

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.

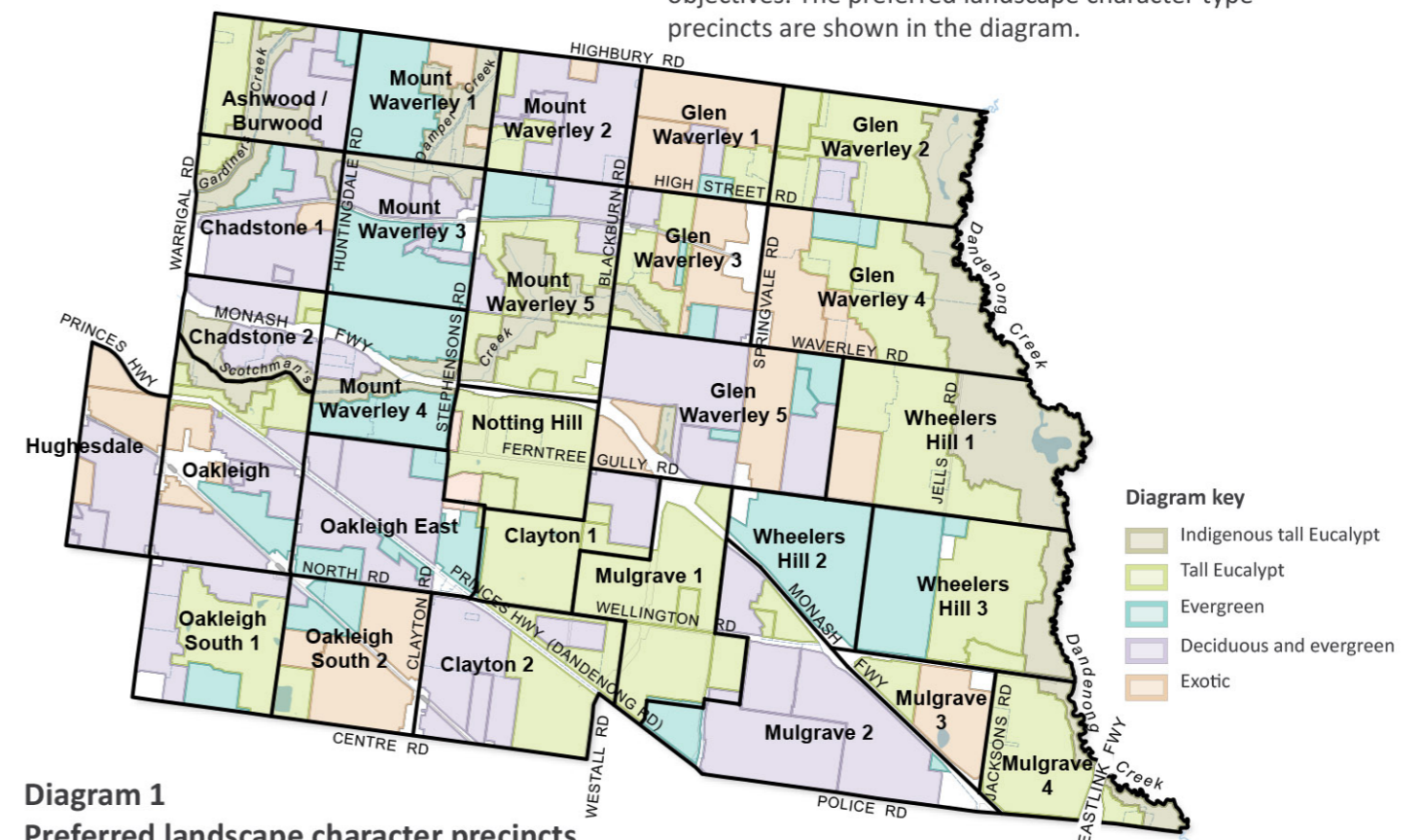
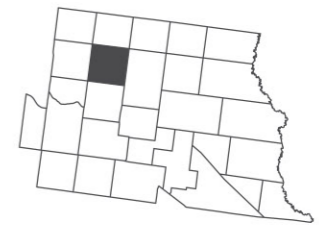
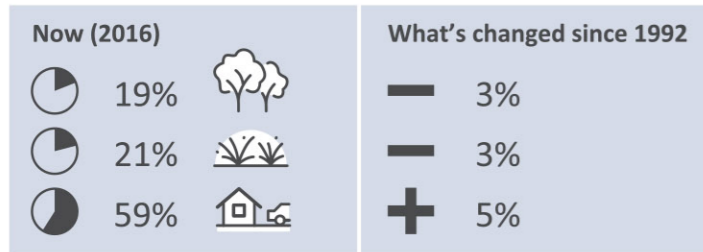


Diagram 1 Preferred landscape character precincts

Mount Waverley 3 - Existing landscape character



Tree canopy cover



offers some views to the north and south and the native character of Bayview Reserve contributes.

C2L Undulating compact suburban deciduous and evergreen landscape character The landscapes close to the upper reaches of Damper Creek have an indigenous overstorey framework contrasting with the predominantly compact exotic garden character away from the waterway corridor.

