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256-262 Huntingdale Road Huntingdale



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BARBER

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Barber recognises
the traditional
custodians of the
places in which
we work and
their continuing
connection to the
land and waters.

We pay our
respects to Elders
past, present and
emerging.

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Neighbourhood Context

The site is in the Oakleigh Ward in south of the City of Monash local government area. To the west it is bordered by an area of commercial / light industry that runs along the northern edge of the Pakenham and Cranbourne Rail line.

The site is located on a principal road running north-south and two local streets running east along its northern and southern boundaries. Other than the industry to the west the site is bordered completely by low rise, and low density houses and apartments.

Mature street trees planted in reservations are more sporadic directly surrounding the site, becoming more regular further north and south along Huntingdale Road and along the local roads of Ross and Berkeley Street. Trees along the near stretch of Berkley Street are somewhat less mature.

This presents an opportunity to enhance the tree canopy within the subject site and along its interfaces.

The site is very well connected to transport links as shown by the map opposite. It will be important to ensure fluid circulation is a principle outcome of any development.

[Map courtesy of Warren & Mahoney]

Bus

- Route 702 to Oakleigh (Loop)

Train

- Cranbourne and Pakenham Lines from Huntingdale Station

Bike

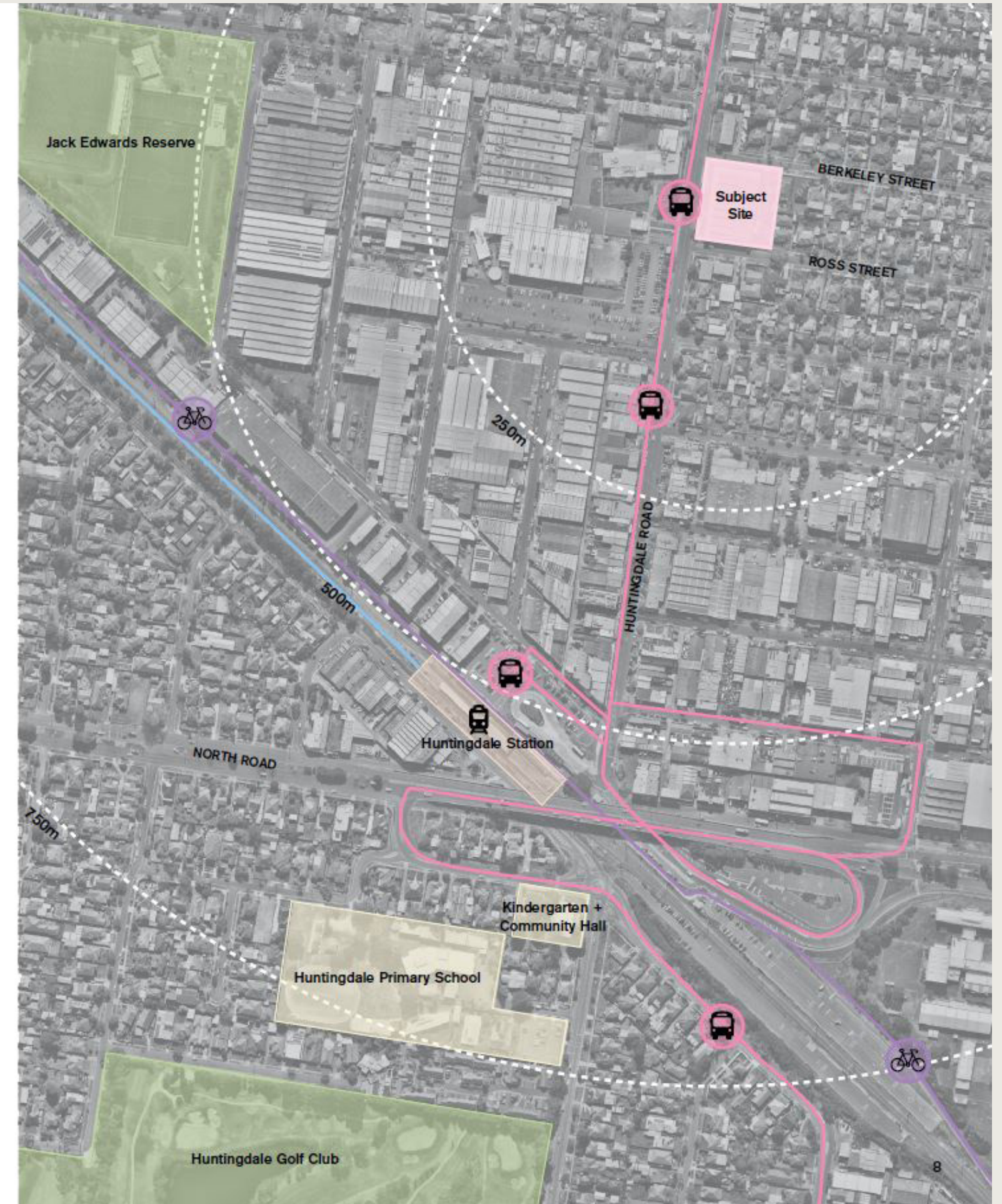
- Djerring Trail Bike Path (alongside rail)

Walk

- 5 min walk (500m) to Huntingdale Road Shops
- 9 min walk (700m) to Huntingdale Station
- 20 min walk to Huntingdale Primary School

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Neighbourhood Context

The site is zoned as a residential growth area, making use of its proximity to major transport links, location on a principal road and the redevelopment potential of the ageing light commercial building stock.

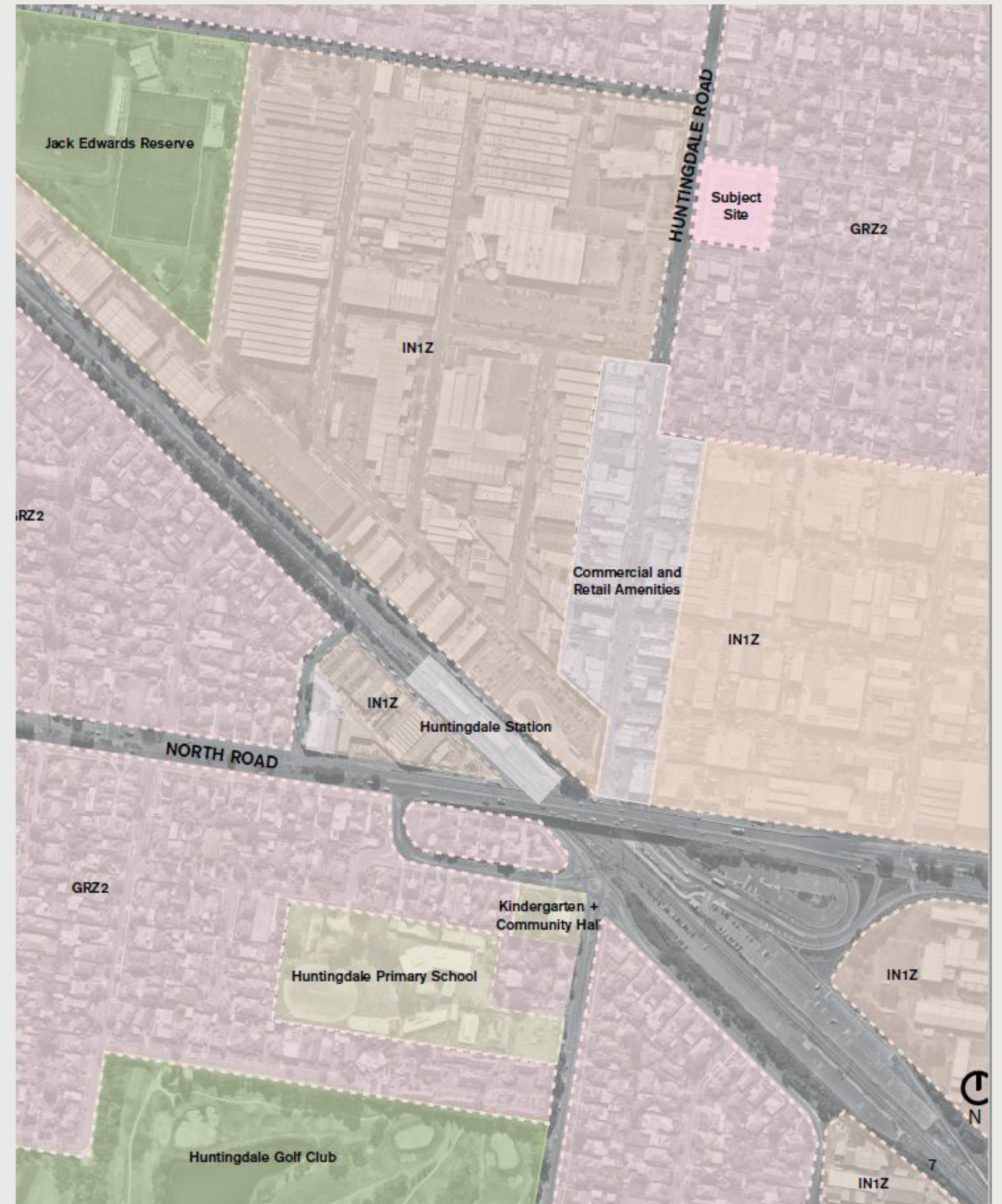
[Map courtesy of Warren & Mahoney]

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Legend

-  Industrial Zone
-  Commercial and Retail Precinct
-  Education
-  Green Space
-  Subject Site

Warren and Mahoney Architects Australia Pty Ltd | Concept Black



Neighbourhood Character

The City of Monash identifies 'Garden City' as its current (and currently preferred) urban form character. This is embodied by "leafy, low-rise suburbs with well vegetated private gardens and wide streets with street trees".

