

# 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.

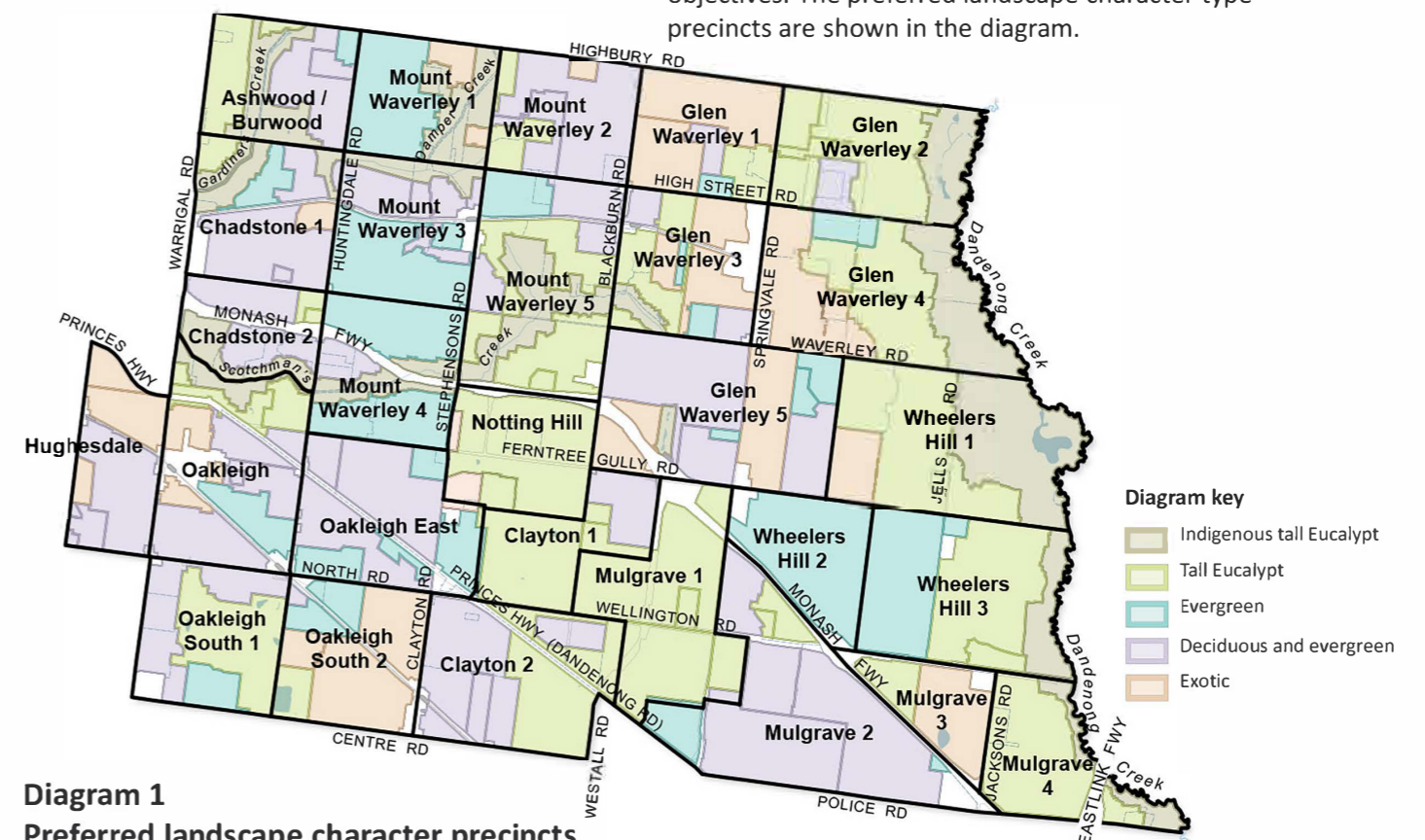
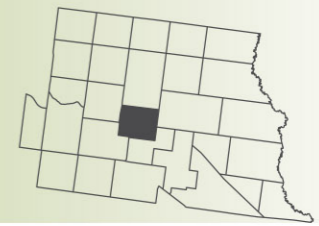


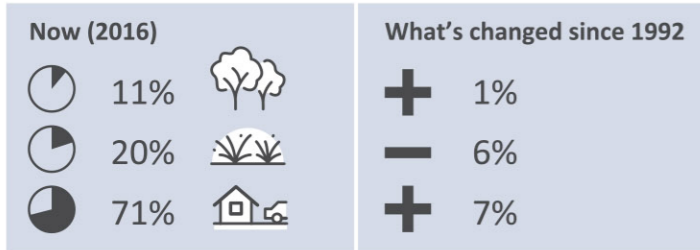
Diagram 1 Preferred landscape character precincts



# Notting Hill (non-residential use) - Existing landscape character



## Tree canopy cover



property frontages emphasises the utilitarian landscape character and amenity.

**I5b Garden commercial/industrial landscape character** Characterised by well-maintained landscaped setbacks with a combination of evergreen and deciduous trees creating a more formal setting, including recreational facilities in the central road reserve. This sub-precinct has smaller properties with more uniformity of building style and street tree planting.

