

# 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.

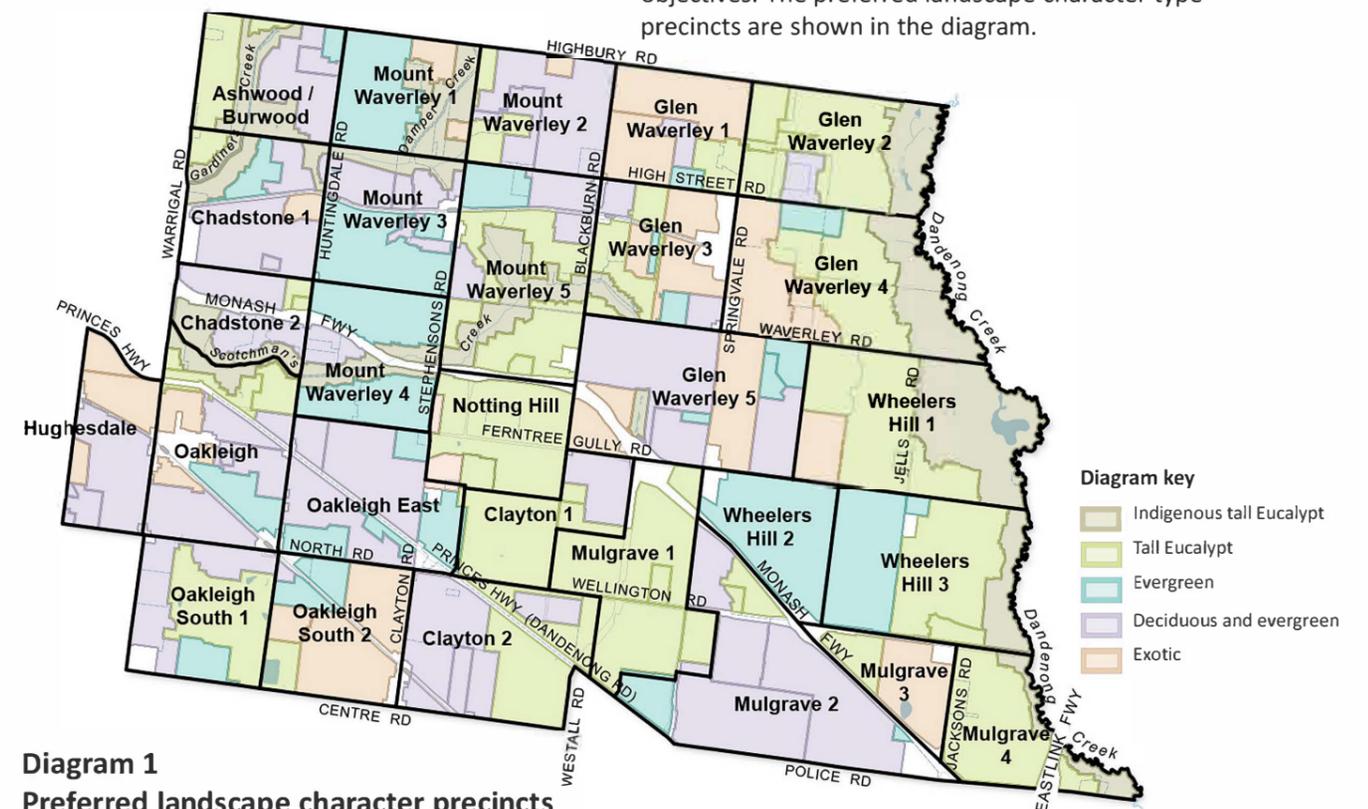
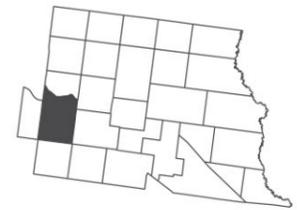
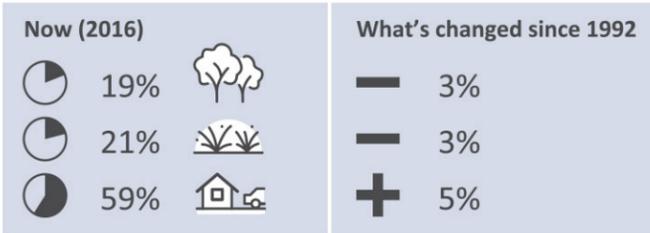


Diagram 1 Preferred landscape character precincts

# Oakleigh - Existing landscape character



## Tree canopy cover



## Distinguishing features

- Dominance of period architectural styles from the early 1900s.
- Oakleigh town centre.
- DW Nicholl Reserve with its unique heritage character.
- Native landscape character of Scotchmans Creek.
- Predominantly alternating deciduous and evergreen street tree planting style.

## Existing landscape character

### Summary of architectural character

A variety of architectural styles demonstrate settlement from the 1880s and the inter-war period, including Post Federation, Californian bungalows, brick and rendered masonry villas and a minority of Victorian dwellings. Some precincts have occasional newer pressed cream or dark brown brick veneer houses and more recent 2-storey unit developments.

**A1e Undulating early 1900s deciduous and evergreen landscape character** Characterised by period gardens and architectural style combined with alternating street tree avenues.

**A1f A1h Undulating modified suburban deciduous and evergreen landscape character** Characterised by avenues of alternating street trees with mixed architectural styles including some recent 2-storey developments.

**A1g Undulating early 1900s deciduous and evergreen landscape character** Characterised by wide nature strips with avenues of large alternating street trees and a variety of architectural and exotic garden styles including recent 2-storey units.

