

Hedgeley Dene Precinct

Urban Character & Landscape Study



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HEDGELEY DENE PRECINCT: URBAN CHARACTER AND LANDSCAPE STUDY

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HEDGELEY DENE PRECINCT: URBAN CHARACTER AND LANDSCAPE STUDY

1. Introduction

This report concerns an urban character and landscape analysis of the Hedgeley Dene Precinct. Its intention is to assist with the formulation of a suitable planning strategy designed to protect and enhance the amenity of the local precinct focussed on Hedgeley Dene Gardens.

The study is primarily concerned with the built form and landscape characteristics of the Precinct, but pays particular attention to the role and impact of medium density housing (MDH) both in the general precinct, and in direct proximity to Hedgeley Dene Gardens. The area has been the subject of various MDH proposals stemming from the post war era, and assessed under a number of regulatory instruments (eg 1950's to present). They provide a unique opportunity to assess the relative merits of these buildings, and assist in setting agendas for the consideration of future proposals under the Good Design Guide (GDG).

The scope of the study output is therefore twofold:

- To consider the need for, and opportunities for a variation to GDG in relation to medium density housing in the precinct. In particular, it is appreciated that the Minister's Direction (No. 8) specifies particular requirements that must be met to strategically justify such a variation.
- To have specific regard to the interface of the residential blocks and the streets within immediate proximity to Hedgeley Dene Gardens in the context of its unique landscape and recreational role, and formulate appropriate strategies to deal with this situation.

2. Study Methodology and Content

The scope and focus of the study has been outlined in the Introduction above.

Given the new 'strategic' approach of planning in Victoria, it is important to set the background to the study in terms of the general framework of policy affecting housing and MDH at a State and local level. This is done in Section 4.

The purpose of the study has required pursuing two themes of research, which however are fundamentally related:

- The first has been to identify and analyse the general built form characteristics of the precinct in terms of a number of key parameters and indicators such as building type, height setback and the like. This phase was largely based on detailed field trips and the compilation of a data base of all buildings in the identified precinct. This is attached as an appendix to the report. Some of this data was compiled by use of the City of Stonnington aerial photographs.
- A parallel phase has been a landscape analysis of Hedgeley Dene Gardens conducted by a qualified landscape architect (Jenny Lee Landscape Architect).

This information is presented in Sections 5 and 6:

- Built Form Analysis - this includes a street by street analysis in terms of general location, block sizes, street trees and road character, built form, landscape themes and medium density housing.
- Hedgeley Dene Gardens.

With this base line information, the main task has been to identify the essential built form and landscape characteristics of the Precinct. From this, suitable parameters to address the key issues are assessed, both on a precinct wide basis as well as focussed on the Garden's periphery.

Part of this phase has required specific evaluation of existing MDH, but has not been limited to the current regime of the Good Design Guide, having reference also to those developments built in earlier periods (eg 1960's, 70's and 80's) which give an historic perspective to those elements that have met or devalued neighbourhood character.

Finally, the study includes a range of recommendations that embrace both potential local variations to the GDG as well as initiatives that will assist in enhancing the neighbourhood character.

3. Precinct Definition

The Hedgeley Dene Gardens and surrounding street system offers a fairly logical pattern for the defining of a 'precinct'. Essentially the Gardens run in a 'north east - south west' orientation commencing at Malvern Road and terminating at Kardella Street which in turn connects to Burke Road and Central Park. The general east west scope of the precinct is thus easily identified.

The 'spine' of the Gardens traverses this area and has a key relationship with other streets that either bisect the park (Ferncroft Avenue, Glenbrook Avenue) or have a key abuttal (Hedgeley Avenue, Tollington Avenue, Kardella Street). Brunel Street forms an appropriate southern definition of the precinct, having an intersection with Glenbrook Avenue and with some lots of the street having an interface with the Gardens.

Along with Burke Road, Wattletree Road is a major carriageway that forms a convenient precinct boundary. The built form of both of these streets by virtue of their 'main road' status tends to have a different character to the more internal areas of the precinct. To this extent only limited analysis is given in the study to these main road precincts together with the small commercial nodes in the precinct presented at the south east corner of Wattletree Road and Burke Road and the eastern extreme of the precinct formed by Darling Road and Dene Avenue.

An area contained within the western part of the precinct consists of three further roads that are essentially 'no through' roads although they connect via Right of Ways (ROW's). These are Nyora Street, Knox Street and Davies Street that all run in an east west direction parallel to Kardella Street and connect to Burke Road.

From the above physical boundaries a contained precinct has been developed of approximately 67 hectares as shown in plans associated with Sections 5, 6 and 7.

4. Strategic Context

The purpose of this Section of the report is to identify and briefly explain the main strategic influences relating to medium density housing as they may affect the Hedgeley Dene Precinct.

4.1 State Government Directives

The State Government encourages and facilitates 'urban consolidation' throughout the State and more particularly within the metropolitan area. This is reflected in both state policy documents (ie Living Suburbs) and through the existing metropolitan regional section of planning schemes including the Stonnington Planning Scheme (ie. Clause 14-2 Housing and Urban Consolidation).

4.1.1 The Good Design Guide (GDG)

The 'Good Design Guide for Medium Density Housing' (GDG) is intended to complement established urban consolidation goals of the State Government. The Guide encourages;

- a variety of dwelling types to suit the diversity of peoples needs;
- site-responsive designs for dwellings which are pleasant to live in and do not impact adversely or unreasonably on neighbours or the surrounding environment; and
- innovative contemporary design.

One of its aim is to provide consistency in the assessment of planning applications. The State Government and local councils have recently come under scrutiny in relation to the GDG and its application. The State Government has reacted to this in a number of ways; in February 1998 the Minister outlined initiatives for inclusion within Victorian Planning Schemes, being:

- Ensuring site analyses comply with the GDG and the requirements of good development.
- Protection of landscape, including significant local trees and areas of special landscape quality.
- More effective use of the GDG via a Standing Advisory Committee that will consider local variations to the Guide.

4.1.2 Other 'Action Plans'

Consistent with this theme, the Department of Infrastructure have initiated 'Action Plans' in relation to Medium Density Housing. These include three documents:

- Action plan - What individual, the Community, the Housing Industry, Councils and State Government can do;
- Your Street Your Say; and

- Making a Neighbourhood Agreement.

All encourage the participation of local communities in the planning process and the development of local variations to the GDG.

4.1.3 Variations to the GDG

The formulation of a local variation to the GDG is guided by Ministerial Direction No 8. Its purpose is to 'direct' planning authorities in preparing amendments to vary the techniques of the GDG. The following is a summary of the requirements that a planning authority must demonstrate to be successful in varying the techniques of the GDG;

- There is a soundly based strategic policy for the municipality.
- The identification of specific areas of the municipality that warrant special treatment.
- Display that the Guide creates conflict or unduly constrains development, identifying provisions of the GDG that create conflict and demonstrate how this conflict results (ie. examples).
- The variations will achieve the planning authority's policy objectives by setting out the techniques proposed to replace those identified as creating problems, and explaining how they will now be consistent with the planning authority's strategic policy and meet its objectives.
- The variations are consistent with the Guide objectives and criteria by demonstrating how each location variation to techniques will meet the relevant element objectives and criteria of the Guide.
- The changes have been discussed with the community, through a public consultation process.

It is noted that any variation approved and included in the planning scheme has the same weight in terms of GDG techniques. As a result where circumstances justify it, they may be departed from in the same way as an ordinary technique may be departed from.

To date, there has not been any Variation to the GDG formally approved by the State Government.

4.2 Stonnington Strategic Directions

4.2.1 Municipal Strategic Statement

In its Municipal Strategic Statement (MSS) the City of Stonnington has recognised the diversity of residential areas across the municipality. It notes that a weakness of the municipality is the development pressures and adverse effects of multi-unit development on residential character and streetscape, amenity, housing choice, traffic and parking. The main aim of the MSS relating to residential areas is;

- *Recognise the distinctive character of Stonnington's residential areas and ensure that future development is consistent with the character, scale, appearance and amenity of the area.*

The following is a summary of the objective and actions for the municipality with particular reference to 'Residential Areas';

Direct...

- Further larger scale and medium density residential development to:
 - commercial areas and their fringes
 - large institutional and similar site which become available.
 - arterial roads
- Non-residential uses (eg; medical & service uses) to nearby commercial areas.

Manage...

- Future use, development & subdivision:
 - promote retention of existing 'older style' houses
 - provide for sensitive infill development
 - demonstrate 'sensitivities' through site analysis
 - ensure a consistent approach
 - minimise amenity impacts
 - ensure future development is consistent with available infrastructure and services
- Provide adequate notice to and consultation with the community.
- Non-residential uses to ensure residential character and amenity is maintained.
- Provide for more effective control over institutional uses in residential areas.

Encourage..

- Restoration and appropriate renovation of heritage buildings and buildings that contribute to the character of the street.
- Provide a balance of dwelling types that are flexible and affordable.
- Good design in all new developments.
- Improvements to the overall appearance and amenity of residential areas.

Protect...

- Stonnington's heritage building and areas.
- Significant trees and gardens (interim trees register).
- The overall scale, character and amenity of residential areas and their streetscape.
- Any identified unique or special characteristics of a particular area or neighbourhood (by applying no-statutory guideline and where necessary developing controls in consultation with the affected community).

4.2.2 Local Policies

A local policy directly relating to the design of new developments was exhibited within the new format Stonnington Planning Scheme (G2 - Design of New Developments). It states that applications for use and development throughout the City should demonstrate that new buildings;

- are not significantly higher or lower than the surrounding buildings.
- are orientated to match the alignment of existing buildings in the street.
- setbacks, especially frontage setbacks, are consistent with those of adjoining buildings.
- parts of the building over 2 storeys and any roof gardens are setback behind the facade to minimise impacts on the streetscape.
- forms and material used reflect and complement the character of nearby buildings in the street.
- design, height and location of any proposed front fences, carports, garages and landscaping complement both the building on the site and the streetscape.

4.2.3 Councils 'Direction' for Using the Good Design Guide

The information sheet 'Using the Good Design Guide in the City of Stonnington' was adopted by Council in March 1998. Its purpose is to set out Council's expectations and standards of pre application analysis, design and supporting information for Medium Density Developments. The Direction is comprised of 5 main elements;

- *Council will require a meaningful and high standard of site analysis and supporting information.*
- *There must be a demonstrated 'nexus' between the site analysis and the submitted design.*
- *Applications will be assessed against all eleven elements of the GDG, and particularly against the Element Objectives.*
- *Council will particularly require compliance with Element 3 - Neighbourhood Character.*
- *Compliance with techniques of the GDG alone will not justify approval of a development, particularly where Element Objectives have not been met.*
- *Applications will not proceed or be supported until the requirements have been met.*

The Direction also makes reference to common flaws of design, layout and context of MDH proposals. An important attribute of the Direction is that, unlike some other municipalities, it seeks to work within the framework of the GDG by seeking to emphasise those phases, objectives and qualitative approaches that are important to the character of the City of Stonnington.

4.3 Hedgeley Dene Residents Group

During the course of 1998 a Hedgeley Dene Residents Group has been formed. Its main objective is to enhance and protect the amenity of the area with particular reference to the neighbourhood character focussed on Hedgeley Dene Gardens and its environs.

The Group has not directly participated in the preparation of the Study, however the draft recommendations have been referred to the Group for discussion.

5. Built Form Analysis

5.1 Introduction

The process of defining the Precinct (see Part 3 above) gives some key indicators of the general physical characteristics of the Precinct, with particular reference to the unique traversing of the area by Hedgeley Dene Gardens. These characteristics are expanded upon below in a street by street analysis, followed by a summary of some general features of the precinct.

In the following sections, the local streets of the precinct are characterised in terms of key built form, street and landscape character including the influence (if any) of Medium Density Housing (MDH).

Brunel Street

General location

Brunel Street is located as the southern boundary of the precinct and extends in an east west direction approximately 1 kilometre in length between Burke Road and Darling Road.

Block sizes

In terms of the overall precinct, block sizes in Brunel Street are smaller than the larger, garden style blocks found in Hedgeley, Ferncroft, Glenbrook and Tollington Avenues. Frontages in Brunel Street are mostly about 15-18 metres (50-60 ft), although some on the southern side are up to 24 metres (80 ft) with depths generally 40-42 metres giving common block areas of approximately 600-650 sq m. Block sizes are therefore more typical of East Malvern as a whole and also reflect the characteristics of the blocks of the 'no through' streets at the western end of the precinct (ie. Kardella, Nyora, Knox and Davies Streets.)

Street trees and road character

Total width of road reservation is 15 metres; effective road width 7 metres, nature strips 2 metres and footpath 1.5 metres (approximately). Bluestone kerb and channel with concrete footpaths and crossovers. Street trees are mostly mature *Platanus* (Plane trees) up to 20 metres height (there are however some notable gaps in the consistency of tree sizes). Recently installed 'speed humps' are now another street characteristic. For the area, a relatively high volume of traffic (the speed humps may reduce this) and on street parking is noted.

Built form

Brunel Street is comprised of mostly single detached dwellings with inter war 'Bungalow'* style predominating. Beyond this the essence of the street's built form is 'variety' in terms of building style and presentation. Apart from two Victorian dwellings (No.s 93 & 95) the predominant original form is comprised of Californian Bungalow and Edwardian style houses (more towards the western end of the street). However, the street has obviously experienced consistent development and redevelopment particularly in the post WW2 period with a wide range of other architectural styles being represented in the street, if only as single examples. For example, the following styles can be found in Brunel Street:

- Inter-war/ modern (1930-40's), including influences of 'austerity' style
- 'Cream brick' and 'pink brick' style brick veneers (1953-1977)
- Mediterranean & Neo Georgian

In addition to this variety of styles, not all of which are readily characterised, alterations and extensions to original Bungalows has occurred at various periods with varying degrees of integrity.

Notwithstanding this variety, the predominant form is still Californian Bungalow with many examples evident of careful and sympathetic renovations and extensions.

Setbacks in the street are again, varied, but the predominant theme is set by the original fabric of 6-8 metres. Examples of much greater setbacks (12.5-13 m - No.'s 50 & 68) together with lesser setbacks (as little as 4m). On the whole, the variation in setbacks is not a dominant or jarring aspect, except where MDH housing has had the affect of presenting poor opportunities for landscaping due to dual driveways and the like (see below).

The core of 'bungalow' style buildings offers a predominant single storey character, with some notable exceptions provided by MDH and new detached houses, including some very recent examples. It is interesting that where recent development has occurred in the street, this has not also been in the form of MDH, with probably a greater proportion of redeveloped blocks being used for detached houses, usually of two storey height and approved on an 'as of right' basis. As a consequence, the degree to which these new detached houses have embraced the character of the street has been varied, with most including foreign design elements that are not in keeping with the predominant built form derived from the bungalow style. Others offer a style that includes good references to the Bungalow style.

On the whole, the predominance of detached housing has meant that limited development has taken place at the rear of sites, and where this has occurred has usually been of single storey height. There are notable exceptions to this (discussed in MDH below) where two storey built form at the rear of sites has added an inappropriate imposition on the predominant garden character.

** Note that the term 'Bungalow' is often used to describe both a type of house (detached, single storey) as well as a style of inter war housing notably referred to as Californian Bungalow, Craftsman Bungalow, Japanese Bungalow, Swiss Bungalow etc.. In this study it is primarily used to describe an architectural style.*

Landscape themes

Brunel Street has a strong landscape theme derived from the mature street trees and generally open garden areas formed at property frontages. On the whole the garden areas are small in the context of the precinct, but as they are generally free of multiple driveways and paths, opportunities for informal landscape have been taken with many shrubs, small trees and garden beds presented to the street. In the main, large trees within the private domain are absent. Standards of garden presentation is typically high. While many dwellings have picket fences, the predominant character to the street is of an open and informal nature. Where hard edge or high fences have been established, these have detracted from the character and cohesion of the street. This is usually associated with new detached house development where an accompanying theme has been that drives and garages are a dominant element of the street presentation, not the dwelling itself.

Medium Density Housing

As noted above, the street is still predominantly comprised of detached housing stock, with only 12 of the 109 lots in the street developed with some form of MDH, and these have generally been 'dual occupancy' type developments of single storey format to front and rear. In fact, redevelopment for detached house has probably had a greater impact on the street character.

Density of MDH in the street varies from approximately 1:200 to 1:350, but as will be discussed more fully later, density is an unreliable measure of the impact of buildings on a street.


