

# 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.

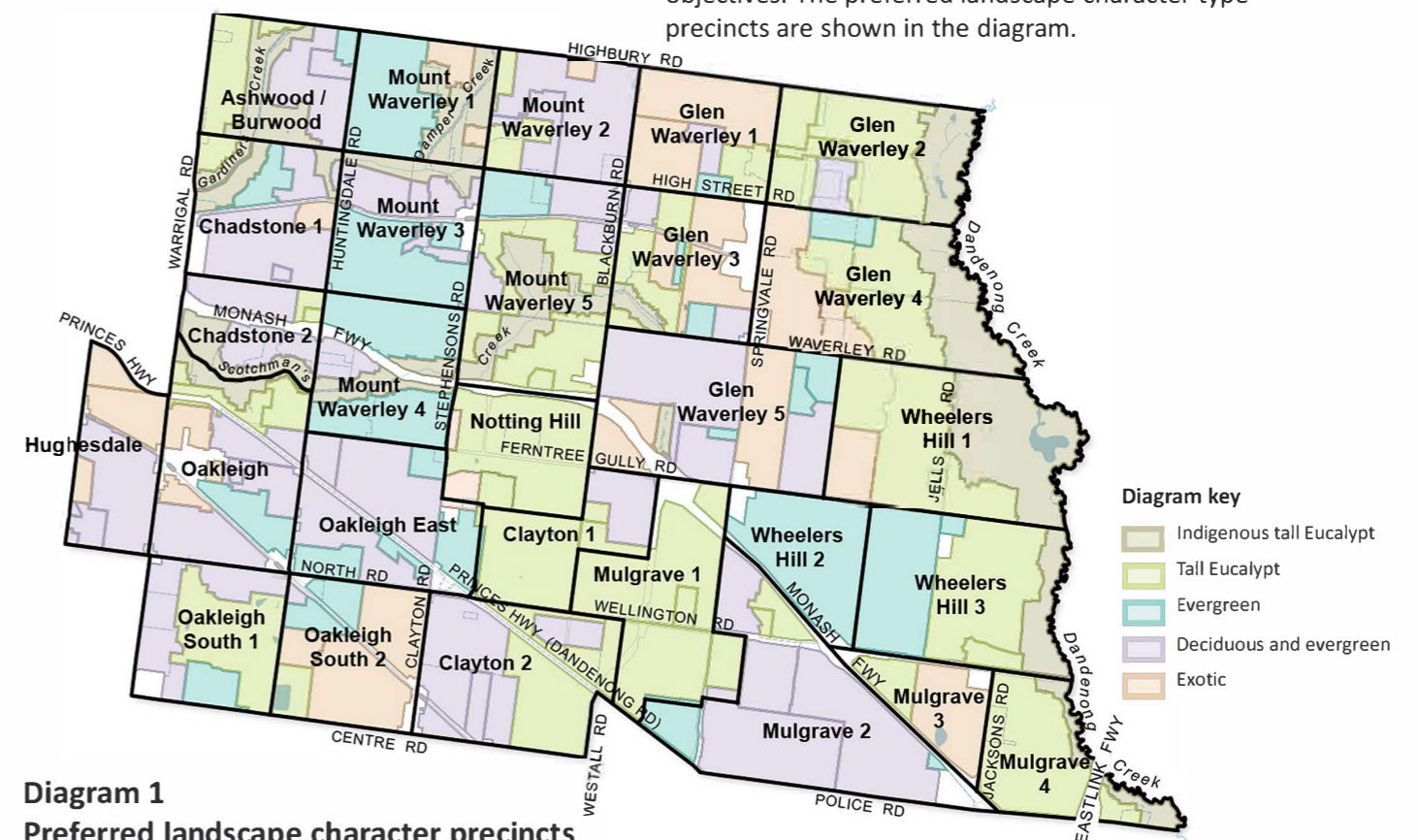
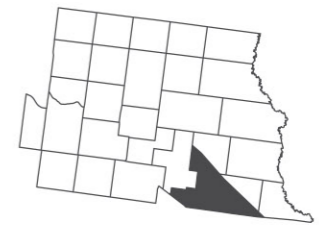


Diagram 1 Preferred landscape character precincts



# Mulgrave 2 - Existing landscape character



## Tree canopy cover

Now (2016)		What's changed since 1992	
19%		3%	
24%		4%	
57%		7%	

## Distinguishing features

- Public open space has a predominantly native character.
- Monash Freeway adjoins the eastern boundary, with a native landscape character along this interface.
- Gently undulating to relatively flat topography.
- Predominantly residential land use.
- Predominantly single storey dwellings with compact garden styles.
- High side fences extending out to the footpath are visually prominent in some precincts.

## Existing landscape character

### Summary of architectural character

In the C areas of the precinct the dominant architectural character is 1960s style double fronted brick veneer dwellings of varying brick colours, along with newer 2-storey brick dwellings. In the B sub-precincts, the buildings are characterised by post war weatherboard and brick single storey houses. In the E sub-precincts the dominant architectural character is single storey 1970s style double fronted brick veneer dwellings.

