

# Appendix A

## Existing and Preferred Landscape Character Precincts

A1	Ashwood   Burwood
A2	Chadstone 1
A3	Chadstone 2
A4	Clayton 1 (Notting Hill residential)
A5	Clayton 2
A6	Glen Waverley 1
A7	Glen Waverley 2
A8	Glen Waverley 3
A9	Glen Waverley 4
A10	Glen Waverley 5
A11	Hughesdale
A12	Mount Waverley 1
A13	Mount Waverley 2
A14	Mount Waverley 3
A15	Mount Waverley 4
A16	Mount Waverley 5
A17	Mulgrave 1
A18	Mulgrave 2
A19	Mulgrave 3
A20	Mulgrave 4
A21	Notting Hill (non-residential use)
A22	Oakleigh
A23	Oakleigh East
A24	Oakleigh South 1
A25	Oakleigh South 2
A26	Wheelers Hill 1
A27	Wheelers Hill 2
A28	Wheelers Hill 3



# 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.

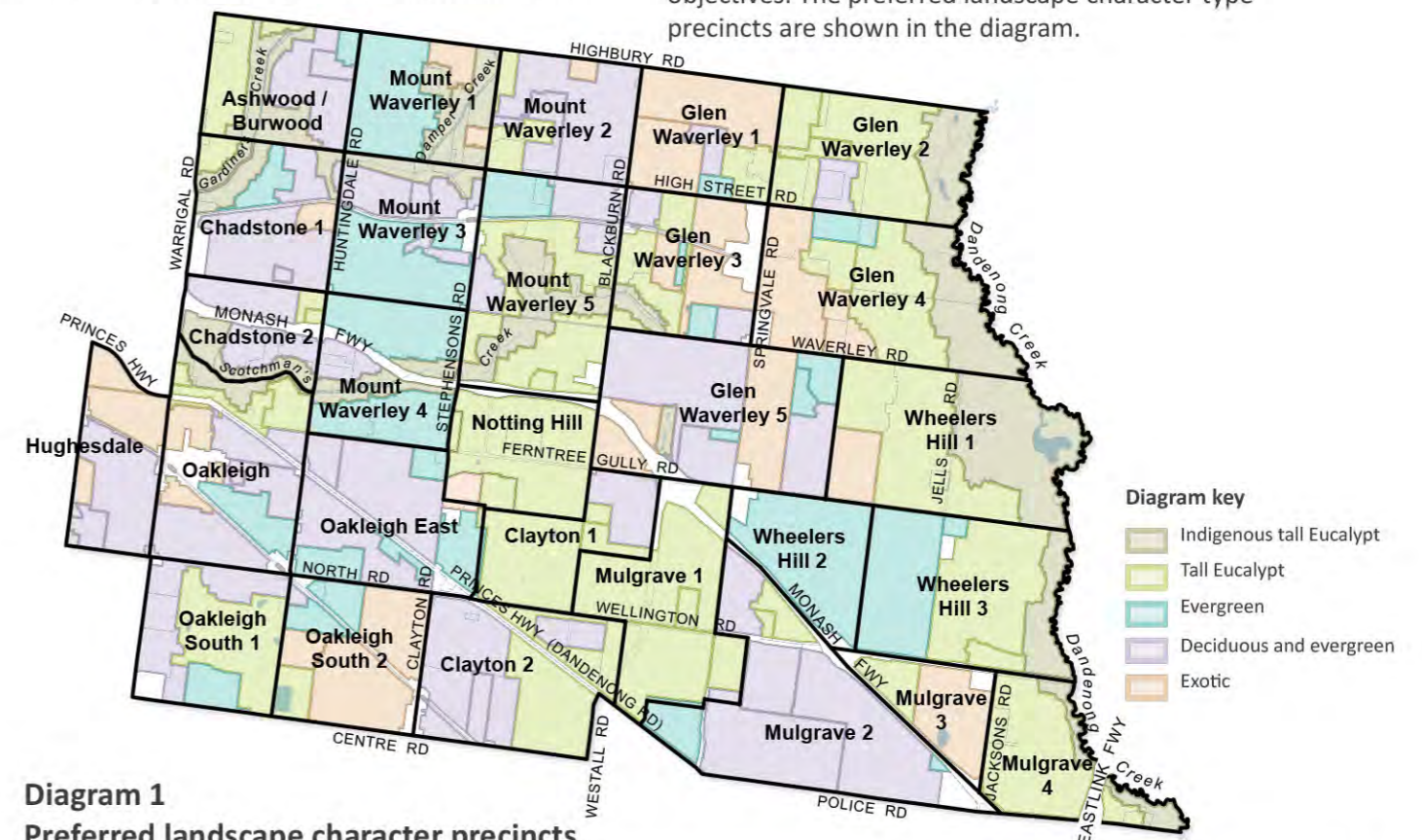
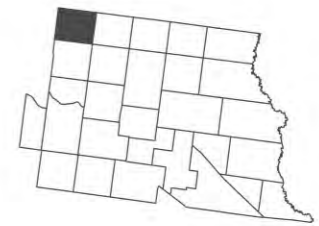
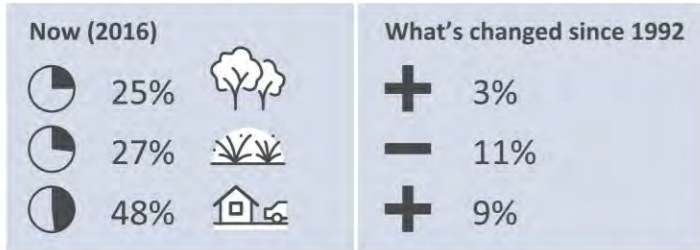


Diagram 1 Preferred landscape character precincts

# Ashwood | Burwood - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Gardiners Creek.
- Steeply to gently undulating topography with views over the creek valley and to the east.
- Indigenous trees on the Ashwood Secondary College site.
- Indigenous landscape character of the open space along Gardiners Creek.
- Predominantly residential land use, with pockets of higher density residential use associated with the contemporary infill sites.
- Minor small scale industrial use.

## Existing landscape character

### Summary of architectural character

The dominant architectural character varies between the predominantly single storey double and triple fronted pressed cream brick veneer interspersed with some weatherboard veneer dwellings. Amongst these are some 2-storey dwellings, which are increasing in prominence as the area redevelops.

### C2z Undulating suburban exotic garden character

Characterised by exotic gardens that are visible due to low fencing styles with scattered significant exotic trees in private gardens, contrasting with the predominantly small to medium scattered evergreen street trees.

**C3c Undulating evergreen and deciduous landscape character** Characterised by garden setting with some scattered emergent evergreen and deciduous canopy trees above the single and double storey dwellings. The character is strengthened with views over the Gardiners Creek corridor.

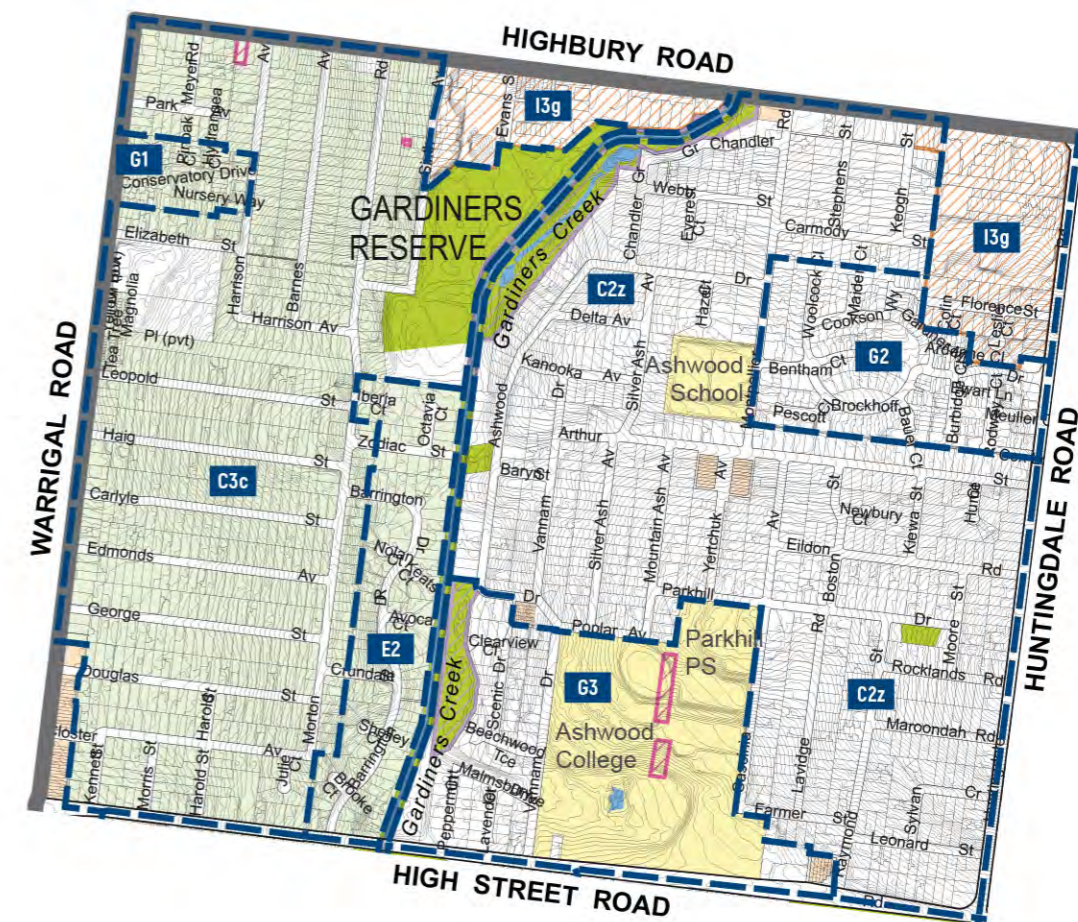
**E2 Creek valley suburban tall Eucalypt landscape character** Characterised by the presence of tall emergent Eucalypt species along Gardiners Creek with predominantly single storey brick dwellings. Small to medium sized native street trees and evergreen gardens complement the character.

**G1 Elevated post 2000 redevelopment exotic landscape character** Characterised by contemporary medium density dwellings with views to the east and shared road/footways with avenues of deciduous and evergreen trees.

**G2 Undulating post 2000 redevelopment exotic landscape character** Characterised by 2-storey attached dwellings with grassed front gardens that extend to the street with footpaths to one side only and consistent avenues of street trees.

**G3 Creek valley post 2000 redevelopment tall Eucalypt landscape character** Characterised by 2-storey dwellings with no footpaths and consistent street tree avenues in wide grassed verges that extend to the building line, nestled into the emergent indigenous tree canopy of Gardiners Creek.

**I3g Suburban commercial/industrial landscape character** Characterised by built form or hard paved surfaces to the building frontages with scattered evergreen street trees.

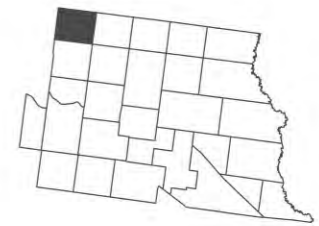


### Drawing Key

- 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 *Monash Urban Character Study 1997*.



# Ashwood | Burwood - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen biodiversity values along Gardiners Creek through additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.
- Protect and improve the predominantly exotic suburban garden settings and change to tall Eucalypt style and native evergreen street trees to promote the native landscape character in the creek valley environs.

## Preferred landscape character for each sub-precinct

### CHS Creek valley environs suburban indigenous tall Eucalypt landscape character

- Continue to strengthen the indigenous vegetation values in the public open space along the 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 Gardiners 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.

### CVC1 Creek valley environs commercial/industrial tall Eucalypt landscape character

- Encourage planting of tall Eucalypt style species into private properties to complement the Gardiners Creek character and improve urban greening.
- Progressively plant tall Eucalypt style street trees where space permits, and native evergreen species where space is limited.

### CVC2 Creek valley environs commercial/Industrial evergreen landscape character

- Retain the existing large evergreen trees on both public and private land.
- Improve the tree canopy cover by planting additional large evergreen trees.

### CVP Creek valley environs post 2000 development deciduous and evergreen landscape character

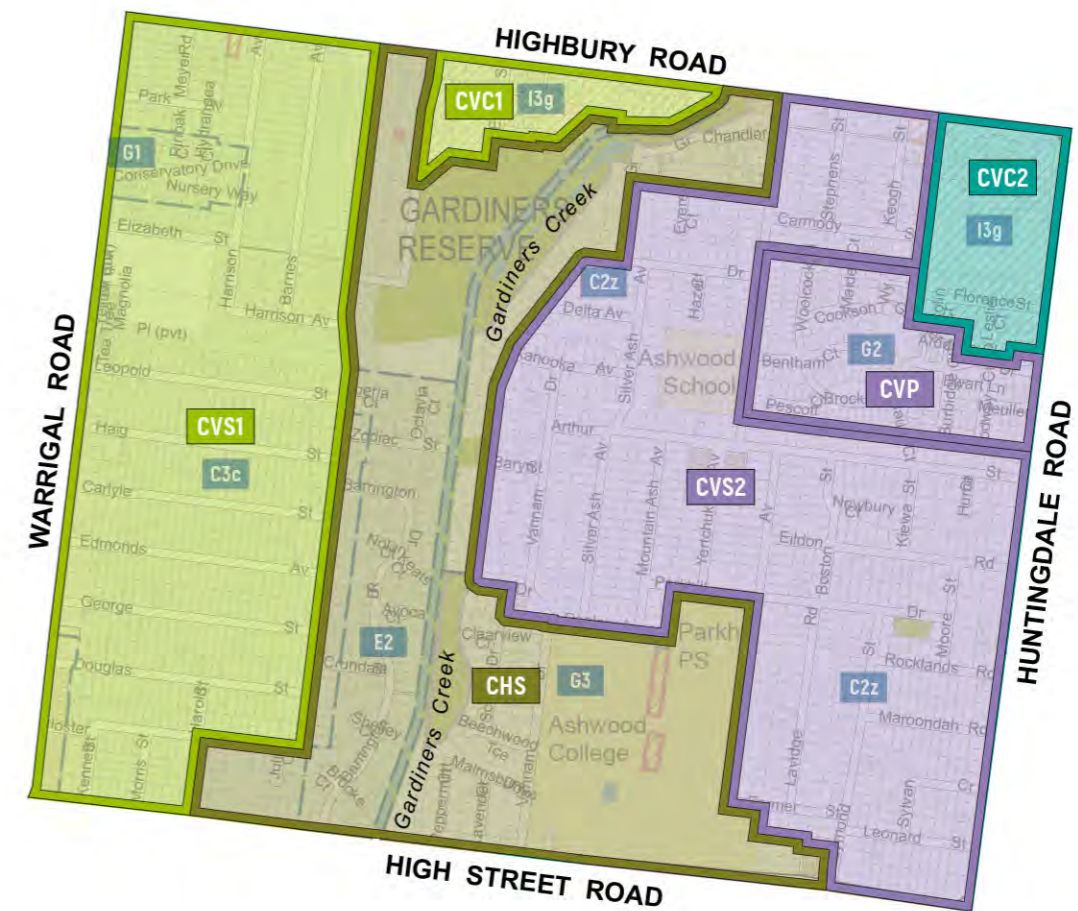
- Encourage planting of deciduous and evergreen large canopy trees in private gardens to improve urban greening amongst the 2-storey attached dwellings.
- Progressively include native evergreen trees in the streetscapes to better respond to the Gardiners Creek valley environs.

### CVS1 Creek valley environs suburban tall Eucalypt landscape character

- Retain and strengthen the established suburban evergreen and native garden style, while protecting the established exotic character where it exists.
- Encourage planting emergent tall Eucalypt style trees in private gardens where space permits, particularly in the eastern part of the precinct towards Gardiners Creek.
- Proactively change the streetscape planting to tall Eucalypt style canopy trees in the streetscapes, and space is limited, use native evergreen species.

### CVS2 Creek valley environs suburban deciduous and evergreen landscape character

- Retain and strengthen the predominantly established suburban exotic garden style.
- Encourage planting new tall evergreen and deciduous canopy trees in private gardens. In the western area of the precinct towards Gardiners Creek, encourage additional tall Eucalypt style species.
- Plant new large native evergreen, including tall Eucalypt style canopy trees in the streetscapes where space permits.



#### 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

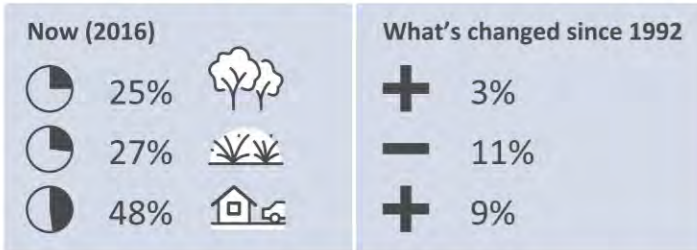
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Chadstone 1 - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Gardiners Creek.
- Steeply to gently undulating topography.
- Jordanville Housing Commission period housing, including the Holmesglen Migrant Hostel located in Holmesglen Reserve.
- Native and indigenous landscape character of the open space reserves.
- Predominantly residential land use, with pockets of higher density residential use associated with Chadstone Gardens Retirement Centre and Brindalee Mews.

## Existing landscape character

### Summary of architectural character

The dominant architectural character of single storey Ministry of Housing cement sheet dwellings painted green and white has changed since the Urban Character Study was written to a variety of building styles, particularly with more recent double storey dwellings.

**C3a Elevated suburban exotic landscape character**  
Characterised by Grandview Road with large mature canopy trees in both the streetscape and on larger private lots, with excellent views to the CBD skyline to the west and to the north.

**C3b Creek ridgeline tall Eucalypt landscape character**  
Characterised by views over Gardiners Creek with single storey dwellings set in the framework of large canopy trees on private land. The street trees are scattered mixed species and private gardens contribute to the landscape character with predominantly low or no fences.

**D1a Undulating suburban evergreen landscape character**  
North of the railway the tree canopy is primarily on public land with medium to large evergreen trees in the streetscapes and indigenous trees along Gardiners Creek. Gardens to the predominantly period single storey cement sheet dwellings from the housing commission period are visible with low or no fencing.

**D1a Undulating suburban evergreen and exotic landscape character**  
South of the railway the predominantly single storey dwellings including the cement sheet style housing sit within the treed landscape setting with large deciduous and evergreen canopy trees on private land, in the street tree avenues and the native character of Batesford Reserve.

**D1b Elevated modified suburban exotic and evergreen landscape character**  
Characterised by views to the CBD, north and east redevelopment within this former housing commission estate has created a diversity of housing and garden styles combined with the native character of Electra Reserve.

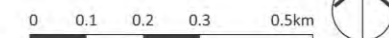
**G1 Undulating post 2000 redevelopment evergreen landscape character**  
Characterised by native avenue style street trees set in a wide grassed verges that combine the front gardens with the nature strip without footpaths or front fences.

**G2 Creek valley urban tall Eucalypt landscape character**  
Characterised by high density housing overlooking Gardiners Creek Reserve where the native and indigenous landscape character is dominant.

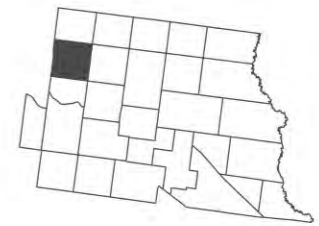


### Drawing Key

- 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.



# Chadstone 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen biodiversity values along Gardiners Creek through additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.
- Strengthen the suburban garden settings with adequate front and side setbacks to allow space for canopy vegetation around the built form.

## Preferred landscape character for each sub-precinct

### CHS1 Creek habitat corridor suburban indigenous tall Eucalypt landscape character

- Encourage use of local provenance indigenous plants in private gardens where they directly adjoin the Gardiners Creek corridor to strengthen biodiversity values, while retaining existing established exotic and native canopy trees.
- Encourage use of native and, where appropriate, indigenous species in private gardens further away from Gardiners Creek corridor (i.e. not directly adjoining).
- Progressively change to indigenous canopy trees in the streetscapes.

### CHS2 Creek habitat corridor suburban indigenous tall Eucalypt landscape character

- Encourage use of local provenance indigenous plants in private gardens where they directly adjoin the Electra Reserve and the Damper Creek corridor to strengthen biodiversity values. Recognise and retain the mature exotic trees in Electra Reserve visible from High Street Road.
- Encourage use of native and where appropriate indigenous species in private gardens further away from the Damper Creek corridor (i.e. not directly adjoining).
- Progressively change to avenue style indigenous tall Eucalypt style canopy trees in the streetscapes to frame and retain elevated views.

### CVM Creek valley environs modified suburban deciduous and evergreen landscape character

- Plant new large canopy deciduous and evergreen street trees to increase canopy cover given the dominance of 2-storey dwellings.

- Encourage removal of high side fences and replace with low or no fence with a predominance of planting rather than built form.
- Encourage planting of new large deciduous and evergreen trees in private gardens to achieve suburban garden character with the increasing dominance of 2-storey dwellings.

### CVS1 Creek valley environs suburban tall Eucalypt landscape character

- Increase the presence of tall Eucalypt style trees in the streetscapes to complement the existing framework of scattered large deciduous and evergreen canopy trees on private land. This planting style will frame key views over Gardiners Creek.
- Protect the framework of existing established trees and increase the presence of tall Eucalypt style trees on private land to strengthen the native landscape character.

### CVS2 Creek valley environs suburban evergreen landscape character

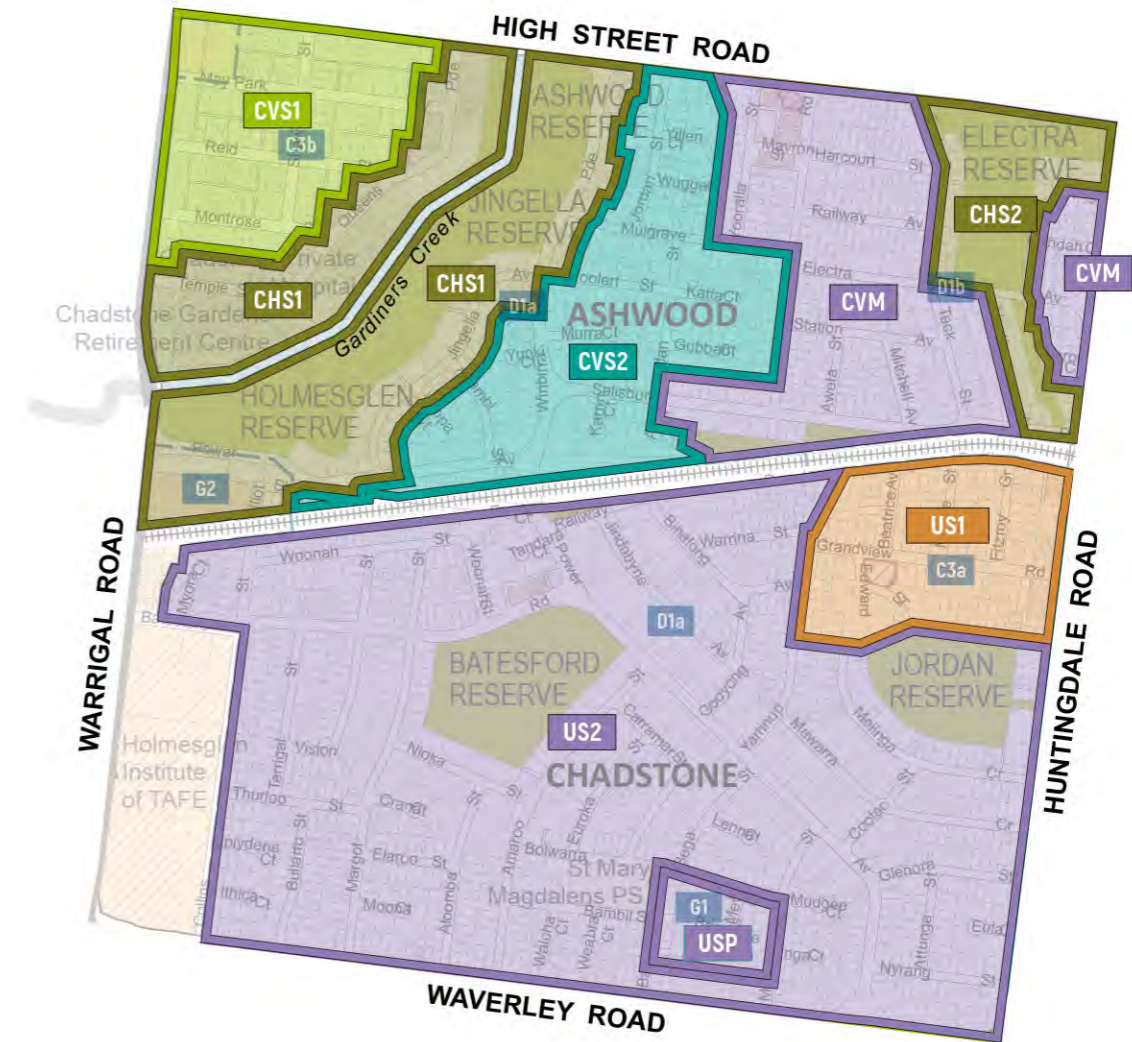
- Strengthen the suburban character by encouraging planting of new large deciduous and evergreen canopy trees in the private gardens.
- Plant large native evergreen canopy trees in the streetscapes to strengthen the existing predominance of evergreen trees in the creek valley environs.

### US1 Undulating leafy garden suburban exotic landscape character

- Protect and strengthen the exotic large suburban garden style with additional large exotic style including deciduous and exotic evergreen species.
- Future streetscapes to change to establish avenue style using large exotic evergreen and deciduous species to complement the private gardens.
- Future front and side setbacks in this precinct aim to protect the characteristic large suburban style gardens.

### US2 Undulating leafy garden suburban deciduous and evergreen landscape character

- Encourage removal of high side fences and replace with low or no fence with a predominance of planting rather than built form.
- Retain and strengthen the suburban leafy garden style character with a predominance of planting and additional deciduous and evergreen canopy trees.
- Plant additional large evergreen trees in Batesford and Jordan Reserves.



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

- Retain the existing native avenue style plantings without front fences.

#### Landscape character type key

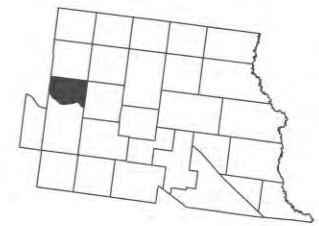
- CH Creek habitat corridor
- CV Creek valley environs
- US Undulating leafy garden suburban
- GS Gently undulating leafy garden suburban
- HS Hilly native garden suburban
- EE Early 1900s exotic garden style
- WP Waverley Park exotic urban
- GC Native garden commercial/ industrial
- UC Urban greening commercial/ industrial

#### Vegetation type key

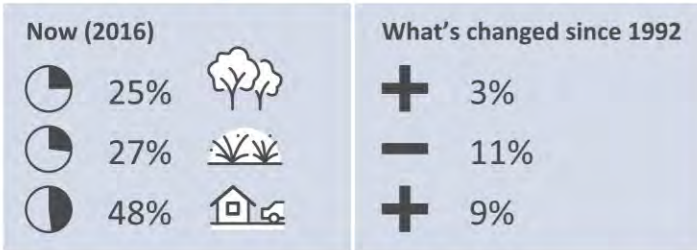
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Chadstone 2 - Existing landscape character



## Tree canopy cover



in the south, with a variety of street tree planting and building styles set within the framework of large canopy trees along Scotchmans Creek.

**C2b Creek ridgeline modified suburban deciduous and evergreen landscape character** Characterised by steeply undulating land with views both north and south over Scotchmans Creek. Recently established 2-storey dwellings have retained mature exotic Cypress trees combined with large street trees and low exotic gardens in the established parts of this sub-precinct. Mature Cypress and Eucalypts in the Salesian College also contribute.

**C2c Creek ridgeline modified suburban deciduous and evergreen landscape character** Characterised by steeply undulating land with views both north to the former creek valley where the Monash Freeway is now located and south over Scotchmans Creek. Large 2-storey dwellings enjoy the views combined with large canopy street trees and underground power.

**C2d Creek ridgeline modified suburban deciduous and evergreen landscape character** Characterised by views north and south over the Monash Freeway and Scotchmans Creek with views between buildings towards the creek valley and scattered emergent canopy trees mainly on private land.

**C2aa Creek valley suburban evergreen landscape character** Characterised by the predominantly evergreen gardens with large canopy trees, single storey dwellings and low fences combined with the medium to large street trees.

**C3d Undulating suburban deciduous and evergreen landscape character** Characterised by the presence of scattered large canopy trees on private and public land including in the streetscapes, with views to the south over the creek valley that now has the Monash Freeway running through it.

## Distinguishing features

- Scotchmans Creek riparian vegetation and open space corridor.
- Creek valley form to the north where the Monash Freeway is now located provides spectacular views to the north.
- Undulating topography with views to the north, south and west.
- Varied street layout and some streets with wider naturestrips and others with underground power.
- Remnant large cypress and evergreen trees on the Salesian College land.
- Many sub-precincts are located along a ridgeline between the two creek valleys.
- Monash Freeway, with sound walls and screen planting.

## Existing landscape character

### Summary of architectural character

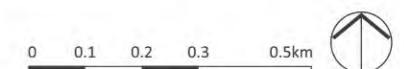
The dominant architectural style varies between weatherboard and pressed cream brick veneer. Amongst these is a range of larger two storey houses, including some contemporary 2-storey dwellings.

**C2a Creek valley modified suburban deciduous and evergreen landscape character** Characterised by gently undulating land with views towards Scotchmans Creek



### Drawing Key

- Existing open space
- Education Use (Private)
- Mixed Use & Retail / Commercial Use
- Vegetation Protection Overlay (VPO)
- Heritage Overlay (HO)
- 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.

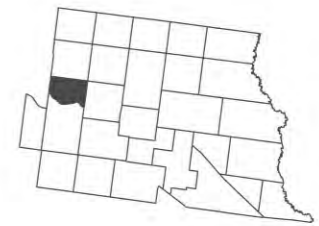


**G1 Creek valley post 2000 redevelopment evergreen landscape character** Characterised by consistent evergreen street tree plantings, lack of front fences, consistent 2-storey contemporary dwellings with predominantly evergreen gardens.





# Chadstone 2 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen biodiversity values along Scotchman Creek through additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.
- Encourage planting of larger street trees in the area between Scotchman Creek and the Monash Freeway to increase the emergent tree canopy cover in a precinct with an increasing presence of 2-storey dwellings.

## Preferred landscape character for each sub-precinct

### CHM Creek habitat corridor modified suburban indigenous tall Eucalypt landscape character

- Encourage use of local provenance indigenous plants in private gardens where they directly adjoin Scotchmans Creek corridor to strengthen biodiversity values.
- Encourage use of native and where appropriate indigenous species in private gardens further away from the Scotchmans Creek corridor (i.e. not directly adjoining).
- Progressively change to tall Eucalypt style indigenous canopy trees in the streetscapes to address the scale and predominance of 2-storey dwellings in the modified suburban urban context.

### CVP Creek valley environs post 2000 redevelopment tall Eucalypt landscape character

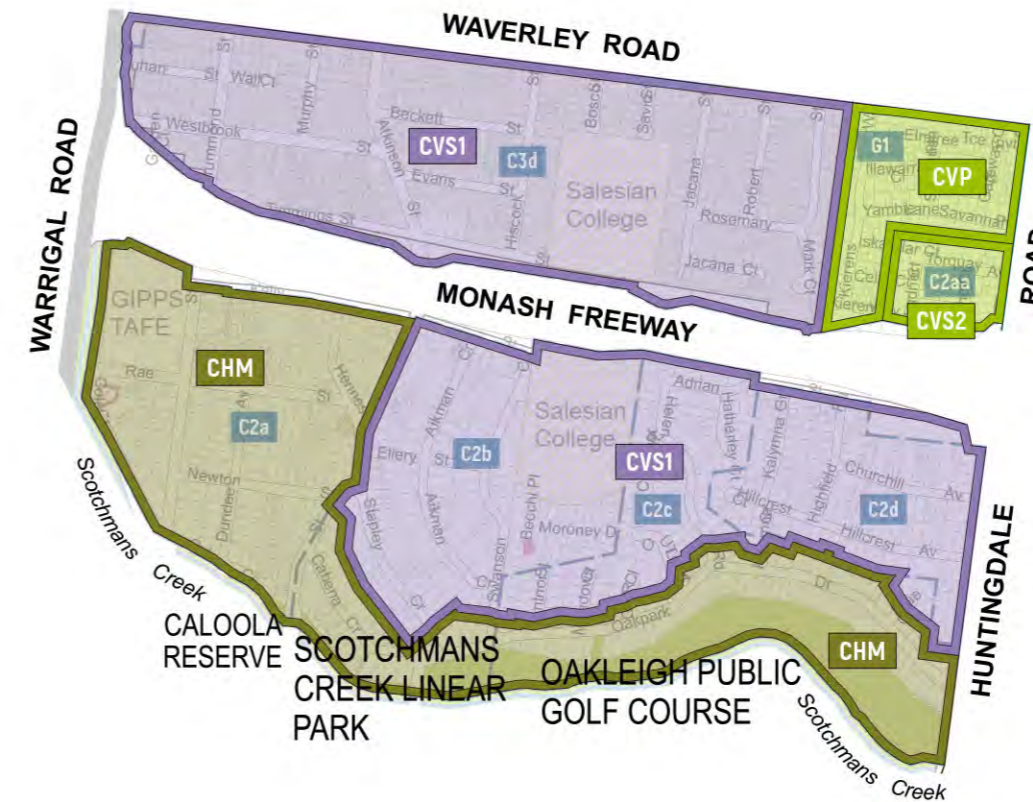
- Protect the existing tall Eucalypt style planting on public and private land.
- Plant additional tall Eucalypt style species on public and private land to strengthen the existing character and increase canopy tree cover.

