

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.

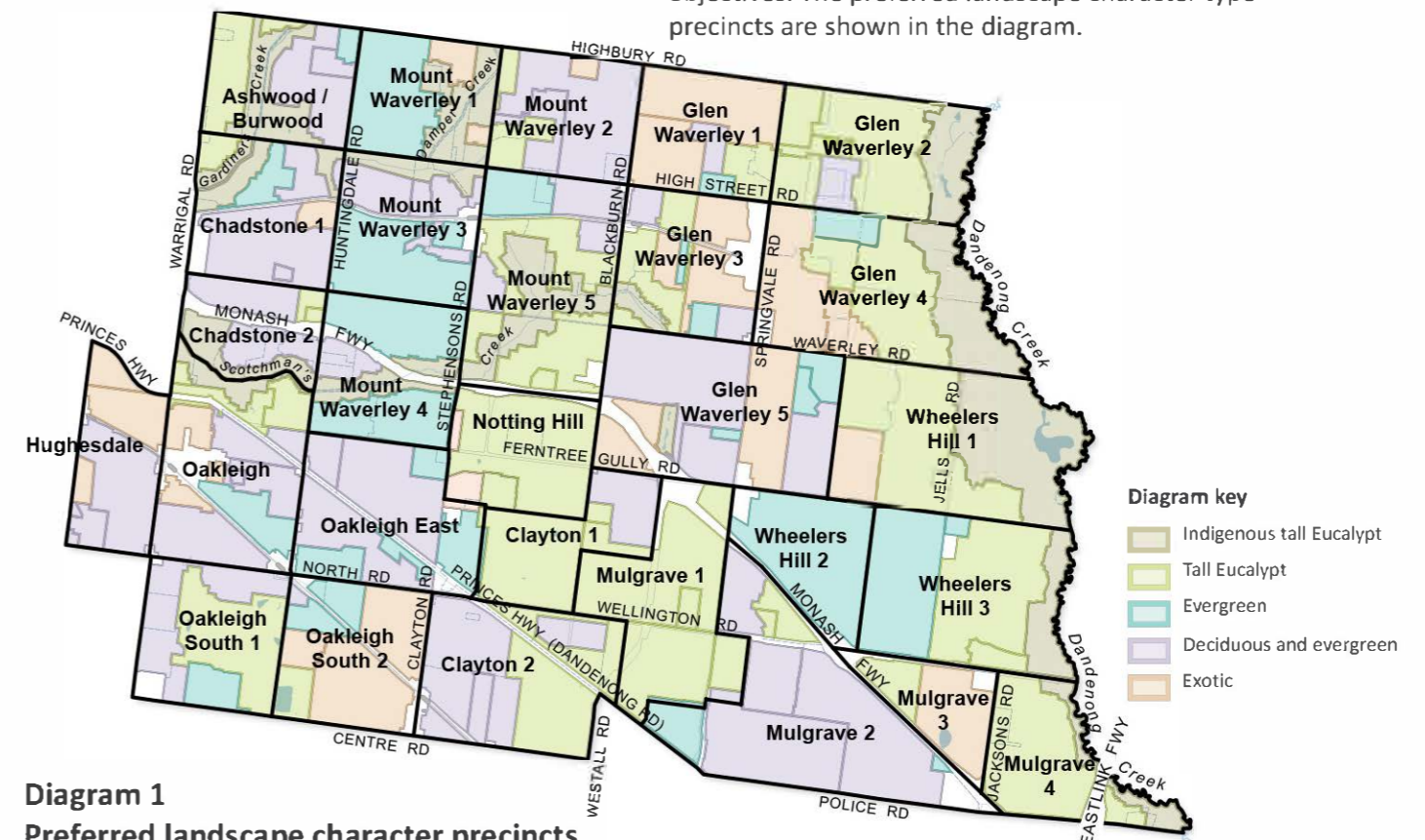
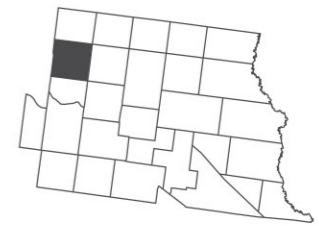
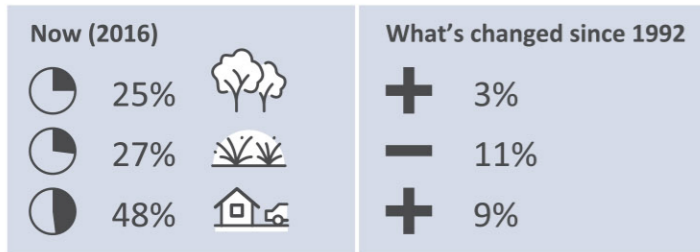


Diagram 1 Preferred landscape character precincts

Chadstone 1 - Existing landscape character



Tree canopy cover



Distinguishing features

- Gardiners Creek.
- Steeply to gently undulating topography.
- Jordanville Housing Commission period housing, including the Holmesglen Migrant Hostel located in Holmesglen Reserve.
- Native and indigenous landscape character of the open space reserves.
- Predominantly residential land use, with pockets of higher density residential use associated with Chadstone Gardens Retirement Centre and Brindalee Mews.

