

Monash existing and preferred landscape character types

Introduction

These character sheets document the site assessment and analysis process to determine the existing and preferred landscape character across the City of Monash. The sheets are intended to be read in conjunction with the Strategy Report and form an Appendix to it.

The main purpose of the Monash Urban Landscape Character and Canopy Vegetation Strategy is to provide a clear direction to achieve the preferred landscape character

and tree canopy cover as Monash develops to accommodate the forecast population growth and development. The Strategy covers both public and private land.

A key aim of the Strategy is to protect the *Garden City Character* as described in the *Municipal Strategic Statement*, which is essentially a sense of greenness created by significant tree canopy cover with large vegetated setbacks and areas of open space.

Site assessment and existing landscape character type

Detailed site assessment work has been undertaken to document the existing landscape character. The landscape character is defined as the interplay of natural physical elements including the topography, geology, vegetation and natural features along with the effects of human influences including land use and built character. The dominant characteristic from each element has been selected to form the existing landscape character type descriptions - for

example 'Elevated suburban tall Eucalypt landscape character'.

For the site assessment work, the strategy used the precinct boundaries from the *Monash Urban Character Study 1997*. The preferred landscape character precinct boundaries vary from these as they respond to the both the natural and urban character.

Natural physical elements and characteristics

Characteristics	Description
Topography	
Elevated	Significant views to surrounding features.
Undulating	Steeply and gently undulating landform.
Established	Relatively flat.
Vegetation	
Tall Eucalypt	Vegetation with the appearance of <i>Eucalyptus</i> species and taller than 10m.
Evergreen	Retains leaves all year and includes native and exotic vegetation.
Deciduous	Loses leaves seasonally during autumn and winter
Exotic	Non-native deciduous and evergreen vegetation.
Decid & E'green	Combination of deciduous and native evergreen vegetation.
Natural features	
Compact	Vegetation generally at or below the roofline of single storey buildings.
Garden	Residential gardens or commercial landscaping around buildings.
Landscape	Refers to the entire area including the streetscapes, open space and private gardens/landscaping.
Creek valley	Lower elevations adjacent to the waterways.
Creek ridgeline	Higher elevation overlooking the waterways.
Open space	Public open space including parks and reserves.

Land use and built character elements

Element	Description
Early 1900s	Period architecture from the late 1800s to the late 1930s.
Suburban	Post WWII mainly single storey detached dwellings with more than 2m side and 7m front setbacks, rear gardens and a dominance of vegetation.
Modified suburban	Post WWII detached dwellings interspersed with contemporary dwellings with a larger built form footprint and typical 1m side setbacks along with 2 Lot subdivisions and unit developments.
Post 2000 redevelopment	Mainly 2-storey detached or semi-detached dwellings, typically no front fences and underground power.
Urban	Medium to high-density greater than 2 storeys in height
Commercial/ industrial	This includes a range of commercial/industrial precincts and business parks.
Aged care	Retirement villages and aged care facilities.
Golf course	Private and public golf courses

Preferred landscape character types

In response to the research undertaken for this Strategy including the review of existing relevant Council policies and strategies, mapping canopy tree cover across the municipality and the extent of forecast change that is proposed, the project team has developed the preferred landscape character

types to strengthen and protect the *Garden City Character* in the future.

Some preferred landscape character types retain or strengthen the existing character while others proactively change it to meet the Strategy objectives. The preferred landscape character type precincts are shown in the diagram.

