

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.

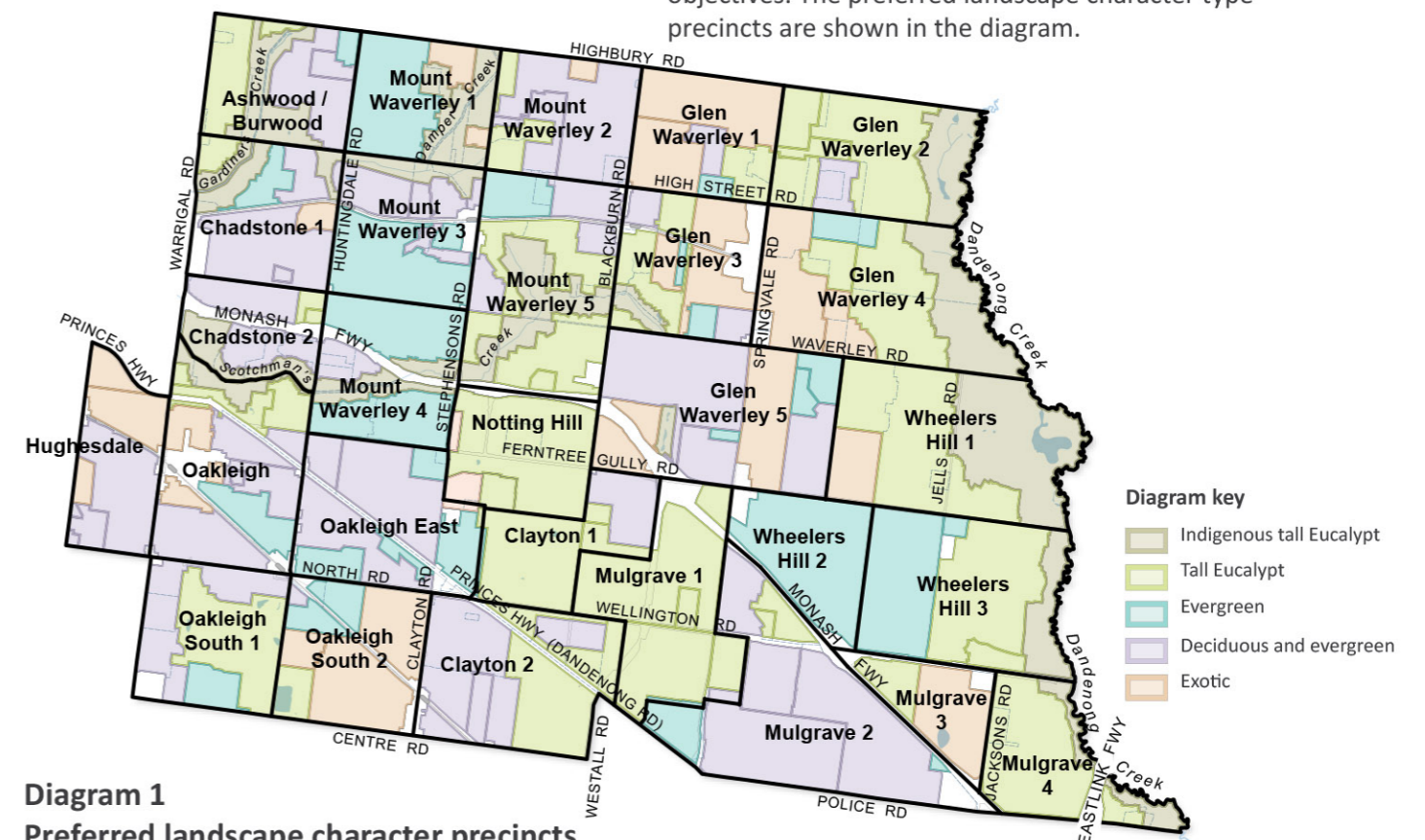
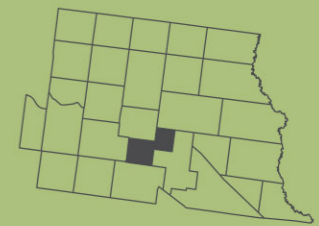
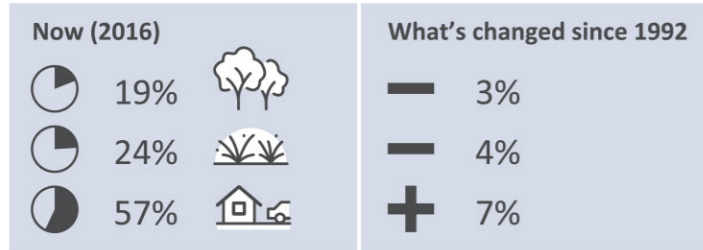


