

# 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.

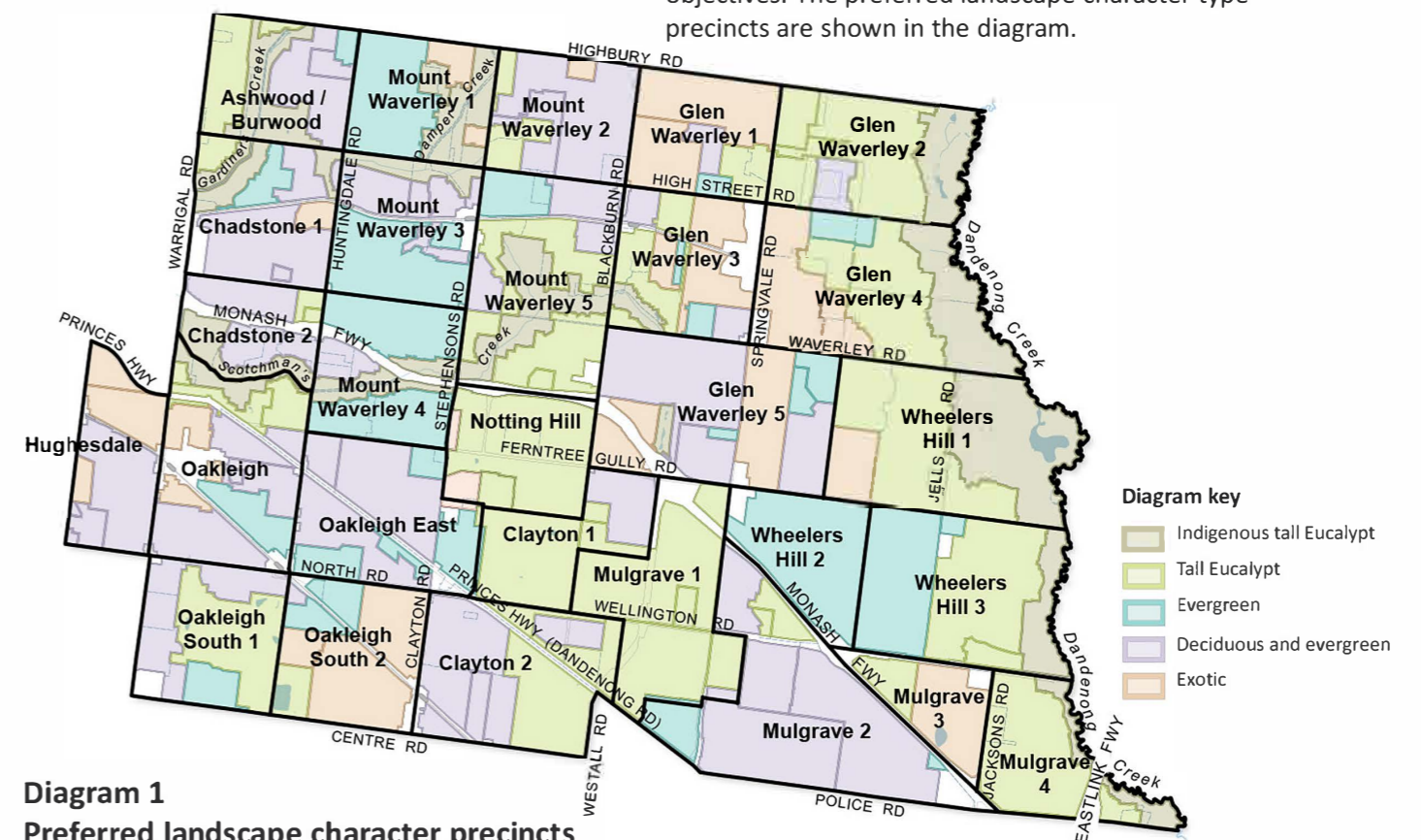
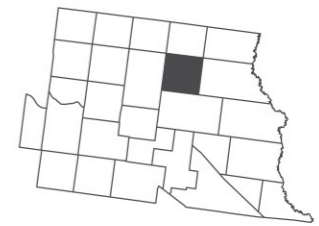


Diagram 1 Preferred landscape character precincts



# Glen Waverley 3 - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Gently undulating topography
- Vegetation Protection Overlay
- Upper reaches of Scotchmans Creek creates a unique native landscape character.
- Bogong Reserve, remnant indigenous and biodiversity values.
- Heritage Overlay protecting the Cypress windrows from the former Avendon Estate.
- Large canopy trees in the railway reserve.
- Glen Waverley Activity Centre, including the forecast change proposed that presents opportunities for integration of canopy trees.
- Diversity of land use including private and public schools and colleges.

## Existing landscape character

**C1e Creek valley suburban tall Eucalypt landscape character** The large remnant Eucalypts in Scotchmans Creek corridor combined with planted and remnant trees in private gardens characterise this precinct. Other contributory elements include the predominance of no front fencing, views overlooking Scotchmans Creek corridor and the framework of large canopy trees.

**C2 Undulating modified suburban exotic landscape character** Characterised by large deciduous avenue style street trees, wide nature strips, low front fences and a predominance of 2-storey contemporary dwellings. The remnant indigenous vegetation and bushland character of Bogong Reserve contrasts with the exotic streets and gardens.

**C2q Undulating suburban compact exotic landscape character** The traditional manicured exotic residential gardens including a dominance of camellias, azaleas and pruned conifers, combined with a predominance of small street trees and low or no fencing characterise this sub-precinct.

