

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.

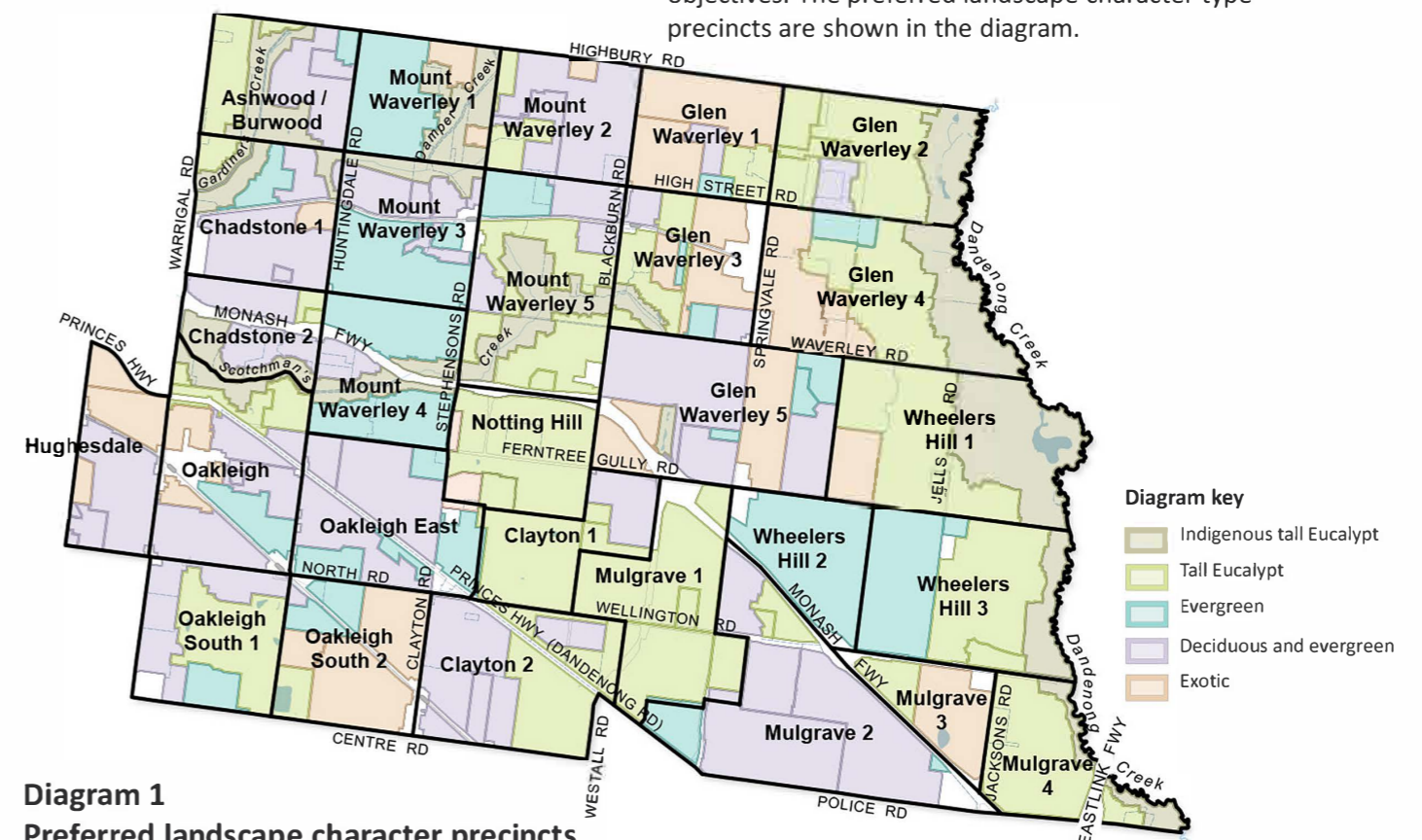
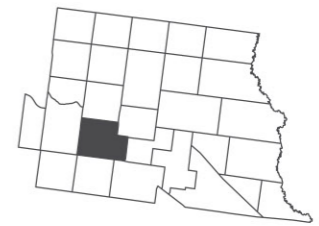
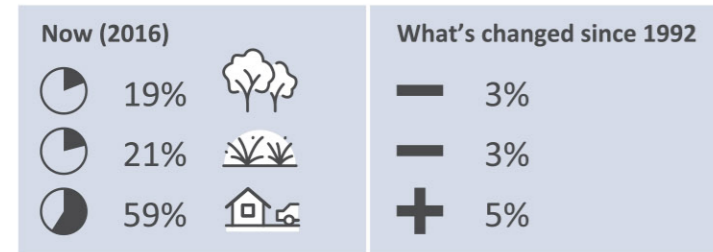


Diagram 1
Preferred landscape character precincts

Oakleigh East - Existing landscape character



Tree canopy cover



Distinguishing features

- Gently undulating and relatively flat topography
- Open space reserves have a native landscape character.
- Large Eucalypts and native landscape character of Monash University grounds which adjoin the precinct.
- Compact garden styles.
- Predominantly residential use with some pockets of industrial use.

