

# 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.

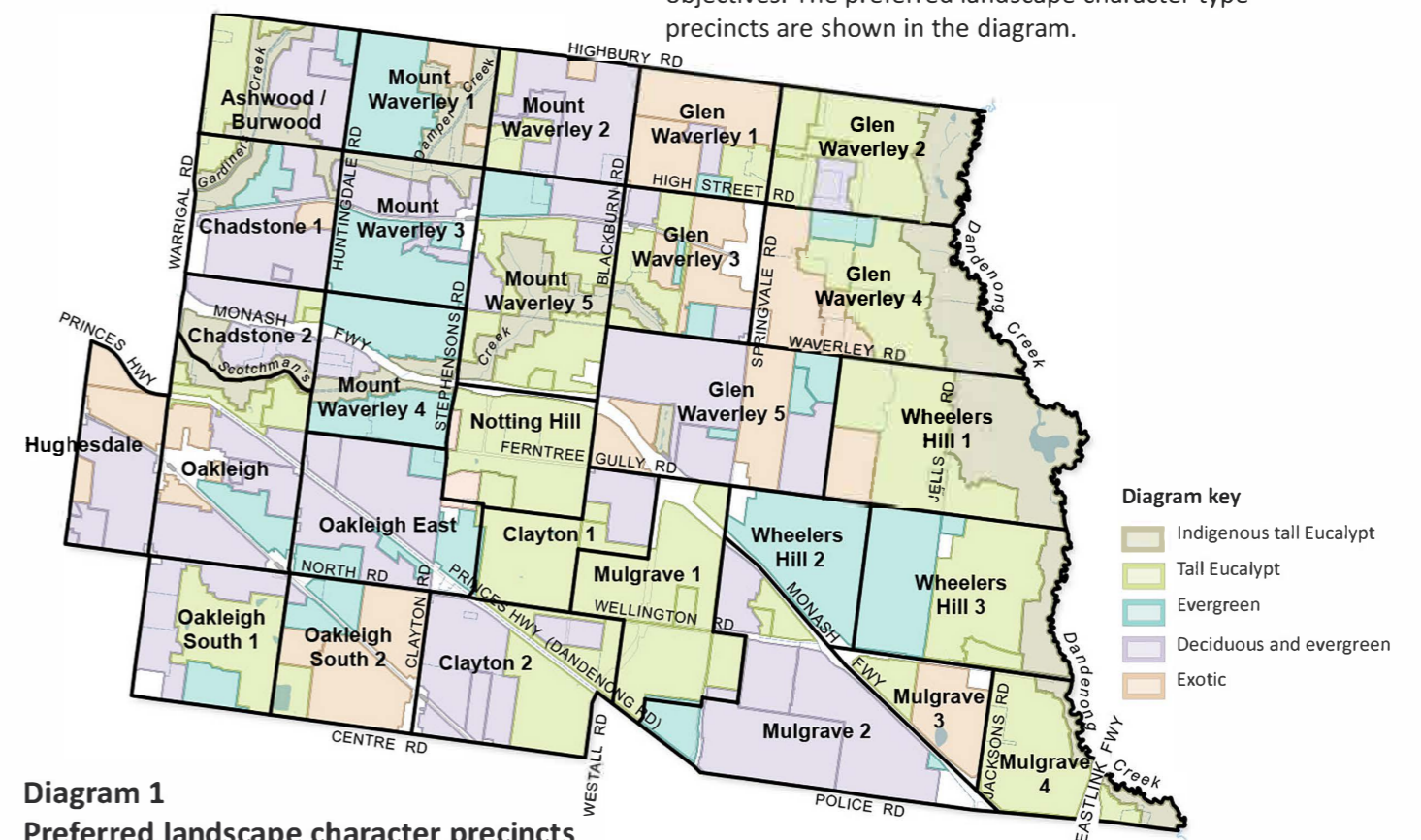
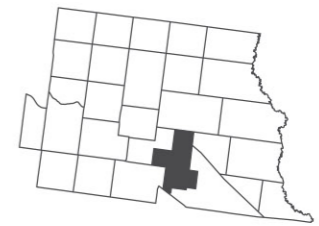


Diagram 1 Preferred landscape character precincts

# Mulgrave 1 - Existing landscape character



## Tree canopy cover

Now (2016)		What's changed since 1992	
	11%		= 0%
	18%		= 0%
	71%		+ 2%

scale industrial land use includes no and limited setbacks and scattered native street trees.