A notable exception that warrants special comment are the the 'Neo-Georgian' town houses at 56-58 Brunel Street (approved under Vic Code 2). This development is comprised of 6, two storey dwellings built over a double block including three major crossovers. While having a 5-6 metre setback (and therefore within the range of many other dwellings) they display several characteristics that render them an intrusive element in the street and completely at odds with the neighbourhood character:

- Boundary to boundary built form.
- Massive and bulky proportions to the street with little articulation.
- Generally alien design theme (Neo-Georgian), and for even the generic style, not well designed.
- Large amounts of visible hard standing areas.
- Low scale and very formal landscape theme that has little chance of ever softening the overall presentation.
- Development of two storey built form along, and at the rear of the site.
- Minimal open space areas.
- Dominance of driveways and garages.
- Stark colour scheme that highlights the building dominance.

In the scope of this study, it is not proposed to offer critiques on individual MDH proposals, but this Brunel Street example epitomises a cross section of the worst of problems associated with MDH housing, and to that extent is relevant on a precinct wide basis.

Highlights and other comments

Highlights of Brunel Street are the street trees, predominance of bungalow style buildings (including some excellent renovated examples of the generic Californian style) and generally open and informal nature of landscape and building presentation. Without question, the most disappointing element of the street is the town houses at 56-58.



Hedgeley Avenue

General location

Hedgeley Avenue is a relatively short street (approximately 330 metres) that commences at the southern edge of the Gardens at Malvern Road where it briefly follows the traverse of the Gardens before it 'dog legs' south to terminate at a ROW. This lane, particularly towards the western end forms an important connecting link for pedestrians and vehicles providing access to Brunel Street as well as Ferncroft Avenue, Glenbrook Avenue and the southern access to Hedgeley Dene Gardens themselves through an unmade path. Despite this, Hedgeley Avenue is sign posted as 'no through' at its commencement.

Block sizes

Block sizes are relatively large with frontages mostly about 20 metres (although some on the western side are greater possibly due to consolidation - up to 30 metres) with depths generally 60 plus metres giving common block areas of approximately 1,200 sq m. Block sizes are therefore more typical of those found in Ferncroft, Glenbrook and Tollington Avenues. Many of the blocks in these four street share a common depth of 200 ft (61 metres).

Street trees and road character

Total width of road reservation is 18 metres; effective road width 7 metres, nature strips 3-3.5 metres and footpath 1.5 metres (approximately). Bluestone kerb and channel with asphalt footpaths. Street trees are mostly mature Plane trees up to 20 metres height although there are some other non consistent species evident (eg. *Melaleuca amillaris*, *Fraxinus* sp.). The wider nature strips give a spacious feel to the street.

Built form

It is hard to describe the built form in Hedgeley Avenue without quickly coming to the issue of MDH in that the west side of the street has been subject to extensive redevelopment stemming from the 1960's to the present.

By contrast, the east side of the street, particularly between Malvern Road and Dene Avenue contains an intact, and excellent collection of Bungalow style houses, displaying the grander elements and details of the style (as compared to the more modest style of Brunel Street for example). These buildings are all single storey, or have attic designed upper levels and generous front setbacks of 10 metres or more.

The west side of the street shows a far more varied pattern of built form and of the 11 blocks, only 4 remain as original detached houses being No's 1, 5, 13 and 17 (latter being subject to MDH application). The rest of this side of the street has been redeveloped for some form of medium density housing, or subdivision and redevelopment under VicCode 1, as in the case of No. 15 which is comprised of two large detached houses of Neo-Georgian style.

This building in particular stands out as a most dominant element, and dwarfs the detached houses on either side presenting a particular challenge to their possible redevelopment. For example, both of these dwellings (which, unlike the east side are not bungalow style but of more 'modern' influence) have setbacks of 11-16 metres.

This compares to the 6 metre setback of the new front dwelling at No. 15 (not including portico which encroaches even closer). Its vertical and massive proportions stand out in stark contrast to all other buildings in the streets, including older style flats at the southern end of the street.

On the whole, the older style unit developments have blended well into the street. This is because they mostly have generous setbacks, are low scale and benefit from substantial landscaping and trees. For example the two storey flats at No. 7 have an open appearance with an abundance of grassed area and landscaping at the front.

Ironically, it is one of the other more recent developments (No. 5A) approved under the VicCode 2 regime that is a less harmonious development; it has an alien hard edge fence to the street, double driveways and little landscaping. Its open space provision is minimal. It is located at the termination of a key vista along Dene Avenue.

Landscape themes

Two important distinguishing features (from the rest of the precinct) of Hedgeley Avenue, which is also shared by Ferncroft, Glenbrook and Tollington Avenues is the larger module of block size (typically 60 ft X 200 ft) and the wider street carriageway. While the actual road pavement remains fairly constant at approximately 7 metres, the additional width is made up by wider nature strips. This has a subtle, but fundamental influence of the appearance of these streets which are more 'spacious' looking, with the 3 metre wide nature strips introducing the garden theme that is the strongest characteristic of these streets.

Despite the various unit developments, on the whole these have resisted a hard edge to the street, and the open, informal garden spaces run up the footpath. The detached houses exemplify this style having open informal gardens, mostly without any fencing element at all at the frontage. This feature combined with the street trees contributes in no small way to the garden character of Hedgeley Avenue.

The scope of the setbacks, particularly on the east side of the street has provided the opportunity for large trees to be an element of front gardens, in addition to the street trees.

Medium Density Housing

This has been largely discussed above. The age of some of the unit developments (stemming from the 1960's) is such that they have had an opportunity to meld into the fabric of the street, with varying degrees of success. The predominant form of the units is single storey villa units with good opportunities for front and side landscape. Their age reveals fundamental differences to contemporary units; they tend to be smaller (2 bedroom), have narrower driveways (often with a single garage) greater setbacks (7-8) metres and generally more open space at the frontage as result.

Highlights and other comments

Highlights are the wide, open garden character of the street and the intact bungalows on the east side of the street. The most jarring element in the street is the Neo-Georgian development at No. 15.

Dene Avenue

General Location

Dene Avenue is located at the eastern end of the precinct and forms a relatively short street (approximately 190 metres) between the Darling Road/Malvern Road intersection and Hedgeley Avenue. Commercial uses punctuate the intersection with Darling Road/Malvern Road further limiting the residential extent of the street.

Block sizes

Block sizes are varied in that some subdivision has obviously taken place and because the western end blocks (south side) are foreshortened by lots with a frontage to Hedgeley Avenue. However those blocks that do front the middle section of the street are long (approximately 60 metres) although as noted, frontages vary from 20 metres (similar to Hedgeley Avenue) to 10-11 metres where it is assumed original blocks have been subdivided.

Street trees and road character

Total width of road reservation is 15 metres; effective road width 7 metres, nature strips 2 metres and footpaths 1.5 metres (approximately). Bluestone kerb and channel with asphalt footpaths. Street trees are mostly mature *Platanus* sp (Plane trees).

Built form

The analysis of the built form of Dene Avenue is influenced by its main road interface at the eastern end with associated commercial uses and car parks which extend into the street. At the eastern end, MDH predominates, including 2 blocks of walk up flats (2 storey) and a further 2 lots developed with single storey villa units of probable 1970's origins. The original large block sizes are noted as catalysts to this development.

The western end of the street (south side) contains single storey bungalows of generic 'East Malvern' style with setbacks of 8-10 metres. The opposite (north) side of the street contains one large bungalow and the sideage of another house fronting Hedgeley Avenue.

Despite the high proportion of MDH in the street, the dominant walk up flats are located towards the eastern (commercial) end, beyond which a single storey impression predominates for most of Dene Avenue.

Landscape themes

A strong garden character exists at the middle to western end of the street in the vicinity of Hedgeley Avenue, augmented by the mature Plane trees. Some hard edge fencing is noted, although the best references of landscape occur at the western end where open and informal gardens predominate.

Medium Density Housing

See Built form above. Of 14 lots, 5 are developed with MDH and a further 2 lots subject to MDH application. The high density of the walk up flats (8 units each) inflates the relative proportion of MDH such that a total of 20 MDH dwelling units exist in the street compare to 9 single dwellings.

Highlights and other comments

Highlights are the wide, open garden character and intact bungalows of the western end of the street. Negatives are the walk up flats at the eastern end and hard edge fence treatments.

Ferncroft Avenue

General location

Ferncroft Avenue extends in a north-south direction for approximately 410 metres between Wattletree Road and a substantial ROW that runs parallel to Brunel Street. The topography of the road is notable in that it falls in both directions towards the approximate mid point of its length where it intersects with Hedgeley Dene Gardens.

Block sizes

Block sizes are generally very large, although some side boundary lengths are truncated by the shape of the Gardens which traverses the street, or because of subdivision and boundary alignments that appear to have occurred. Typically lot frontages are 20 metres with depths fairly consistent at 60 metres (reflecting the generic depth of 200 ft described above), offering site areas of some 1,200 sq m.

Street trees and road character

Total width of road reservation is 17 metres; effective road width 7.5 metres, nature strips 3 metres and footpath 1.5 metres (approximately). Bluestone kerb and channel with asphalt footpaths. Street trees are mostly mature *Lephostemon confertus* (Brush box).

Built form

Together with Glenbrook Avenue, Ferncroft Avenue epitomises the essential garden character of the precinct based upon its immediate and open relationship with the Hedgeley Dene Gardens, large blocks and building setbacks, expansive and open front gardens with informal landscape, and wide street nature strips. Whilst many of the buildings are outstanding examples of the grand bungalow style, the inevitable conclusion is that the garden character is the most important theme of the street, to which the buildings form a backdrop.

This point is well made by the Stonnington aerial photograph which confirms that many large trees are positioned both in the front and rear gardens of blocks in the street.

Building setbacks in the street are generally large (up to 20 metres). Original bungalows in the street range in street setback from 8 metres to a more typical range of 10-13 metres and there are many situations where a variety of setbacks occur between abutting lots that were probably developed at the same time. However, the considerable depths of these setbacks is such that this is not readily discernible from the street given the great amount of frontage trees and landscaping.

Detached dwellings are generally of single storey format although many of the original bungalows have attic style second storey elements.

Where MDH has occurred a general two storey format has been applied but with setbacks of 6-8 metres to which the development of canopy landscaping has softened the impact of the buildings.

Landscape themes

As noted above, both private and public domain landscape contribute greatly to the predominant garden character of the street. The expansive street and nature strips are augmented by informal and open gardens of a very high standard. Most front setbacks are open in character and relatively few lots have 'hard edge' fencing which is an inappropriate theme and detracted from the streetscape where it has occurred. The 'flow' between private and public garden is subtle and hard to distinguish, which further adds to the ambience. Undulating topography adds further to the landscape interest.

Medium Density Housing

Ferncroft Avenue appears to have been subject to MDH redevelopment during the 1960's and 70's and contains some examples of relatively high intensity. For example, the MDH at 7, 10, 28 and 29 have all been double storey and at a density of 1:130-1:200, and contributed 36 dwelling units. The setbacks of these buildings and the development of suitable landscape has assisted in softening their impact, plus some level of building articulation and interest beyond, for example, the flats seen in other parts of the precinct (eg. Dene Avenue).

Highlights and other comments

Highlights are the wide, open garden character formed by intact bungalows and expansive landscape themes of the street and private gardens including large trees. The interface of the street with Hedgeley Dene Gardens is another key attribute. Negatives are where hard edge fences have occurred and the imposing scale of some MDH (flat) buildings.

Glenbrook Avenue

General location

Glenbrook Avenue runs parallel to Ferncroft Avenue, located further to the west. It commences at Wattletree Road and terminates at Brunel Street, a length of approximately 455 metres. Similar to Ferncroft Avenue, the topography of the road falls in both directions towards its intersection with Hedgeley Dene Gardens that occurs some 280 metres south of Wattletree Road.

Block sizes

Block sizes are generally very large, with typical lot frontages in excess of 20 metres with depths fairly consistent at 61 metres (200 ft), offering site areas usually in excess of 1,200 sq m.

Street trees and road character

Total width of road reservation is 19 metres; effective road width 7.5 metres, nature strips 4 metres and footpath 1.5 metres (approximately). Bluestone kerb and channel with asphalt footpaths. Street trees are mostly *Celtus* sp (Hackberry) of some 4-5 metres height and estimated to be only 4-5 years of maturity. A traffic island and diversion facility is installed in proximity to the intersection with Hedgeley Dene Gardens.

Built form

Together with Ferncroft Avenue, Glenbrook Avenue epitomises the essential garden character of the precinct based upon its immediate and open relationship with the Hedgeley Dene Gardens, large blocks and building setbacks, expansive and open front gardens with informal landscape, and wide street nature strips. Whilst many of the buildings are outstanding examples of the grand bungalow style, the inevitable conclusion is that the garden character is the most important theme of the street, to which the buildings form a backdrop.

This point is well made by the Stonnington aerial photograph which confirms that many large trees are positioned both in the front and rear gardens of blocks in the street.

In terms of original built form, Glenbrook Avenue is the most pristine street of the precinct, particularly in the area starting at its intersection with the Gardens and extending north to Wattletree Road. No MDH has occurred in this section of the street to date, although some new detached houses have been erected. A particularly sensitive site was redeveloped in the late 1980's at the north west corner of the Gardens intersection. While the style of the house shows little 'Bungalow' influence, its low, single storey format and significant landscape setback to the northern periphery of the Gardens (5-10 metres) has ensured a suitable interface to the park without the dwelling being an intrusive element.

Building setbacks in the street are generally large and typically in excess of 10 metres. Original bungalows in the street range in street setback from 10-15. Similar to Ferncroft Avenue, the considerable depths of these setbacks is such that this is not readily discernible from the street given the great amount of frontage trees and landscaping. There are some exceptions, created by newer detached houses where setbacks are less than this.

Their relative impression is affected by the bulk and articulation of the building together with visible hard standing area and landscape theme. In this context the new timber dwelling at No.6 reflects the neighbourhood character more successfully than the Neo-Georgian dwelling at No. 17, which despite a 9 metre setback is still a bulky building not employing the gable ends and rusticated characteristics of the original bungalows.

Detached dwellings are generally of double storey format although many of the original bungalows have attic style second storey elements. As in Ferncroft Avenue, the topography of the street tends to make houses on the west side of the street more imposing.

Landscape themes

As noted above, both private and public domain landscape contribute greatly to the predominant garden character of the street. The expansive street and nature strips are augmented by informal and open gardens of a very high standard. Most front setbacks are open in character and few lots have 'hard edge' fencing. The 'flow' between private and public garden is subtle and hard to distinguish, which further adds to the ambience. Undulating topography adds further to the landscape interest. The more original built form of Glenbrook Avenue places this as the most outstanding street in the precinct.

Medium Density Housing

A pocket of MDH has occurred at the southern end of the street in the form of a block of 6, two storey flats of 1960's origin, and a single storey villa unit development adjacent to the south comprised of 4 units. The bulky nature of the flats building is softened to the street by a large, 13 metre setback and mature trees and plantings in this space. From the Gardens, the landscape on the intervening site helps to screen, at this stage, an aspect to the flats. The single storey units have a low profile, but an inadequate setback in the context of the street.

Highlights and other comments

Highlights are the wide, open garden character formed by intact bungalows and expansive landscape themes of the street and private gardens including large trees. The interface of the street with Hedgeley Dene Gardens is another key attribute. The area at the southern end of the street (Brunel Street end) is of lesser value in terms of landscape and built form.

Tollington Avenue

General location

Tollington Avenue runs parallel to Ferncroft and Glenbrook Avenues, and makes a trio of streets that connect from Wattletree Road to Hedgeley Dene Gardens. Tollington Avenue is a true 'no through' road (ie. there is connecting road or lane at its southern leg as is the case for Ferncroft and Glenbrook) that terminates at the formal, lake area of Hedgeley Dene Gardens. Its overall length is approximately 310 metres. As a convenient parking area for visitors to the Gardens, the southern end of the street can be characterised by a high level of on street parking, particularly on weekends.

Block sizes

The block sizes in Tollington Avenue reflect the overall dimensions of Ferncroft and Glenbrook Avenue, being generally large, with typical lot frontages in excess of 20 metres with depths fairly consistent at 61 metres (200 ft), offering site areas usually in excess of 1,200 sq m.

Street trees and road character

Total width of road reservation is 19 metres; effective road width 7 metres, nature strips 3.5-4 metres and footpath 1.5 metres (approximately). Bluestone kerb and channel with concrete footpaths and crossovers. Street trees are comprised of alternate plantings of *Melia azedarach* (White cedar) and *Melaleuca Styphelloides* (Swamp Paperbark). Unfortunately, the combination was not a success in terms of street plantings, with particular regard to the necessary pruning practice of the melaleuca to clear power lines. As a result, these trees in particular suffer from a loss of attraction due to the severe depletion of the dense upper canopy.