Existing landscape character

Summary of architectural character

The area is characterised by the mix of post-war single storey weatherboard and brick houses. The brick is mainly pressed cream and pink colour. More recent 2-storey unit developments are occurring throughout the precinct.

B1h Undulating suburban compact evergreen landscape character Characterised by views to the south and east, established predominantly evergreen gardens, including productive gardens, combined with a variety of street tree styles and single storey dwellings with some 2-storey unit developments.

B1i Undulating modified suburban compact evergreen landscape character Characterised by the small scale evergreen street trees combined with compact exotic

gardens and low fencing. Predominantly single storey original dwellings, there is an increasing presence of 2 storey unit developments.

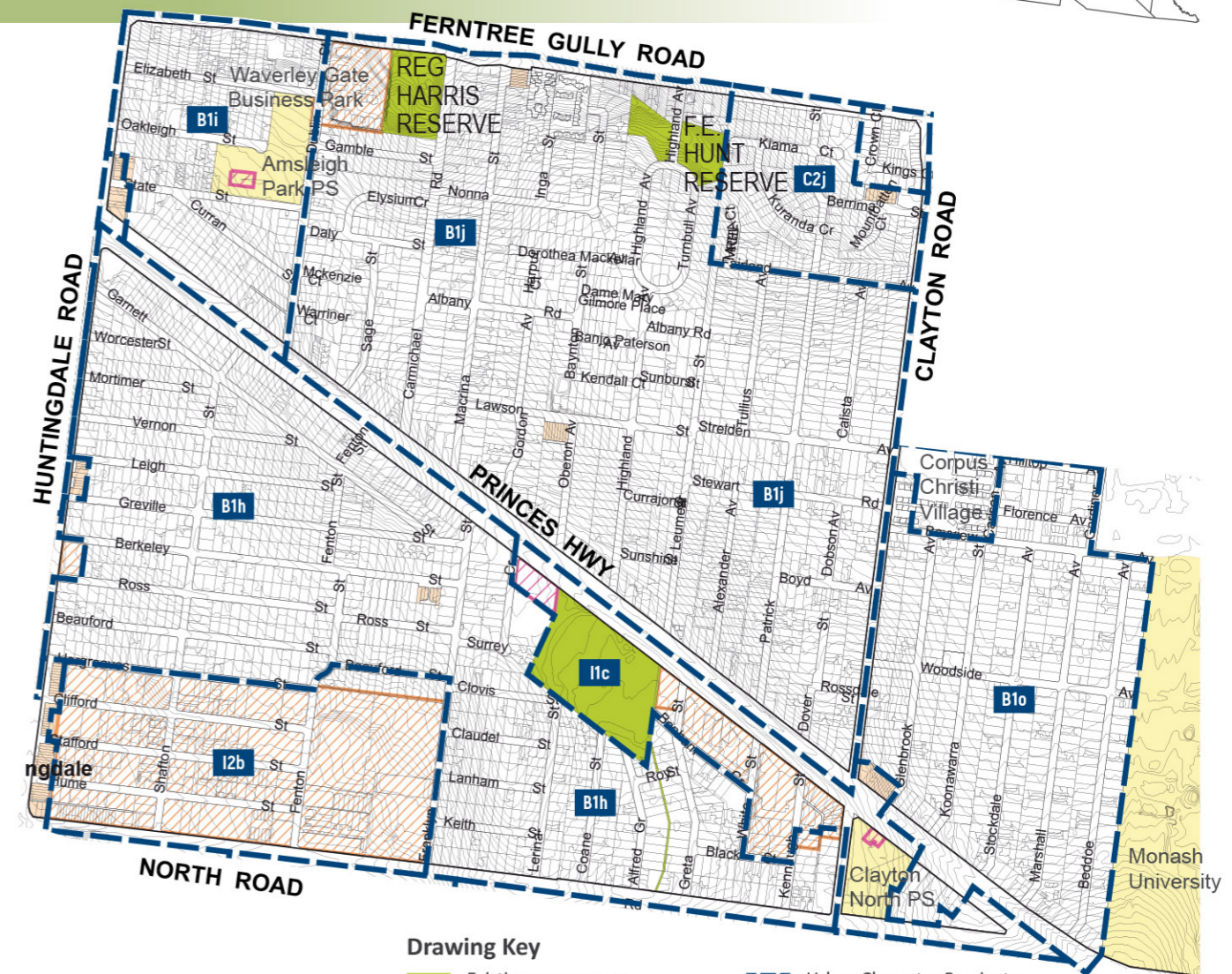
B1j Undulating modified suburban deciduous and evergreen landscape character Characterised by the combination of large deciduous and evergreen street trees, low exotic garden character of the original single storey dwellings along with the native character of the two parks. The large street trees provide some scale and height to the 2-storey unit developments.

