

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.

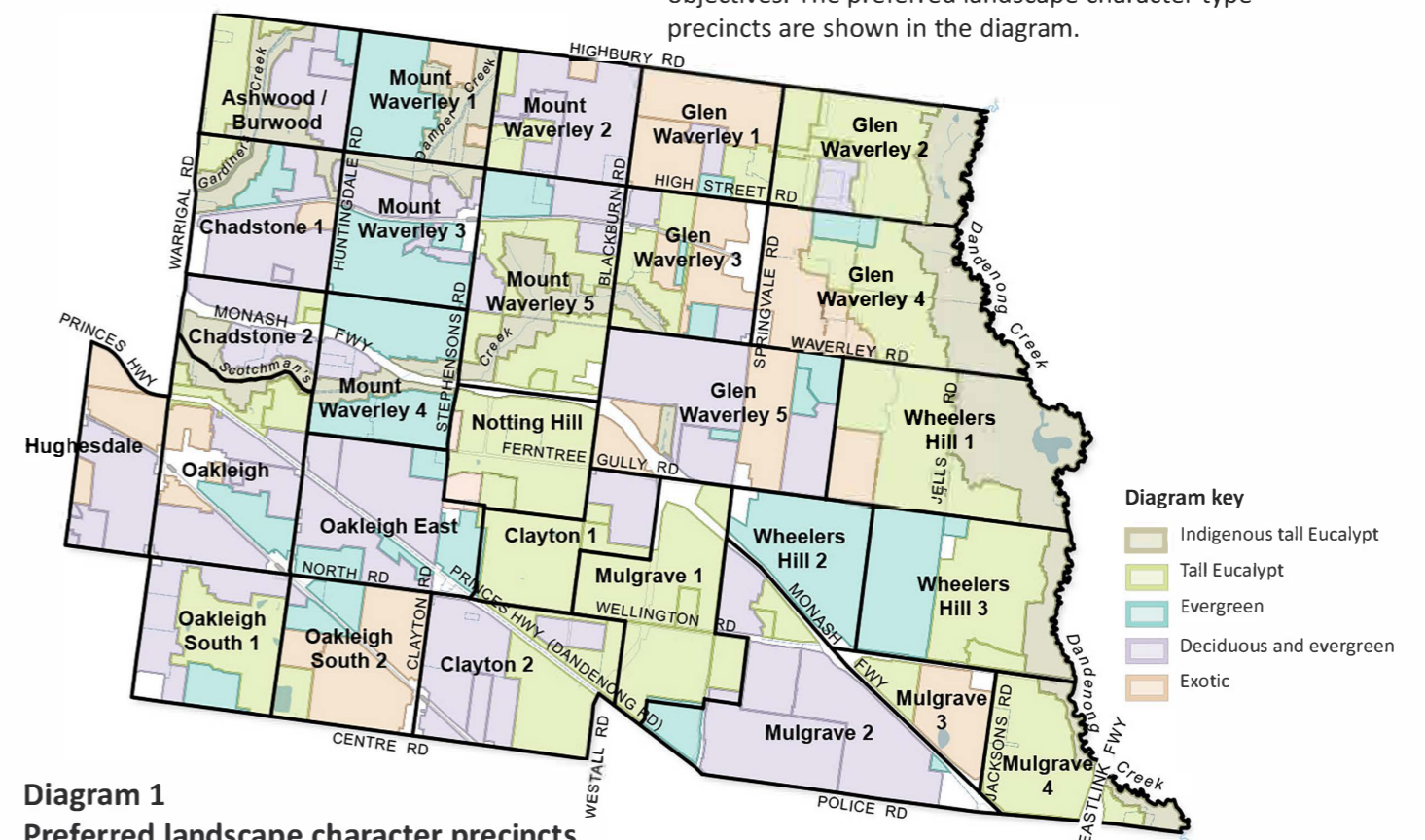
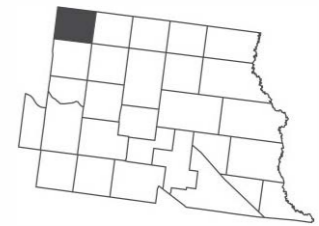
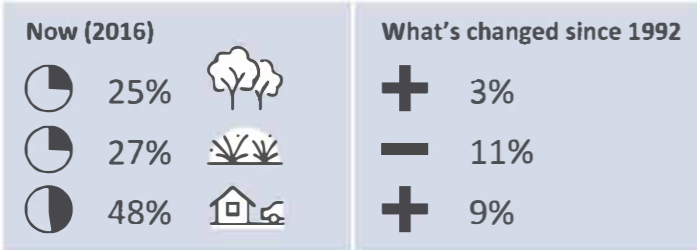