Eight character sub-types were identified by the Monash Urban Character Study, 1997 and subsequent Neighbourhood Character Review 2014.

The subject site is located within the 'Garden City Suburbs (Southern)' sub-type. This is typified by:

- Modest dwellings with simple pitched roof lines and articulated facades
- Generous spacious, open, landscaped character garden suburban settings
- Tall canopy trees
- _ Soft quality of streets derived from the wide nature strips and street tree plantings

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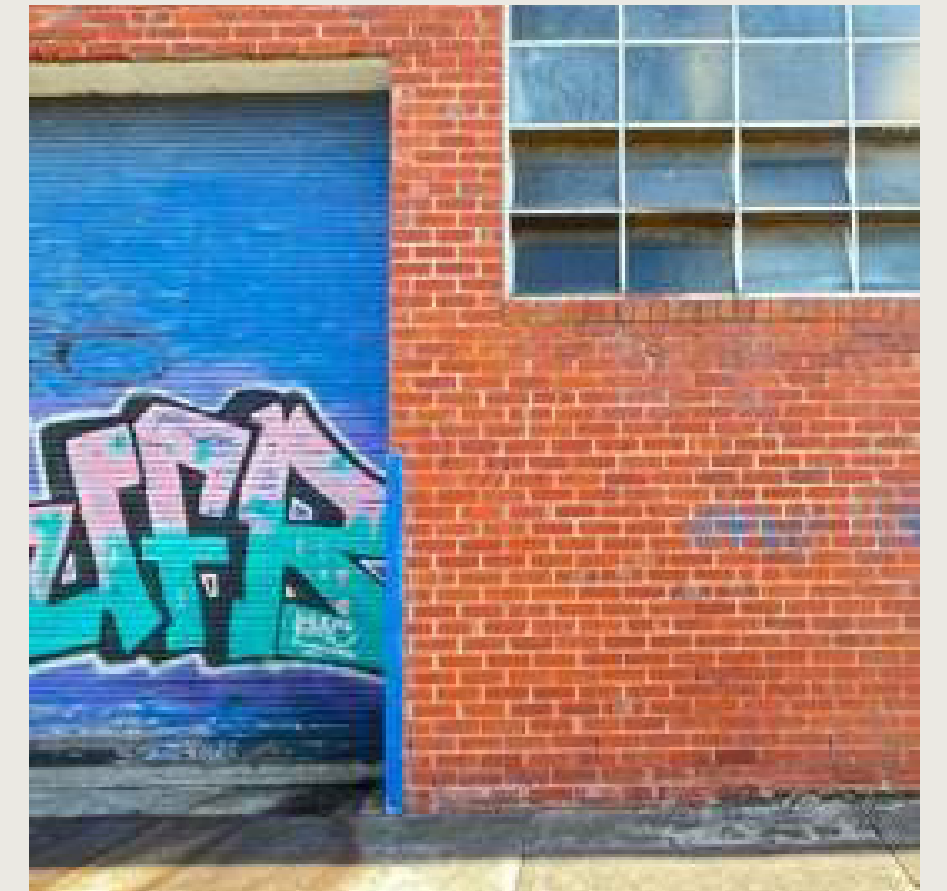
01. Native street frontage planting



02. Neighbouring street frontage with set-back



03. Neighbouring street frontage and nearby business



04. Contemporary and villa style residences

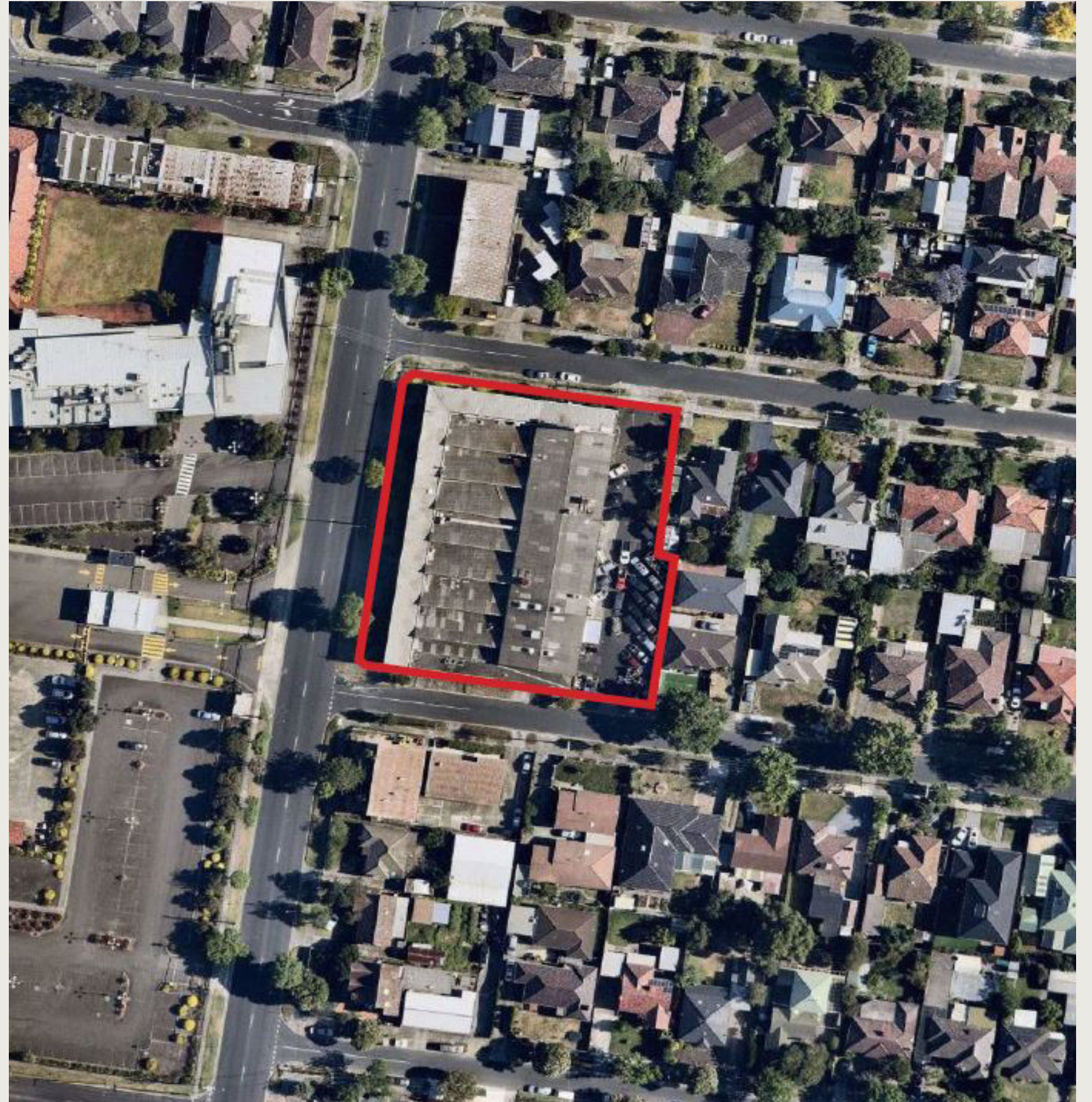
Site Analysis

The subject site 4,129m², currently commercial / light industrial, two storeys high. The facade is set back from Huntingdale Road behind low and medium shrubs 0.5-2m tall approximately. The facade along southern interface with Ross Street is on the boundary, presenting a solid continuous red brick wall and high steel fence to the parking area.

There are only three street trees in the reservations bordering the site, two along Huntingdale Road and one on Ross Street. There are a number of small to medium trees and shrubs within the boundary of the site itself, along the outer edges (east, north and west).

The site is most elevated in the north eastern corner in the area of the existing crossover on Berkeley Street, there is a 2.5 - 3M drop in elevation between here and the south-west corner of the site on the junctions of Huntingdale Road and Ross Street. This is most significant for the change in grade running along the interface with Huntingdale Road.

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Pre-European Settlement | Ecological Vegetation Classification

Prior to European settlement / development the site was Grassy Woodland (EVC175).