### CVS1 Creek valley environs suburban deciduous and evergreen landscape character

- Protect and strengthen the suburban landscape character by planting a combination of deciduous and evergreen trees on private land and protect the mature trees on the Salesian College site.
- Plant additional large deciduous canopy trees in the streetscapes where appropriate. Note, some streets already have large trees while others have gaps and smaller street trees.

### CVS2 Creek valley environs suburban tall Eucalypt landscape character

- Retain and protect the suburban landscape setting.
- Plant more tall Eucalypt style species in the streetscapes and on private land to change from an evergreen character to the tall Eucalypt 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

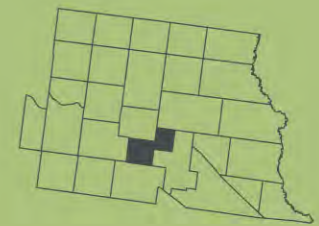
#### Vegetation type key

- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic

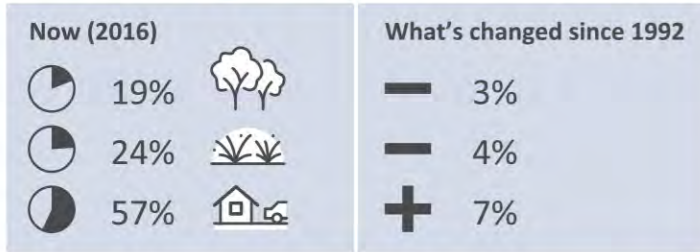
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# Clayton 1 (Notting Hill residential) - Existing landscape character



## Tree canopy cover



## Distinguishing features

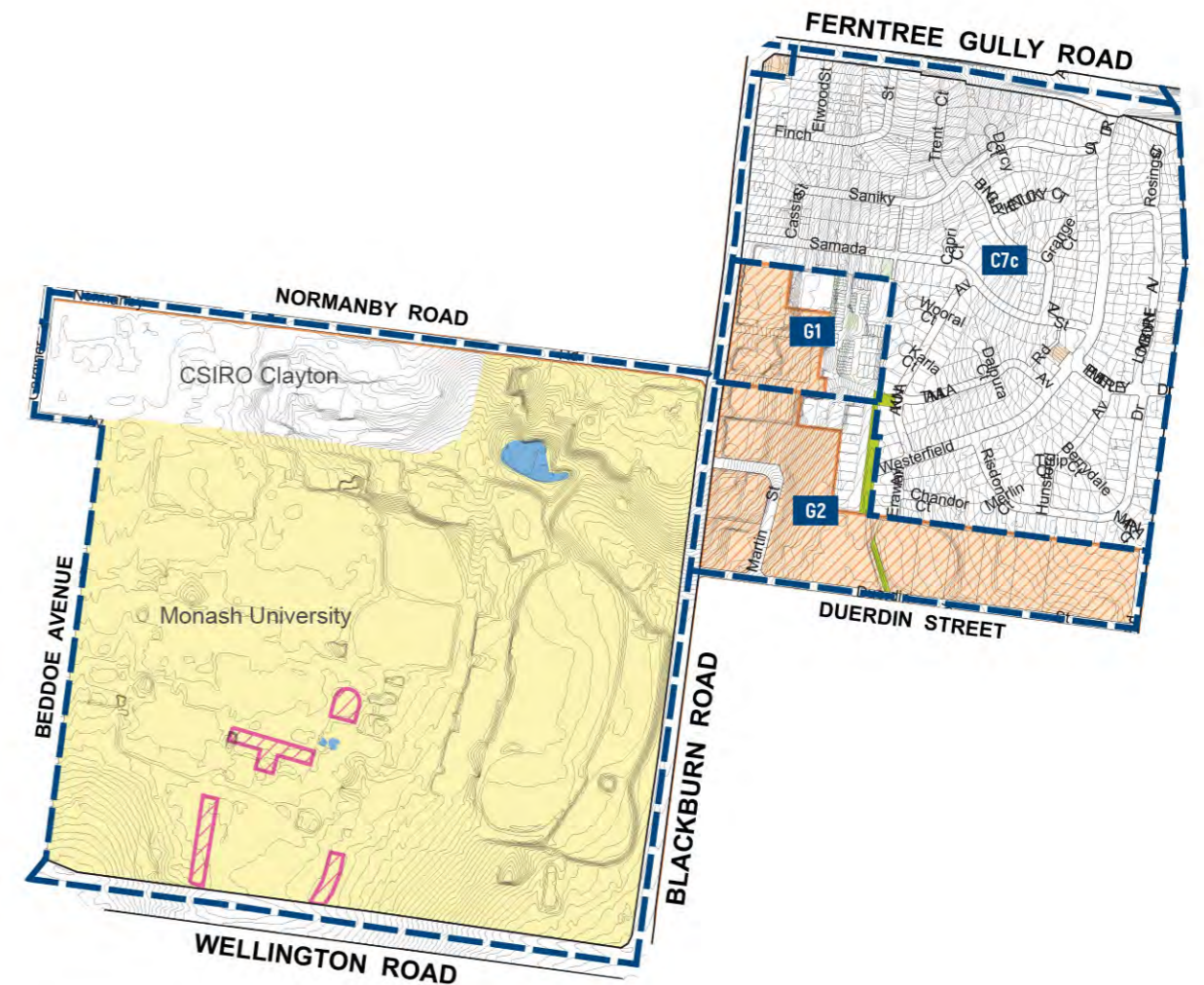
- Forms part of the Monash National Employment and Innovation Cluster.
- Monash University campus has an established native character including with tall Eucalypt style plantings.
- CSIRO Clayton includes well-established native and exotic trees.
- Gently to steeply undulating topography with views to the east.
- Variety of land uses including education, residential, high density residential, business and industrial use.
- High-density residential use with a tall Eucalypt landscape setting, complementing Monash University landscape character.
- Contemporary business and industrial use in tall Eucalypt landscape setting.

**C7c Undulating suburban deciduous and evergreen landscape character** Characterised by undulating topography with views to the east and presence of emergent large deciduous and evergreen trees on private and public land. Street trees are predominantly evergreen and vary from avenue style plantings through to scattered mixed species. Residential gardens are predominantly exotic with low or no front fences, but with high side fences.

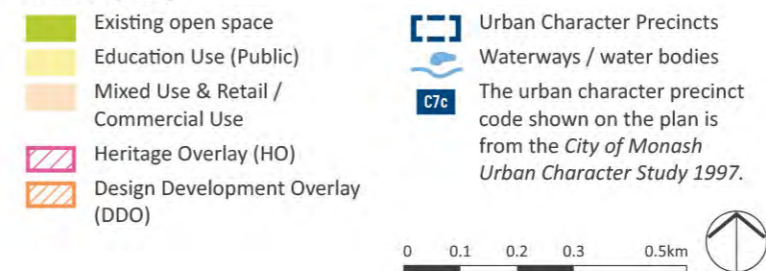
**G1 Undulating urban tall Eucalypt landscape character** Characterised by scattered Eucalypts with medium to high density housing and planting to the interface between the street and buildings.

**G2 Undulating garden commercial/industrial landscape character** Characterised by contemporary built form with 20 metre landscaped frontages up to 4 storey height with tall Eucalypts, grassed areas and car parking.

**L1 Undulating education tall Eucalypt landscape character** Characterised by the tall Eucalypt style planting character of Monash University, established in the late 1960s early 1970s.



### Drawing Key



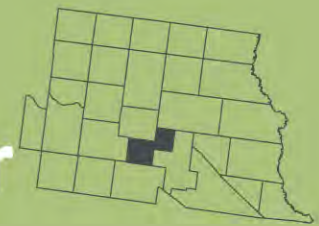
## Existing landscape character

### Summary of architectural character

In the C areas of the precinct the dominant architectural character is 1960s style double fronted brick veneer dwellings of varying brick colours, along with newer 2-storey brick dwellings.



# Clayton 1 (Notting Hill residential) - Preferred landscape character



## Overall summary of preferred landscape character

- The tall Eucalypt character of Monash University grounds combined with the tall Eucalypt style planting in adjoining major roads contributes to the preferred quintessentially Australian native landscape character in the non-residential areas of this precinct.
- To the north-west, the standard residential areas will be strengthened to achieve predominantly evergreen street trees that complement the predominantly exotic garden styles.

## Preferred landscape character for each sub-precinct

### GC1 Native garden education tall Eucalypt landscape character

- Monash University campus is well recognised for its distinctive native Australian landscape character that was popular when the university was established in the late 1960s early 1970s and is a key influence on the preferred landscape character.
- Council to advocate for Monash University to retain this distinctive style with a preference for continued dominance of tall Eucalypt style species and to maximise opportunities for greening as the University develops.

### GC2 Native garden urban tall Eucalypt landscape character

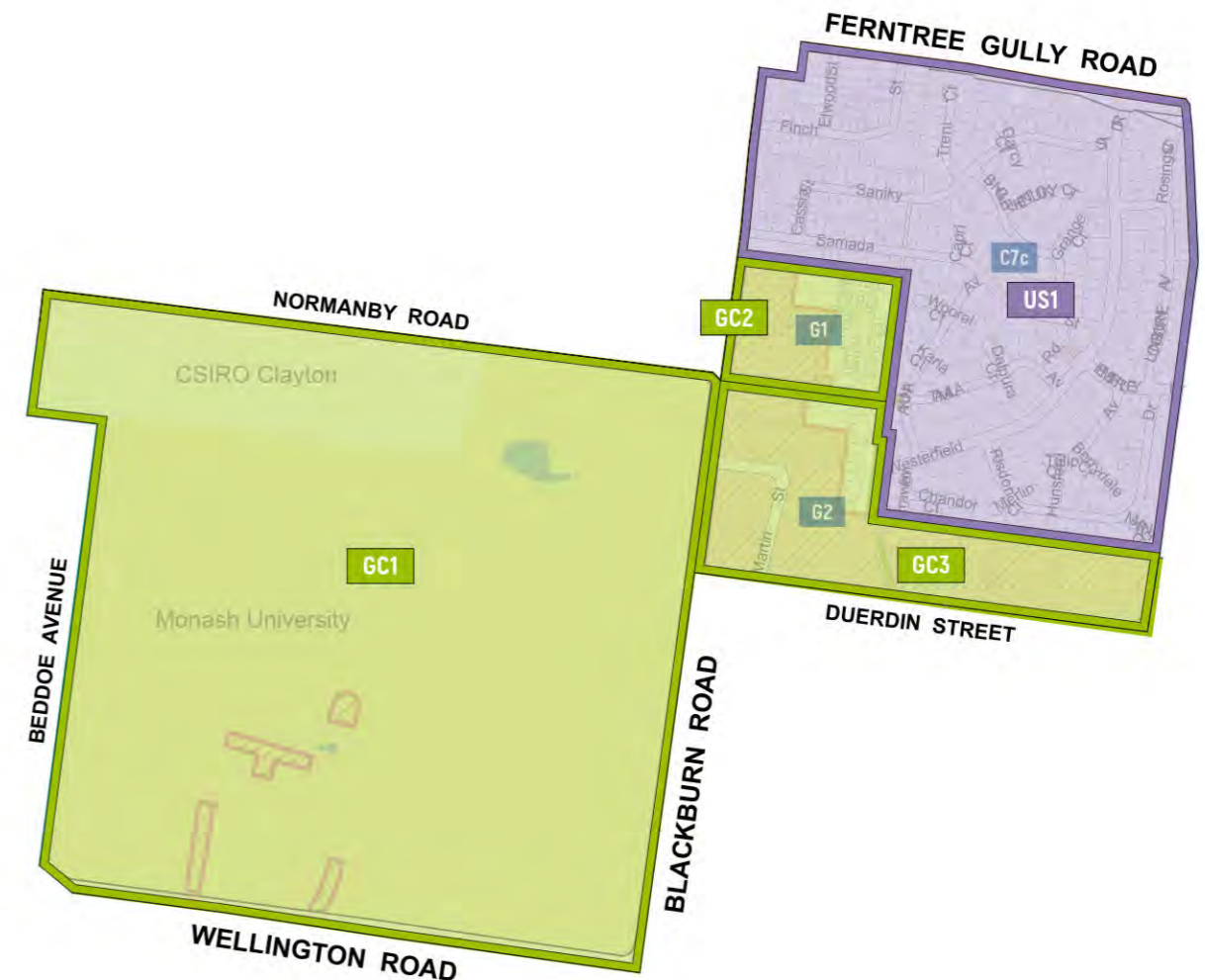
- Retain dominance of tall Eucalypts in the streetscapes and on private land to provide urban greening to high density apartments and buildings as part of the Monash University Business Park.

### GC3 Native garden commercial/industrial tall Eucalypt landscape character

- Future landscape setbacks of 10 metres or greater in width to include informal recreational facilities that contribute to the health and wellbeing benefit of future workers, along with a native tall Eucalypt style planting and character.
- Retain and promote planting of additional tall Eucalypt style species in the streetscapes and on private land.

### US1 Undulating leafy garden suburban deciduous and evergreen landscape character

- Strengthen the streetscape character with additional large canopy deciduous and evergreen trees to achieve a more consistent avenue style planting.
- Strengthen garden character with additional large canopy deciduous and evergreen trees to increase urban greening and improve the existing character.
- Retain and require low or no front and side fencing, with a preference for planting/garden beds to be used to define the property boundaries.



#### 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

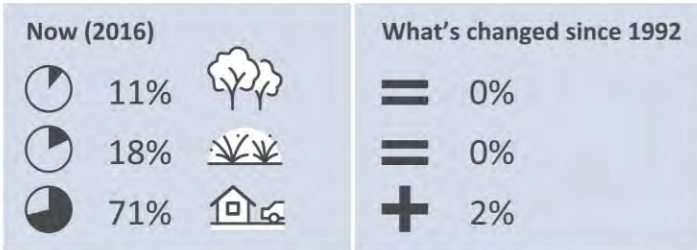
#### Vegetation type key

- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Clayton 2 - Existing landscape character

## Tree canopy cover (industrial precinct only)



## Distinguishing features

- Forms part of the Monash Employment and Innovation Cluster.
- Medium to large-scale manufacturing, business and industrial land use.
- Standard and medium density residential use.
- Fregon Reserve has a predominantly native landscape character.
- Railway reserve and some established native trees.
- Monash University directly adjoins this precinct.
- Monash Medical Centre is a key employment focus in this precinct.

## Existing landscape character

### Summary of architectural character

The industrial architectural character are predominantly post WWII buildings, varying from industrial sheds with distinctive saw tooth roof lines to smaller brick warehouses. South of Princes Highway the buildings are simple in form and set within paved areas. Residential character is a mix of post war single storey weatherboard and brick dwellings.

**B1m Established suburban compact exotic landscape character** Characterised by established exotic gardens including productive landscapes and small deciduous and evergreen trees, combined with consistent avenue

style street tree plantings of mainly small deciduous and evergreen trees. The compact character complements the predominantly single storey dwellings with 2-storey dwellings being more visible in the precinct.

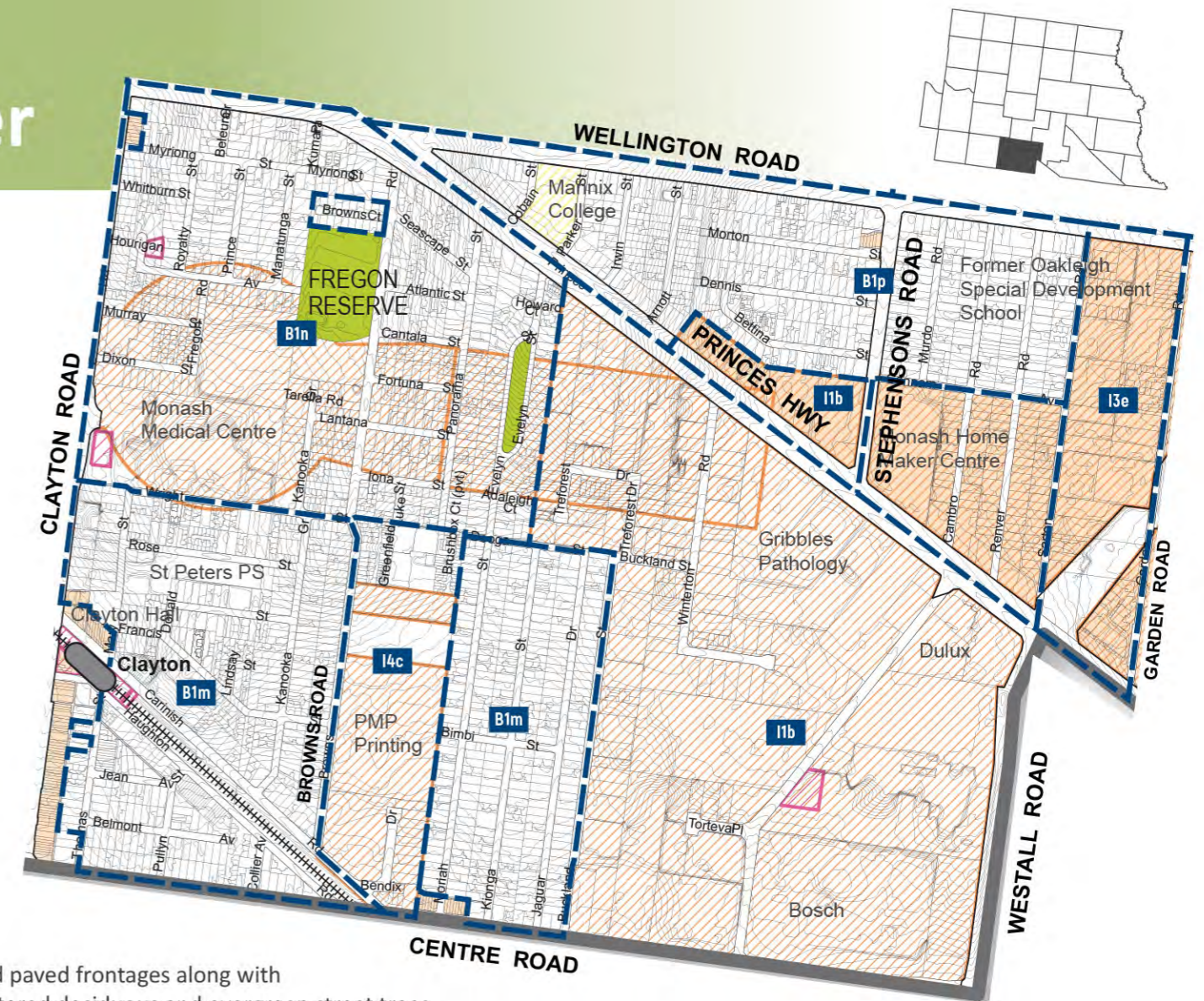
**B1n Established suburban exotic landscape character** Characterised by predominantly low exotic gardens along with some larger emergent trees including some characteristic Oak trees on private and public land. Mixed deciduous and evergreen avenues of street trees are planted into wider naturestrips, which complement the increasing presence of medium density housing near to the Monash Medical Centre.

**B1p Established suburban exotic landscape character** Characterised by a combination of avenues and scattered plantings of evergreen and deciduous street trees with open gardens, many with open lawn and trees with no or low front fences. Scattered large deciduous and evergreen trees are present in the private gardens however the majority of trees are small to medium size in scale with predominantly single storey dwellings. While it is predominantly detached dwellings there is some medium density housing associated with Monash University and contemporary 2-storey dwellings.

**I1b Suburban commercial/industrial landscape character** Characterised by 1 to 2-storey large simple built form with a combination of landscaped frontages and hardscape frontages with small to medium evergreen native trees in the streets and in some landscaped frontages.

**I2c Urban commercial/industrial landscape character** Characterised by single storey predominantly brick factories with no or minimal setbacks creating a functional and urban landscape character with no street trees, maximising opportunities for parking and vehicle movement.

**I4c Suburban commercial/industrial landscape character** Characterised by both small and medium scale industrial built form and a combination of landscaped and

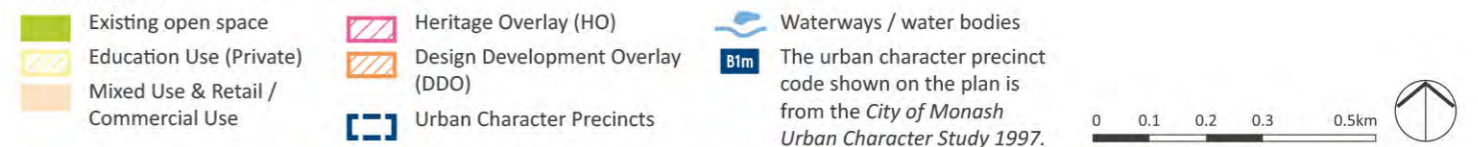


hard paved frontages along with scattered deciduous and evergreen street trees.

**I3e Garden industrial landscape character** Characterised by landscaped frontages with Eucalypt style planting with predominantly 2-storey buildings, selected frontages with

car parking and limited lengths of fencing. The interface along Garden Road is an overhead transmission easement, and has a harsher industrial character as a result.

### Drawing Key



# Clayton 2 - Preferred landscape character

## Overall summary of preferred landscape character

- Expand the tall Eucalypt landscape character style within the Monash National Employment and Innovation Cluster to complement the established Australian native landscape associated with the Monash University campus and business park precinct.
- Strengthen the exotic landscape character in the residential precincts as a contrast to the employment areas as urban densities increase.

## Preferred landscape character for each sub-precinct

### GC1 Native garden commercial/industrial tall Eucalypt landscape character

- Encourage a predominance of tall Eucalypt style planting in the landscaped front setbacks combined with activation of these spaces with recreational facilities and outdoor seating for the employment community to utilise during breaks from work.
- Plant additional tall Eucalypt style canopy trees in the streetscapes to increase shading and strengthen the preferred character.

### GC2 Native garden commercial/industrial tall Eucalypt landscape character

- Encourage a predominance of tall Eucalypt style planting in the landscaped front setbacks combined with activation of these spaces with recreational facilities and outdoor seating for the employment community to utilise during breaks from work.
- Plant additional tall Eucalypt style canopy trees in the streetscapes to increase shading and strengthen the preferred character.

### GSC1 Gently undulating leafy employment/residential deciduous and evergreen landscape character

- Within the context of future change and intensification of use as part of the Monash National Employment and Innovation Cluster, protect and retain the existing established large canopy trees into future site layout and designs.
- Plant large canopy deciduous and evergreen trees on private land as the site redevelops to improve urban greening and shade in the context of higher density employment and residential development.

### GSU1 Gently undulating leafy garden urban tall Eucalypt landscape character

- Plant new predominantly tall Eucalypt style planting on private land as the area redevelops to higher densities to increase urban greening.
- Plant predominantly tall Eucalypt style street trees in the streetscapes to increase shade and urban greening in the context of higher density living as part of the Monash National Employment and Innovation Cluster.

### GSU2 Gently undulating leafy urban deciduous and evergreen landscape character

- Retain and protect existing deciduous and evergreen trees where feasible and plant additional large deciduous and evergreen trees to maximise urban greening as urban densities increase in this sub-precinct.
- Plant additional large deciduous and evergreen canopy trees in the streetscapes as a priority to strengthen the Garden City character in the context of forecast increased urban densities.

### GSU3 Gently undulating leafy urban deciduous and evergreen landscape character

- In anticipation of forecast growth and increased development as part of the Monash National Employment and Innovation Cluster, ensure protection of all large canopy trees, including the large oak trees scattered through this sub-precinct.
- Plant additional large canopy deciduous and evergreen trees on private land as sites redevelops to improve urban greening and shade in the context of higher density living associated with the Monash Medical Centre.
- Plant additional large canopy deciduous and evergreen street trees to improve urban greening and strengthen the Garden City character as urban density increases.

### GSU4 Gently undulating leafy urban deciduous and evergreen landscape character

- Retain and protect existing deciduous and evergreen trees where feasible and plant additional large deciduous and evergreen trees to maximise urban greening as urban densities increase in this sub-precinct as part of the Clayton Activity Centre.
- Plant additional large deciduous and evergreen canopy trees in the streetscapes as a priority to strengthen the Garden City character in the context of forecast increased urban densities.

### GSU5 Gently undulating leafy urban deciduous and evergreen landscape character

- Retain and protect existing deciduous and evergreen trees where feasible and plant additional large deciduous and evergreen trees to maximise urban greening as urban densities increase in this sub-precinct.
- Plant additional large deciduous and evergreen canopy trees in the streetscapes as a priority to strengthen the Garden City character in the context of forecast increased urban densities.

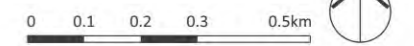


#### Landscape character type key

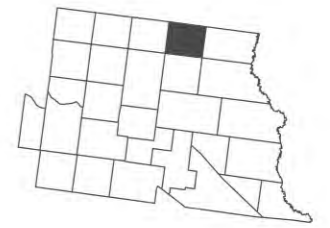
- CH Creek habitat corridor
- CV Creek valley environs
- US Undulating leafy garden suburban
- GS Gently undulating leafy garden suburban
- HS Hilly native garden suburban
- EE Early 1900s exotic garden style
- WP Waverley Park exotic urban
- GC Native garden commercial/industrial
- UC Urban greening commercial/industrial

#### Vegetation type key

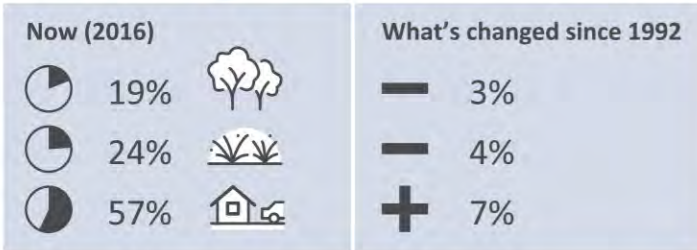
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# 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

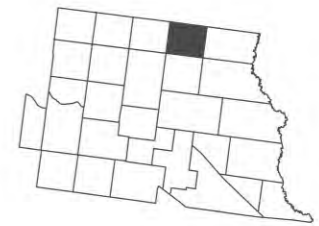


### Drawing Key

- 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

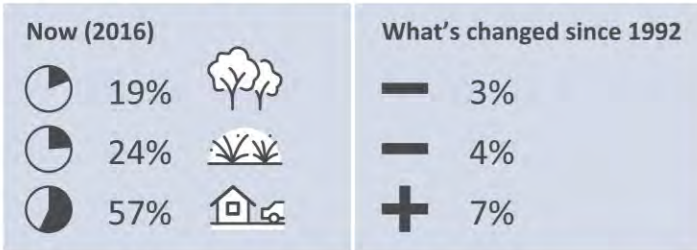
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Glen Waverley 2 - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Elevated and steeply undulating topography with expansive views to the east and the Dandenong Ranges.
- Dandenong Creek corridor with an indigenous landscape character.
- The public open space has a predominantly native landscape character including some remnant indigenous trees and bushland.
- Presence of scattered large Eucalypts on both public and private land.
- Predominantly residential land use.
- Suburban character with landscaped gardens around dwellings.

## Existing landscape character

### Summary of architectural character

The dominant architectural character is a combination of pressed cream brick veneer houses with occasional weatherboards, built during the 1950s and 1960s along with areas of later 1970s style single and double storey brown brick veneer dwellings. Some sub-precincts have reasonable levels of redevelopment introducing predominantly 2-storey dwellings into the area.

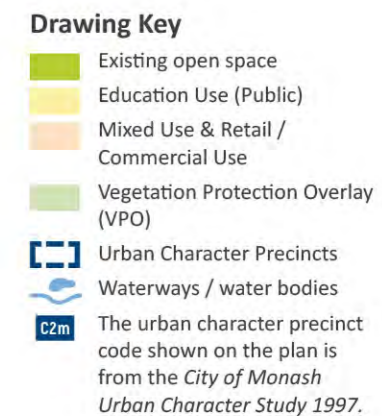
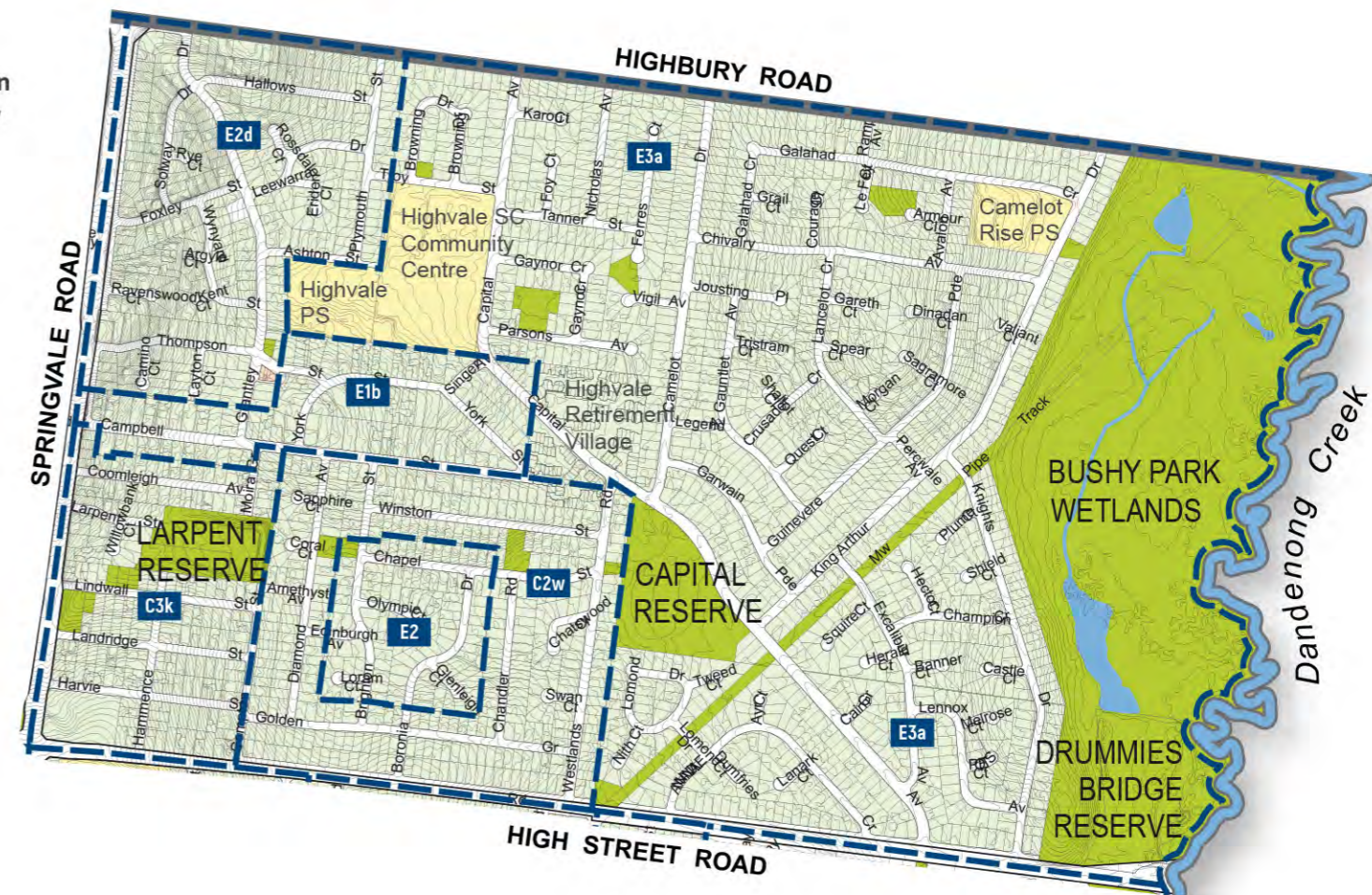
**C2w E2 Undulating suburban deciduous and evergreen landscape character** Characterised by the predominantly single storey dwellings set in established exotic gardens with emergent large deciduous and evergreen trees. Street trees are a combination of medium to small evergreen trees.

