

# 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.

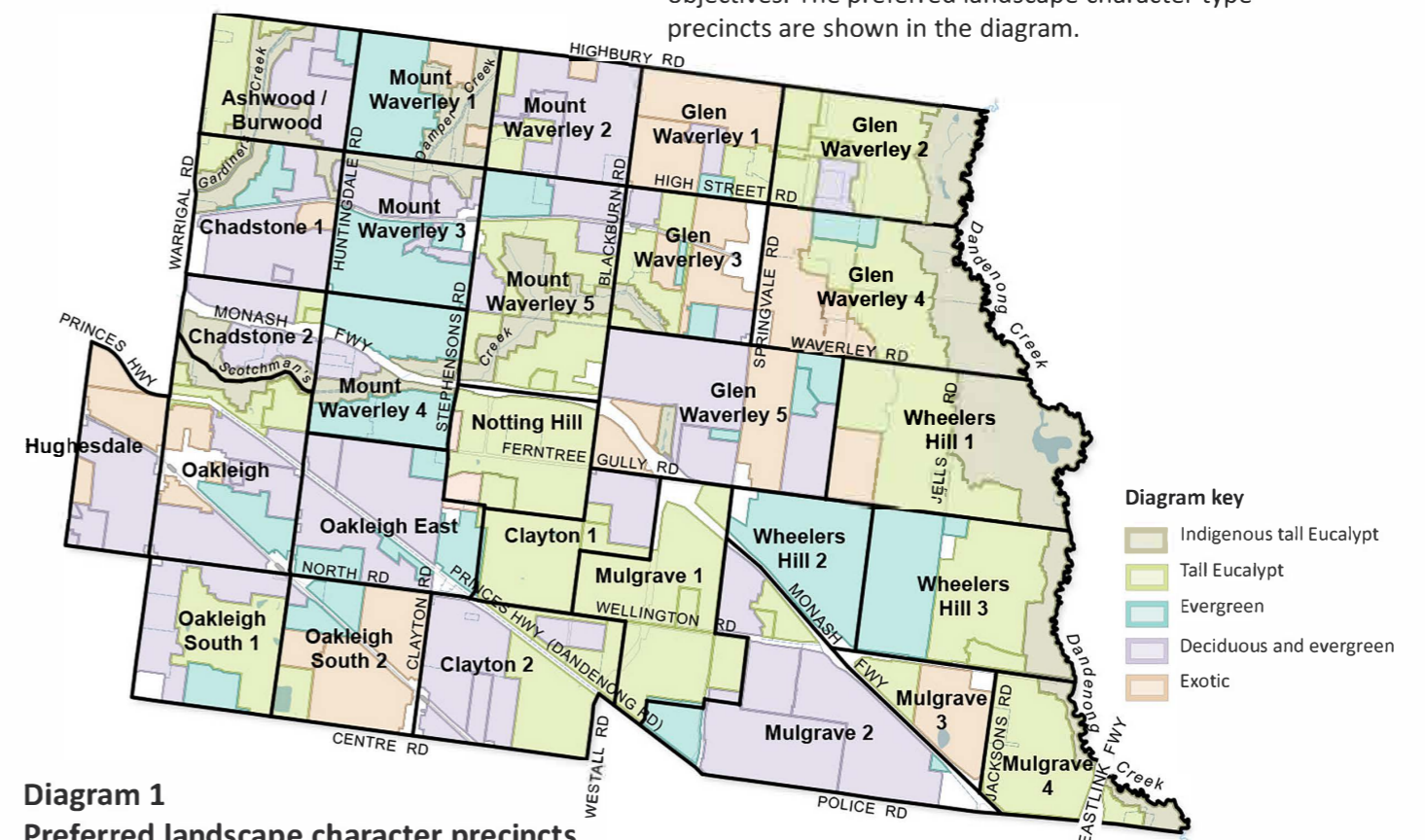
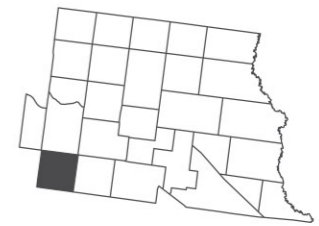
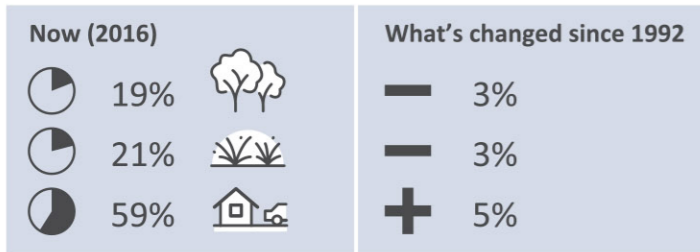


Diagram 1 Preferred landscape character precincts

# Oakleigh South 1 - Existing landscape character



## Tree canopy cover (excluding golf course)



**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.

**C1h Established suburban evergreen landscape character** Characterised by the original dwellings set within the context of the predominantly native canopy tree framework from the Metropolitan Golf Course and the schools with no or low fencing to residential properties.