Built form

Tollington Avenue, similar to Hedgeley Avenue has been subject to extensive redevelopment in the post war period resulting in a significant change to the original built form evident from remnant bungalows. Moreover, some of this development appears to have recently taken place, or is currently in progress. This has had a great impact on the built form of the street.

In particular, the presentation of buildings to the street is noticeably different to the parallel streets to the east; unit developments have tended to encroach to 5-6 metres (and even less No.3) compared to the 10-15 (and up to 20) of the original dwellings. In addition, even the older villa units present a stark impression to the street, with hard standing areas and shallow landscaping evident.

The MDH has tended to be single storey (possibly reflecting the demographic market for this type of dwelling), with the exception of a two storey MDH at No. 10, which however benefits greatly from the retention of a mature tree at the frontage.

Similar to the other streets, remnant bungalows have a single storey with attic built form with gable ends and rusticated appearance forming their character

The concentration of redevelopment has mostly occurred at the northern end of the street and the southern, and more sensitive end retains a strong presence of original bungalows. In particular, the lots adjacent to the Gardens retain bungalow style dwellings set in mature and extensive garden settings.

Landscape themes

The presence of MDH, at relatively small setbacks to the street have devalued the landscape and garden quality of Tollington Avenue compared to Hedgeley, Ferncroft and Glenbrook Avenues. Further, the inappropriate street trees and pruning practice has limited the street canopy and ambiance compared to the aforementioned streets. Nevertheless, the street retains an open landscape form due to the wide nature strips and general absence of hard edge fencing. Bungalows at the southern end retain a high landscape value at the sensitive interface to the park.

Medium Density Housing

See also Built form above. MDH development has become a key element of the street. Of the 25 lots fronting the street, 9 are developed for MDH, comprising a total of 43 dwelling units compared to 15 single dwellings. Relative to some other streets, densities are lower, being in the range of 1:200-1:427 with the average around 1:250-350. The character of Tollington Avenue has therefore undergone a significant change in the post war period, and is poised to become dominated by MDH.

Highlights and other comments

Highlights are the existing original bungalows that display the characteristic open garden character and large trees. The southern end of the street still retains this character. The predominance of MDH has not melded into the fabric of the street as well as other streets, despite its general single storey and villa unit style. It could be argued that this is due to the predominance of unit developments, and their general lesser setbacks and landscaping compared to other examples. Street tree species do not greatly enhance the landscape.

Kardella Street

General location

Kardella Street is a relatively short street (approximately 260 metres) that runs in a east-west direction connecting Burke Road with the formal lake area of Hedgeley Dene Gardens. In this context it performs an important connecting role for pedestrians access between Central park and Hedgeley Dene Gardens. It is a no through road although a ROW separates its termination from the Gardens. This narrow, bluestone ROW is however difficult to manoeuvre into, and its southern leg does not connect to the main street system. To the north, the ROW connects to the terminations of the northern, parallel streets being Nyora, Knox and Davies Streets. As a result of unit development in the street, and its attraction as a parking area for visitors to the Gardens, a relatively high level of on street parking is a characteristic of the street.

Block sizes

Block sizes in Kardella Street are more typical of Brunel street, and the streets located to the north (Nyora, Knox and Davies). Frontages range between 15-18 metres (50-60 ft). Block depths are typical at 41 metres, giving average site areas between 600-730 sq m.

Street trees and road character

Total width of road reservation is 15 metres; effective road width 7 metres, nature strips 2 metres and footpath 1.5 metres (approximately). Bluestone kerb and channel with asphalt footpaths and concrete crossovers. Street trees are comprised of alternate plantings of *Prunus cerusifera* (Flowering plum) and *Melaleuca styphelloides* (Swamp paperbark). This combination of street trees was another very popular combination in the 1970's (see Tollington Avenue above) and can be seen across many Melbourne suburbs where street plantings occurred at this time. Unfortunately, the combination was not a success in terms of street plantings, with particular regard to the necessary pruning practice of the melaleuca to clear power lines. As a result, these trees in particular suffer from a loss of attraction due the severe depletion of the dense upper canopy.

Built form

The entry to Kardella Street from Burke Road is flagged by one of the largest flat buildings in the precinct, containing 10 units (density 1:106). However, in the context of its main road location and reasonable building articulation its impact is quickly lost in the main urban fabric of Kardella Street which is predominantly single storey and comprised of a mix of detached houses and MDH, the latter being all single storey villa units.

The original character of the street is comprised of more bungalow and Edwardian style dwellings of mostly single storey format or with attic two storey elements.

There is a consistency of front setbacks ranging between 6-8 metres on average (extremes 5-14m).

Landscape themes

On the whole the street has an open landscape theme with few hard edge fence elements. Equally, the narrower nature strips and inappropriate street trees limit the public domain landscape quality. Further, the generally lesser front setbacks (6-8 metres) have not been extensively planted with large size trees, with more low scale and shrub type landscaping the predominant theme.

Medium Density Housing

Compared to similar streets in the precinct (ie similar lot sizes, street dimensions etc), Kardella Street has a higher percentage of MDH. Of 23 lots, 7 are developed for MDH (ie. 30% of available lots) consisting of 18 dwelling units (not including Burke Road flats). Densities range from 1:250 to 1:470, with most in the range of 1:350.

Highlights and other comments

Highlights are the existing original bungalows, generally low scale of buildings, consistent setbacks and open garden character. Some MDH displays a predominance of access lanes and garage areas that is not in character with the original urban fabric. Street tree species do not greatly enhance the landscape.

Nyora Street

General location

Nyora Street is one of three parallel streets north of Kardella Street that run in an east-west direction between Burke Road (opposite Central Park) to a narrow bluestone ROW. To this extent they are effectively 'no through' roads and therefore enjoy a more peaceful atmosphere than Kardella Street, being generally free from circulating vehicles and pedestrian movements between Hedgeley Dene Gardens and Central Park. Each of the three parallel roads north of Kardella (Nyora, Knox and Davies) have approximate lengths of 260 metres.

Block sizes

Block sizes in Nyora Street are similar to Kardella Street and Brunel Street, with frontages ranging between 12, 15 and 18 metres (40, 50 & 60 ft). In terms of the overall precinct, the consistent arrangement of 12 metre (40 ft) wide blocks in the centre section of the street is quite unusual. Block depths are typical at 40 and 41 metres (south and north sides respectively), giving average site areas between 480-750 sq m, along the street. Blocks on the south side of Nyora Street abut a narrow ROW that separates the rear of the Kardella Street blocks. Blocks on the north side of the street enjoy a unique interface to a planting of mature oak trees that run along the southern alignment of Knox Street (see below).

Street trees and road character

Total width of road reservation is 15 metres; effective road width 7 metres, nature strips 2 metres and footpath 1.5 metres (approximately). Bluestone kerb and channel with concrete footpaths and crossovers. Street trees are newly planted deciduous trees (approximately 2 metres height), the species could not be determined at the time of survey.

Built form

The entrance to Nyora Street from Burke Road is also flagged by MDH, but of a less imposing nature, being single storey and of a high standard of articulation and presentation. The main street is comprised of an almost homogeneous collection of detached houses of Bungalow and Edwardian style as well as more recent redevelopment. Building styles of original elements are fairly simple.

Setbacks are generally between 6-8 metres except at the eastern end where these encroach to 5 metres by cottages on the narrower blocks.

Building height is generally single storey although some two storey buildings have been erected, notably the flats at No. 8-10.

Landscape themes

Quality of street landscape is disadvantaged at present by the immature deciduous street trees, but will improve with time. An open landscape is presented with low or permeable fence elements. Informal garden settings predominate with shrubs and lower plantings without many large trees in the private domain. Garden elements tend to 'recede' where the frontage is used for garages and vehicle access ways.

Medium Density Housing

The western end of the street is defined by MDH at Burke Road, and for the first few blocks of both sides of the street, including a 1930's pair of maisonettes (2 storey). The only other MDH is comprised of a two storey 'walk up' block at No.8 but which is well screened by vegetation.

Highlights and other comments

Highlights are existing original bungalows, generally compatible scale of buildings, consistent setbacks and open street character.



Knox Street

General location

Knox Street is the middle of three parallel streets north of Kardella Street that run in an east-west direction between Burke Road (opposite Central Park) to a narrow bluestone ROW. To this extent they are effectively 'no through' roads and therefore enjoy a more peaceful atmosphere than Kardella Street, being generally free from circulating vehicles and pedestrian movements between Hedgeley Dene Gardens and Central Park which is a characteristic of Kardella Street. Each of the three parallel roads north of Kardella (Nyora, Knox and Davies) have approximate lengths of 260 metres.

Block sizes

Knox Street does not have any blocks on the southern side of the road (see below), this area being occupied by the rear of lots located on the north side of Nyora Street. Except for the eastern most lot (No. 27), block frontages on the north side of Knox Street are consistent at 15 metres (50 ft) with depths of approximately 40 metres giving overall lot areas of approximately 600 sq m.

Street trees and road character

Knox Street has a unique character formed by a row of mature oak trees that run along its southern alignment. In fact, there are no blocks with a Knox Street address on the southern side of the road, this area being occupied by the rear of blocks located on the north side of Nyora Street. The oak trees are formed in a relatively narrow reservation (approximately 5 metres) that is defined by a simple, white painted post and rail fence of approximately 1 metre height. There is no footpath on the southern alignment. Total width of road reservation is 16 metres (including 5 metre southern alignment buffer); effective road width 7 metres, nature strip 2 metres and footpath 1.5 metre (approximately). Bluestone kerb and channel with asphalt footpath and concrete crossovers. Street trees on the northern footpath are mature Prunus of approximately 4-5 metres height.

Built form

The general presentation of Knox Street, including its built form is greatly influenced by its unusual and most attractive planting of mature oak trees on the south side of the street. Building stock is comprised of original Bungalows and Edwardian dwellings together with newer detached buildings. Some of the latter have a hard edge and inappropriate massing to the street, with little opportunity for landscape themes. Access for cars and garage elements force landscape to recede or be restricted to formal cottage style which is not generally a neighbourhood character.

Setbacks in the street vary from 5-8 metres with most being in the 6-8 metre range. Building height is predominantly 'lofty' single storey with some two storey contemporary houses evident.

Landscape themes

The street has a lush and tranquil landscape impression mostly due to the oak plantings and grassed nature bed. In fact, not many of the dwellings contribute greatly in terms of large tree landscape in the frontage area, these mostly being informal areas of shrubs and garden beds.

Medium Density Housing

The entrance to Knox is defined on the southern side by a two storey town house development comprised of 5 two storey units, with a main frontage (and access) to Burke Road. The relationship to Knox is softened by the oak tree reservation. There are no other MDH present in the street.

Highlights and other comments

Highlights are oak tree reservation and street trees which lend a great landscape quality to the street. The scale of buildings is generally compatible, with consistent setbacks and open street character.

Davies Street

General location

Davies Street is the most northern of three parallel streets north of Kardella Street that run in an east-west direction between Burke Road (opposite Central Park) to a narrow bluestone ROW. To this extent they are effectively 'no through' roads and therefore enjoy a more peaceful atmosphere than Kardella Street, being generally free from circulating vehicles and pedestrian movements between Hedgeley Dene Gardens and Central Park. Each of the three parallel roads north of Kardella (Nyora, Knox and Davies) have approximate lengths of 260 metres.

Block sizes

Except for the eastern most lots (No.s 27 & 26), block frontages on the both sides of Davies Street are consistent at 15 metres (50 ft) with depths on the south side of 43 metres, and on the north side of 41.5 metres giving overall lot areas of approximately 620-650 sq m. Blocks on the north side of Davies Street abut a narrow ROW that separates the rear of blocks fronting Wattletree Road.

Street trees and road character

Total width of road reservation is 15 metres; effective road width 7 metres, nature strips 2 metres and footpath 1.5 metres (approximately). Bluestone kerb and channel with concrete footpaths. Street trees are mature (approximately 30 years) *Liquidamber styraciflua* (Liquidamber) up to 15 metres height.

Built form

The entrance to Davies Street is flagged by the commercial buildings formed along Burke Road beyond which the built form is a homogeneous residential precinct comprised almost exclusively of detached houses. The predominant built form character is derived from original Bungalows and Edwardian dwellings with newer detached houses also evident. As in many of the other streets, the presentation of new development to the street tends to be dominated by driveways, garages and hard standing areas, reflecting the changing priorities of convenient living based on motor vehicle transport. In these circumstances landscape themes tend to recede to lesser elements of street presentation.

Setbacks in the street are varied but generally similar to Knox and Nyora at 6-8 metres with some exceptions of greater (13m), and lesser (5m) setbacks.

Building height is predominantly single storey with some two storey contemporary dwellings.

Landscape themes

Davies Street has a strong landscape theme derived from the mature Liquidambers. Private domain garden areas are generally open or with permeable fence elements, although some hard edge or higher fencing does exist towards the eastern end of the site.

Medium Density Housing

A dual occupancy type dwelling is located at the rear of an original building at No. 20. Otherwise, MDH has not had any influence on the development and presentation of the street.

Highlights and other comments

Davies Street is a tranquil and high amenity street with a high level of visual appeal derived from the strong landscape theme of the mature street trees and generally high standard of dwelling siting and presentation.

5.2 Summary of Issues/Findings

In the context of the overall precinct, the following general findings concerning the built form character of the precinct are set out (Note - a separate and detailed analysis of the Hedgeley Dene Gardens is provided at Section 6, but by necessity is also made mention of in the context of built form). It is appropriate to consider the detailed street descriptions in the preceding section in order to appreciate the summary comments below:






- The focus of the precinct is upon Hedgeley Dene Gardens which offer a unique open space, landscape and recreation resource. The nature of its narrow width (as little as 50 metres) and orientation at odds with the street pattern are but some of the unusual and attractive aspects of the space. (See Section 6).
- Generally, the precinct has a very strong landscape and garden theme derived from Hedgeley Dene Gardens, street trees and private garden spaces. The areas surrounding the Gardens in themselves play a pivotal role both in immediate proximity, and in a precinct context, to the landscape value of the Gardens. The Garden edges and its intersection and interface with local streets is paramount. The general setting to the gardens, including the streets in the general precinct all play a role in contributing to the essential garden character, almost as an introductory element. It is important therefore that this context be addressed by new development, even in streets without an immediate abuttal (see Sub Precinct B below).
- The lot sizes, street design, built form and garden character of the precinct offer two different but complementary character sub areas:
 - Sub-Precinct A - The areas where the 60 X 200 ft lot size is the predominant land block module. Hedgeley, Ferncroft, Glenbrook and Tollington Avenues are noted as comprised of the large lot sizes, large setbacks and grander original bungalow style. These street have wider nature strips and a more spacious feel. It is also these streets that have the immediate, and most delicate relationship to the Gardens.
 - Sub-Precinct B - The area comprised of generally smaller lot sizes, narrower nature strips and generally lesser setbacks. With some exceptions, original built form is not as large and landscape themes not as strong as the above Streets. This sub precinct applies to Brunel, Kardella, Nyora, Knox and Davies Streets.

This distinction is illustrated in the following diagram which summarises the main built form elements of the precinct.

- Throughout the precinct, generally well setback and open front gardens are a neighbourhood character that is of high value. Between Sub- Precinct A and B there is obviously a difference in emphasis in this regard; in Precinct A the generally very large setbacks and expansive open private gardens are such that the built form almost recedes from view, with the distinction between private and public domain landscape blurred at times. Sub-Precinct B is more 'generic' in terms of East Malvern.
- While predominantly single storey or attic style, there is a variety of building heights evident, with two storey forms represented in all streets to some extent (at the frontage).

Hedgeley Dene Precinct

Built form characteristics

-  Sub-precinct A: larger lot sizes and setbacks, wider streets and strong garden character, often sensitive relationship to Gardens
-  Sub-precinct B: smaller lot sizes and streets widths, predominant garden character
-  Areas of high concentrations of MDH
-  Hedgeley Dene Gardens
-  Precinct boundary



- Built form that has not conformed to dominant setbacks has generally been to the detriment to the streetscape and neighbourhood character. This is not simply because the buildings are more prominent (although this is an issue) but more importantly it has eroded the capacity for open, and significant landscaping that is the fundamental key stone of neighbourhood character in both sub areas of the Hedgeley Dene Precinct.
- Two storey development at the rear of sites is not a neighbourhood characteristic. Where this has occurred (see in particular 15 Hedgeley Avenue, 56 Brunel Street) it has been to the detriment of the surrounding properties and the view from the street.
- Development along side boundaries is not a derivative characteristic, other than for original garage elements, and then generally along one side of the block only.
- In some streets MDH and new detached houses have contributed to devaluing neighbourhood character (see Sub Precinct B) particularly where they have become grouped in a row. For example, the cumulative affect of reduced front setbacks, hard edge fencing and emphasis on driveways and garages can be seen in the section between 37-41 Brunel Street comprised of two detached houses and one MDH. This collection has lost the fundamental open character and landscape emphasis of the rest of Brunel Street. The point is made that whether detached houses or MDH, individual buildings may borrow from the ambiance of their environs, but in a group can fundamentally alter the original character, sometimes to the general loss of the street.

