

# 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.

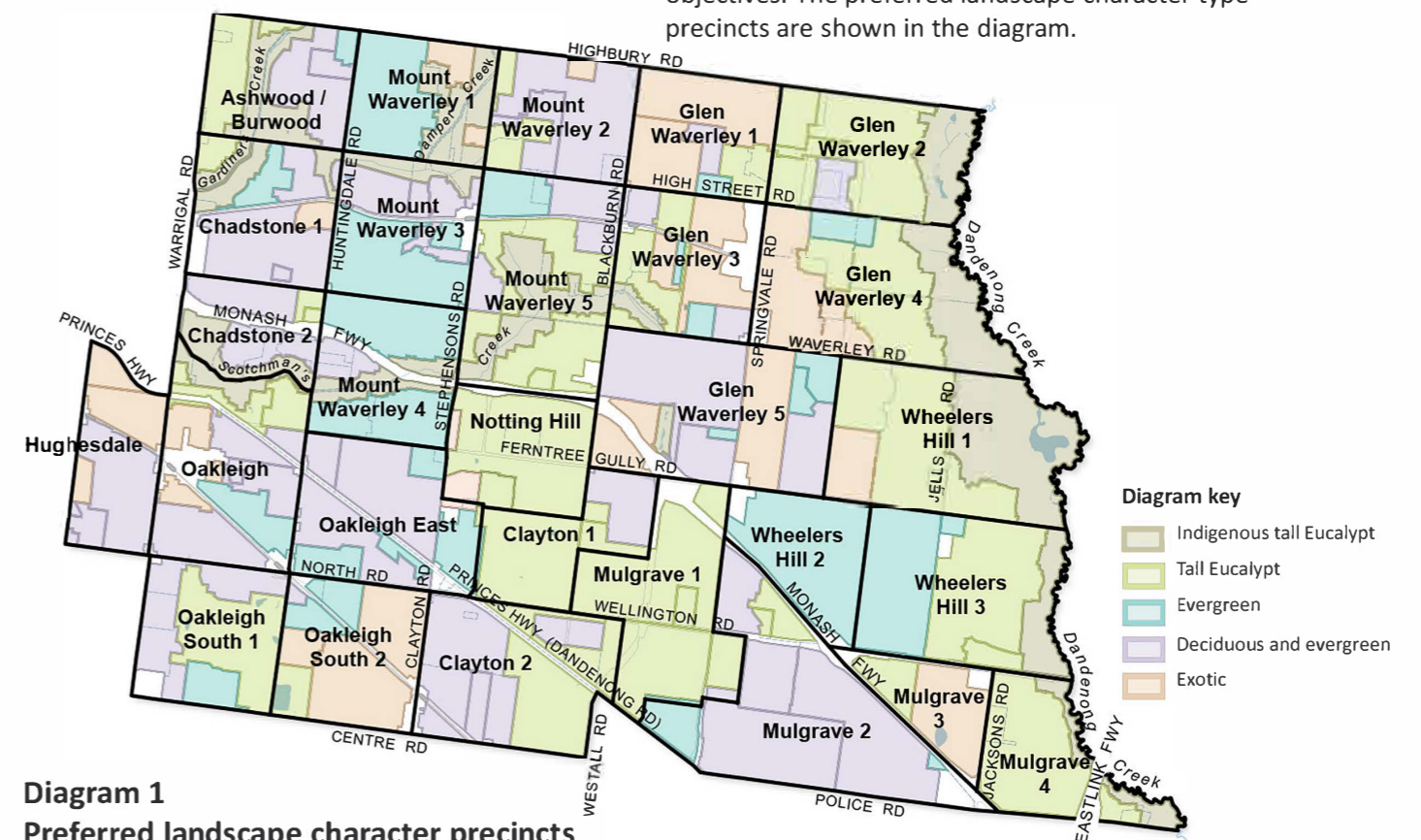
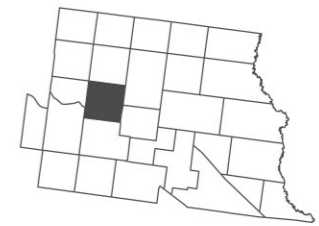


Diagram 1 Preferred landscape character precincts



# Mount Waverley 4 - Existing landscape character



## Tree canopy cover

Now (2016)		What's changed since 1992	
24%		10%	
26%		5%	
50%		7%	

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



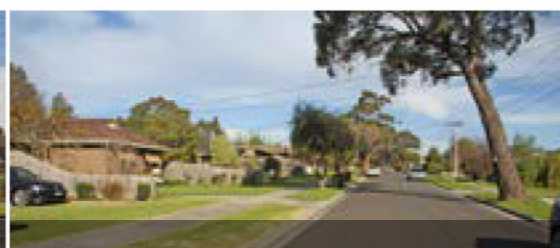
### Drawing Key

- Existing open space
- Education Use (Public)
- Mixed Use & Retail / Commercial Use
- Heritage Overlay (HO)
- Urban Character Precincts
- Waterways / water bodies