**L1 Established golf course tall Eucalypt landscape character** Characterised by the perimeter and fairway plantings of Eucalypts and other evergreen trees that contribute to the canopy tree framework and landscape character of the adjoining urban areas.

## Distinguishing features

- Native canopy trees on Metropolitan Golf Course
- Evergreen canopy trees on Huntingdale Golf Course
- Large exotic trees in W A Scammell Reserve
- Large canopy trees on private land
- Relatively flat topography
- Native landscape character of school grounds

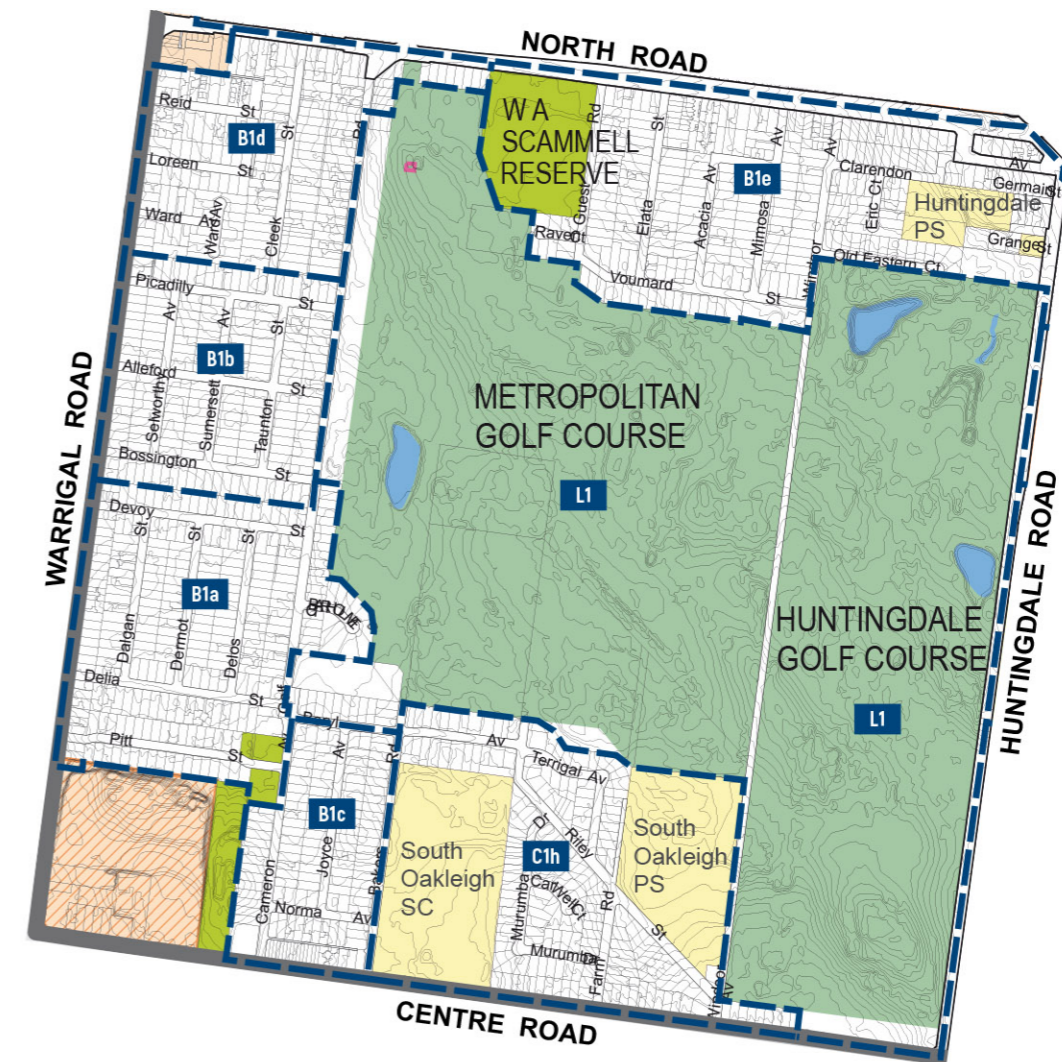
## Existing landscape character

### 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.

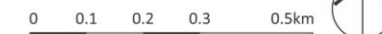
**B1a B1b B1d Established suburban deciduous and evergreen landscape character** Characterised by predominantly low exotic gardens, set in a back drop of scattered large deciduous and evergreen trees on private land and native trees on Metropolitan Golf Course.

**B1c Established suburban exotic landscape character** Characterised by large deciduous and evergreen trees on private land contrasting with the small and inconsistent street tree planting.

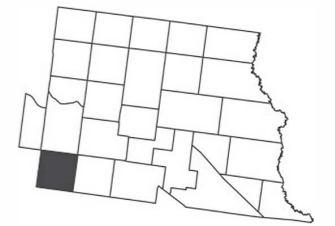


### Drawing Key

- 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.



