

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.

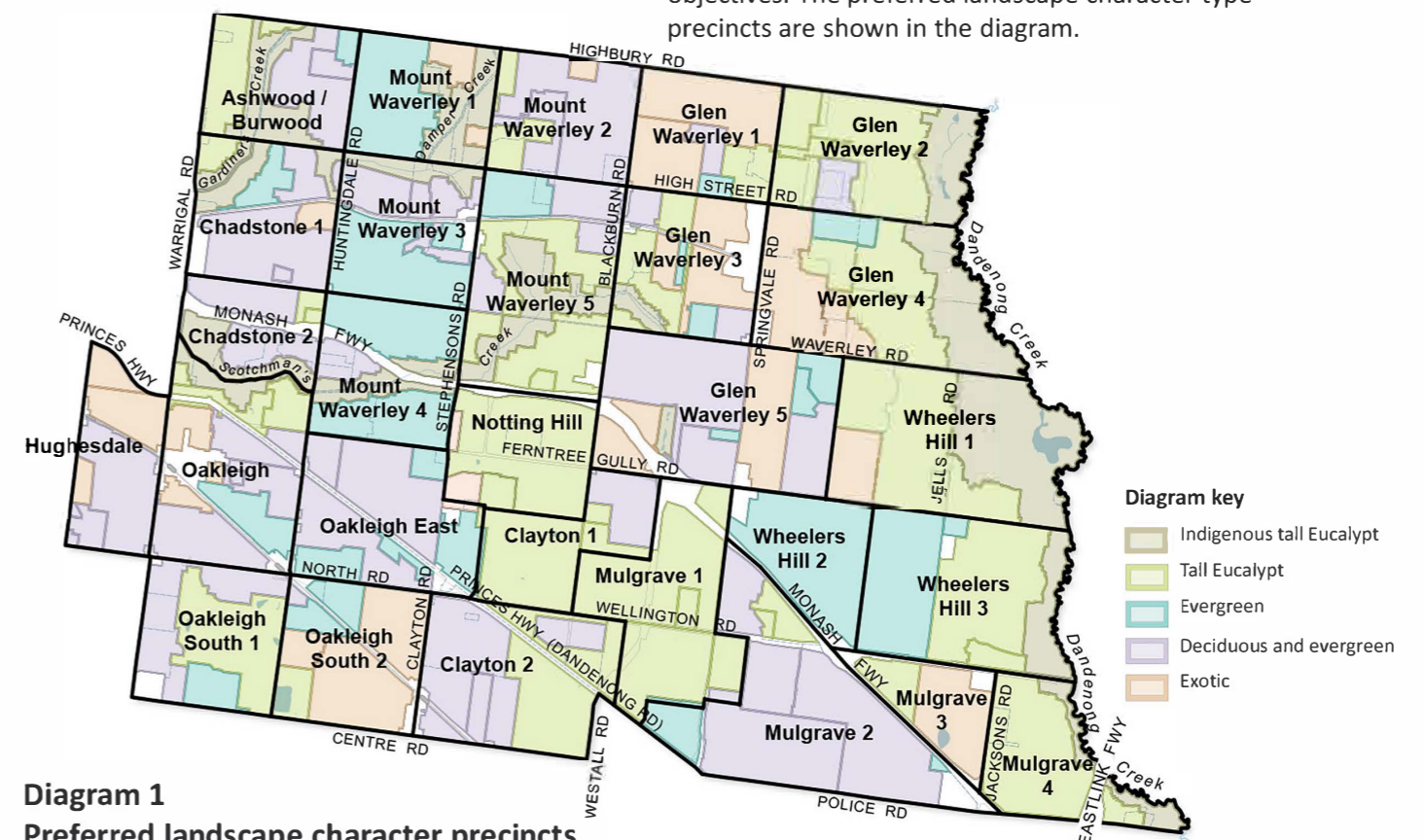
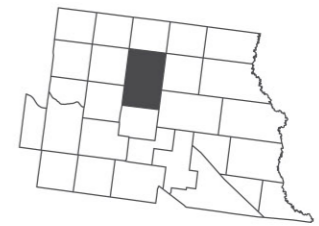
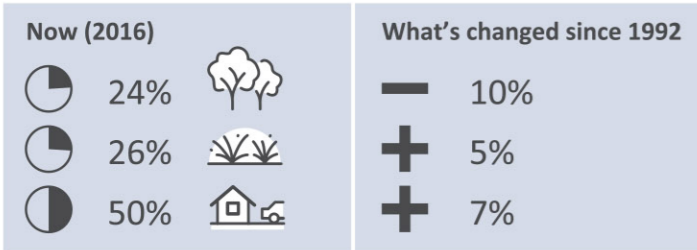


Diagram 1 Preferred landscape character precincts

Mount Waverley 5 - Existing landscape character



Tree canopy cover



Distinguishing features

- Scotchmans Creek including Valley Reserve with its remnant indigenous trees and bushland character.
- Undulating topography with views to the west, north, south and east and over the Scotchmans Creek valley.
- Railway line includes canopy trees.
- Melbourne Water Reservoir with large cypress trees to the perimeter.
- Service easement running east-west through the south of the precinct contributing to open space.