**C3k Elevated modified suburban tall Eucalypt landscape character** Characterised by both the presence of tall Eucalypts on public and private land along with expansive views to the east and the south. Substantial redevelopment is occurring with a range of architectural and garden styles.

**E1b Established modified suburban tall Eucalypt landscape character** Characterised by larger lots with single and 2-storey dwellings set in a significant framework of planted and remnant Eucalypts on private land.

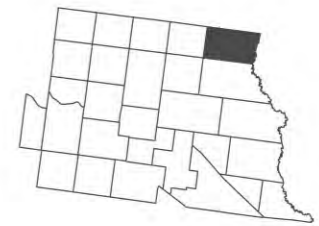
**E2d Elevated suburban evergreen landscape character** Views to the Dandenong Ranges, the higher areas have terraced front gardens with low planting to retain the views while gardens in the lower areas contain occasional large canopy trees. The predominantly evergreen street trees reinforces the native landscape character of the creek environs.

**E3a Creek ridgeline suburban evergreen landscape character** Characterised by a combination of the natural values of the Dandenong Creek corridor, occasional tall Eucalypts in streets and private land, large and small evergreen street trees and an evergreen planting character to the private gardens, with pruned conifers. Expansive views to the Dandenong Ranges influence the garden planting styles.





# Glen Waverley 2 - Preferred landscape character



## Overall summary of preferred landscape character

- This precinct extends from the elevated ridgeline across to the Dandenong Creek corridor and the preferred character types strengthen the native character though an increased the presence of tall Eucalypt style planting to complement the biodiversity character of the Dandenong Creek Corridor.
- 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.

## Preferred landscape character for each sub-precinct

### CH Creek habitat corridor suburban tall indigenous 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

- Protect existing and plant additional large trees, particularly tall Eucalypt style species on private land to complement the existing native street tree planting styles and views of the Dandenong Creek corridor.
- Encourage removal of high front fences and replace with low or no front fences with a predominance of planting rather than built form to complement the contribution front gardens make to the landscape character of the precinct.
- Increase the presence of tall Eucalypt style street trees in consistent avenue style plantings.

### CVS2 Creek valley environs suburban tall Eucalypt landscape character

- This precinct is an excellent example of emergent tall Eucalypt landscape character, with the character extending between the streetscape and adjoining private gardens.
- Single dwellings on larger lot sizes has created the extra space for emergent canopy trees. More recently, subdivision has occurred in York Street which interrupts the landscape quality and character. To protect this character, the York Street precinct, introduce appropriate planning controls to retain the integrated tall Eucalypt style character between the streetscape and private land as a notable landscape.

### CVS3 Creek valley environs suburban tall Eucalypt landscape character

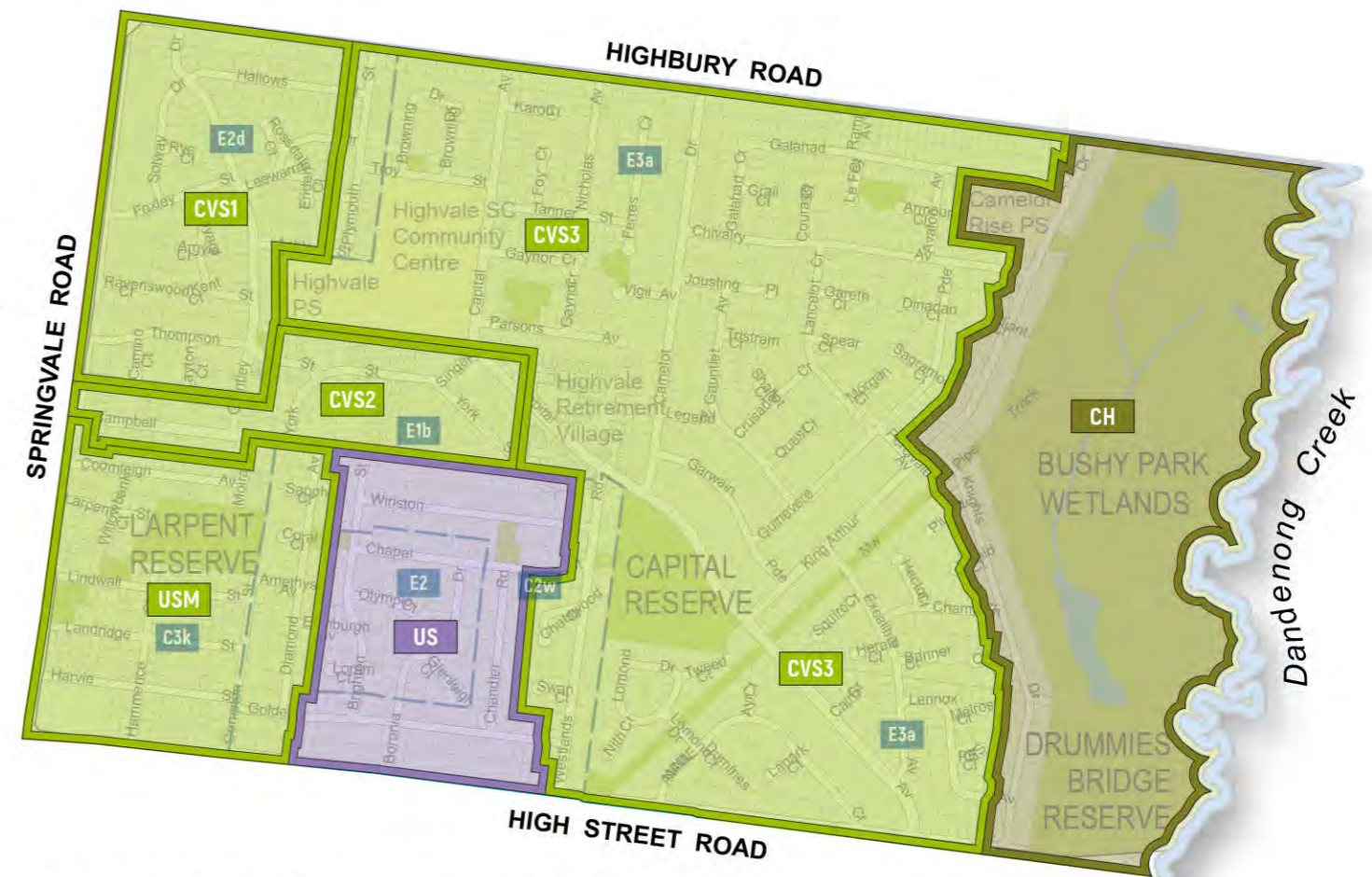
- Plant additional large trees, particularly tall Eucalypt style species on private land to complement proximity to the Dandenong Creek corridor and increase tree canopy cover across the precinct.
- Encourage removal of high front fences and replace with low or no front fences with a predominance of planting rather than built form to complement the contribution front gardens make to the landscape character of the precinct.
- Increase the presence of tall Eucalypt style street trees in consistent avenue style plantings.
- Protect the remnant indigenous vegetation in Capital Reserve.

### US Undulating leafy suburban deciduous and evergreen landscape character

- Plant new large deciduous and evergreen canopy trees on private land, particularly where new 2-storey dwellings are proposed.
- Strengthen the street tree planting by planting new deciduous and evergreen trees to achieve consistent avenue style plantings.
- Retain the predominance of low or no front fencing and encourage additional garden bed planting on private land to improve the landscape character.

### USM Undulating leafy modified suburban tall Eucalypt landscape character

- Protect the existing scattered remnant indigenous and large overstorey trees on private land, and plant additional tall Eucalypt style species as redevelopment

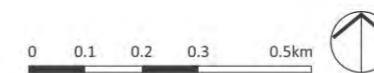


#### Landscape character type key

- 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

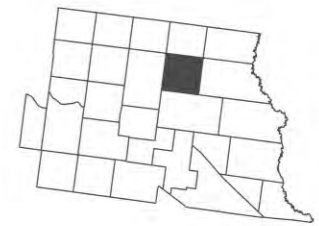


occurs. Recent substantial redevelopment in this precinct has resulted in an increasing number of 2-storey dwellings and new large trees are required to break up the roofline and scale and retain the garden city character.

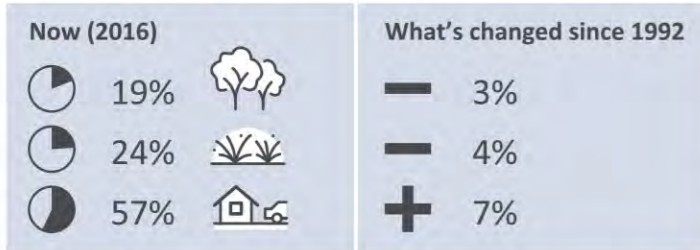
- Plant new tall Eucalypt style trees in the streetscapes to strengthen the character and increase shade and the garden city character with the increased number of 2-storey dwellings.

- Protect the remnant indigenous vegetation in Larpent Reserve and strengthen the tall Eucalypt style planting character were appropriate using local provenance indigenous species.

# 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.

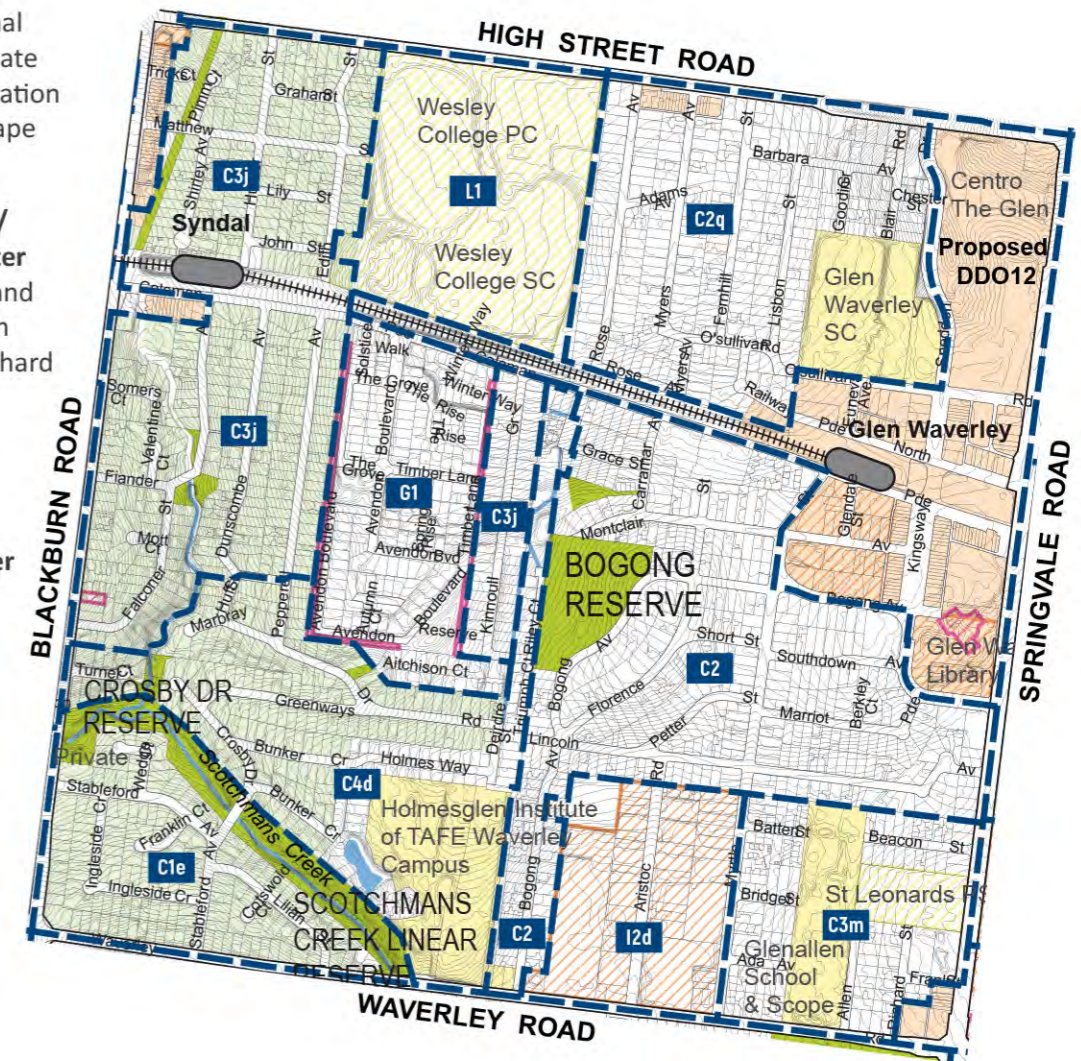
**C4d Creek valley modified suburban tall Eucalypt landscape character** The large remnant indigenous Eucalyptus overstorey trees on private and public land, with underground power and low or no front fencing creates a well integrated character between public and private land, softening the visual dominance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

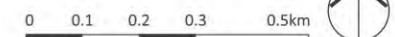
**I2d Suburban commercial/ industrial landscape character** Characterised by the single and double storey built form with varied setbacks that include hard paved treatments combined with planted/evergreen landscape character.

**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.

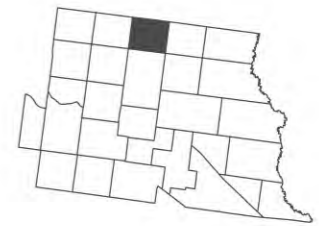


### Drawing Key

- 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.



# Mount Waverley 2 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen biodiversity values in the upstream reaches of Damper Creek valley by encouraging the use large canopy indigenous and native trees and vegetation on public and private land.
- Retain and strengthen the exotic and evergreen suburban character of the other areas of this precinct.

## Preferred landscape character for each sub-precinct

### CVS1 Creek valley environs suburban tall Eucalypt landscape character

- Protect existing and encourage additional planting of indigenous and native vegetation including emergent tall Eucalypts on private land in the upper reaches of Damper Creek valley.
- Plant additional emergent indigenous and native tall Eucalypts in the streetscapes.

### CVS2 Creek valley environs suburban tall Eucalypt landscape character

- Protect existing and encourage additional planting of indigenous and native vegetation including emergent tall Eucalypts on private land in the upper reaches of Damper Creek valley.
- Protect existing and additional emergent indigenous and native tall Eucalypts in the streetscapes and on other public land including Mt Waverley Secondary College.

### US1 Undulating leafy green suburban deciduous and evergreen landscape character

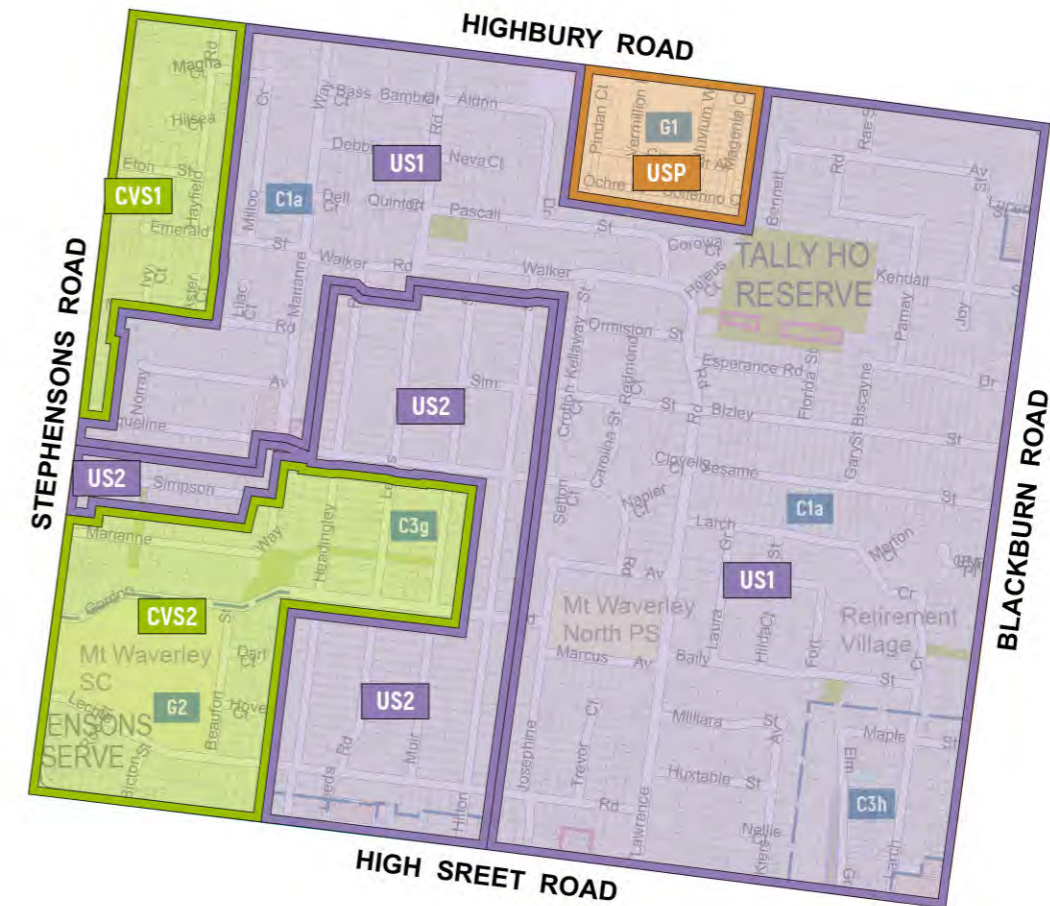
- Plant consistent avenue style planting using large evergreen and deciduous trees in the streetscapes where feasible to increase shade and provide some visual screening to the more recent 2-storey dwellings.
- Protect existing and plant additional large deciduous and evergreen trees on private land where feasible to increase shade and greening.

### US2 Undulating leafy green suburban deciduous and evergreen landscape character

- Protect the existing large deciduous and evergreen street trees and plant additional deciduous trees to establish consistent avenues.
- Protect existing and plant additional large deciduous and evergreen trees on private land where feasible to increase shade and greening.

### USP Undulating leafy green suburban post 2000 development exotic landscape character

- Retain existing consistent exotic avenues of street trees.
- Encourage planting of additional large exotic canopy trees on private land where feasible.

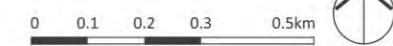


#### Landscape character type key

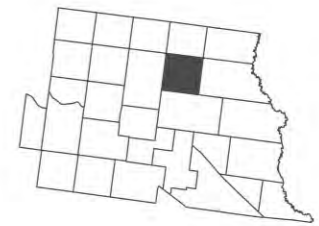
- CH** Creek habitat corridor
- CV** Creek valley environs
- US** Undulated leafy garden suburban
- GS** Gently undulating leafy garden suburban
- HS** Hilly native garden suburban
- EE** Early 1900s exotic garden style
- WP** Waverley Park exotic urban
- GC** Native garden commercial/ industrial
- UC** Urban greening commercial/ industrial

#### Vegetation type key

- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# 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.

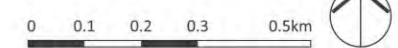


#### Landscape character type key

- 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

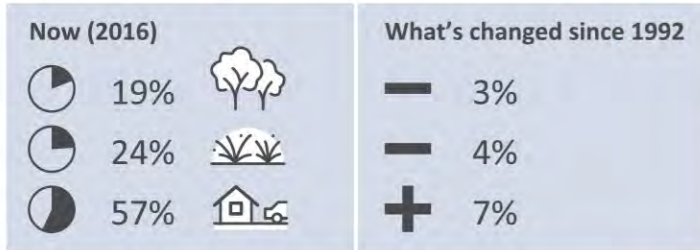
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# 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.

**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.

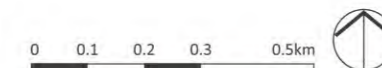
**E3c Creek ridgeline suburban tall Eucalypt landscape character** Characterised by the combination of emergent Eucalypts on public and private land along with manicured residential front gardens with shaped conifers to retain views to the east. This predominantly low compact garden style means built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



**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.



# 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

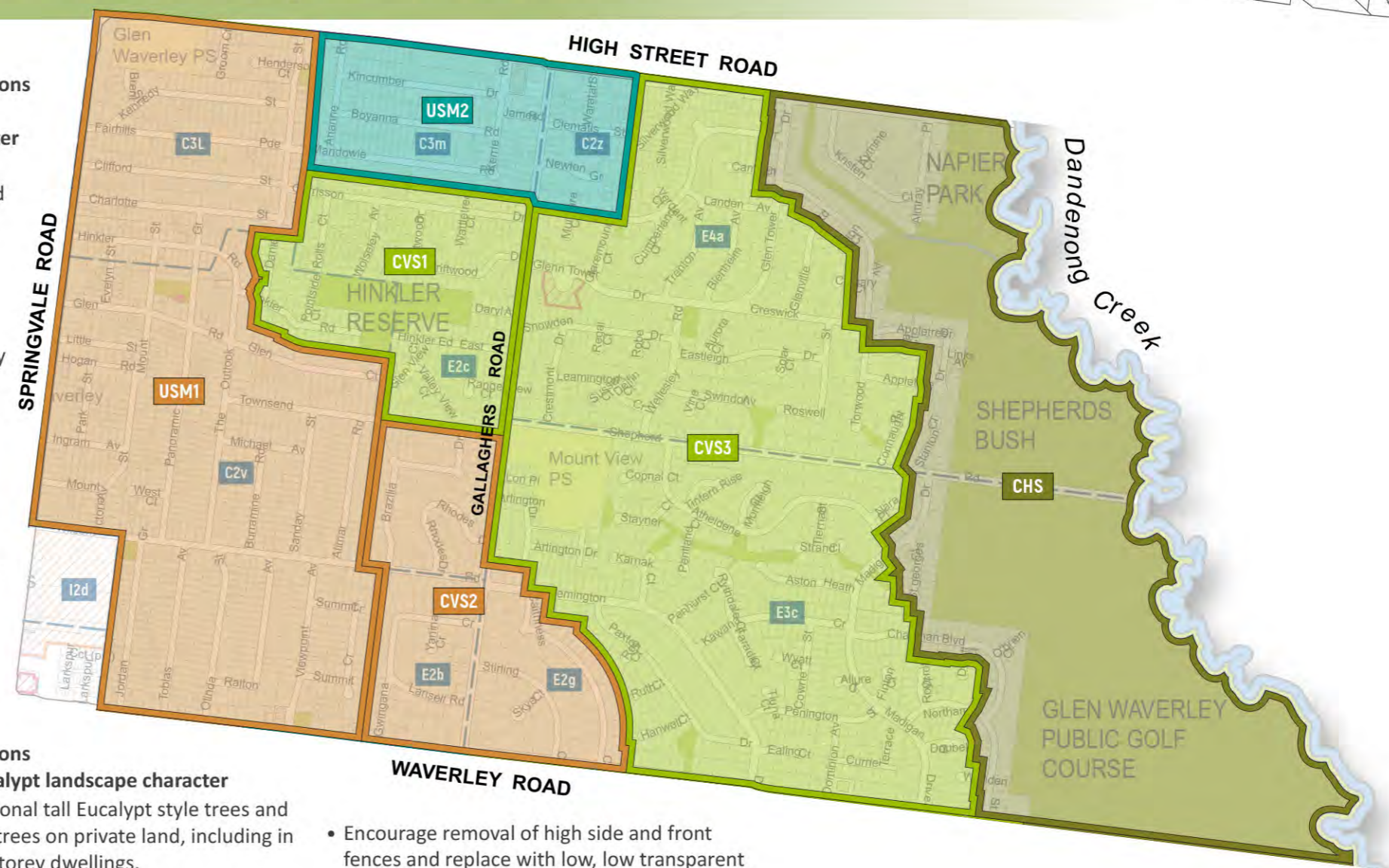
- Protect and plant additional tall Eucalypt style trees and other medium to large trees on private land, including in the front gardens of 2-storey dwellings.
- Retain and strengthen the low or no front and side fencing with an increased presence of planting in keeping with the existing character.
- 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.

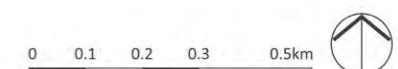


#### Landscape character type key

- 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

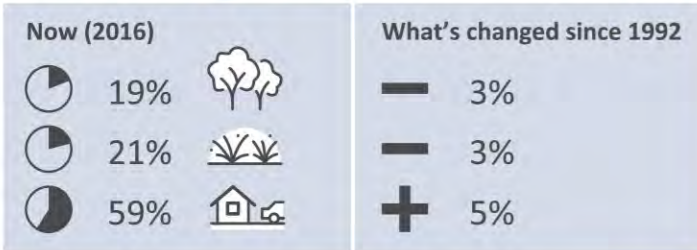
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Glen Waverley 5 - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Elevated and steeply undulating topography with expansive views to the Dandenong Ranges.
- The public open space has a predominantly native landscape character.
- Presence of large deciduous and evergreen trees on private land.
- Predominantly residential land use.
- Victoria Police Academy and Melbourne Water Reservoir are landmarks in the precinct.

## 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 dwellings with some later 1970s style brick dwellings towards the east. 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.

**C2s Undulating suburban deciduous and evergreen landscape character** Characterised by undulating topography and scattered large deciduous and evergreen trees in the streetscapes and gardens. The original 1950s and 1960s dwellings and established exotic gardens

with low or no fencing still contribute, however these are less prominent as area redevelops.

**C2t Undulating suburban exotic landscape character** Characterised by views to the east and north with established exotic gardens to original dwellings including the presence of large evergreen and deciduous trees in the streetscapes and gardens.

**C2u Elevated suburban exotic landscape character** Characterised by views to the CBD with established exotic gardens to original dwellings with occasional large overstorey deciduous and evergreen trees. This area is changing to contemporary 2-storey dwellings and reduced garden area around dwellings.

**C7a Gently undulating suburban deciduous and evergreen landscape character** Characterised by a scattered large evergreen and deciduous trees in established gardens and streetscapes combined with small deciduous and evergreen street trees. Brentwood Reserve has a native character with large Eucalypts.

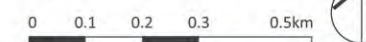
**E2e Undulating suburban evergreen landscape character** Characterised by curvilinear streets on the contour with a combination of single and 2-storey dwellings facing east with terraced well-manicured exotic gardens and scattered predominantly evergreen overstorey trees. Streetscapes include scattered large and small evergreen trees.

**G1 Undulating post 2000 redevelopment exotic landscape character** Characterised by contemporary standard and medium density 2-storey dwellings with low or no front fences and predominantly small to medium deciduous avenue street tree planting.

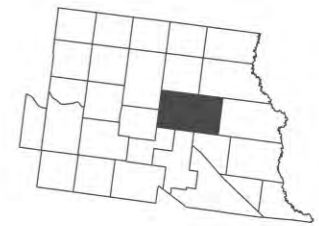


### Drawing Key

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



# Glen Waverley 5 - Preferred landscape character



## Overall summary of preferred landscape character

- Protect and improve the 1950s and 1960s leafy suburban garden style landscape character.
- Increase the presence of large overstorey canopy trees on private land to improve the leafy green character, particularly in the context of existing and new 2-storey dwellings.

## Preferred landscape character for each sub-precinct

### CHP Creek habitat corridor post 2000 redevelopment indigenous tall Eucalypt landscape character

- Maintain and strengthen the indigenous tall Eucalypt style street tree planting in the streetscapes directly adjoining Scotchmans Creek tributary.
- Encourage indigenous vegetation including tall Eucalypt species on private land directly adjoining the waterway to improve biodiversity values.

### US1 Undulating leafy garden suburban deciduous and evergreen landscape character

- Plant additional deciduous and evergreen canopy trees in the streetscapes to achieve avenue style plantings, including large trees where appropriate.
- Retain existing canopy trees and strengthen by planting new large canopy deciduous and evergreen trees on private land.
- Protect existing remnant indigenous trees in Central Reserve and improve by encouraging some regeneration of these species where feasible, recognising this is primarily a sporting reserve.

### US2 Undulating leafy suburban exotic landscape character

- Protect the existing avenues of *Photinia sp.*, replacing with same species where requested.
- Infill street tree planting to strengthen avenue style planting.
- Plant additional large and medium deciduous and exotic evergreen trees on private land, to increase shade and canopy cover.
- Protect the suburban garden style character of this relatively intact 1950s style suburban area.

### US3 Undulating leafy garden suburban evergreen landscape character

- Plant new large evergreen canopy shade trees to provide shade and improve the landscape character of this rehabilitation facility.

### US4 Undulating leafy garden suburban deciduous and evergreen landscape character

- Protect existing and plant new large deciduous and evergreen canopy trees on private land, particularly as sites redevelop to strengthen the 1940s style garden character.
- Plant additional large deciduous and evergreen canopy trees in the streetscapes as infill to existing framework of street trees to achieve consistent avenue style plantings.

### US5 Undulating leafy garden suburban exotic landscape character

- Plant additional large deciduous and evergreen canopy trees into the streetscapes to achieve consistent avenue style planting.
- Protect existing exotic garden character including the dominance of low or no front fencing. For single storey dwellings retain and strengthen the small and medium sized exotic trees consistent with the original planting style.
- For existing and new 2-storey dwellings require new large exotic canopy trees on private land to provide greening and strengthen the leafy garden suburban character.

### US6 Undulating leafy garden suburban evergreen landscape character

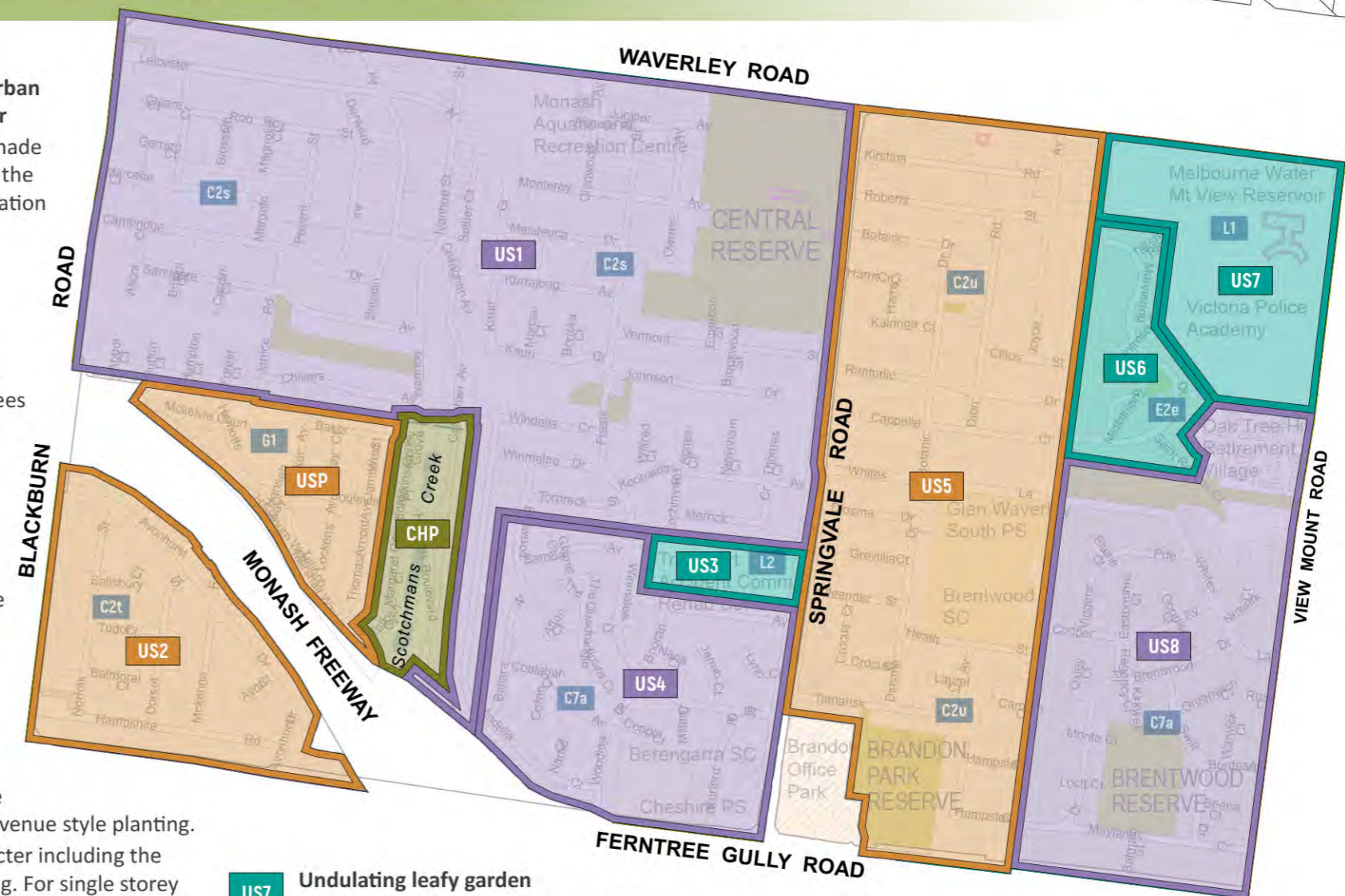
- Plant additional large evergreen canopy street trees, particularly given there is underground power in this sub-precinct.
- Encourage planting of additional large canopy evergreen and deciduous trees into private gardens to improve shading and greening to predominantly two-storey dwellings.
- Retain the well manicured predominantly evergreen garden style in this sub-precinct.

