

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.

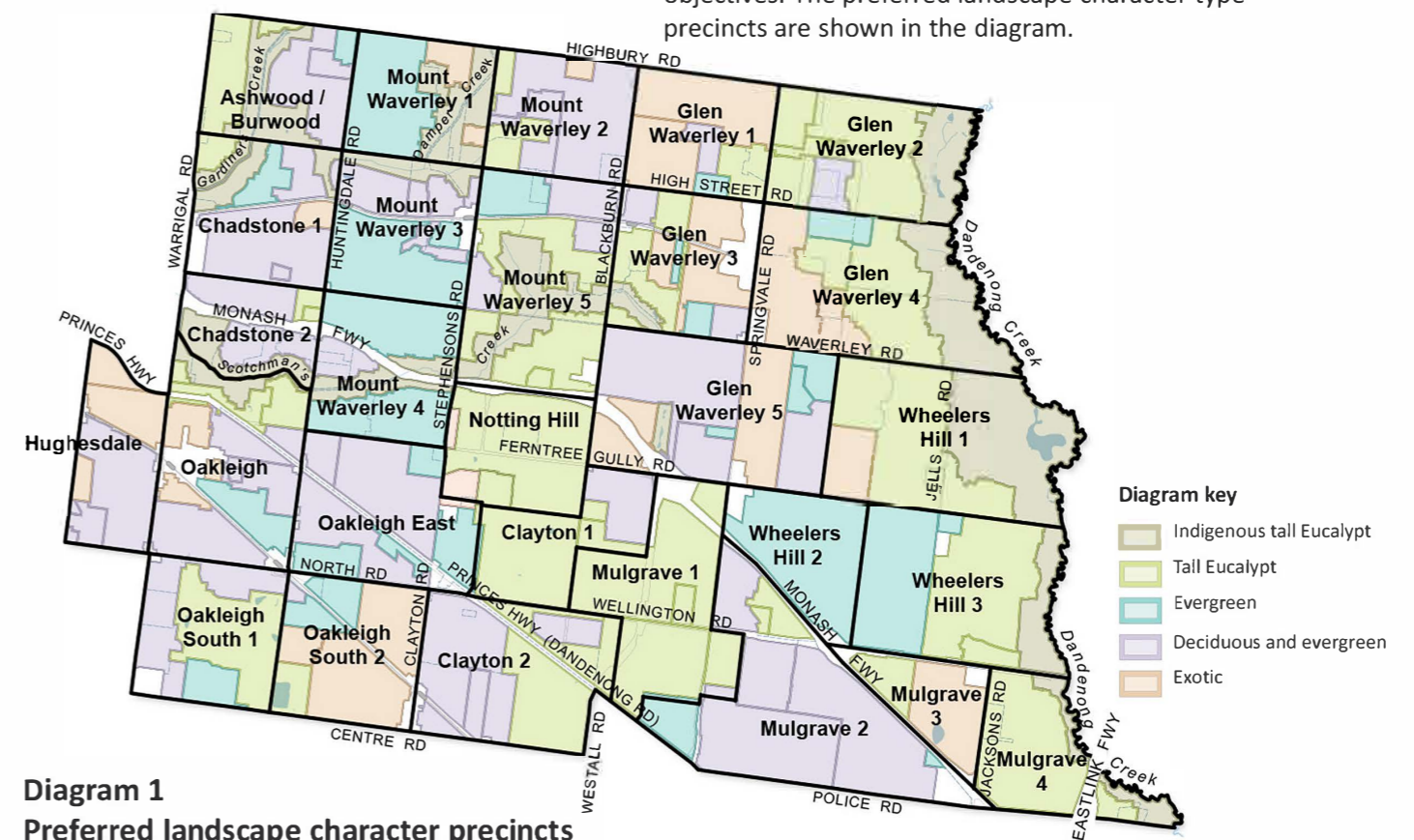
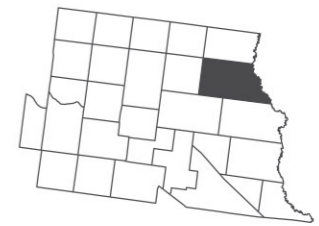
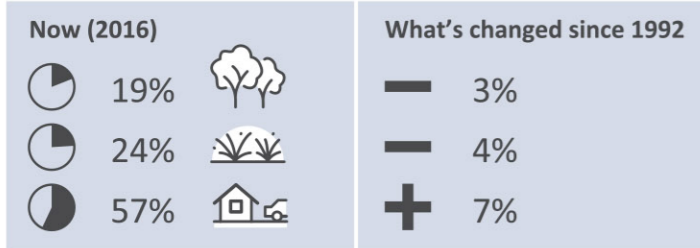


Diagram 1 Preferred landscape character precincts

Glen Waverley 4 - Existing landscape character



Tree canopy cover (excl. Dandenong Creek)



streetscapes and gardens. The original 1950s and 1960s dwellings and established exotic gardens with low or no fencing still dominate, however these are changing as area redevelops.

