

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.

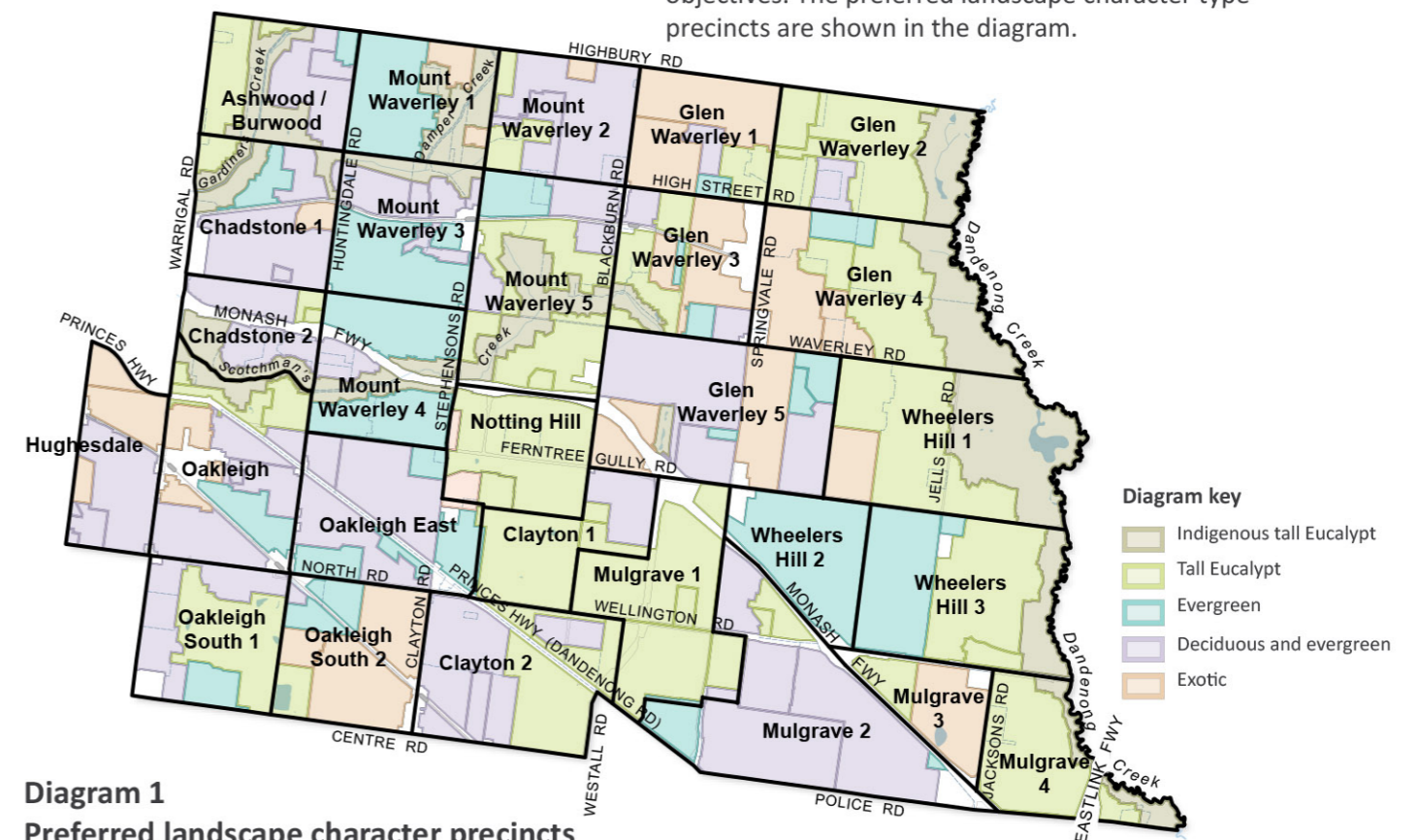
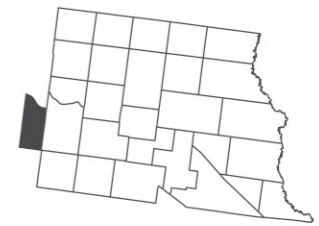
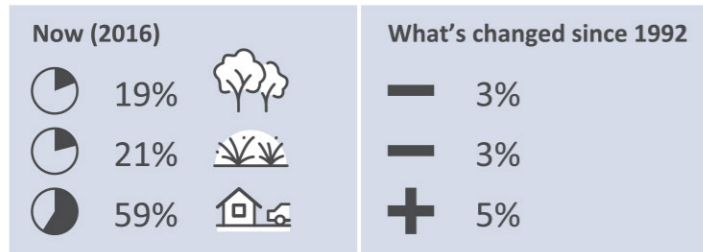


Diagram 1 Preferred landscape character precincts

Hughesdale - Existing landscape character



Tree canopy cover



Distinguishing features

- Wide nature strips and mature avenue street tree plantings.
- Presence of early 1900's architectural styles.
- Heritage overlays protect the period architectural character.
- Railway line.

