

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.

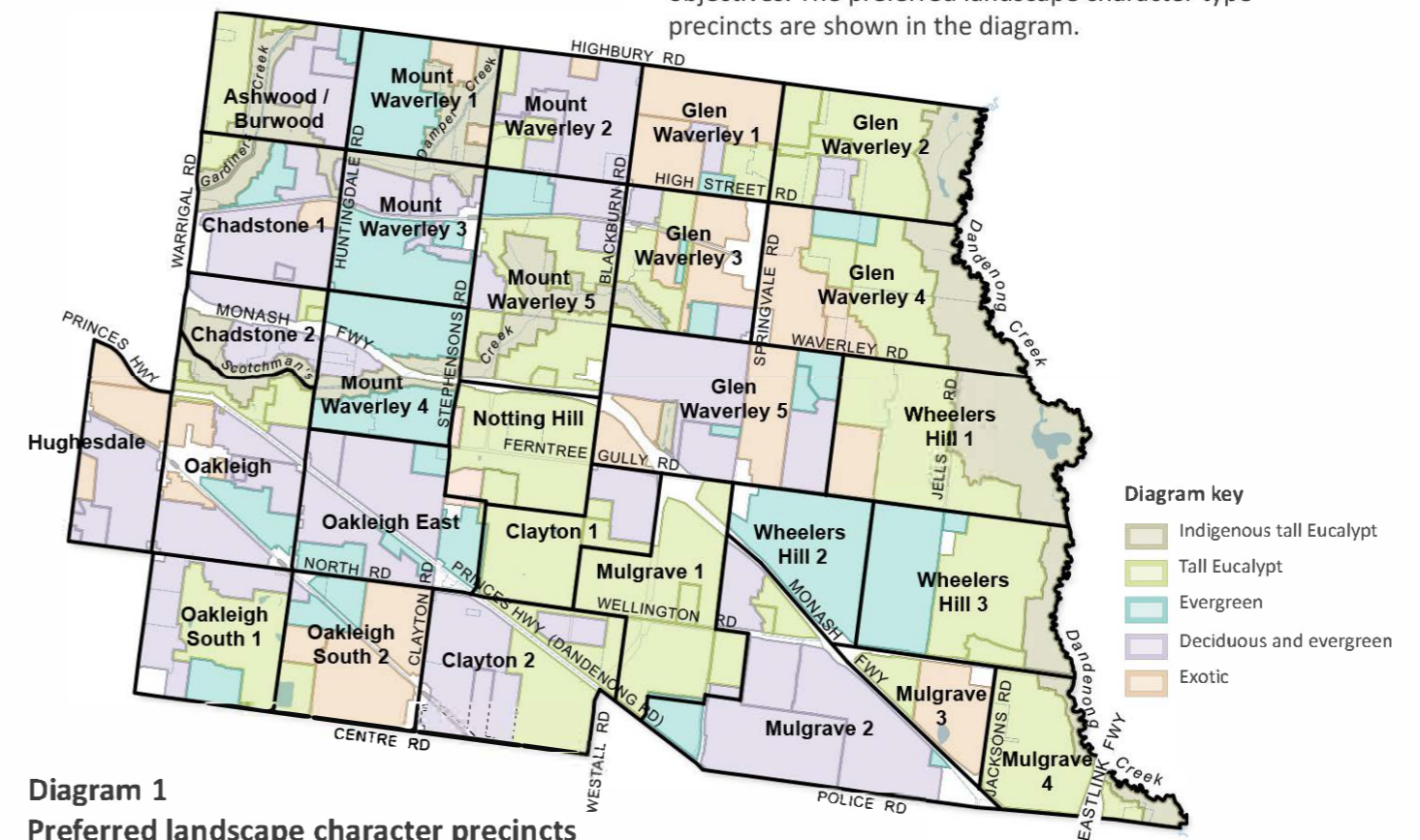
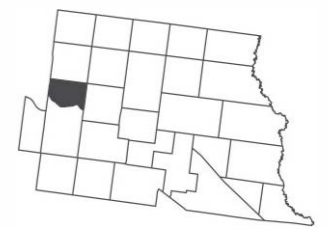
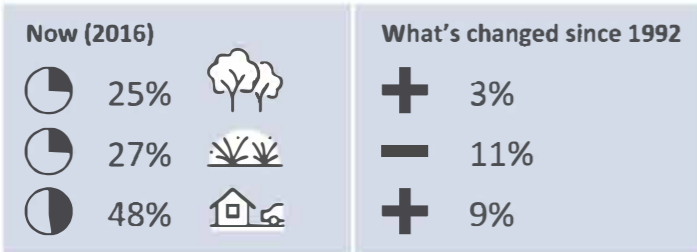


