

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.

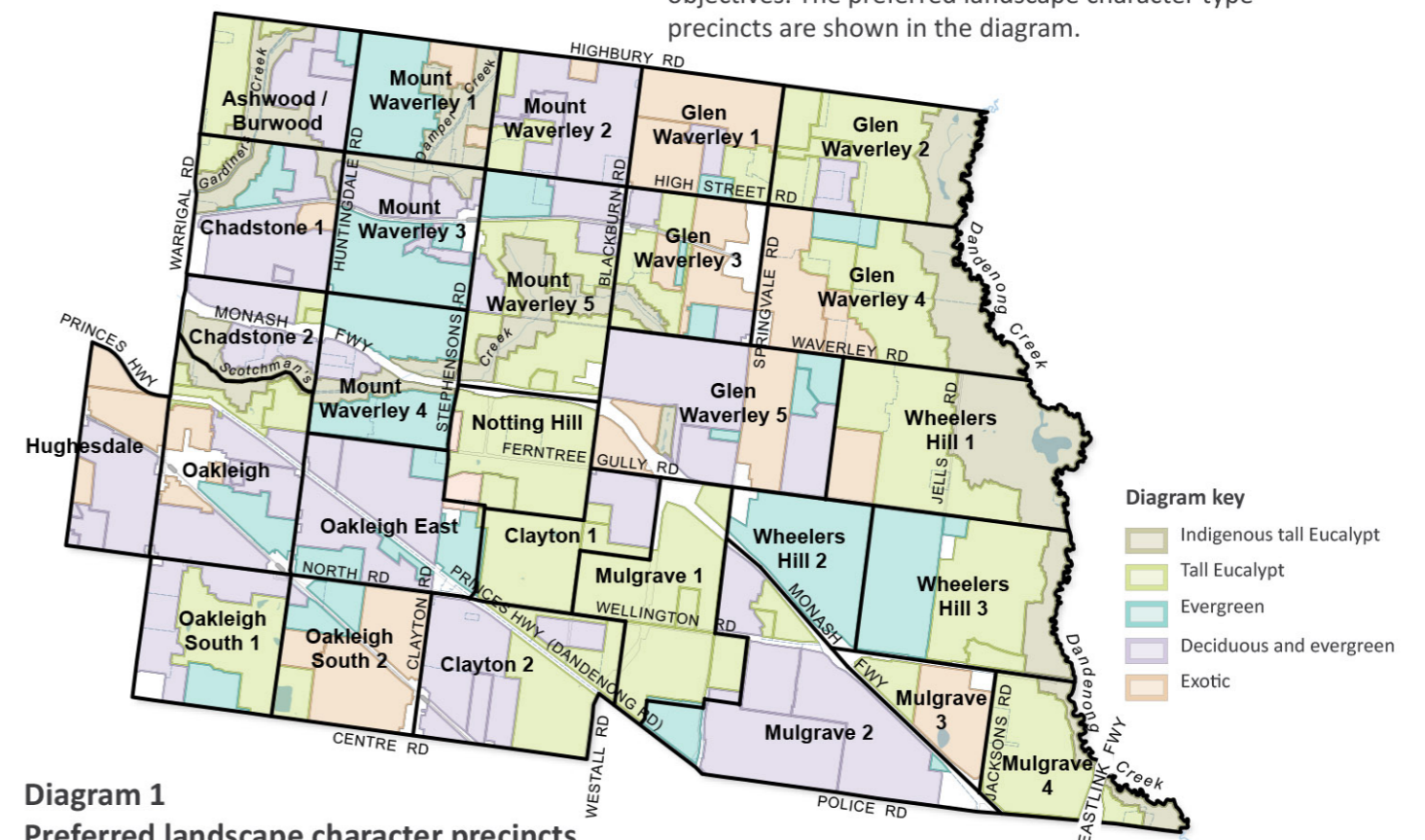
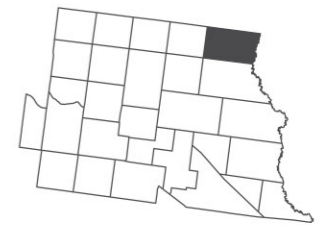
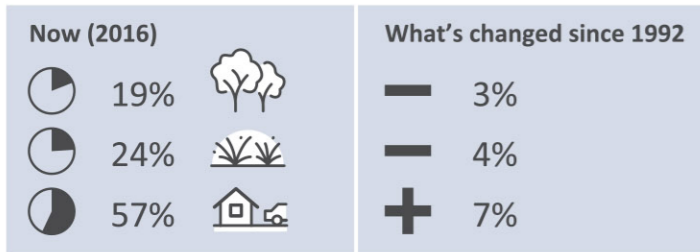


Diagram 1 Preferred landscape character precincts

Glen Waverley 2 - Existing landscape character



Tree canopy cover



Distinguishing features

- Elevated and steeply undulating topography with expansive views to the east and the Dandenong Ranges.
- Dandenong Creek corridor with an indigenous landscape character.
- The public open space has a predominantly native landscape character including some remnant indigenous trees and bushland.
- Presence of scattered large Eucalypts on both public and private land.
- Predominantly residential land use.
- Suburban character with landscaped gardens around dwellings.

