

# 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.

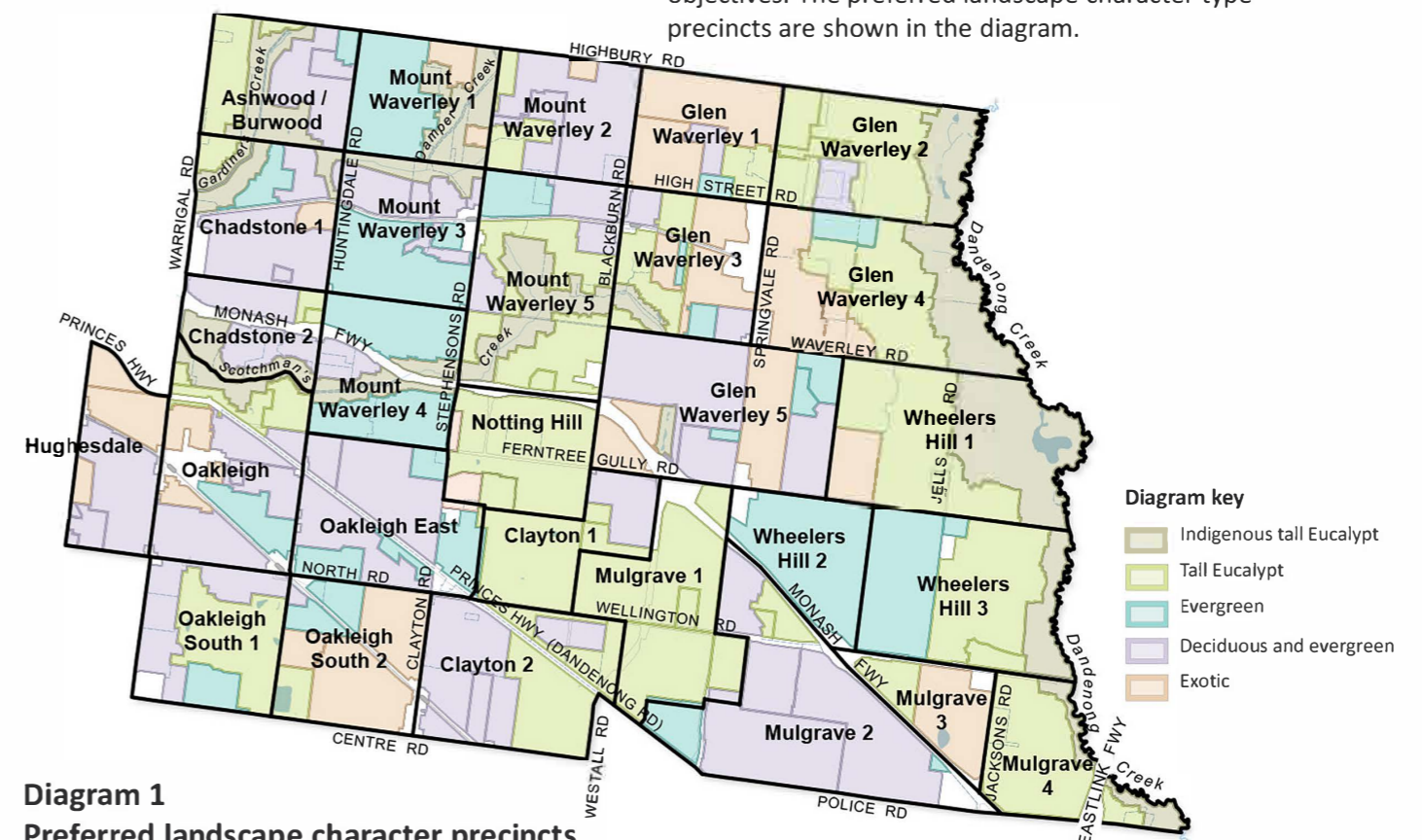
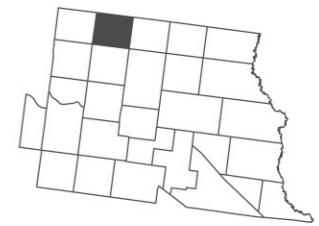


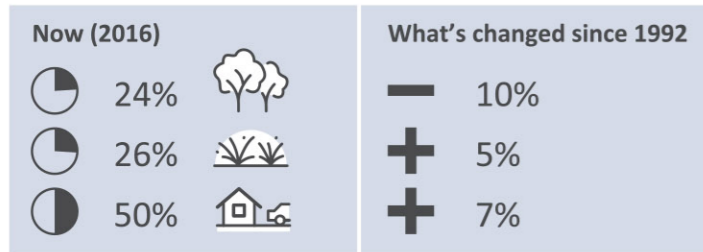
Diagram 1 Preferred landscape character precincts



# Mount Waverley 1 - Existing landscape character



## Tree canopy cover



and Federal Reserve contributes to the native evergreen character.