Diagram 1 Preferred landscape character precincts

Chadstone 2 - Existing landscape character



Tree canopy cover



in the south, with a variety of street tree planting and building styles set within the framework of large canopy trees along Scotchmans Creek.

C2b Creek ridgeline modified suburban deciduous and evergreen landscape character Characterised by steeply undulating land with views both north and south over Scotchmans Creek. Recently established 2-storey dwellings have retained mature exotic Cypress trees combined with large street trees and low exotic gardens in the established parts of this sub-precinct. Mature Cypress and Eucalypts in the Salesian College also contribute.

C2c Creek ridgeline modified suburban deciduous and evergreen landscape character Characterised by steeply undulating land with views both north to the former creek valley where the Monash Freeway is now located and south over Scotchmans Creek. Large 2-storey dwellings enjoy the views combined with large canopy street trees and underground power.

C2d Creek ridgeline modified suburban deciduous and evergreen landscape character Characterised by views north and south over the Monash Freeway and Scotchmans Creek with views between buildings towards the creek valley and scattered emergent canopy trees mainly on private land.

C2aa Creek valley suburban evergreen landscape character Characterised by the predominantly evergreen gardens with large canopy trees, single storey dwellings and low fences combined with the medium to large street trees.

C3d Undulating suburban deciduous and evergreen landscape character Characterised by the presence of scattered large canopy trees on private and public land including in the streetscapes, with views to the south over the creek valley that now has the Monash Freeway running through it.

Distinguishing features

- Scotchmans Creek riparian vegetation and open space corridor.
- Creek valley form to the north where the Monash Freeway is now located provides spectacular views to the north.
- Undulating topography with views to the north, south and west.
- Varied street layout and some streets with wider naturestrips and others with underground power.
- Remnant large cypress and evergreen trees on the Salesian College land.
- Many sub-precincts are located along a ridgeline between the two creek valleys.
- Monash Freeway, with sound walls and screen planting.

Existing landscape character

Summary of architectural character

The dominant architectural style varies between weatherboard and pressed cream brick veneer. Amongst these is a range of larger two storey houses, including some contemporary 2-storey dwellings.

C2a Creek valley modified suburban deciduous and evergreen landscape character Characterised by gently undulating land with views towards Scotchmans Creek



Drawing Key

- Existing open space
- Education Use (Private)
- Mixed Use & Retail / Commercial Use
- Vegetation Protection Overlay (VPO)
- Heritage Overlay (HO)
- 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.



G1 Creek valley post 2000 redevelopment evergreen landscape character Characterised by consistent evergreen street tree plantings, lack of front fences, consistent 2-storey contemporary dwellings with predominantly evergreen gardens.



Chadstone 2 - Preferred landscape character



Overall summary of preferred landscape character

- Strengthen biodiversity values along Scotchman Creek through additional indigenous vegetation in the adjoining open space, streetscapes and in the private land adjoining the creek corridor.
- Encourage planting of larger street trees in the area between Scotchman Creek and the Monash Freeway to increase the emergent tree canopy cover in a precinct with an increasing presence of 2-storey dwellings.