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 Period, Californian bungalows, brick and rendered masonry villas and a minority of Victorian period dwellings.

A1a Undulating early 1900s exotic landscape character

Characterised by avenues of alternating deciduous and evergreen street trees and single species avenues in others with wide nature strips. These complement the exotic gardens that are highly visible due to low fencing styles, including some with large trees in front gardens.

A1b Established early 1900s exotic landscape character

Characterised by wide nature strips and avenues of mature large deciduous and evergreen trees in larger streets and scattered mixed trees in smaller ones. Predominantly exotic residential gardens are mainly

hidden from view with high front fencing with occasional large deciduous and evergreen trees.

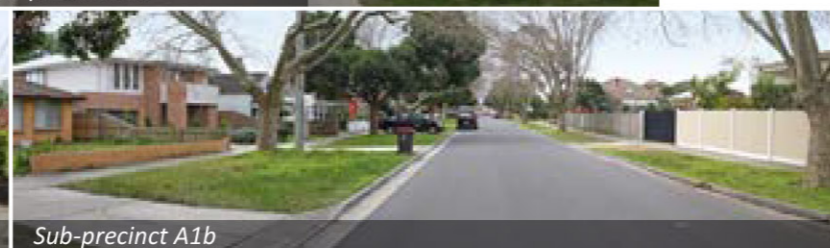
A1c Established early 1900s evergreen landscape character Characterised by wide nature strips, both large and small street trees with a predominance of large evergreen trees complementing the predominantly compact exotic gardens with occasional large trees.

A1d Established early 1900s exotic landscape character Characterised by the presence of predominantly large avenue style deciduous and evergreen street trees, with only occasional large trees on private land. Some 2-storey redevelopment is occurring throughout the precinct.

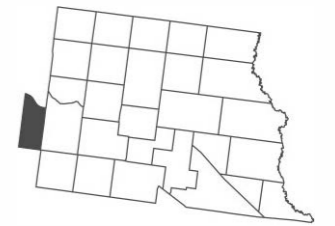
A2 Established modified suburban compact deciduous and evergreen landscape character Characterised by transition from public housing to semi-detached and detached contemporary single and 2-storey dwellings with exotic gardens and low fencing. There is still a presence of the modest simple garden style of trees and open lawns to the streetscape, along with a mix of recent evergreen and mature deciduous street trees.

G1 Established post 2000 redevelopment evergreen landscape character Characterised by contemporary 2-storey dwellings with native evergreen street trees planted into grassed nature strips with footpaths to one side only and underground power.

G2 Established post 2000 redevelopment evergreen landscape character Characterised by native shrubs and trees in the shared pedestrian and vehicle streetscapes in Heritage Park retirement village.



Hughesdale - Preferred landscape character



Overall summary of preferred landscape character

- Strengthen the predominantly exotic landscape character of Hughesdale including the appropriate protection and management of large broad spreading canopy trees.
- Strengthen the characteristic avenues of alternating deciduous and evergreen trees.

Preferred landscape character for each sub-precinct

EE1 Early 1900s exotic garden style landscape character

- Protect and encourage additional planting of large deciduous and evergreen broad spreading canopy trees where feasible on private land.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Protect and strengthen the existing alternating deciduous and evergreen avenues of street trees.

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

- Increase the presence of large deciduous and evergreen canopy trees where feasible on private land.
- Protect and retain the exotic garden and heritage fencing styles and heights through appropriate planning controls.
- Strengthen the alternating deciduous and evergreen street trees with additional large canopy deciduous trees. This will build on the existing evergreen (predominantly native) landscape character and introduce a framework of larger deciduous canopy trees to improve summer shade while maintaining winter sun access.

EEM1 Early 1900s exotic garden modified landscape character

- Protect and encourage additional planting of large deciduous and evergreen canopy trees on private land, particularly land associated with 2-storey dwellings and higher density development.

- 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.
- Protect and strengthen the existing alternating deciduous and evergreen avenues of street trees.