6. Hedgeley Dene Gardens (Prepared by Jenny Lee - Landscape Architect)

6.1 Introduction

Hedgeley Dene Gardens is a narrow spine of open space in East Malvern linking Central Park in the south west with the Gardiner's Creek Valley parklands in the north east. As a small neighbourhood park of 3.5 hectares, it is a reminder of the pleasure gardens established early this century by local councils for their residents.

Enclosed by the housing subdivision that created them, the Gardens are a local treasure. The only indication of their existence is revealed from the streets that bisect and connect them - Kardella Street, Tollington Street, Glenbrook Avenue, Ferncroft Avenue and Malvern Road. These shared boundaries of park and street and park and private house are integral components of the Gardens' overall landscape character. Increased pressure for new development within the precinct, and more particularly adjacent to the Gardens, is therefore a critical issue affecting their future management, maintenance and development.

6.2 Historical Development

The following historical background is in part taken from the report 'Hedgeley Dene Gardens Malvern Landscape Conservation Study' prepared by Rebecca Vdovic and Celia Lee (1994).

The land now developed as Hedgeley Dene Gardens was set aside as a drainage easement on the plan of subdivision for the Hedgeley Dene housing estate and purchased by the City of Malvern in 1911 as an ornamental garden for public resort. Prior to this it formed part of a farm then latter a golf course landscape. (Vdovic and Lee, 1994, pp5-6) Some of the mature pines, poplars and Sugar gums in the park and the adjoining properties probably date from this period. The lake certainly developed from what was once a series of ponds that would have been part of the farm dam.

Preliminary landscape works on the Gardens commenced in 1918/19 with the formation of an island (in the former pond) and the planting of Turkey oaks. Its development as an ornamental park did not get underway until 1924 when a plan was prepared by the then Curator, R.L Reeves. This followed a failed attempt by the Council to lease the land to the Glen Iris Valley Recreation Club for the development of 'tennis courts, bowling greens, croquet lawns and club house' (Vdovic & Lee, 1994, p8).

The area of parkland north of Malvern Road (Stanley Street Reserve) was purchased by the Council in 1921-1922 apparently for the purpose of creating an adequate entrance to Glen Iris Park from Malvern Road (Vdovic & Lee, 1994, p. 10). This park contains a number of rare oak trees, but has not been assessed as it lies outside the precinct boundaries.

Work on the Gardens occurred in stages commencing with the lake section that lies between Kardella Street and Glenbrook Avenue. This was followed by the Malvern Road to Ferncroft Avenue section with completion of the Ferncroft Avenue to Glenbrook Avenue section occurring in 1933.

The plan developed by Reeves followed the landscape tradition exemplified by William Guilfoyle at Melbourne's Royal Botanic Gardens in the late nineteenth century. Developed around a naturally formed lake complete with island beds, a series of lawns bordered by curved garden beds and a lineal path system, it successfully unites both formal and naturalist elements. Dense boundary plantings and an overhead canopy created by mature trees act to enclose the park, screening views to the adjoining houses, yet uniting their garden plants into the overall scheme.

Reeves' death in 1933 resulted in the appointment of a new Curator whose speciality and preoccupation was floral displays. Under these circumstances, the Gardens no longer received the same horticultural attention and improvement. The Depression years and World War 2 also took their toll and by the 1970s, the Gardens were in a state of decline with the lake having become a dump for rubbish (Vdovic & Lee, 1994, p.11). During this period, many of the original minor landscape elements appear to have been replaced including the rustic timber bridges.

In 1978 a reclamation plan for the Gardens was began and in 1980 it won (in its class) the State Garden Competition. The 1978 reclamation saw the resurfacing of paths, installation of a drinking fountain and the 'London' lamps along the path.

6.3 Existing Landscape Character

The existing landscape character of Hedgeley Dene Gardens owes much to its topography being sited on what was once a small stream valley running down to Gardiner's Creek. In cross section, the Garden follows a central, gentle depression that commences at the lake.

The Garden is linear in form and quite narrow. A straight path extends and exaggerates the apparent length and connects the three sections. It also draws the eye away from the edges and the adjoining residential properties. Sinuous, organically formed garden beds twist and turn to further blur these irregular boundaries disguising its narrowness and providing a sense of privacy and enclosure.

These sinuous forms become more exaggerated at the western end where curving paths and densely planted garden beds meander around to enclose the lake. The lake itself appears as a mini oasis complete with palms and other exotica including Pampass grass and Papyrus.

Mature trees, some remnants of the previous farm landscape, provide a luxurious overhead canopy and shade, and are planted in informal groupings or as single specimens in lawns. In certain locations, a symmetrical arrangement of the one tree species complements and reinforces the formal effect of the major path axis.

Diversity in plant form is also a major component of the park's character. Whilst the overall form of the planting is soft and rounded, punctuation marks are provided by columnar trees such as the Lombardy poplars and Italian cypress. The under planting style is predominantly informal, relying on contrasts in texture and form to provide interest and variety rather than flower colour as annual displays.

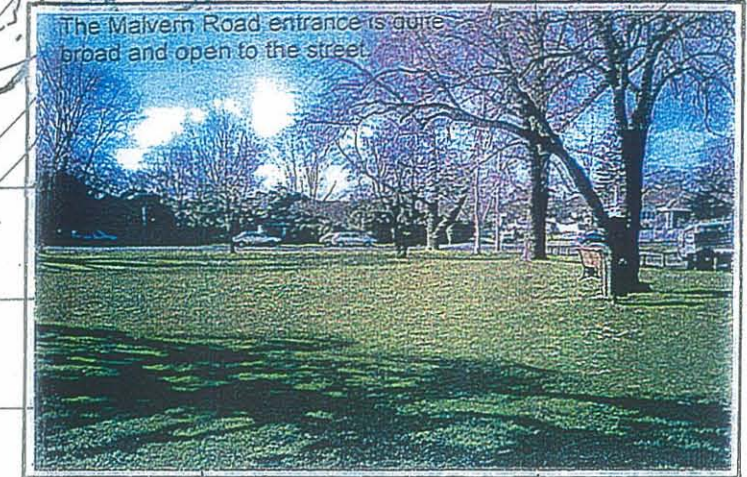
The view and entrance to Kardella Street is framed by overhanging trees



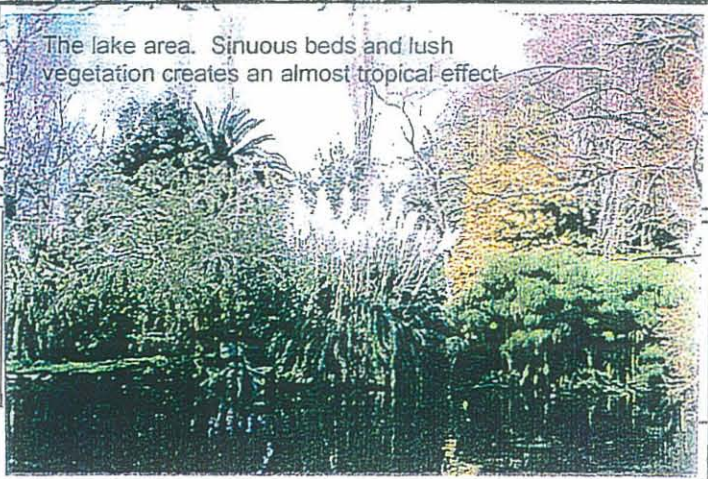
Looking towards "the Dell" area across Glenbrook Avenue



The main path directs the eye forward along a formal axis to distant vegetation - a merge of public and private plantings



The Malvern Road entrance is quite broad and open to the street



The lake area. Sinuous beds and lush vegetation creates an almost tropical effect



The house and garden at 18 Ferncroft Avenue where the large front setback broadens the view across the private garden

Hedgeley Dene Precinct
Garden Character

Reinforcing and merging with the Gardens' plantings are those within the private gardens of the adjoining properties. This is particularly critical in relation to the corner properties where the narrow, staggered frontages of the park visually draw these private plantings into the park domain. The rear gardens of those properties further removed also provide an important role where medium sized (in some instances very large) trees help to obscure views of buildings and offer distant north-south views critical in the two narrower sections.

This relationship between the Garden and the neighbouring residential development is a critical component of the Gardens' landscape character. Historically, this area consisted of large allotments (by today's standards) developed with single storey or double storey attic style Californian bungalows and early modern villas. Generous setbacks allowed the development of large informal gardens which softened and framed the houses as rustic elements within a landscape setting.

In addition to its role as a green oasis, the Garden is also an important recreational facility for the local population. To a degree the design and form of the park dictates the type and pattern of usage; the narrower, more linear sections are predominantly used for walking and cycling. The more picturesque and enclosed area around the lake is used for picnics, reading and sitting and the broader lawn areas at the Glenbrook Avenue and Malvern Road ends are used for more informal ball games. It is also important at the regional level as a cyclist and pedestrian link between Central Park and the Gardiner's Creek Parklands.

6.4 Significance Of The Gardens

The Gardens are relatively intact in terms of their original layout and overall planting compositions. The major landscape element of the lake survives complete with rockwork edge details and the waterfall feature. The path system is also essentially intact, including a handsome set of bluestone steps. Other landscape elements and structures, most notably the timber bridges, have however been replaced as required and throughout different periods. As a result a disparate collection of minor park elements, including seats, signs, drinking fountains, bins and bollards is now evident.

Many of the original trees remain, some from the earlier farm and golf course plantings and include *Populus deltoides*, *P. alba*, *P. nigra* 'Italica', *Pinus canariensis*, *Cupressus macrocarpa*, *Salix babylonica*, *Eucalyptus botryoides*, *Phoenix canariensis*, *Ulmus parvifolia*, *Quercus* sp., and *Grevillea robusta*. As living organisms trees have a limited life span. Many of the most admired trees are between 70 - 110 years old could be expected to be entering a period of decline and the end of their aesthetic value. Some trees have already died, but have not been replaced.

The garden bed planting has also declined over the years and many of the original lower level plants and shrubs have been lost. The once densely planted garden beds are now extensively thinned, particularly in the sections of the Gardens stretching from Glenbrook Avenue to Malvern Road.

According to the Landscape Conservation Study (1994), the Gardens are considered to be historically significant primarily because of its aesthetic value. In this instance, a high level of design sophistication has produced a quality open space in a what is a fairly narrow area. The level of intactness including survival of earlier tree plantings and landscape elements are also considered significant.

To aid in establishing significance, the study made a comparative analysis with other linear parks developed at a similar time - Cruickshank Park, Yarraville (1941) and Ardrie Park, East Malvern (1917). The former retains little of its original plantings and whilst the latter is considerably intact, both were not considered to have the same degree of design sophistication evident at Hedgeley Dene Gardens.

Comparisons can also be made with other municipal parks developed primarily for passive recreation in the early part of this century. They include:

- Footscray Park (1911)
- Maronoa Gardens (1904/1922)
- Kings Domain (1934)

All three parks retain much of their earlier detail, including lakes, rockery work, paths, garden beds and associated planting. Footscray Park is listed on the Victorian Heritage Register and is of state significance for reasons of its setting, fine botanical collection including a number of rare species, remnant substantial rockeries and rock structures and a number of social reasons.

Hedgeley Dene Gardens whilst on a much smaller scale, exhibits similar characteristics and themes. The sophisticated layout, ornamental lake, rockwork and garden bed planting being most important. The Gardens are therefore considered to be of historic, aesthetic and social significance at the local level. Further conservation analysis, particularly in terms of the existing plantings, would be required before any greater level of significance could be attributed.

6.5 Landscape Character & Issues Analysis

The Garden plan is a combination of natural and formal elements in a design laid out in three sections, each of which is defined by its intersection with a public street. The landscape character of these sections and the issues impacting on the future planning tend to also differ.

6.5.1 Kardella Street to Glenbrook Avenue Section

General Description

This was the first section of the park to be developed and was historically the location of the farm pond. It is also the section of the park where the layout is at its most rusticated. Built around a naturalistic lake setting, it comprises a sinuous pathway system around large shrub beds containing groupings of mature trees. A mixture of woodland plantings including Canary Island pines, Pittosporums and poplars are developed around the southern boundary whilst more exotic plantings of Weeping willows, Canary Island palms exist closer to the lake. Within this area there are three main settings: the Kardella Street entrance, the lake area and the 'dell' on Glenbrook Avenue.

Main Attributes

- The Kardella Street entrance consists of a central pathway, flanked by a large Chinese elm and a cedar, that forks to create pathways along either side of the lake. Lawn areas are backed by large densely planted garden beds that frame the street entrance and screen the adjoining Kardella Street properties.

- The centrally located lake is developed with several islands and surrounded by meandering paths. The southern side consists of a series of paths amongst substantial garden beds, somewhat wild and naturalistic in their form and reminiscent of forest ramblings. This is the most densely populated section of the park and is the preferred setting for informal picnics, quiet reading and contemplation. The lake edges also provide opportunities for feeding the birds, yabbing, tadpoling and other water based observation pursuits.
- The 'dell', a bowl shaped grassed depression is located at the Glenbrook Avenue end. Paths, trees and garden beds are generally restricted to the boundary edges. This area is generally used for more active recreation including informal ball games, children's games and other exercise routines.
- The southern edge of the Gardens forms the rear boundary with residential properties that front Brunel Street. Development is predominantly single storey and well setback. The larger and more densely planted garden beds in this area combine with plantings in the rear gardens to successfully screen any buildings from the main park area. Obtrusions appear only to those walking on the path parallel to the lane.
- The house and garden at 29 Tollington St have an important relationship with the Gardens. Although highly visible, the building has a sense of belonging in place achieved through sensitive design, use of materials and integration of the garden. The rear garden of this property also contains a number of large trees including oaks and a Silky oak. However it is the front and side garden of the property with its flowering trees and shrubs - magnolias, pittosporums - that provide the most important contribution.
- The Gardens also rely on tree and shrub plantings in the private gardens of the properties at 24 Tollington Avenue and 21 Glenbrook Avenue. The low fence along part of the side boundary of 24 Tollington Avenue extends the landscape zone of the park and the view out. Large remnant trees - an oak and Lombardy poplar in the front garden of 21 Glenbrook Avenue are also significant.

Main Issues

- New development in Kardella Street has been of a single storey nature and has therefore had a minimal impact on the Garden character.
- To date there has been minimal MDH development. A dual occupancy development at 41 Brunel Street consists of a double storey dwelling set some 3 m from the rear boundary with the park. The impact on the park has been minimised by the nature of the shrub bed planting in this area of the Gardens. The small setback does however mean that no trees could be planted in the rear garden and obviously this house relies on the trees within the public domain to create a pleasant outlook and protection from the summer sun.
- Also of recent construction is the house at 21 Glenbrook Avenue which has been handled in a fairly sensitive manner, particularly in relation to building height and the provision of generous setbacks from the park boundary. The use of a flat roof form and the high front and side return fences are less successful.

- An opportunity exists to increase the depth of the landscape buffer zone by incorporating the lane along the southern boundary into the shrub bed planting as suggested in the 'Landscape Conservation Study'.
- The width of the garden beds in the dell area are quite narrow and in one section the path abuts the fence relying on a climber and the overgrown nature of the private garden at 23 Glenbrook Avenue to provide a sense of enclosure and protection.
- Not only does this property provide much needed greenery at this point in the park but it also helps to screen a 3 storey 1960s block of flats at 25 Glenbrook Avenue, the rear of which is partially visible from within the park.
- The disused gardener's area within the park adjacent to 25 Glenbrook Avenue provides an opportunity to return this area to the park and to provide a well needed landscape buffer in this location.
- Redevelopment of 23 Glenbrook Avenue, which may arise given the apparent poor condition of the existing dwelling could have a serious impact on the landscape quality of the park if adequate setbacks and landscaping are not provided.
- Existing mixed street tree plantings in Kardella Street and Tollington Street weaken the visual quality of the park's entrance. These plantings have been unsuccessful because of the inappropriate combination of species and choice of species for use in under power lines.

6.5.2 Glenbrook Avenue to Ferncroft Avenue Section

General Description

This is the narrowest section of the park and at 780m in length, it is also the shortest. The garden character is fairly formal, derived from its elongated plan form and the straight alignment of the main path and period light fixtures. Garden beds generally follow the boundary, curving to obscure the irregular edges and to provide a sense of enclosure at the interface with the street. This also serves to soften the harder landscape elements of the street and to further blur the distinction between public and private plantings particularly when viewed from a distance.