Diagram 1 Preferred landscape character precincts

Clayton 1 (Notting Hill residential) - Existing landscape character



Tree canopy cover



Distinguishing features

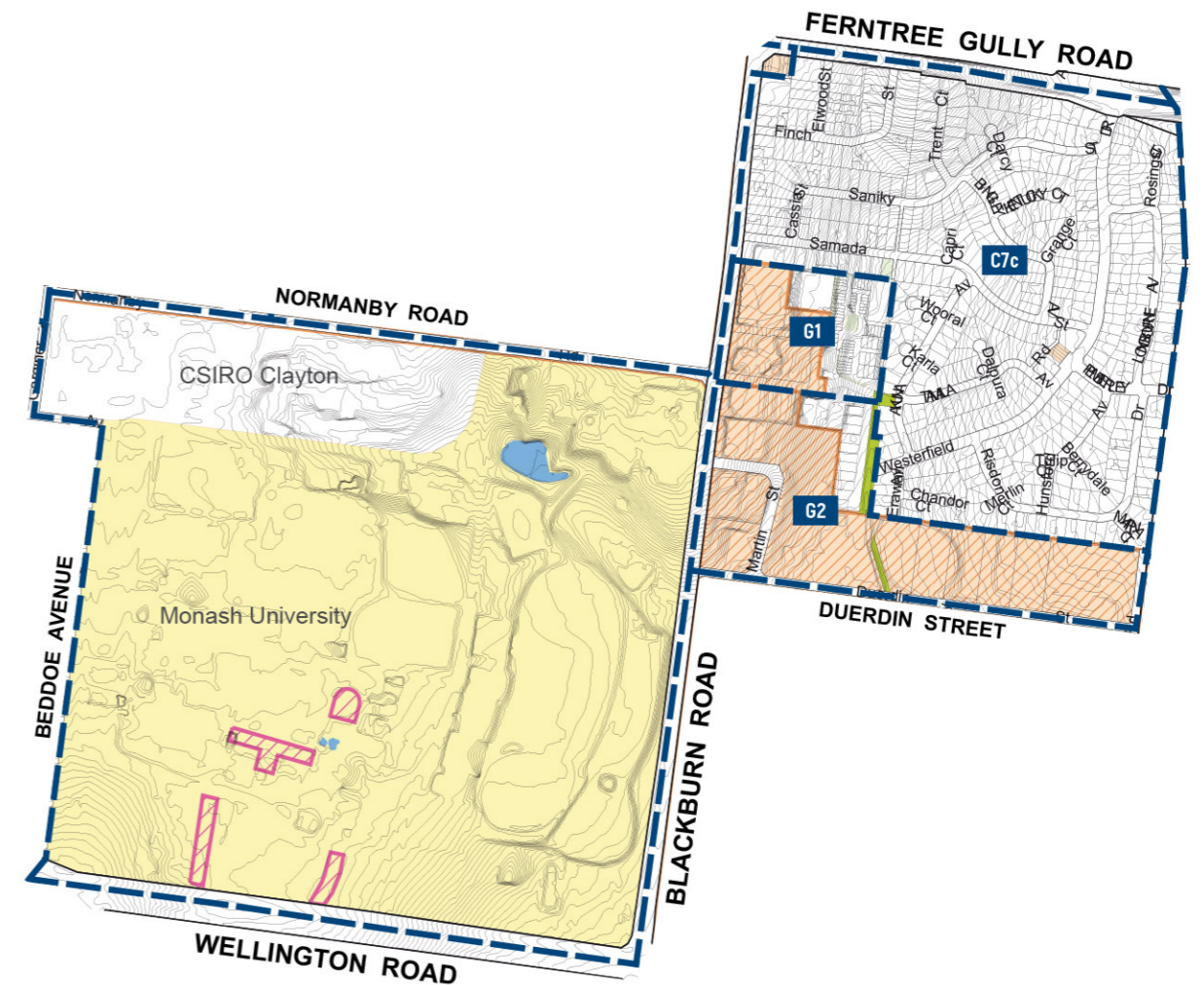
- Forms part of the Monash National Employment and Innovation Cluster.
- Monash University campus has an established native character including with tall Eucalypt style plantings.
- CSIRO Clayton includes well-established native and exotic trees.
- Gently to steeply undulating topography with views to the east.
- Variety of land uses including education, residential, high density residential, business and industrial use.
- High-density residential use with a tall Eucalypt landscape setting, complementing Monash University landscape character.
- Contemporary business and industrial use in tall Eucalypt landscape setting.