### US7 Undulating leafy garden public use evergreen landscape character

- Given the elevated, highly visible location of this sub-precinct, continue to advocate for retaining a predominantly evergreen and tall Eucalypt landscape character and style to these two public land uses, includes the Victoria Police Academy and Melbourne Water Reservoir.

### US8 Undulating leafy garden suburban deciduous and evergreen landscape character

- Protect existing and plant new large deciduous and evergreen canopy trees on private land, particularly as sites redevelop to strengthen the 1940s style garden character.
- Plant additional large deciduous and evergreen canopy trees in the streetscapes as infill to existing framework of street trees to achieve consistent avenue style plantings.
- Encourage use of tall Eucalypt style species in the properties adjoining Brentwood Reserve to complement the native character of the reserve.



#### 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



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

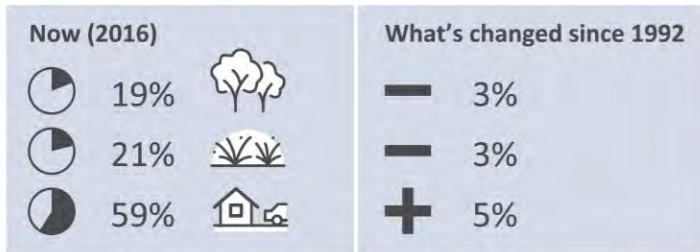
- Maintain the predominantly deciduous avenue style streetscapes.
- Encourage planting of additional large exotic evergreen and deciduous canopy trees on private land to increase shading and greenery in this area with predominantly 2-storey dwellings.



# Hughesdale - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Wide nature strips and mature avenue street tree plantings.
- Presence of early 1900's architectural styles.
- Heritage overlays protect the period architectural character.
- Railway line.

## Existing landscape character

### Summary of architectural character

A variety of architectural styles demonstrate settlement from the 1880s and the inter-war period, including Post Federation Period, Californian bungalows, brick and rendered masonry villas and a minority of Victorian period dwellings.

### A1a Undulating early 1900s exotic landscape character

Characterised by avenues of alternating deciduous and evergreen street trees and single species avenues in others with wide nature strips. These complement the exotic gardens that are highly visible due to low fencing styles, including some with large trees in front gardens.

### A1b Established early 1900s exotic landscape character

Characterised by wide nature strips and avenues of mature large deciduous and evergreen trees in larger streets and scattered mixed trees in smaller ones. Predominantly exotic residential gardens are mainly

hidden from view with high front fencing with occasional large deciduous and evergreen trees.

**A1c Established early 1900s evergreen landscape character** Characterised by wide nature strips, both large and small street trees with a predominance of large evergreen trees complementing the predominantly compact exotic gardens with occasional large trees.

**A1d Established early 1900s exotic landscape character** Characterised by the presence of predominantly large avenue style deciduous and evergreen street trees, with only occasional large trees on private land. Some 2-storey redevelopment is occurring throughout the precinct.

**A2 Established modified suburban compact deciduous and evergreen landscape character** Characterised by transition from public housing to semi-detached and detached contemporary single and 2-storey dwellings with exotic gardens and low fencing. There is still a presence of the modest simple garden style of trees and open lawns to the streetscape, along with a mix of recent evergreen and mature deciduous street trees.

**G1 Established post 2000 redevelopment evergreen landscape character** Characterised by contemporary 2-storey dwellings with native evergreen street trees planted into grassed nature strips with footpaths to one side only and underground power.

**G2 Established post 2000 redevelopment evergreen landscape character** Characterised by native shrubs and trees in the shared pedestrian and vehicle streetscapes in Heritage Park retirement village.



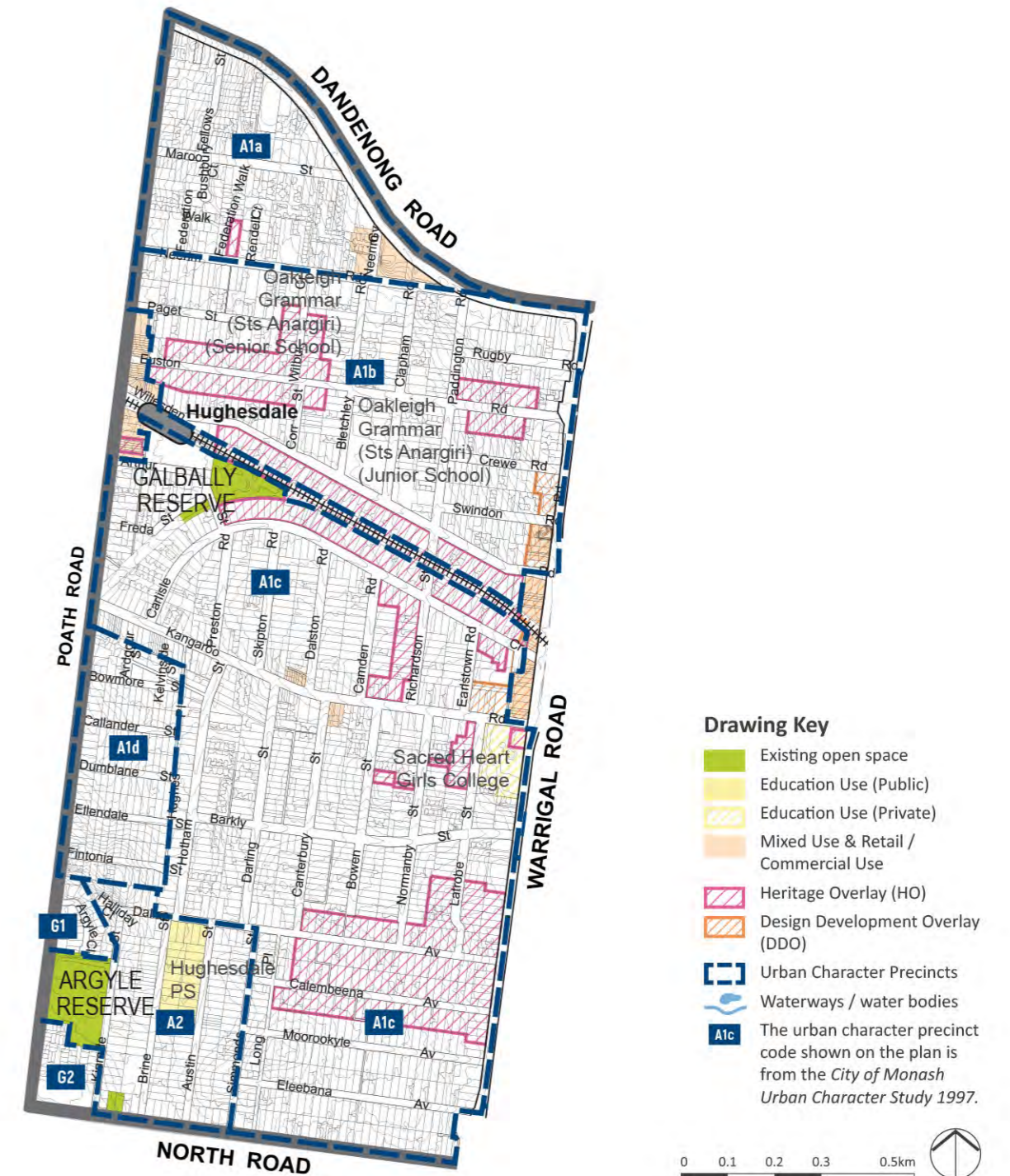
Sub-precinct A2



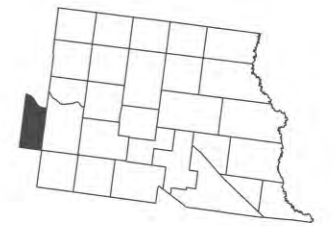
Sub-precinct A1a

Sub-precinct A1b

Sub-precinct A1c



# Hughesdale - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the predominantly exotic landscape character of Hughesdale including the appropriate protection and management of large broad spreading canopy trees.
- Strengthen the characteristic avenues of alternating deciduous and evergreen trees.

## Preferred landscape character for each sub-precinct

### EE1 Early 1900s exotic garden style landscape character

- Protect and encourage additional planting of large deciduous and evergreen broad spreading canopy trees where feasible on private land.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Protect and strengthen the existing alternating deciduous and evergreen avenues of street trees.

### EE2 Early 1900s exotic garden style deciduous and evergreen landscape character

- Increase the presence of large deciduous and evergreen canopy trees where feasible on private land.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Strengthen the alternating deciduous and evergreen street trees with additional large canopy deciduous trees. This will build on the existing evergreen (predominantly native) landscape character and introduce a framework of larger deciduous canopy trees to improve summer shade while maintaining winter sun access.

### EEM1 Early 1900s exotic garden modified landscape character

- Protect and encourage additional planting of large deciduous and evergreen canopy trees on private land, particularly land associated with 2-storey dwellings and higher density development.

- Strengthen the exotic garden style character with additional deciduous and evergreen canopy vegetation and exotic garden beds in private gardens, for both new dwellings and where early 1900s style dwellings are retained.
- Protect and strengthen the existing alternating deciduous and evergreen avenues of street trees.

### EEM2 Early 1900s exotic garden style modified landscape character

- Protect and encourage additional planting of large deciduous and evergreen broad spreading canopy trees on private land, particularly land associated with 2-storey dwellings.
- Protect and maintain the established avenues of alternating deciduous and evergreen street trees.

### EEM3 Early 1900s exotic garden style modified deciduous and evergreen landscape character

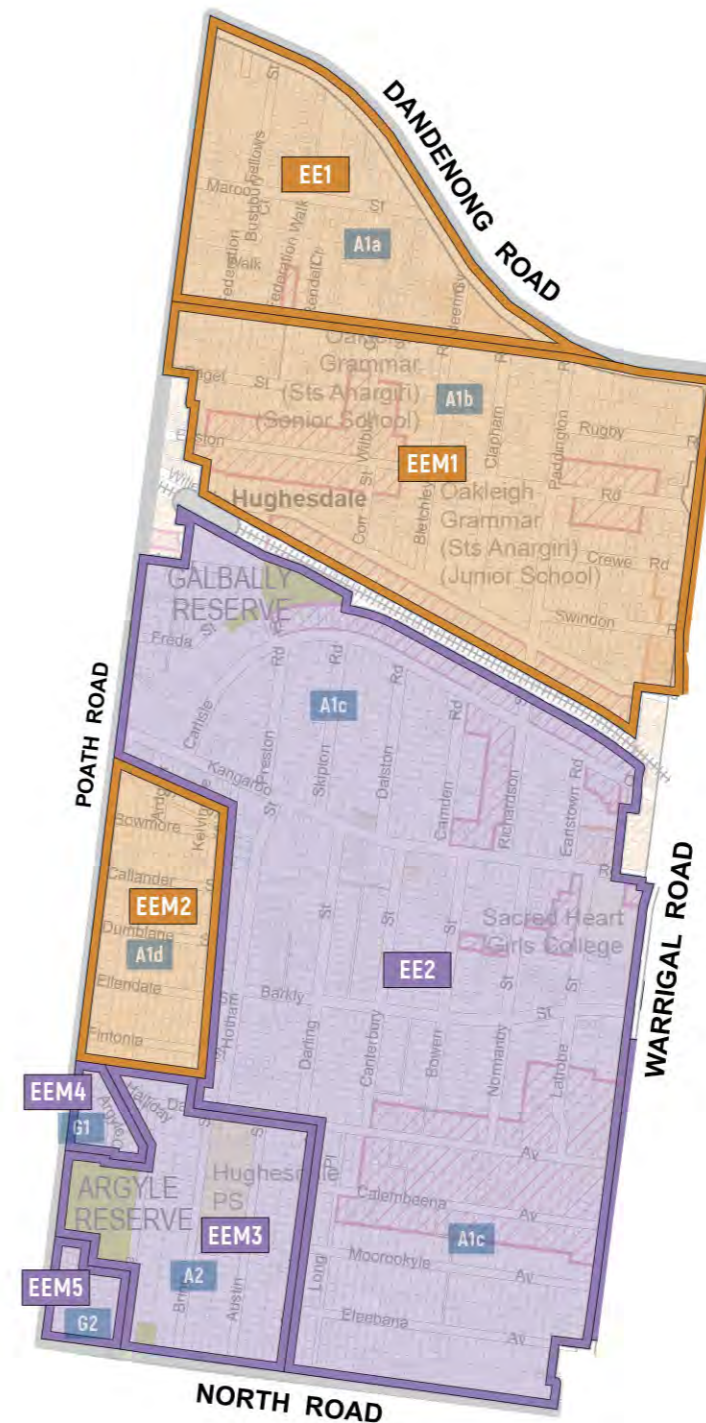
- Protect and encourage additional planting of large deciduous and evergreen broad spreading canopy trees on private land, particularly land associated with 2-storey dwellings.
- Protect and maintain the established avenues of alternating deciduous and evergreen street trees and undertake additional street tree planting to increase the presence of this original street planting character of this precinct.

### EEM4 Early 1900s exotic garden style modified deciduous and evergreen landscape character

- Encourage planting of additional large deciduous canopy trees on private land to increase shade and strengthen exotic character and greening.
- Plant additional large canopy street trees in streetscape to improve summer shade given the provision of underground power.

### EEM5 Early 1900s exotic garden style modified deciduous and evergreen landscape character

- Increase the presence of medium and large deciduous canopy trees and improve summer shade in this retirement village, to improve health and wellbeing outcomes.

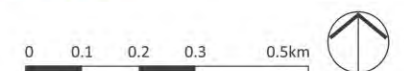


### Landscape character type key

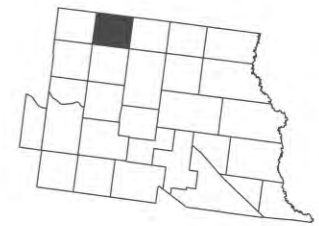
- CH Creek habitat corridor
- CV Creek valley environs
- US Undulated leafy garden suburban
- GS Gently undulating leafy garden suburban
- HS Hilly native garden suburban
- EE Early 1900s exotic garden style
- WP Waverley Park exotic urban
- GC Native garden commercial/industrial
- UC Urban greening commercial/industrial

### Vegetation type key

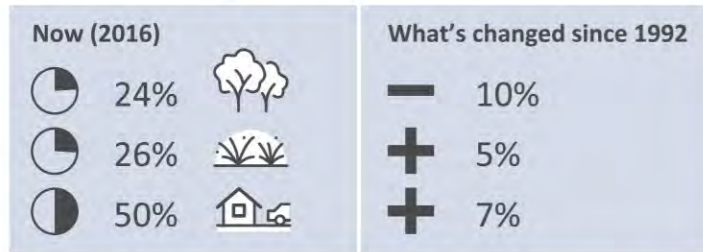
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Mount Waverley 1 - Existing landscape character



## Tree canopy cover



and Federal Reserve contributes to the native evergreen character.

**C1b Creek ridgeline suburban tall Eucalypt landscape character** Characterised by steeply undulating topography and large evergreen and native trees associated with Damper Creek, with a predominance of the original built form of mainly single storey dwellings in a garden setting.

**C1e Undulating suburban exotic landscape character** Characterised by steeply undulating landform and views in all directions, with a combination of large deciduous and evergreen trees on both public and private land. There is a predominance of low or no walls and original predominantly single storey dwellings means the gardens contribute to the character.

**C3f Elevated suburban exotic landscape character** Characterised by occasional large evergreen and deciduous trees in the private gardens and streetscapes, this sub-precinct retains a predominance of the original single and 2-storey dwellings.

**C4 Creek ridgeline modified suburban tall Eucalypt landscape character** Characterised by steeply undulating topography and large evergreen and native trees associated with Damper Creek, with a diversity of architectural characters and styles.

## Distinguishing features

- Damper Creek.
- Federal Reserve with remnant indigenous canopy trees in an elevated position offering excellent views to the north.
- Steeply to gently undulating topography offering views to the west, north, south and east.
- Presence of large canopy trees, particularly remnant indigenous trees in public open space.
- Predominantly residential land use.
- Public schools have predominantly native and indigenous canopy trees.

## 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. In the C4 precincts there is a dominance of 2-storey red brick dwellings and some of this style is also interspersed through the C3 precincts.

**C1a Undulating suburban compact evergreen landscape character** With views the north and south the predominantly exotic gardens are combined with small evergreen street trees, particularly mixed evergreen avenue style street tree planting. The architectural character is mainly single and 2-storey original dwellings

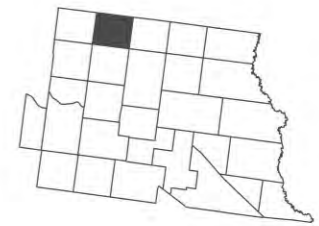


### Drawing Key

- 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.



# Mount Waverley 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the Damper Creek corridor biodiversity values with increased presence of indigenous and native overstorey in open space, streetscapes and private and land.
- Reinforce the remnant indigenous vegetation character at Federal Reserve and the established exotic character away from the waterway corridors.
- Strengthen and change the existing compact evergreen suburban character in the western part of the precinct by increasing the presence of medium and large overstorey trees on the public and private land.

## 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 Damper Creek corridor.
  - Encourage 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 Damper Creek.
  - Encourage the use of native and where appropriate indigenous species in private gardens that are further away from Damper Creek (i.e. not directly adjoining) including tall Eucalypt style species.

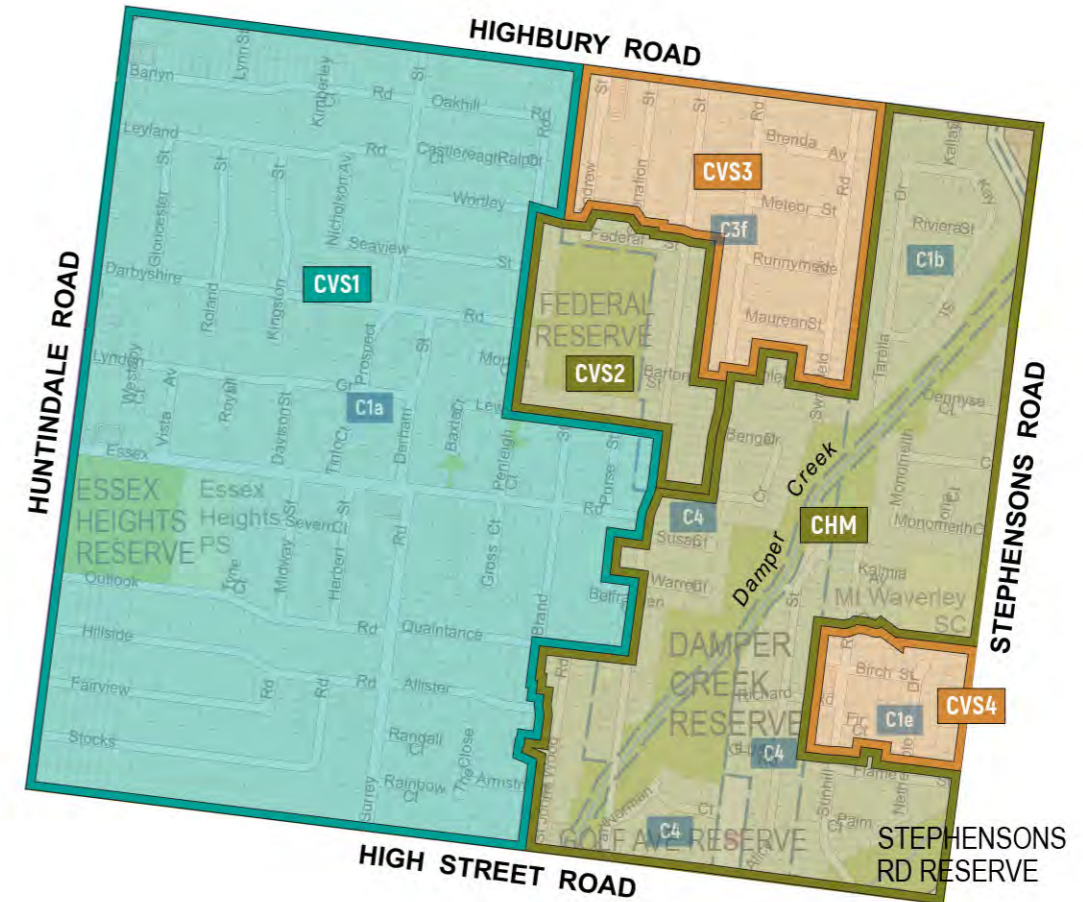
- CVS1** **Creek valley environs suburban evergreen landscape character**
- Characterised by the compact evergreen character, the intent is to increase the presence of medium to large street trees avenues of evergreen or alternating evergreen and deciduous to increase canopy cover, shade and greening, particularly given the presence of medium to high front fencing.

- Protect existing canopy trees and plant additional large evergreen and deciduous canopy trees where sunlight access is required on private land to increase the presence of emergent canopy trees.

- CVS2** **Creek valley environs suburban indigenous tall Eucalypt landscape character**
- Protect existing and plant additional indigenous trees to the perimeter of Federal Reserve.
  - Encourage use of indigenous and native vegetation including canopy trees on private land and the streetscapes to complement and strengthen the biodiversity values associated with Federal Reserve.

- CVS3** **Creek valley environs suburban exotic landscape character**
- Increase the presence of large exotic evergreen and deciduous street trees to increase canopy cover, shade and greening, particularly given the presence of medium to high front fencing.
  - Encourage the removal of high front fences and replace with low, transparent or no front fencing and increased presence of planting rather than built form.
  - Protect existing and plant additional large exotic canopy trees on private land.

- CVS4** **Creek valley environs suburban exotic landscape character**
- Increase the presence of street tree avenues of large exotic canopy trees to increase canopy cover, shade and greening.
  - Protect existing and plant additional large exotic evergreen and deciduous canopy 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

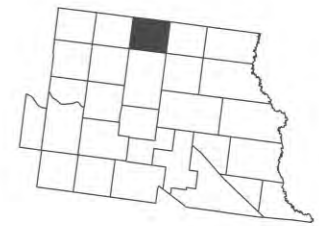
### Vegetation type key

- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic

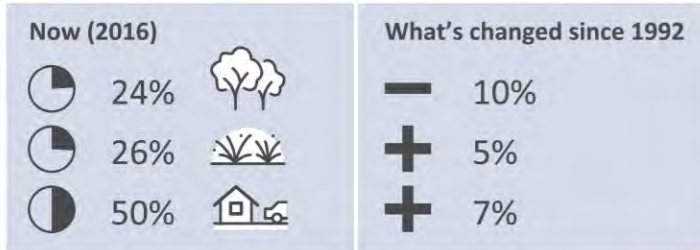
0 0.1 0.2 0.3 0.5km



# Mount Waverley 2 - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Steeply undulating topography with views.
- Presence of large deciduous and evergreen canopy trees in the VPO.
- Upper reaches of Damper Creek.
- Predominately residential land use
- Schools include remnant indigenous trees and native landscape character.

## Existing landscape character

### Summary of architectural character

The dominant architectural character is the double fronted pressed cream brick veneer dating from the 1950s and 1960s with occasional weatherboards spread throughout and some red brick dwellings as well. The area is experiencing some change with redevelopment of 2-storey dwellings throughout.

**C1a Gently undulating suburban deciduous and evergreen landscape character** Characterised by the presence of well maintained gardens with a combination of evergreen and deciduous trees in both the private and the public landscape, including the street trees. The relatively flat topography focuses views to the garden setting, with small pockets of consistent avenue trees.

**C3g Undulating suburban exotic and evergreen landscape character** Characterised by the presence of large canopy trees on both public and private land and views over the open space. This includes the presence of the tall Eucalypts in the streets close to the waterway and large deciduous trees in both the streets and on private land away from the waterway.

**C3h Gently undulating suburban exotic and evergreen landscape character** Characterised by relatively flat topography with the presence of large evergreen and deciduous canopy trees on both public and private land.

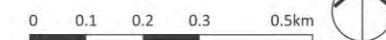
**G1 Undulating post 2000 redevelopment exotic landscape character** With steeply undulating topography and views over the open space, this contemporary infill has predominantly 2-storey dwellings with consistent avenue style planting with predominantly deciduous trees and no defined boundary between public and private land.

**G2 Elevated suburban tall Eucalypt landscape character** With steeply undulating topography and views to the north and west, the indigenous trees in the Mt Waverly Secondary College inform the character, contrasting with the adjoining residential gardens with small evergreen planting style.



### Drawing Key

- Existing open space
- Education Use (Public)
- Mixed Use & Retail / Commercial Use
- Vegetation Protection Overlay (VPO)
- Heritage Overlay (HO)
- Urban Flood Zone (UFZ)
- Urban Character Precincts
- The urban character precinct code shown on the plan is from the City of Monash Urban Character Study 1997.



Sub-precinct C1a

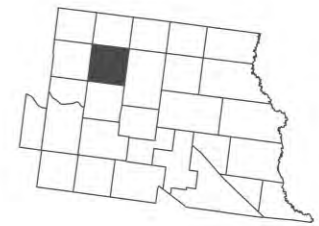
Sub-precinct C3g

Sub-precinct 3h

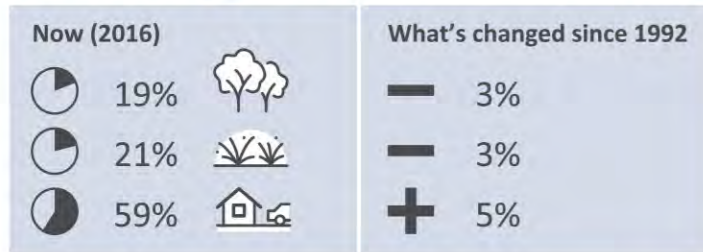
Sub-precinct G1

Sub-precinct G2

# Mount Waverley 3 - Existing landscape character



## Tree canopy cover



## 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

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.

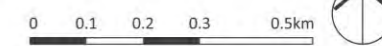
**C6 Established suburban deciduous and evergreen landscape character** Characterised by the presence of concrete roads, 2-storey dwellings overlooking a 'village green' style open space. Narrow width of roads gives more prominence to the avenue style street tree plantings that include Palms and other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

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

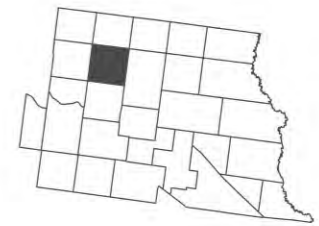


### Drawing Key

- 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

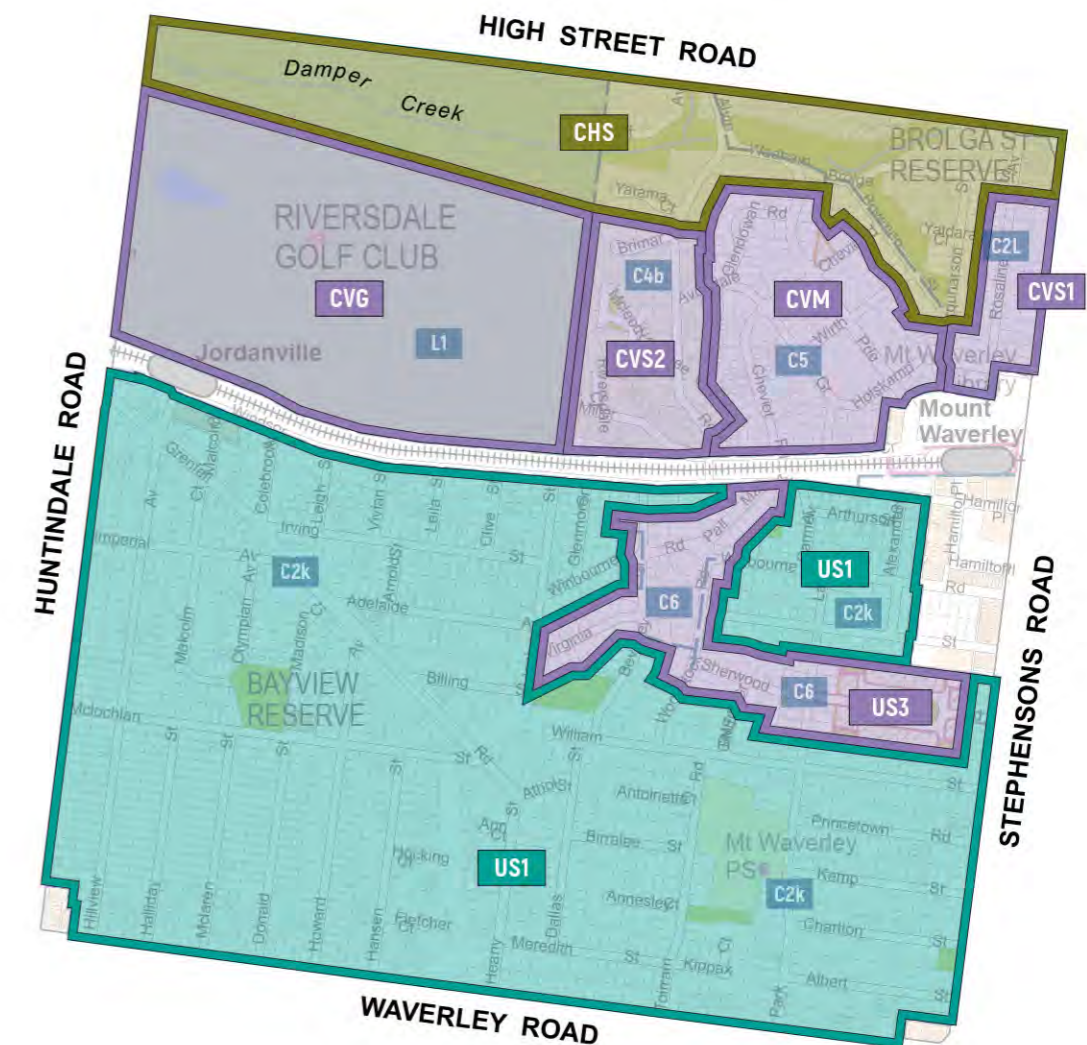
- Retain the existing large, medium and small canopy trees on public and private land.
- Strengthen existing street tree planting particularly in the courts with avenue style plantings.
- Protect and plant additional deciduous and evergreen trees in private gardens.

### 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

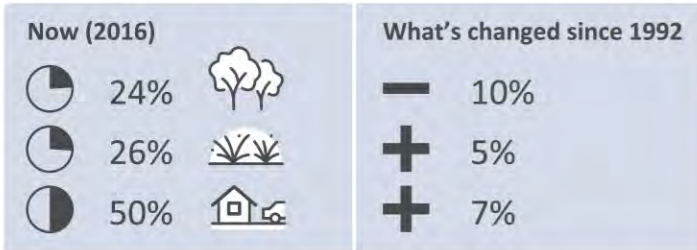
Vegetation type key	
	Indigenous tall Eucalypt
	Tall Eucalypt
	Evergreen
	Deciduous and evergreen
	Exotic



# Mount Waverley 4 - Existing landscape character



## Tree canopy cover



Creek contributes to the canopy cover and treed setting in the areas adjoining the waterway.

**C2e C2f C2g C3e Creek ridgeline suburban deciduous and evergreen landscape character** Characterised by steeply undulating land with views to the south over Scotchmans Creek and the north, west to the CBD and to the east within a well treed landscape. Low or no fencing means the predominantly exotic evergreen gardens contribute to the character as well.

**C2j Undulating suburban evergreen garden character** The predominantly evergreen and productive gardens contribute to the landscape character including the occasional large trees on private and public land. The scattered predominantly small evergreen street trees form a secondary element to the landscape character, while the transmission easements provide long views east to the Dandenongs.