Main Attributes & Characteristics

- Plantings are restricted to the side boundaries. Mature trees are also located near the edges.
- Beds widen out at the boundary with the streets to provide a sense of enclosure and a general softening of the harder streetscape elements.
- The view of adjacent residential properties is generally obscured. The straight path and planted boundaries direct the eye ahead and towards the distant view of general foliage cover and tree forms. That some of these trees may be in private gardens is irrelevant.

- Skilful shaping of garden beds and placement of trees. Trees with a more erect form have been sited adjacent to edges boundaries whilst those with a broader spreading canopy are clustered around the street boundaries. This tends to further channel the view forward towards the street rather than sideways towards private properties.
- Low hedges along the Glenbrook Avenue boundary extend the domestic boundaries across the park further reinforcing its overall feel and character as that of a large estate garden.
- Three of the four properties that abut this section of the park retain the original buildings and gardens. This provides an opportunity to view the park surrounded by its original setting thereby aiding its historical and social interpretation.
- Buildings abutting the Gardens are generally single storey or two storey attic style with a favourable orientation towards the park. They are of a low, simple horizontal forms employing rustic materials and appear well connected to their 'natural' surrounds.
- Generous front setbacks and in some instances side setbacks, developed with well established and complementary style gardens, are 'borrowed' and incorporated into the Garden for views and softening. The presence of low (sometimes permeable) fences that wrap around into the park further extends the landscape zone.
- The house and garden of the properties at 20 Glenbrook Avenue and 13 Ferncroft Avenue have an important relationship with the Gardens. That at 20 Glenbrook is perhaps more significant. Whilst the building is not of outstanding architectural or historic interest, its general form, orientation, generous setbacks and remnant plantings of Lombardy poplars, combine to create a picturesque setting that seems to 'fit' with the overall Garden character. The garden at 13 Ferncroft Avenue is purported to have been designed by Edna Walling.
- Long distant views to large trees including poplars, conifers and Sugar gums in the rear gardens of adjacent properties extend the apparent influence of the park and assist with the provision of enclosure.
- Recreational activities are focussed on walking and cycling activities. This is a space that people wander through rather than sit and relax in. One seat near the northern boundary provides a point for relaxation and contemplation.

Main Issues

- Garden beds are restricted to the boundaries with the adjoining residential properties and are generally narrow, ranging from 2m - 3m for most of their length broadening to 8m - 10m at the street interface.
- Most beds are in need of major replanting and revitalisation, particularly around the base of mature trees.
- Paling fences are fairly visible and obtrusive, sometimes with graffiti.

- Given drainage issues, the ground away from the path is very wet during the winter months discouraging the use of the lawn areas.
- Windows within dwellings are small and unobtrusive. There is not therefore a feeling of being watched which may be more apparent if larger sites are redeveloped for Medium Density Housing (or other large structures) resulting in a wall of windows and balconies facing the park.
- The gardens of a number of properties contain large and medium sized trees and complementary lower level shrub planting creating a tiered or banked effect important to the overall character of the Gardens.
- The close proximity of existing mature park trees to the boundary means that redevelopment of private properties within their root-zone and particularly within their drip line may jeopardise their longevity, vigour and general aesthetic appearance.

6.5.3 Ferncroft Avenue to Malvern Road Section

General Description & Characteristics

This is the most irregular shaped section of the Garden. The tight form and strong vista along the straight, almost centrally located path of the previous section is repeated. Garden beds curve to obscure the park edges and to frame the streets. However, the park space broadens out at the Malvern Road and Hedgeley Avenue intersection and is more exposed, particularly to traffic noise. A number of seats are located within this area and provide a place to sit. The broader area is also used for informal ball games and general play activities.

Main Attributes

- Larger, more sinuous borders are used to disguise the more irregular boundaries with the adjacent properties. The same design techniques are employed, in terms of position of trees and planting, to control views and to extend the vista.
- This is probably the least enclosed section of the park and generally buildings are sited closer to the park boundaries.
- Three of the four properties that abut this section of the park retain the original buildings and gardens. This provides an opportunity to view the park surrounded by its original setting thereby aiding its historical and social interpretation. The overall character of the Ferncroft Avenue end is considered more important owing to the sense of enclosure and the 'borrowed' nature of the landscape.
- The house and garden of the property at 18 Ferncroft Avenue is of particular significance. The building exhibits the particular philosophy of the bungalow style building appearing to be of the earth. Generous setbacks developed with an established garden and no apparent fence brings both the garden and the house into the public domain. The garden is purported to have been designed by Edna Walling.

- The staggered junction between this section and the next draws in views of the gardens of neighbouring properties and not just those that share a boundary with the park. The size and character of these gardens plays an important role in extending the long distant views.
- The broader lawn area at the Malvern Road end provides for more active recreational activities such as informal ball games.

Main Issues

- More redevelopment has occurred in this section and there is greater feeling of intrusion from unsympathetic development and from traffic noise.
- The two storey flats at 12 Ferncroft and 15 Hedgeley Avenue have smaller than the typical setbacks with minimal garden area and little provision for the planting of medium sized trees. The generally unsympathetic architectural treatment in particular height and bulk issues, flat roof, brick colour, and large areas of glazing has reduced the visual amenity of this section of the park.
- There is an issue of overlooking from more recent dual occupancy and older medium density development.
- Most beds are in need of major replanting and revitalisation particularly around the base of mature trees. There is greater scope to widen garden beds in this area.
- Paling fences are fairly visible and obtrusive.
- The Garden shares a boundary with more properties and there is therefore a greater risk for redevelopment to result in a loss of character if not sympathetically sited and designed.
- The planting of medium sized evergreen trees within the park is required to soften and screen unsympathetic development.

6.6 Recommendations - Public Domain

If Hedgeley Dene Gardens are to retain their special character a number of actions are required that impact on both the public and private domain. Actions that affect the public domain apply to the Gardens and the street that abut them.

6.6.1 Hedgeley Dene Gardens

Prepare a Masterplan for the Gardens that will guide their management, maintenance and future development. This will ensure that the integrity of the original design is maintained and enhanced and that changes affecting the private realm can be planned for. The Masterplan should be guided by the significance and historic integrity of the Gardens, using the Landscape Conservation Study (1994) as a basis. It should as a matter of priority address the following issues:

General Layout

- Investigate the opportunity of incorporating the apparently disused gardener's store as part of the shrub bed planting of the Gardens. The area should be appropriately designed and planted to reflect the Garden's character.
- Investigate widening the boundary shrub beds to provide further screen planting, particularly in the Glenbrook Avenue to Malvern Road section and adjacent to the flats at 12 Ferncroft Avenue.
- Investigate incorporation of the lane along southern boundary into the park developing this area as part of the shrub bed planting as suggested in the 'Landscape Conservation Study' (1994).

Trees & Shrub Bed Planting

- A long term tree management program should be instituted to maintain health and an age variation to avoid the possibility of a majority of trees dying within a short period.
- The garden beds should be built up with climbers, shrubs and ground covers to preserve the garden like character of the design. This effect should ensure that existing paling fences are screened from view.
- The present style of tree planting should be maintained with most trees arranged informally in the garden beds flanking the path. New tree planting within the boundary planting is required in the section from Glenbrook Avenue to Malvern Road. New feature tree planting should also be considered with a view to providing further enclosure at the Malvern Road end.

6.6.2 Street Trees

Undertake new street tree planting in Kardella Street and Tollington Street. New planting and selection of species should reflect the character of the Gardens and aim to strengthen the entrances. Single species planting should therefore be adopted, and should be of a suitable scale to enhance the overall streetscape.

6.7 Recommendation - Adjacent Development

The principles outlined below have been derived from on-site assessment of the Gardens and the adjacent properties. They apply to those properties indicated on Proposed landscape controls drawing. The purpose of these principles is to ensure that any new development abutting or visible from the Gardens is appropriate to their character and setting.

The main elements that are considered to have a critical impact on the Garden in terms of the adjoining properties include:

- Retention of "special" buildings
- Siting - front, side, rear setbacks and orientation of buildings
- Building height and bulk
- Rooflines
- Materials
- Fences
- Landscaping and retention of existing vegetation

6.7.1 Retention of Special Buildings

Original buildings that remain from the period of construction of the Gardens, particularly where they abut a street park boundary, are important to the overall character of the Gardens and to its understanding in a heritage sense. The Proposed landscape controls drawing indicates those sites which are considered to have an important relationship with the Gardens for the following reasons:

- the building relates to the period of construction of the Gardens ie 1920's to 1930s;
- the building combines rustic materials eg stone, stucco, terracotta, rock work, slate, etc in keeping with the character of the Gardens;
- the private garden has a number of mature trees and an informal style consistent with the character of the gardens;
- a low and/or permeable fence exists along the front setback area creating a flow of the garden and blurring the boundaries of private and public plantings;
- the shrub bed planting within the park may be minimal at this point and the garden relies on the private garden to provide its sense of enclosure.

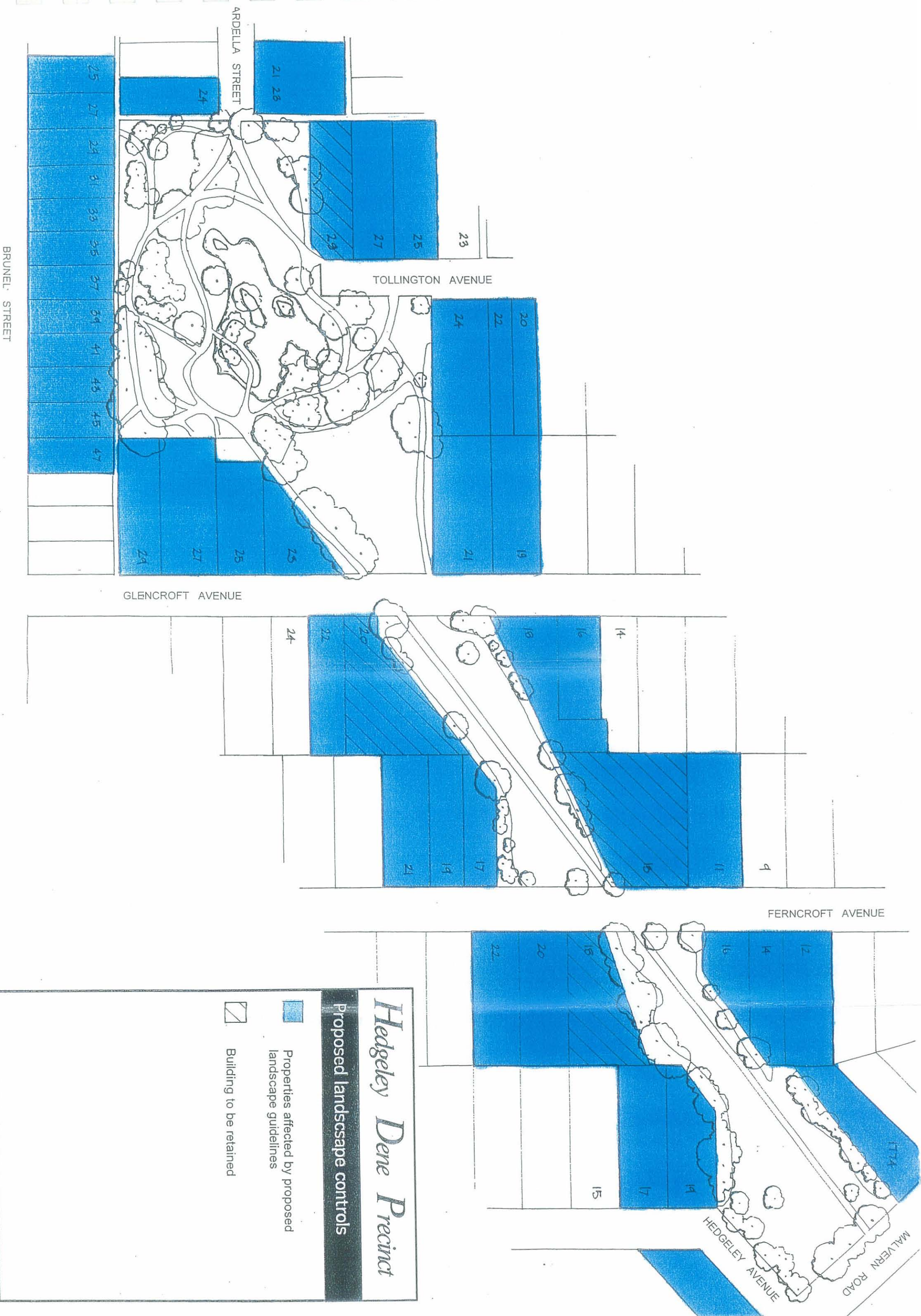
Principles

- Original buildings that have a strong relationship with the park should remain as the dominant characteristic.

6.7.2 Siting

Existing Situation

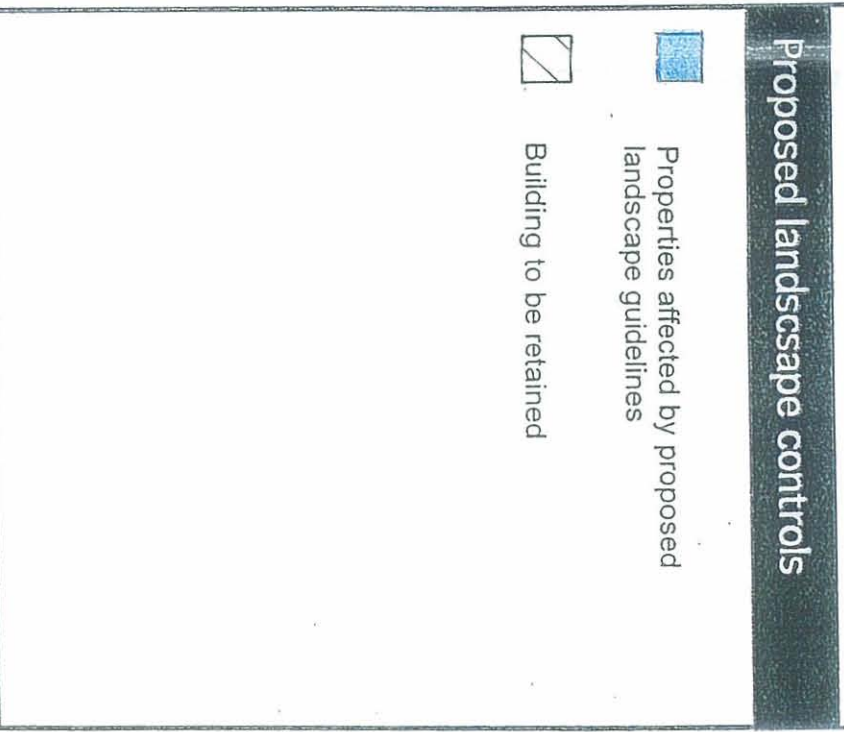
Block sizes are relatively large and most dwellings have substantial front setbacks ranging from 8m to 15m. Generous side setbacks are also evident and range from 3m to 10m. Owing to the large size of the blocks, the space between the backs of dwellings is also very generous. This has meant that many rear gardens contain large trees and houses are sited within a garden setting. This is the most critical factor in terms of the park character. The park retains a feeling of depth despite its narrow width by extensively borrowing from the private gardens that surround the dwelling.

