

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.

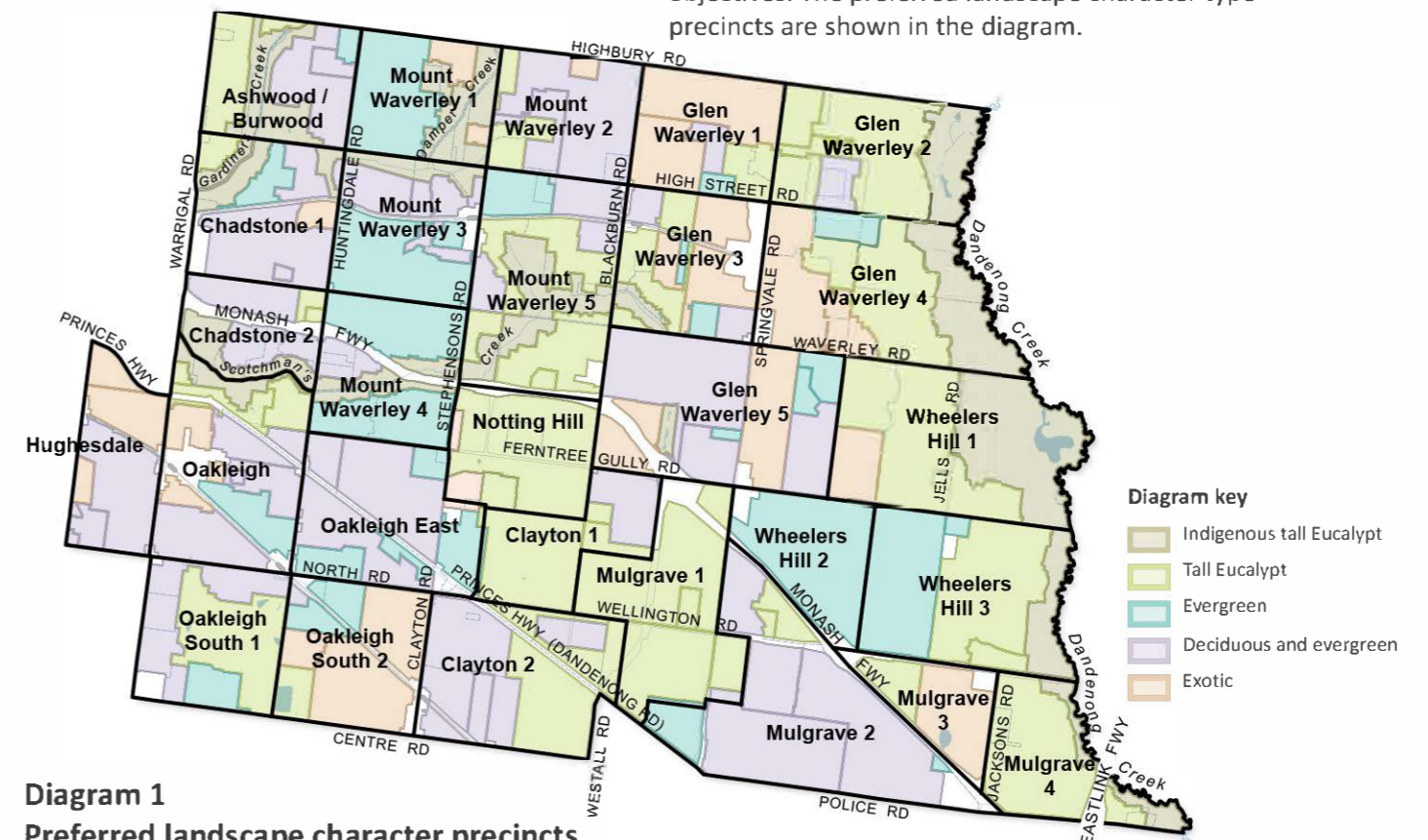
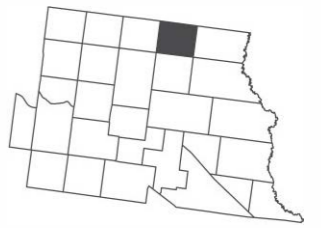
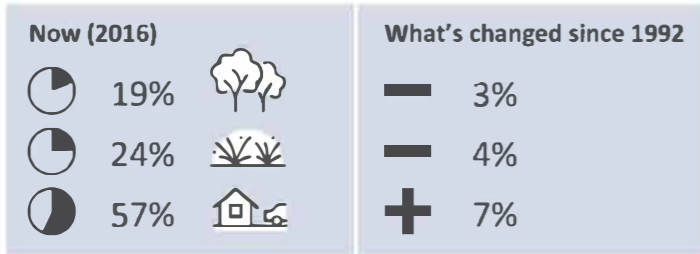