**B1r Undulating suburban compact evergreen landscape character** The residential gardens contribute to the character as they are visible and with a low open planting style with front lawns and shrubs mainly to the perimeter of buildings. A combination of scattered mixed deciduous and predominantly evergreen street trees provide shade and scale in some streets.

**B1s Undulating suburban compact deciduous and evergreen landscape character** Characterised by a combination of small to medium deciduous and evergreen trees with well established low exotic gardens open to the

street, but with high side fences and a variety of scattered mixed deciduous and evergreen street trees.

**C7c Established suburban deciduous and evergreen landscape character** Characterised by the presence of emergent deciduous and evergreen trees on private and public land combined with avenue style street tree planting with predominantly Eucalypts. Residential gardens are predominantly exotic with low or no front fences, but with high side fences.

**E3d Undulating suburban deciduous and evergreen landscape character** Characterised by occasional large deciduous and evergreen trees on private land and large evergreen trees in the streetscapes. This is combined with primarily established low exotic gardens that effectively soften the single storey dwellings, however the recent developments with of 2-storey dwellings are more visually prominent given the low planting styles overall.

**L1 Established evergreen landscape character** Characterised by predominantly mown grass and native planting style to this aged care facility and undeveloped land.

**L2 Undulating tall Eucalypt landscape character** Characterised by perimeter planting of tall Eucalypts to sportsfields within the school and open space.

**L3 Undulating tall Eucalypt landscape character** Characterised by a range of tall Eucalypt and other native tree and shrub planting in recently developed independent living units.



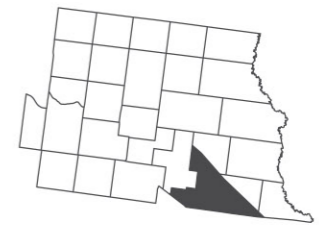
### Drawing Key

- Existing open space
- Education Use (Public)
- Education Use (Private)
- Mixed Use & Retail / Commercial Use
- Heritage Overlay (HO)
- Urban Character Precincts
- The urban character precinct code shown on the plan is from the City of Monash Urban Character Study 1997.





# Mulgrave 2 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the tall Eucalypt native and indigenous landscape character near Mile Creek East Retarding Basin/Freeway Reserve.
- Increase deciduous and evergreen canopy tree cover to increase summer shade and strengthen the leafy green character, while retaining the diversity of the exotic and productive gardens.
- Improve the contribution of private gardens to the overall precinct character by reducing the prevalence of front and side high fencing.

## Preferred landscape character for each sub-precinct

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

- Plant new large deciduous and evergreen trees on private land to increase urban greening particularly on sites with existing or proposed 2-storey dwellings.
- Plant additional medium to large evergreen street trees to create avenue style plantings and increase canopy cover.
- Encourage removal of high side and front fences and replace with low, low transparent or no fencing and increased planting to strengthen the garden character.

### GS2 Gently undulating leafy garden urban tall Eucalypt landscape character

- Protect existing and plant additional tall Eucalypt style trees in this aged care facility to improve shade and urban greening and complement the adjoining interface to Mile Creek East Retarding Basin.

### GS3 Gently undulating leafy garden suburban tall Eucalypt landscape character

- Retain and plant additional tall Eucalypt style planting including indigenous species to the Mile Creek East Retarding Basin in the public open space and streetscapes.
- Council to advocate for the adjoining private school to maximise retention of tall indigenous vegetation and plant additional tall Eucalypt style planting where appropriate.

### GS4 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Plant new large deciduous and evergreen trees on private land to increase urban greening particularly on sites with existing or proposed 2-storey dwellings.
- Plant additional medium to large evergreen street trees to create avenue style plantings and increase canopy cover.
- Encourage removal of high side and front fences and replace with low, low transparent or no fencing and increased planting to strengthen the garden character.

### GS5 Gently undulating leafy garden suburban evergreen landscape character

- Plant new large deciduous and evergreen trees on private land to increase urban greening particularly on sites with existing or proposed 2-storey dwellings.

### GS6 Gently undulating leafy garden suburban deciduous and evergreen landscape character

- Plant additional large canopy deciduous and evergreen trees on private land to complement the low garden style and increase shading, particularly on sites with existing or proposed 2-storey dwellings.
- Plant medium and large canopy trees in the streetscapes to achieve a consistent avenue style planting and strengthen the leafy green character.

### GS7 Gently undulating leafy garden suburban deciduous and evergreen character

- Plant additional large deciduous and evergreen canopy trees on private land to strengthen the scattered framework of existing large canopy trees, particularly on sites with existing and proposed 2-storey dwellings.
- Plant additional deciduous and evergreen street trees to achieve consistent avenue style planting.

- Plant additional large canopy evergreen and deciduous trees in Whitehaven Crescent Reserve and Southern Reserve to strengthen the landscape character of the open spaces and the precinct.

### GS8 Gently undulating leafy garden urban evergreen landscape character

- Retain and plant additional medium and large native evergreen trees in this aged care facility to increase shade and urban greening.



### 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