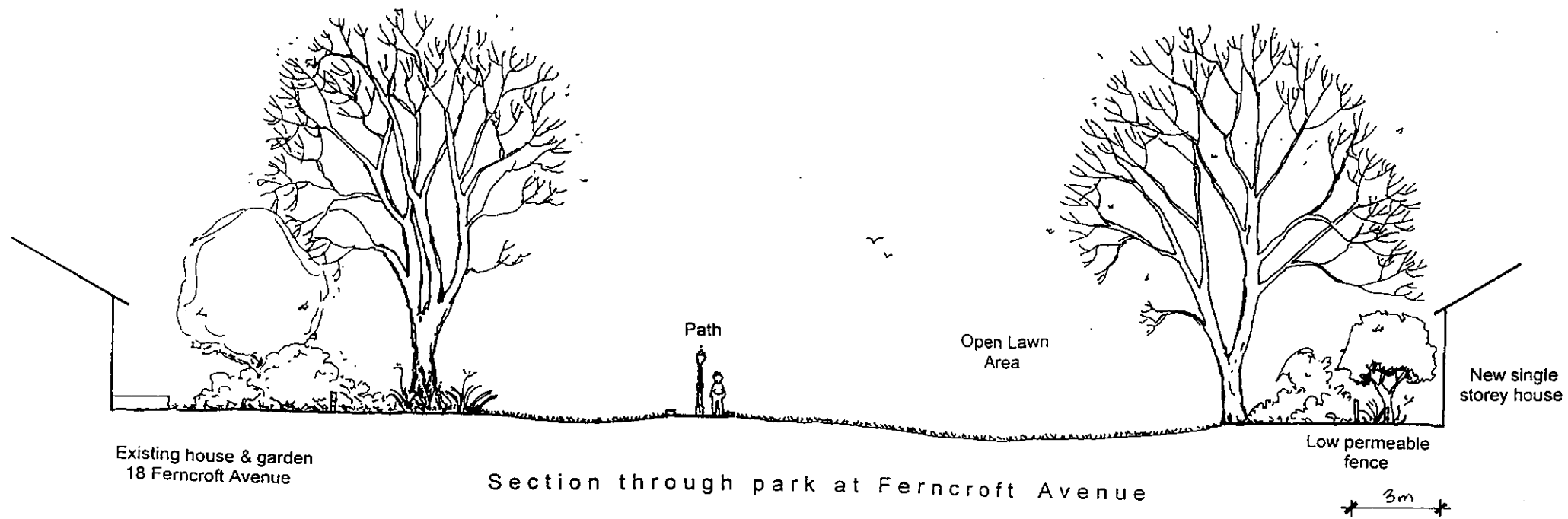


Hedgeley Dene Precinct

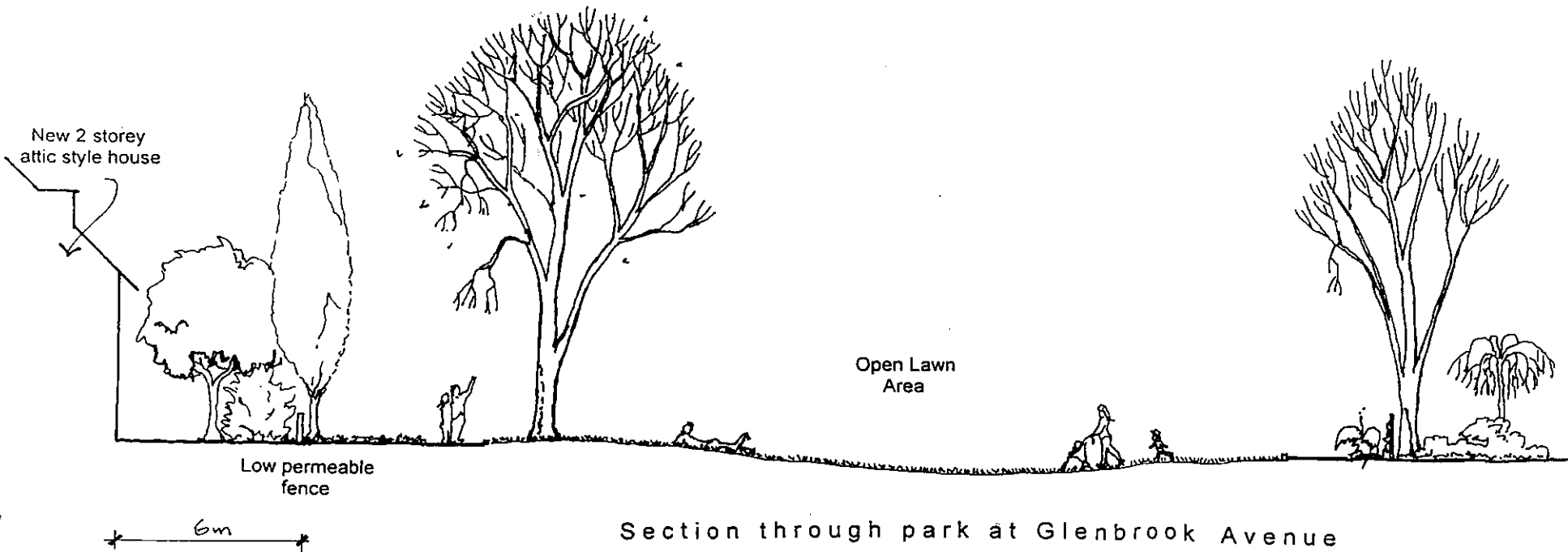
Proposed landscape controls

- Properties affected by proposed landscape guidelines
- Building to be retained





Section through park at Ferncroft Avenue



Section through park at Glenbrook Avenue

Hedgeley Dene Precinct

Proposed setbacks - cross sections

Single storey building - 3metre setback

Two storey building - 6metre setback

Orientation of the dwellings also defines the park character. It is common on corner allotments with the park to see dwellings that have their main frontage facing the park. For example, the dwelling at 18 Ferncroft has its main entrance and richer architectural detailing occurring on the elevation that faces the park. Because of their overall garden setting these dwellings are also oriented towards their own established garden. The size of this garden usually means that although sited to face the park, the dwelling is not visually intrusive.

Newer developments have reduced setbacks and these have in some instances had an adverse impact on the character of the park not only in terms of their architecture but primarily because they have a fairly minimal landscaping. Some retain their orientation towards the park, but the lack of a private garden results in an intrusion into the park.

Principles

- New development should emulate the existing landscape setting of a building within a garden.
- Provide adequate setbacks to facilitate the retention of existing trees and vegetation and to permit the planting and healthy growth of medium sized trees.
- Retain long distant views to mature trees in the rear gardens of adjacent and further removed properties.
- Provide adequate setbacks to protect the health and vigour of existing mature trees within Hedgeley Dene Gardens.

Guidelines

Front Setbacks

New developments on corner allotments (ie park and street), should adopt the front setback of the original building. New developments on adjacent allotments should conform to the standard setbacks found in the street and the setbacks of buildings on neighbouring sites in particular. If the setback of buildings on adjacent properties are different, the setback of the new development should be an average of the two adjacent setbacks. A new development that breaks the established front setback of the street should not be used to establish an average setback. In this instance, the average setback of original building should be adopted.

Side and Rear Setbacks

New developments that share a side or rear boundary with the park should comply with the following:

- Single storey developments - 3m from the park boundary
- Two storey development - 6m from the park boundary
(refer diagram)

Where a single storey development incorporates a two storey element, the larger setback requirement ie. 6m is to be met.

Building Spacing

Where more than one dwelling is proposed on an allotment with a sideage to the park, an area of 3m between each building is to be provided. This ensures that landscaping between each dwelling can be accommodated and allows views through to mature trees on adjacent properties.

6.7.3 Building Height and Bulk

Existing Situation

Buildings in the park domain are generally single storey, with two storey buildings being of an attic form. More recent developments break this rule in that they comprise 2 storey wall heights. The most notable example is the flats at 10 Ferncroft Avenue. Whilst only a part of the rear boundary of this site abuts the park, its impact is fairly brutal primarily because of its height, lack of setback, large box like design and choice of materials. It would be extremely unfortunate if any similar buildings were allowed in the future.

Older style buildings typically present low, broad surfaces of an horizontal form. More recent developments are more vertical and bulky in their form. For example the development at 15 Hedgeley Avenue. Whilst this site does not abut the park, it is highly visible. Issues relate to its two storey wall format, large single span roofs, reduced setbacks and inadequate area for landscape screening particularly in the form of medium sized trees.

Articulation of the building elevations is also an important component impacting on the park character. Older style buildings have informally, rather than symmetrically composed arrangement of elements such as windows, verandahs, chimneys, etc.. Typically window openings are square to horizontal rectangles with vertical divisions and are generally small in relation to wall surface areas. Balconies are also not evident. Thus, despite the park's abuttal by private dwellings that overlook and face it, park users are able to retain a feeling of detachment and seclusion. The location of large expanses of glazing and balconies close to the park boundaries would severely infringe on the park's attractiveness in this regard.

Principles

- New buildings should not overwhelm the landscape setting, but should allow the park to maintain its dominance.
- The bulkiness of new buildings should be broken down by the articulation of walls, roofs, windows and other elements.
- Windows and balconies in elevations facing the park should not dominate nor appear to privatise the park.

Guidelines

- New development should be a maximum of two storeys, preferably in the form of an attic storey.
- New MDH development on sites that share a long boundary to the park should comprise a mix of single and two storey form. The two storey form should not dominate.

- No balconies to project within 6m of the boundary to the park.

6.7.4 Rooflines

Existing Situation

Roofs are generally not an obvious feature within the garden domain as they are often obscured by public and private plantings. The majority of roofs are traditional gable and hip with a pitch greater than 25°. Some flat roofs are evident typically on older MDH developments and are generally inappropriate. The flat roof of the dwelling at 21 Glenbrook whilst inconsistent, is not an obtrusive element because the building is of a low slung design and has a generous setback from the park boundary.

Another important aspect is that the roofs of the typical Californian Bungalow building (older buildings) are fairly broad with large prominent gable ends and overhanging eaves, typically incorporating a triangular element. Roof spans are also small by modern standards. Together, these elements result in a building that tends to hug the ground.

The main roofing materials evident are terra cotta tiles, concrete tiles and slate. Corrugated iron is not a commonly used material within the park domain.

Principles

- Roofs should have simple lines, either gable or hip. Broad, triangular formats should be encouraged. Sections of flat or skillion roofs may be appropriate on single storey elements.
- Natural textured materials in muted, earthy colours should continue to dominate particularly on corner site locations.

Guidelines

- The main roof pitch should not be less than 25° and not exceed 45°.
- Roofs on new MDH developments should be multi faceted, low slung form. Large single direction spans over the whole building are not appropriate.
- Flat roofs and mansard roofs are not appropriate as a main roof format
- Corrugated iron or colorbond roofs are not appropriate.

6.7.5 Materials, Colours & Finishes

Existing Situation

Most of the older buildings visible from within the park domain comprise a mix of rustic materials including red or clinker brick, timber weatherboards, rough cast and timber shingles. This combination of materials is typical of the Californian Bungalow house common in the period 1910-1930. The use of smooth cement render is less prevalent and occurs on remnant Early Modern houses (1930-1940). These materials comprise those which would have been prevalent during the period the Gardens were being developed.

More recent buildings constructed since the 1960s employ modern face brick colourations or painted brick. The dwelling at 21 Glenbrook Avenue is constructed of natural stone.

The choice of colour has an important role to play. For example the muted colour of the bricks employed in the dual occupancy at 19 Hedgeley Avenue are fairly unobtrusive. Whilst the pink bricks used in the flats at 12 Ferncroft Avenue do not blend with the earthy, natural tones prevalent in the garden. The more recent development at 15 Hedgeley Avenue employs a similar brick colour and is more obtrusive for this reason.

Principles

- New developments that abut the park boundary or are visible from within the Gardens should employ a contemporary mix of materials that reflects the natural elements within the gardens.
- Wall materials should be earthy in tone and texture.

Guidelines

- Orange, pink or cream bricks are discouraged over large wall areas. Stark or very brightly painted surfaces are discouraged over large areas.

6.7.6 Fences

Existing Situation

The front fences of most corner allotments are low and generally less than 1m in height. This is typical of fences for the period of construction. Fences are constructed of rustic materials including, clinker brick, natural stone, tea tree pickets, woven wire and timber. It is also common to see this fence height wrap around into the park for at least the distance of the front setback. Where this occurs, the use of woven wire for the fence material is also common. Very low stone and timber fences are also evident. What this tends to do is to blur the boundaries between the private front and side gardens and the park, extending the park vegetation and the view. The use of rustic materials also tends to appear as a landscape element of the Gardens rather than a foreign element. Only two corner properties (1774 Malvern Road and 23 Glenbrook Avenue) have a high timber paling fences for the full length of their boundary with the park.

Principles

- Fence heights and materials have an important effect on the overall character of the garden interface.
- Maintain the open character created by low front and side fences.
- Maintain the rustic nature of fences as a landscape element of the park.

Guidelines

- On corner allotments, front fences should not exceed 1m in height. This height should extend along the side boundary with the park to the depth of the front setback.
- The style of the front and side fence should complement that of the dwelling.
- Appropriate materials include brick (matching the dwelling), natural stone (not bluestone pitcher), woven wire, contemporary wire, timber pickets with timber capping board. Metal pickets are not appropriate.
- Elsewhere 1.8m high timber paling fences are appropriate.

6.7.7 Landscaping & Retention of Existing Vegetation

Existing Situation

The front, side and rear garden forms an integral part of the park landscape zone. Many of the houses that abut the park or with a garden visible from the park have large established gardens that provide a backdrop of vegetation to the Gardens. In general terms private gardens exhibit the following characteristics:

- a curved or straight path from the gate to the front door often located to one side;
- small areas of hard paving and larger areas of lawn and garden beds;
- natural stone and concrete paths;
- curved garden beds;
- lawn areas with central cut outs;
- the common use of a mixture of deciduous and evergreen shrubs;
- lawns planted with specimen trees - commonly large and medium sized trees are used including Sugar gums, Conifers, Silky Oak, Jacaranda, Silver birch, Lombardy poplars;
- the common use of plants with an informal form.

Tennis courts are also evident and where these occur they are generally buffered by good boundary planting.

Principles

- Retain the informal garden qualities and the dominance of medium to large sized evergreen and deciduous trees.
- New dwellings should be softened with appropriate plantings of trees and shrubs that complement the character of the Gardens.
- Planting within front gardens should contribute to the garden like character of the street.
- Planting along side boundaries should attempt to screen fences and to soften driveway areas.

Guidelines

- Retain all significant trees with a calliper dimension of 450mm at 1500mm above the ground.
- All MDH development proposals should be accompanied by a landscape plan prepared by a qualified Landscape Architect. The plan should indicate the location and species of all existing trees and large shrubs.

Some Recommended Species

Many of the large trees currently planted are not appropriate for smaller gardens. These include Poplars, Sugar gums and large Conifers. The following table provides an abbreviated list of trees suggested as appropriate for use in smaller spaces.

Small Sized Trees

Agonis flexuosa
Lagerstroemia indica
Malus ioensis
Malus floribunda
Prunus cerasifera

Medium Sized Trees

Betula pendula
Eucalyptus scoparia
Jacaranda mimosifolia
Pyrus calleryana

Trees in medium density developments should be planted at advanced size not less than 3m in height.

(Note that the comments and recommendations of this section of the Report are discussed in terms of planning mechanisms in Section 8: Implementation of Landscape Assessment of Hedgeley Dene Gardens)

7. Medium Density Housing

7.1 Introduction

The purpose of this part of the report is to assess MDH in the context of the overall precinct, and comment upon any impact it has made. From this it is proposed to identify opportunities and constraints offered by the precinct that may be addressed in the future. (Note that in the Section 5 - Built Form Analysis, a street by street appraisal of MDH and its characteristics is made).

7.2 Extent of MDH

One of the main aims of the general property data base was to establish the extent to which MDH had occurred across the precinct, together with basic statistics upon its setback and height. This, together with field trips and the examination of proposals refused, or in process allows analysis to be made as to any positive or negative aspects to neighbourhood character that can be attributed to MDH.

The following schedule summarises all of the properties that have some form of MDH by address, number of dwelling units, density, setback, height and estimated era of construction. In itself, the table tells only part of the story in that the broad parameters do not reveal any impact upon local street neighbourhoods - these can only be gauged by physical inspection, but it does form a useful empirical basis to draw some precinct wide conclusions. These, together with comments on particular positive and negative aspects of MDH 'on the ground' helps to establish those parameters which are assisting, or hindering the meeting of MDH standards that enhance or detract from the local neighbourhood character.