Existing landscape character

Summary of architectural character

The dominant architectural character of single storey Ministry of Housing cement sheet dwellings painted green and white has changed since the Urban Character Study was written to a variety of building styles, particularly with more recent double storey dwellings.

C3a Elevated suburban exotic landscape character Characterised by Grandview Road with large mature canopy trees in both the streetscape and on larger private lots, with excellent views to the CBD skyline to the west and to the north.

C3b Creek ridgeline tall Eucalypt landscape character Characterised by views over Gardiners Creek with single storey dwellings set in the framework of large canopy trees on private land. The street trees are scattered mixed species and private gardens contribute to the landscape character with predominantly low or no fences.

D1a Undulating suburban evergreen landscape character North of the railway the tree canopy is primarily on public land with medium to large evergreen trees in the streetscapes and indigenous trees along Gardiners Creek. Gardens to the predominantly period single storey cement sheet dwellings from the housing commission period are visible with low or no fencing.

D1a Undulating suburban evergreen and exotic landscape character South of the railway the predominantly single storey dwellings including the cement sheet style housing sit within the treed landscape setting with large deciduous and evergreen canopy trees on private land, in the street tree avenues and the native character of Batesford Reserve.

D1b Elevated modified suburban exotic and evergreen landscape character Characterised by views to the CBD, north and east redevelopment within this former housing commission estate has created a diversity of housing and garden styles combined with the native character of Electra Reserve.

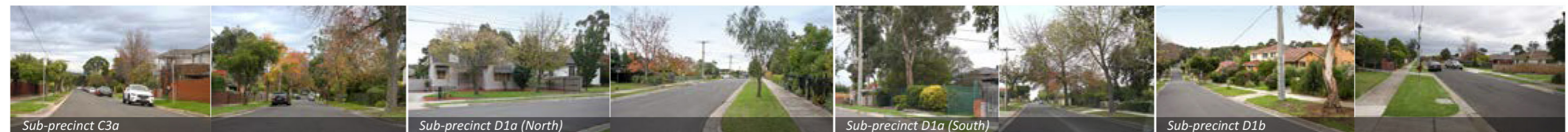
G1 Undulating post 2000 redevelopment evergreen landscape character Characterised by native avenue style street trees set in a wide grassed verges that combine the front gardens with the nature strip without footpaths or front fences.

G2 Creek valley urban tall Eucalypt landscape character Characterised by high density housing overlooking Gardiners Creek Reserve where the native and indigenous landscape character is dominant.

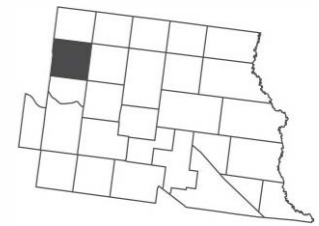


Drawing Key

- 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.



Chadstone 1 - 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.
- Strengthen the suburban garden settings with adequate front and side setbacks to allow space for canopy vegetation around the built form.

Preferred landscape character for each sub-precinct

CHS1 Creek habitat corridor suburban indigenous tall Eucalypt landscape character

- Encourage use of local provenance indigenous plants in private gardens where they directly adjoin the Gardiners Creek corridor to strengthen biodiversity values, while retaining existing established exotic and native canopy trees.
- Encourage use of native and, where appropriate, indigenous species in private gardens further away from Gardiners Creek corridor (i.e. not directly adjoining).
- Progressively change to indigenous canopy trees in the streetscapes.

CHS2 Creek habitat corridor suburban indigenous tall Eucalypt landscape character

- Encourage use of local provenance indigenous plants in private gardens where they directly adjoin the Electra Reserve and the Damper Creek corridor to strengthen biodiversity values. Recognise and retain the mature exotic trees in Electra Reserve visible from High Street Road.
- Encourage use of native and where appropriate indigenous species in private gardens further away from the Damper Creek corridor (i.e. not directly adjoining).
- Progressively change to avenue style indigenous tall Eucalypt style canopy trees in the streetscapes to frame and retain elevated views.

CVM Creek valley environs modified suburban deciduous and evergreen landscape character

- Plant new large canopy deciduous and evergreen street trees to increase canopy cover given the dominance of 2-storey dwellings.

- Encourage removal of high side fences and replace with low or no fence with a predominance of planting rather than built form.
- Encourage planting of new large deciduous and evergreen trees in private gardens to achieve suburban garden character with the increasing dominance of 2-storey dwellings.

CVS1 Creek valley environs suburban tall Eucalypt landscape character

- Increase the presence of tall Eucalypt style trees in the streetscapes to complement the existing framework of scattered large deciduous and evergreen canopy trees on private land. This planting style will frame key views over Gardiners Creek.
- Protect the framework of existing established trees and increase the presence of tall Eucalypt style trees on private land to strengthen the native landscape character.