**C2y Established suburban evergreen landscape character** Characterised by an evergreen garden setting with occasional large Eucalypts providing height and scale in gardens with single and 2-storey dwellings set in a background of larger windrows of evergreen trees to Stephensons Road and adjoining industrial use, with predominantly small evergreen street trees.

**G1 Established post 2000 redevelopment exotic landscape character** Characterised by contemporary 2-storey brick dwellings with recently planted avenue style street trees.

## Distinguishing features

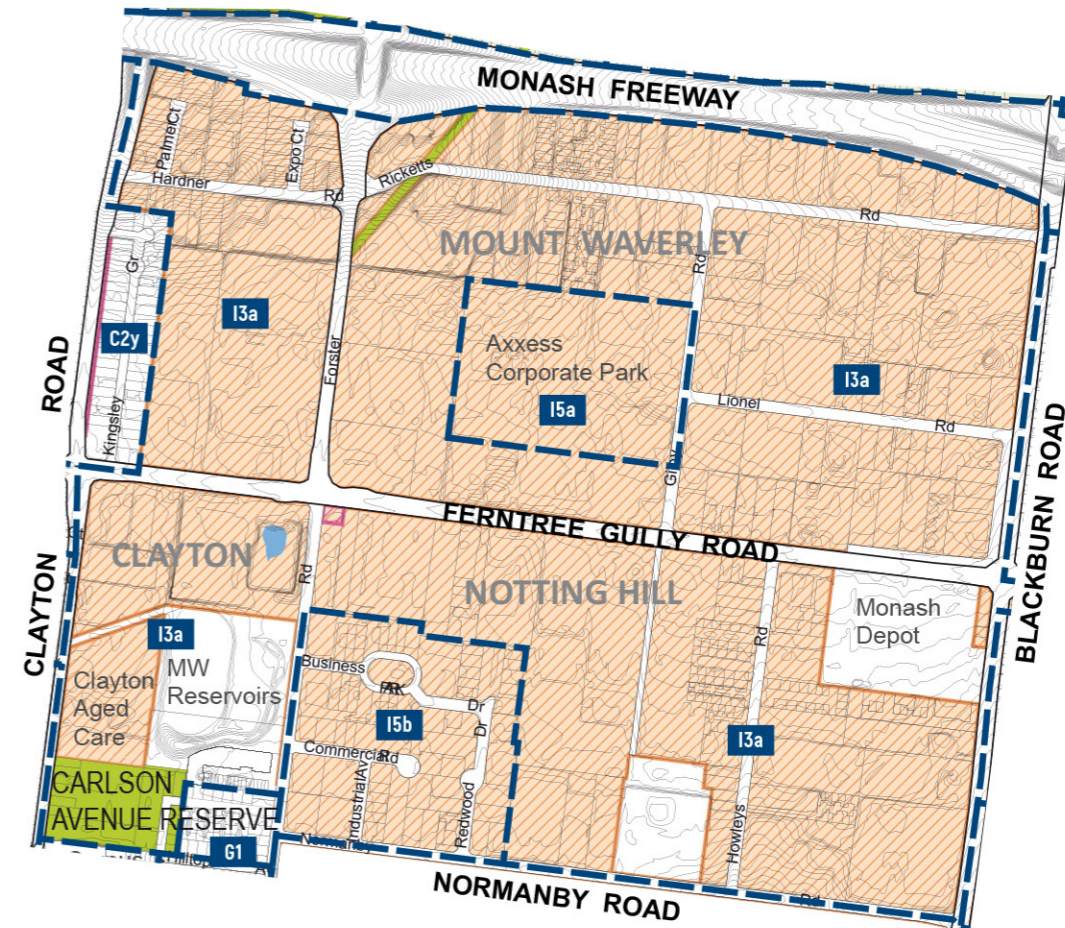
- Forms part of the Monash Employment Cluster.
- Medium to large scale manufacturing, business and industrial land use.
- Sub-precincts of residential land use.
- Large built form and hardstand areas within the sites and to street frontages.
- Well-maintained landscape setbacks to some industrial properties contributing to the amenity of the area and encouraging informal recreational use by workers during lunch hour.properties.

## Existing landscape character

### Summary of architectural character

The manufacturing, industrial and business park architectural character varies from post WWII to contemporary built form with large scale 2 to 4 storey simple architectural forms. Residential character varies from the pressed cream brick veneer houses to contemporary single and double storey brick dwellings.

**I3a I5a Suburban commercial/industrial landscape character** Characterised by evergreen regular street tree planting combined with landscaped frontages of varying form and character. Some have generous soft landscape interfaces while others some have a utilitarian treatment of car parking and vehicle access. High fencing to some



### Drawing Key

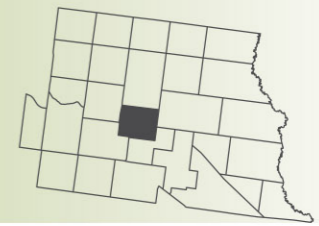
- Existing open space
- Mixed Use & Retail / Commercial Use
- Heritage Overlay (HO)
- Design Development Overlay (DDO)
- Urban Character Precincts

**C2m** The urban character precinct code shown on the plan is from the *City of Monash Urban Character Study 1997*.





# Notting Hill (non-residential use) - Preferred landscape character



## Overall summary of preferred landscape character

- This precinct forms part of the Monash National Employment and Innovation Cluster. The landscape character types complement the predominantly native landscape character of the major arterial roads and the nearby Monash University campus.

