

# 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.

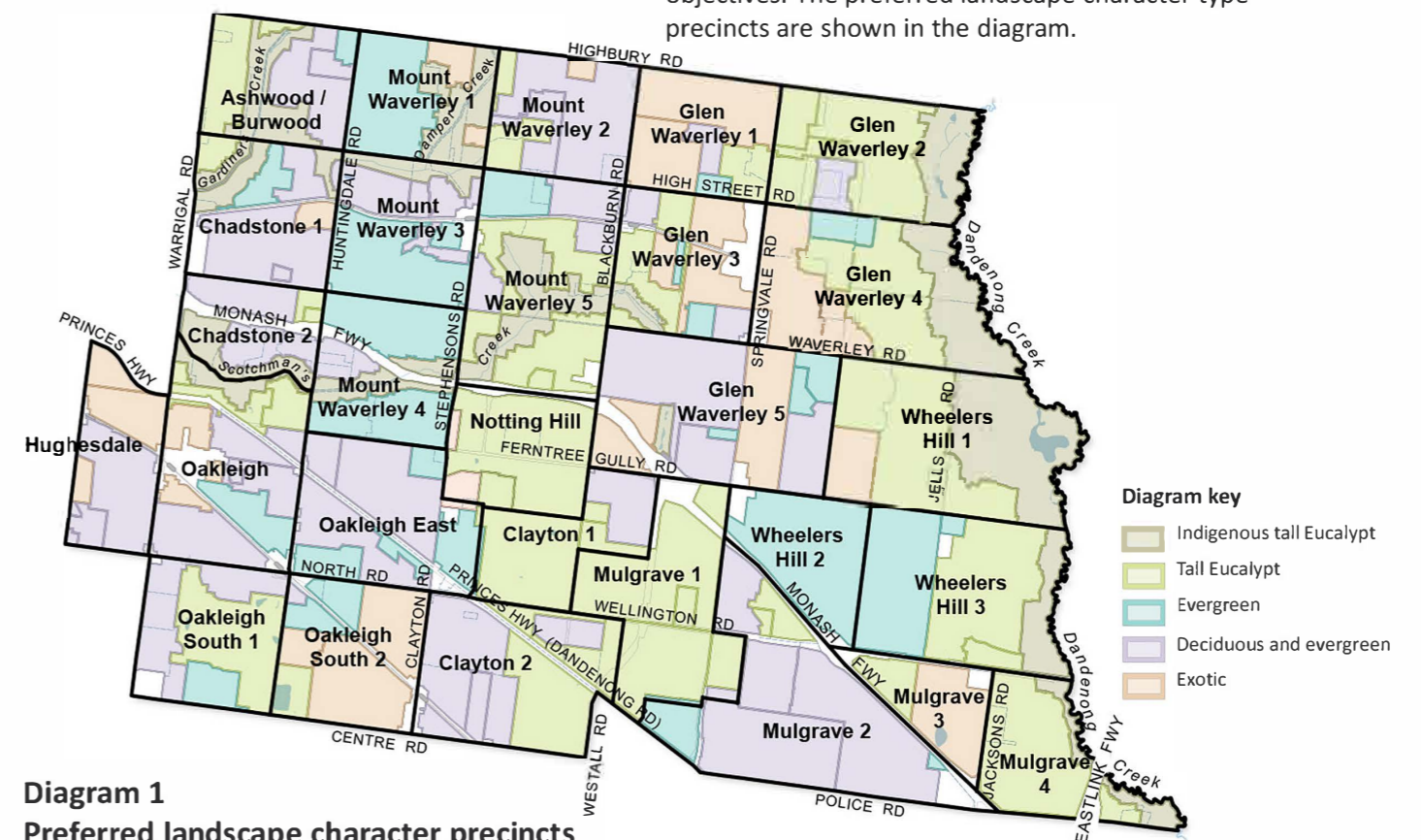
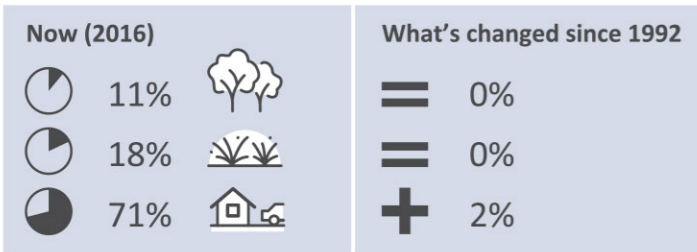


