

# 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
<b>Topography</b>	
Elevated	Significant views to surrounding features.
Undulating	Steeply and gently undulating landform.
Established	Relatively flat.
<b>Vegetation</b>	
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.
<b>Natural features</b>	
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.

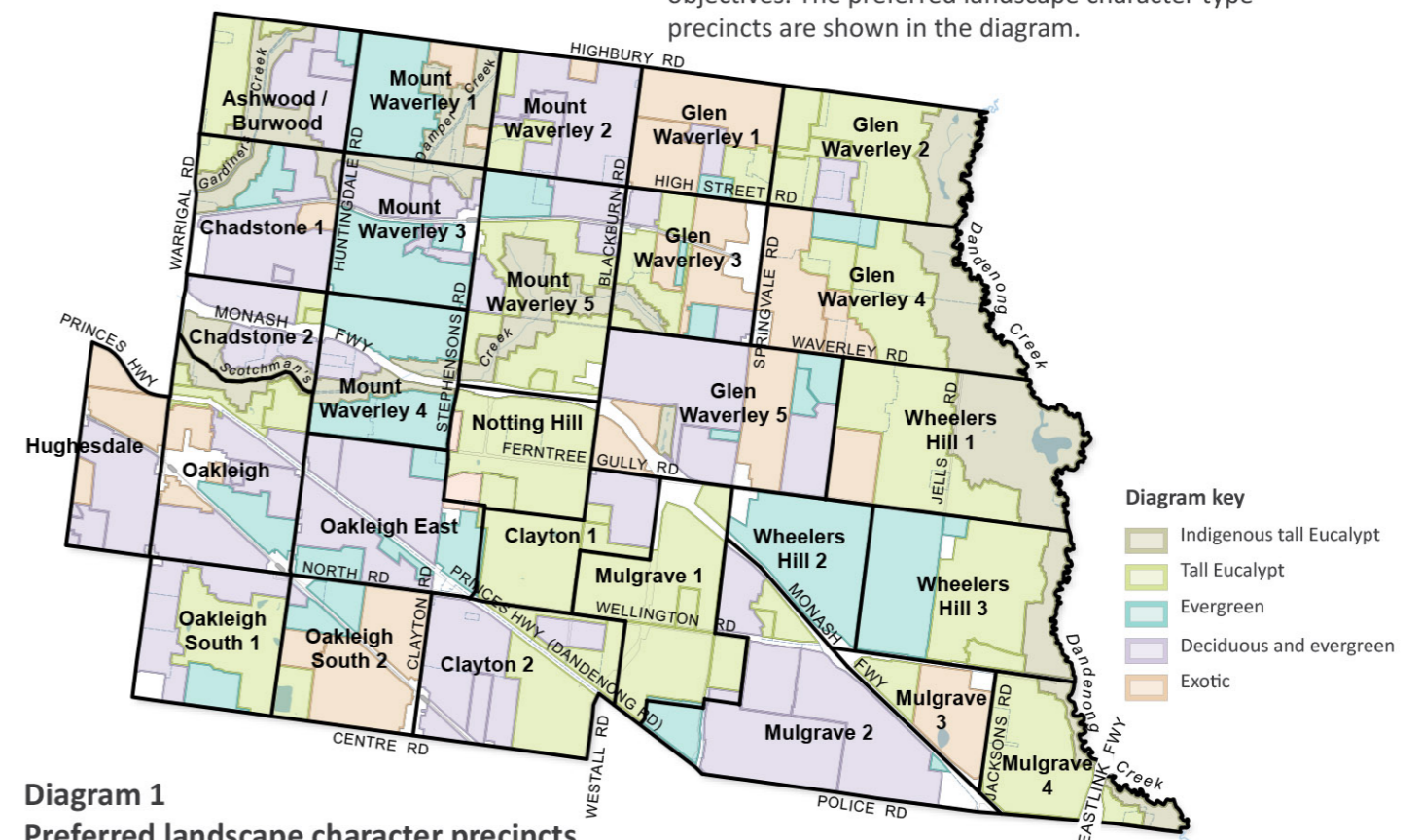
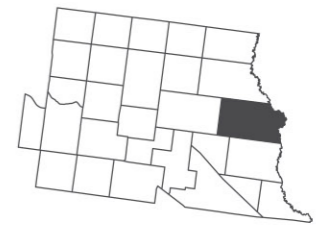


Diagram 1 Preferred landscape character precincts

# Whealers Hill 1 - Existing landscape character



## Tree canopy cover (excl. Dandenong Creek)

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

## Distinguishing features

- Elevated views to the Dandenong Ranges.
- Jells Park bushland character, which is more visually prominent in the precinct than Dandenong Creek.
- Dandenong Creek corridor.
- Steeply undulating topography.
- Vegetation Protection Overlay over entire precinct.
- Predominantly residential land use along with education use.
- All public open space has a native character and Eucalypt overstorey.
- Underground power in some precincts allows for larger canopy street trees.

## 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.

**E1a Creek ridgeline suburban tall Eucalypt landscape character** Characterised by larger lots and substantial houses taking advantage of the views to the Dandenong Ranges with a variety of built form and planting styles. Common to the precinct is the presence of tall Eucalypts

through the private and public land, and generous front setbacks to buildings.

**E2f Elevated suburban exotic landscape character** Characterised by a combination of scattered large deciduous and evergreen trees in the private gardens and avenues of large street trees including Eucalypts. The well-maintained gardens include predominantly evergreen shrubs and shaped conifers to retain views to the north, south and the CBD skyline.

**E2k Elevated modified suburban compact exotic garden character** Characterised by contemporary 2-storey

large dwellings designed to address the views to the Dandenongs, with low exotic front gardens and minimal large overstorey trees. The background tree canopy cover is from the adjoining open space and precinct to the west.

