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.

example 'Elevated suburban tall Eucalypt landscape

For the site assessment work, the strategy used

Character Study 1997. The preferred landscape

they respond to the both the natural and urban

the precinct boundaries from the Monash Urban

character precinct boundaries vary from these as

Site assessment and existing landscape character type

character'.

character.

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

Natural physical elements and characteristics

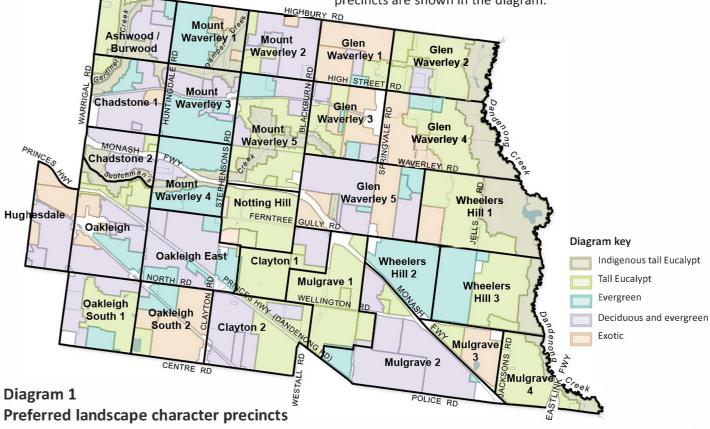
| Characteristics | Description |
|------------------|---|
| Topography | |
| Elevated | Significant views to surrounding features. |
| Undulating | Steeply and gently undulating landform. |
| Established | Relatively flat. |
| Vegetation | |
| Tall Eucalypt | Vegetation with the appearance of <i>Eucalyptus</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 |
| | Suburban | Post WWII mainly single storey detached front setbacks, rear gardens and a domin |
| | Modified suburban | Post WWII detached dwellings interspers larger built form footprint and typical 1m and unit developments. |
| | Post 2000 redevelopment | Mainly 2-storey detached or semi-detach underground power. |
| | Urban | Medium to high-density greater than 2 st |
| | Commercial/ industrial | This includes a range of commercial/indu |
| | Aged care | Retirement villages and aged care facilitie |
| | Golf course | Private and public golf courses |

Preferred landscape character types

In response to the research undertaking 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



to the late 1930s.

- d dwellings with more than 2m side and 7m nance of vegetation.
- sed with contemporary dwellings with a
- n side setbacks along with 2 Lot subdivisions

hed dwellings, typically no front fences and

- storeys in height
- ustrial precincts and business parks.

ies.

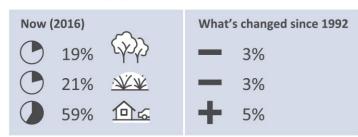
types to strengthen and protect the Garden City Character in the future.

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.



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.

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

Alf Alh 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.

Alg 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.

Ali 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.

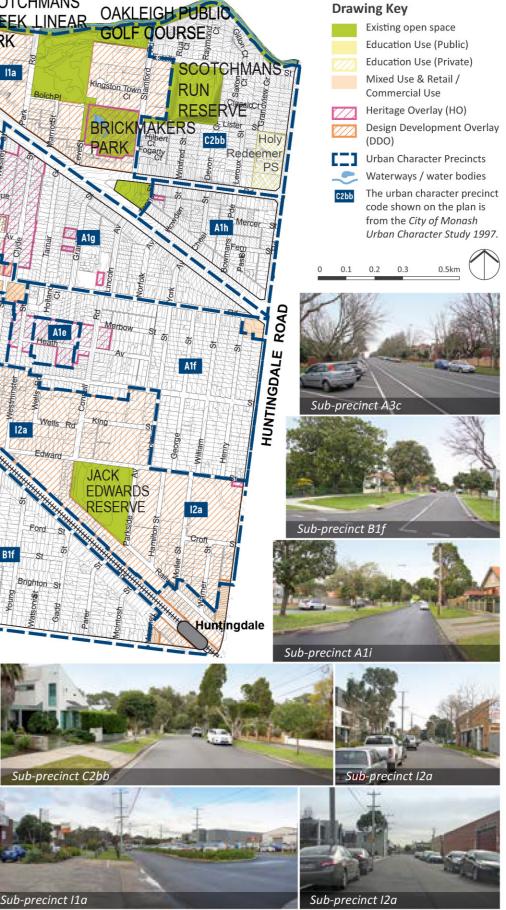
Blf Established suburban deciduous and evergreen landscape character Characterised by wide naturestrips, large canopy trees on private and public land and alternating street tree avenues.

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.



Ila 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.







