

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.

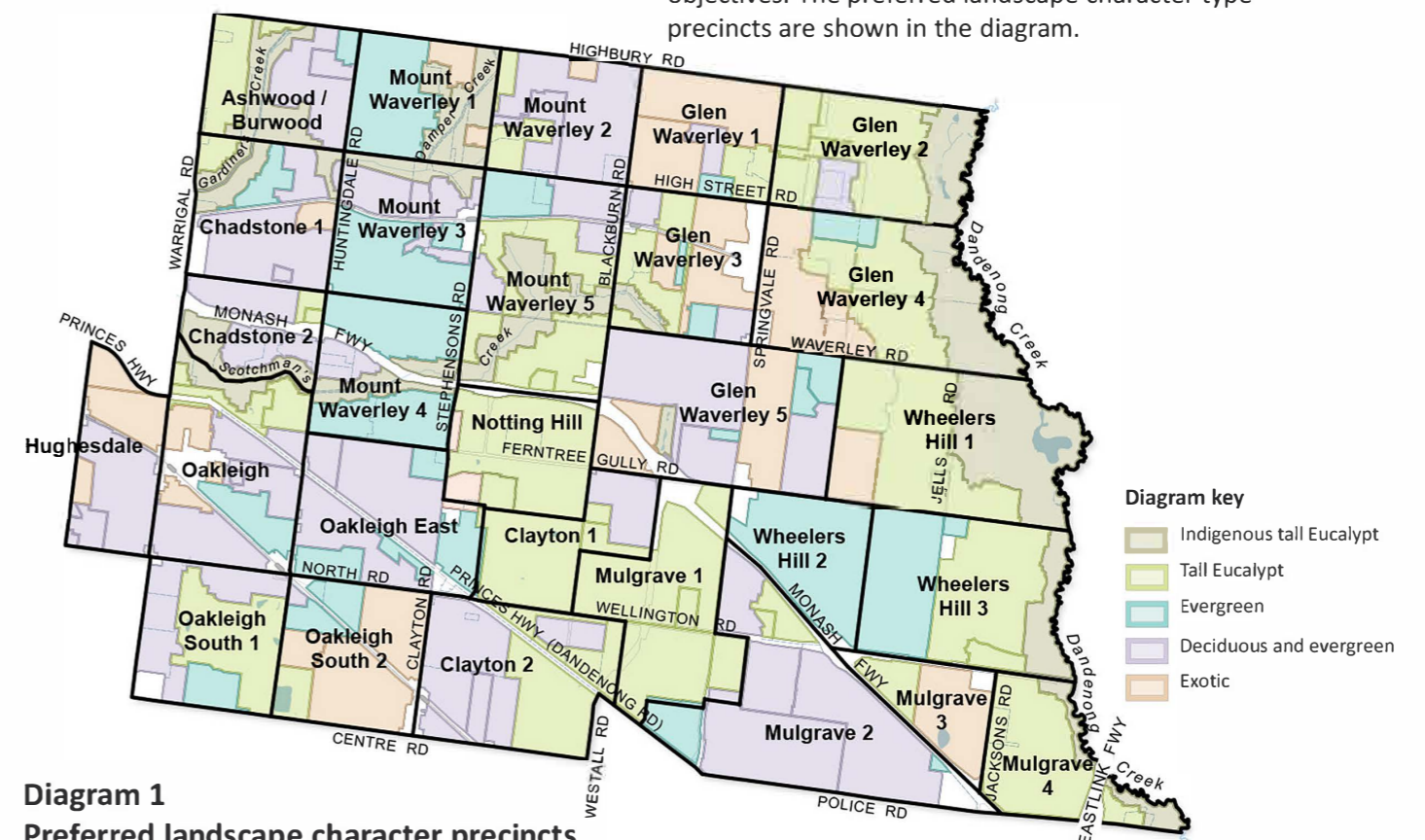
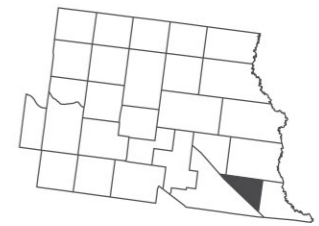


Diagram 1 Preferred landscape character precincts

Mulgrave 3 - Existing landscape character



Tree canopy cover

Due to this entire precinct being constructed post 1992, there are no comparable figures for tree canopy cover in this precinct.

Distinguishing features

- Waverley Park, including heritage values and interpretation of its role in Victorian sporting history.
- Medium density housing.
- Consistent avenue style street tree planting in residential land use.
- Large scale industrial land use.

Existing landscape character

Summary of architectural character

The dominant architectural character is single and 2-storey contemporary infill dwellings constructed post 2000.

G1 Established post 2000 redevelopment exotic landscape character Characterised by consistent avenues of deciduous and evergreen street trees with minimal or no front fencing so there is integration between the public and private landscape. The medium density 2-storey and 3-storey dwellings provides a strong urban framework and there are limited trees on private land. The urban layout is centred around the Waverley Park open space.

I4b Garden commercial/industrial landscape character Large scale, low rise industrial land use is characterised by presence of tall Eucalypts and other native trees in the landscape setback along with vehicle hard stand and parking areas to the front. Eucalypt planting in Wellington Road contributes to the landscape character.



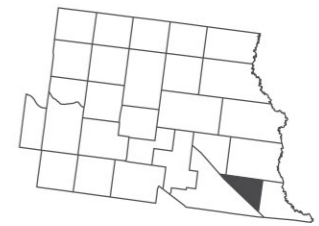
Drawing Key

- Mixed Use & Retail / Commercial Use
- Heritage Overlay (HO)
- Design Development Overlay (DDO)
- Urban Character Precincts
- Waterways / water bodies

G1 The urban character precinct code shown on the plan is from the City of Monash Urban Character Study 1997.



Mulgrave 3 - Preferred landscape character



Overall summary of preferred landscape character

- Strengthen the indigenous tall Eucalypt landscape character of the commercial/industrial sub-precinct.
- Strengthen the predominantly exotic landscape character of Waverly Park residential area in the context of this being a stand-alone precinct that has been developed with a specific style.

Preferred landscape character for each sub-precinct

WP Waverley Park exotic urban landscape character

- Continue to maintain the consistent avenue style planting as the area continues to develop.
- Support the use of medium and large exotic canopy trees where space permits on private land to break up built form.

GSC Gently undulating leafy garden commercial/ industrial tall Eucalypt landscape character

- Plant additional tall Eucalypt style species into the streetscapes to improve shading and greening.
- Plant additional tall Eucalypts style species on private land including in the hardstand and car parking areas and the landscape setbacks to improve shading and 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