**I3c Garden commercial/industrial landscape character**  
Characterised by native street trees and well-maintained landscaped setbacks with grass and tall Eucalypt style planting. Built form is brick and consistent building heights and the nature strips and the private landscaped setbacks are accessible without fencing.

**I3e Garden commercial/industrial landscape character**  
Characterised by landscaped frontages with Eucalypt style planting with predominantly 2-storey buildings, selected frontages with car parking and limited lengths of fencing. The interface along Garden Road is an overhead transmission easement, and has a harsher industrial character as a result.

## Distinguishing features

- Forms part of the Monash Employment Cluster.
- Large, Medium and Small scale manufacturing, business and industrial land use.
- Relatively flat topography which is suited to this land use type.
- Future Westall Road Reserve runs north south.
- Predominantly evergreen landscape character with Eucalypt style planting.
- 20m setbacks achieve significant landscape frontages.

## Existing landscape character

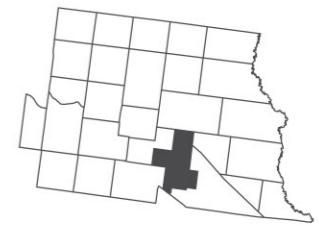
### Summary of architectural character

The post WWII and contemporary, industrial and commercial development built form with large scale 2 to 4 storey simple architectural forms. The setbacks are generally between 7 and 20 metres.

**I3b Garden, suburban and urban commercial/industrial landscape character** This large sub-precinct includes all three industrial character types. The large scale industrial land use in this sub-precinct is of the garden industrial style with large landscaped setbacks with evergreen and deciduous trees. The suburban scale industrial areas have variable setbacks, some with landscaped frontages and others with car parking and native street trees. The urban



# Mulgrave 1 - Preferred landscape character



## Overall summary of preferred landscape character

- Strengthen the tall Eucalypt style native garden character of the public and private realm in this commercial/industrial precinct that is forecast to receive increased urban densities as part of the Monash National Employment and Innovation Cluster.
- Recognise the success of Enterprise Park as an example of preferred tall Eucalypt landscape character type including the integration of the streetscape and the adjoining private landscape setbacks, but with opportunity for these spaces to be better utilised if they are activated. This Strategy proposes the activation of the 10 metre and greater wide landscape setbacks where appropriate. Activation includes the provision of recreation facilities and seating/relaxation areas that can be used by workers during breaks from work within the landscaped setbacks. They could also include outdoor eating areas from adjoining kiosks/cafes.
- The aim is to recognise and make better use of the landscaped setbacks in the large commercial/industrial precincts as a point of difference, particularly in the context of encouraging sense of place and encouraging workers outdoors to exercise during breaks from work. There are examples of this activation already occurring within the commercial/industrial precincts and these recommendations are to promote and encourage this diversification.

## Preferred landscape character for each sub-precinct

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

- Plant additional tall Eucalypt species into the streetscapes to increase cover which may include investigating planting into roadside cutouts where overhead power restricts planting tall trees.
- Progressively remove the small evergreen street trees are replace with large evergreen, deciduous and tall Eucalypt style canopy trees.

- Plant additional large predominantly evergreen trees in the front setbacks to provide shading and greening. Extend the predominantly evergreen tree planting to shade the extensive car parking and hard stand areas to the rear of these large commercial/industrial sites.

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

- Wellington Business Park is recently established.
- Review tree species and increase the presence of tall Eucalypt style species where required to strengthen the native garden character.

### GC3 Native garden commercial/industrial tall Eucalypt landscape character

- Plant additional tall Eucalypt species into the streetscapes to increase cover which may include investigating planting into roadside cutouts where overhead power restricts planting tall trees.
- Progressively remove the small evergreen street trees are replace with large evergreen, deciduous and tall Eucalypt style canopy trees.
- At the interface to the adjoining residential land use the landscape buffer on the private land is to include tall Eucalypt style canopy trees to soften the built form.

### GC4 Native garden commercial/industrial tall Eucalypt landscape character

- Utilise Enterprise Park as a good example of the preferred landscape character for this precinct. Investigate activation of the front setbacks to incorporate recreational facilities and outdoor seating for the employment community to utilise during breaks from work.
- Protect existing trees and plant additional large predominantly native evergreen trees and tall Eucalypt style species to increase the shading to parking areas and in the front landscape setback in any future development proposals.



### 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