The character species of EVC175 are:

Eucalyptus radiata _ Narrow-leaf Peppermint; and
Allocasuarina verticillata _ Drooping Sheoak

Other notable species include:

Acacia paradoxa _ Hedge Wattle;
Leptospermum continentale _ Prickly Tea Tree;
Exocarpus cupressiformis _ Cherry Ballart; and
Poa siberiana _ Grey Tussock-grass



Eucalyptus radiata _ Narrow-leaf Peppermint



Allocasuarina verticillata _ Drooping Sheoak



Leptospermum continentale _ Prickly Tea-tree

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Acacia paradoxa _ Hedge Wattle



Exocarpus cupressiformis _ Cherry Ballart



Poa siberiana _ Grey Tussock-grass

Ecological Vegetation Classification

Further species within the Grassy Woodland EVC which could be considered for planting include:

Dichondra repens _ Kidney Weed

Microlaena stipoides var. *stipoides* _ Weeping Grass

Themeda trianda _ Kangaroo Grass

Acrotriche serrulata _ Honey Pots

Comesperma volubile _ Love Creeper

Xanthorrhoea minor ssp. *lutea* _ Small Grass-tree

Other remnant EVCs local to the site

EVC48 Heathy Woodland

EVC55 Plains Grassy Woodland

EVC127 Valley Heathy Forest

EVC128 Grassy Forest

EVC164 Creekline Herb-rich Woodland

EVC881 Damp Sands Herb-rich Woodland / Heathy Woodland Mosaic

EVC937 Swampy Woodland

Species within other remnant EVCs local to the site which could be considered for planting include:

Eucalyptus ovata _ Swamp Gum

Eucalyptus viminalis _ Manna Gum

Banksia Marginata _ Silver Banksia

Eucalyptus camaldulensis _ River Red Gum

Hardenbergia violacea _ Purple Coral-pea

Poa labillardierei _ Common Tussock-grass

Austrostipa mollis _ Supple Spear-grass



Dichondra repens _ Kidney Weed



Microlaena stipoides _ Weeping Grass



Themeda trianda _ Kangaroo Grass



Acrotriche serrulata _ Honey Pots



Comesperma volubile _ Love Creeper



Xanthorrhoea minor ssp. *lutea* _ Small Grass-tree

Desired Character | Council Guidelines, Plans and Policies

The site is subject to the following planning overlays:

EAO - Environmental Audit Overlay

RGZ5 - Residential Growth Zone | Schedule 5

Adjoining / nearby overlays are:

TRZ2 - Principal Road Network

IN1Z - Industrial 1

DDO1 - Design Development Overlay

HO43 - Heritage Overlay

RGZ Schedule 5 relates specifically to the subject site. This is because this is one of the first developments locally to propose making use of increased building height allowances in the current planning scheme. The development therefore sets an arguably important precedent and is subject to site specific expectations from council.

Directions within the Schedule of relevance to the proposed landscape design are:

- A focus on increasing vegetation and green space
- Softer more porous interfaces achieved through planting
- Tree screening of adjoining residences
- Diverse and interesting street scape with adequate sunlight
- Minimising hard paving

More generally in reference to the Garden City Suburbs (Southern) preferred character the Monash Planning Scheme calls for:

- Low rise apartment development to be within generous open space that is well landscaped and retains the 'open landscape character' of the garden suburban setting.
- Maintenance of setbacks from at least one boundary and from the rear of the site.

- Front fences to be low to enable vegetation to be visible from the street, allowing clear views of buildings and giving the street an open quality.

- Fencing to complement the architecture of the building in design, colour and materials.

- Existing mature trees and shrubs within properties to be retained and additional tree planting proposed to gradually create a tree canopy in the private domain, including at the rear of properties.

- Creation of a visually permeable buffer between the development and street.

- The soft quality of the street is derived from the wide nature strips and street tree planting to be maintained by ensuring that there is only one crossover per lot frontage.

Overall there is a strong emphasis on the protection of existing canopy and street trees, softening of the built form and integration with the street scape and surrounding character.

Directions relating to canopy trees include:

- Character is trees with spreading crowns which provide a soft, green, leafy, visually appealing environment.
- Development is adequately set back from existing and proposed trees to ensure their protection and longevity
- Semi-mature canopy trees with spreading crowns to be planted as part of any new development in open spaces, along boundaries and in front setback areas.
- Existing mature trees should be retained and additional tree planting proposed to gradually create a canopy in the private domain including at the rear of properties.

Softening and integration is also promoted through fencing policies such as:

- High fencing to be avoided
- Maintenance of open character of streetscapes and low fencing patterns
- Retaining views of the architecture of the building
- Ensuring buildings address and connect to the street.
- Facilitating passive surveillance and social interaction

between the street, front yards and the dwelling.

Other directions relating to landscape include encouragement of productive gardens particularly within larger residential developments, and the planting of indigenous vegetation.

The scheme also references the Urban Design Guidelines for Victoria 2017 which contain specific public realm design requirements relating to planting that can be applied to the landscaped interface zones of the proposal to achieve the same safety and amenity outcomes, such as under Objective 6.3:

- Foliage free zones between 600mm and 2500mm from the ground allow clear sight lines and eliminate opportunities for concealment.

- In areas behind a non-climbable fence or screen, plantings may be greater than 600mm, as the fence provides protection.

The Monash Urban Landscape Character and Canopy Vegetation Strategy identifies the canopy vegetation local to the site as 'Deciduous and Evergreen' (the other categories being: Indigenous tall Eucalypt; Tall Eucalypt, Evergreen; and Exotic).

As well as typical species, criteria are given for suitable canopy vegetation types such as:

- Minimising use of eucalypts, other than Corymbia and Angophora Sp.
- Any evergreen Spp. used preferred to have large textural or glossy green leaves to compliment the deciduous trees
- Shrubs and groundcover to preferably have a greener, more exotic character (however can include native and indigenous species)

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"Garden City" Character



Street tree canopy and nature strip planting



“

In today’s world the built environment should be consolidated around the human condition. If we comprehend the specific needs of people, their daily behaviours, their duties and journeys then we can shape [envirnments] that please them and makes them feel grounded, calm and uplifted.”

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Barber Landscape Design Principles

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Provenance

For a landscape to be experienced and felt, it needs a sense of place. We seek to deeply understand the original fabric of a site, as well as the architectural built form. From climate and topography to history and locality, this understanding informs and inspires a sensitive and authentic response.

Health and Wellness

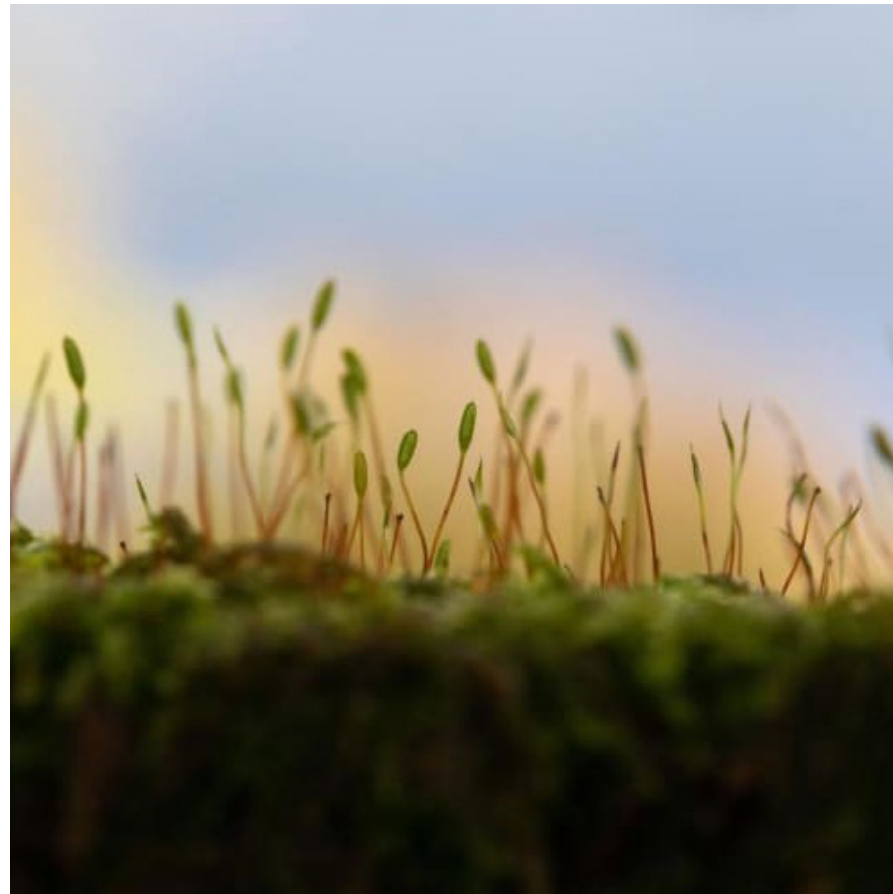
Nature's role in our wellness is central to Barber's practice, as both a personal passion for Sam and a key driver in our landscape responses. Whether it's respite or restoration, we pursue subtle tailored landscapes that provide harmony and ease, reducing stress, enhancing wellbeing and healing through materials, colour and texture.

Collaboration

Relationships are key to creating a harmonious connection between people and nature. Every Barber project is a collaboration, with clients, specialist practitioners, craftspeople and growers. Low on ego, Barber's personal connection with our clients and contractors are at the heart of our ability to create successful and unique natural spaces that feel good.

Creative Pragmatism

We are experimental but grounded in pragmatism. Our consistency of approach is balanced by what we call our "unique creative". Rather than impose a formulaic house style, we always strive for new creative expressions unique to client and site. Rooted in deep practical knowledge, they are delivered with an open, honest and no-nonsense approach.