Existing landscape character

Summary of architectural character

The dominant architectural character is a combination of pressed cream brick veneer houses with occasional weatherboards, built during the 1950s and 1960s along with areas of later 1970s style single and double storey brown brick veneer dwellings. Some sub-precincts have reasonable levels of redevelopment introducing predominantly 2-storey dwellings into the area.

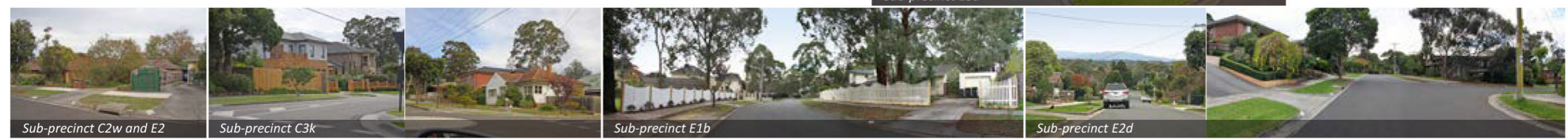
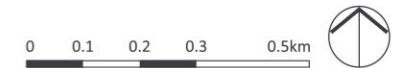
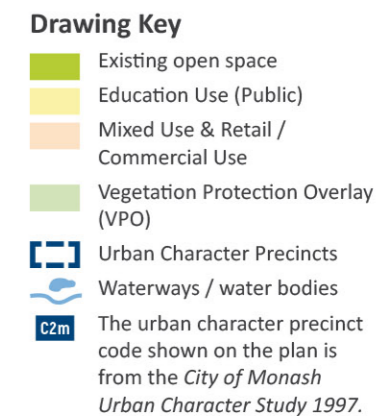
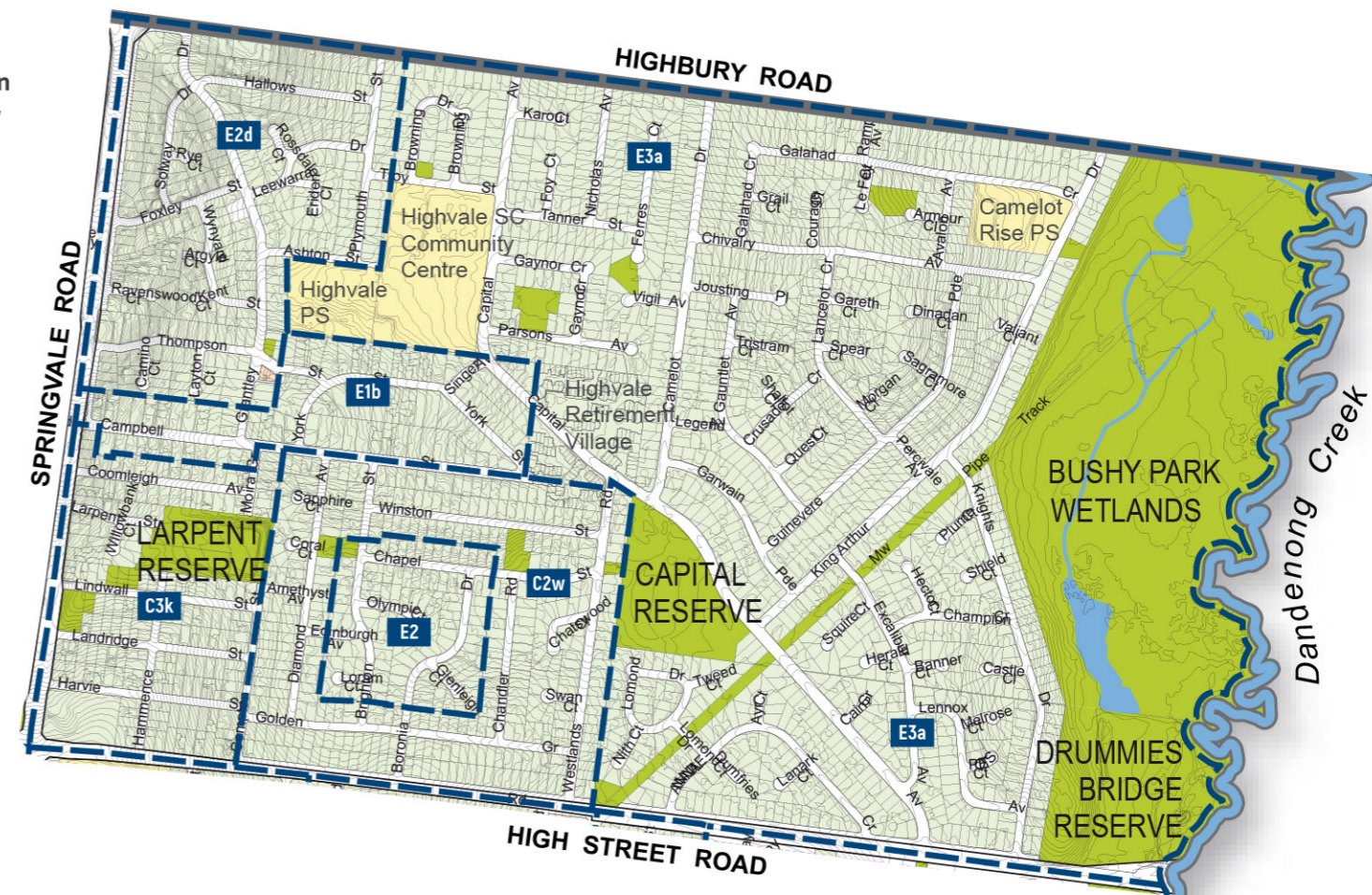
C2w E2 Undulating suburban deciduous and evergreen landscape character Characterised by the predominantly single storey dwellings set in established exotic gardens with emergent large deciduous and evergreen trees. Street trees are a combination of medium to small evergreen trees.