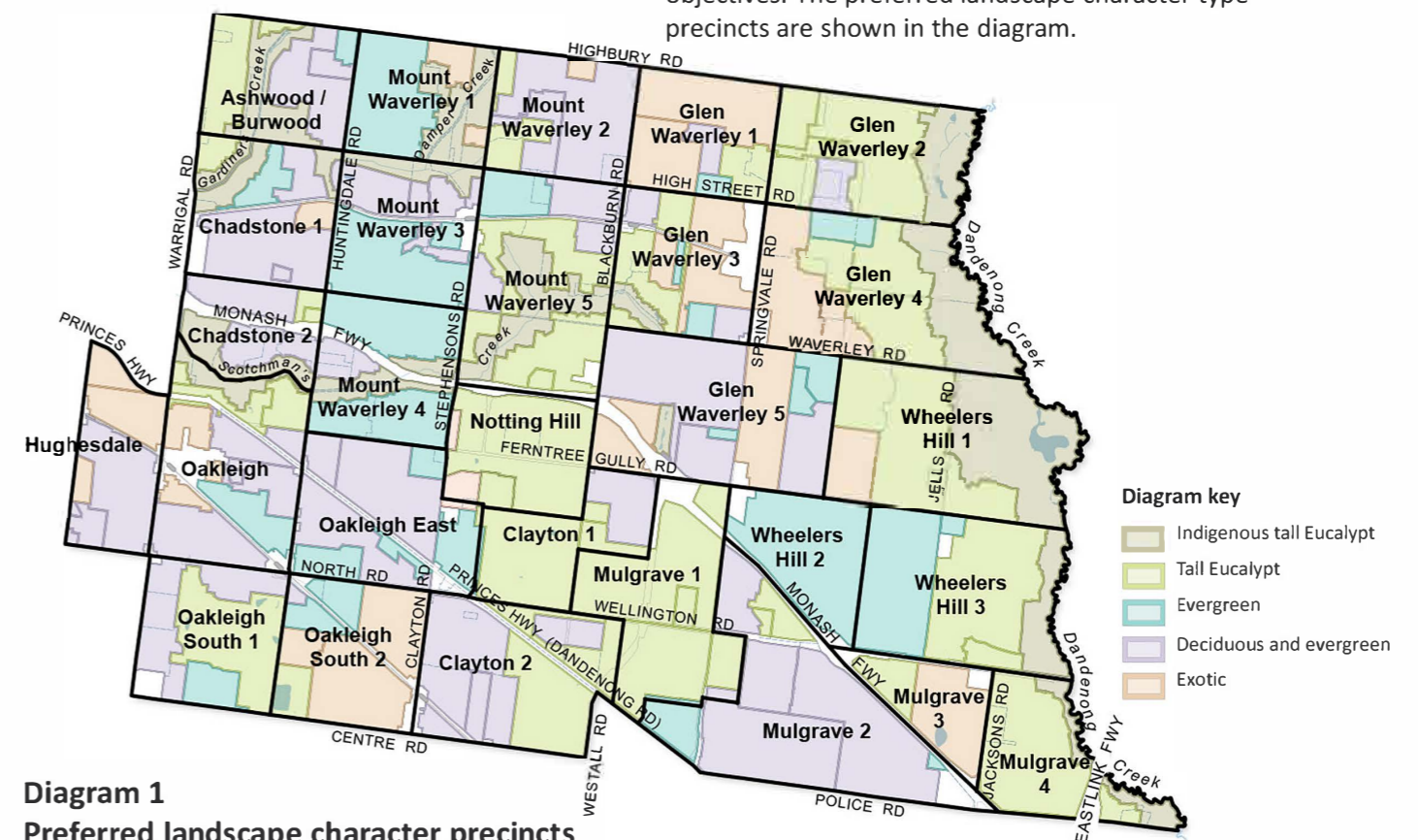
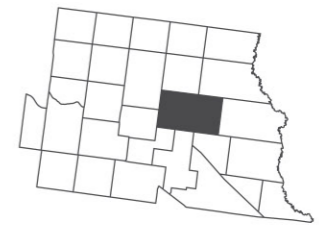


Diagram 1 Preferred landscape character precincts

Glen Waverley 5 - Existing landscape character



Tree canopy cover



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.

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



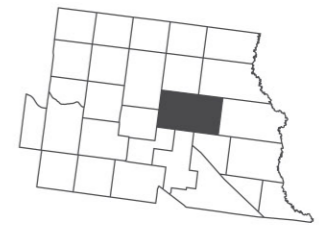
L2 Compact evergreen landscape character Characterised by lack of canopy shade trees with predominantly shrubs and groundlayer planting only in this rehabilitation facility.