C4b Undulating suburban deciduous and evergreen garden character Characterised by steeply undulating topography with views to the north and presence of large evergreen and deciduous canopy trees mainly on private land.

C5 Undulating modified suburban deciduous and evergreen landscape character With gently undulating topography the presence of small and large canopy trees on public and private land, this area retains some characteristic species such as Ornamental Cherries. There is a reasonable amount of redevelopment occurring in this sub-precinct.

C6 Established suburban deciduous and evergreen landscape character Characterised by the presence of concrete roads, 2-storey dwellings overlooking a 'village green' style open space. Narrow width of roads gives more prominence to the avenue style street tree plantings that include Palms and other evergreen species.

L1 Undulating deciduous and evergreen landscape character The Riversdale Golf Club includes exotic evergreen and deciduous trees.

Distinguishing features

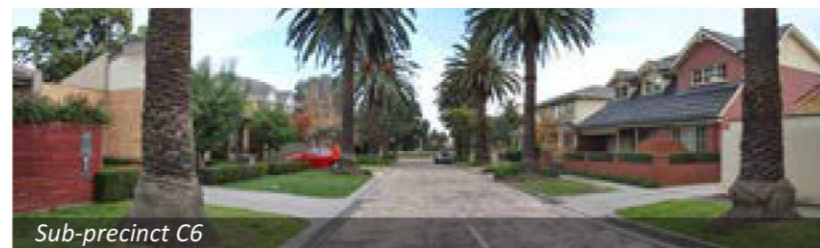
- Steeply undulating topography with views.
- Presence of small deciduous canopy trees in the gardens and streetscapes.
- Upper reaches of Damper Creek.
- Riversdale Golf Club provides a backdrop of canopy trees to the precinct.
- Railway easement contains canopy trees.
- Unique 1950s subdivision with concrete road and unique 'village green' character.

Existing landscape character

Summary of architectural character

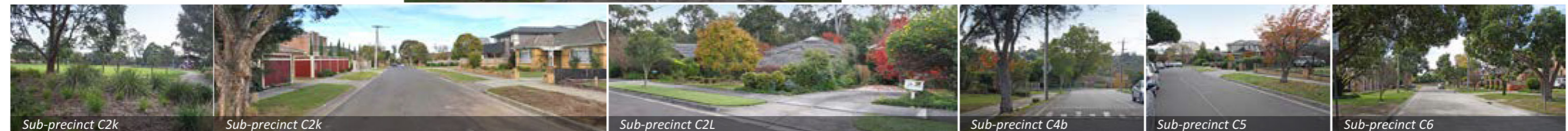
The dominant architectural character is predominantly double and triple fronted pressed cream and pink brick veneer small scale single storey dwellings dating from the 1950s and 1960s with occasional weatherboards and some red brick dwellings. The area is experiencing some change with redevelopment of 2-storey dwellings throughout. In C6 there is a unique discrete subdivision that includes concrete roads and a consistent architectural style and quality.

C2k Gently undulating suburban compact evergreen landscape character Characterised by wide nature strips and large predominantly native street trees, with compact evergreen gardens. The gently undulating topography

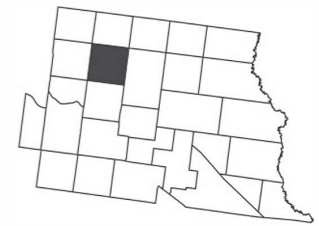


Drawing Key

- Existing open space
- Private golf course
- 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.



Mount Waverley 3 - Preferred landscape character



Overall summary of preferred landscape character

- Strengthen the Damper Creek valley biodiversity values with predominantly indigenous vegetation in the public and adjoining private land where appropriate.
- Retain the excellent examples of 1950s subdivision styles within this precinct.

Preferred landscape character for each sub-precinct

CHS Creek habitat corridor suburban indigenous tall Eucalypt landscape character

- Continue to strengthen the indigenous vegetation values in the public open space along the Damper Creek corridor.
- Encourage the use of local provenance indigenous species including tall Eucalypt style species in private gardens and the Riversdale Golf Club 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 way from Damper Creek (i.e. not directly adjoining) including tall Eucalypt style species.

CVG Creek valley environs golf course deciduous and evergreen landscape character

- Protect the existing established evergreen and deciduous canopy tree cover in the Riversdale Golf Club, and replace any loss of existing canopy trees.
- Promote planting additional deciduous and evergreen canopy trees where feasible in the Riverdale Golf Club, with a preference for native trees towards Damper Creek.
- In any future change of land use, protect all the existing established deciduous and evergreen trees and ensure adequate setbacks from Damper Creek are achieved to establish an open space reserve with space for recreational access and use outside of the riparian zone.

CVM Creek valley environs modified suburban deciduous and evergreen landscape character

- Emphasis on planting large deciduous and evergreen street trees where feasible, due to modified suburban character resulting in reduced opportunities for canopy vegetation on private land.
- Plant medium to large deciduous and evergreen trees on private land where feasible.