Diagram 1 Preferred landscape character precincts

Glen Waverley 1 - Existing landscape character



Tree canopy cover



deciduous and native emergent trees in both the private gardens and the streetscapes.

C2o Undulating modified suburban compact exotic landscape character Characterised by gently undulating topography, with a combination of single storey and new 2-storey dwellings with exotic compact gardens often with shrubs only. This is combined with scattered large deciduous and evergreen trees in private and public land, along with predominantly small exotic and native street trees.

C2p Creek ridgeline modified suburban evergreen landscape character Characterised by views over the waterway with the presence of tall Eucalypts in the public reserve and on adjoining private land, changing to scattered large evergreen trees away from the creek valley. Expansive views north and east has seen significant redevelopment with 2-storey dwellings and limited tall canopy trees to retain views.

C4e Creek ridgeline tall Eucalypt landscape character Characterised by the remnant Eucalypt overstorey including views over the valley form. Away from the creek corridor the exotic gardens include large deciduous canopy trees, with predominantly small and medium evergreen street trees.

G1 Established post 2000 redevelopment deciduous and evergreen landscape character. Characterised by consistent avenue style street tree planting with large deciduous and evergreen trees, low or no front fences and the native character of Glen Waverley North Reserve.

Distinguishing features

- Elevated with extensive views to the east and the Dandenongs.
- Steeply undulating topography with views to over the Dandenong Creek tributary in the south east area of the precinct.
- Presence of large canopy trees in open space and also through private land.
- Native and indigenous landscape character of open space contributes to the overall character.
- Predominantly residential use.
- Public school has predominantly native landscape character.

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.

C1d Elevated suburban exotic landscape character Characterised by predominance of the original single storey brick dwellings with 1950s exotic gardens and low brick walls meaning the gardens contribute significantly to the landscape character. Gardens include scattered large

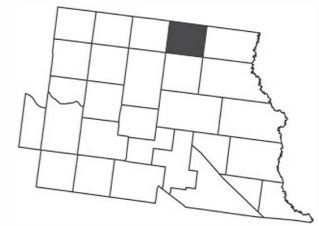


Drawing Key

- Existing open space
- Private golf course
- Education Use (Public)
- 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.



Glen Waverley 1 - Preferred landscape character



Overall summary of preferred landscape character

- Strengthen the biodiversity values of the upper reaches of the tributaries to Dandenong Creek.
- Reinforce and strengthen the exotic landscape character away from the waterway areas. This includes the protection of the suburban character where it already exists and increasing canopy vegetation cover for areas where modified suburban predominates.

Preferred landscape character for each sub-precinct

US1 Undulating leafy garden suburban exotic landscape character

- Encourage planting of medium to large exotic evergreen and deciduous canopy trees on private land given the lack of existing emergent canopy trees.
- Maximise retention of existing canopy trees as sites redevelop, including small canopy trees, to retain the suburban garden character given the increase in the presence of 2-storey dwellings and lack of tall trees.
- Retain and strengthen the predominantly native street trees as a contrast to the exotic garden character.

USM1 Undulating leafy garden modified suburban exotic landscape character

- Increase presence of large canopy deciduous and exotic evergreen trees in streetscape and private land to break up the form and scale of increasing predominance of 2-storey dwellings and retain the garden character.
- Change from the compact character to an exotic with greater distribution of medium to large canopy trees in the streetscapes and on private land.