**C2y Undulating suburban evergreen garden character** With elevated views to the north, west and east this area is characterised by the evergreen garden setting with occasional large Eucalypt trees provide height and scale in streetscapes with predominantly small evergreen street trees.

## Distinguishing features

- Scotchmans Creek and the indigenous and native landscape quality of the open space corridor.
- Undulating topography with views to the west, north, south and east, including along the transmission easements.
- Predominantly residential land use
- Varied street layout and some streets with wider naturestrips.
- Monash Freeway, the sound walls and planting influences the character of adjoining streets.

## Existing landscape character

### Summary of architectural character

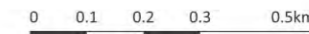
The dominant architectural character is double and triple fronted pressed cream and pink brick veneer small scale single storey dwellings with some smaller weatherboards houses and occasional red brick dwellings and individually designed single and double storey dwellings, built primarily during the 1950s and 1960s. The area remains relatively intact with limited redevelopment occurring.

**C1h Undulating suburban evergreen landscape character** Characterised by wide grassed naturestrips combined with low or no front fences creates a generous naturestrip, with only scattered street tree planting. The presence of large indigenous trees along Scotchmans



### Drawing Key

- Existing open space
- Education Use (Public)
- Mixed Use & Retail / Commercial Use
- Heritage Overlay (HO)
- 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*.



Sub-precinct C1h



Sub-precinct C2j



Sub-precinct C2y



Sub-precinct C2e, C2f, C2g and C3e



# Mount Waverley 4 - Preferred landscape character



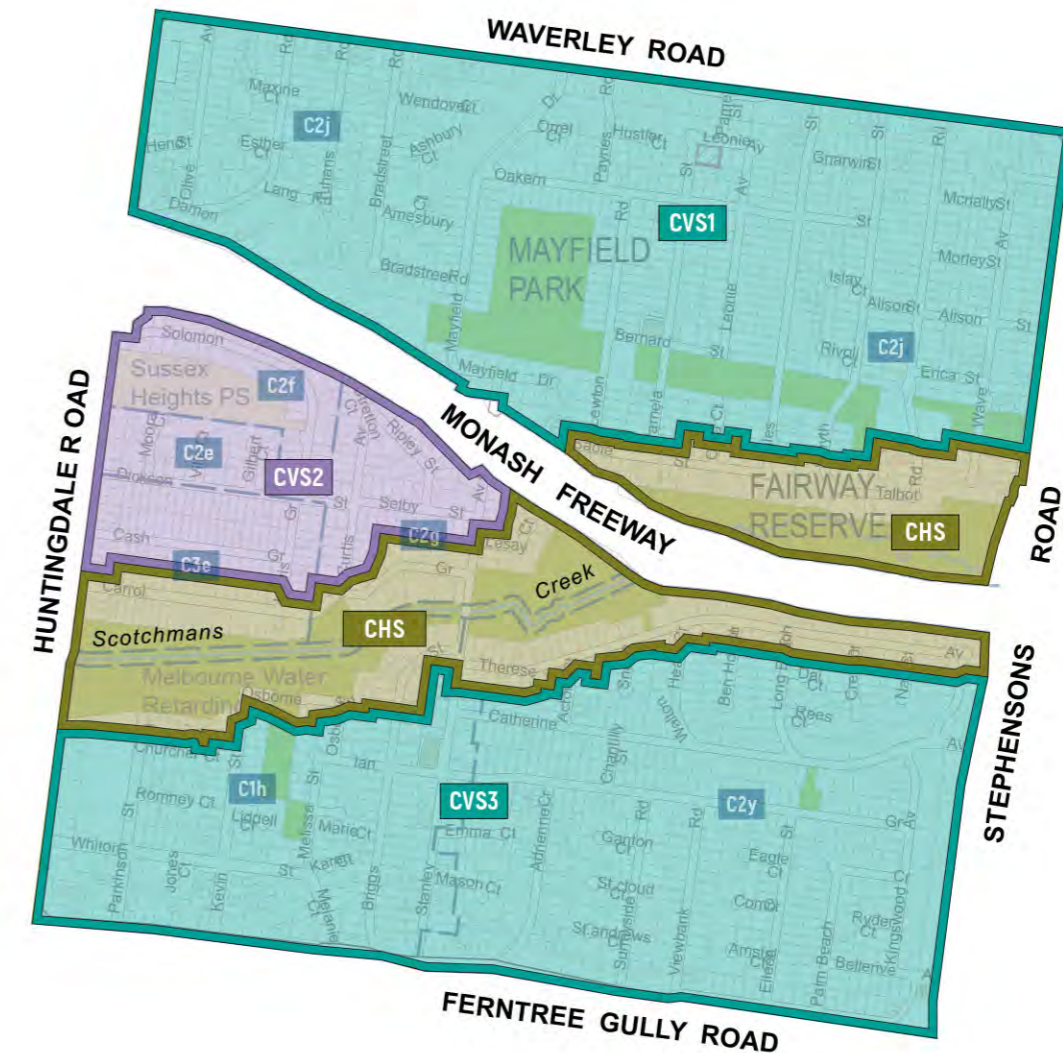
## Overall summary of preferred landscape character

- Strengthen the biodiversity values and habitat connectivity along the Scotchmans Creek through additional indigenous vegetation in the open space, streetscapes and on private land directly adjoining the waterway corridor.
- Increase the presence of large evergreen canopy trees on private and public land in the precincts adjoining the creek valley precinct, with a focus on avenues of evergreen street trees in the north south oriented streets.
- Strengthen the existing deciduous and evergreen character of the precincts between the Monash Freeway and the Scotchmans Creek valley.

- CVS2** Creek valley environs suburban deciduous and evergreen landscape character
- Continue to maintain and strengthen planting character with large deciduous and evergreen trees.
  - Maintain the suburban character with adequate side and front building setbacks to allow for retention and planting of new large canopy trees.
- CVS3** Creek valley environs suburban evergreen landscape character
- Strengthen the existing character by planting additional trees in the wide naturestrips including the potential for double rows where the footpath is located central along the naturestrip.
  - Protect the existing scattered large canopy trees on private land and increase the presence large canopy trees (deciduous and evergreen) where appropriate.

## 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 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 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.
- CVS1** Creek valley environs suburban evergreen landscape character
- Change the existing evergreen garden character to an evergreen landscape character of this precinct by planting new large evergreen street trees to achieve consistent avenue style planting.
  - Protect existing and plant new large deciduous and evergreen trees on private land, retaining the productive gardens where appropriate.
  - Given the transmission easement through this precinct there is no opportunity to plant new large canopy trees into the open space.

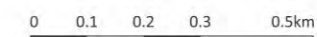


### Landscape character type key

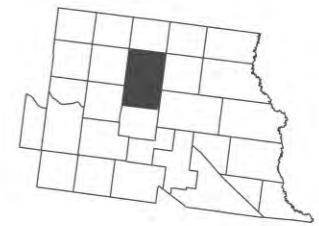
- CH** Creek habitat corridor
- CV** Creek valley environs
- US** Undulated leafy garden suburban
- GS** Gently undulating leafy garden suburban
- HS** Hilly native garden suburban
- EE** Early 1900s exotic garden style
- WP** Waverley Park exotic urban
- GC** Native garden commercial/industrial
- UC** Urban greening commercial/industrial

### Vegetation type key

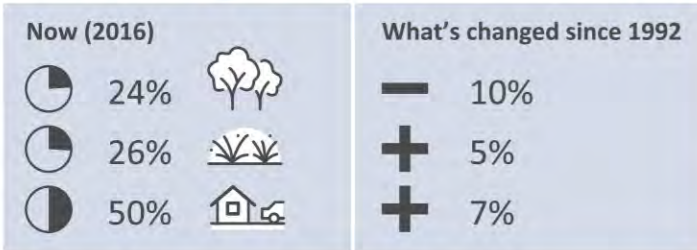
- Indigenous tall Eucalypt**
- Tall Eucalypt**
- Evergreen**
- Deciduous and evergreen**
- Exotic**



# 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 to 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 of fencing between the private gardens and streetscapes. Predominantly 2-storey brick dwellings have been constructed since the 1997 Urban Character Study.



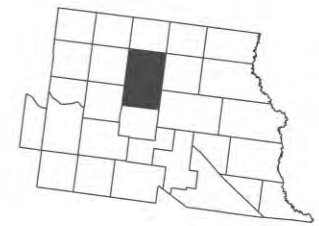
**Drawing Key**

- 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.



**L1 Undulating evergreen landscape character** Characterised by the perimeter planting of cypress windrows (H035).

# 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

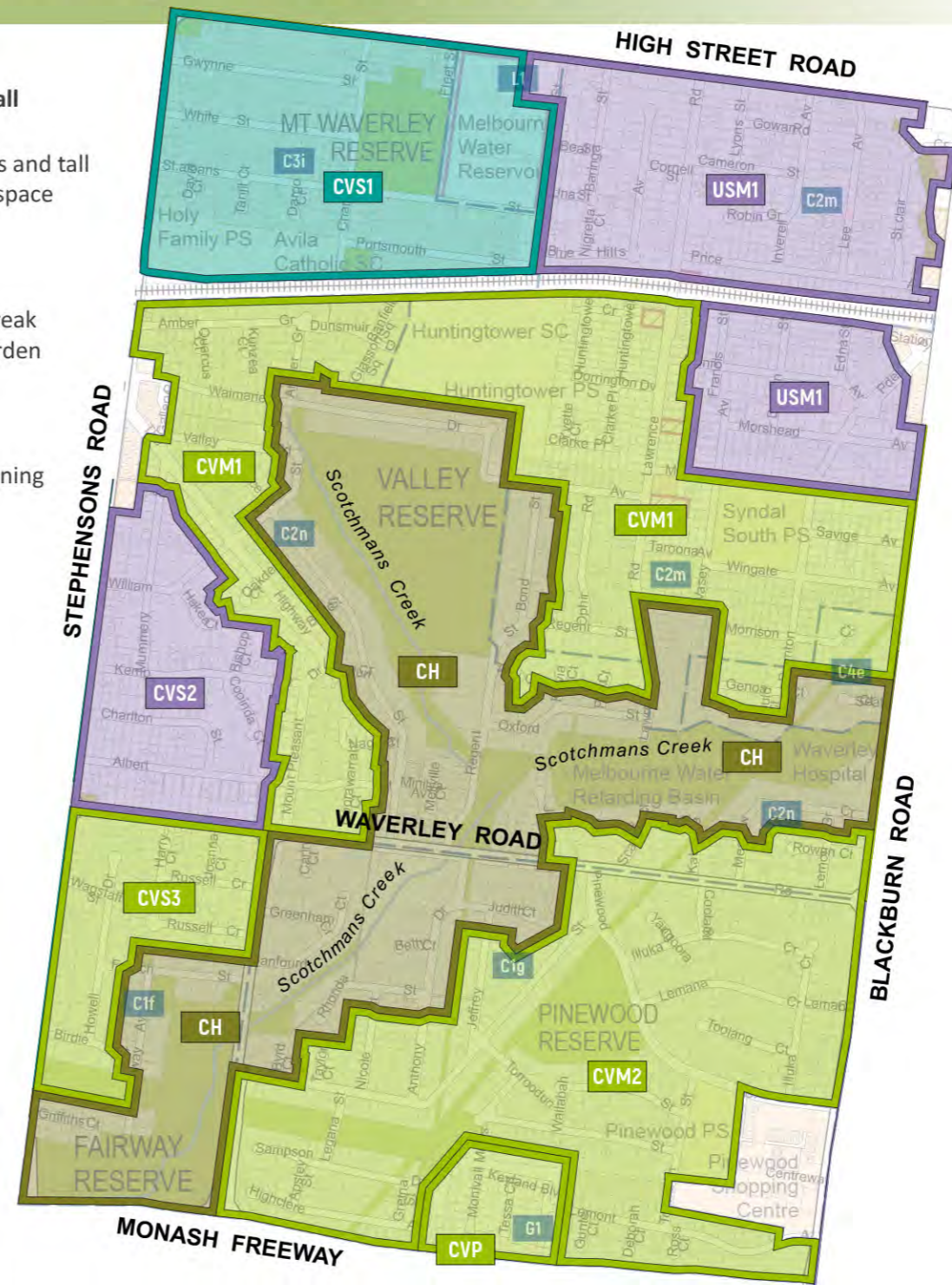
- Plant medium to large evergreen trees in the streets to achieve more consistent avenue style plantings and improve the character.
- Plant new large evergreen canopy trees on private land with selected use of deciduous trees where sunlight access is required.

### 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.

# Mulgrave 1 - Existing landscape character



## Tree canopy cover

Now (2016)		What's changed since 1992	
	11%		= 0%
	18%		= 0%
	71%		+ 2%

scale industrial land use includes no and limited setbacks and scattered native street trees.

**I3c Garden commercial/industrial landscape character**  
Characterised by native street trees and well-maintained landscaped setbacks with grass and tall Eucalypt style planting. Built form is brick and consistent building heights and the nature strips and the private landscaped setbacks are accessible without fencing.

**I3e Garden commercial/industrial landscape character**  
Characterised by landscaped frontages with Eucalypt style planting with predominantly 2-storey buildings, selected frontages with car parking and limited lengths of fencing. The interface along Garden Road is an overhead transmission easement, and has a harsher industrial character as a result.

## Distinguishing features

- Forms part of the Monash Employment Cluster.
- Large, Medium and Small scale manufacturing, business and industrial land use.
- Relatively flat topography which is suited to this land use type.
- Future Westall Road Reserve runs north south.
- Predominantly evergreen landscape character with Eucalypt style planting.
- 20m setbacks achieve significant landscape frontages.

## Existing landscape character

### Summary of architectural character

The post WWII and contemporary, industrial and commercial development built form with large scale 2 to 4 storey simple architectural forms. The setbacks are generally between 7 and 20 metres.

**I3b Garden, suburban and urban commercial/industrial landscape character** This large sub-precinct includes all three industrial character types. The large scale industrial land use in this sub-precinct is of the garden industrial style with large landscaped setbacks with evergreen and deciduous trees. The suburban scale industrial areas have variable setbacks, some with landscaped frontages and others with car parking and native street trees. The urban

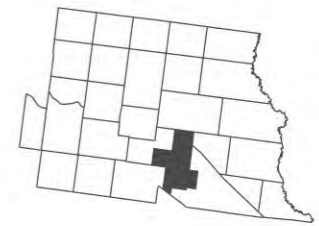


### Drawing Key

- Existing open space
- 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.



# Mulgrave 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the tall Eucalypt style native garden character of the public and private realm in this commercial/industrial precinct that is forecast to receive increased urban densities as part of the Monash National Employment and Innovation Cluster.
- Recognise the success of Enterprise Park as an example of preferred tall Eucalypt landscape character type including the integration of the streetscape and the adjoining private landscape setbacks, but with opportunity for these spaces to be better utilised if they are activated. This Strategy proposes the activation of the 10 metre and greater wide landscape setbacks where appropriate. Activation includes the provision of recreation facilities and seating/relaxation areas that can be used by workers during breaks from work within the landscaped setbacks. They could also include outdoor eating areas from adjoining kiosks/cafes.
- The aim is to recognise and make better use of the landscaped setbacks in the large commercial/industrial precincts as a point of difference, particularly in the context of encouraging sense of place and encouraging workers outdoors to exercise during breaks from work. There are examples of this activation already occurring within the commercial/industrial precincts and these recommendations are to promote and encourage this diversification.

## Preferred landscape character for each sub-precinct

### GC1 Native garden commercial/industrial tall Eucalypt landscape character

- Plant additional tall Eucalypt species into the streetscapes to increase cover which may include investigating planting into roadside cutouts where overhead power restricts planting tall trees.
- Progressively remove the small evergreen street trees are replace with large evergreen, deciduous and tall Eucalypt style canopy trees.

- Plant additional large predominantly evergreen trees in the front setbacks to provide shading and greening. Extend the predominantly evergreen tree planting to shade the extensive car parking and hard stand areas to the rear of these large commercial/industrial sites.

### GC2 Native garden commercial/industrial tall Eucalypt landscape character

- Wellington Business Park is recently established.
- Review tree species and increase the presence of tall Eucalypt style species where required to strengthen the native garden character.

### GC3 Native garden commercial/industrial tall Eucalypt landscape character

- Plant additional tall Eucalypt species into the streetscapes to increase cover which may include investigating planting into roadside cutouts where overhead power restricts planting tall trees.
- Progressively remove the small evergreen street trees are replace with large evergreen, deciduous and tall Eucalypt style canopy trees.
- At the interface to the adjoining residential land use the landscape buffer on the private land is to include tall Eucalypt style canopy trees to soften the built form.

### GC4 Native garden commercial/industrial tall Eucalypt landscape character

- Utilise Enterprise Park as a good example of the preferred landscape character for this precinct. Investigate activation of the front setbacks to incorporate recreational facilities and outdoor seating for the employment community to utilise during breaks from work.
- Protect existing trees and plant additional large predominantly native evergreen trees and tall Eucalypt style species to increase the shading to parking areas and in the front landscape setback in any future development proposals.



### 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

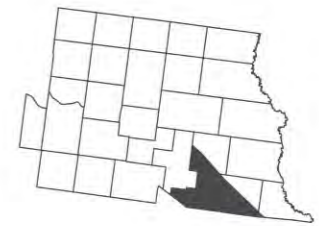
### Vegetation type key

- I3e Indigenous tall Eucalypt
- I3b Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic

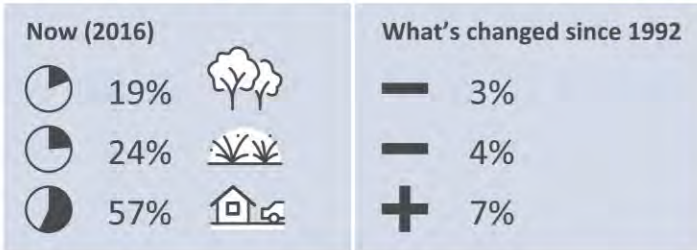
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# Mulgrave 2 - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Public open space has a predominantly native character.
- Monash Freeway adjoins the eastern boundary, with a native landscape character along this interface.
- Gently undulating to relatively flat topography.
- Predominantly residential land use.
- Predominantly single storey dwellings with compact garden styles.
- High side fences extending out to the footpath are visually prominent in some precincts.

## Existing landscape character

### Summary of architectural character

In the C areas of the precinct the dominant architectural character is 1960s style double fronted brick veneer dwellings of varying brick colours, along with newer 2-storey brick dwellings. In the B sub-precincts, the buildings are characterised by post war weatherboard and brick single storey houses. In the E sub-precincts the dominant architectural character is single storey 1970s style double fronted brick veneer dwellings.

**B1r Undulating suburban compact evergreen landscape character** The residential gardens contribute to the character as they are visible and with a low open planting style with front lawns and shrubs mainly to the perimeter of buildings. A combination of scattered mixed deciduous and predominantly evergreen street trees provide shade and scale in some streets.

**B1s Undulating suburban compact deciduous and evergreen landscape character** Characterised by a combination of small to medium deciduous and evergreen trees with well established low exotic gardens open to the

street, but with high side fences and a variety of scattered mixed deciduous and evergreen street trees.

**C7c Established suburban deciduous and evergreen landscape character** Characterised by the presence of emergent deciduous and evergreen trees on private and public land combined with avenue style street tree planting with predominantly Eucalypts. Residential gardens are predominantly exotic with low or no front fences, but with high side fences.

**E3d Undulating suburban deciduous and evergreen landscape character** Characterised by occasional large deciduous and evergreen trees on private land and large evergreen trees in the streetscapes. This is combined with primarily established low exotic gardens that effectively soften the single storey dwellings, however the recent developments with of 2-storey dwellings are more visually prominent given the low planting styles overall.

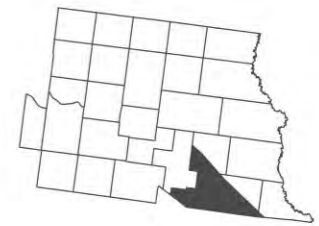
**L1 Established evergreen landscape character** Characterised by predominantly mown grass and native planting style to this aged care facility and undeveloped land.

**L2 Undulating tall Eucalypt landscape character** Characterised by perimeter planting of tall Eucalypts to sportsfields within the school and open space.

**L3 Undulating tall Eucalypt landscape character** Characterised by a range of tall Eucalypt and other native tree and shrub planting in recently developed independent living units.



# Mulgrave 2 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the tall Eucalypt native and indigenous landscape character near Mile Creek East Retarding Basin/Freeway Reserve.
- Increase deciduous and evergreen canopy tree cover to increase summer shade and strengthen the leafy green character, while retaining the diversity of the exotic and productive gardens.
- Improve the contribution of private gardens to the overall precinct character by reducing the prevalence of front and side high fencing.

## Preferred landscape character for each sub-precinct

### GS1 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Plant new large deciduous and evergreen trees on private land to increase urban greening particularly on sites with existing or proposed 2-storey dwellings.
- Plant additional medium to large evergreen street trees to create avenue style plantings and increase canopy cover.
- Encourage removal of high side and front fences and replace with low, low transparent or no fencing and increased planting to strengthen the garden character.

### GS2 Gently undulating leafy garden urban tall Eucalypt landscape character

- Protect existing and plant additional tall Eucalypt style trees in this aged care facility to improve shade and urban greening and complement the adjoining interface to Mile Creek East Retarding Basin.

### GS3 Gently undulating leafy garden suburban tall Eucalypt landscape character

- Retain and plant additional tall Eucalypt style planting including indigenous species to the Mile Creek East Retarding Basin in the public open space and streetscapes.
- Council to advocate for the adjoining private school to maximise retention of tall indigenous vegetation and plant additional tall Eucalypt style planting where appropriate.

### GS4 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Plant new large deciduous and evergreen trees on private land to increase urban greening particularly on sites with existing or proposed 2-storey dwellings.
- Plant additional medium to large evergreen street trees to create avenue style plantings and increase canopy cover.
- Encourage removal of high side and front fences and replace with low, low transparent or no fencing and increased planting to strengthen the garden character.

### GS5 Gently undulating leafy garden suburban evergreen landscape character

- Plant new large deciduous and evergreen trees on private land to increase urban greening particularly on sites with existing or proposed 2-storey dwellings.

### GS6 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Plant additional large canopy deciduous and evergreen trees on private land to complement the low garden style and increase shading, particularly on sites with existing or proposed 2-storey dwellings.
- Plant medium and large canopy trees in the streetscapes to achieve a consistent avenue style planting and strengthen the leafy green character.

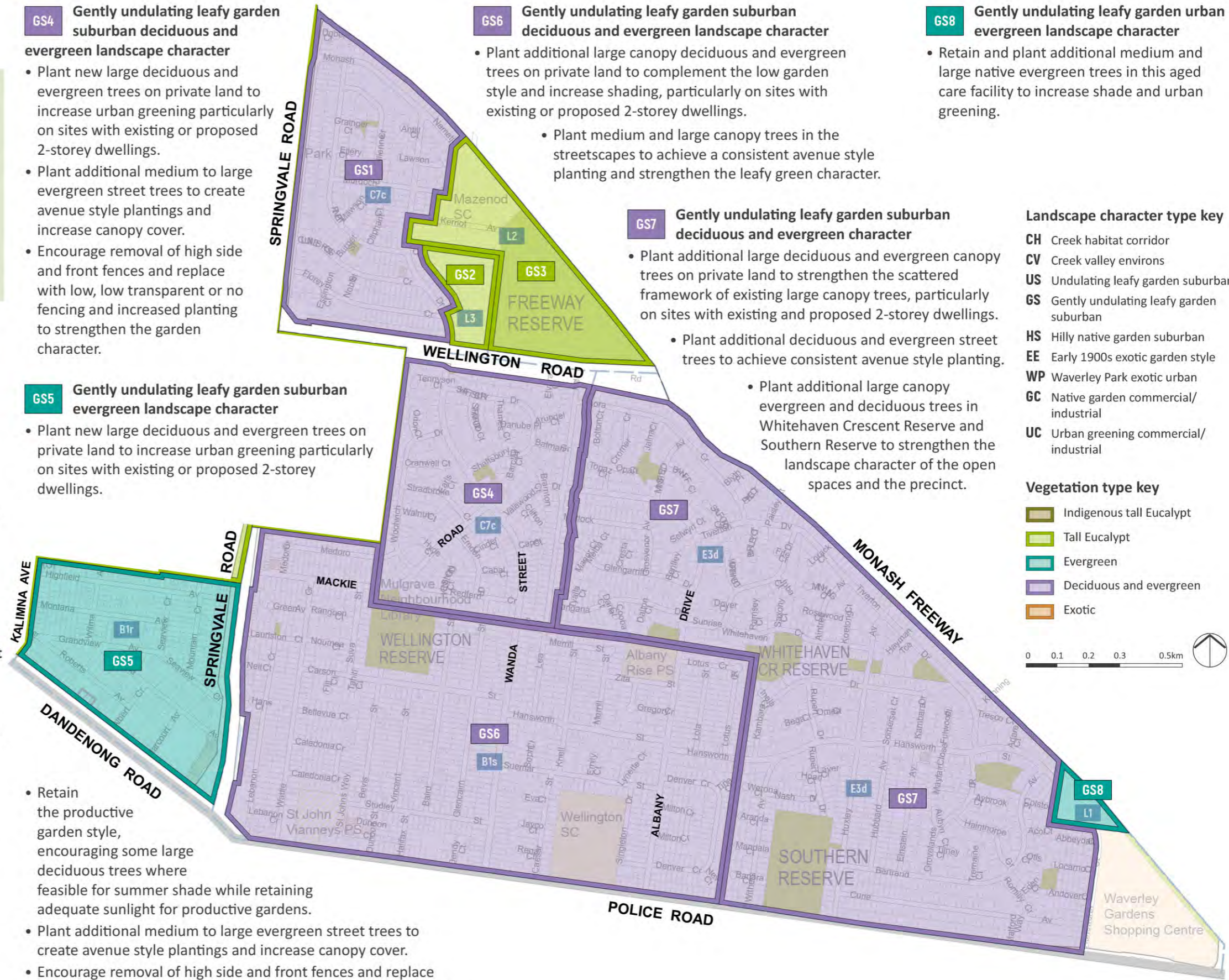
### GS7 Gently undulating leafy garden suburban deciduous and evergreen character

- Plant additional large deciduous and evergreen canopy trees on private land to strengthen the scattered framework of existing large canopy trees, particularly on sites with existing and proposed 2-storey dwellings.
- Plant additional deciduous and evergreen street trees to achieve consistent avenue style planting.

- Plant additional large canopy evergreen and deciduous trees in Whitehaven Crescent Reserve and Southern Reserve to strengthen the landscape character of the open spaces and the precinct.

### GS8 Gently undulating leafy garden urban evergreen landscape character

- Retain and plant additional medium and large native evergreen trees in this aged care facility to increase shade and urban greening.



### Landscape character type key

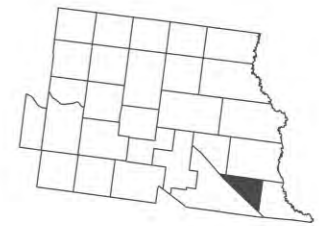
- CH** Creek habitat corridor
- CV** Creek valley environs
- US** Undulating leafy garden suburban
- GS** Gently undulating leafy garden suburban
- HS** Hilly native garden suburban
- EE** Early 1900s exotic garden style
- WP** Waverley Park exotic urban
- GC** Native garden commercial/ industrial
- UC** Urban greening commercial/ industrial

### Vegetation type key

- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic

0 0.1 0.2 0.3 0.5km

# Mulgrave 3 - Existing landscape character



## Tree canopy cover

Due to this entire precinct being constructed post 1992, there are no comparable figures for tree canopy cover in this precinct.

## Distinguishing features

- Waverley Park, including heritage values and interpretation of its role in Victorian sporting history.
- Medium density housing.
- Consistent avenue style street tree planting in residential land use.
- Large scale industrial land use.

## Existing landscape character

### Summary of architectural character

The dominant architectural character is single and 2-storey contemporary infill dwellings constructed post 2000.

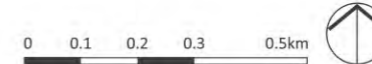
**G1 Established post 2000 redevelopment exotic landscape character** Characterised by consistent avenues of deciduous and evergreen street trees with minimal or no front fencing so there is integration between the public and private landscape. The medium density 2-storey and 3-storey dwellings provides a strong urban framework and there are limited trees on private land. The urban layout is centred around the Waverley Park open space.

**I4b Garden commercial/industrial landscape character** Large scale, low rise industrial land use is characterised by presence of tall Eucalypts and other native trees in the landscape setback along with vehicle hard stand and parking areas to the front. Eucalypt planting in Wellington Road contributes to the landscape character.



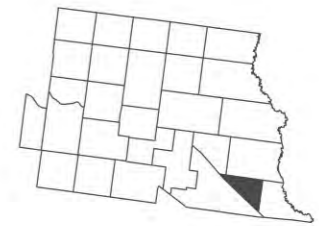
### Drawing Key

- Mixed Use & Retail / Commercial Use
  - Heritage Overlay (HO)
  - Design Development Overlay (DDO)
  - Urban Character Precincts
  - Waterways / water bodies
- G1** The urban character precinct code shown on the plan is from the *City of Monash Urban Character Study 1997*.





# Mulgrave 3 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the indigenous tall Eucalypt landscape character of the commercial/industrial sub-precinct.
- Strengthen the predominantly exotic landscape character of Waverly Park residential area in the context of this being a stand-alone precinct that has been developed with a specific style.

## Preferred landscape character for each sub-precinct

### WP Waverley Park exotic urban landscape character

- Continue to maintain the consistent avenue style planting as the area continues to develop.
- Support the use of medium and large exotic canopy trees where space permits on private land to break up built form.

### GSC Gently undulating leafy garden commercial/ industrial tall Eucalypt landscape character

- Plant additional tall Eucalypt style species into the streetscapes to improve shading and greening.
- Plant additional tall Eucalypts style species on private land including in the hardstand and car parking areas and the landscape setbacks to improve shading and greening.

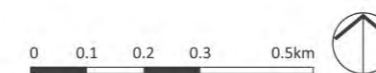


#### Landscape character type key

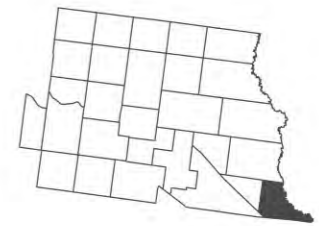
- CH** Creek habitat corridor
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- EE** Early 1900s exotic garden style
- WP** Waverley Park exotic urban
- GC** Native garden commercial/ industrial
- UC** Urban greening commercial/ industrial

#### Vegetation type key

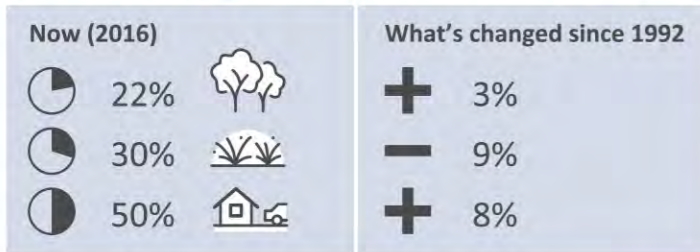
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Mulgrave 4 - Existing landscape character



## Tree canopy cover (excl Dandenong Creek)



scale with the tall Eucalypts on public land. Eucalypt style street trees complement the natural character of the open space.

**E2m Undulating suburban tall Eucalypt landscape character** Characterised by views to the east with a presence of tall Eucalypt canopy cover primarily in the public open space and along the Dandenong Creek corridor. The manicured residential gardens with shaped conifers contrasts in scale with the tall Eucalypts on public land.

**L1 Undulating tall Eucalypt landscape character** Characterised by tall Eucalypts to the college grounds and views to the east.

**L2 Creek ridgeline tall Eucalypt landscape character** Characterised by elevated views over Dandenong Creek with the presence of tall Eucalypt canopy on the site and to the perimeter of the Dandenong Valley Private Hospital.