Distinguishing features

- Elevated and steeply undulating topography with expansive views to the Dandenong Ranges.
- Dandenong Creek corridor including the native and indigenous landscape character and the golf course.
- The public open space and schools through the precinct has a predominantly native landscape character including remnant indigenous vegetation.
- Steeply undulating with terraced, well maintained low exotic terraced front gardens.
- Presence of scattered large Eucalypts on both public and private land.
- Predominantly residential land use.

Existing landscape character

Summary of architectural character

In the western areas of the precinct the dominant architectural character is 1950s and 1960s cream brick veneer houses and to the east, the dominant architectural character is the 1970s brown and red single and 2-storey dwellings. Some sub-precincts have reasonable levels of redevelopment introducing contemporary 2-storey dwellings into the precincts. Views to the east influence the orientation and height of built form.

C2v Undulating suburban exotic landscape character Characterised by gently undulating topography with a presence of large deciduous and evergreen trees in the

C3L Undulating modified suburban exotic landscape character Characterised by occasional medium to large deciduous and evergreen trees in gardens and streetscapes. The original 1950s dwellings and exotic gardens, with low or no fencing are being replaced with 2-storey dwellings and new contemporary gardens.

C3m Undulating modified suburban evergreen landscape character Characterised by a change from the 1950s brick veneer dwellings and exotic gardens to contemporary dwellings and gardens with occasional medium to large evergreen trees in rear gardens and a combination of deciduous and evergreen streetscapes.

E2b Elevated suburban compact exotic garden character Characterised by expansive views to the east, the landscape character is formed with well-manicured exotic gardens with terraced shrub plantings and small deciduous and evergreen street trees.

E2c Elevated suburban evergreen landscape character Characterised by expansive views to the east, a combination of exotic gardens, some with terraced shrub plantings, and scattered emergent deciduous and evergreen trees in the streetscapes and private land with a backdrop of large remnant indigenous bushland in Hinkler Reserve.



Sub-precinct C2v

Sub-precinct C3L

Sub-precinct C3m

Sub-precinct E2b

Sub-precinct E2c

Sub-precinct E3c



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.

E2g Elevated suburban exotic garden character Characterised by curvilinear streets on the contours with larger lots and a combination of single and 2-storey dwellings facing east with terraced well-manicured exotic gardens and occasional deciduous and evergreen overstorey trees.

E3c Creek ridgeline suburban tall Eucalypt landscape character Characterised by the combination of emergent Eucalypts on public and private land along with manicured residential front gardens with shaped conifers to retain views to the east. This predominantly low compact garden style means built form is visually dominant in the precinct.

E4a Creek ridgeline suburban tall Eucalypt landscape character Characterised by the presence of occasional emergent Eucalypts on private and public land combined with well maintained exotic gardens with low vegetation to retain views to the east and the Dandenong Ranges.

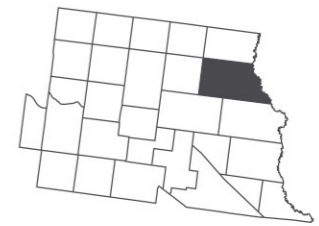


Sub-precinct E4a



Sub-precinct E2g

Glen Waverley 4 - Preferred landscape character



Overall summary of preferred landscape character

- Strengthen the biodiversity values along Dandenong Creek through the additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.
- Increase the emergent canopy tree cover in the precinct.
- Strengthen biodiversity values and character of Hinkler Reserve by increasing the presence of indigenous vegetation in the streetscapes and on private land the reserve.

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 creek corridor.
- Encourage use of local provenance indigenous plants in private gardens where they directly adjoin the Dandenong Creek corridor to strengthen the biodiversity values, while retaining existing established native trees.
- Encourage the use of native and where appropriate indigenous species in private gardens that are further away from Dandenong Creek (i.e. not directly adjoining) including tall Eucalypt style species.

CVS1 Creek valley environs suburban tall Eucalypt landscape character

- Encourage planting of local provenance indigenous species on private land directly adjoining the indigenous bushland in Hinkler Reserve, including tall Eucalypt style species.
- Plant additional tall Eucalypt canopy trees in streetscapes, using indigenous species in streets that directly adjoin Hinkler Reserve.
- Protect and strengthen the character with a combination of deciduous and evergreen vegetation and increasing the presence of tall Eucalypt trees.
- Retain and strengthen the low or no front and side fencing with an increased presence of planting in keeping with the existing character.

CVS2 Creek valley environs suburban exotic landscape character

- Retain and encourage the manicured, terraced garden character that is characteristic of this precinct.
- Increase planting of large deciduous and exotic evergreen canopy trees on private land to provide improved canopy cover.
- Plant additional medium to large deciduous and exotic evergreen street trees to achieve a consistent avenue style of planting.