USM2 Undulating leafy garden modified suburban tall Eucalypt landscape character

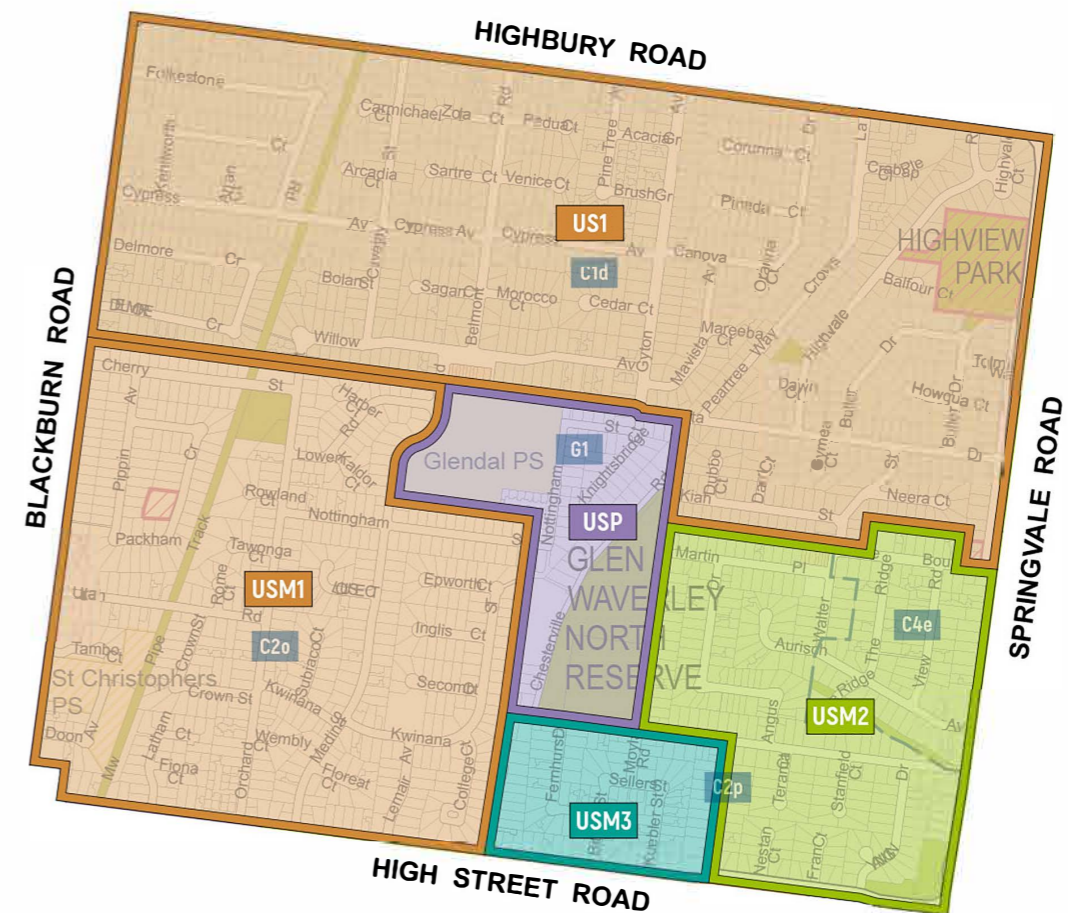
- Protect established canopy vegetation on private and public land.
- Encourage the use of native and where appropriate indigenous species in private gardens where they directly adjoin the waterway corridor.
- Away from the waterway corridor, encourage the use of tall Eucalypt Style canopy trees and other medium sized native trees and vegetation to break up the form and scale of increasing predominance of 2-storey dwellings and retain the garden character.
- Plant additional tall Eucalypt style street trees and combine with large deciduous trees in the east west streets to increase winter sunlight and summer shade.

USM3 Undulating leafy garden modified suburban evergreen landscape character

- Increase the presence of medium to large canopy trees on private land to complement the predominantly evergreen streetscape character, and change from the existing compact character.

USP Undulating leafy garden suburban post 2000 redevelopment deciduous and evergreen landscape character

- Protect and continue to maintain the large canopy street trees given the lack of overhead powerlines.
- Promote planting additional large deciduous and evergreen 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