**C1b Creek ridgeline suburban tall Eucalypt landscape character** Characterised by steeply undulating topography and large evergreen and native trees associated with Damper Creek, with a predominance of the original built form of mainly single storey dwellings in a garden setting.

**C1e Undulating suburban exotic landscape character** Characterised by steeply undulating landform and views in all directions, with a combination of large deciduous and evergreen trees on both public and private land. There is a predominance of low or no walls and original predominantly single storey dwellings means the gardens contribute to the character.

**C3f Elevated suburban exotic landscape character** Characterised by occasional large evergreen and deciduous trees in the private gardens and streetscapes, this sub-precinct retains a predominance of the original single and 2-storey dwellings.

**C4 Creek ridgeline modified suburban tall Eucalypt landscape character** Characterised by steeply undulating topography and large evergreen and native trees associated with Damper Creek, with a diversity of architectural characters and styles.

## Distinguishing features

- Damper Creek.
- Federal Reserve with remnant indigenous canopy trees in an elevated position offering excellent views to the north.
- Steeply to gently undulating topography offering views to the west, north, south and east.
- Presence of large canopy trees, particularly remnant indigenous trees in public open space.
- Predominantly residential land use.
- Public schools have predominantly native and indigenous canopy trees.

## Existing landscape character

### Summary of architectural character

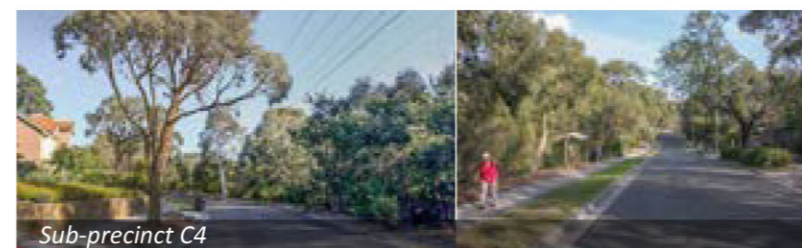
The dominant architectural character is pressed cream brick veneer houses with occasional weatherboards, built during the 1950s and 1960s. In the C4 precincts there is a dominance of 2-storey red brick dwellings and some of this style is also interspersed through the C3 precincts.

**C1a Undulating suburban compact evergreen landscape character** With views the north and south the predominantly exotic gardens are combined with small evergreen street trees, particularly mixed evergreen avenue style street tree planting. The architectural character is mainly single and 2-storey original dwellings

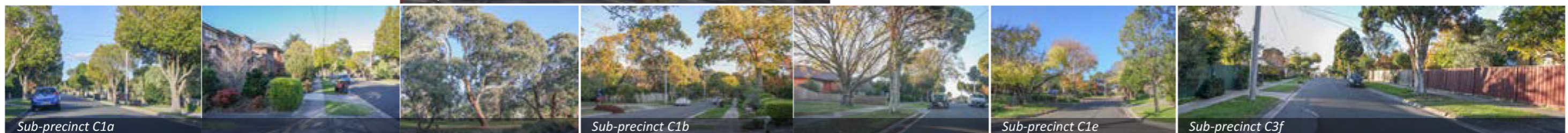


### Drawing Key

- Existing open space
- Education Use (Public)
- Mixed Use & Retail / Commercial Use
- Vegetation Protection Overlay (VPO)
- 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 C4



Sub-precinct C1a

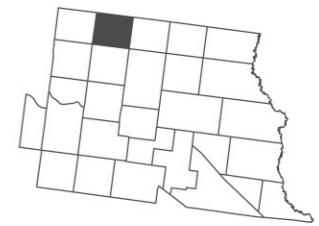
Sub-precinct C1b

Sub-precinct C1e

Sub-precinct C3f



# Mount Waverley 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the Damper Creek corridor biodiversity values with increased presence of indigenous and native overstorey in open space, streetscapes and private and land.
- Reinforce the remnant indigenous vegetation character at Federal Reserve and the established exotic character away from the waterway corridors.
- Strengthen and change the existing compact evergreen suburban character in the western part of the precinct by increasing the presence of medium and large overstorey trees on the public and private land.

## Preferred landscape character for each sub-precinct

- CHM** **Creek habitat corridor modified suburban indigenous tall Eucalypt landscape character**
- Continue to strengthen the indigenous vegetation values in the public open space along Damper Creek corridor.
  - Encourage use of local provenance indigenous species including tall Eucalypt style species in private gardens where they directly adjoin the creek corridor to strengthen the biodiversity values of Damper Creek.
  - Encourage the use of native and where appropriate indigenous species in private gardens that are further away from Damper Creek (i.e. not directly adjoining) including tall Eucalypt style species.