CVS1 Creek valley environs suburban deciduous landscape character

- Protect the suburban character including front and side setbacks as an excellent example of 1950s subdivision garden style through the introduction of future specific planning controls to protect the urban and landscape character.
- In the interim, encourage any new buildings achieve the same or increased side and front setbacks as the existing built form on the site, with no or low front fences and a preference for the landscape plans to use species and planting styles that complement the existing character.

CVS2 Creek valley environs suburban deciduous and evergreen landscape character

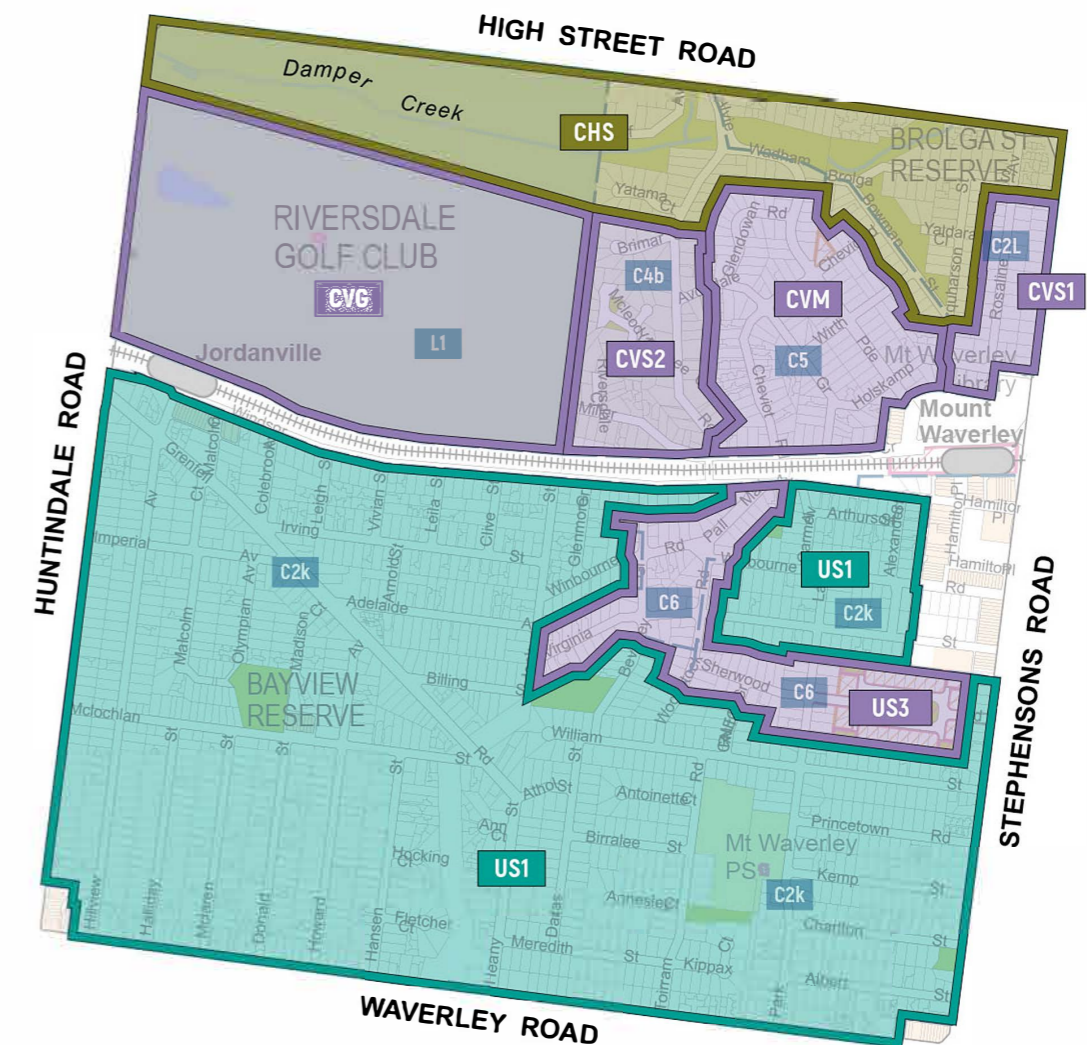
- Retain the existing large, medium and small canopy trees on public and private land.
- Strengthen existing street tree planting particularly in the courts with avenue style plantings.
- Protect and plant additional deciduous and evergreen trees in private gardens.

US1 Undulating leafy garden suburban evergreen landscape character

- Change the compact planting style of private gardens to include medium to large deciduous and evergreen canopy trees to increase shade and greening.
- Strengthen the evergreen street tree planting character by planting additional evergreen street trees to increase the presence of avenue style streetscapes.
- Encourage removal of high front fences and replacement with low, transparent or no front fences and a predominance of low planting that retains views to the front gardens.

US3 Undulating leafy garden suburban deciduous and evergreen landscape character

- Protect the heritage character and layout including the planting style of the *Phoenix canariensis* in Sherwood Road streetscape and Sherwood Park.
- Protect the heritage character and layout of the streets, including the concrete road surface, and improve street tree species that complement the heritage character and distinctiveness of the *Phoenix canariensis*.
- Introduce appropriate planning controls to retain the open garden character within the small front setbacks with no or low front fencing and an exotic garden style.



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