**A1i Creek ridgeline early 1900s evergreen landscape character** Characterised by the central medians with established evergreen street trees, period gardens with large canopy trees along with elevated views to the north and east.

**A3a Established early 1900s exotic landscape character** Characterised by predominantly low exotic period Edwardian gardens and fencing styles combined with avenues of alternating street trees.

**A3b Established early 1900s exotic landscape character** Characterised by exotic avenue street tree planting, consistent fencing and architectural character and low exotic front garden styles creating an intimate feel.

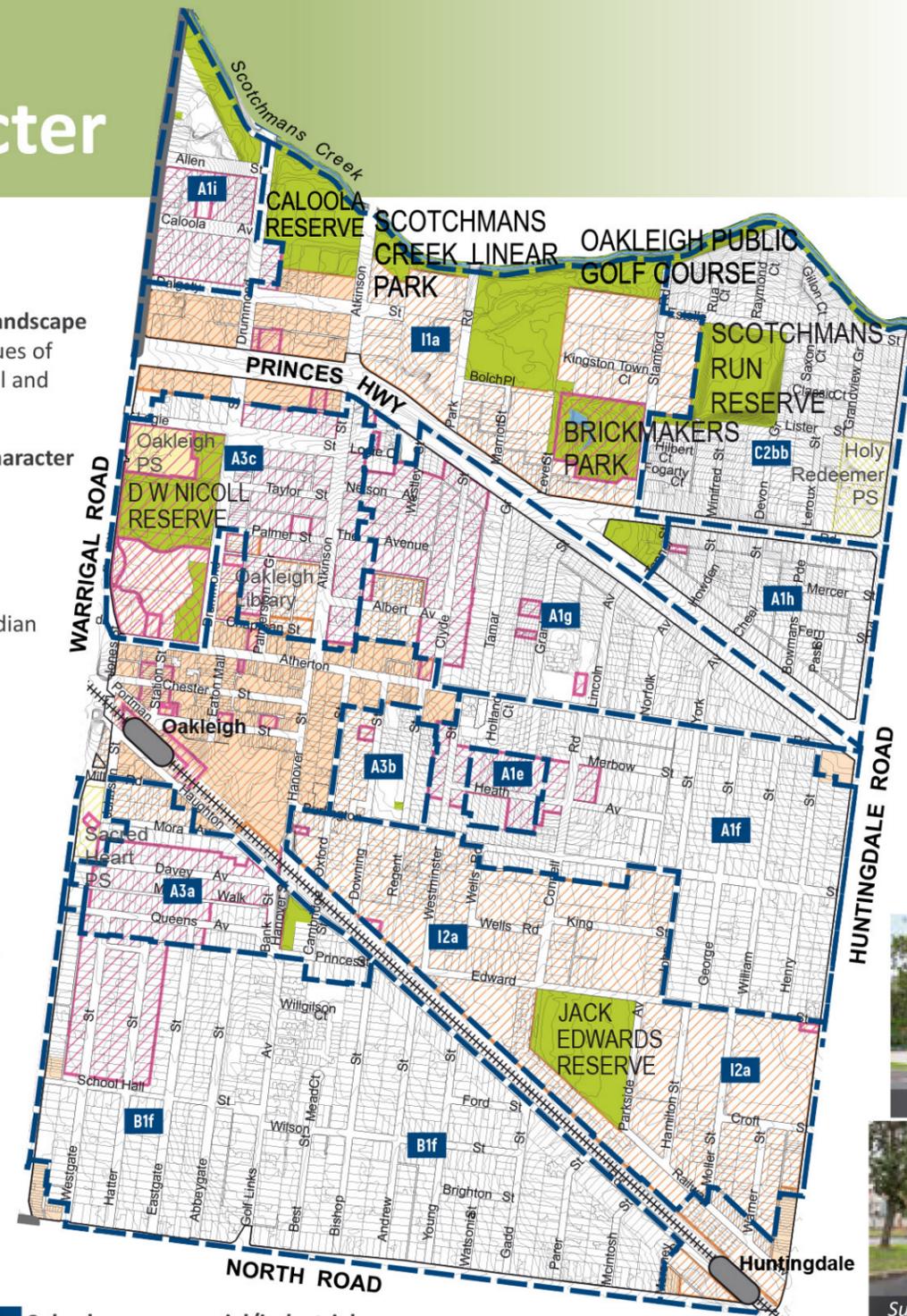
**A3c Undulating early 1900s exotic landscape character** Characterised by views towards the DW Nicholl Reserve and a combination of wide streets with exotic avenue style streetscapes and smaller intimate streetscapes with consistent period fencing and low exotic front gardens.

**B1f Established suburban deciduous and evergreen landscape character** Characterised by wide naturestrips, large canopy trees on private and public land and alternating street tree avenues.

**C2bb Creek ridgeline suburban deciduous and evergreen landscape character** Characterised by the framework of the tall Eucalypt canopy trees along Scotchmans Creek providing scale to the single and 2-storey dwellings contrasting with avenues of deciduous and evergreen trees.

**I2a Urban commercial/industrial landscape character** Characterised by a dominance of built form, there is a combination of no and some narrow building setbacks with occasional screen planting and the native character of Jack Edwards Reserve.

**I1a Suburban commercial/industrial landscape character** Characterised by a dominance of built form with varied setbacks along with mature deciduous street trees, some streetscapes with central median planting and only occasional canopy trees on private land.



### Drawing Key

- Existing open space
- Education Use (Public)
- Education Use (Private)
- 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.