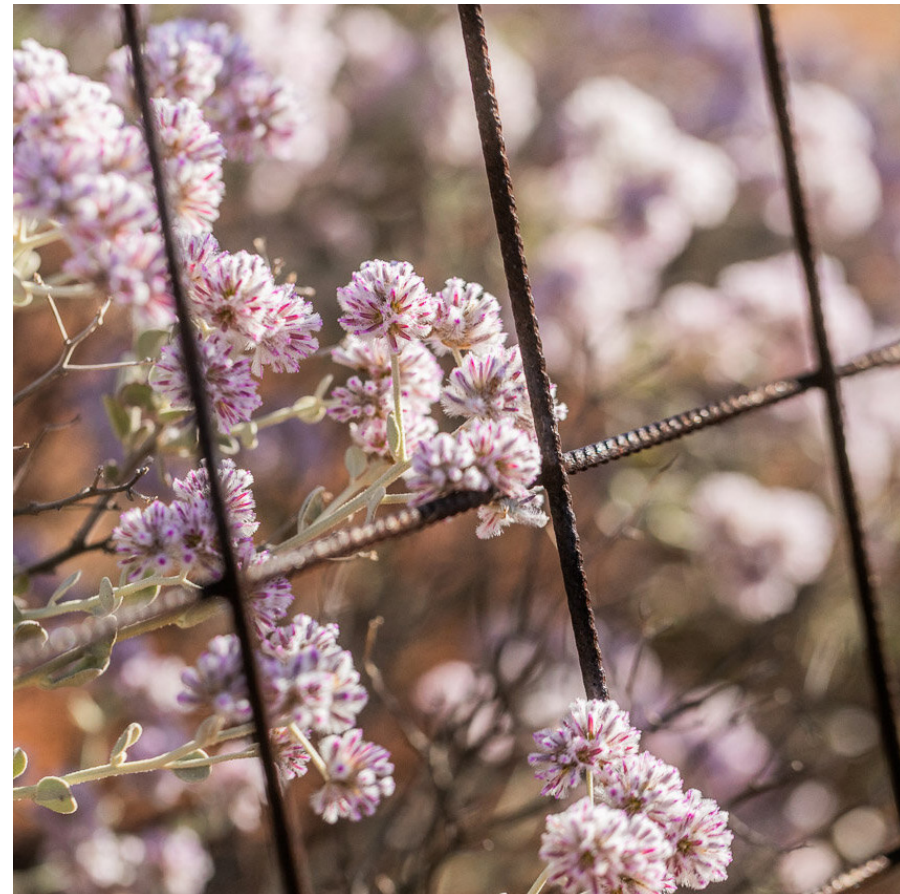


Barber Landscape Design Principles

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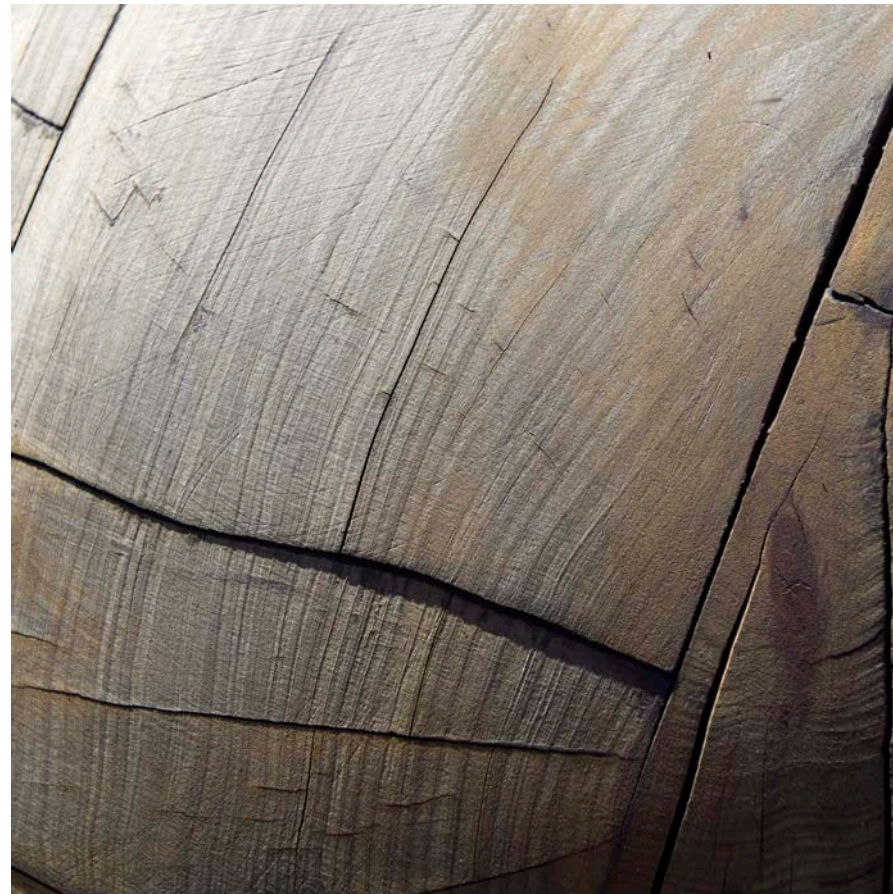
Rewilding

Opportunities exist on every site, from urban to rural, to echo or to fully embrace the wilderness once present. We have built our rewilding know-how through experience, study and collaboration with experts and growers. We bring to each project bespoke strategies to reference, restore or harmoniously blend indigenous ecosystems within contemporary design.



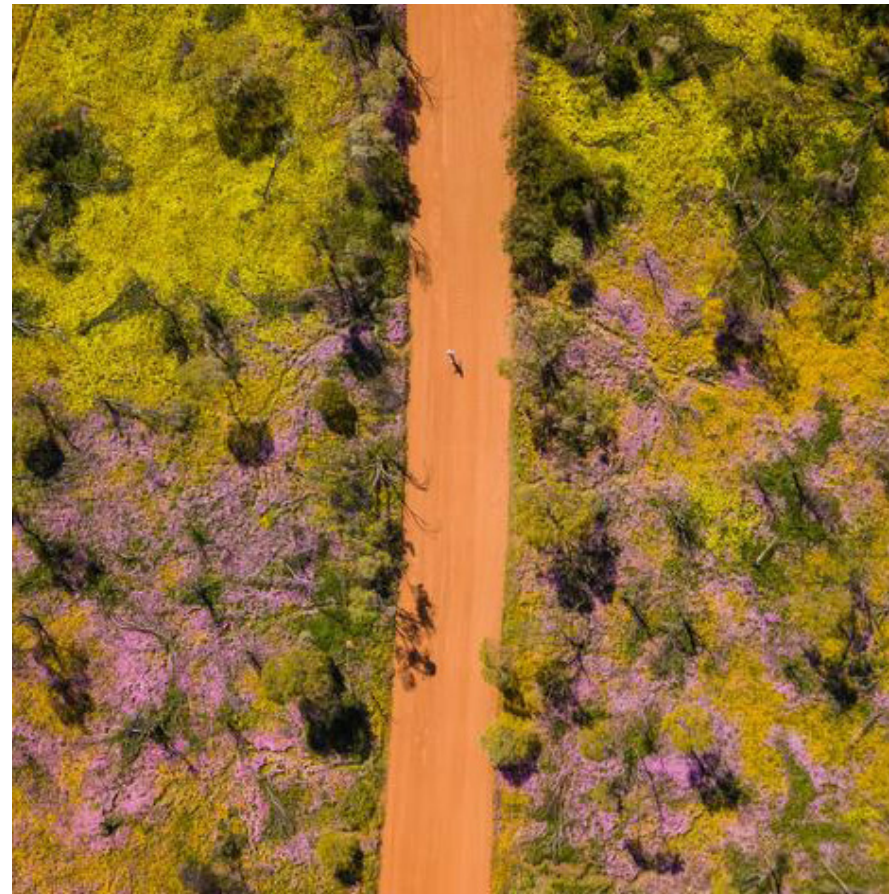
Materiality

Our landscapes are designed to endure, providing sanctuary and refuge long into the future. Trees grow, materials weather, this is all part of the design, where materials are not only selected to last but to reflect some of the changing landscape around them. We work closely with suppliers and installers to ensure that the highest standards of quality and craftsmanship are met in assembling these elements.



Connections

A site must function as a unified, harmonious system. By working from a whole-of-site perspective we allow the connections and interdependencies to reveal themselves, becoming the underlying foundation of our design responses. This philosophy goes beyond physical movement around site, considering also visual, social and human-nature connections.



Restoration

Landscape has long played a role in healing, by mechanisms that are only recently fully understood. Our approach has always focused on the ability of environments to nurture, invigorate and support. Paying attention to the social fabric around us has made clear the increasingly deep need for restorative support, our work's contribution to this is more important now than ever before.



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Active Recreation

Our pursuit to enhance and support wellbeing includes a commitment to provide opportunities within the landscape for physical movement and social interaction. Dedicated zones with multiple uses and sculptural forms, encourage occupants to engage in functional strength workouts, body weight movements, strength and conditioning, yoga practice and children's play.



Passive Recreation

Consistent with our theme of connectivity between people and nature, we create zones for congregation, socialisation and integration. Multifaceted and evocative environments that are used to support interactive, low heart rate activities such as Grounding, Thai Chi, Chess, Gardening and other social pursuits.



Cognitive Restoration

There are qualities of a landscape that can restore a tired mind. By designing spaces that give refuge, engender fascination and provide a feeling of "being away", people have the opportunity to use the landscape to down regulate, recharge and de-stress. Quiet moments in the garden for meditation and effortless attention.



We value space because of its power to organize, promote pleasant relationships between people of different ages, create a handsome environment, provide changes, promote choices and activity, and its potential for sparking all kinds of social, effective, and cognitive learning.