**C2e** 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



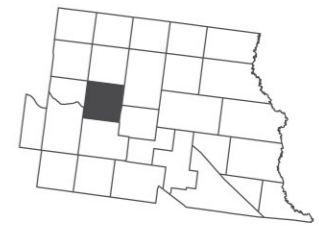
Sub-precinct C2y



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.

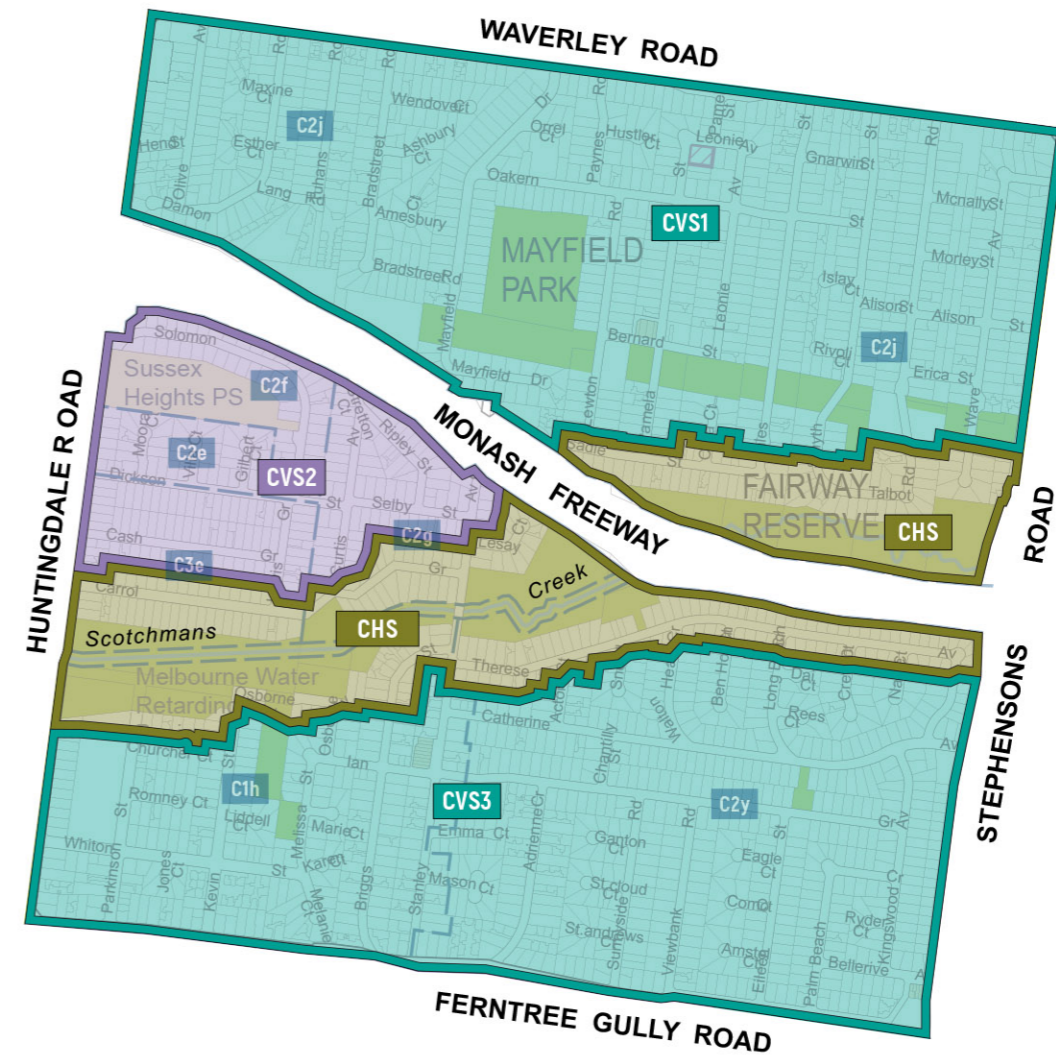
## Preferred landscape character for each sub-precinct

### 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** (Dark brown)
- Tall Eucalypt** (Light green)
- Evergreen** (Teal)
- Deciduous and evergreen** (Purple)
- Exotic** (Orange)