Diagram 1 Preferred landscape character precincts

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.

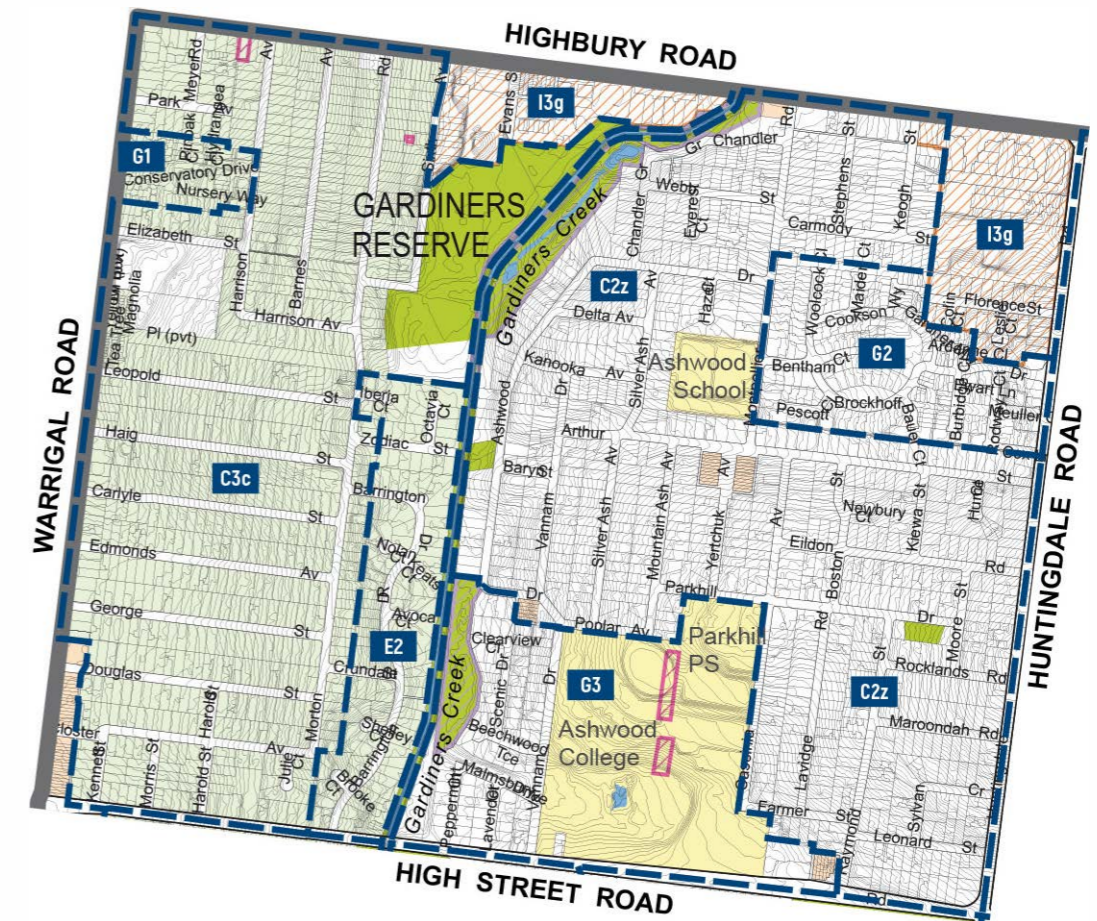
E2 Creek valley suburban tall Eucalypt landscape character Characterised by the presence of tall emergent Eucalypt species along Gardiners Creek with predominantly single storey brick dwellings. Small to medium sized native street trees and evergreen gardens complement the character.