## Distinguishing features

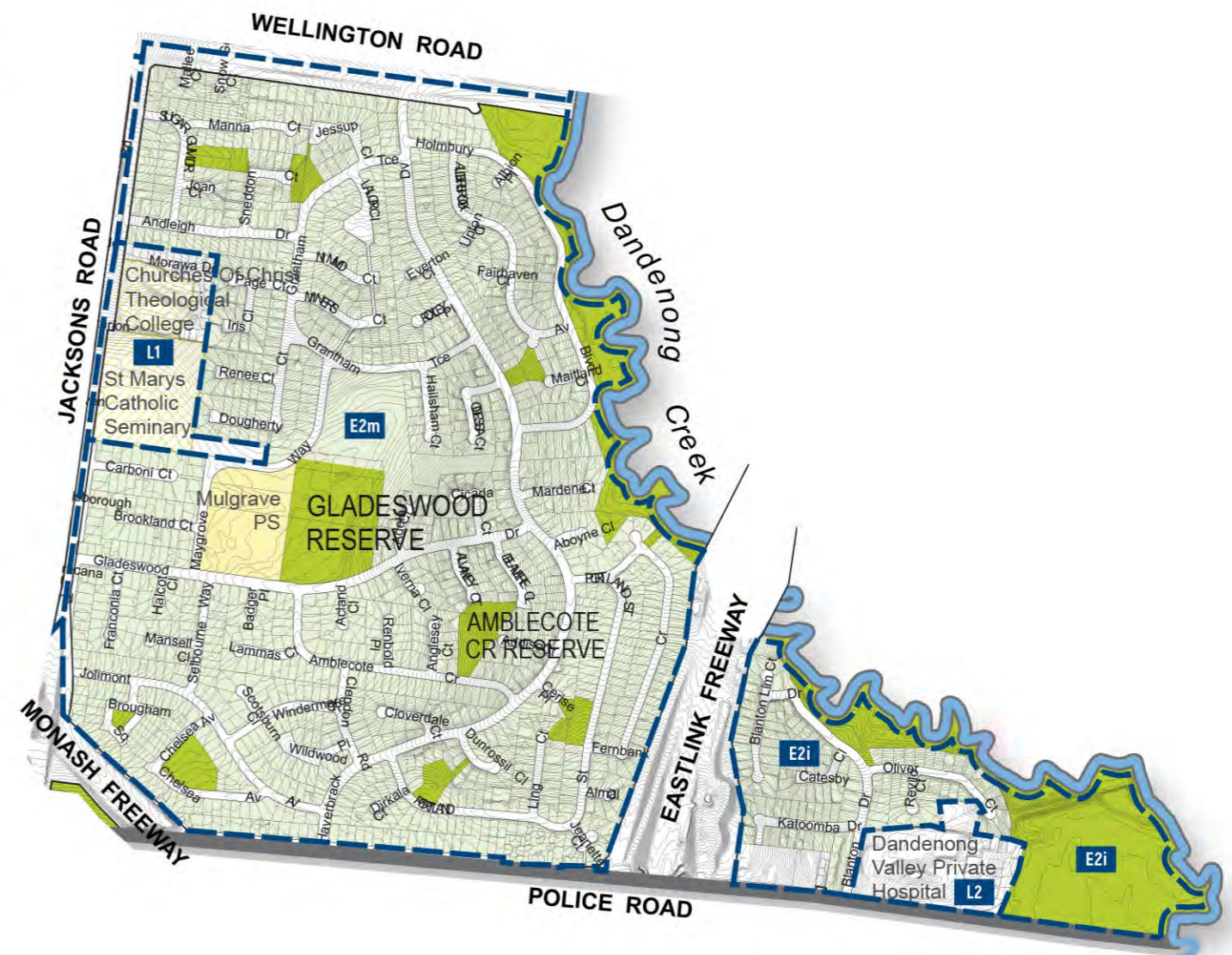
- Dandenong Creek corridor including Police Road Retarding Basin.
- Elevated views to the Dandenong Ranges from parts of the precinct.
- Steeply undulating topography.
- Vegetation Protection Overlay over entire precinct.
- Predominantly residential land use.
- All public open space has a native character and Eucalypt overstorey.
- Underground power allows for larger canopy street trees.

## Existing landscape character

### Summary of architectural character

The dominant architectural character is single and 2-storey 1970s double fronted brick veneer dwellings with shallow pitched roofs, with a some additional contemporary 2-storey dwellings.

**E2i Creek ridgeline suburban tall Eucalypt landscape character** Characterised by steeply undulating topography and views to over Dandenong Creek with a presence of tall Eucalypt canopy cover primarily along the Dandenong Creek corridor. The manicured residential gardens with shaped conifers and terraced front gardens contrast in

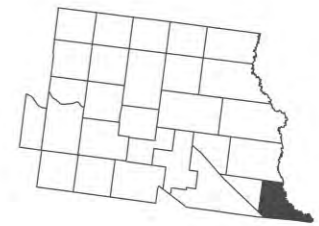


### Drawing Key

- Existing open space
  - Education Use (Public)
  - Education Use (Private)
  - Vegetation Protection Overlay (VPO)
  - Urban Character Precincts
  - Waterways / water bodies
- E2m** The urban character precinct code shown on the plan is from the City of Monash Urban Character Study 1997.
- 0 0.1 0.2 0.3 0.5km
- 



# Mulgrave 4 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the biodiversity values along Dandenong Creek corridor with additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.
- Increase the presence of the native tall Eucalypt style trees in the creek valley environs to complement the Dandenong Creek corridor environs.

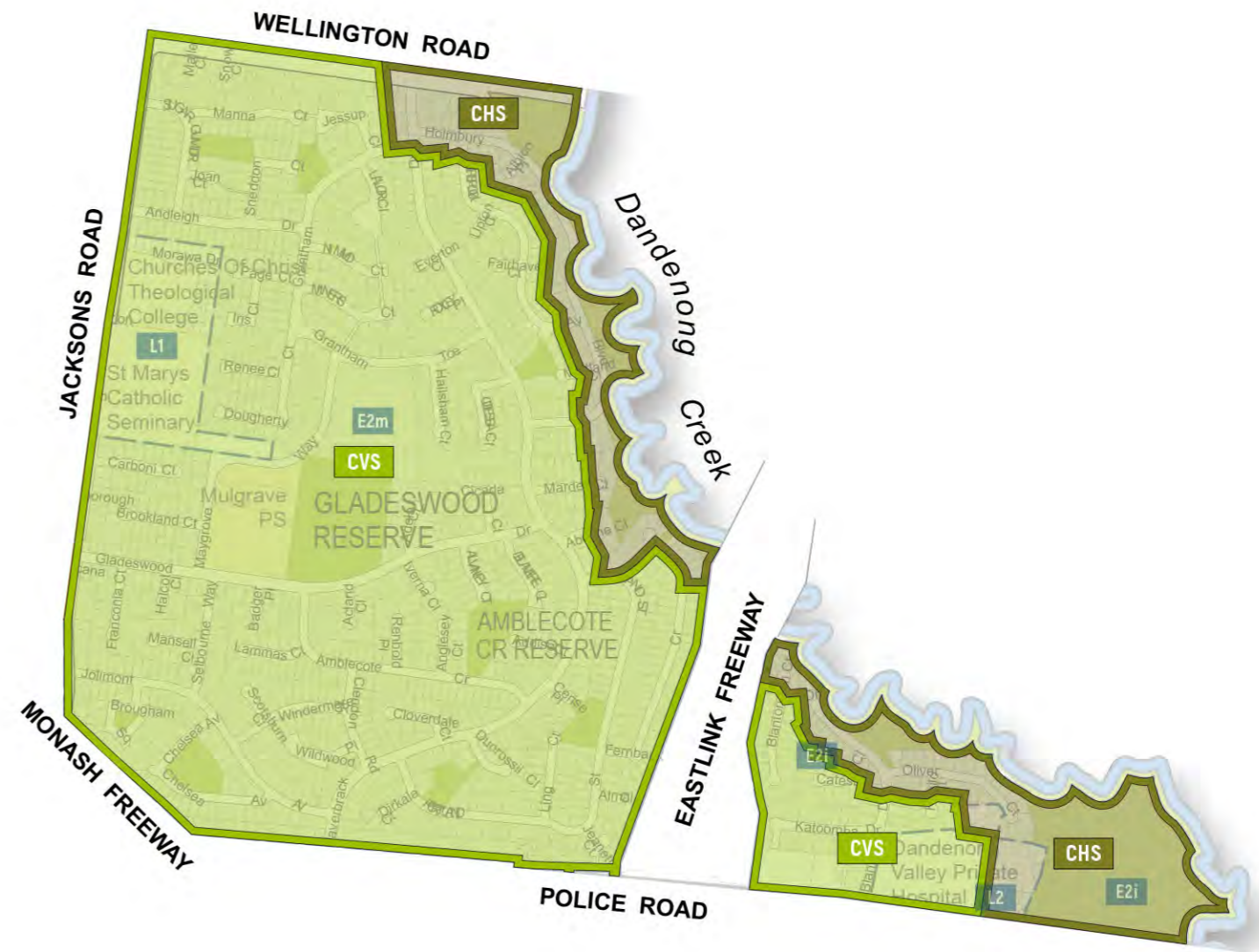
## Preferred landscape character for each sub-precinct

### CHS Creek habitat corridor suburban tall indigenous 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.

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

- Retain and plant large evergreen trees and tall Eucalypt style planting to increase tree canopy cover on private land and break up the built character of 2-storey dwellings.
- Plant additional tall Eucalypt style street trees to achieve a consistent avenue style planting in the collector and wider streetscapes.
- Plant additional medium native evergreen trees to achieve a consistent avenue style planting in the smaller local streets.



### 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

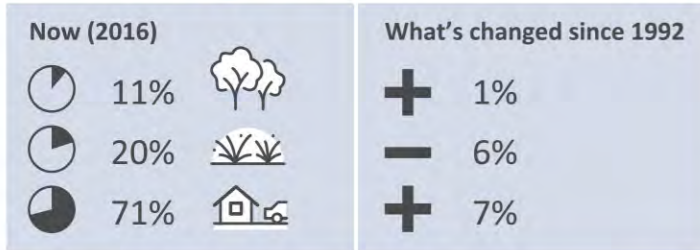
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Notting Hill (non-residential use) - Existing landscape character



## Tree canopy cover



property frontages emphasises the utilitarian landscape character and amenity.

**I5b Garden commercial/industrial landscape character** Characterised by well-maintained landscaped setbacks with a combination of evergreen and deciduous trees creating a more formal setting, including recreational facilities in the central road reserve. This sub-precinct has smaller properties with more uniformity of building style and street tree planting.

**C2y Established suburban evergreen landscape character** Characterised by an evergreen garden setting with occasional large Eucalypts providing height and scale in gardens with single and 2-storey dwellings set in a background of larger windrows of evergreen trees to Stephensons Road and adjoining industrial use, with predominantly small evergreen street trees.

**G1 Established post 2000 redevelopment exotic landscape character** Characterised by contemporary 2-storey brick dwellings with recently planted avenue style street trees.

## Distinguishing features

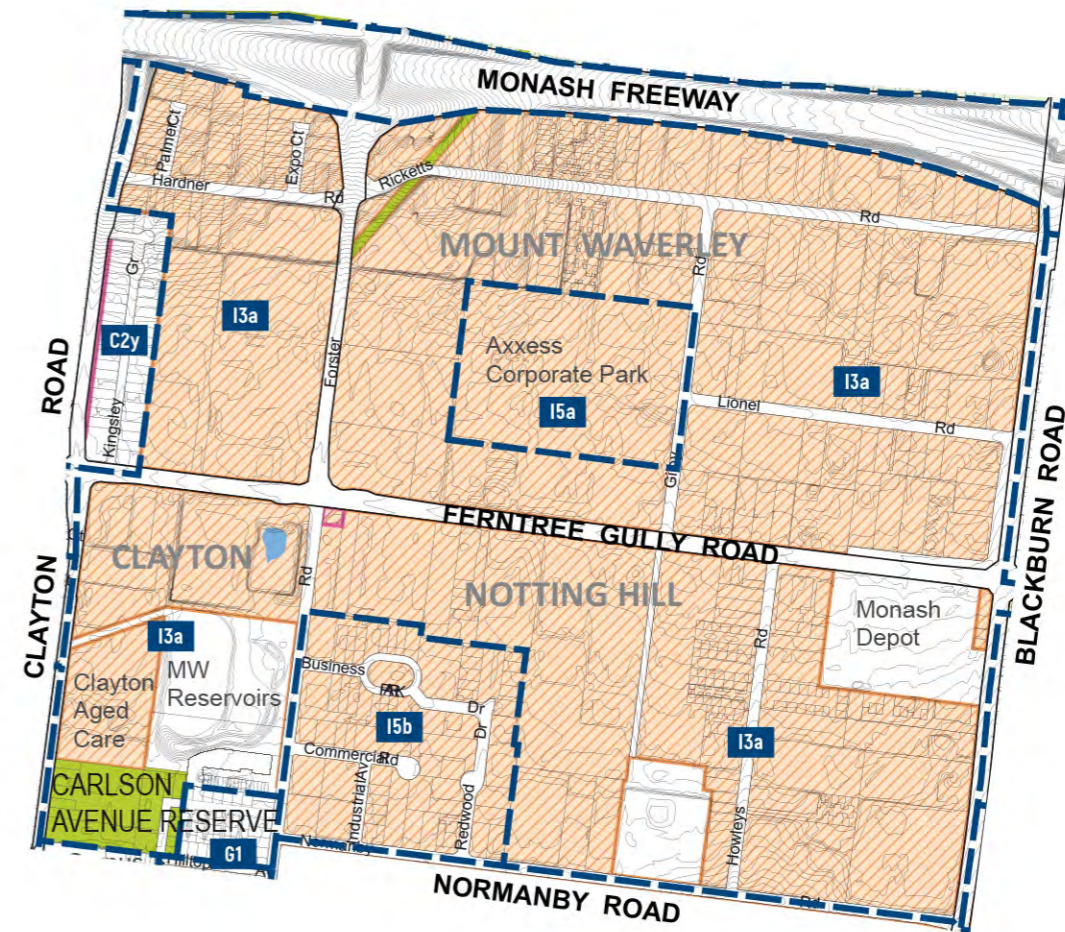
- Forms part of the Monash Employment Cluster.
- Medium to large scale manufacturing, business and industrial land use.
- Sub-precincts of residential land use.
- Large built form and hardstand areas within the sites and to street frontages.
- Well-maintained landscape setbacks to some industrial properties contributing to the amenity of the area and encouraging informal recreational use by workers during lunch hour.properties.

## Existing landscape character

### Summary of architectural character

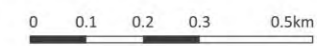
The manufacturing, industrial and business park architectural character varies from post WWII to contemporary built form with large scale 2 to 4 storey simple architectural forms. Residential character varies from the pressed cream brick veneer houses to contemporary single and double storey brick dwellings.

**I3a I5a Suburban commercial/industrial landscape character** Characterised by evergreen regular street tree planting combined with landscaped frontages of varying form and character. Some have generous soft landscape interfaces while others some have a utilitarian treatment of car parking and vehicle access. High fencing to some

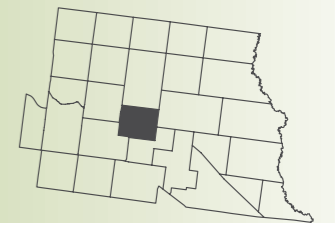


### Drawing Key

- Existing open space
  - Mixed Use & Retail / Commercial Use
  - Heritage Overlay (HO)
  - Design Development Overlay (DDO)
  - Urban Character Precincts
- C2m** The urban character precinct code shown on the plan is from the *City of Monash Urban Character Study 1997*.



# Notting Hill (non-residential use) - Preferred landscape character



## Overall summary of preferred landscape character

- This precinct forms part of the Monash National Employment and Innovation Cluster. The landscape character types complement the predominantly native landscape character of the major arterial roads and the nearby Monash University campus.

## Preferred landscape character for each sub-precinct

### CV1 Creek valley environs suburban tall Eucalypt landscape character

- Protect and retain existing and plant additional tall Eucalypt style species where appropriate to strengthen urban greening, shade and the preferred landscape character.
- Strengthen the streetscape character with tall Eucalypt style street trees.

### GC1 Native garden commercial/industrial tall Eucalypt landscape character

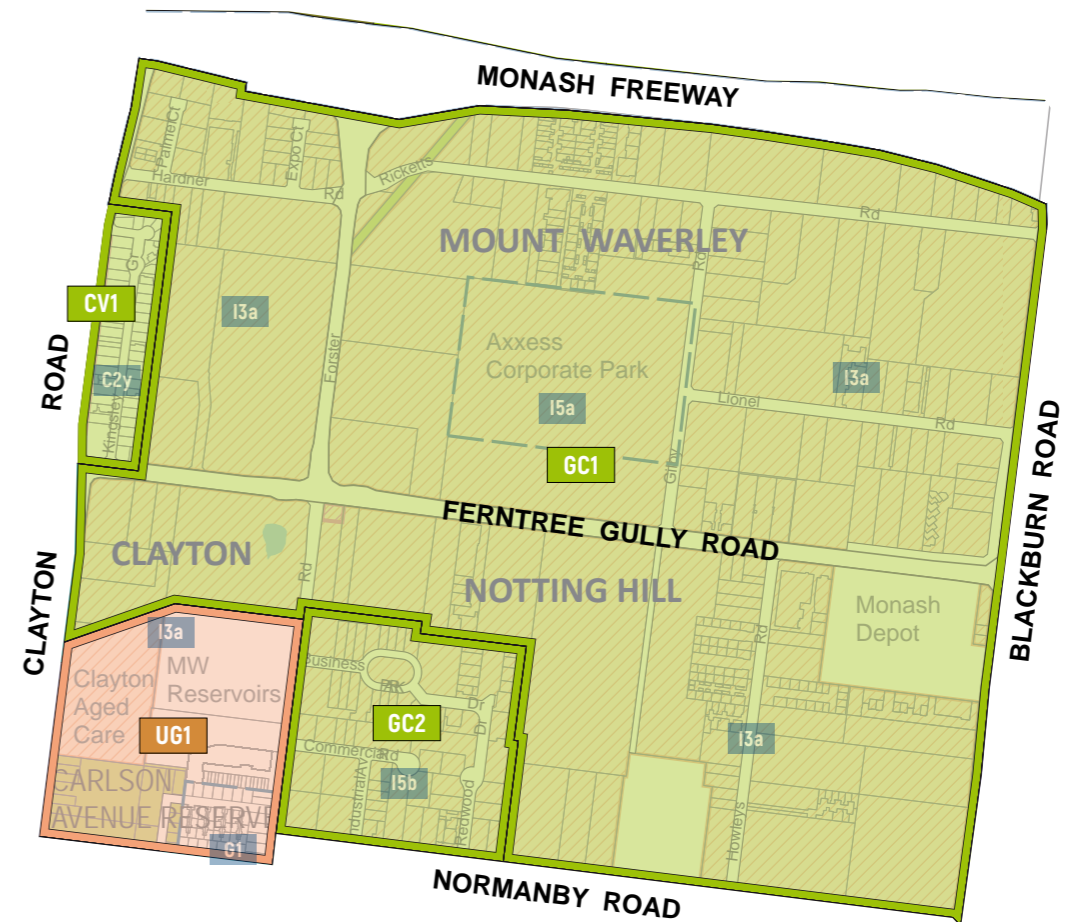
- Encourage a predominance of tall Eucalypt style planting in the landscaped front setbacks combined with activation of these spaces with recreational facilities and outdoor seating for the employment community to utilise during breaks from work.
- Plant additional tall Eucalypt style species in the streetscapes to improve shading and complement the garden style commercial/industrial character.

### GC2 Native garden commercial/industrial tall Eucalypt landscape character

- Retain the established deciduous trees and formal landscape features and style on private land. Additional planting to utilise tall Eucalypt style planting that complement the existing exotic character.
- Plant additional tall Eucalypt style planting in the precinct to increase shade on both private land and in the streetscapes.

### UG1 Urban greening exotic landscape character

- Protect existing exotic evergreen and deciduous trees on the diversity of land use in this sub-precinct.
- Plant additional large exotic deciduous and evergreen trees in the Clayton Aged Care facility to improve the shade and amenity in this precinct.
- Plant additional large exotic trees in the streetscapes to improve shading and strengthen urban greening.

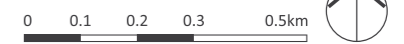


#### Landscape character type key

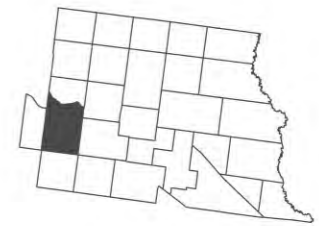
- CH Creek habitat corridor
- CV Creek valley environs
- US Undulating leafy garden suburban
- GS Gently undulating leafy garden suburban
- HS Hilly native garden suburban
- EE Early 1900s exotic garden style
- WP Waverley Park exotic urban
- GC Native garden commercial/industrial
- UC Urban greening commercial/industrial

#### Vegetation type key

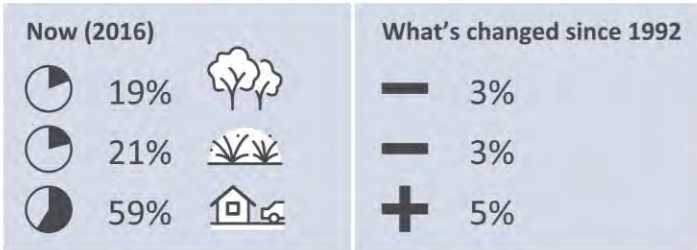
- I Indigenous tall Eucalypt
- E Tall Eucalypt
- D Evergreen
- X Deciduous and evergreen
- Exotic



# Oakleigh - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Dominance of period architectural styles from the early 1900s.
- Oakleigh town centre.
- DW Nicholl Reserve with its unique heritage character.
- Native landscape character of Scotchmans Creek.
- Predominantly alternating deciduous and evergreen street tree planting style.

## Existing landscape character

### Summary of architectural character

A variety of architectural styles demonstrate settlement from the 1880s and the inter-war period, including Post Federation, Californian bungalows, brick and rendered masonry villas and a minority of Victorian dwellings. Some precincts have occasional newer pressed cream or dark brown brick veneer houses and more recent 2-storey unit developments.

**A1e Undulating early 1900s deciduous and evergreen landscape character** Characterised by period gardens and architectural style combined with alternating street tree avenues.

**A1f A1h Undulating modified suburban deciduous and evergreen landscape character** Characterised by avenues of alternating street trees with mixed architectural styles including some recent 2-storey developments.

**A1g Undulating early 1900s deciduous and evergreen landscape character** Characterised by wide nature strips with avenues of large alternating street trees and a variety of architectural and exotic garden styles including recent 2-storey units.

**A1i Creek ridgeline early 1900s evergreen landscape character** Characterised by the central medians with established evergreen street trees, period gardens with large canopy trees along with elevated views to the north and east.

**A3a Established early 1900s exotic landscape character** Characterised by predominantly low exotic period Edwardian gardens and fencing styles combined with avenues of alternating street trees.

**A3b Established early 1900s exotic landscape character** Characterised by exotic avenue street tree planting, consistent fencing and architectural character and low exotic front garden styles creating an intimate feel.

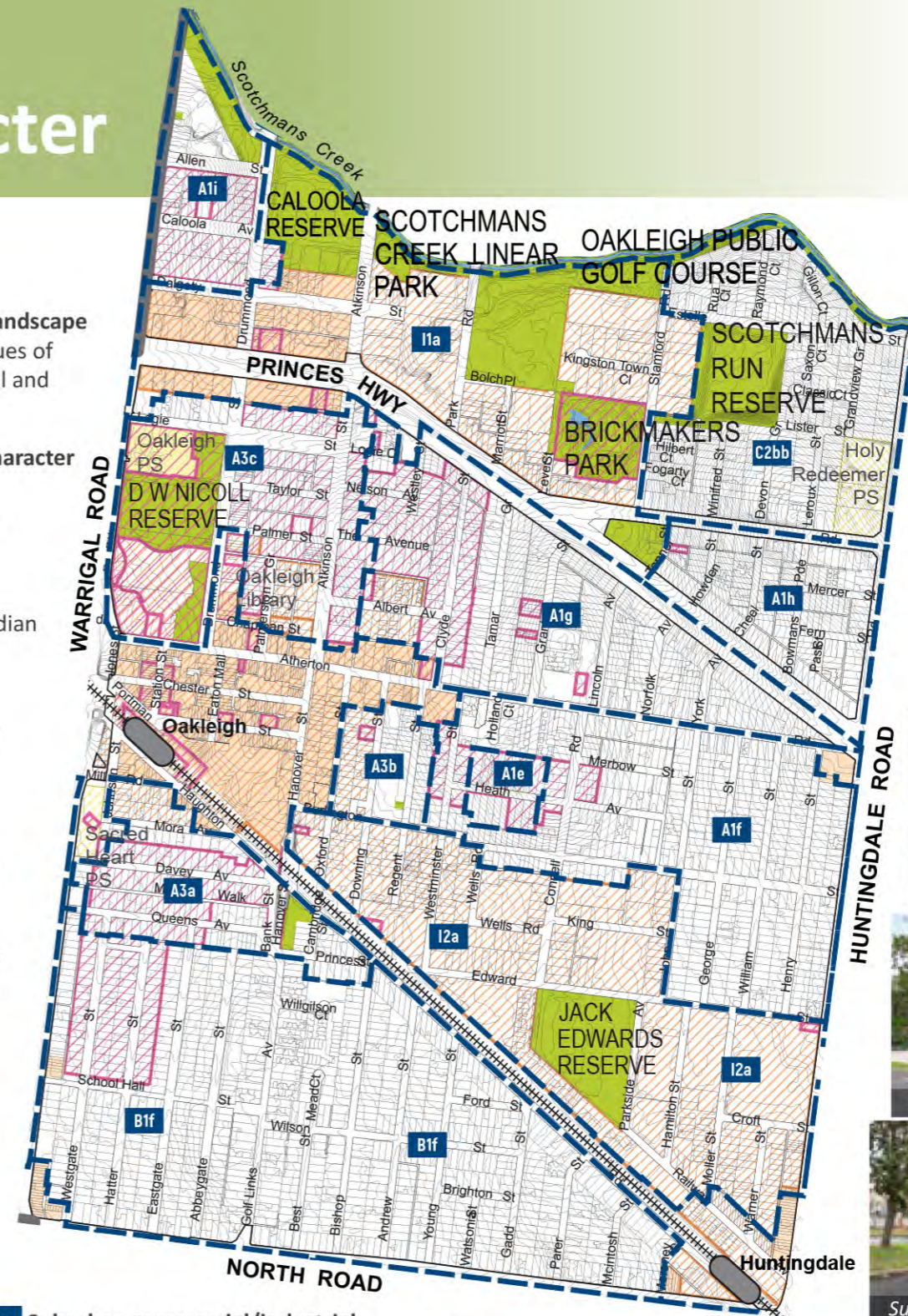
**A3c Undulating early 1900s exotic landscape character** Characterised by views towards the DW Nicholl Reserve and a combination of wide streets with exotic avenue style streetscapes and smaller intimate streetscapes with consistent period fencing and low exotic front gardens.

**B1f Established suburban deciduous and evergreen landscape character** Characterised by wide naturestrips, large canopy trees on private and public land and alternating street tree avenues.

**C2bb Creek ridgeline suburban deciduous and evergreen landscape character** Characterised by the framework of the tall Eucalypt canopy trees along Scotchmans Creek providing scale to the single and 2-storey dwellings contrasting with avenues of deciduous and evergreen trees.

**I2a Urban commercial/industrial landscape character** Characterised by a dominance of built form, there is a combination of no and some narrow building setbacks with occasional screen planting and the native character of Jack Edwards Reserve.

**I1a Suburban commercial/industrial landscape character** Characterised by a dominance of built form with varied setbacks along with mature deciduous street trees, some streetscapes with central median planting and only occasional canopy trees on private land.

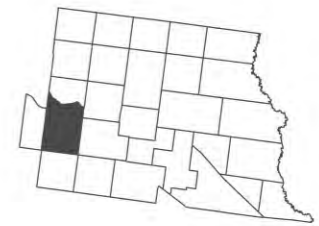


### Drawing Key

- 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.



# Oakleigh - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen biodiversity values and habitat connectivity along Scotchmans Creek through additional indigenous vegetation in the adjoining public open space, streetscapes and private land adjoining the creek corridor. This will be complemented by predominantly tall Eucalypt character on the adjoining creek valley environs.
- Strengthen the predominantly non-native landscape character in the established areas of Oakleigh away from the creek corridor, including the alternating deciduous and evergreen streetscapes.

## Preferred landscape character for each sub-precinct

### CHC Creek habitat corridor commercial/industrial indigenous tall Eucalypt landscape character

- Continue to strengthen the indigenous vegetation values in the public open space along the creek corridor.
- Encourage the use of local provenance indigenous vegetation including tall Eucalypt style species on private land and 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 vegetation on private land and streetscapes that are further away from Scotchmans Creek (i.e. not directly adjoining), including tall Eucalypt style species.

### CVC Creek valley environs commercial/industrial tall Eucalypt landscape character

- Strengthen the native character with preference for tall Eucalypt style canopy trees and native vegetation on private land.
- Retain and protect the existing large exotic deciduous and evergreen trees for scale, shade and habitat purposes on private and public land.
- Preference for tall Eucalypt style species and native landscape character in streetscapes, while protecting and retaining existing deciduous trees where they are well established.

### CVE Creek valley environs early 1900s tall Eucalypt landscape character

- Retain existing large canopy trees on private land and encourage new plantings of emergent tall Eucalypts in the longer term.
- In the longer term introduce tall Eucalypt style street trees to complement the nearby Scotchmans Creek.

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

- Retain and protect existing mature deciduous and evergreen trees on private land and plant new large tall Eucalypt style species where feasible.
- Change the dominant character by planting tall Eucalypt style species in the streetscapes to increase the emergent large canopy trees and complement the biodiversity values in the nearby Scotchmans Creek.

### EE1 Early 1900s exotic garden style landscape character

- Protect and improve the existing streetscape avenues of exotic street trees with regular remedial work to the mature street trees and infill or replace with same or similar species.
- Protect and retain the heritage character including the mature canopy trees in DW Nicoll Reserve.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Plant additional exotic deciduous and evergreen canopy vegetation on private land where appropriate to strengthen the existing character.

### EE2 Early 1900s exotic garden style deciduous and evergreen landscape character

- Protect and manage the established avenues of alternating deciduous and evergreen street trees. This includes regular remedial work to the mature street trees and infill or replace with same or similar species.
- Plant additional canopy trees on private land where feasible and that front gardens and fencing styles are in keeping with the early 1900s landscape character.

### EE3 Early 1900s exotic garden style landscape character

- Protect and improve the existing streetscape avenues of exotic street trees with regular remedial work to the mature street trees and infill or replace with same or similar species.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Plant additional exotic deciduous and evergreen canopy vegetation on private land where appropriate to strengthen the existing character.

### EE4 Early 1900s exotic garden style landscape character

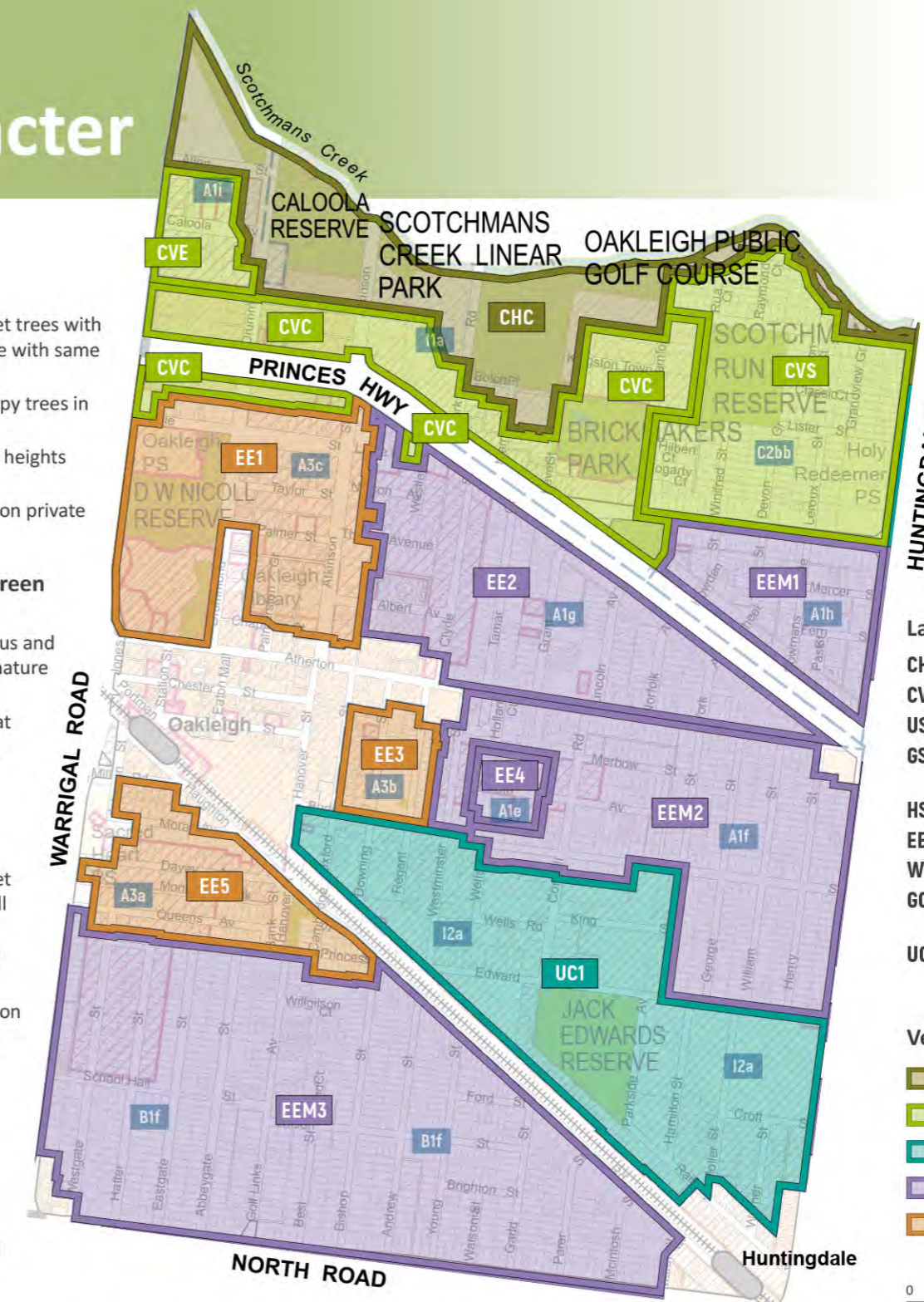
- Protect and improve the existing alternating deciduous and evergreen avenue of street trees with regular remedial work to the mature street trees and infill or replace with same or similar species.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Plant additional exotic deciduous and evergreen canopy vegetation on private land where appropriate to strengthen the exotic garden style character.

