

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.

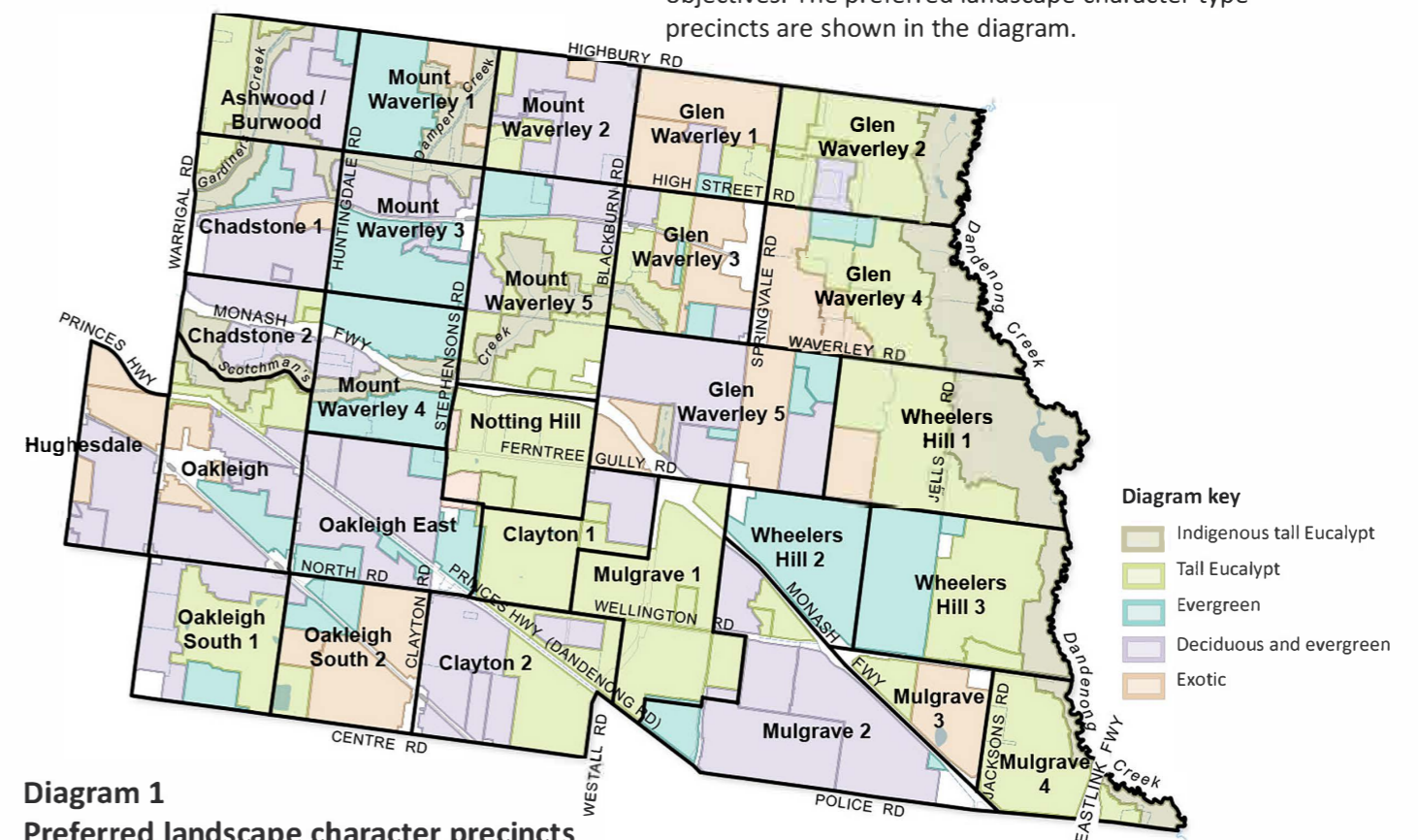
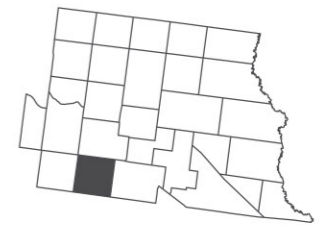
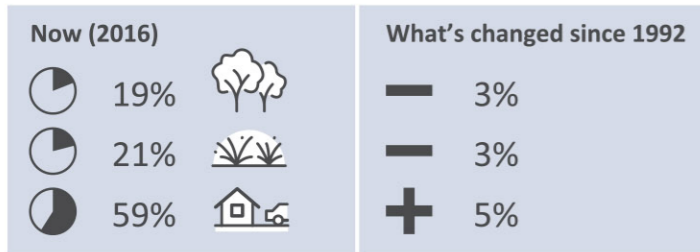


Diagram 1 Preferred landscape character precincts

Oakleigh South 2 - Existing landscape character



Tree canopy cover



Distinguishing features

- Relatively flat topography.
- Railway line includes predominantly native trees.
- Former quarry site.
- Open space reserves have a native landscape character.