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.

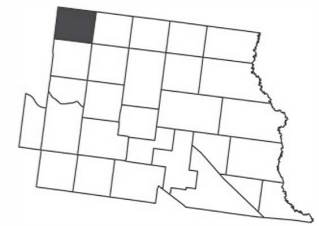


Drawing Key

- 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 City of Monash Urban Character Study 1997.
- 0 0.1 0.2 0.3 0.5km



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

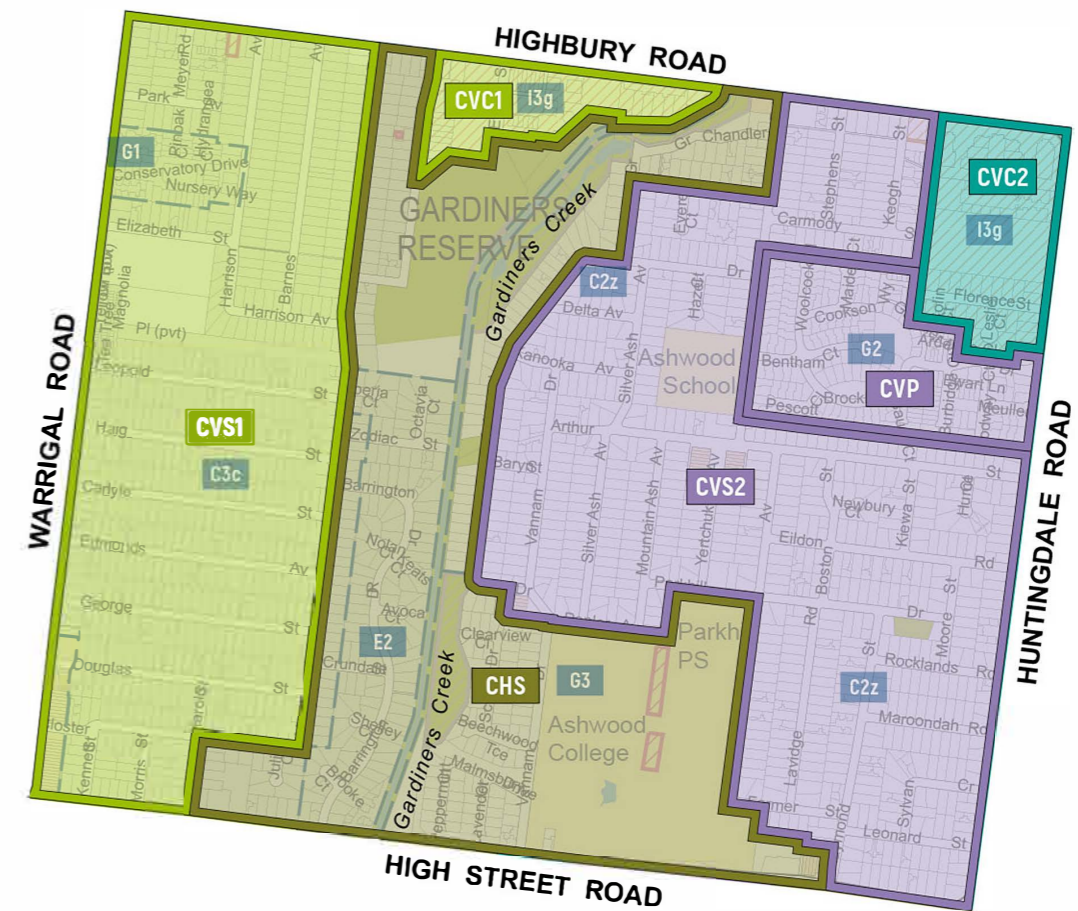
- Encourage planting of deciduous and evergreen large canopy trees in private gardens to improve urban greening amongst the 2-storey attached dwellings.
- Progressively include native evergreen trees in the streetscapes to better respond to the Gardiners Creek valley environs.

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

0 0.1 0.2 0.3 0.5km