**C3j Undulating modified suburban compact evergreen landscape character** While the exotic 1950's style gardens and low brick walls and are a key element of the character, there is an increasing number of new 2-storey dwellings that are dominant due to the predominance of small street trees. Occasional large trees in private gardens including the Cypress hedgerows are contributory elements.

**C3m Established modified suburban deciduous and evergreen landscape character** Characterised by the relatively flat topography with views to the adjoining industrial areas and a scattered mix of mature deciduous and evergreen trees on private and public land.

**C4d Creek valley modified suburban tall Eucalypt landscape character** The large remnant indigenous Eucalyptus overstorey trees on private and public land, with underground power and low or no front fencing creates a well integrated character between public and private land, softening the visual dominance of 2-storey dwellings and the TAFE college buildings.

**G1 Established post 2000 redevelopment exotic landscape character** Recent subdivision characterised by a dominance of exotic avenue street trees and Cypress hedgerows. The predominantly 2-storey dwellings with

reduced setbacks and minimal fencing creates a more intimate character and no clear separation between the public streetscape and private gardens.

**I2d Suburban commercial/ industrial landscape character** Characterised by the single and double storey built form with varied setbacks that include hard paved treatments combined with planted/evergreen landscape character.

**L1 Undulating tall Eucalypt landscape character** Characterised by the perimeter predominantly Eucalypt trees to the school grounds, combined with the sports fields that are visible from High Street Road.



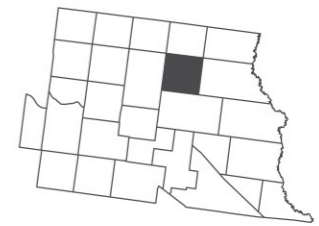
### Drawing Key

- 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 3 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the biodiversity values and character in the upper reaches of Scotchmans Creek with additional indigenous vegetation in the public open space, streetscapes and private land adjoining the creek corridor. This will be complemented by predominantly tall Eucalypt landscape character in the adjoining creek valley environs.
- Strengthen the deciduous and evergreen character in the undulating precincts away from the waterway corridor.

## 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 Scotchmans Creek corridor.
- Encourage use of local provenance indigenous species including tall Eucalypt style species in private gardens and the streetscapes 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 Scotchmans Creek (i.e. not directly adjoining) including tall Eucalypt style species.

### CVM Creek valley environs modified suburban tall Eucalypt landscape character

- Protect existing and plant additional tall Eucalypt style trees on private land to provide scale to the predominance of 2-storey dwellings and increase the presence of tall Eucalypts to change to this preferred character.
- Protect and plant additional tall Eucalypt style street trees in consistent avenue style plantings to increase canopy cover.

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

- Protect existing and plant additional tall Eucalypt style trees on private land to complement Scotchmans Creek character and biodiversity values.

- Protect and plant additional tall Eucalypt style street trees to strengthen the existing tall Eucalypt and native style character and frame views over Scotchmans Creek.

### USE Undulating leafy garden suburban tall Eucalypt landscape character

- Protect existing tall Eucalypt style planting on the school land and encourage additional complementary planting.
- If redevelopment of this site occurs in the future, retain the existing established tall Eucalypt style trees and strengthen the landscape character with additional complementary planting.

### USM1 Undulating leafy garden modified suburban deciduous and evergreen landscape character

- Protect existing and plant additional large deciduous and evergreen trees on private land to establish an emergent canopy for shade and visually break up the predominance of two-storey dwellings.
- Plant additional large and medium deciduous and evergreen street trees, with predominantly evergreen in the commercial/industrial land.
- Encourage no or low front and side fencing with increased presence of planting to complement the established exotic garden character.

### USM2 Undulating leafy garden modified suburban evergreen landscape character

- Protect existing and plant additional medium to large deciduous and evergreen trees on private land where feasible for greening and visually break up the predominance of 2-storey dwellings.
- Strengthen the streetscape character with additional medium evergreen street trees.

### USM3 Undulating leafy garden modified suburban exotic landscape character

- Protect the predominance of traditional exotic garden character where feasible, inclusive of established pruned ornamental shrubs and conifers.
- Protect and plant additional large deciduous and exotic evergreen canopy trees on private land for greening and visually break up the predominance of 2-storey dwellings.
- Plant additional large deciduous and evergreen street trees to increase canopy cover and establish avenue style plantings.

### USM4 Undulating leafy garden modified suburban exotic landscape character

- Protect the existing large deciduous and exotic evergreen street trees and strengthen by planting additional trees to achieve avenue style plantings.
- Protect and plant additional medium and large exotic trees on private land to increase canopy cover and visually break up the predominance of 2-storey dwellings.
- Encourage planting of native including tall Eucalypt style planting on private land and in the street trees directly adjoining Bogong Reserve to complement the bushland character of this public open space.

### USM5 Undulating leafy garden modified suburban deciduous and evergreen landscape character

- Plant additional deciduous and evergreen street trees and achieve consistent avenue style plantings to strengthen the residential character, located between two industrial precincts.
- Protect and plant additional medium and large deciduous and evergreen trees on private land to increase canopy cover and visually break up the predominance of 2-storey dwellings.

### USP Undulating leafy garden suburban post 2000 redevelopment exotic landscape character

- Retain the existing exotic trees including the perimeter Cypress hedgerow to this sub-precinct.
- Improve the landscape character planting additional large exotic canopy trees in private gardens to provide an emergent tree canopy for shade and to visually break up the rooflines of 2-storey dwellings.
- Protect and maintain the deciduous avenue planting style in the streetscapes.



#### 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