C7c Undulating suburban deciduous and evergreen landscape character Characterised by undulating topography with views to the east and presence of emergent large deciduous and evergreen trees on private and public land. Street trees are predominantly evergreen and vary from avenue style plantings through to scattered mixed species. Residential gardens are predominantly exotic with low or no front fences, but with high side fences.

G1 Undulating urban tall Eucalypt landscape character Characterised by scattered Eucalypts with medium to high density housing and planting to the interface between the street and buildings.

G2 Undulating garden commercial/industrial landscape character Characterised by contemporary built form with 20 metre landscaped frontages up to 4 storey height with tall Eucalypts, grassed areas and car parking.

L1 Undulating education tall Eucalypt landscape character Characterised by the tall Eucalypt style planting character of Monash University, established in the late 1960s early 1970s.

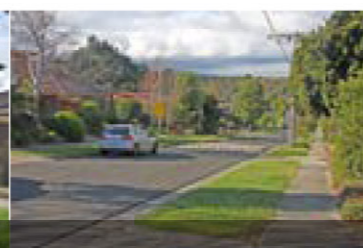
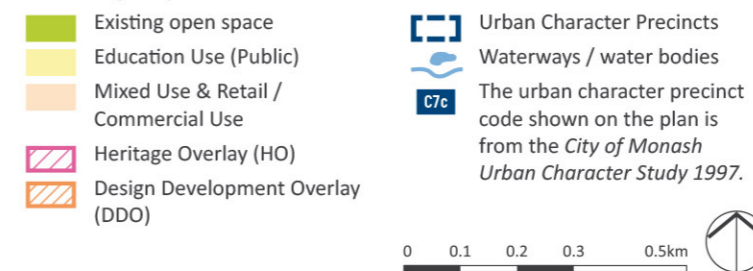


Existing landscape character

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.

Drawing Key



Clayton 1 (Notting Hill residential) - Preferred landscape character



Overall summary of preferred landscape character

- The tall Eucalypt character of Monash University grounds combined with the tall Eucalypt style planting in adjoining major roads contributes to the preferred quintessentially Australian native landscape character in the non-residential areas of this precinct.
- To the north-west, the standard residential areas will be strengthened to achieve predominantly evergreen street trees that complement the predominantly exotic garden styles.

Preferred landscape character for each sub-precinct

GC1 Native garden education tall Eucalypt landscape character

- Monash University campus is well recognised for its distinctive native Australian landscape character that was popular when the university was established in the late 1960s early 1970s and is a key influence on the preferred landscape character.
- Council to advocate for Monash University to retain this distinctive style with a preference for continued dominance of tall Eucalypt style species and to maximise opportunities for greening as the University develops.