In terms of broad aggregates, the following table summarises this information:

Street	Lots	Single dwelling lots	MDH lots	MDH units
Brunel Street	109	97	12	33
Davies Street	25	24	1	2
Dene Avenue	15	10	5	28
Ferncroft Avenue	32	25	7	46
Glenbrook Avenue	30	28	2	11
Hedgeley Avenue	20	13	7	32
Kardella Street	23	16	7	18
Knox Street	13	13	0	0
Nyora Street	29	25	4	10
Tollington Avenue	26	14	9	43
Total	322	268	54	223

Number	Street	Type	No. of Dwellings	Density	Setback	Height	Era
3	Brunel Street	Medium Density	2	1:313	7 metres	Single Storey	1990's
22	Brunel Street	Medium Density	4	1:213	7.5 metres	Single Storey	1970's
34	Brunel Street	Medium Density	2	1:328	4 metres	Single Storey	1990's
40	Brunel Street	Medium Density	2	1:325	7.5 metres	Single Storey	1980's
41	Brunel Street	Medium Density	2	1:313	8 metres	Double Storey	1990's
56	Brunel Street	Medium Density	6	1:272	6 metres	Double Storey	1990's
60	Brunel Street	Medium Density	3	1:315	7 metres	Single Storey	1980's
73	Brunel Street	Medium Density	2	1:315	4 metres	Single/Double Storey	1990's
82	Brunel Street	Medium Density	4	1:196	7 metres	Single Storey	1960's
83	Brunel Street	Medium Density	2	1:313	7 metres	Single/Double Storey	1980's/1990's
107	Brunel Street	Medium Density	2	1:315	5 metres	Double Storey	1980's
109	Brunel Street	Medium Density	2	1:347	5 metres	Single Storey	1980's
88	Burke Road	Medium Density	6	1:203	10 metres	Double Storey	1990's
98	Burke Road	Medium Density	10	1:105	5 metres	Single Storey	Bungalow
108	Burke Road	Medium Density	3	1:367	6 metres	Single Storey	1980's
110	Burke Road	Medium Density	5	1:220	4 metres	Double Storey	1980's
20	Davies Street	Medium Density	2	1:328	7 metres	Single Storey	1980's 1990's
3	Dene Avenue	Medium Density	8	1:160	6 metres	Double Storey	1960's
5	Dene Avenue	Medium Density	2	1:353	5 & 7.5 metres	Single Storey	1930's & 1980's
12	Dene Avenue	Medium Density	6	1:219	7 metres	Single Storey	1970's
14	Dene Avenue	Medium Density	4	1:328	7 metres	Single Storey	1970's
20	Dene Avenue	Medium Density	8	1:164	6 metres	Double Storey	1970's
6	Ferncroft Avenue	Medium Density	2	1:423	7 metres	Single/Double Storey	1980's/ 1990's
7	Ferncroft Avenue	Medium Density	11	1:157	8 metres	Double Storey	1960's - 1970's
10	Ferncroft Avenue	Medium Density	10	1:128	5 metres	Double Storey	1970's
26	Ferncroft Avenue	Medium Density	4	1:286	6 metres	Single /Double Storey	1970's

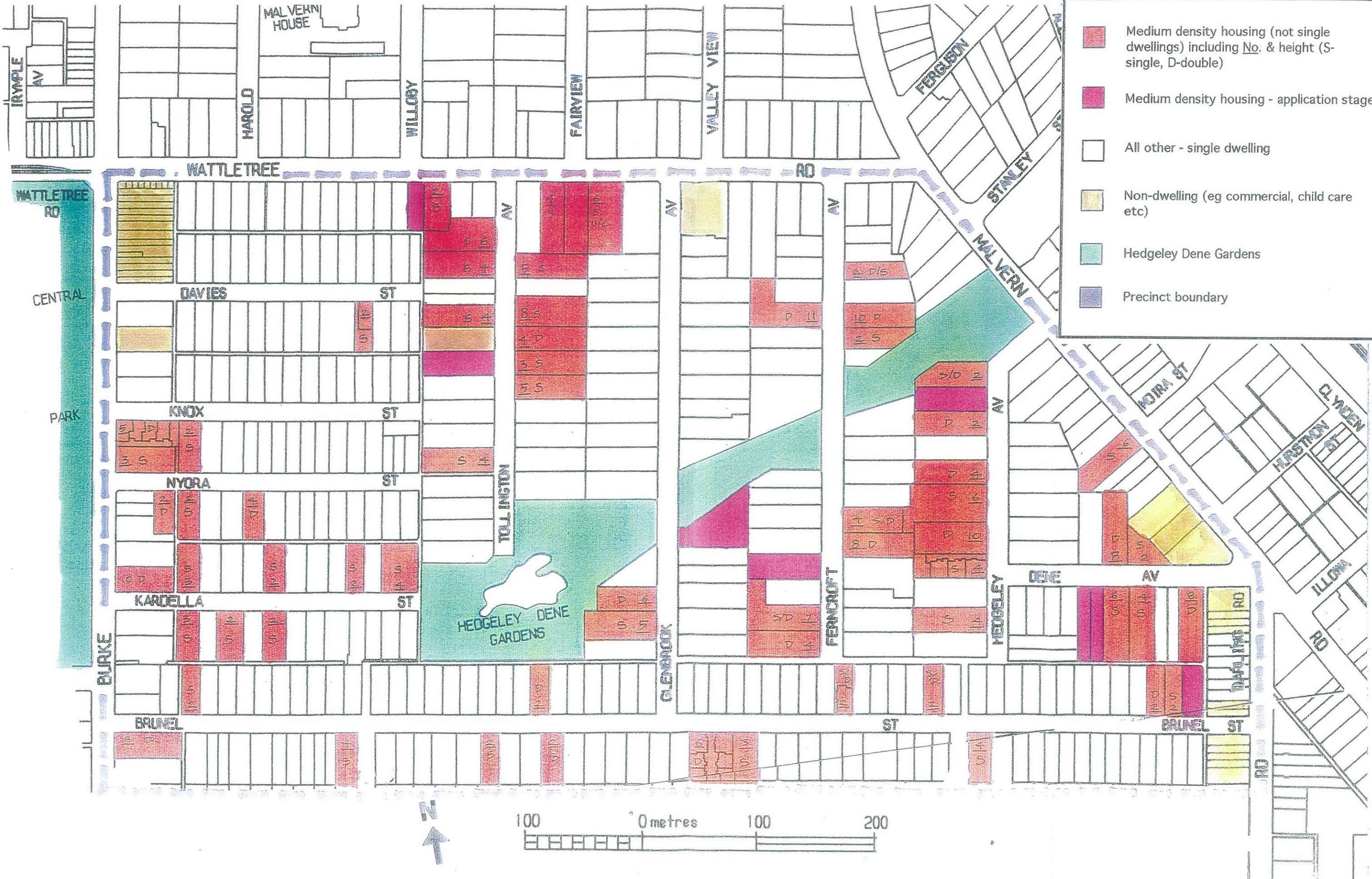
Number	Street	Type	No. of Dwellings	Density	Setback	Height	Era
28	Ferncroft Avenue	Medium Density	8	1:160	6 metres	Double Storey	1970's
29	Ferncroft Avenue	Medium Density	7	1:201	8 metres	Single & Double Storey	1970's
31	Ferncroft Avenue	Medium Density	4	1:320	7 metres	Double Storey	1980's
25	Glenbrook Avenue	Medium Density	6	1:163	13 metres	Double Storey	1970's
27	Glenbrook Avenue	Medium Density	5	1:279	6 metres	Single Storey	1970's
3	Hedgeley Avenue	Medium Density	4	1:320	6 metres	Single Storey	1970's
5	Hedgeley Avenue	Medium Density (a)	4	1:259	5 metres	Single Storey	1990's
7	Hedgeley Avenue	Medium Density	10	1:159	6 metres	Double Storey	1950's 1960's
9	Hedgeley Avenue	Medium Density	6	1:310	7 metres	Single Storey	1970's
11	Hedgeley Avenue	Medium Density	4	1:305	7 metres	Double Storey	1970's Altered
15	Hedgeley Avenue	Medium Density	2	1:164	6 metres	Double Storey	1990's
19	Hedgeley Avenue	Medium Density	2	1:529	9 metres	Single Storey/Attic	1970's
1	Kardella Street	Medium Density	3	1:253	6 metres	Single Storey	1960's/1970's
2	Kardella Street	Medium Density	3	1:256	7 metres	Single Storey	1970's
6	Kardella Street	Medium Density	2	1:473	6 metres	Single Storey	1980's
9	Kardella Street	Medium Density	2	1:380	6 metres	Single Storey	1980's
10	Kardella Street	Medium Density	2	1:384	7 metres	Single Storey	1980's
17	Kardella Street	Medium Density	2	1:316	5 metres	Single Storey	1990's
21	Kardella Street	Medium Density	4	1:316	5 metres	Single Storey	1990's
1800	Malvern Road	Medium Density	6	1:203	6 metres	Single Storey	1960's
1	Nyora Street	Medium Density	2	1:375	Under Construct.	Single Storey	1990's
2	Nyora Street	Medium Density (a)	2	1:307	7.5 metres	Double Storey	1930's
2	Nyora Street	Medium Density	2	1:425	5 metres	Single Storey	1990's
8	Nyora Street	Medium Density	4	1:190	8 metres	Double Storey	1970's
1	Tollington Avenue	Medium Density	6	1:257	8 metres	Single Storey	1960's
2	Tollington Avenue	Medium Density	5	1:256	5 metres	Single Storey	1970's

Number	Street	Type	No. of Dwellings	Density	Setback	Height	Era
3	Tollington Avenue	Medium Density	4	1:320	10 metres	Single Storey	1980's
6	Tollington Avenue	Medium Density	8	1:200	6 metres	Single Storey	1960's/1970's
9	Tollington Avenue	Medium Density	4	1:320	9 metres	Single Storey	1970's
10	Tollington Avenue	Medium Density	4	1:320	6 metres	Double Storey	1990's
12	Tollington Avenue	Medium Density	3	1:427	6 metres	Single Storey	1970's
14	Tollington Avenue	Medium Density	5	1:256	6 metres	Single Storey	1960's/1970's
21	Tollington Avenue	Medium Density	4	1:320	9 metres	Single Storey	1970's
392	Wattletree Road	Medium Density	2	1:456	7 metres	Single Storey	1970's
404	Wattletree Road	Medium Density	4	1:311	7 metres	Single Storey	1970's
406	Wattletree Road	Medium Density	6	1:452	5.5 metres	Single Storey	1990's

Hedgeley Dene Precinct

Medium density housing

- Medium density housing (not single dwellings) including No. & height (S-single, D-double)
- Medium density housing - application stage
- All other - single dwelling
- Non-dwelling (eg commercial, child care etc)
- Hedgeley Dene Gardens
- Precinct boundary



The Table should be read in conjunction the summary of MDH included for each street in Section 5 and the following diagram which locates the various MDH throughout the precinct.

In terms of the 'general statistics' the following overall findings are noted:

- Two streets in particular, Hedgeley Avenue and Tollington Avenue have high concentrations of MDH that has been developed through the 1960's to present. In both cases the development has occurred in concentrated pockets (ie west side Hedgeley, northern end Tollington). Kardella Street also has a high proportion of MDH as does the eastern end of Dene Avenue.
- Brunel, Nyora, Knox and Davies Street have a much lesser proportion of MDH.
- Glenbrook Avenue, other than an isolated pocket of older MDH at the southern end, does not have a significant presence of MDH.
- Ferncroft Avenue has experienced pockets of MDH throughout the street, generally of an older style but high level of intensity.
- In terms of the overall distinction of dwelling types, of the total number of dwelling units, approximately 46% of dwellings are in the form of MDH, and 54% as detached dwellings. This compares to the Stonnington average for 1996 of 39% of dwellings being comprised of detached houses. While the precinct average is lower than this, an important qualification must be made in terms of the latter statistic which includes the areas of Prahran, Windsor, Armadale and Toorak that contain a high proportion of more intense flats and other forms of MDH. It could be argued therefore that the precinct statistics are above the average for East Malvern as a whole, which generally has a lesser physical presence of MDH in general.

7.3 Qualitative Issues

The above 'statistics' only go part of the way in assessing the impact of MDH, and again, reference is made to the descriptions contained in the street by street analyses in terms of the overall impact MDH has had on particular streets. Notwithstanding this, the raw data above does point to some streets where the absolute concentration of MDH has inevitably affected the appearance of the street.

In order to move towards the issue of the current application of the GDG and its raft of Techniques in the precinct, it is necessary to make some assessment of the qualitative aspects of MDH that has occurred, or sought to be implemented.

At the broadest level four types of MDH are evident:

- Older 'walk up' flats, mostly of generic 1960's format. Typically, these are comprised of a large double storey building with associated single garages and car ports. They are comprised of up to 10 single dwelling units with balconies usually the only form of private open space. While the buildings have quite massive and bulky appearances, older building regulations required that they have relatively large setbacks to the street (typical 7 metres). As a consequence of this, some have substantial tree plantings and associated landscaping that fulfils a vital screening role. Where this has not occurred, the stark and imposing nature of the buildings remains an eyesore in the street. Densities are usually high, ranging from 1:130-1:200, with a mode value of 1:160.

In addition, they tended to have only a single vehicular crossover/access point.

This form of MDH predominates in Hedgeley, Dene and Ferncroft Avenue.

- Villa unit type developments of the 1960's and 70's. Typically these are attached, single storey dwelling units developed along the block. They are usually comprised of two bedrooms and a single garage.

Private open space is provided to each unit, together with a generally high level of public domain garden at the frontage and side boundaries. For example, landscape buffers of at least 1 metre along driveways is a common element of these developments. Because of the generally smaller dwelling size (90-130sq m) and single garages, site coverage is generally less than 50% yet densities are comparable to modern regulations at 1:250-1:350. Again, because of the only single garages, hard standing areas tend also to be a less dominant feature than more contemporary MDH.

Front setbacks tended to conform to the 6-7 metre range. Frontage areas are often of an open landscape type, and whilst associated with the front unit, in these terms could not be considered as 'private' open spaces. As a consequence, they often integrate reasonably successfully with predominant informal garden areas of nearby detached dwelling stock. As a lesser point, they usually have a very high standard of garden maintenance and presentation.

- Dual occupancies of 1980's to 90's era. These were usually developed on an 'as of right basis' as provided between 1985-1993. The opportunity for dual occupancies to be developed without the requirement for a town planning permit was a feature of the then Clause 13M of the Melbourne Metropolitan Planning Scheme (MMPS). This clause specified criteria to be met for a dual occupancy to be 'as of right', which if not complied with, required the lodging and assessment of a town planning application. Surprisingly, dual occupancy took some time to get underway as a development trend, and on the whole is not a well represented form of development in the precinct (except Brunel Street), unlike some other areas of suburban Melbourne that became greatly developed in this form, with varying degrees of professionalism and appeal.

In terms of the 'as of right' parameters that most frequently pushed an application into the 'permit required' stage were the requirements for:

- One dwelling must be less than 100 sq m (ie. 11 'squares').
- Other setback requirements did not allow at all for 'as of right' building on boundaries, even for garages and car ports.

Market forces and high land values in East Malvern tended to encourage developers to create both dwellings as more than 100 sq m, and efficiency in building layout, at least for garages meant that some building on boundaries was typically the requirements for which a town planning permit was usually required.

Other notable characteristics of the dual occupancy provisions were:

- Front setback to meet, but not encroach beyond, lesser of existing adjoining dwellings.
- If separate units, building at rear to be single storey.
- setbacks of 1.2m, followed by formulae proportional to height.
- Open space to be 50 sq m.
- Site coverage to not exceed 60%.
- Minimum 1 car space per unit.

As a result of the setback, open space and dwelling area provisions, the 60% site coverage was rarely approached and this feature is a characteristic of the dual occupancies in the precinct (Brunel, Kardella and Ferncroft Avenue). To no small extent, in the Hedgeley Dene precinct, this has assisted in their integration into the urban fabric, notwithstanding that some of the designs are 'contemporary' in character (ie. they do not generally reflect any 'bungalow' characteristics).

- MDH approved under VicCode 2 and the GDG. The introduction of Vic Code 2 coincided with the removal of the dual occupancy provisions. All MDH became subject to planning permission, but the parameters of intensity were relaxed to allow higher densities and lesser setbacks and open space areas than the dual occupancy controls.

MDH approvals under this regime have generally been more disappointing in the precinct than the villa units and dual occupancies. Note in particular is made of the example cited at 68 Brunel Street (see built form analysis by street) which represents the very worst of this type of development in terms of its failure to integrate with neighbourhood character.

Whilst there is danger of over simplifying this change, the net result was that sites that were formally 2 unit or 3 unit sites, became within the range of 3 and 4 unit sites respectively. Gains were made in lesser setback requirements (front, side and rear) and reduced open space areas, whilst the market demand for larger dwelling areas could also be met. This coupled with another market demand for dual, garage car parking facilities had the effect of increasing hard standing areas, while reducing open space areas at the frontage and for private use. Site coverage of 60% was approached (and exceeded) and became a real development parameter, unlike the dual occupancy controls for which other controls tended to not make this a major consideration.

Limited applications have been implemented or approved under the GDG, but numerous applications are in progress. For this reason it is not appropriate to provide a critique of these, except where a clear decision (ie. permit, or refusal by AAT) has been made.

The great step forward by the GDG is the site analysis phase, intended to ensure new development respects, acknowledges and improves neighbourhood character. In the early phase of the use of the GDG this approach was not equally embraced, with 'post design' justification a problem that the State Government has sought to overcome by a requirement (under Amendment SR4) that extensive evaluation and information be supplied and endorsed by councils before an application proceeds.

As detailed in the Section 4.2.3 of this report, the City of Stonnington preempted this change in the form of its Direction for GDG applications which reaffirmed the need for meaningful site analysis that provides a real 'nexus' between site and neighbourhood conditions and the submitted proposal, to the extent that is is 'transparent' to planners and the community why a proposal represents 'good design'.

