

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.

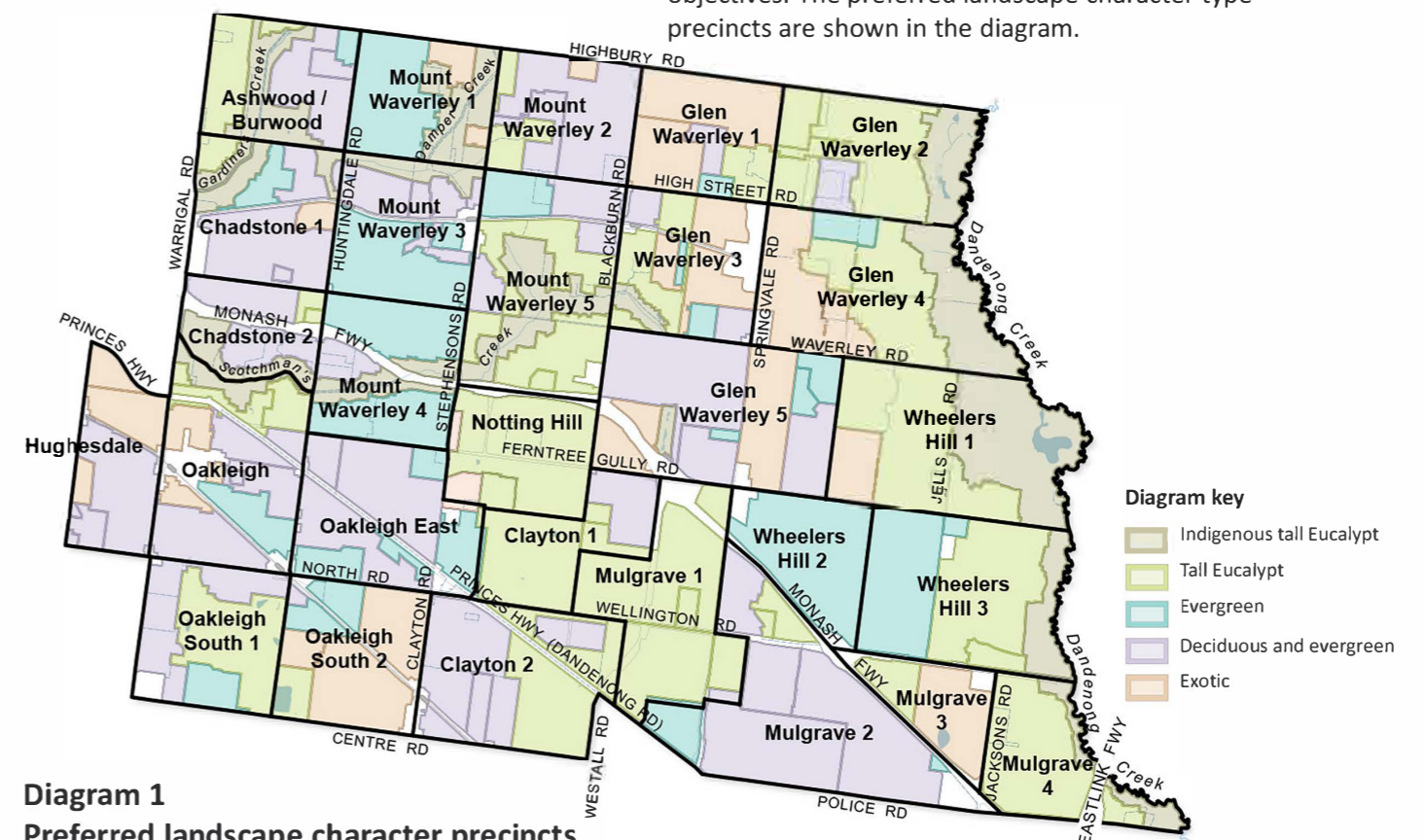
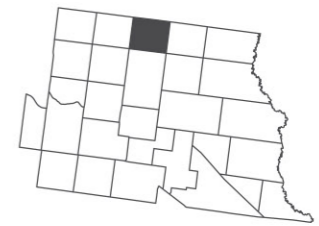
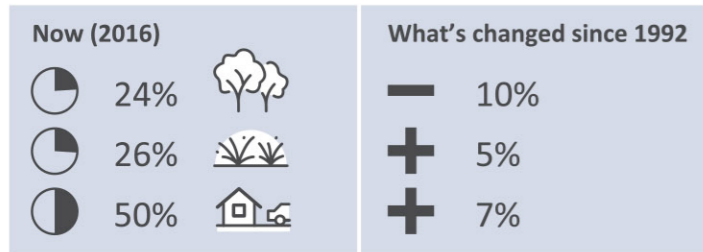