CVS2 Creek valley environs suburban evergreen landscape character

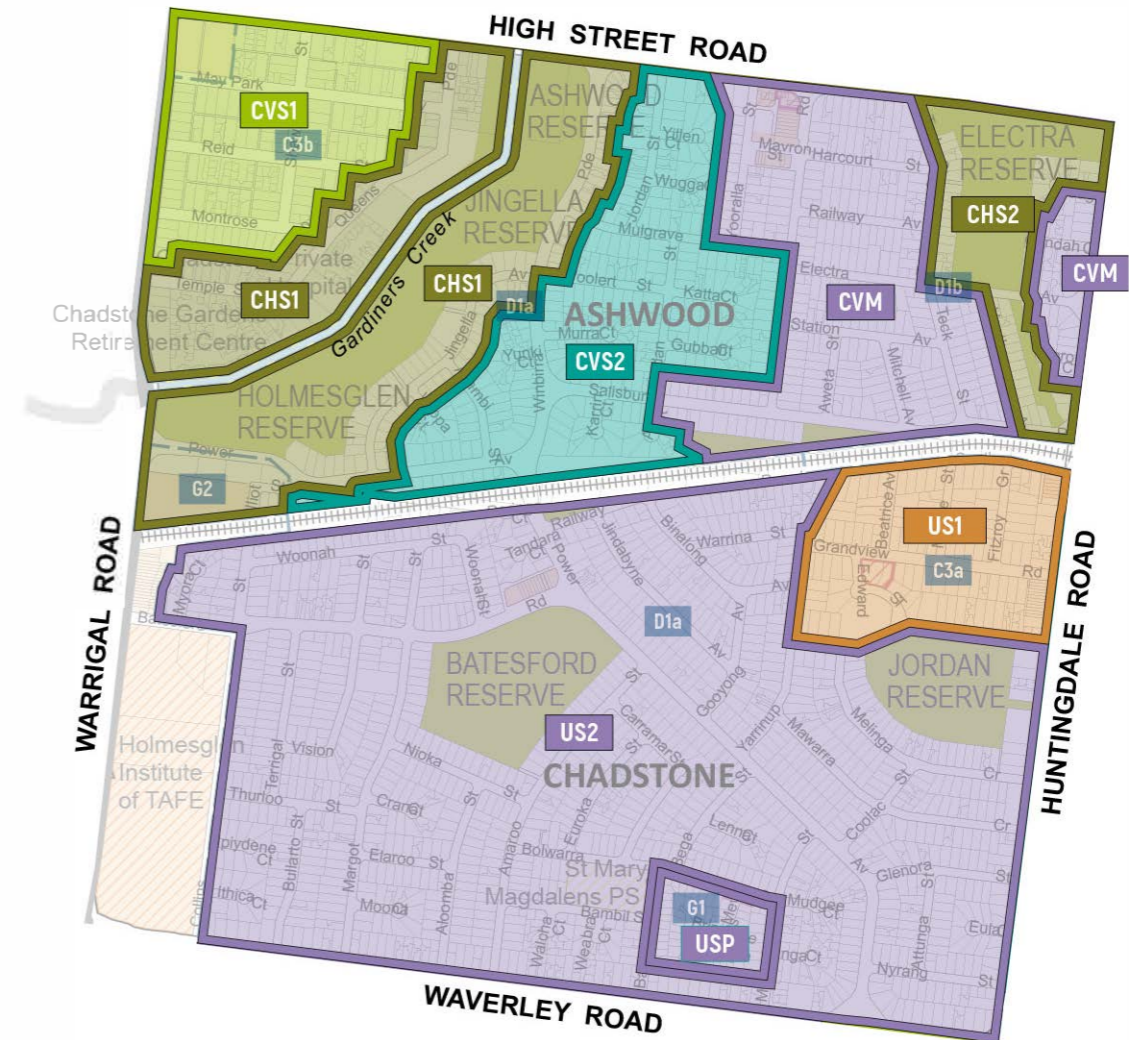
- Strengthen the suburban character by encouraging planting of new large deciduous and evergreen canopy trees in the private gardens.
- Plant large native evergreen canopy trees in the streetscapes to strengthen the existing predominance of evergreen trees in the creek valley environs.

USP Undulating leafy garden suburban exotic landscape character

- Protect and strengthen the exotic large suburban garden style with additional large exotic style including deciduous and exotic evergreen species.
- Future streetscapes to change to establish avenue style using large exotic evergreen and deciduous species to complement the private gardens.
- Future front and side setbacks in this precinct aim to protect the characteristic large suburban style gardens.

US2 Undulating leafy garden suburban deciduous and evergreen landscape character

- Encourage removal of high side fences and replace with low or no fence with a predominance of planting rather than built form.
- Retain and strengthen the suburban leafy garden style character with a predominance of planting and additional deciduous and evergreen canopy trees.
- Plant additional large evergreen trees in Batesford and Jordan Reserves.



USP Undulating leafy garden post 2000 redevelopment deciduous and evergreen landscape character

- Retain the existing native avenue style plantings without front fences.

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