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. Some sub-precincts have reasonable levels of redevelopment introducing predominantly 2-storey dwellings into the precinct.

C1f Creek ridgeline suburban deciduous and evergreen landscape character Characterised by the large deciduous and evergreen trees in the private gardens and streetscapes, combined with small evergreen street trees and the indigenous landscape character of Valley Reserve.

C1g Creek ridgeline modified suburban evergreen landscape character Characterised by large evergreen and

native trees associated with Scotchmans Creek. Increasingly more contemporary 2-storey dwellings with smaller gardens, contrasting with the older predominantly single storey dwellings in landscape settings.

C2m Undulating modified suburban tall Eucalypt landscape character The tall Eucalypts primarily on private land significantly contribute to the landscape character, along with some large deciduous trees on both private and public land. Recent 2-storey redevelopment is occurring through the precinct, contrasting with the original single storey 1950s and 1960s style dwellings.

C2n Undulating suburban evergreen landscape character The native character of Valley Reserve and Scotchmans Creek significantly contributes to the precinct with Eucalypts on private and public land. Further away from the waterway the exotic evergreen trees and garden character dominates.

C3i Undulating suburban evergreen garden character The mixed predominantly evergreen garden character contributes due low or no front fences and highly visible gardens. Views to the north and east influence the garden styles along with the remnant indigenous trees in Mount Waverley Reserve.

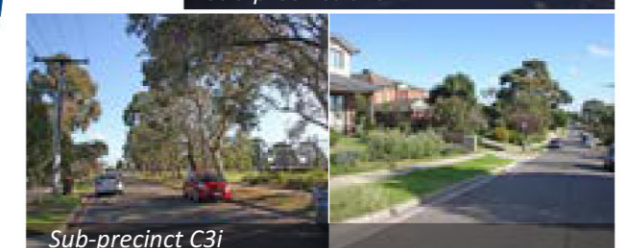
C4e Undulating suburban tall Eucalypt landscape character The remnant indigenous trees in the public and private land and views south over Scotchmans Creek characterises this small precinct.

G1 Undulating post 2000 redevelopment evergreen landscape character Characterised by consistent avenue style street tree planting with predominantly evergreen native trees. The exotic gardens are visible and open to the street given the lack fencing between the private gardens and streetscapes. Predominantly 2-storey brick dwellings have been constructed since the 1997 Urban Character Study.

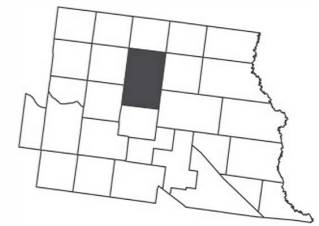


Drawing Key

- 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.



Mount Waverley 5 - Preferred landscape character



Overall summary of preferred landscape character

- Improve the biodiversity values and habitat connectivity along the Scotchmans Creek with predominantly indigenous vegetation in the open space, streetscapes and private land adjoining the creek corridor.
- Increase the presence of street trees with a focus on changing the existing garden character in precinct C3i to an evergreen landscape character.
- Encourage planting of new medium and large canopy trees on private land to increase canopy cover.

Preferred landscape character for each sub-precinct

CH Creek habitat corridor indigenous tall Eucalypt landscape character

- Continue to strengthen the indigenous vegetation values in the public open space along Scotchmans Creek corridor.
- Encourage the 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 Scotchmans Creek.
- Encourage the use of native and where appropriate indigenous species in private gardens that are further away from Gardiners Creek (i.e. not directly adjoining) including tall Eucalypt style species.

CVM1 Creek valley environs modified suburban tall Eucalypt landscape character

- Protect the existing indigenous canopy trees and tall Eucalypts on private land to strengthen the existing character.
- Protect the existing remnant Red Gums on Syndal South Primary School land and complement this with tall Eucalypt style street trees in the adjoining streetscapes.
- Plant additional tall Eucalypts on both private and public land where feasible to achieve a dominance of the emergent tall Eucalypt canopy in the context of the 2-storey dwellings.

CVM2 Creek valley environs modified suburban tall Eucalypt landscape character

- Protect the existing large indigenous canopy trees and tall Eucalypts on private land and in the public open space including the Pipe Track and Pinewood Reserve.
- Ensure adequate setbacks are achieved in future developments to retain and establish additional emergent tall Eucalypt canopy trees to visually break up the built form and achieve a dominance of garden character.
- Increase the presence of tall Eucalypts in the streetscapes, combined with selected deciduous species where sunlight access is required to adjoining properties.

CVP Creek valley environs post 2000 redevelopment tall Eucalypt landscape character

- Protect the existing large evergreen trees and encourage planting of tall Eucalypts on private land to change the landscape character.
- Retain and strengthen the existing avenues of evergreen native street trees.

