

Appendix B

Case studies regarding canopy vegetation loss

B1 Case Study 1

B1.1 Location

Angus Drive is in Glen Waverley 1 landscape character precinct and is a residential area within a Vegetation Protection Overlay. The 1997 Urban Character Study described the character as:

'The character of this area is set mainly by the predominance of the double and triple fronted pressed cream and pink brick veneer small scale single storey residences set on the slopes of Scotchmans Creek valley.'

B1.2 Canopy vegetation cover

There has been a reduction in tree canopy cover, garden beds and grassed areas, with an increase in the hard surfaces as shown in the following diagram:



B1.3 Comparison between the 1992 and 2015 aerial photographs

The aerial photos show the change in this section of Angus Drive from the original dwellings constructed in the 1950s through to the current state of development in 2016. In this location there are elevated views to the north over the tributary to Scotchmans Creek. A series of large single detached 2 to 3 storey dwellings have been recently constructed on the south side of Angus Street and 2 storey unit developments on the north side of Angus Drive. A key change that is visible in the aerial photos is the increase in hard paved and roof area and the reduction in the green and permeable surfaces. This change directly impacts on the existing landscape character of this area. This case study illustrates the cumulative impact and effect of a number of single dwelling redevelopments over a seven year period.



*Figure B1 Case Study 1 1992 aerial photo on the left and 2015 aerial photo on the right
Note that the 2015 aerial photo is taken in September and deciduous trees are not as visible compared with 1992 aerial photo which is during summer.*

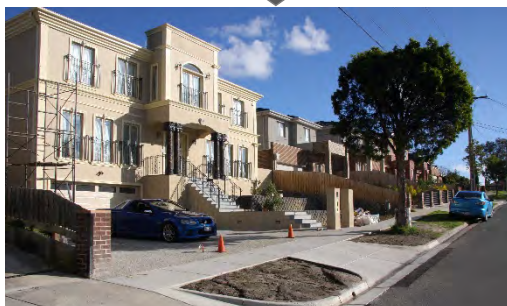
B1.4 Comparison between the landscape character in 2009 and 2016

Below are the November 2009 images from Google Street View of Case Study 1, contrasting with the 2016 photos of the same locations.

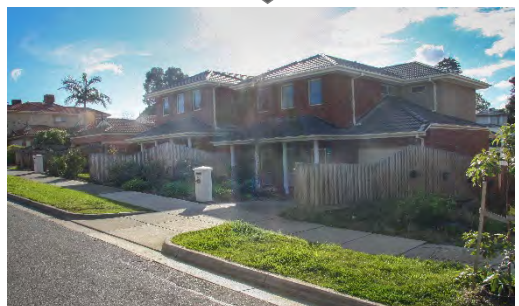
2009 Google Street View south side Angus Dr



2009 Google Street View north side



2016 Photo south side of Angus Dr



2016 Photo north side of Angus Dr

The photos shown above illustrate the substantial change to the existing landscape character through the increase in built form. This includes the increase in site coverage, height and visual prominence of built form in the street, combined with the removal of canopy trees and shrubs. The example the properties on the south side of Angus Drive have almost entirely paved front gardens with minimal permeable areas of grass or a garden bed. The minimal 1m side setbacks on the south side of the street means there is

no space to plant and establish canopy trees to create a garden setting for these dwellings. The garden setting with grass, garden beds and trees is what contributes to the *Garden City Character* of Monash. This example of recent development does not support and strengthen the *Garden City Character* of Monash.

The 2016 view shows the skyline is dominated by continuous built form rather than viewed through vegetation with emergent tree canopy to break up the rooflines. Additionally, the photos of the north side of Angus Dr illustrate the loss of the street tree from the front of the properties as well.

B2 Case Study 2

B2.1 Location

Park Road is located in the Mount Waverley 1 landscape character precinct in a residential area within a Vegetation Protection Overlay. The 1997 Urban Character Study described the character as:

'The area is characterised by a variety of architectural styles, but a general similarity in quality of design and finish. Most of the houses are constructed of red brick and a large percentage are two storey.'

B2.2 Canopy vegetation cover

There has been a reduction in tree canopy cover and an increase in garden bed and grassed areas along with hard surfaces as shown in the following diagram:



B2.3 Comparison between the 1992 and 2015 aerial photographs

The aerial photos show the change of vegetation cover in Park Road over this period. It demonstrates an increase in tree canopy cover on public land associated with Damper Creek, contrasting with the loss of canopy vegetation on private land. A series of 2 lot subdivisions have occurred in Park Road, leading to a loss of canopy vegetation on private land and also street trees in front of the properties that have redeveloped. In this location the private lots are on undulating land in the creek valley overlooking Damper Creek.



Figure B2 Case Study 2 1992 aerial photo on the left and 2015 aerial photo on the right

B2.4 Comparison between the landscape character in 2009 and 2016

Below are the November 2009 images from Google Street View of Case Study 2, contrasting with the 2016 photos of the same locations.

2009 Google Street View west side of the Park Road



2016 Photo of west side of the Park Road

Case Study 2 illustrates the loss of canopy vegetation on private land, particularly the low canopy vegetation between the two storey dwellings and the street. In the context of the

Garden City Character, this example demonstrates a significant change in the balance of built form and greenness. It does also illustrate the value in retaining tall canopy trees, which emerge well beyond the roofline height of the built form, to break up the skyline with vegetation. This case study also illustrates the extent of smaller canopy vegetation in the front gardens that have been removed. This case study shows the contribution that grass, garden bed and small canopy trees makes to the overall greenness and *Garden City Character*.