CVS3 Creek valley environs suburban tall Eucalypt landscape character

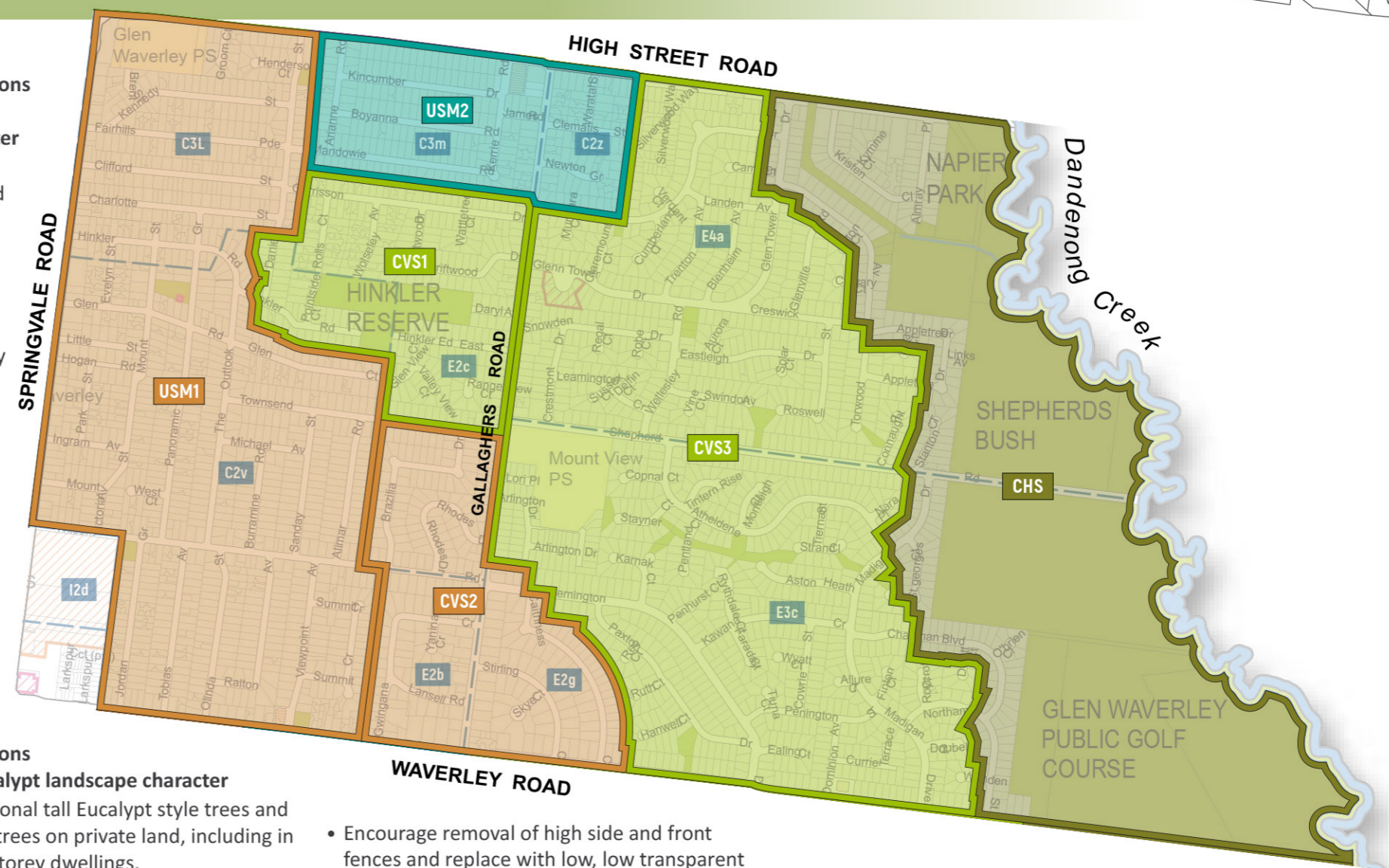
- Protect and plant additional tall Eucalypt style trees and other medium to large trees on private land, including in the front gardens of 2-storey dwellings.
- Retain and strengthen the low or no front and side fencing with an increased presence of planting in keeping with the existing character.
- Plant additional tall Eucalypt canopy trees and other medium to large evergreen trees in streetscapes particularly in streets without overhead power.

USM1 Undulating leafy garden modified suburban exotic landscape character

- Plant additional medium and large deciduous and exotic evergreen street trees to achieve a consistent avenue style planting.
- Protect and plant new large deciduous and exotic evergreen trees, particularly in the locations with existing and proposed 2-storey dwellings to break up the dominance of built form and retain the garden city character.

USM2 Undulating leafy garden modified suburban evergreen landscape character

- Plant additional medium and large deciduous and native evergreen street trees to achieve a consistent avenue style planting.
- Protect existing large evergreen and plant additional large trees on private land, particularly in the front gardens of existing and proposed 2-storey dwellings to break up the dominance of built form and retain the garden city character.
- Strengthen the presence of medium and small 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