Diagram 1 Preferred landscape character precincts

# Clayton 2 - Existing landscape character

## Tree canopy cover (industrial precinct only)



## Distinguishing features

- Forms part of the Monash Employment and Innovation Cluster.
- Medium to large-scale manufacturing, business and industrial land use.
- Standard and medium density residential use.
- Fregon Reserve has a predominantly native landscape character.
- Railway reserve and some established native trees.
- Monash University directly adjoins this precinct.
- Monash Medical Centre is a key employment focus in this precinct.

## Existing landscape character

### Summary of architectural character

The industrial architectural character are predominantly post WWII buildings, varying from industrial sheds with distinctive saw tooth roof lines to smaller brick warehouses. South of Princes Highway the buildings are simple in form and set within paved areas. Residential character is a mix of post war single storey weatherboard and brick dwellings.

**B1m Established suburban compact exotic landscape character** Characterised by established exotic gardens including productive landscapes and small deciduous and evergreen trees, combined with consistent avenue

style street tree plantings of mainly small deciduous and evergreen trees. The compact character complements the predominantly single storey dwellings with 2-storey dwellings being more visible in the precinct.

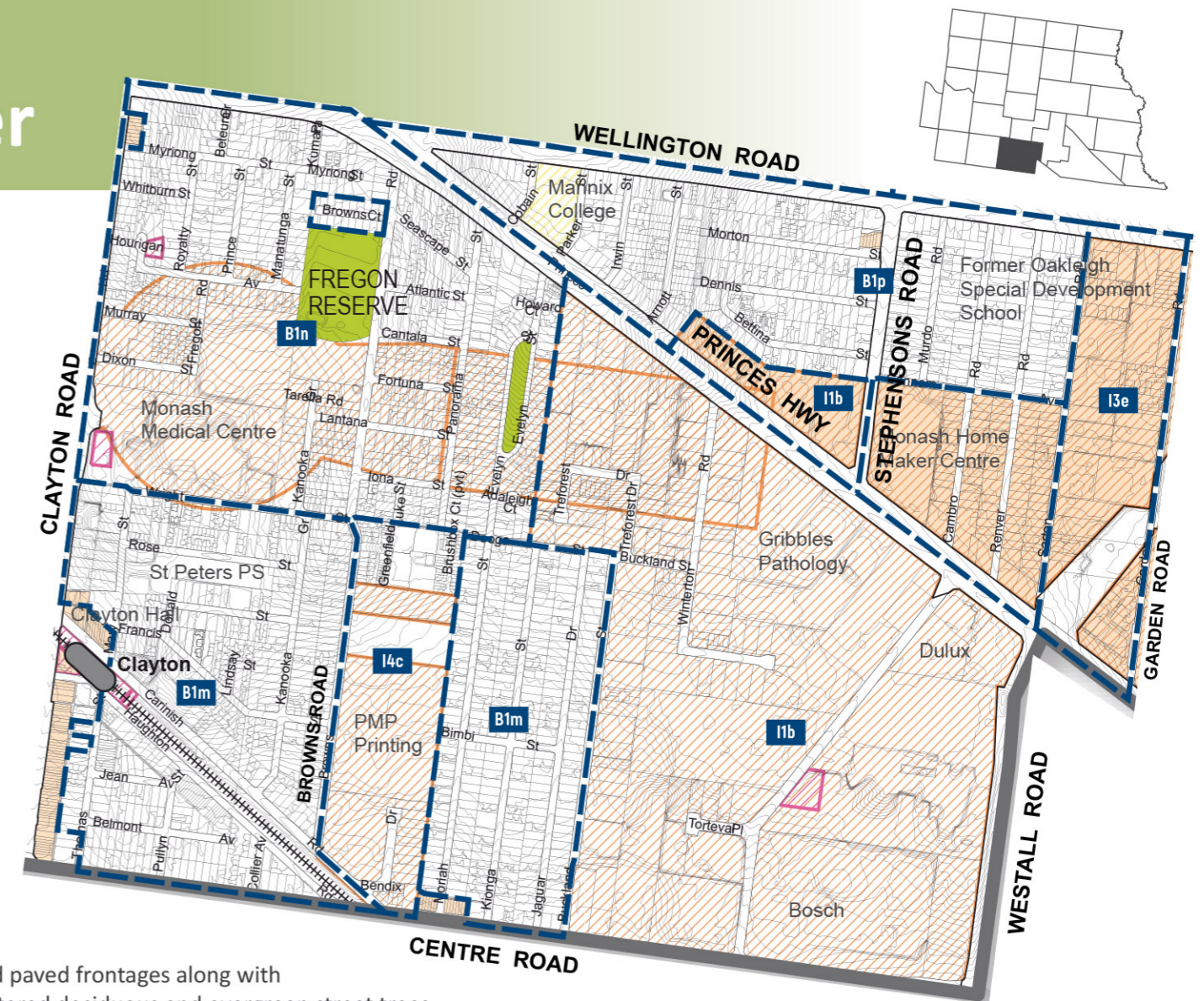
**B1n Established suburban exotic landscape character** Characterised by predominantly low exotic gardens along with some larger emergent trees including some characteristic Oak trees on private and public land. Mixed deciduous and evergreen avenues of street trees are planted into wider naturestrips, which complement the increasing presence of medium density housing near to the Monash Medical Centre.