All this contributes to a sense of well-being and security in people.

we think that the space has to be a sort of aquarium which mirrors the ideas, values, attitudes, and cultures of the people who live within it.”

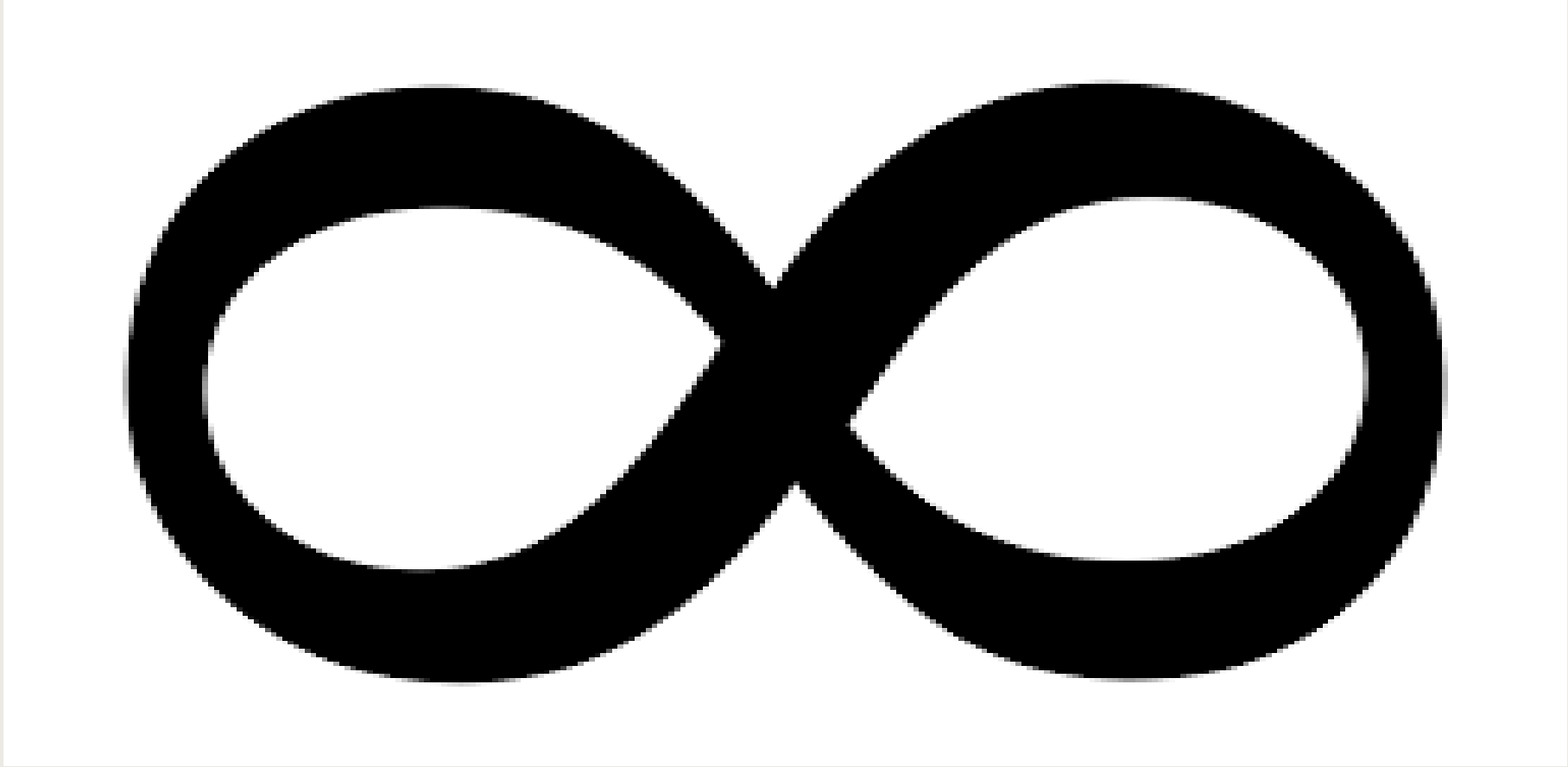
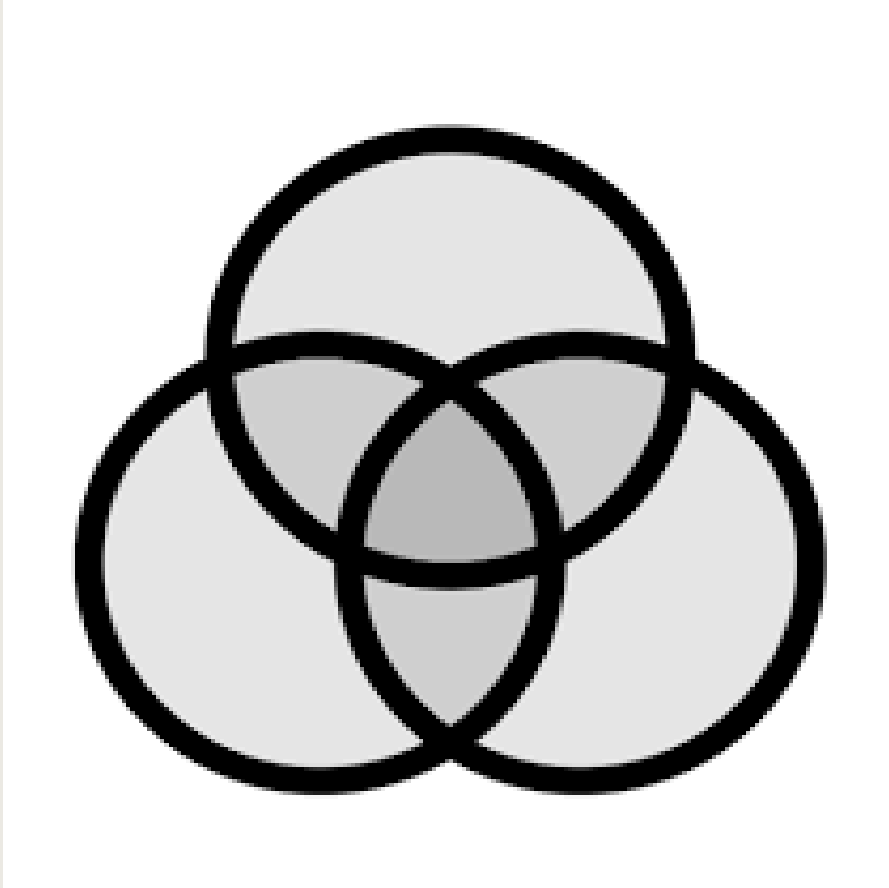
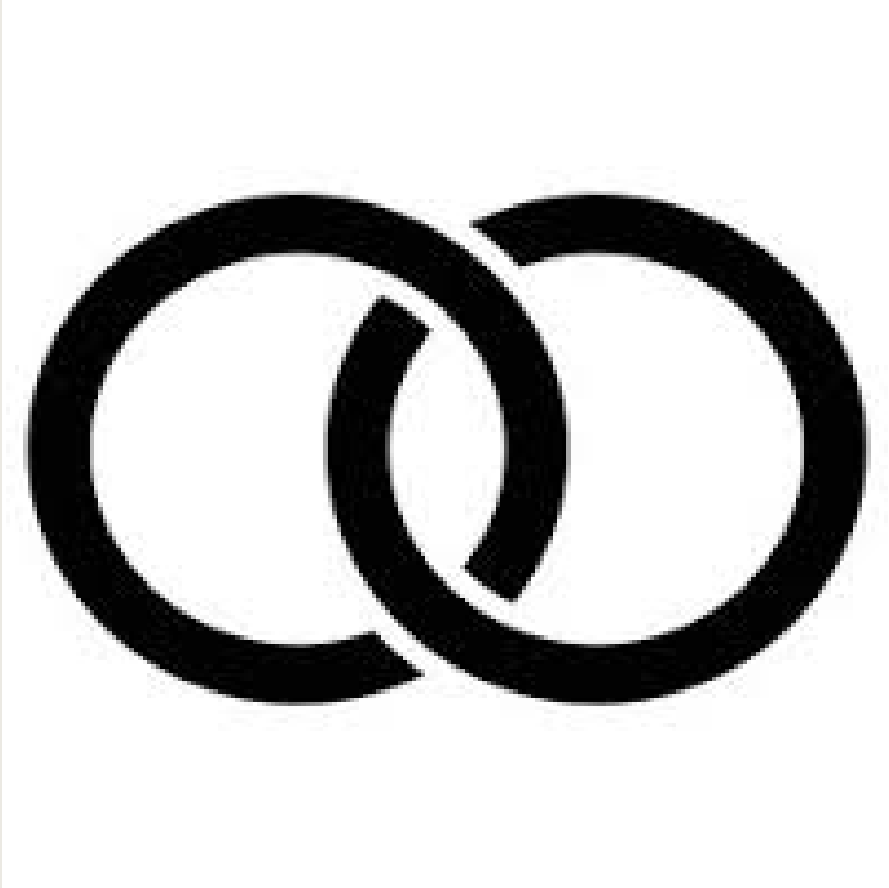
- Loris Malaguzzi