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.

B1k Established suburban compact exotic garden character Characterised by the presence of alternating exotic and evergreen avenues of street trees along with occasional large deciduous and evergreen trees on private and public land. The gardens are a mix of open grassed gardens with some low planting around the perimeter of the building and a more leafy planted character.

B1L Established suburban exotic landscape character Characterised by the presence of alternating exotic and evergreen avenues of street trees along with scattered large deciduous and evergreen trees on private and public land. The gardens are contained with low front fencing and walls.

B1q Undulating suburban exotic landscape character Characterised by a leafy garden character with built form partially screened from view with low shrubs and small trees in gardens, combined with occasional large evergreen and deciduous trees. Consistent avenue style deciduous and evergreen street tree plantings contribute to the leafy character of the precinct.

I2b Urban commercial/industrial landscape character Characterised by the small scale industrial development with either no or limited setback that is predominantly hard paved surfaces. Narrow naturestrips provide limited space for street trees.

I2L Garden commercial/industrial landscape character Characterised by landscape buffers with grass and occasional canopy trees to provide scale to the Army Barracks built form.

L1 Undeveloped tall Eucalypt landscape character Characterised by the large established Eucalypts to the perimeter of the site.

B1e Established suburban deciduous and evergreen landscape character Characterised by the combination of large evergreen and deciduous trees on private and public land associated with W A Scammell Reserve.



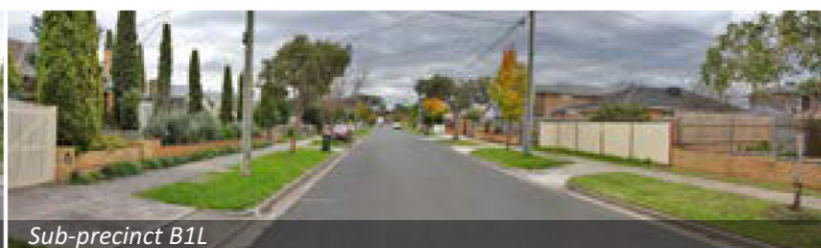
Drawing Key

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

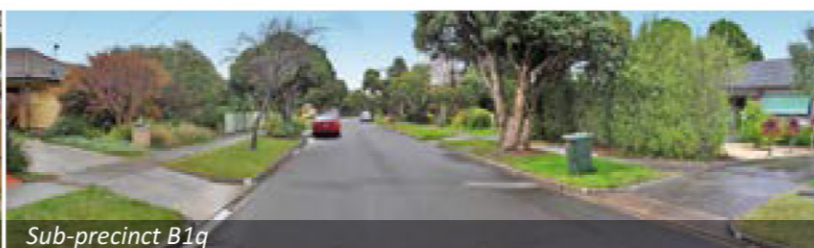
B1e The urban character precinct code shown on the plan is from the *City of Monash Urban Character Study 1997*.



Sub-precinct B1k



Sub-precinct B1L

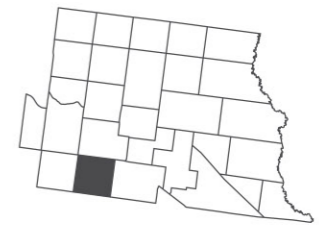


Sub-precinct B1q



Sub-precinct I2b

Oakleigh South 2 - Preferred landscape character



Overall summary of preferred landscape character

- Increase the exotic canopy tree cover to increase summer shade and strengthen the leafy green exotic garden character.
- Reinstate and strengthen avenues of alternating deciduous and evergreen street trees.
- Retain and strengthen the tall Eucalypt style character in the former quarry and future redevelopment site.

Preferred landscape character for each sub-precinct

GS1 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Protect existing and plant new large deciduous and evergreen trees on private land to increase urban greening particularly to assist strengthen the residential character in contrast to the adjoining industrial precincts.
- Plant additional large street trees to establish alternating deciduous and evergreen consistent avenue style planting.

GS2 Gently undulating leafy garden suburban exotic landscape character

- Protect existing and plant new large deciduous and evergreen trees on private land to increase urban greening, shade and scale, and in the context of potential higher density dwellings as part of the Monash National Employment and Innovation Cluster.
- Reinstate and maintain the original avenues of alternating deciduous and evergreen street trees, removing the recently planted mixed species.
- Retain a predominance of low and no front fences with increased planting to strengthen the exotic garden style.

GS3 Gently undulating leafy garden suburban exotic landscape character

- Protect existing and plant new large deciduous and evergreen trees on private land to increase urban greening, shade and scale, particularly on sites with existing or proposed 2-storey dwellings.