**B1p Established suburban exotic landscape character** Characterised by a combination of avenues and scattered plantings of evergreen and deciduous street trees with open gardens, many with open lawn and trees with no or low front fences. Scattered large deciduous and evergreen trees are present in the private gardens however the majority of trees are small to medium size in scale with predominantly single storey dwellings. While it is predominantly detached dwellings there is some medium density housing associated with Monash University and contemporary 2-storey dwellings.

**I1b Suburban commercial/industrial landscape character** Characterised by 1 to 2-storey large simple built form with a combination of landscaped frontages and hardscape frontages with small to medium evergreen native trees in the streets and in some landscaped frontages.

**I2c Urban commercial/industrial landscape character** Characterised by single storey predominantly brick factories with no or minimal setbacks creating a functional and urban landscape character with no street trees, maximising opportunities for parking and vehicle movement.

**I4c Suburban commercial/industrial landscape character** Characterised by both small and medium scale industrial built form and a combination of landscaped and

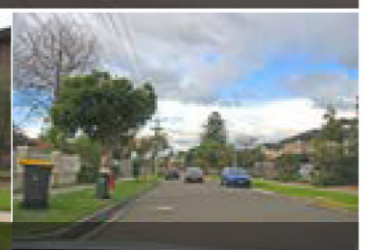
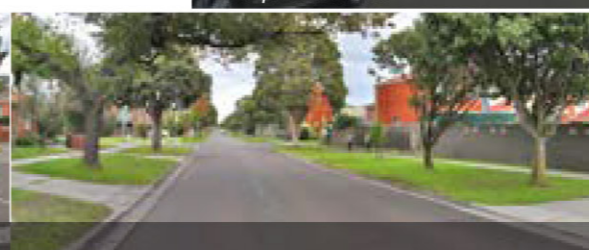
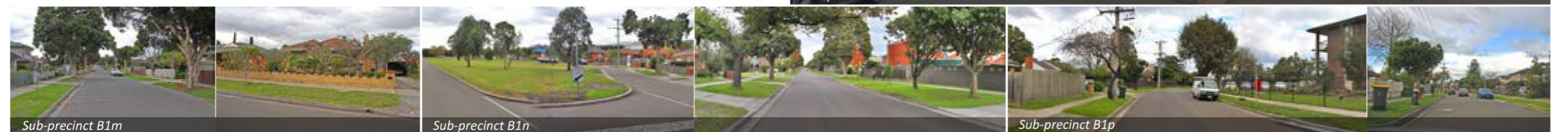
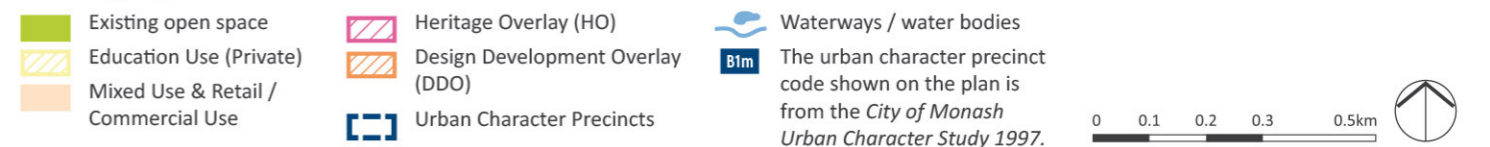