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Community and Connection

Symbols of connection

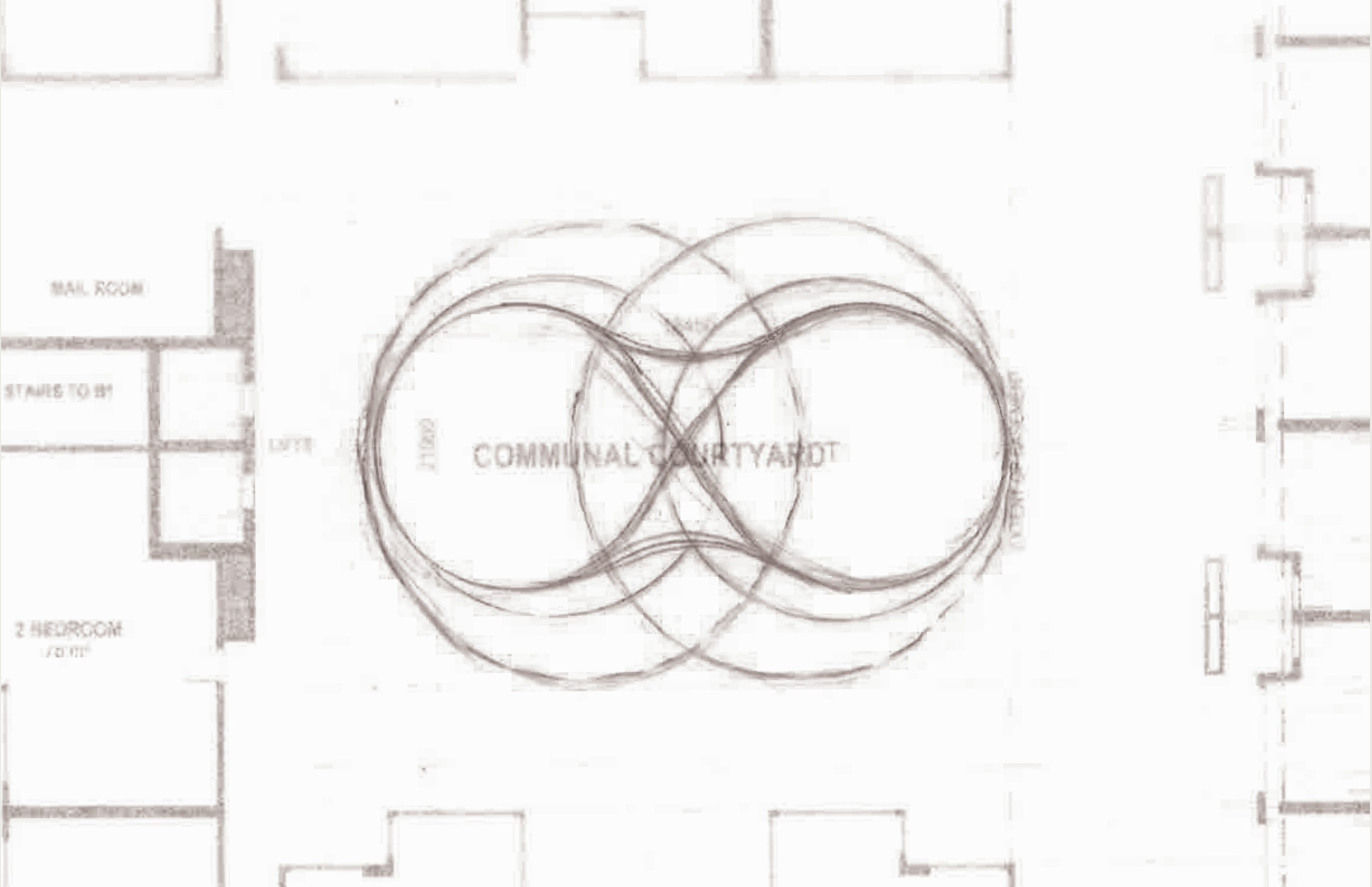
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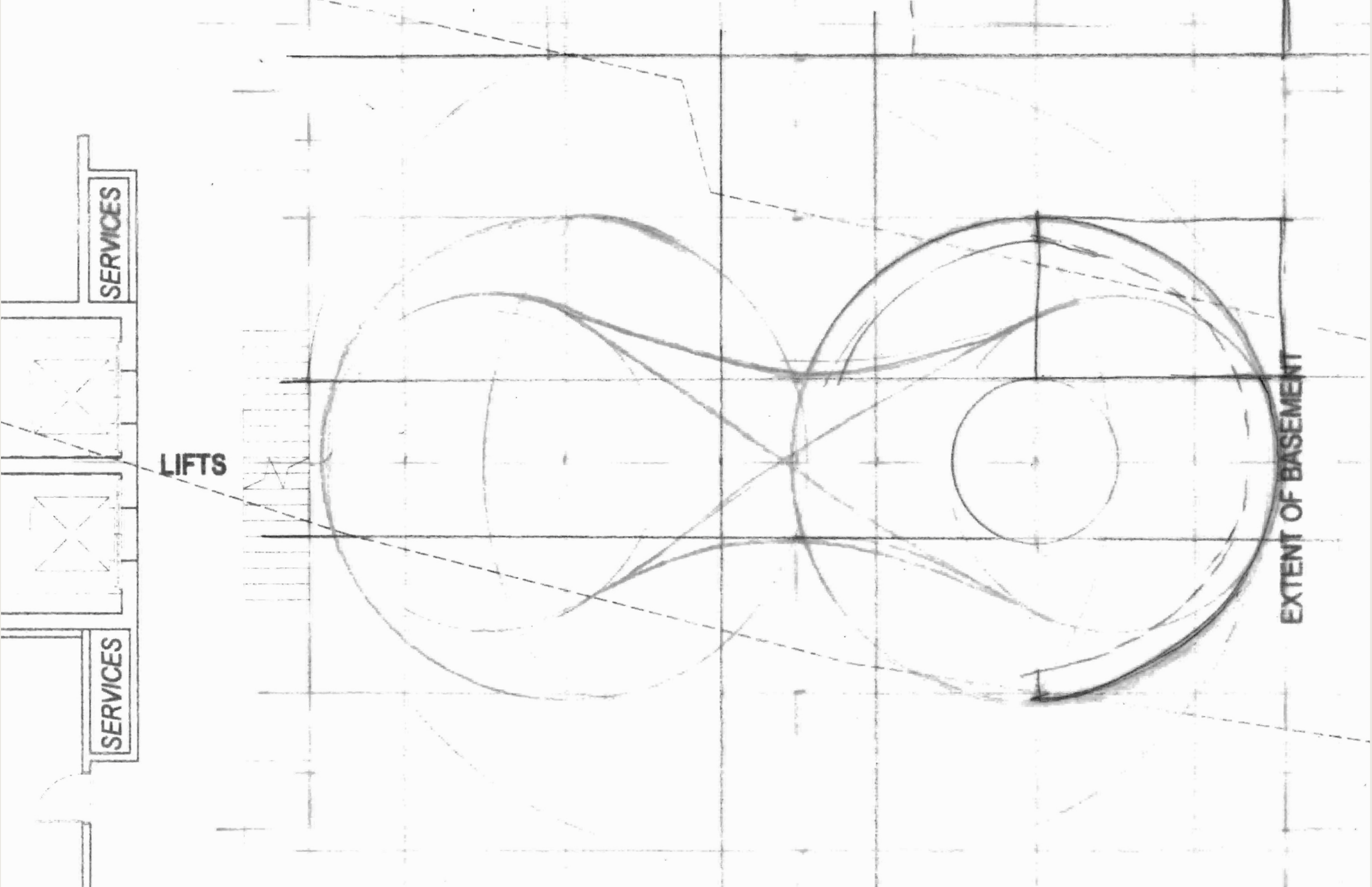