# Oakleigh South 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the existing landscape character in the residential areas to increase the canopy vegetation cover and greening, strengthening the deciduous and evergreen character to the north and west of the golf courses and the evergreen character to the south.
- Retain and protect the established vegetation on the Huntingdale Golf Course and Metropolitan Golf Course.

## Preferred landscape character for each sub-precinct

### **GS1** Gently undulating leafy garden suburban deciduous and evergreen landscape character

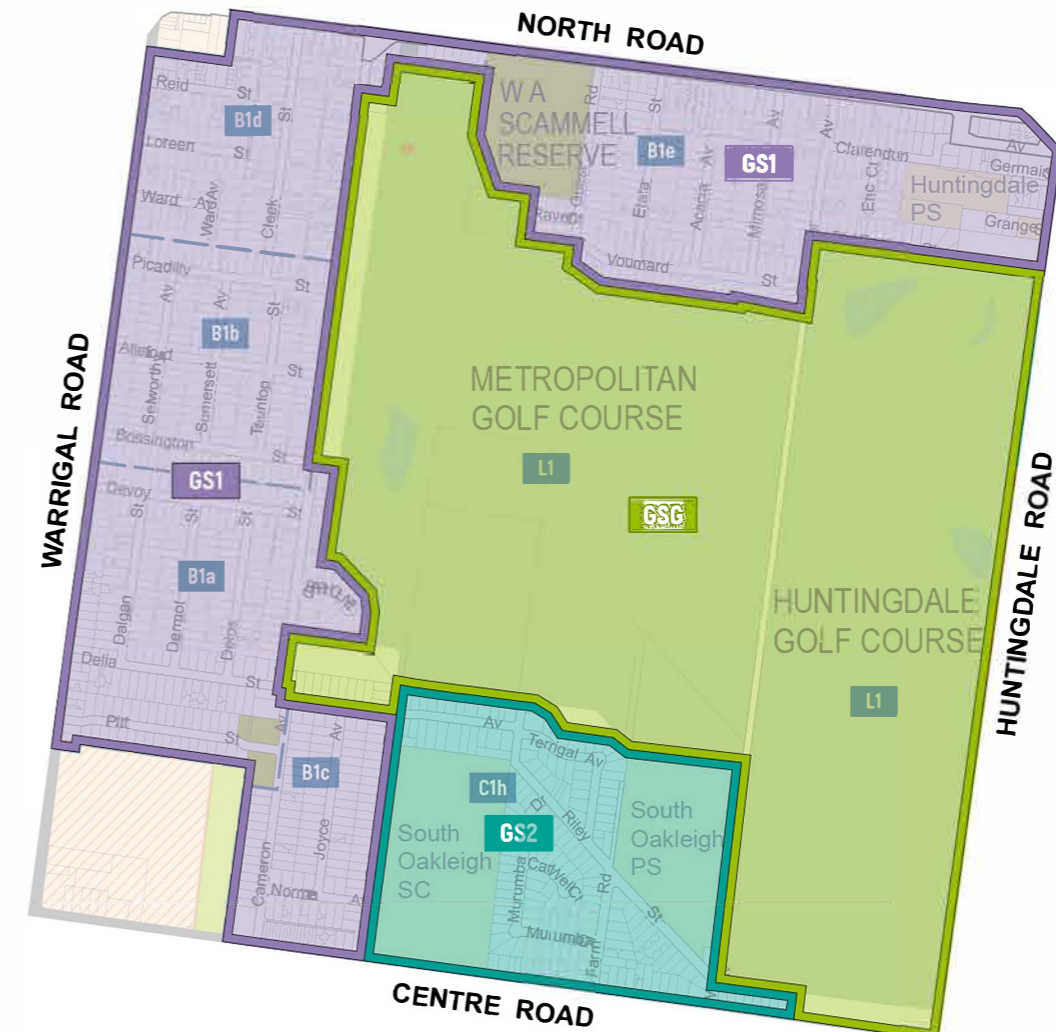
- Retain existing and plant additional medium and large canopy deciduous and evergreen trees on private land to increase shade and strengthen the leafy character.
- Plant additional large deciduous and evergreen street trees to achieve consistent avenue style planting.

### **GS2** Gently undulating leafy garden suburban evergreen landscape character

- Retain existing and plant additional large evergreen canopy trees on private land. Currently the leafy character relies on the framework of existing trees in the adjoining Metropolitan and Huntingdale Golf Courses.
- Plant additional large deciduous and evergreen street trees to achieve consistent avenue style planting.

### **GSG** Gently undulating leafy garden suburban golf course tall Eucalypt landscape character

- Protect the existing established evergreen and deciduous canopy tree cover in the Metropolitan and Huntingdale Golf Courses, and replace any loss of existing canopy trees.
- In any future change of land use, protect all existing established deciduous and evergreen trees including protecting key feature trees in public open space.



#### 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