C3k Elevated modified suburban tall Eucalypt landscape character Characterised by both the presence of tall Eucalypts on public and private land along with expansive views to the east and the south. Substantial redevelopment is occurring with a range of architectural and garden styles.

E1b Established modified suburban tall Eucalypt landscape character Characterised by larger lots with single and 2-storey dwellings set in a significant framework of planted and remnant Eucalypts on private land.

E2d Elevated suburban evergreen landscape character Views to the Dandenong Ranges, the higher areas have terraced front gardens with low planting to retain the views while gardens in the lower areas contain occasional large canopy trees. The predominantly evergreen street trees reinforces the native landscape character of the creek environs.

E3a Creek ridgeline suburban evergreen landscape character Characterised by a combination of the natural values of the Dandenong Creek corridor, occasional tall Eucalypts in streets and private land, large and small evergreen street trees and an evergreen planting character to the private gardens, with pruned conifers. Expansive views to the Dandenong Ranges influence the garden planting styles.



Glen Waverley 2 - Preferred landscape character



Overall summary of preferred landscape character

- This precinct extends from the elevated ridgeline across to the Dandenong Creek corridor and the preferred character types strengthen the native character though an increased the presence of tall Eucalypt style planting to complement the biodiversity character of the Dandenong Creek Corridor.
- Strengthen the biodiversity values along Dandenong Creek through the additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.

Preferred landscape character for each sub-precinct

CS 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.

CVS1 Creek valley environs suburban tall Eucalypt landscape character

- Protect existing and plant additional large trees, particularly tall Eucalypt style species on private land to complement the existing native street tree planting styles and views of the Dandenong Creek corridor.
- Encourage removal of high front fences and replace with low or no front fences with a predominance of planting rather than built form to complement the contribution front gardens make to the landscape character of the precinct.
- Increase the presence of tall Eucalypt style street trees in consistent avenue style plantings.

CVS2 Creek valley environs suburban tall Eucalypt landscape character

- This precinct is an excellent example of emergent tall Eucalypt landscape character, with the character extending between the streetscape and adjoining private gardens.
- Single dwellings on larger lot sizes has created the extra space for emergent canopy trees. More recently, subdivision has occurred in York Street which interrupts the landscape quality and character. To protect this character, the York Street precinct, introduce appropriate planning controls to retain the integrated tall Eucalypt style character between the streetscape and private land as a notable landscape.