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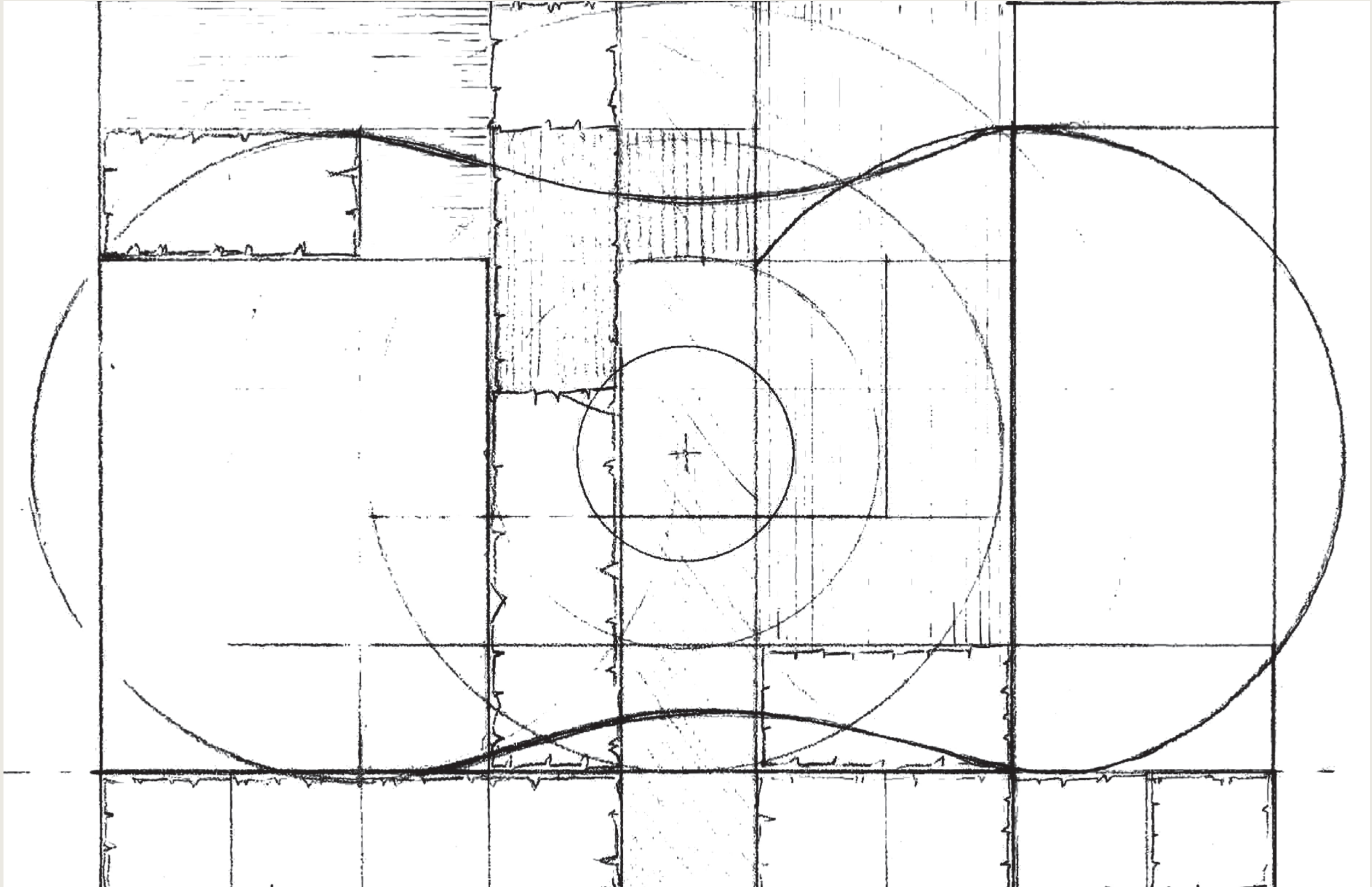
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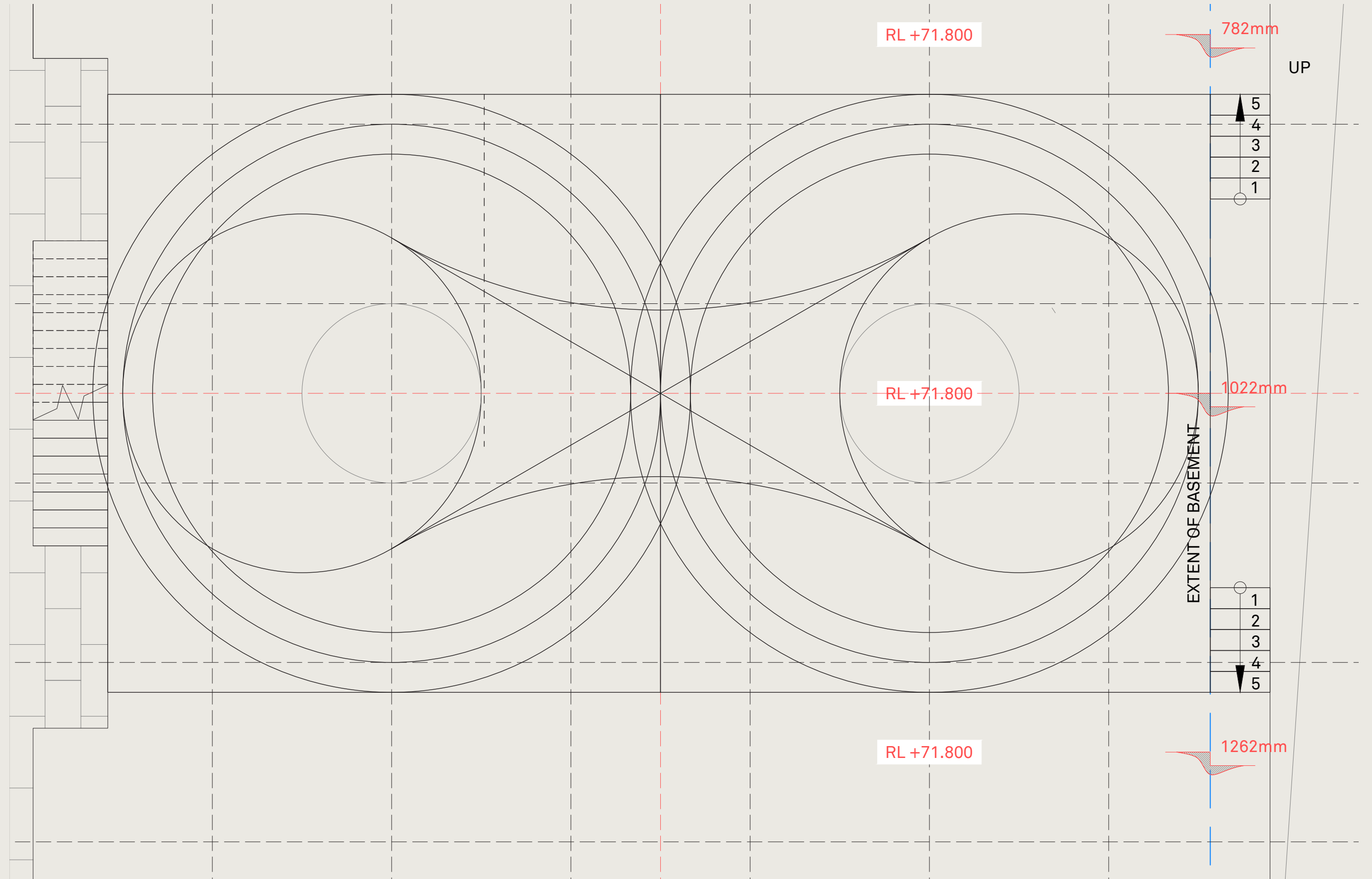
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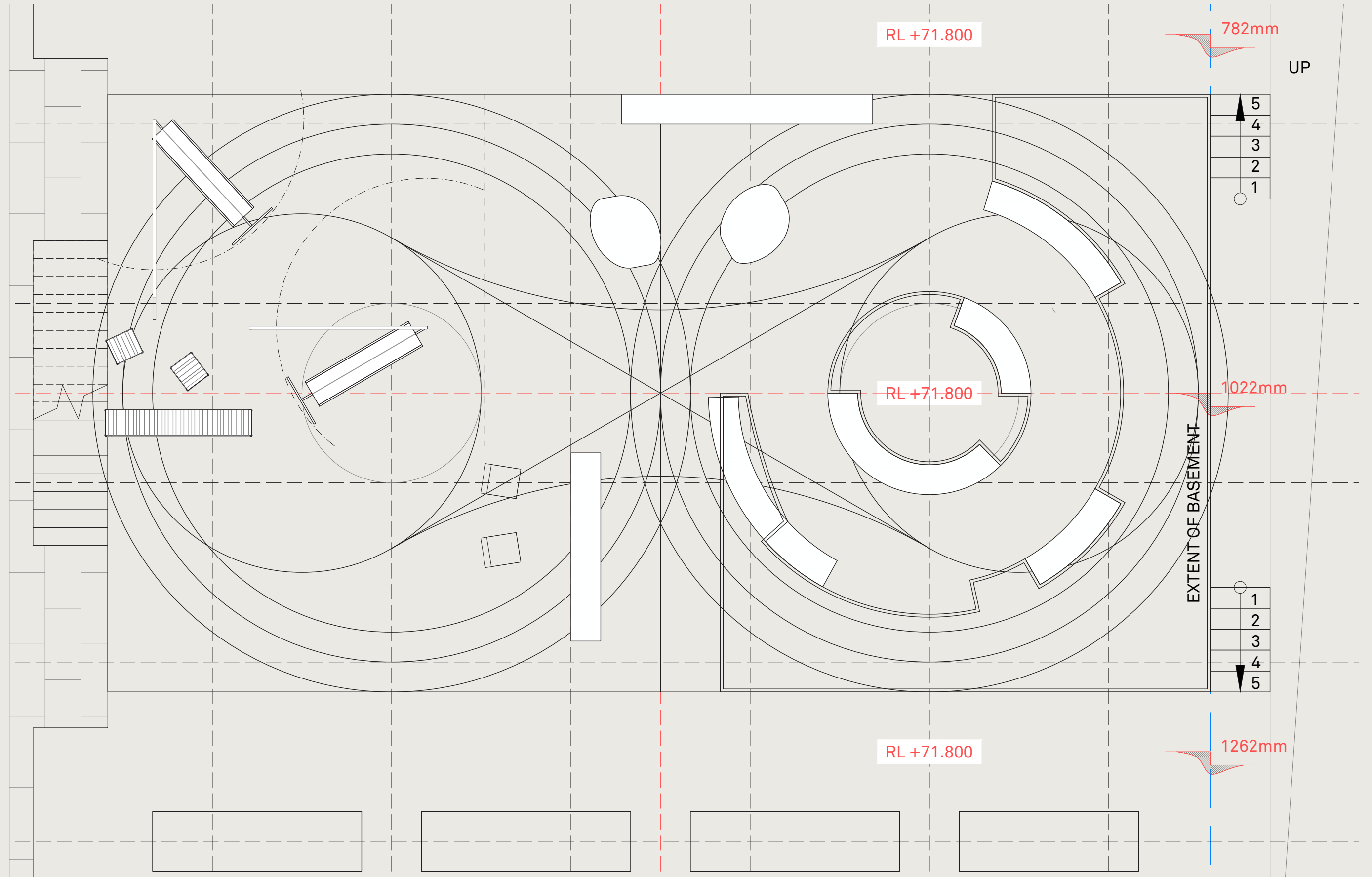
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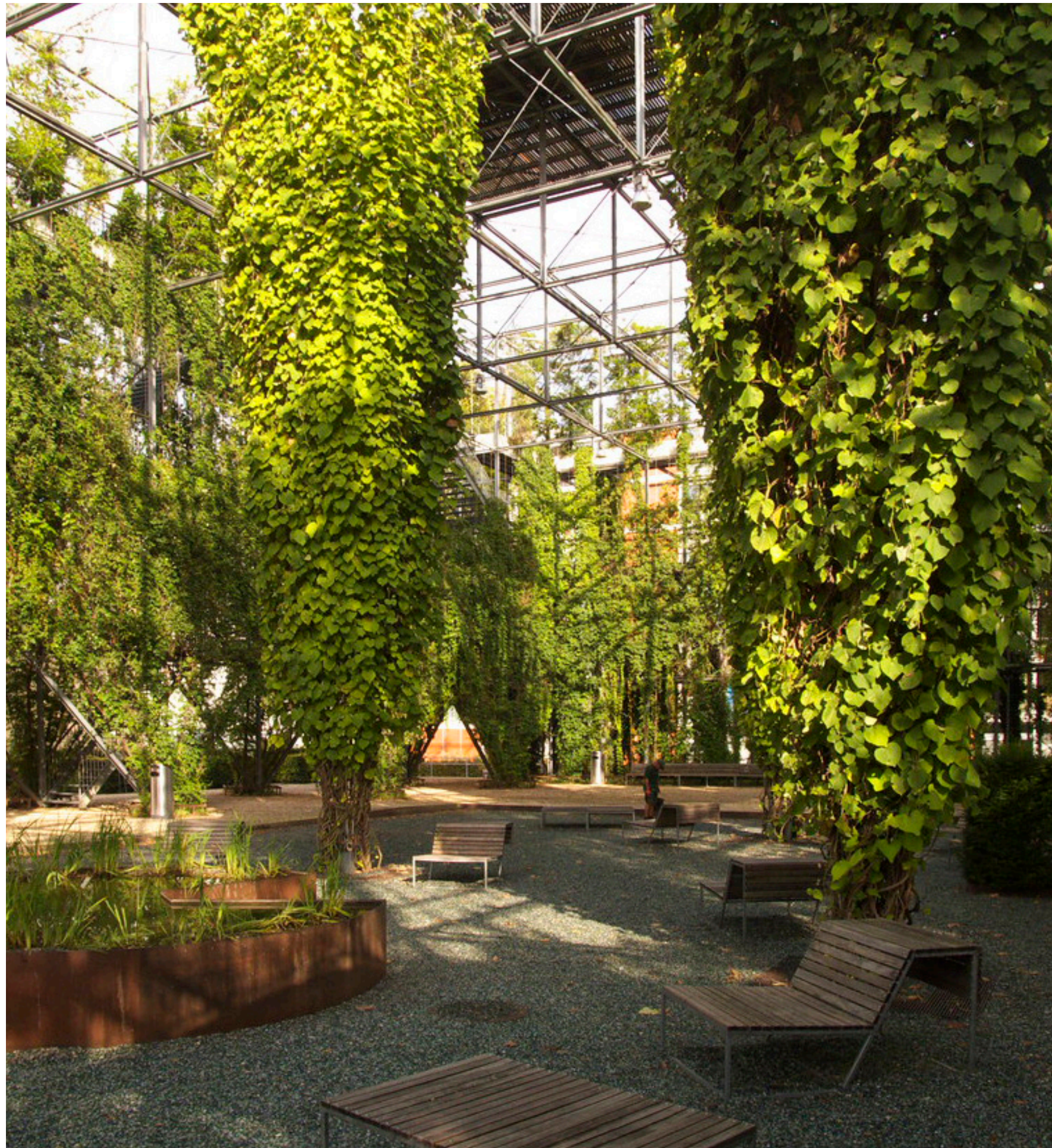
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Hardscape