GC2 Native garden urban tall Eucalypt landscape character

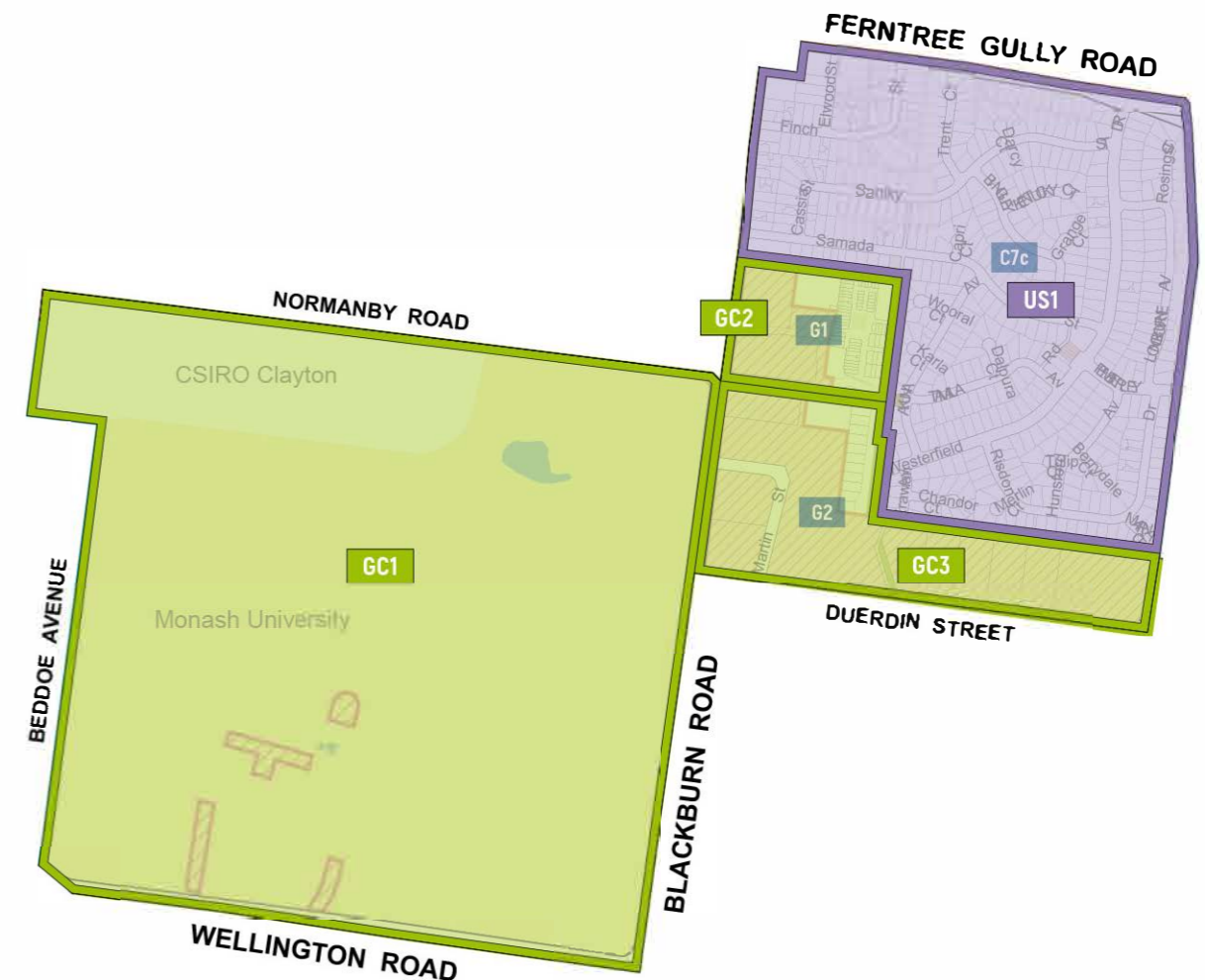
- Retain dominance of tall Eucalypts in the streetscapes and on private land to provide urban greening to high density apartments and buildings as part of the Monash University Business Park.

GC3 Native garden commercial/industrial tall Eucalypt landscape character

- Future landscape setbacks of 10 metres or greater in width to include informal recreational facilities that contribute to the health and wellbeing benefit of future workers, along with a native tall Eucalypt style planting and character.
- Retain and promote planting of additional tall Eucalypt style species in the streetscapes and on private land.

US1 Undulating leafy garden suburban deciduous and evergreen landscape character

- Strengthen the streetscape character with additional large canopy deciduous and evergreen trees to achieve a more consistent avenue style planting.
- Strengthen garden character with additional large canopy deciduous and evergreen trees to increase urban greening and improve the existing character.
- Retain and require low or no front and side fencing, with a preference for planting/garden beds to be used to define the property boundaries.



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