CVS3 Creek valley environs suburban tall Eucalypt landscape character

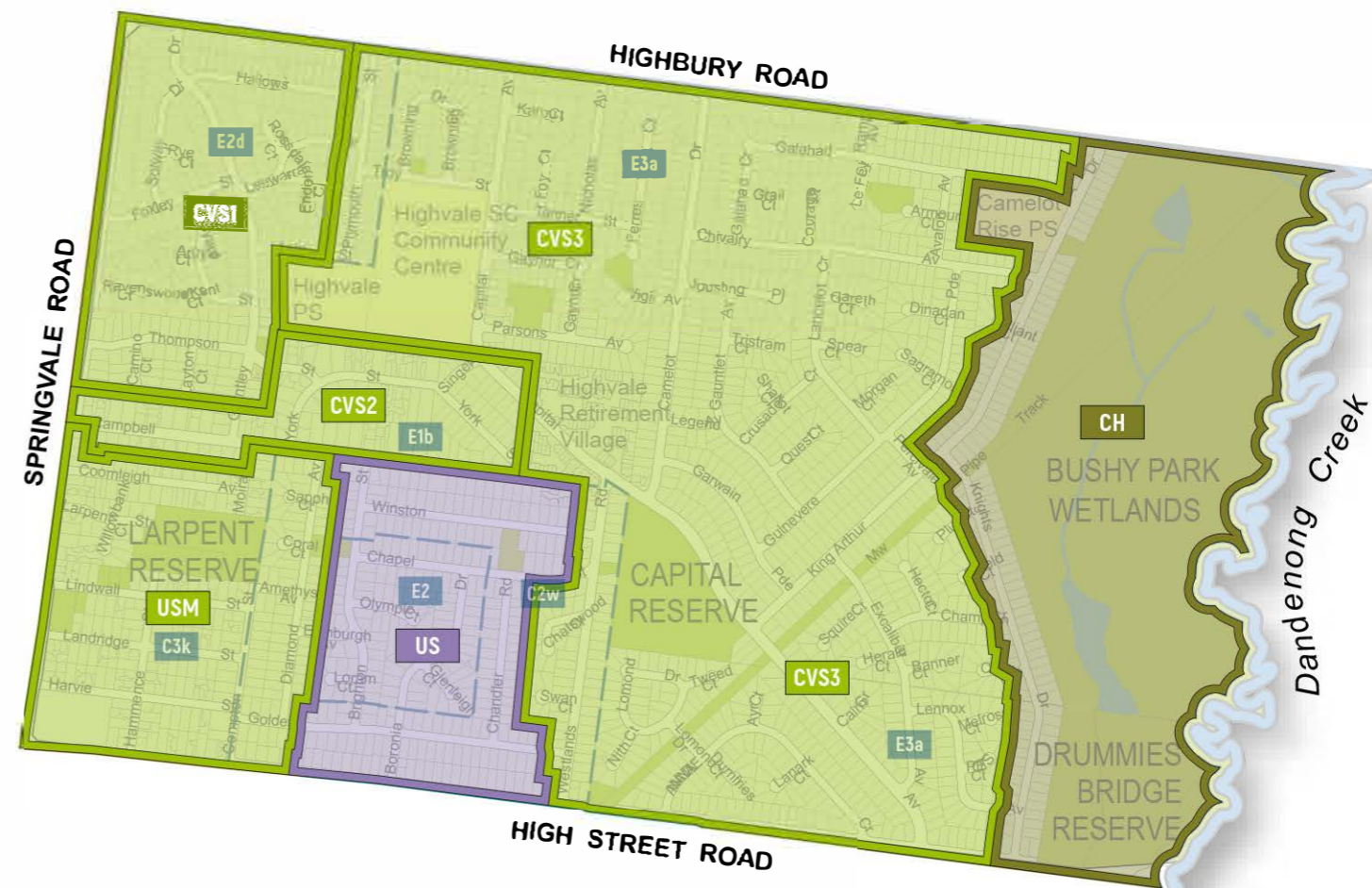
- Plant additional large trees, particularly tall Eucalypt style species on private land to complement proximity to the Dandenong Creek corridor and increase tree canopy cover across the precinct.
- Encourage removal of high front fences and replace with low or no front fences with a predominance of planting rather than built form to complement the contribution front gardens make to the landscape character of the precinct.
- Increase the presence of tall Eucalypt style street trees in consistent avenue style plantings.
- Protect the remnant indigenous vegetation in Capital Reserve.

CS Undulating leafy suburban deciduous and evergreen landscape character

- Plant new large deciduous and evergreen canopy trees on private land, particularly where new 2-storey dwellings are proposed.
- Strengthen the street tree planting by planting new deciduous and evergreen trees to achieve consistent avenue style plantings.
- Retain the predominance of low or no front fencing and encourage additional garden bed planting on private land to improve the landscape character.

USM Undulating leafy modified suburban tall Eucalypt landscape character

- Protect the existing scattered remnant indigenous and large overstorey trees on private land, and plant additional tall Eucalypt style species as redevelopment



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



occurs. Recent substantial redevelopment in this precinct has resulted in an increasing number of 2-storey dwellings and new large trees are required to break up the roofline and scale and retain the garden city character.

- Plant new tall Eucalypt style trees in the streetscapes to strengthen the character and increase shade and the garden city character with the increased number of 2-storey dwellings.

- Protect the remnant indigenous vegetation in Larpent Reserve and strengthen the tall Eucalypt style planting character were appropriate using local provenance indigenous species.