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
- C2s** 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

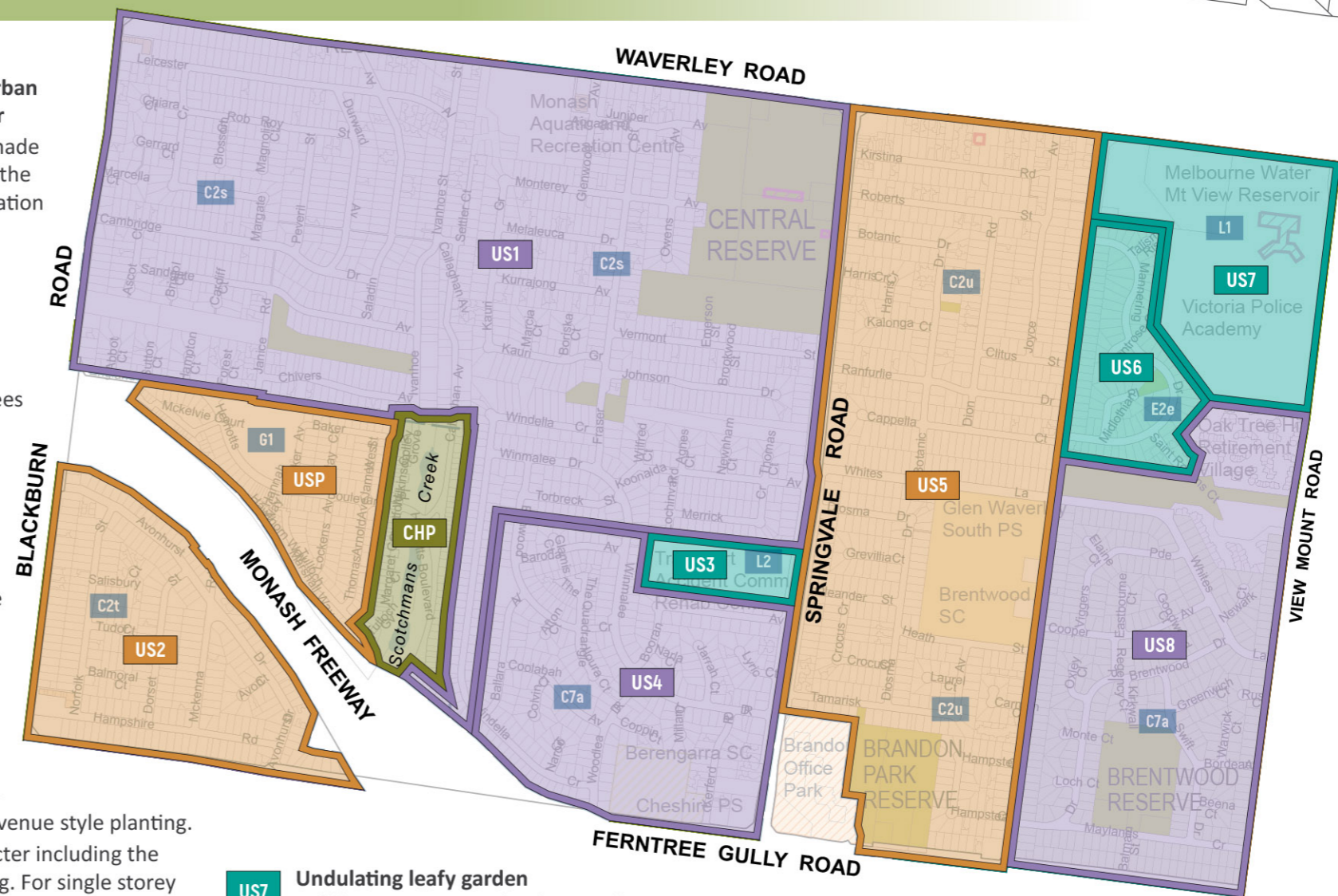
- Plant additional large evergreen canopy street trees, particularly given there in underground power in this sub-precinct.
- Encourage planting of additional large canopy evergreen and deciduous trees into private gardens to improve shading and greening to predominantly two-storey dwellings.
- Retain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