### UG1 Urban greening exotic landscape character

- Protect existing exotic evergreen and deciduous trees on the diversity of land use in this sub-precinct.
- Plant additional large exotic deciduous and evergreen trees in the Clayton Aged Care facility to improve the shade and amenity in this precinct.
- Plant additional large exotic trees in the streetscapes to improve shading and strengthen urban greening.

## Preferred landscape character for each sub-precinct

### CV1 Creek valley environs suburban tall Eucalypt landscape character

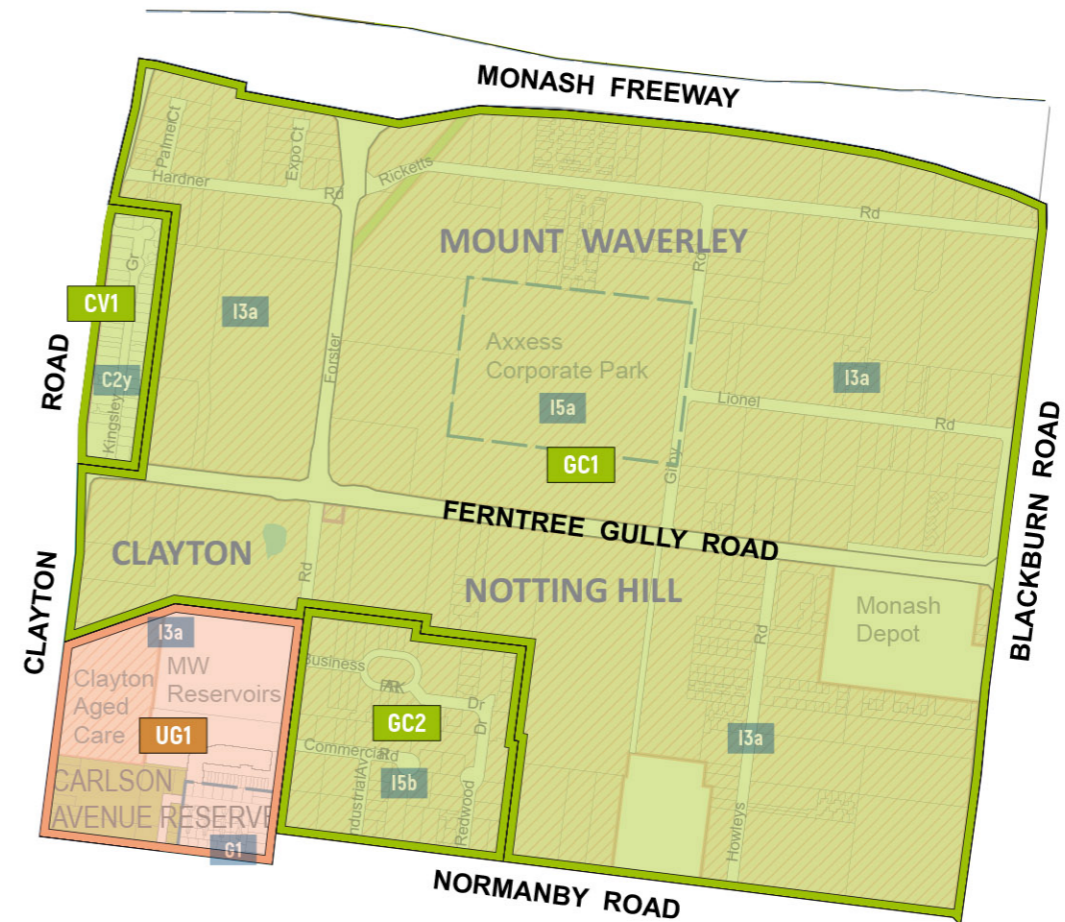
- Protect and retain existing and plant additional tall Eucalypt style species where appropriate to strengthen urban greening, shade and the preferred landscape character.
- Strengthen the streetscape character with tall Eucalypt style street trees.

### GC1 Native garden commercial/industrial tall Eucalypt landscape character

- Encourage a predominance of tall Eucalypt style planting in the landscaped front setbacks combined with activation of these spaces with recreational facilities and outdoor seating for the employment community to utilise during breaks from work.
- Plant additional tall Eucalypt style species in the streetscapes to improve shading and complement the garden style commercial/industrial character.

### GC2 Native garden commercial/industrial tall Eucalypt landscape character

- Retain the established deciduous trees and formal landscape features and style on private land. Additional planting to utilise tall Eucalypt style planting that complement the existing exotic character.
- Plant additional tall Eucalypt style planting in the precinct to increase shade on both private land and in the streetscapes.



#### 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