### EE5 Early 1900s exotic garden style landscape character

- Retain and protect the established Edwardian garden character through appropriate planning controls.
- Protect and strengthen the alternating evergreen and deciduous avenue street trees avenues with ongoing remedial work where required and additional planting to achieve consistent avenues with same or similar species.

### EEM1 Early 1900s exotic garden style modified deciduous and evergreen landscape character

- Strengthen the exotic garden style character with additional deciduous and evergreen canopy vegetation and exotic garden beds in private gardens, for both new dwellings and where early 1900s style dwellings are retained.



### 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



- Plant additional large deciduous and evergreen street trees to achieve avenue style plantings, protecting and strengthening the existing established framework of trees.

### EEM2 EEM3 Early 1900s exotic garden style modified deciduous and evergreen landscape character

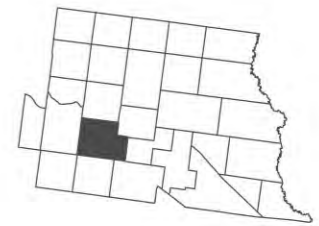
- Strengthen the exotic garden style character with additional deciduous and evergreen canopy vegetation and exotic garden beds in private gardens, for both new dwellings and where early 1900s style dwellings are retained.
- Plant new large deciduous and evergreen trees on private land associated with new 2-storey dwellings.
- Retain and strengthen the existing avenues of alternating deciduous and evergreen street trees character primarily by infill planting.

- In all future development, protect the front setbacks including maximising planted areas within these and no or low front fencing.

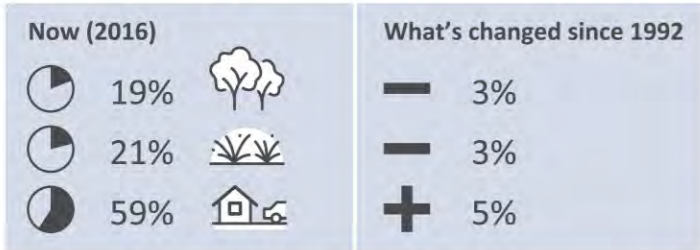
### UC1 Urban greening commercial/industrial evergreen landscape character

- Change the character from urban to a more inviting and sustainable character with evergreen trees for shade and greening.
- Plant new large evergreen street trees into roadside cutouts/tree wells incorporating WSUD principles where feasible.
- Require future landscape front and side setbacks that include evergreen canopy trees and soft landscaping to increase shading and greening to the paved surfaces and built form.

# Oakleigh East - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Gently undulating and relatively flat topography
- Open space reserves have a native landscape character.
- Large Eucalypts and native landscape character of Monash University grounds which adjoin the precinct.
- Compact garden styles.
- Predominantly residential use with some pockets of industrial use.

## Existing landscape character

### Summary of architectural character

The area is characterised by the mix of post-war single storey weatherboard and brick houses. The brick is mainly pressed cream and pink colour. More recent 2-storey unit developments are occurring throughout the precinct.

**B1h Undulating suburban compact evergreen landscape character** Characterised by views to the south and east, established predominantly evergreen gardens, including productive gardens, combined with a variety of street tree styles and single storey dwellings with some 2-storey unit developments.

**B1i Undulating modified suburban compact evergreen landscape character** Characterised by the small scale evergreen street trees combined with compact exotic

gardens and low fencing. Predominantly single storey original dwellings, there is an increasing presence of 2 storey unit developments.

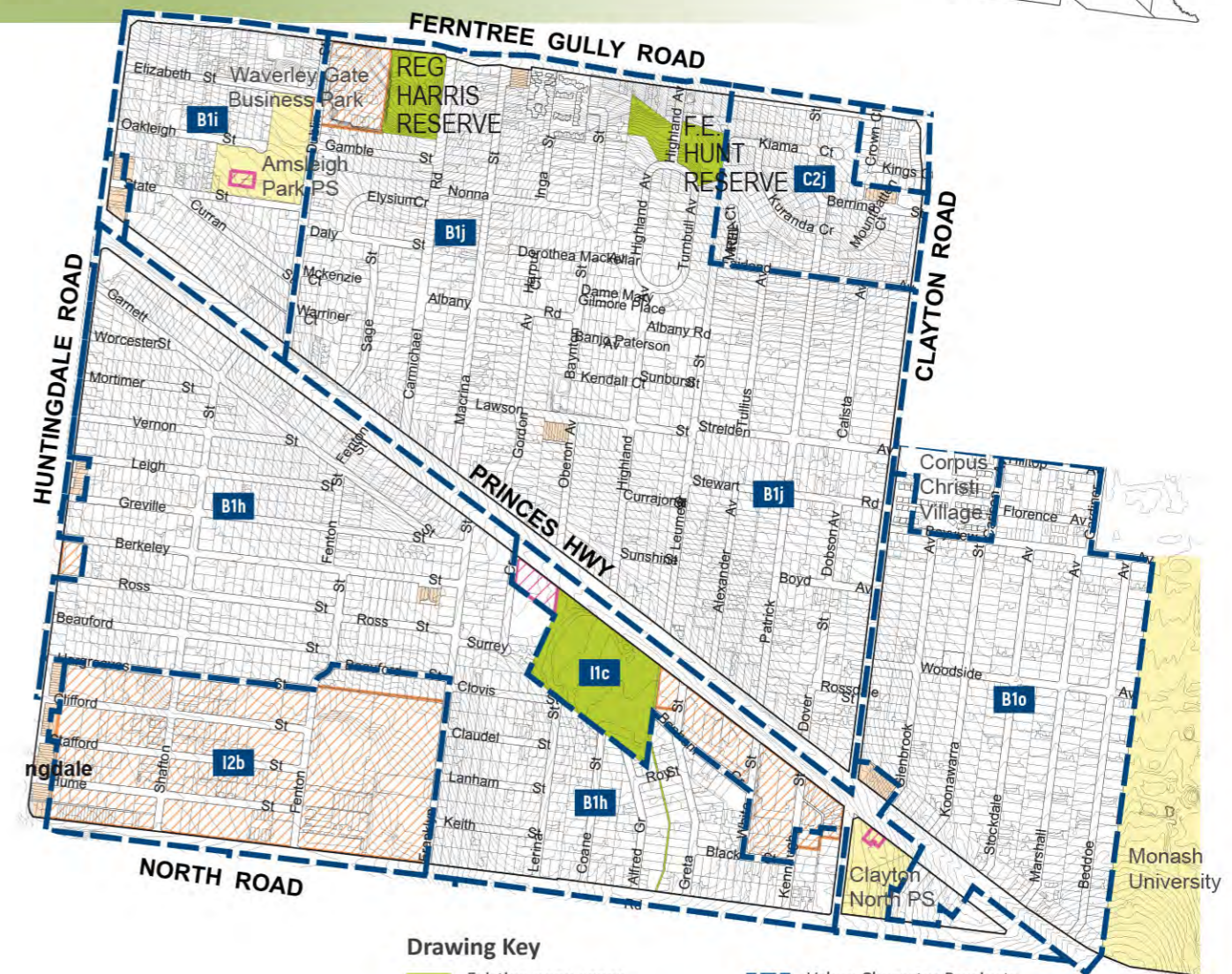
**B1j Undulating modified suburban deciduous and evergreen landscape character** Characterised by the combination of large deciduous and evergreen street trees, low exotic garden character of the original single storey dwellings along with the native character of the two parks. The large street trees provide some scale and height to the 2-storey unit developments.

**B1o Established modified suburban evergreen landscape character** Characterised by predominantly small native street trees combined with low exotic gardens and scattered large evergreen trees on private land within the framework of tall Eucalypts from Monash University. Mixed fencing and housing styles with an increasing presence of 2-storey dwellings and unit developments.

**C2j Undulating modified suburban compact evergreen landscape character** The built form is visually prominent due to scattered and inconsistent street trees and the presence of higher fencing styles and the increase of 2-storey developments. The gardens are predominantly exotic with native street trees.

**I1c Suburban commercial/industrial landscape character** Characterised by narrow landscaped setbacks with a native character to one side of the street and residential use to the other.

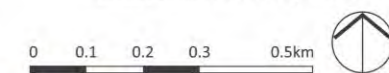
**I2b Urban commercial/industrial landscape character** Characterised by the small scale industrial development with either no or limited setback that is predominantly



### Drawing Key

- Existing open space
- 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.

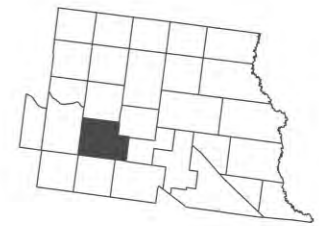


hard paved surfaces. Narrow naturestrips provide limited space for street trees.





# Oakleigh East - Preferred landscape character



## Overall summary of preferred landscape character

- Change the existing compact evergreen character precincts to a deciduous and evergreen character with large canopy trees. This is to promote increased summer shade and scale while retaining sunlight access during winter and break up the rooflines and built form of 2-storey dwellings.
- Improve the quality and character of the streetscapes with increased planting of street trees to achieve consistent avenue style planting.
- Increase the presence of large evergreen trees in the commercial/industrial precincts to improve amenity and urban greening in the context of forecast increased intensity of use and change as part of the Monash National Employment and Innovation Cluster.

## Preferred landscape character for each sub-precinct

### CVM1 Creek valley environs modified suburban evergreen landscape character

- Retain and plant additional large evergreen, including tall Eucalypt style trees in private gardens to increase shade and urban greening and complement the native character of the nearby FE Hunt Reserve.
- Improve the streetscape character by planting additional medium and large native evergreen street trees.
- Being located adjacent to Monash University, it is likely this area will increase urban densities.

### GS1 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Retain and plant new medium and large deciduous and evergreen canopy trees in private gardens to increase shade and provide scale for in the context of an increasing number of 2-storey dwellings.
- Retain the predominance of low and no front and side boundary fencing and support the increased presence of garden bed planting and greening.
- Plant new medium and large deciduous street trees in the streetscapes including in an alternating deciduous and evergreen avenue style increase summer shade and greening.

- Plant additional large native and where appropriate indigenous canopy trees into Reg Harris Reserve and FE Hunt Reserve to strengthen the native character and increase the presence of large trees and shade in the precinct.

### GS2 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Retain and plant new medium and large deciduous and evergreen canopy trees in private gardens to increase shade and provide scale for in the context of an increasing number of 2-storey dwellings.
- Encourage retention of existing productive and exotic garden styles, with the addition of large predominantly deciduous canopy trees.
- Retain the predominance of low and no front and side boundary fencing and support the increased presence of garden bed planting and greening.
- Plant new medium and large deciduous street trees in the streetscapes including in an alternating deciduous and evergreen avenue style in the large number of east west streets to increase summer shade and retain adequate winter sunlight.

### GSM1 Gently undulating leafy garden modified suburban deciduous and evergreen landscape character

- Encourage planting of predominantly deciduous canopy tree on private land to complement the mainly compact existing gardens. This will increase shade during the summer and contribute to the leafy green character, particularly as the prominence of two-storey dwellings increases.
- Strengthen the evergreen planting character in proximity to F E Hunt Reserve and Reg Hunt Reserve in the streetscapes and where feasible on private land.
- Retain and strengthen the framework existing large deciduous and evergreen street trees with additional planting to improve shade and scale in the streetscapes.

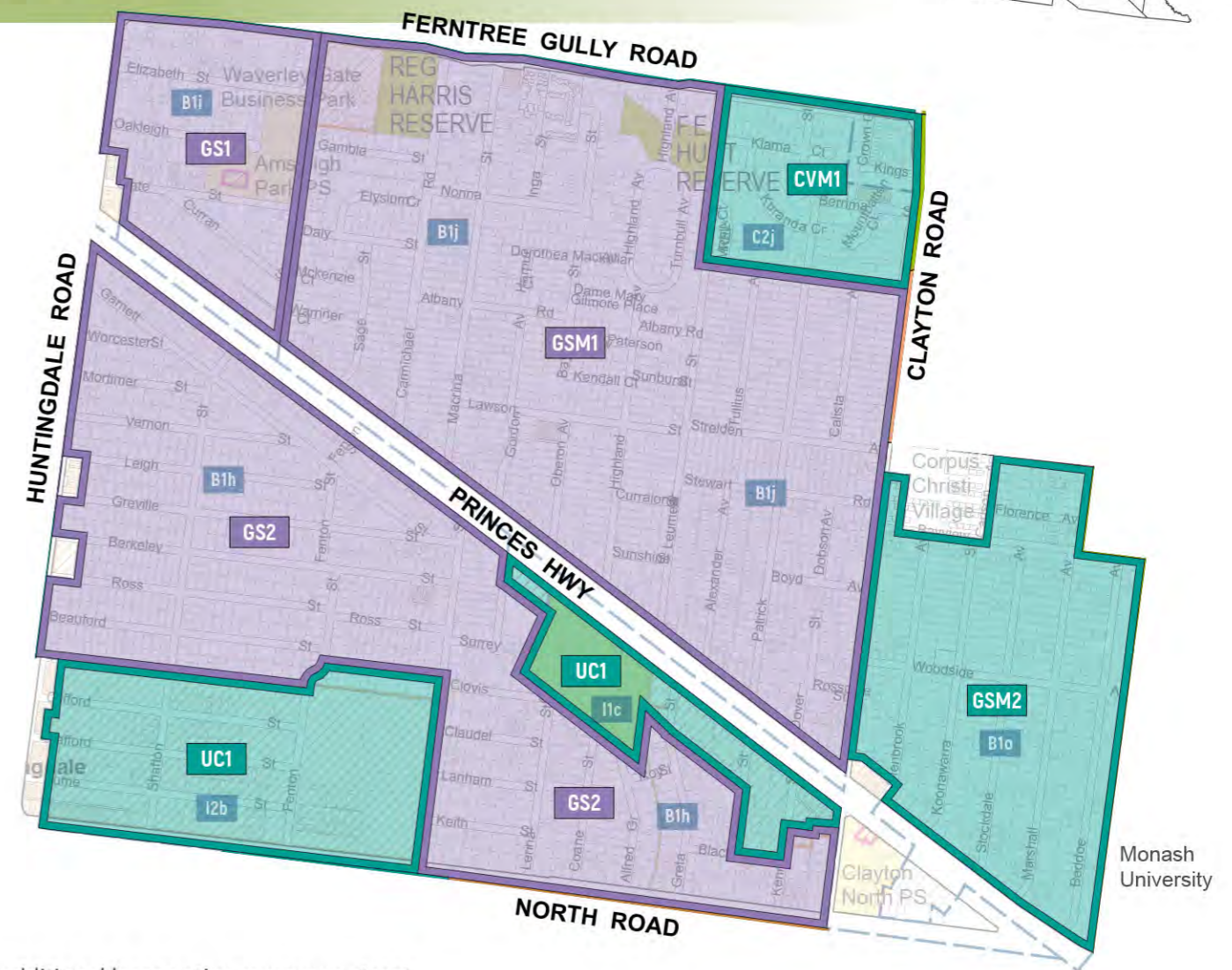
### GSM2 Gently undulating leafy garden modified suburban evergreen landscape character

- Retain and plant additional large predominantly native evergreen trees and some deciduous trees in private gardens to provide adequate shade, scale and greening in the context of the forecast higher density living as part of the Monash National Employment and Innovation Cluster.
- Retain predominantly low and no front and side boundary fencing and support the increased presence of garden bed planting and greening.

- Plant additional large native evergreen street trees to achieve consistent avenue style plantings in the streetscapes.

### UC1 Urban greening commercial/industrial evergreen landscape character

- Landscape setbacks to include planting large evergreen trees and landscaping to achieve improved urban greening particularly in the context of forecast change and increased intensity of use as part of the Monash National Employment and Innovation Cluster.
- Plant large canopy evergreen trees in roadside cut-outs and incorporate WSUD treatment where feasible.

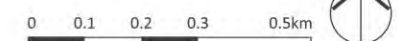


#### Landscape character type key

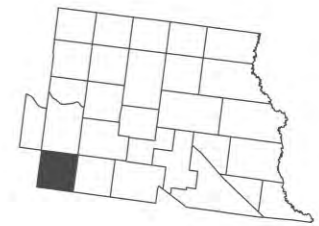
- CH Creek habitat corridor
- CV Creek valley environs
- US Undulating leafy garden suburban
- GS Gently undulating leafy garden suburban
- HS Hilly native garden suburban
- EE Early 1900s exotic garden style
- WP Waverley Park exotic urban
- GC Native garden commercial/industrial
- UC Urban greening commercial/industrial

#### Vegetation type key

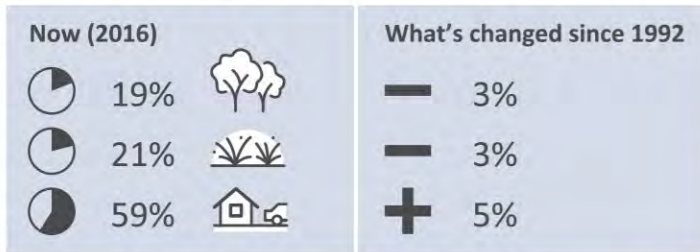
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Oakleigh South 1 - Existing landscape character



## Tree canopy cover (excluding golf course)



**B1e Established suburban deciduous and evergreen landscape character** Characterised by the combination of large evergreen and deciduous trees on private and public land associated with W A Scammell Reserve.

**C1h Established suburban evergreen landscape character** Characterised by the original dwellings set within the context of the predominantly native canopy tree framework from the Metropolitan Golf Course and the schools with no or low fencing to residential properties.

**L1 Established golf course tall Eucalypt landscape character** Characterised by the perimeter and fairway plantings of Eucalypts and other evergreen trees that contribute to the canopy tree framework and landscape character of the adjoining urban areas.

## Distinguishing features

- Native canopy trees on Metropolitan Golf Course
- Evergreen canopy trees on Huntingdale Golf Course
- Large exotic trees in W A Scammell Reserve
- Large canopy trees on private land
- Relatively flat topography
- Native landscape character of school grounds

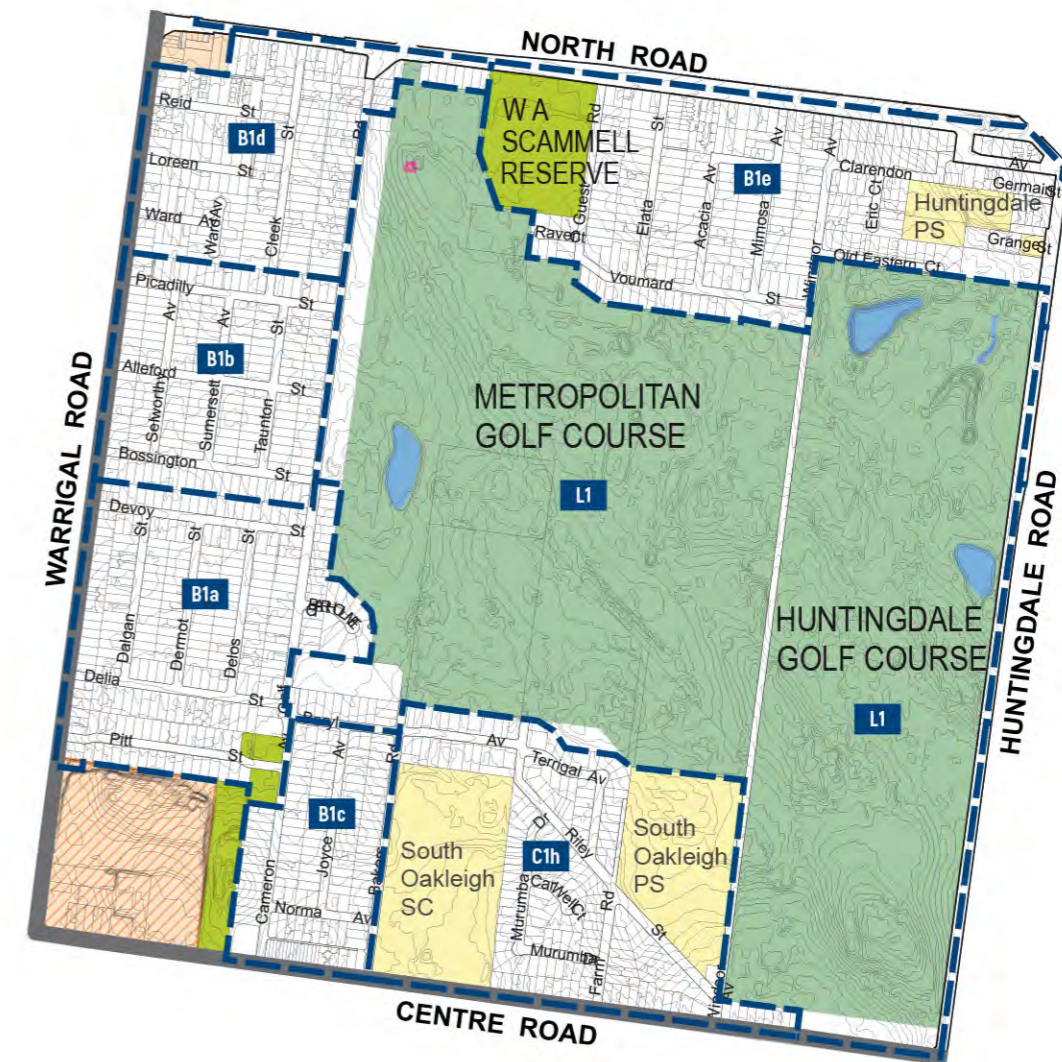
## Existing landscape character

### Summary of architectural character

The area is characterised by the mix of post-war single storey weatherboard and brick houses. The brick is mainly pressed cream and pink colour.

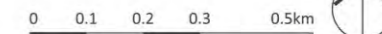
**B1a B1b B1d Established suburban deciduous and evergreen landscape character** Characterised by predominantly low exotic gardens, set in a back drop of scattered large deciduous and evergreen trees on private land and native trees on Metropolitan Golf Course.

**B1c Established suburban exotic landscape character** Characterised by large deciduous and evergreen trees on private land contrasting with the small and inconsistent street tree planting.

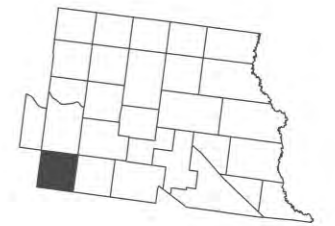


### Drawing Key

- 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.



# Oakleigh South 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the existing landscape character in the residential areas to increase the canopy vegetation cover and greening, strengthening the deciduous and evergreen character to the north and west of the golf courses and the evergreen character to the south.
- Retain and protect the established vegetation on the Huntingdale Golf Course and Metropolitan Golf Course.

## Preferred landscape character for each sub-precinct

### GS1 Gently undulating leafy garden suburban deciduous and evergreen landscape character

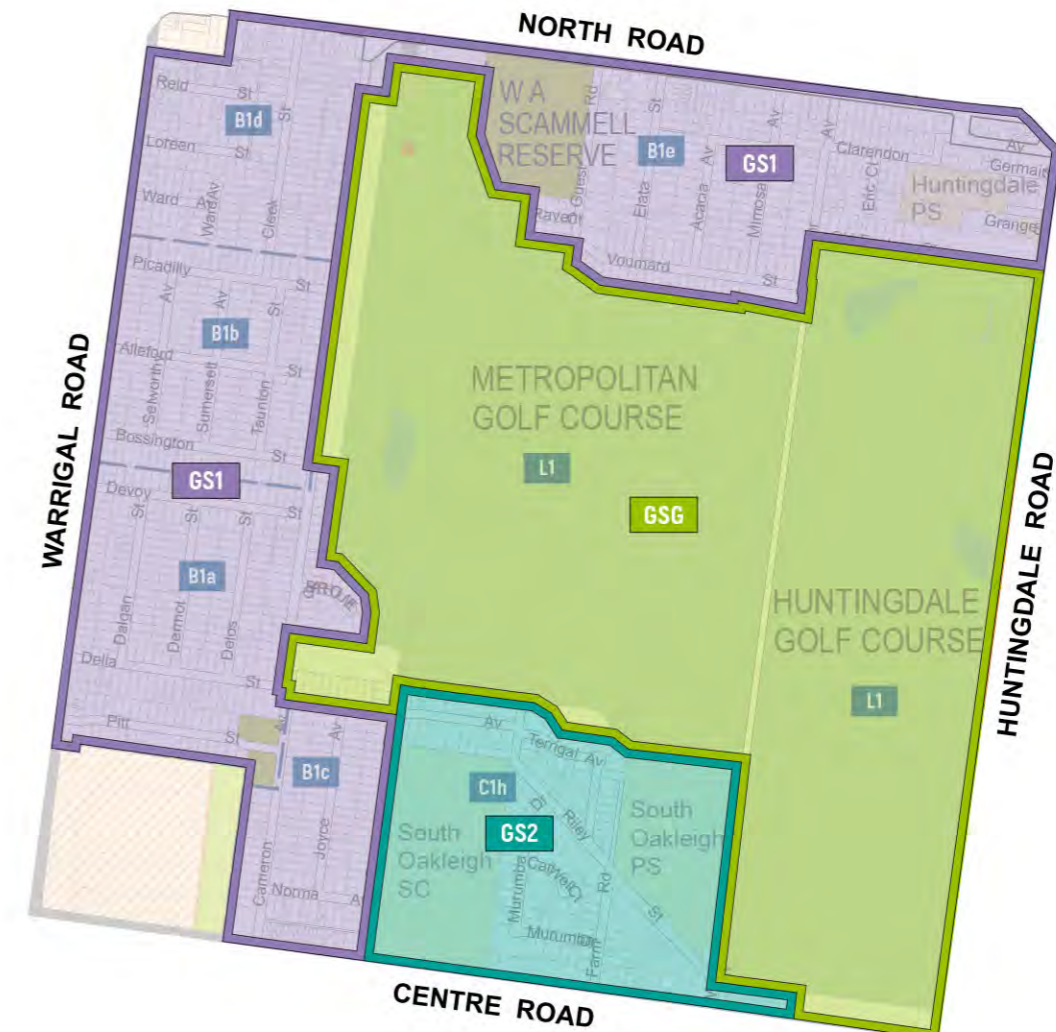
- Retain existing and plant additional medium and large canopy deciduous and evergreen trees on private land to increase shade and strengthen the leafy character.
- Plant additional large deciduous and evergreen street trees to achieve consistent avenue style planting.

### GS2 Gently undulating leafy garden suburban evergreen landscape character

- Retain existing and plant additional large evergreen canopy trees on private land. Currently the leafy character relies on the framework of existing trees in the adjoining Metropolitan and Huntingdale Golf Courses.
- Plant additional large deciduous and evergreen street trees to achieve consistent avenue style planting.

### GSG Gently undulating leafy garden suburban golf course tall Eucalypt landscape character

- Protect the existing established evergreen and deciduous canopy tree cover in the Metropolitan and Huntingdale Golf Courses, and replace any loss of existing canopy trees.
- In any future change of land use, protect all existing established deciduous and evergreen trees including protecting key feature trees in public open space.



#### 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

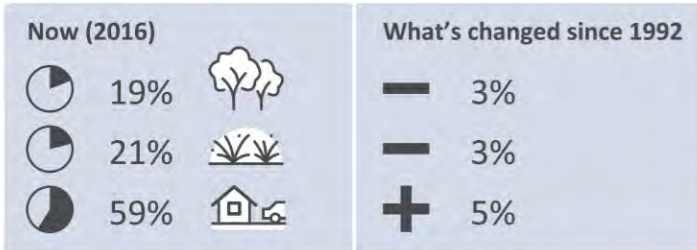
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Oakleigh South 2 - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Relatively flat topography.
- Railway line includes predominantly native trees.
- Former quarry site.
- Open space reserves have a native landscape character.

## Existing landscape character

### Summary of architectural character

The area is characterised by the mix of post-war single storey weatherboard and brick houses. The brick is mainly pressed cream and pink colour.

**B1k Established suburban compact exotic garden character** Characterised by the presence of alternating exotic and evergreen avenues of street trees along with occasional large deciduous and evergreen trees on private and public land. The gardens are a mix of open grassed gardens with some low planting around the perimeter of the building and a more leafy planted character.

**B1L Established suburban exotic landscape character** Characterised by the presence of alternating exotic and evergreen avenues of street trees along with scattered large deciduous and evergreen trees on private and public land. The gardens are contained with low front fencing and walls.

**B1q Undulating suburban exotic landscape character** Characterised by a leafy garden character with built form partially screened from view with low shrubs and small trees in gardens, combined with occasional large evergreen and deciduous trees. Consistent avenue style deciduous and evergreen street tree plantings contribute to the leafy character of the precinct.

**I2b Urban commercial/industrial landscape character** Characterised by the small scale industrial development with either no or limited setback that is predominantly hard paved surfaces. Narrow naturestrips provide limited space for street trees.

**I2L Garden commercial/industrial landscape character** Characterised by landscape buffers with grass and occasional canopy trees to provide scale to the Army Barracks built form.

**L1 Undeveloped tall Eucalypt landscape character** Characterised by the large established Eucalypts to the perimeter of the site.

**B1e Established suburban deciduous and evergreen landscape character** Characterised by the combination of large evergreen and deciduous trees on private and public land associated with W A Scammell Reserve.



### Drawing Key

- Existing open space
- Mixed Use & Retail / Commercial Use
- Heritage Overlay (HO)
- Design Development Overlay (DDO)
- Urban Character Precincts
- Waterways / water bodies
- B1e** The urban character precinct code shown on the plan is from the *City of Monash Urban Character Study 1997*.



Sub-precinct B1k



Sub-precinct B1L



Sub-precinct B1q



Sub-precinct I2b

# Oakleigh South 2 - Preferred landscape character



## Overall summary of preferred landscape character

- Increase the exotic canopy tree cover to increase summer shade and strengthen the leafy green exotic garden character.
- Reinstate and strengthen avenues of alternating deciduous and evergreen street trees.
- Retain and strengthen the tall Eucalypt style character in the former quarry and future redevelopment site.

## Preferred landscape character for each sub-precinct

### GS1 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Protect existing and plant new large deciduous and evergreen trees on private land to increase urban greening particularly to assist strengthen the residential character in contrast to the adjoining industrial precincts.
- Plant additional large street trees to establish alternating deciduous and evergreen consistent avenue style planting.

### GS2 Gently undulating leafy garden suburban exotic landscape character

- Protect existing and plant new large deciduous and evergreen trees on private land to increase urban greening, shade and scale, and in the context of potential higher density dwellings as part of the Monash National Employment and Innovation Cluster.
- Reinstate and maintain the original avenues of alternating deciduous and evergreen street trees, removing the recently planted mixed species.
- Retain a predominance of low and no front fences with increased planting to strengthen the exotic garden style.