- Protect and maintain alternating deciduous and evergreen street trees. Reinstate where recent planting has removed the alternating character.
- Retain a predominance of low and no front fences with increased planting to strengthen the exotic garden style.

GS4 Gently undulating leafy garden suburban exotic landscape character

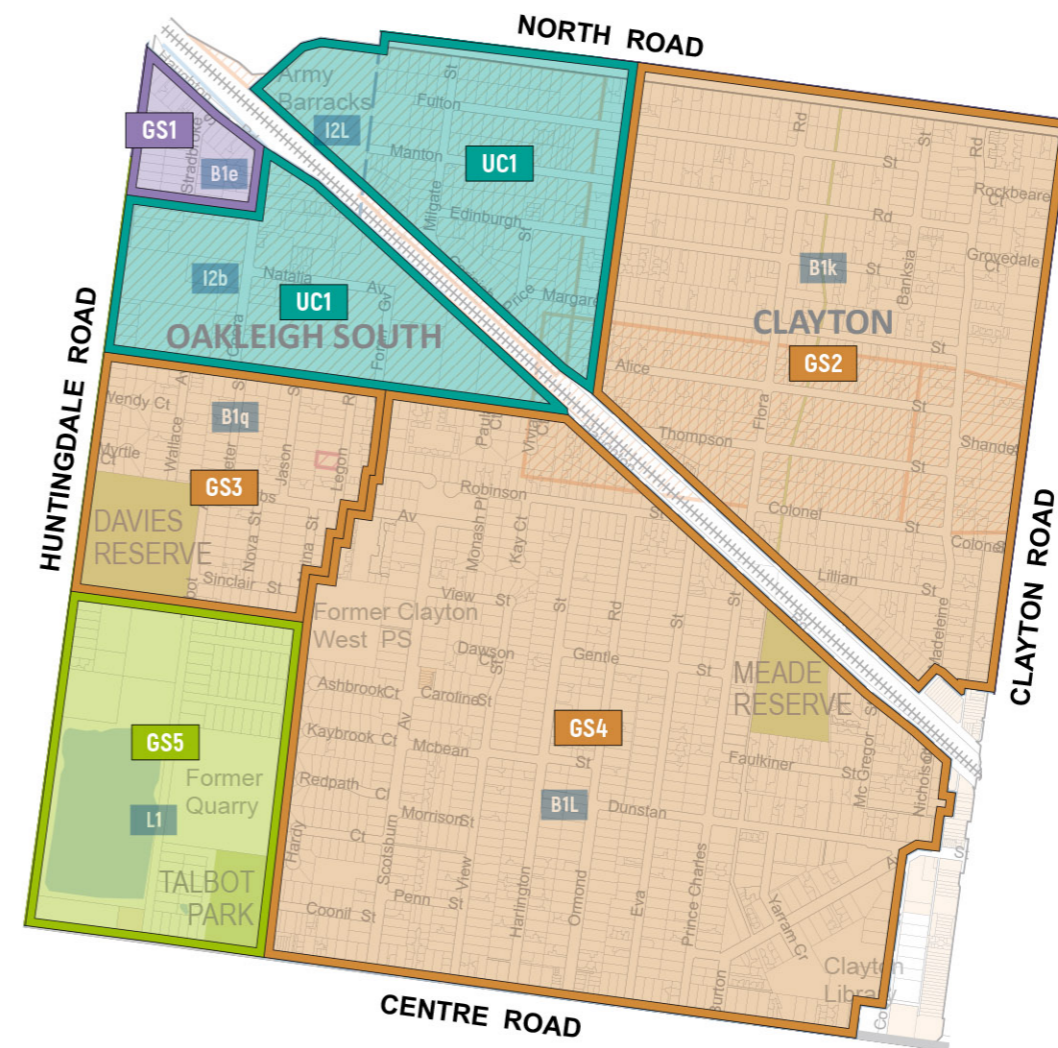
- Protect existing and plant new large exotic trees on private land to increase urban greening particularly on sites with existing or proposed 2-storey dwellings, and in the context of potential higher density dwellings as part of the Monash National Employment and Innovation Cluster.
- Encourage the removal of high front fences and replace with low or no front fencing with increased presence of planting rather than built form.
- Protect and maintain alternating deciduous and evergreen street trees. Reinstate where recent planting has removed the alternating character.
- Plant additional tall Eucalypt style trees to the perimeter of Meade Reserve to increase tree canopy cover consistent with the native character of the reserve.

GS5 Gently undulating leafy garden suburban tall Eucalypt landscape character

- Future development to maximise retention of long-lived canopy trees from the site including tall Eucalypt species.
- Future layout and road widths, front and side setbacks to allow for retention of existing and planting of new large tall Eucalypt style species to achieve urban greening and canopy cover described in the Strategy.

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