Oakleigh - Preferred landscape character

Overall summary of preferred landscape character

- Strengthen biodiversity values and habitat connectivity along Scotchmans Creek through additional indigenous vegetation in the adjoining public open space, streetscapes and private land adjoining the creek corridor. This will be complemented by predominantly tall Eucalypt character on the adjoining creek valley environs.
- Strengthen the predominantly non-native landscape character in the established areas of Oakleigh away from the creek corridor, including the alternating deciduous and evergreen streetscapes.

Preferred landscape character for each sub-precinct

Creek habitat corridor commercial/industrial CHC 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 vegetation including tall Eucalypt style species on private land and streetscapes where they directly adjoin the creek corridor to strengthen the biodiversity values of Scotchmans Creek.
- Encourage the use of native and where appropriate indigenous vegetation on private land and streetscapes that are further away from Scotchmans Creek (i.e. not directly adjoining), including tall Eucalypt style species.

Creek valley environs commercial/industrial tall Eucalypt landscape character

- Strengthen the native character with preference for tall Eucalypt style canopy trees and native vegetation on private land.
- Retain and protect the existing large exotic deciduous and evergreen trees for scale, shade and habitat purposes on private and public land.
- Preference for tall Eucalypt style species and native landscape character in streetscapes, while protecting and retaining existing deciduous trees where they are well established.

Creek valley environs early 1900s tall Eucalypt landscape character

- Retain existing large canopy trees on private land and encourage new plantings of emergent tall Eucalypts in the longer term.
- In the longer term introduce tall Eucalypt style street trees to complement the nearby Scotchmans Creek.

Creek valley environs suburban tall Eucalypt landscape character

- Retain and protect existing mature deciduous and evergreen trees on private land and plant new large tall Eucalypt style species where feasible.
- Change the dominant character by planting tall Eucalypt style species in the streetscapes to increase the emergent large canopy trees and complement the biodiversity values in the nearby Scotchmans Creek.

Early 1900s exotic garden style landscape character

- Protect and improve the existing streetscape avenues of exotic street trees with regular remedial work to the mature street trees and infill or replace with same or similar species
- Protect and retain the heritage character including the mature canopy trees in DW Nicoll Reserve.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Plant additional exotic deciduous and evergreen canopy vegetation on private land where appropriate to strengthen the existing character.

Early 1900s exotic garden style deciduous and evergreen EE2 landscape character

- Protect and manage the established avenues of alternating deciduous and evergreen street trees. This includes regular remedial work to the mature street trees and infill or replace with same or similar species.
- Plant additional canopy trees on private land where feasible and that front gardens and fencing styles are in keeping with the early 1900s landscape character.

Early 1900s exotic garden style landscape EE3 character

- Protect and improve the existing streetscape avenues of exotic street trees with regular remedial work to the mature street trees and infill or replace with same or similar species.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Plant additional exotic deciduous and evergreen canopy vegetation on private land where appropriate to strengthen the existing character.

Early 1900s exotic garden style landscape EE4 character

- · Protect and improve the existing alternating deciduous and evergreen avenue of street trees with regular remedial work to the mature street trees and infill or replace with same or similar species.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Plant additional exotic deciduous and evergreen canopy vegetation on private land where appropriate to strengthen the exotic garden style character.

Early 1900s exotic garden style landscape character

- Retain and protect the established Edwardian garden character through appropriate planning controls.
- Protect and strengthen the alternating evergreen and deciduous avenue street trees avenues with ongoing remedial work where required and additional planting to achieve consistent avenues with same or similar species.

Early 1900s exotic garden style modified deciduous and evergreen landscape character

• Strengthen the exotic garden style character with additional deciduous and evergreen canopy vegetation and exotic garden beds in private gardens, for both new dwellings and where early 1900s style dwellings are retained.



 Plant additional large deciduous and evergreen street trees to achieve avenue style plantings, protecting and strengthening the existing established framework of trees.

Early 1900s exotic garden style modified EEM2 EEM3 deciduous and evergreen landscape character

- Strengthen the exotic garden style character with additional deciduous and evergreen canopy vegetation and exotic garden beds in private gardens, for both new dwellings and where early 1900s style dwellings are retained.
- Plant new large deciduous and evergreen trees on private land associated with new 2-storey dwellings.
- Retain and strengthen the existing avenues of alternating deciduous and evergreen street trees character primarily by infill planting

- UC1



 In all future development, protect the front setbacks including maximising planted areas within these and no or low front fencing.

Urban greening commercial/industrial evergreen landscape character

• Change the character from urban to a more inviting and sustainable character with evergreen trees for shade and greening.

• Plant new large evergreen street trees into roadside cutouts/tree wells incorporating WSUD principles where feasible.

 Require future landscape front and side setbacks that include evergreen canopy trees and soft landscaping to increase shading and greening to the paved surfaces and built form.