B1o Established modified suburban evergreen landscape character Characterised by predominantly small native street trees combined with low exotic gardens and scattered large evergreen trees on private land within the framework of tall Eucalypts from Monash University. Mixed fencing and housing styles with an increasing presence of 2-storey dwellings and unit developments.

C2j Undulating modified suburban compact evergreen landscape character The built form is visually prominent due to scattered and inconsistent street trees and the presence of higher fencing styles and the increase of 2-storey developments. The gardens are predominantly exotic with native street trees.

I1c Suburban commercial/industrial landscape character Characterised by narrow landscaped setbacks with a native character to one side of the street and residential use to the other.

I2b Urban commercial/industrial landscape character Characterised by the small scale industrial development with either no or limited setback that is predominantly



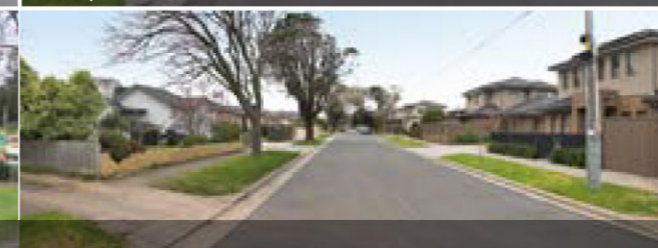
Drawing Key

- Existing open space
- Education Use (Public)
- Mixed Use & Retail / Commercial Use
- Heritage Overlay (HO)
- Design Development Overlay (DDO)

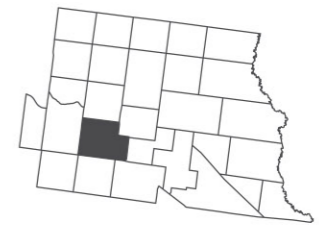
- Urban Character Precincts
- Waterways / water bodies
- The urban character precinct code shown on the plan is from the City of Monash Urban Character Study 1997.



hard paved surfaces. Narrow naturestrips provide limited space for street trees.



Oakleigh East - Preferred landscape character



Overall summary of preferred landscape character

- Change the existing compact evergreen character precincts to a deciduous and evergreen character with large canopy trees. This is to promote increased summer shade and scale while retaining sunlight access during winter and break up the rooflines and built form of 2-storey dwellings.
- Improve the quality and character of the streetscapes with increased planting of street trees to achieve consistent avenue style planting.
- Increase the presence of large evergreen trees in the commercial/industrial precincts to improve amenity and urban greening in the context of forecast increased intensity of use and change as part of the Monash National Employment and Innovation Cluster.

Preferred landscape character for each sub-precinct

CVM1 Creek valley environs modified suburban evergreen landscape character

- Retain and plant additional large evergreen, including tall Eucalypt style trees in private gardens to increase shade and urban greening and complement the native character of the nearby FE Hunt Reserve.
- Improve the streetscape character by planting additional medium and large native evergreen street trees.
- Being located adjacent to Monash University, it is likely this area will increase urban densities.

GS1 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Retain and plant new medium and large deciduous and evergreen canopy trees in private gardens to increase shade and provide scale for in the context of an increasing number of 2-storey dwellings.
- Retain the predominance of low and no front and side boundary fencing and support the increased presence of garden bed planting and greening.
- Plant new medium and large deciduous street trees in the streetscapes including in an alternating deciduous and evergreen avenue style increase summer shade and greening.

- Plant additional large native and where appropriate indigenous canopy trees into Reg Harris Reserve and FE Hunt Reserve to strengthen the native character and increase the presence of large trees and shade in the precinct.

GS2 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Retain and plant new medium and large deciduous and evergreen canopy trees in private gardens to increase shade and provide scale for in the context of an increasing number of 2-storey dwellings.
- Encourage retention of existing productive and exotic garden styles, with the addition of large predominantly deciduous canopy trees.
- Retain the predominance of low and no front and side boundary fencing and support the increased presence of garden bed planting and greening.
- Plant new medium and large deciduous street trees in the streetscapes including in an alternating deciduous and evergreen avenue style in the large number of east west streets to increase summer shade and retain adequate winter sunlight.

GSM1 Gently undulating leafy garden modified suburban deciduous and evergreen landscape character

- Encourage planting of predominantly deciduous canopy tree on private land to complement the mainly compact existing gardens. This will increase shade during the summer and contribute to the leafy green character, particularly as the prominence of two-storey dwellings increases.
- Strengthen the evergreen planting character in proximity to F E Hunt Reserve and Reg Hunt Reserve in the streetscapes and where feasible on private land.
- Retain and strengthen the framework existing large deciduous and evergreen street trees with additional planting to improve shade and scale in the streetscapes.