Preferred landscape character for each sub-precinct

CHM Creek habitat corridor modified suburban indigenous tall Eucalypt landscape character

- Encourage use of local provenance indigenous plants in private gardens where they directly adjoin Scotchmans Creek corridor to strengthen biodiversity values.
- Encourage use of native and where appropriate indigenous species in private gardens further away from the Scotchmans Creek corridor (i.e. not directly adjoining).
- Progressively change to tall Eucalypt style indigenous canopy trees in the streetscapes to address the scale and predominance of 2-storey dwellings in the modified suburban urban context.

CVP Creek valley environs post 2000 redevelopment tall Eucalypt landscape character

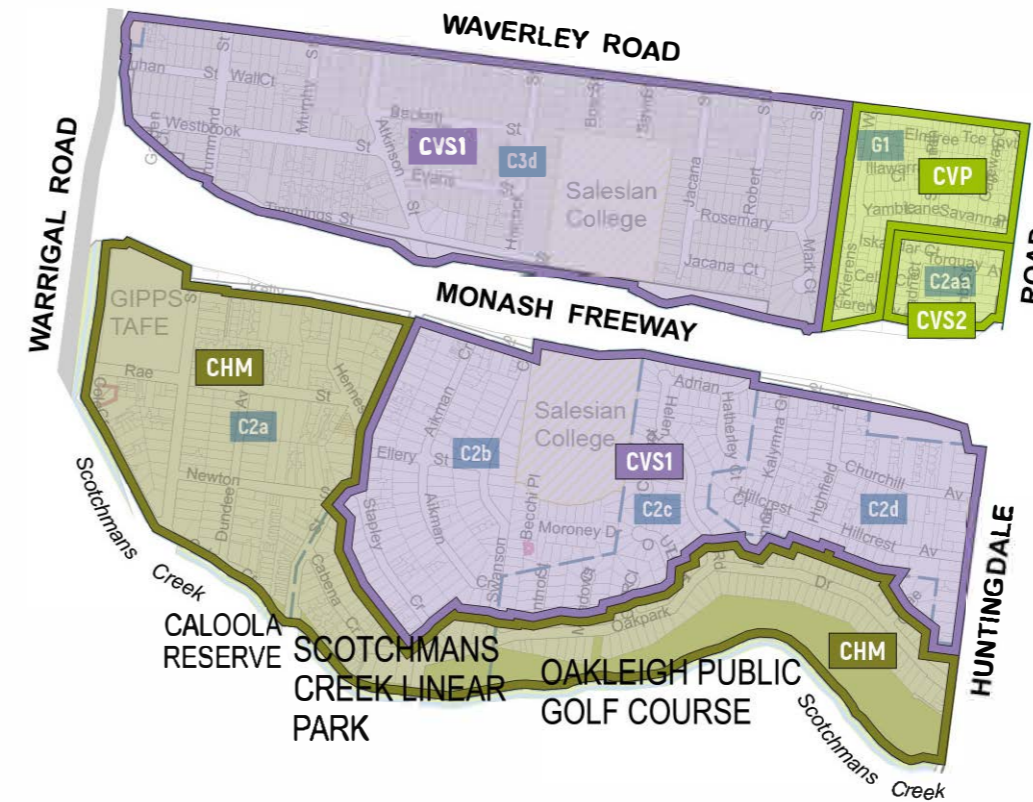
- Protect the existing tall Eucalypt style planting on public and private land.
- Plant additional tall Eucalypt style species on public and private land to strengthen the existing character and increase canopy tree cover.

CVS1 Creek valley environs suburban deciduous and evergreen landscape character

- Protect and strengthen the suburban landscape character by planting a combination of deciduous and evergreen trees on private land and protect the mature trees on the Salesian College site.
- Plant additional large deciduous canopy trees in the streetscapes where appropriate. Note, some streets already have large trees while others have gaps and smaller street trees.

CVS2 Creek valley environs suburban tall Eucalypt landscape character

- Retain and protect the suburban landscape setting.
- Plant more tall Eucalypt style species in the streetscapes and on private land to change from an evergreen character to the tall Eucalypt character.



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