hard paved frontages along with scattered deciduous and evergreen street trees.

**I3e Garden 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.

### Drawing Key



# Clayton 2 - Preferred landscape character

## Overall summary of preferred landscape character

- Expand the tall Eucalypt landscape character style within the Monash National Employment and Innovation Cluster to complement the established Australian native landscape associated with the Monash University campus and business park precinct.
- Strengthen the exotic landscape character in the residential precincts as a contrast to the employment areas as urban densities increase.

## Preferred landscape character for each sub-precinct

### GC2 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 canopy trees in the streetscapes to increase shading and strengthen the preferred character.

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### GSC1 Gently undulating leafy employment/residential deciduous and evergreen landscape character

- Within the context of future change and intensification of use as part of the Monash National Employment and Innovation Cluster, protect and retain the existing established large canopy trees into future site layout and designs.
- Plant large canopy deciduous and evergreen trees on private land as the site redevelops to improve urban greening and shade in the context of higher density employment and residential development.

### GSC1 Gently undulating leafy garden urban tall Eucalypt landscape character

- Plant new predominantly tall Eucalypt style planting on private land as the area redevelops to higher densities to increase urban greening.
- Plant predominantly tall Eucalypt style street trees in the streetscapes to increase shade and urban greening in the context of higher density living as part of the Monash National Employment and Innovation Cluster.

### GSU2 Gently undulating leafy urban deciduous and evergreen landscape character

- Retain and protect existing deciduous and evergreen trees where feasible and plant additional large deciduous and evergreen trees to maximise urban greening as urban densities increase in this sub-precinct.
- Plant additional large deciduous and evergreen canopy trees in the streetscapes as a priority to strengthen the Garden City character in the context of forecast increased urban densities.

### GSU3 Gently undulating leafy urban deciduous and evergreen landscape character

- In anticipation of forecast growth and increased development as part of the Monash National Employment and Innovation Cluster, ensure protection of all large canopy trees, including the large oak trees scattered through this sub-precinct.
- Plant additional large canopy deciduous and evergreen trees on private land as sites redevelops to improve urban greening and shade in the context of higher density living associated with the Monash Medical Centre.
- Plant additional large canopy deciduous and evergreen street trees to improve urban greening and strengthen the Garden City character as urban density increases.

### GSU4 Gently undulating leafy urban deciduous and evergreen landscape character

- Retain and protect existing deciduous and evergreen trees where feasible and plant additional large deciduous and evergreen trees to maximise urban greening as urban densities increase in this sub-precinct as part of the Clayton Activity Centre.
- Plant additional large deciduous and evergreen canopy trees in the streetscapes as a priority to strengthen the Garden City character in the context of forecast increased urban densities.

### GSU5 Gently undulating leafy urban deciduous and evergreen landscape character

- Retain and protect existing deciduous and evergreen trees where feasible and plant additional large deciduous and evergreen trees to maximise urban greening as urban densities increase in this sub-precinct.
- Plant additional large deciduous and evergreen canopy trees in the streetscapes as a priority to strengthen the Garden City character in the context of forecast increased urban densities.



### 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