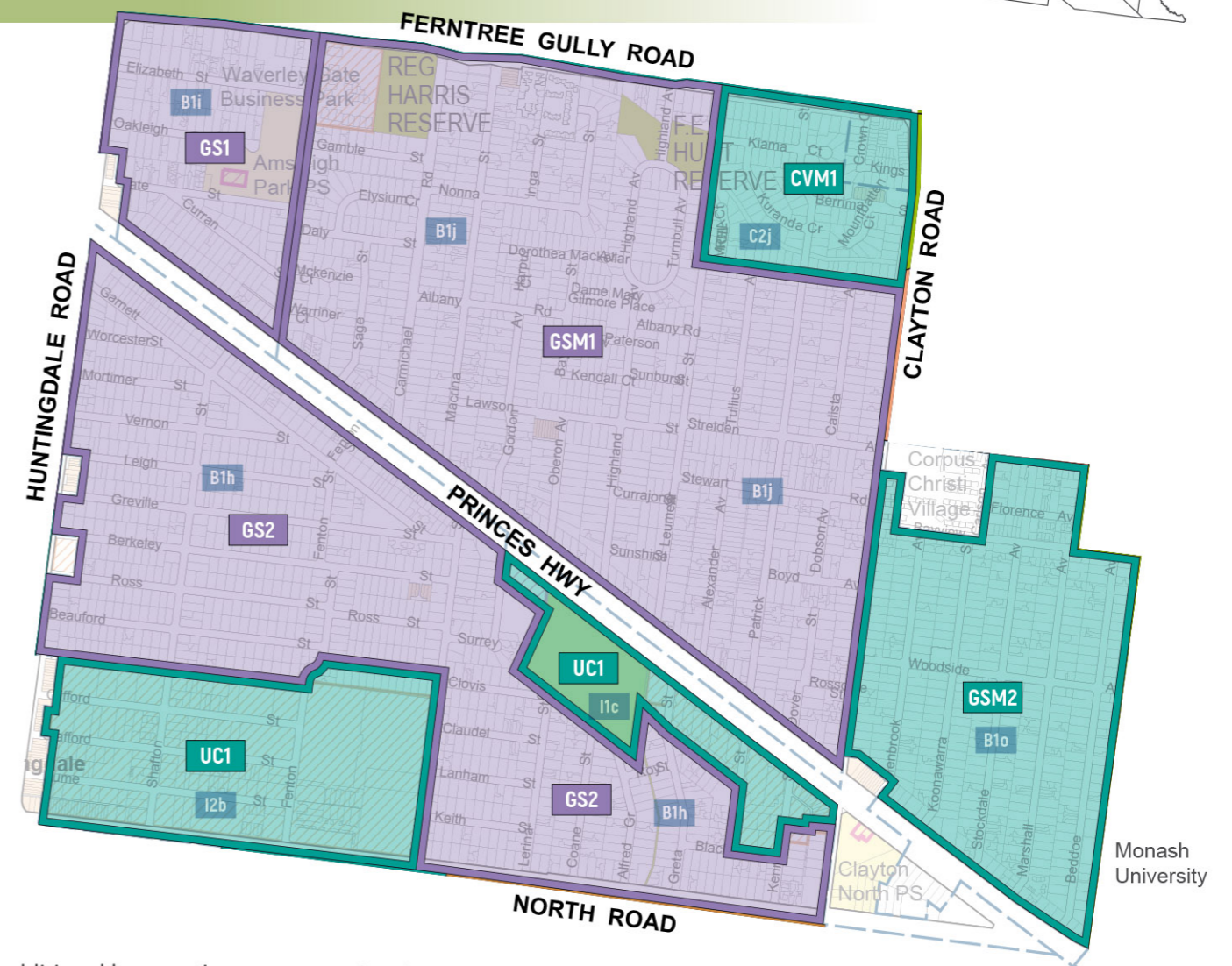
GSM2 Gently undulating leafy garden modified suburban evergreen landscape character

- Retain and plant additional large predominantly native evergreen trees and some deciduous trees in private gardens to provide adequate shade, scale and greening in the context of the forecast higher density living as part of the Monash National Employment and Innovation Cluster.
- Retain predominantly low and no front and side boundary fencing and support the increased presence of garden bed planting and greening.

- Plant additional large native evergreen street trees to achieve consistent avenue style plantings in the streetscapes.

UC1 Urban greening commercial/industrial evergreen landscape character

- Landscape setbacks to include planting large evergreen trees and landscaping to achieve improved urban greening particularly in the context of forecast change and increased intensity of use as part of the Monash National Employment and Innovation Cluster.
- Plant large canopy evergreen trees in roadside cut-outs and incorporate WSUD treatment where feasible.



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