EEM2 Early 1900s exotic garden style modified landscape character

- Protect and encourage additional planting of large deciduous and evergreen broad spreading canopy trees on private land, particularly land associated with 2-storey dwellings.
- Protect and maintain the established avenues of alternating deciduous and evergreen street trees.

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

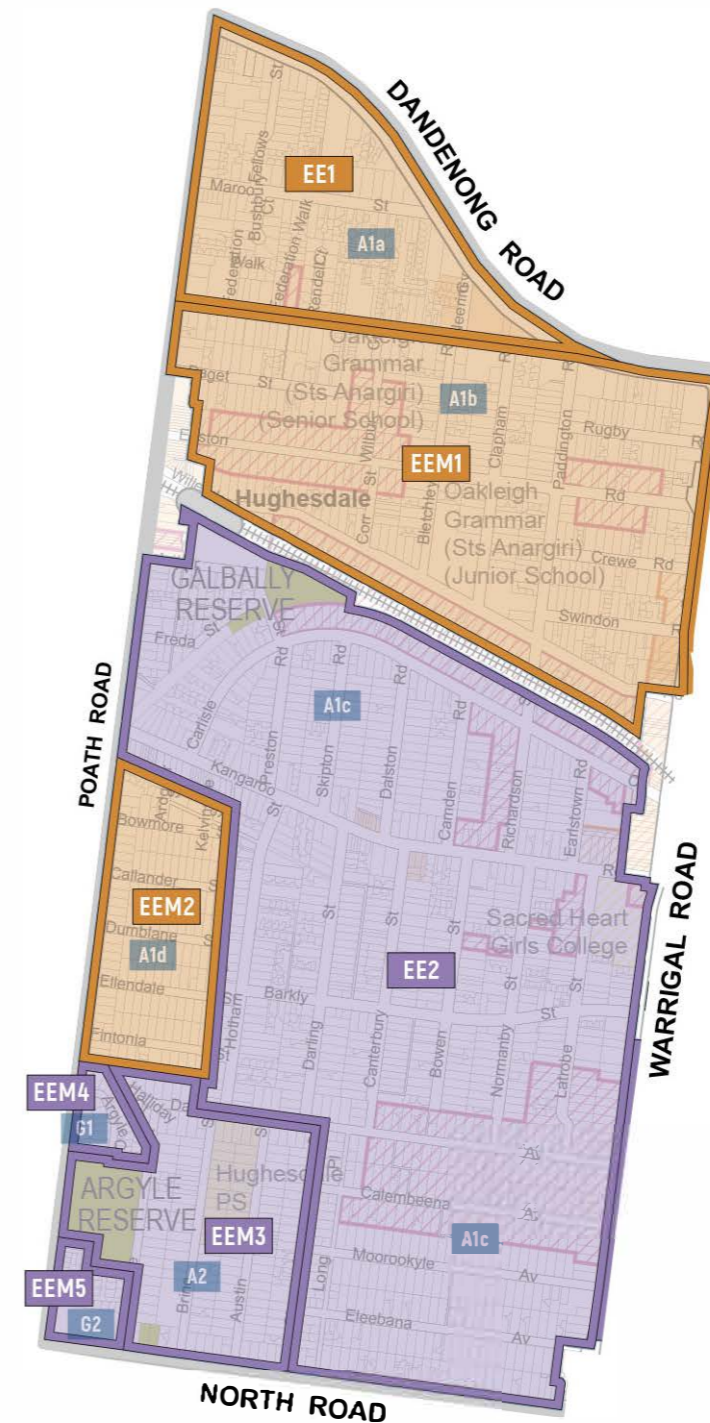
- Protect and encourage additional planting of large deciduous and evergreen broad spreading canopy trees on private land, particularly land associated with 2-storey dwellings.
- Protect and maintain the established avenues of alternating deciduous and evergreen street trees and undertake additional street tree planting to increase the presence of this original street planting character of this precinct.

EEM4 Early 1900s exotic garden style modified deciduous and evergreen landscape character

- Encourage planting of additional large deciduous canopy trees on private land to increase shade and strengthen exotic character and greening.
- Plant additional large canopy street trees in streetscape to improve summer shade given the provision of underground power.

EEM5 Early 1900s exotic garden style modified deciduous and evergreen landscape character

- Increase the presence of medium and large deciduous canopy trees and improve summer shade in this retirement village, to improve health and wellbeing outcomes.



Landscape character type key

- CH Creek habitat corridor
- CV Creek valley environs
- US Undulated 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