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Watershed by Andy Goldsworthy



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“From an evolutionary perspective human beings are programmed to thrive in connection to nature and community these connections sustained human survival. We require connection to nature and community to sustain physical and emotional wellbeing”

Softscape | Planting Palette

Canopy | Trees

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Betula pendula Dalecarlica _ Cut-leaf Weeping Birch



Malus trilobata _ Fastigated Crab Apple



Banksia integrifolia _ Coast Banksia



Tetrapanax papyrifer _ Ricepaper Plant



Eleocharis reticulatus _ Blueberry Ash

Softscape | Planting Palette

Canopy | Trees

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Platanus orientalis 'Digitata' _Cut Leaf Plane



Lagerstroemia indica Sioux' _ Crepe Myrtle



Lagerstroemia indica 'Natchez'. _ Crepe Myrtle

Softscape | Planting Palette |
Ground Plane

Mid layer | Shrubs

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Leucospermum cordifolium x patersonii _ Pincushion



Raphiolepis indica 'Oriental Pearl' _ Indian Hawthorn



Correa alba _ White Correa



Acacia cognata 'Mini Cog' _ River Wattle

Softscape | Planting Palette |
Ground Plane

Mid layer | Shrubs

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Hydrangea quercifolia 'Snowflake' _ Oak leafed Hydrangea



Echium fastuosum _ Prise of Madeira



Euphorbia wulfenii _ Mediterranean Spurge



Banksia spinulosa 'Birthday Candles' _ Hairpin Banksia

Softscape | Planting Palette

Understorey & Climbers |

Groundcovers, grasses and climbers

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Dichondra 'Silver Falls' _ Silver Falls



Poa poiformis _ Coastal Silver Tussock



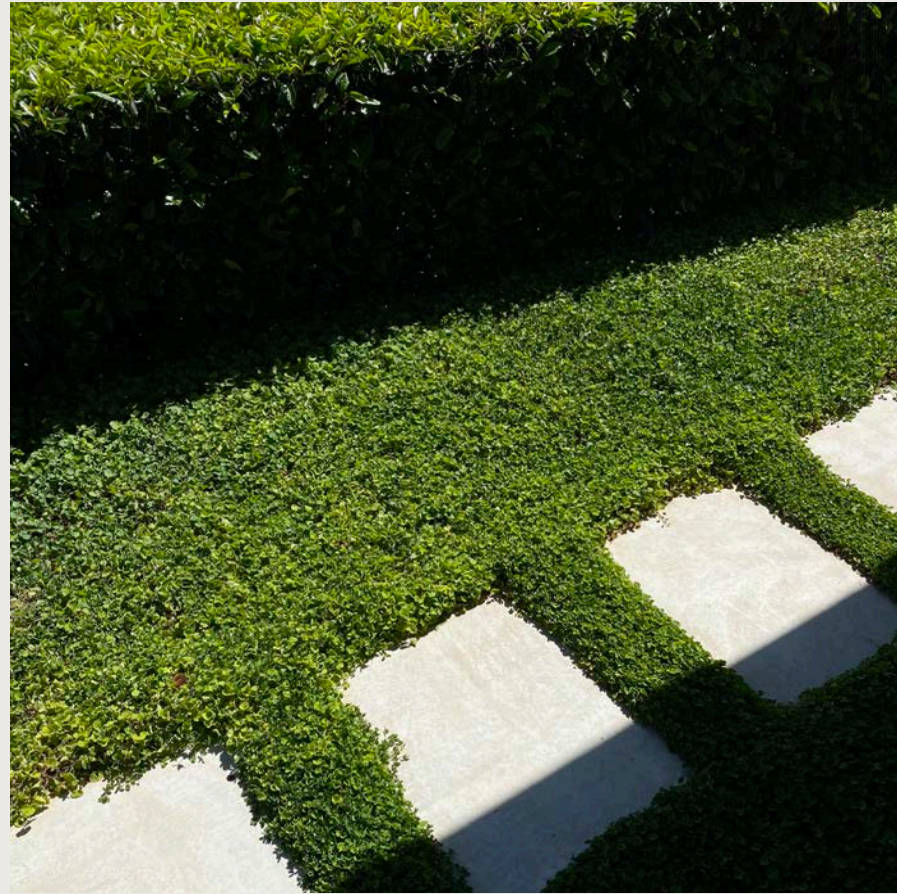
Clematis Microphylla _ Small Leaf Clematis



Dichondra 'Emerald Falls' _ Emerald Falls



Miscanthus sinensis _ Japanese 'Silver Grass'



Dichondra repens _ Kidney Weed



Disphyma crassifolium _ Rounded Noon-flower



Soleirolia soleirolii _ Baby's Tears



Tetragonia impelxicoma _ Bower Spinach



Casaurina glauca 'Cousin It' _ Prostrate Swamp Oak



Rosmarinus officinalis prostratus _ Creeping Rosemary



Scaevola albida 'White Carpet' _ Fan flower

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