### GS3 Gently undulating leafy garden suburban exotic landscape character

- Protect existing and plant new large deciduous and evergreen trees on private land to increase urban greening, shade and scale, particularly on sites with existing or proposed 2-storey dwellings.

- Protect and maintain alternating deciduous and evergreen street trees. Reinstate where recent planting has removed the alternating character.
- Retain a predominance of low and no front fences with increased planting to strengthen the exotic garden style.

### GS4 Gently undulating leafy garden suburban exotic landscape character

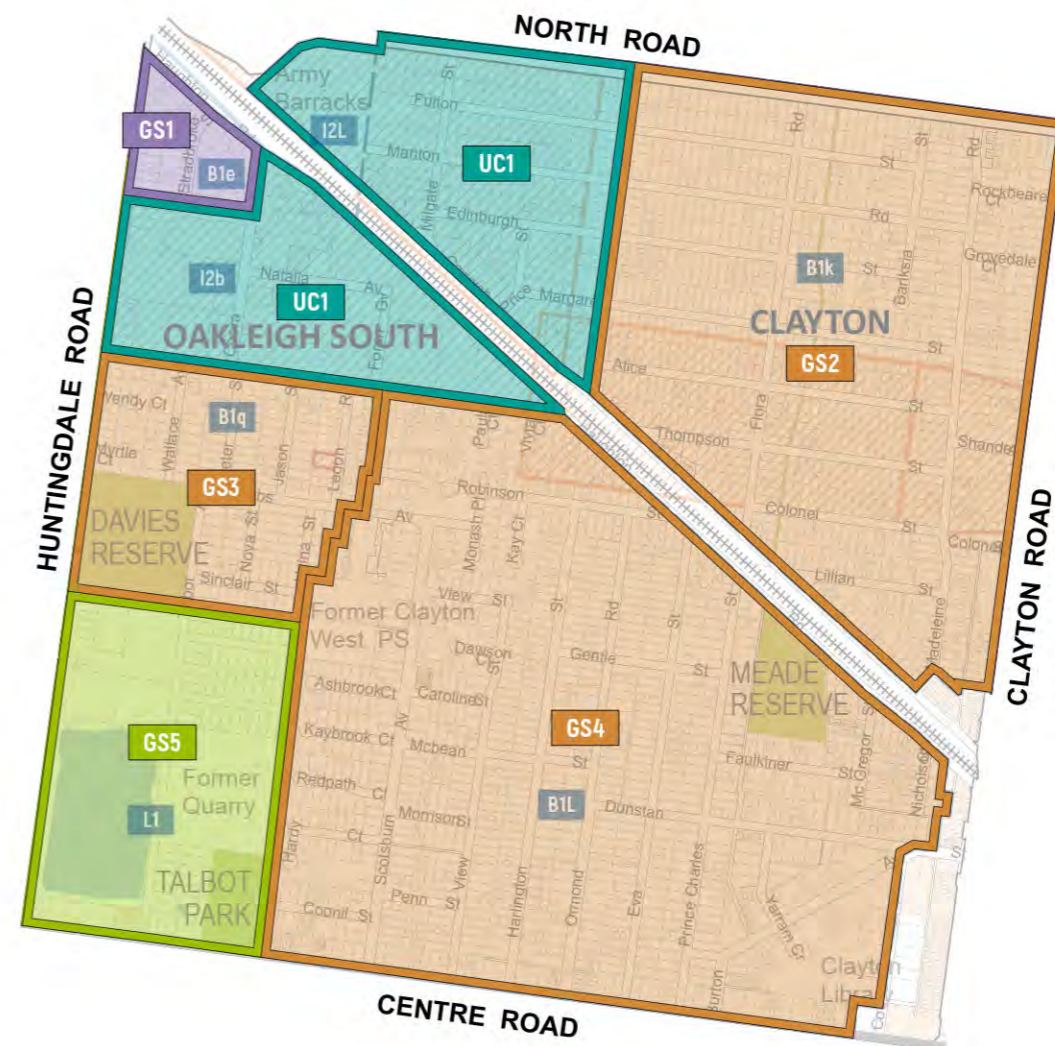
- Protect existing and plant new large exotic trees on private land to increase urban greening particularly on sites with existing or proposed 2-storey dwellings, and in the context of potential higher density dwellings as part of the Monash National Employment and Innovation Cluster.
- Encourage the removal of high front fences and replace with low or no front fencing with increased presence of planting rather than built form.
- Protect and maintain alternating deciduous and evergreen street trees. Reinstate where recent planting has removed the alternating character.
- Plant additional tall Eucalypt style trees to the perimeter of Meade Reserve to increase tree canopy cover consistent with the native character of the reserve.

### GS5 Gently undulating leafy garden suburban tall Eucalypt landscape character

- Future development to maximise retention of long-lived canopy trees from the site including tall Eucalypt species.
- Future layout and road widths, front and side setbacks to allow for retention of existing and planting of new large tall Eucalypt style species to achieve urban greening and canopy cover described in the Strategy.

### UC1 Urban greening commercial/industrial evergreen landscape character

- Landscape setbacks to include planting large evergreen trees and landscaping to achieve improved urban greening particularly in the context of forecast change and increased intensity of use as part of the Monash National Employment and Innovation Cluster.
- Plant large canopy evergreen trees in roadside cut-outs and incorporate WSUD treatment where feasible.



#### Landscape character type key

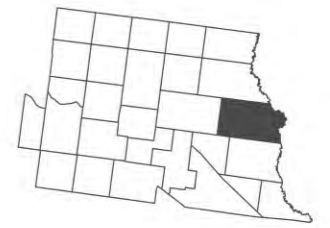
- CH Creek habitat corridor
- CV Creek valley environs
- US Undulating leafy garden suburban
- GS Gently undulating leafy garden suburban
- HS Hilly native garden suburban
- EE Early 1900s exotic garden style
- WP Waverley Park exotic urban
- GC Native garden commercial/industrial
- UC Urban greening commercial/industrial

#### Vegetation type key

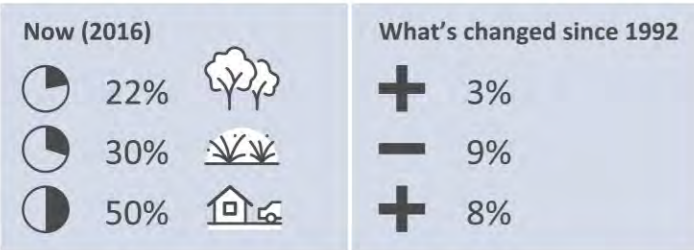
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Whealers Hill 1 - Existing landscape character



## Tree canopy cover (excl. Dandenong Creek)



## Distinguishing features

- Elevated views to the Dandenong Ranges.
- Jells Park bushland character, which is more visually prominent in the precinct than Dandenong Creek.
- Dandenong Creek corridor.
- Steeply undulating topography.
- Vegetation Protection Overlay over entire precinct.
- Predominantly residential land use along with education use.
- All public open space has a native character and Eucalypt overstorey.
- Underground power in some precincts allows for larger canopy street trees.

## Existing landscape character

### Summary of architectural character

The dominant architectural character is single and 2-storey 1970s double fronted brick veneer dwellings with shallow pitched roofs, with a some additional contemporary 2-storey dwellings.

**E1a Creek ridgeline suburban tall Eucalypt landscape character** Characterised by larger lots and substantial houses taking advantage of the views to the Dandenong Ranges with a variety of built form and planting styles. Common to the precinct is the presence of tall Eucalypts

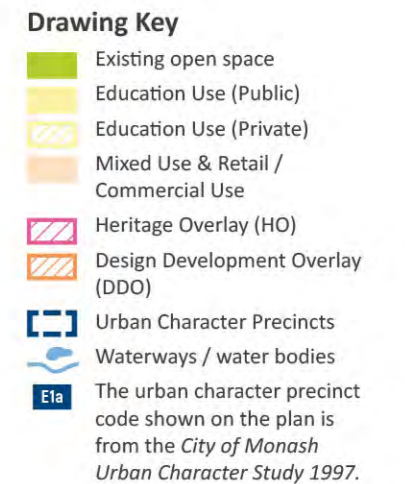
through the private and public land, and generous front setbacks to buildings.

**E2f Elevated suburban exotic landscape character** Characterised by a combination of scattered large deciduous and evergreen trees in the private gardens and avenues of large street trees including Eucalypts. The well-maintained gardens include predominantly evergreen shrubs and shaped conifers to retain views to the north, south and the CBD skyline.

**E2k Elevated modified suburban compact exotic garden character** Characterised by contemporary 2-storey

large dwellings designed to address the views to the Dandenongs, with low exotic front gardens and minimal large overstorey trees. The background tree canopy cover is from the adjoining open space and precinct to the west.

**E4b Undulating suburban tall Eucalypt landscape character** Characterised by views to the Dandenongs with scattered Eucalypt canopy cover primarily in private gardens and to a lesser extent in the streetscapes. This contrasts with compact evergreen manicured style front gardens to retain views.



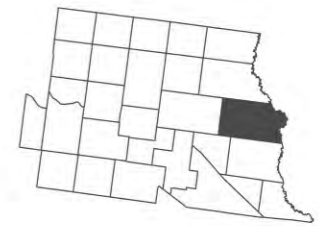
Sub-precinct E1a

Sub-precinct E2f

Sub-precinct E2k

Sub-precinct E4b

# Wheeler's Hill 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the unique combination of indigenous and native tall-Eucalypt style overstorey trees combined with manicured exotic garden styles taking advantage of commanding views east over the Dandenong Creek valley and to the Dandenong Ranges.
- Strengthen the biodiversity and values associated with the Dandenong Creek corridor and the extensive Jells Park.

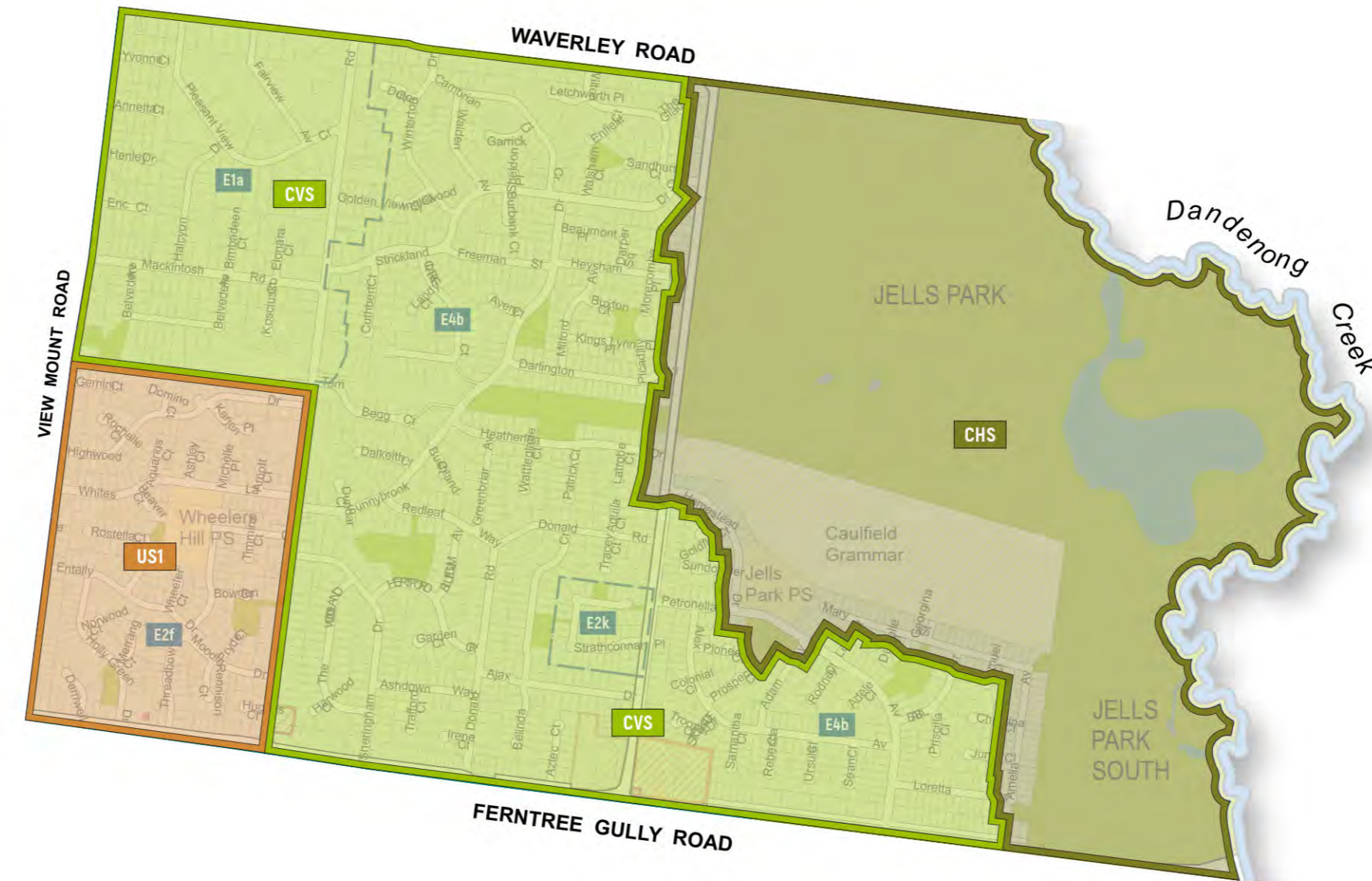
## Preferred landscape character for each sub-precinct

### CHS Creek habitat corridor suburban tall indigenous 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.

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

- Plant additional tall Eucalypt style species into streetscapes with similar style species to achieve consistent avenue style plantings.
- Protect existing canopy trees on private land and plant additional trees, including native and indigenous tall Eucalypt style species to strengthen the existing character and break up the visual dominance of built form.
- Encourage low, low transparent and no fencing with a dominance of planting instead of built form in front gardens.



### US1 Undulating leafy garden suburban exotic landscape character

- Retain the predominance of terraced exotic manicured front gardens that significantly contribute to the landscape character of this precinct.
- Encourage planting of additional exotic canopy trees on private land to increase canopy cover and greening.
- Plant additional street trees to establish avenue style plantings with appropriately scaled exotic trees that consider key views to the east.

#### 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

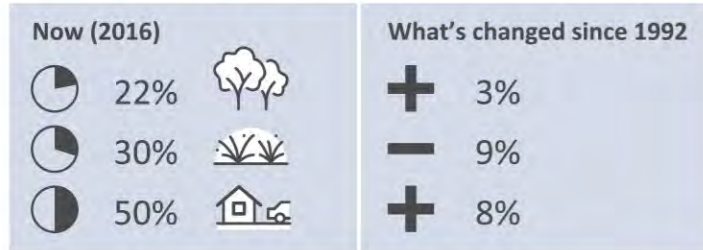
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Wheelers Hill 2 - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Relatively flat topography.
- Lum Reserve includes native and indigenous canopy tree cover.
- Schools have a predominantly native landscape character.
- Predominantly residential land use.
- Brandon Park Shopping Centre adjoins the precinct.
- Monash Freeway adjoins the precinct.

## Existing landscape character

### Summary of architectural character

The dominant architectural character is single and 2-storey 1970s double fronted brick veneer dwellings with shallow pitched roofs, with a some additional contemporary 2-storey dwellings.

**E3b Gently undulating suburban evergreen landscape character** Characterised by relatively flat topography and established residential gardens with decorative flowering shrubs, small and large trees. A predominance of low and no fences to the gardens means they contribute to the streetscapes. Due to the scattered nature of the street tree planting, the private gardens strongly contribute to the character. Lum Reserve has a framework of Eucalypts contributing the canopy tree cover in this precinct.



### 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.



Sub-precinct E3b



# Wheelers Hill 2 - Preferred landscape character



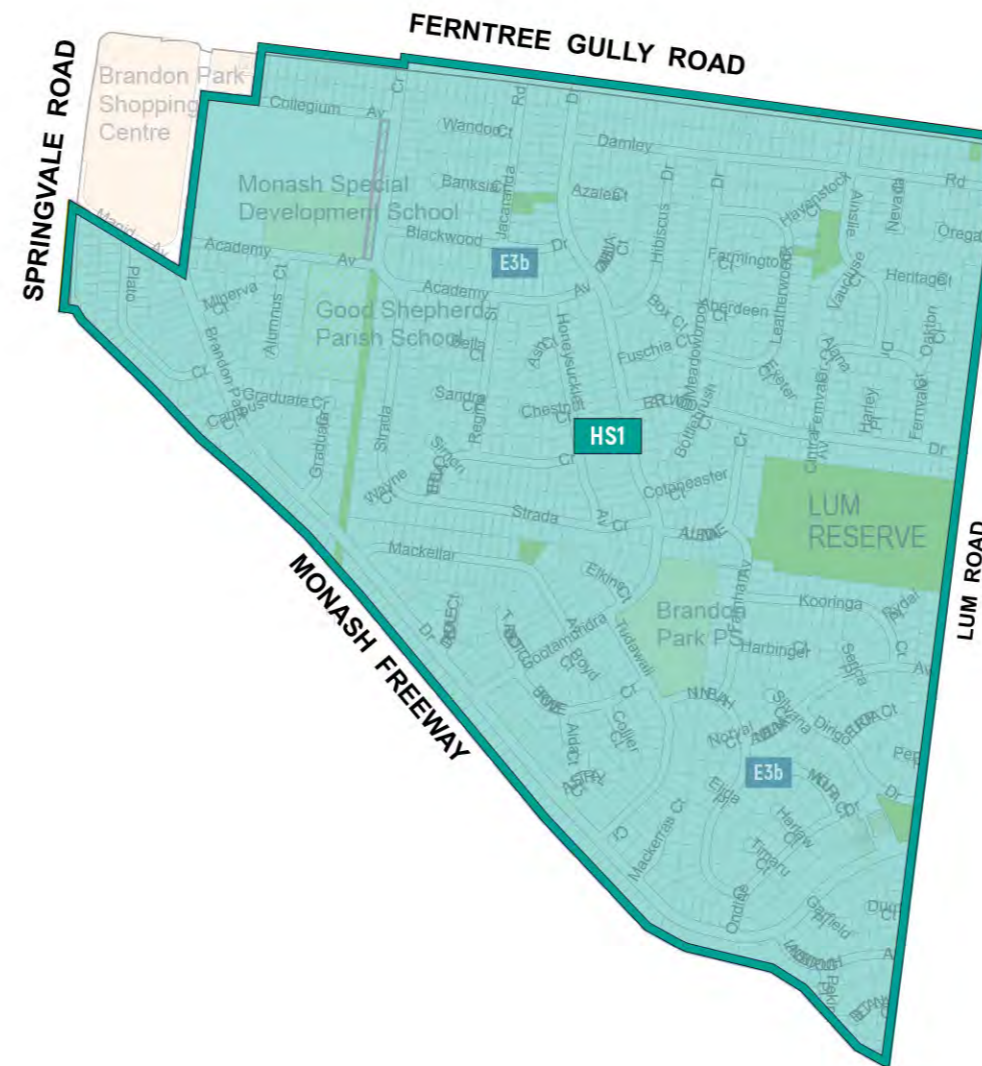
## Overall summary of preferred landscape character

- Strengthen the native and evergreen landscape character of this precinct to complement Lum Reserve and the dominant garden style character.
- Increase the presence of large evergreen trees to increase canopy cover and greening to address the existing and new 2-storey dwellings.

## Preferred landscape character for each sub-precinct

### HS1 Hilly native garden suburban evergreen landscape character

- Retain and plant new large predominantly native evergreen trees on private land to increase the canopy cover.
- Retain and require new developments to have low or no front fencing and a predominance of planting rather than built form.
- Plant predominantly avenue style large evergreen trees in the collector roads to increase the tree canopy cover and strengthen the landscape character.
- In the smaller residential streets, plant additional street trees of the same species as infill to achieve avenue style plantings.



### Landscape character type key

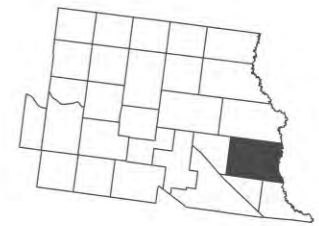
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### Vegetation type key

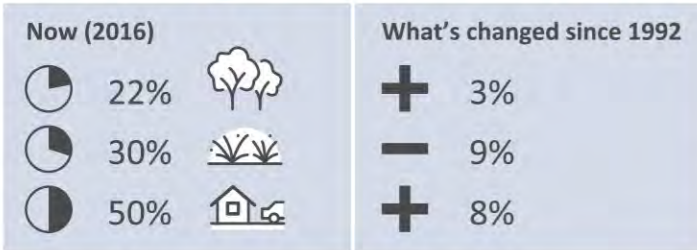
- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic



# Whealers Hill 3 - Existing landscape character



## Tree canopy cover (excl. Dandenong Creek)



**E3b Undulating modified suburban compact evergreen landscape character** Characterised by small evergreen trees and shrubs on private land and small native street trees with occasional large Eucalypt overstorey trees. The compact vegetation and low profile single storey dwellings emphasises the visual prominence of more recent 2-storey dwellings.

**G1 Undulating post 2000 redevelopment evergreen landscape character** Characterised by an open park setting with contemporary double storey dwellings and no clear definition between private and public land. Native trees are the dominant tree planting character and the small infill development overlooks a central wetland referred to as Gallery Place.

**G2 Undulating post 2000 redevelopment tall Eucalypt landscape character** Characterised by the presence of native and indigenous overstorey trees contrasting with low exotic planting around the dwellings of Cumberland retirement village.

## Distinguishing features

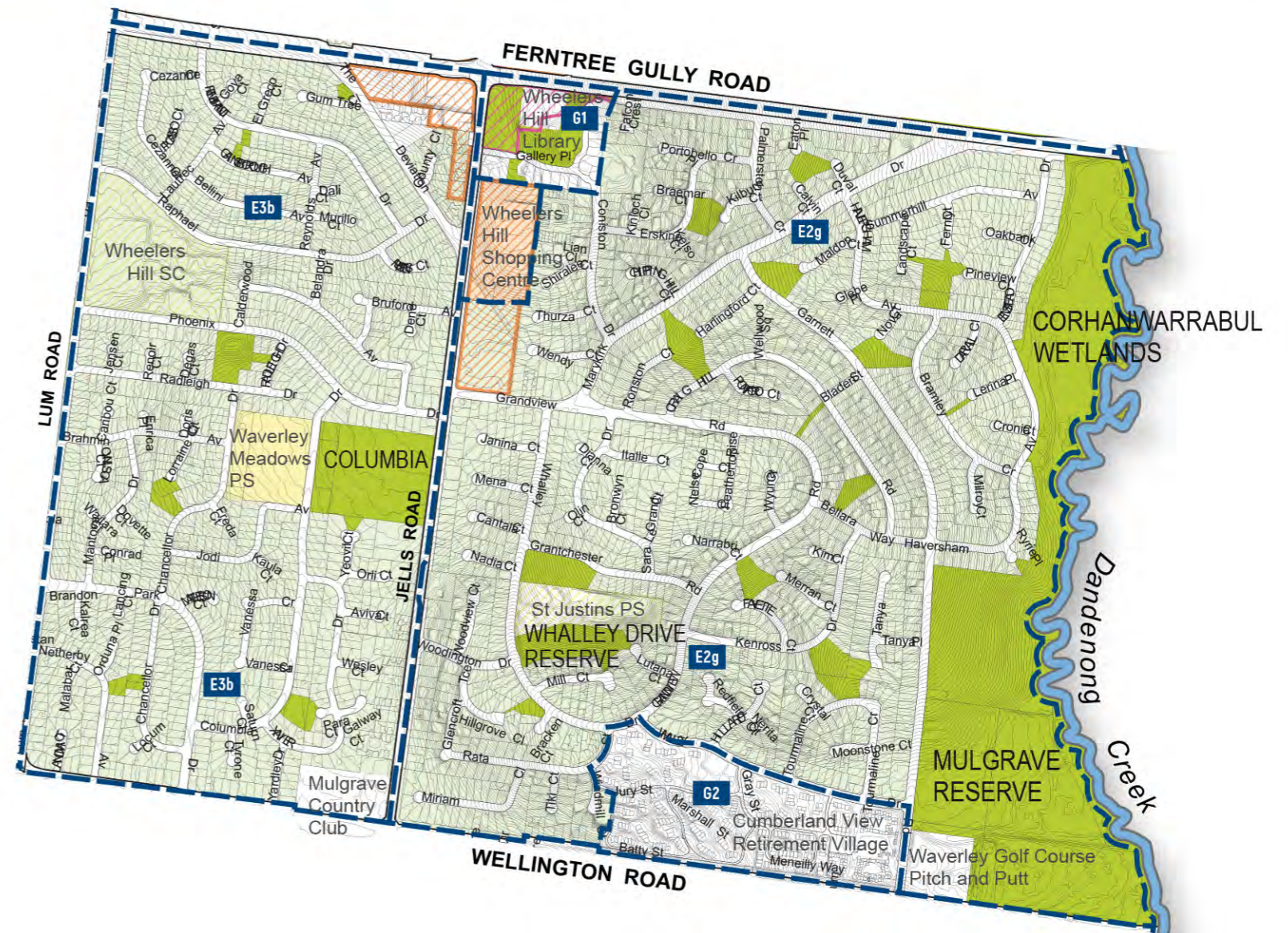
- Natural landscape values of Dandenong Creek and Corahanwarrabul Wetlands.
- Steeply undulating topography.
- Views to the Dandenong Ranges.
- Predominantly residential land use and curvilinear subdivision pattern.
- Remnant indigenous vegetation including tall Eucalypts providing overstorey canopy trees in many of the open spaces and on the school land.
- Compact evergreen private garden styles with a dominance of pruned and topiary conifers.

## Existing landscape character

### Summary of architectural character

The dominant architectural character is single storey 1970s double fronted brick veneer dwellings with shallow pitched roofs, with some additional contemporary 2-storey dwellings.

**E2g Creek valley suburban compact evergreen landscape character** Characterised by undulating, predominantly small evergreen street trees and low exotic evergreen vegetation in gardens, particularly pruned conifers and palms. Occasional large evergreen trees in the streetscapes complement the Dandenong Creek valley.



Sub-precinct E3b

Sub-precinct G1



Sub-precinct E2g

Sub-precinct E3b

Sub-precinct G1

Sub-precinct G2

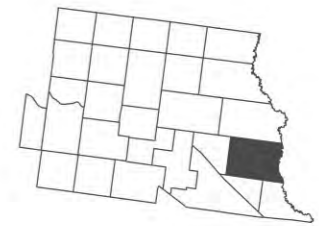
Sub-precinct E2g – Dandenong Creek & Corahanwarrabul Reserve

### 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.



# Whealers Hill 3 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the biodiversity values along Dandenong Creek corridor with additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.
- Increase the presence of the native tall Eucalypt style trees in the creek valley environs to complement the Dandenong Creek corridor environs while maintaining and contrasting to the manicured private gardens.
- West of Jells Road, increase the leafy green character through increased canopy cover reducing the visual prominence of fencing and built form.

## Preferred landscape character for each sub-precinct

### CHS Creek habitat corridor suburban tall indigenous 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.

### CVR Creek valley environs retirement living tall Eucalypt landscape character

- Protect the remnant indigenous canopy trees in the retirement village including regular assessment and remedial work to retain these large trees in good condition.
- Plant additional indigenous or Eucalypt style canopy trees for shade to this retirement village.
- Plant additional medium sized trees for shade including deciduous trees as required to provide adequate summer shade in this retirement village.

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

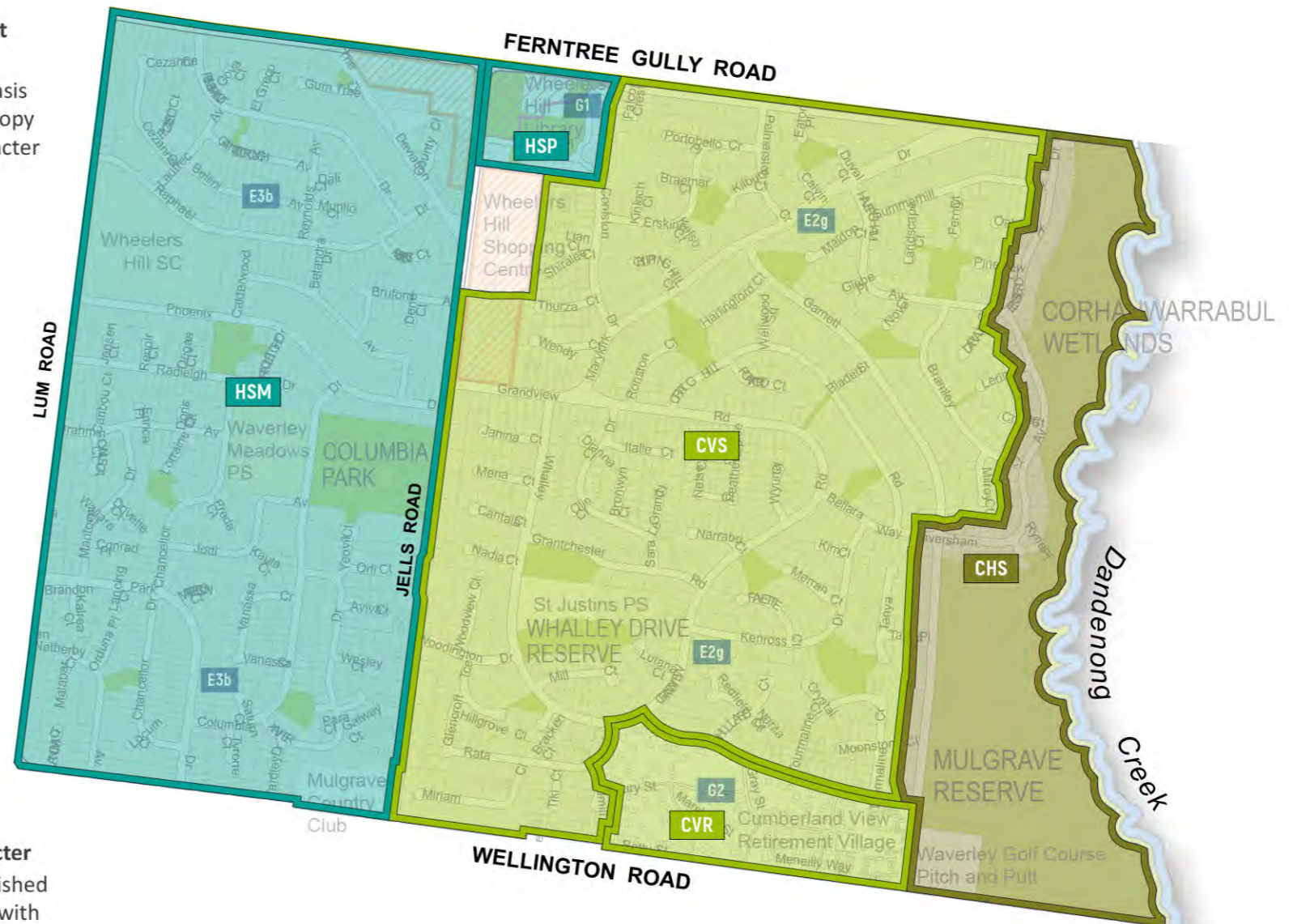
- Retain and plant large evergreen trees and emphasis on tall Eucalypt style planting to increase tree canopy cover on private land and break up the built character of 2-storey dwellings.
- Retain the distinctive manicured garden style prevalent in this precinct.
- Plant additional tall Eucalypt style street trees, particularly in the collector streets to increase canopy cover and soften the predominance of 2-storey dwellings.

### HSM Hilly native garden modified suburban evergreen landscape character

- Retain and plant new large predominantly native evergreen trees on private land to increase the canopy cover.
- Encourage the removal of high front and side fences and replace with low, low transparent or no front fence and increased planting.
- Plant predominantly avenue style large evergreen trees in the collector roads and medium evergreen trees in the smaller streets to increase the tree canopy cover and strengthen the landscape character.

### HSP Hilly native garden suburban post 2000 redevelopment evergreen landscape character

- The Gallery Place redevelopment has been established with a predominantly native landscape character with excellent integration between the public and private realm.
- Introduce appropriate planning controls to retain open landscape integration between the private and public realm including lack of front fencing.



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- UC** Urban greening commercial/industrial

#### Vegetation type key

- Indigenous tall Eucalypt
- Tall Eucalypt
- Evergreen
- Deciduous and evergreen
- Exotic

0 0.1 0.2 0.3 0.5km