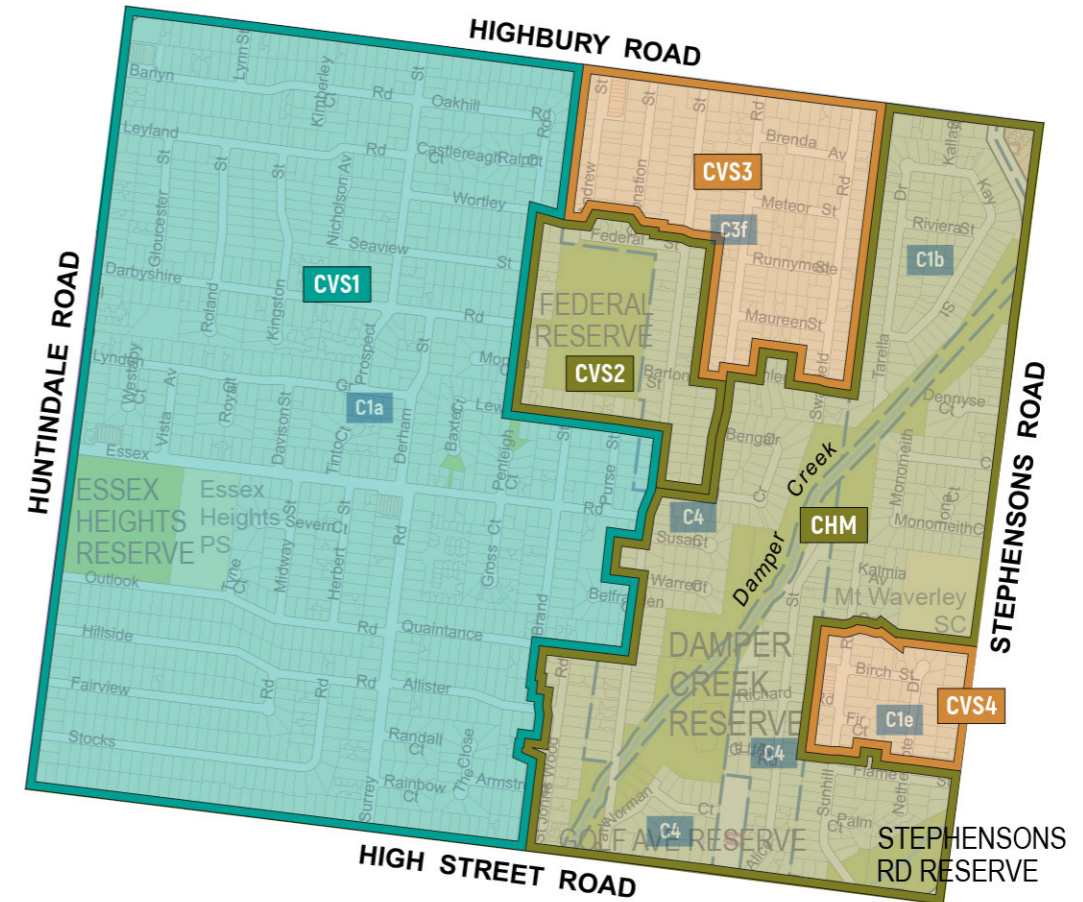
- CVS1** **Creek valley environs suburban evergreen landscape character**
- Characterised by the compact evergreen character, the intent is to increase the presence of medium to large street trees avenues of evergreen or alternating evergreen and deciduous to increase canopy cover, shade and greening, particularly given the presence of medium to high front fencing.

- Protect existing canopy trees and plant additional large evergreen and deciduous canopy trees where sunlight access is required on private land to increase the presence of emergent canopy trees.

- CVS2** **Creek valley environs suburban indigenous tall Eucalypt landscape character**
- Protect existing and plant additional indigenous trees to the perimeter of Federal Reserve.
  - Encourage use of indigenous and native vegetation including canopy trees on private land and the streetscapes to complement and strengthen the biodiversity values associated with Federal Reserve.

- CVS3** **Creek valley environs suburban exotic landscape character**
- Increase the presence of large exotic evergreen and deciduous street trees to increase canopy cover, shade and greening, particularly given the presence of medium to high front fencing.
  - Encourage the removal of high front fences and replace with low, transparent or no front fencing and increased presence of planting rather than built form.
  - Protect existing and plant additional large exotic canopy trees on private land.

- CVS4** **Creek valley environs suburban exotic landscape character**
- Increase the presence of street tree avenues of large exotic canopy trees to increase canopy cover, shade and greening.
  - Protect existing and plant additional large exotic evergreen and deciduous canopy trees on private land.



### 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

0 0.1 0.2 0.3 0.5km