CVS1 Creek valley environs suburban evergreen landscape character

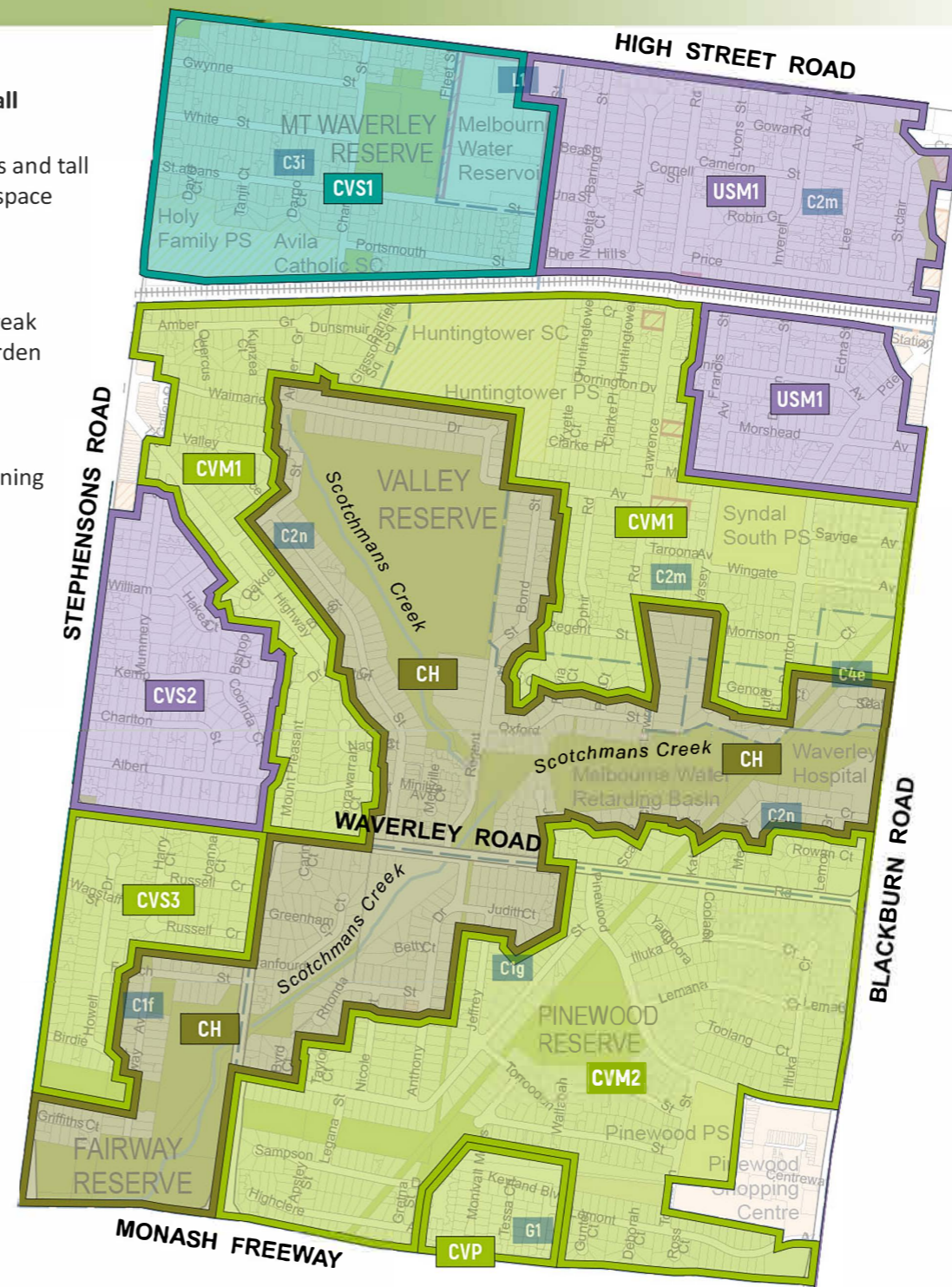
- Plant medium to large evergreen trees in the streets to achieve more consistent avenue style plantings and improve the character.
- Plant new large evergreen canopy trees on private land with selected use of deciduous trees where sunlight access is required.

CVS2 Creek valley environs suburban deciduous and evergreen landscape character

- Protect existing and plant additional large deciduous and evergreen canopy trees on private land to strengthen the existing character and improve shading in the context of additional 2-storey dwellings.
- Retain the established suburban character by maximising the front and side setbacks of proposed new dwellings.

USM1 Undulating leafy garden modified suburban deciduous and evergreen landscape character

- Protect the existing mature large deciduous and evergreen trees on private land to strengthen the existing character.



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



- Encourage planting of new large deciduous and evergreen trees on private land, including adequate setbacks in future developments to allow space to establish emergent canopy trees to increase presence of large canopy trees and shading.
- Increase the presence of large canopy deciduous and evergreen trees in the streetscapes.