Diagram 1 Preferred landscape character precincts

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

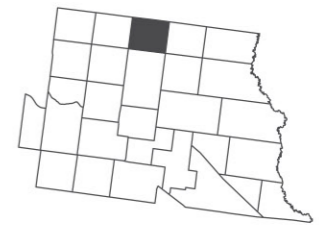
Sub-precinct C3g

Sub-precinct 3h

Sub-precinct G1

Sub-precinct G2

Mount Waverley 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

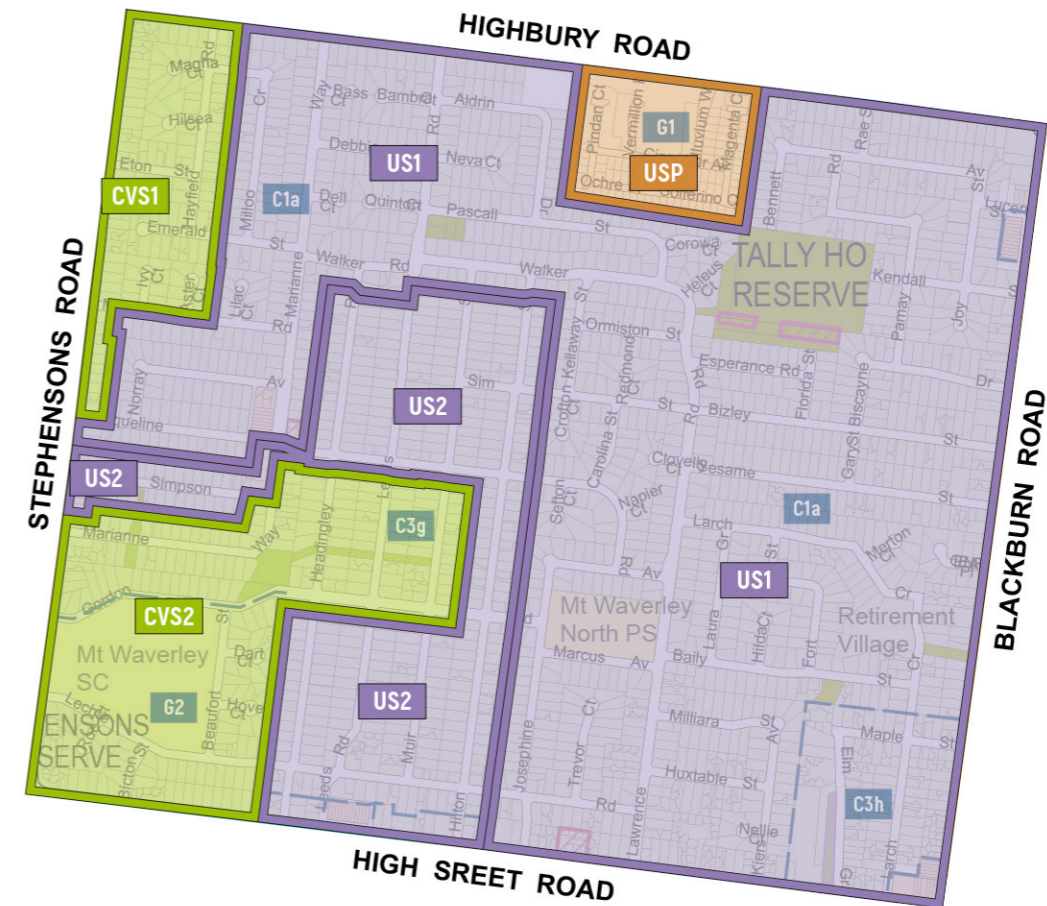
- Plant consistent avenue style planting using large evergreen and deciduous trees in the streetscapes where feasible to increase shade and provide some visual screening to the more recent 2-storey dwellings.
- Protect existing and plant additional large deciduous and evergreen trees on private land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

