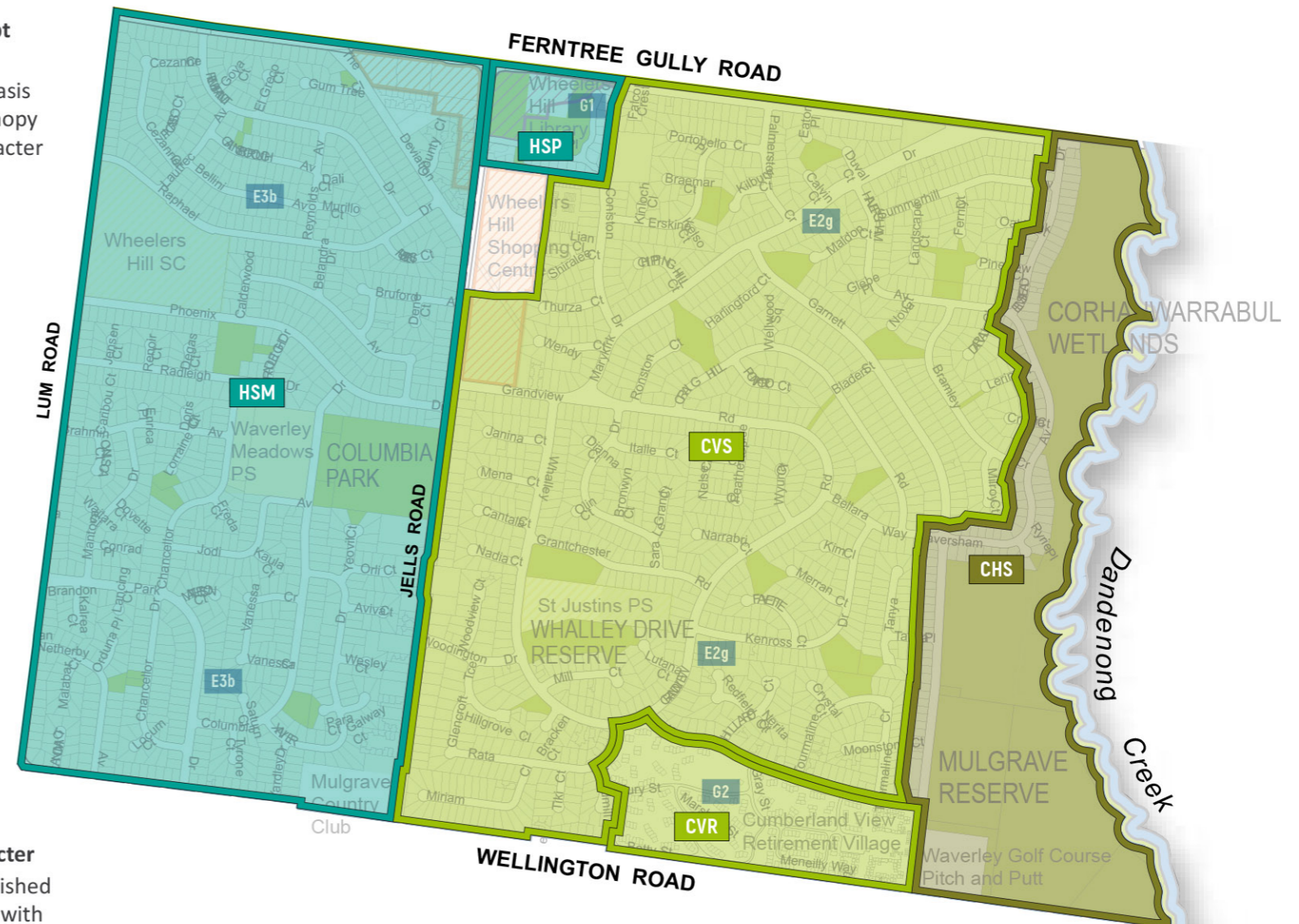
- Retain and plant large evergreen trees and emphasis on tall Eucalypt style planting to increase tree canopy cover on private land and break up the built character of 2-storey dwellings.
- Retain the distinctive manicured garden style prevalent in this precinct.
- Plant additional tall Eucalypt style street trees, particularly in the collector streets to increase canopy cover and soften the predominance of 2-storey dwellings.

HSM Hilly native garden modified suburban evergreen landscape character

- Retain and plant new large predominantly native evergreen trees on private land to increase the canopy cover.
- Encourage the removal of high front and side fences and replace with low, low transparent or no front fence and increased planting.
- Plant predominantly avenue style large evergreen trees in the collector roads and medium evergreen trees in the smaller streets to increase the tree canopy cover and strengthen the landscape character.

HSP Hilly native garden suburban post 2000 redevelopment evergreen landscape character

- The Gallery Place redevelopment has been established with a predominantly native landscape character with excellent integration between the public and private realm.
- Introduce appropriate planning controls to retain open landscape integration between the private and public realm including lack of front fencing.



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