**E4b Undulating suburban tall Eucalypt landscape character** Characterised by views to the Dandenongs with scattered Eucalypt canopy cover primarily in private gardens and to a lesser extent in the streetscapes. This contrasts with compact evergreen manicured style front gardens to retain views.

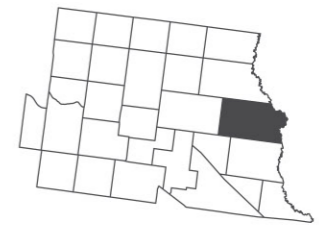


**Drawing Key**

- 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*.



# Wheelers Hill 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the unique combination of indigenous and native tall-Eucalypt style overstorey trees combined with manicured exotic garden styles taking advantage of commanding views east over the Dandenong Creek valley and to the Dandenong Ranges.
- Strengthen the biodiversity and values associated with the Dandenong Creek corridor and the extensive Jells Park.

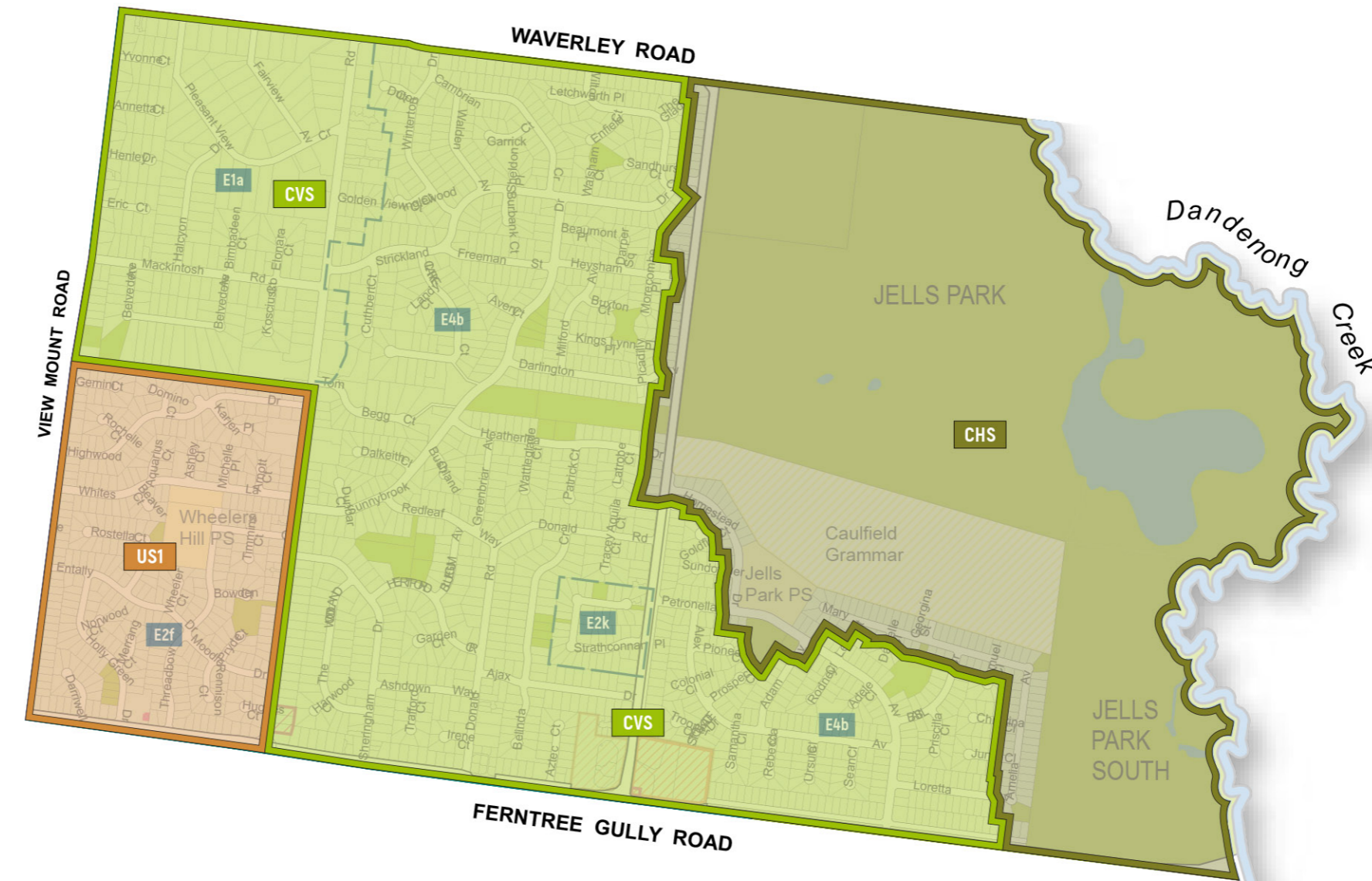
## Preferred landscape character for each sub-precinct

### 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.

### CVS Creek valley environs suburban tall Eucalypt landscape character

- Plant additional tall Eucalypt style species into streetscapes with similar style species to achieve consistent avenue style plantings.
- Protect existing canopy trees on private land and plant additional trees, including native and indigenous tall Eucalypt style species to strengthen the existing character and break up the visual dominance of built form.
- Encourage low, low transparent and no fencing with a dominance of planting instead of built form in front gardens.



### US1 Undulating leafy garden suburban exotic landscape character

- Retain the predominance of terraced exotic manicured front gardens that significantly contribute to the landscape character of this precinct.
- Encourage planting of additional exotic canopy trees on private land to increase canopy cover and greening.
- Plant additional street trees to establish avenue style plantings with appropriately scaled exotic trees that consider key views to the east.

#### 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