Examples implemented under the GDG in the precinct have generally been single storey (Wattletree Road, Tollington Avenue). The extent to which the new site analysis phase will influence outcomes is therefore yet to be seen. As noted above however, council has a number of applications current in the precinct, the lodgement of which predates this control, and for which further site analysis is not possible given that this would represent a 'post design' amendment to the assessment and response of the proposal to local conditions.

These comments are further developed in Section 9; *Precinct Variation to the Good Design Guide*.

8. Implementation of Landscape Assessment of Hedgeley Dene Gardens

The landscape study of Hedgeley Dene Gardens has revealed that there are key built form and landscape elements of the Gardens that require special attention to protect and enhance their amenity, character and historical context.

8.1 Masterplan

Some of these recommendations will require the assessment and possible action by the City of Stonnington to ensure the Gardens continue to provide an outstanding landscape and recreational resource that serves the local and regional community. The most significant of these is the preparation of a new Masterplan for the Gardens with associated works and improvements (see Section 6.6).

8.2 Built Form Recommendations (Overlay Control)

The key recommendations of the landscape assessment of the Hedgeley Dene Gardens that concern built form, setbacks, materials and the like will need to be implemented through a separate planning mechanism. The very specific nature of the recommendations, and the restricted area to which they would apply (ie Gardens and periphery) does not render a variation to the GDG as a suitable vehicle for their implementation.

An important component of the model planning scheme developed by the State Government, the Victoria Planning Provisions (VPP) is the inclusion of an extensive range of 'overlay' type controls that are able to be applied on top of the zoning that may apply to an area. An overlay would be the most appropriate means to implement the landscape recommendations in that:

- It could apply to a defined geographic area being the Hedgeley Dene Gardens and recommended periphery lots in private ownership.
- The overlay could control all types of development and building, both detached and MDH housing. Note that the landscape assessment has not made a distinction between the potential for both forms of housing to have an adverse impact on the Gardens.
- An overlay can provide a control over demolition, not so much in the context of identified buildings of individual architectural or heritage value, but to enable the unique built form and landscape relationship many original buildings have with the Gardens to be assessed in the context of new development.
- The overlay can include a schedule of requirements and guidelines concerning both specific and qualitative measures recommended for inclusion. As set out in Section 6 these include siting (front side and rear boundaries), building height and bulk (including building spacing), rooflines, materials, fences and garden landscape.

Of the range of overlays provided in the Generic VPP model the most appropriate are probably the Heritage Overlay (HO, Clause 43.01) or Design and Development Overlay (DDO, Clause 43.02). Both offer the opportunity for detailed schedules to relate to new buildings, however the Heritage Overlay includes a generic demolition control. The latter could also be included in the Design Development Overlay by means of a schedule. The choice is open for discussion as in some respects the single purpose of the DDO reflects the objective of the recommendations being:

To identify areas which are affected by specific requirements relating to the design and built form of new development.

The inclusion of suitable demolition controls to the DDO would represent an appropriate mechanism provided under the VPP. The Heritage Overlay includes a greater range of detailed controls in respect of painting, minor alterations, removing of vegetation and the like.

The issue of the most appropriate Overlay (ie HO or DDO) could be further discussed with the Department of Infrastructure and Council.

9. Precinct Variation to the Good Design Guide

9.1 Context of Change

Despite the new regime of more rigorous site analysis now required, enough evidence of MDH exists in the precinct, from a range of time periods to draw some important conclusions upon what has worked, or been less successful in integrating into the neighbourhood. It is acknowledged that this assessment must be also balanced against new detached houses and renovations that have also occurred. In this context it must be recognised that neighbourhood character is not 'fixed,' and can expect to evolve with time (and in many cases without requiring planning permit). It could be argued that this is healthy change to an urban environment that is not proposed as a museum piece or entirely comprised of a type of historic architectural style worthy of absolute protection.

What does seem reasonable however, and which finds agreement in the GDG, is that at least as far as MDH is concerned, this should seek to to achieve two objectives:

- development should be designed to provide good quality living environments; and
- to respect, acknowledge and improve neighbourhood character.

The first objective is beyond the scope and objective of the report, but in respect of the second, there are a number of simple changes to the implementation of the GDG at a local level that would seek to further this objective, and to which there is a substantial body of evidence to suggest that this is entirely reasonable in the precinct.

9.2 General approach

In considering a Local Variation to the GDG it is observed that many councils have sought to propose a wide range of Technique variations. While this approach may seem tempting, the results can be overly prescriptive, and ultimately a departure from the intent of the document. This approach has not been taken in regard to the Hedgeley Dene precinct.

Rather, from the benefit of a detailed analysis of a defined area, it is proposed to address those Techniques, that almost universally, will (or have been demonstrated) to have an adverse impact on neighbourhood character.

By this approach, the Local Variation should seek to assist and direct developers in preparing MDH proposals in the area. In some cases the application of a variation may affect the approach taken, and the possible yield of sites, and it is important therefore that these issues be clearly documented and justified.

9.3 Gardens

Note that proposed planning controls for the Hedgeley Dene Gardens spine are proposed as a separate, area specific control based upon an overlay type control as discussed at Section 8. It is not appropriate therefore to include these as a variation to the GDG which may apply to the precinct as a whole.

9.4 Specific Issues

MDH development in the precinct has been unequal in its impact; older style walk up flats together with developments approved under more contemporary codes (VicCode 2) have had the most adverse impact on neighbourhood character compared to 1970's and 80's villa units and dual occupancies.

While it is not necessary to dwell upon the walk up flats (as this type of development would generally not be permissible in the precinct), it is possible to reflect upon those parameters of newer developments, as contemplated by the GDG that may contribute to problems with meeting the neighbourhood character. In addressing these issues, a Local Variation to the GDG may make a positive contribution and give greater certainty to the assessment of proposals. Such an initiative would benefit both developers and residents.

In this context, it is only necessary to address those Techniques of the GDG that, as a matter of first principal will almost always not be suitable in the precinct:

- Inadequate front setbacks that do not provide an opportunity for an open garden character.
- Excessive site coverage including driveway areas and multiple car access points.
- Excessive building bulk at the rear of sites where plainly, this is not a neighbourhood character. Exceptions to this could occur where some sites have a rear abuttal to a ROW or another street.
- Building walls upon boundaries, especially where this occurs across the entire width of a block, or occurs as excessive lengths at the rear parts of sites. Again, an exceptions to this could occur where some sites have a rear abuttal to a ROW or another street.

Each of these issues is further discussed below.

9.5 Front Setbacks

Technique E6.T1 of the GDG covers front setbacks. It embodies the capacity for generally lesser setbacks than those of neighbouring properties. In relation to the precinct, this approach will almost always be inappropriate as significant and open front garden areas are a fundamental neighbourhood characteristic. It is noted that the general setbacks of the precinct are in excess of 4.5 metres and range to 15 metres and more in some streets.

The relevant requirements of the GDG Technique are:

- setback allowed to 4m where adjacent is setback 4.5m or more;
- setback allowed to 5m where adjacent is setback 7m or more;
- setback allowed to 6m where adjacent is setback 9m or more.

The concept of always allowing a lesser setback is inappropriate in the precinct. Two types of examples are noted:

- Where the adjacent buildings both have setbacks well in excess of 9 metres as is common in Ferncroft and Glenbrook Avenue. The 'deemed to comply' setback of 6 metres, in this instance would result in a jarring and incongruous appearance to the street that could not possibly make a positive contribution. (Applies to sub precinct A.)
- Where the adjacent buildings both have setbacks 7-9 metres as is common in sub precinct B. The 'deemed to comply' setback of 5 metres, cannot generally present the open garden appearance that is characteristic of the precinct.

Both situations can be supported by examples. The situations are generally aggravated by two other characteristics being sheer and bulky building mass, and fragmented frontages dominated by driveway and garage elements that further prevent characteristic landscape themes.

By contrast, older flats, dual occupancies and villa units tended to have equal or average front setbacks.

Recommendation - That a revised Local Technique apply to require an 'average' setback to apply base on adjoining properties. Where this would result in a setback of 10 metres or more, a lesser setback of 9 metres can apply. This variation not to apply to 'main streets' (ie Wattletree Road, Burke Road, Malvern Road) except at the corners with local streets where a transition to the dominant local street set back must occur.

9.6 Site Coverage

Technique E6.T6 of the GDG concerns site coverage and specifies a general maximum of 60%, except within 7 km of Melbourne where 80% of the site may be built on (site coverage is the area covered by buildings and garages expressed as a percentage of the overall site area).

It has been noted above that older style MDH (including villa units and dual occupancies) rarely approached this level of site coverage (they are typically 50%), due to a variety of reasons including generally smaller dwelling size, single garages and greater setbacks. It is reiterated that this form of development has generally melded into the neighbourhood character than more recent examples (VicCode 2 and GDG) where the maximum site coverage has been approached (and exceeded) and to this extent, has obviously been a real development parameter for the designers.

In terms of changes to MDH, this has been accompanied by generally lesser setbacks, larger dwelling sizes, greater driveway areas and double garages. In particular, the hard standing area of more contemporary developments is in contrast to the greater landscape, both in the private and public areas, of older and more harmonious developments.

The net result has been a less open appearance, both at the front, side and rear areas of sites, including greater buildings on boundaries, sometimes on both side boundaries.

To take this point further, some MDH (and applications) have site coverage figures of just less than 60%, but when account is taken of driveways, and paved areas (both communal and private open spaces) the area allowed for actual soft landscape is less than 15% of the site. This is not consistent with the neighbourhood character and points to a problem with the generic Technique of site coverage in the GDG in terms of the local precinct.

By contrast, site coverage of detached dwellings in the precinct varies, and can be less than 20% in sub precinct A, and is typically 30% in sub precinct B. However, the amount of landscape provided as a proportion is much higher than the MDH proposals.

The essence of the problem therefore is twofold:

- Given the current trend for large dwelling footprints, multiple drives and double garages, excessive amounts of sites are being consumed by hard standing areas.
- As a consequence, minimal (ie less than 15% in some cases) of total site areas are being made available for landscape.

It is proposed therefore to introduce a lesser site coverage as a local variation, together with a maximum drive area to restrict gun barrel and excessive drive areas and encourage single vehicle access. This qualification has been developed having regard to the reasonable penetration of a 3 metre wide drive and manoeuvre space into a site. Where this has exceeded 20% of site area, the general appearance has tended to be dominated by hard standing driveway areas.

Recommendation - *That a revised Local Technique apply to require a maximum site coverage of 50%, qualified by a maximum site area for hard standing driveways (not including private open spaces) as 15%.*

9.7 Rear Two Storey development

Technique E6.T4 of the GDG concerns heights and side and rear setbacks, and deals with these by formulae, excepting that buildings may be built on boundaries under Technique E6.T3.

The Technique does not make any specific consideration of two storey development at the rear of sites, and this can be freely contemplated under the GDG. Experience in the precinct however, suggests that where two storey development has occurred at the rear of sites, especially where these abut other rear garden areas, the effect has been oppressive, overwhelming and not in keeping with neighbourhood character (see 56 Brunel Street, 15 Hedgeley Avenue).

It has been noted above that older style MDH (including villa units and dual occupancies) typically did not embrace two storey development at the rear of sites, and while this may have implications for site yield, the evidence available suggests that this style of development is rarely, if ever suitable in the precinct.

Possible exceptions may be where some sites are separated by the network of ROWs, particularly where the site is located in proximity to a street interface, effectively giving a double frontage.

Recommendation - *That a revised Local Technique apply to discourage two storey development at the rear of sites (ie rear 50%). Two storey 'attic' style development may be appropriate, particularly in circumstances where the rear of the site abuts a ROW or another street.*

9.8 Building on boundaries

Technique E6.T3 of the GDG contemplates that single storey buildings may occur on lot boundaries for up to 50% of length of the adjacent boundary. The Technique is not qualified by the extent this may occur on all boundaries (ie. can occur on both [2] side and rear boundaries).

Building on boundaries is not a neighbourhood characteristic, except for limited lengths at the front part of a site typically allowing for garage elements, and then only along one boundary. The Stonnington aerial photograph confirms that very little building has occurred at the rear, or side of boundaries towards the rear of sites.

Building on boundaries at the rear of sites tends to be at odds with the garden and landscape themes that predominate at these parts of the sites, notwithstanding that they may be relatively low elements (ie. 3 m). They present a stark contrast to the more rustic and permeable elements of side and rear boundaries and do not complement the open and landscape garden character of this part of sites.

Note is made of the very long side boundaries of many precinct lots (ie. greater than 60 metres) in the context of the GDG Technique.

Again, an exception may exist where the rear of sites abuts one of the ROWs of the precinct, where a garage building on the rear boundary can be an efficient and practical way to provide vehicle access.

The capacity for multiple boundaries of a site to be developed, by up to 50% with buildings on boundaries is unsuitable for the precinct and requires another variation.

Recommendation - That a revised Local Technique apply to require a maximum length of buildings on side boundaries of 25%, and only allowed to occur in the first 50% of the side boundary length (from the frontage), and only on one side boundary. Where the rear of a site abuts a ROW, 50% of the boundary may be developed by buildings.

9.9 Compliance with Minister's Direction

It is reiterated that the formulation of a local variation to the GDG is guided by Ministerial Direction No 8 under which specified requirements must be met to vary the techniques of the GDG. These are summarised at Section 4.1.3 above and repeated below with a brief response:

- There is a soundly based strategic policy for the municipality.
See Stonnington MSS - Residential Policy.
- The identification of specific areas of the municipality that warrant special treatment.
A small, and recognised precinct has been identified and evaluated in detail.

- Display that the Guide creates conflict or unduly constrains development, identifying provisions of the GDG that create conflict and demonstrate how this conflict results (ie. examples).

See previous sections of report.

- The variations will achieve the planning authority's policy objectives by setting out the techniques proposed to replace those identified as creating problems, and explaining how they will now be consistent with the planning authority's strategic policy and meet its objectives.

See above.

- The variations are consistent with the Guide objectives and criteria by demonstrating how each location variation to techniques will meet the relevant element objectives and criteria of the Guide.

See above.

- The changes have been discussed with the community, through a public consultation process.

A local community group has been involved in a consultative process.

It is considered that sufficient research has taken place, and evidence produced to justify a Local Variation of the GDG for the Hedgeley Dene Precinct. Based on the findings of the report and the above recommendations, Council may need to produce a submission to the DoI that specifically addresses the parameters of the Minister's Direction No. 8.

10. Summary and Recommendations

The study of the Hedgeley Dene Precinct has revealed that while the area contains a diversity of building form (including a variety of MDH of different eras, intensity and presentation), there are key built form and landscape elements of the precinct that require special attention to protect and enhance the neighbourhood character.

Foremost of these is the unique qualities of the Hedgeley Dene Gardens as set out in Section 6. Recommendations include both those that will require the introduction of additional planning controls as well as other matters to be considered by the City of Stonnington (see 10.3 below).

In terms of the rest of the precinct, key parameters were discussed in the context of a possible Local Variation to the Techniques of GDG as they would apply to the precinct. The introduction of these controls, together with rigorous interpretation of the qualitative aspects of the GDG (ie. Element Objectives) would assist in addressing problems and issues identified.

10.1 Overlay for Hedgeley Dene Gardens

The recommendations of the landscape and built form assessment point to the need for appropriate controls over the Gardens and periphery to address a range of issues arising from new development:

- Apply Design and Development Overlay (or Heritage Overlay) to the Gardens spine and periphery blocks.
- The controls and schedule of the Overlay should ensure:
 - Demolition control for identified buildings and landscape relating to significant and sensitive relationships to the Gardens.
 - Setbacks related to the provision of reasonable plantings in the private domain of peripheral lots (3 metre single storey, 6 metre double storey - see Section 6) and to maintain appropriate visual relationships.
 - Include guidelines, as set out in Section 6 for siting (front side and rear boundaries), building height and bulk (including building spacing), rooflines, materials, fences and garden landscape.

10.2 Variation to Good Design Guide

Section 9 recommended that some key parameters and Techniques of GDG could be the subject of a local precinct variation, in accordance with the Minister's Guidelines, that would seek to address identified problems with MDH in the applying of the standard Techniques of the GDG (see Section 9 for detail):

- Front setbacks - New formulae to reflect 'average' rather than GDG formulae, to maintain landscape and garden themes.
- Site coverage - reduce to 50% site coverage, with maximum 15% for driveways.
- Height restriction at rear of properties (single storey except for proximity to another street or ROW).

- Building on boundaries - Apply alternative Technique, allowing 25% along front part (50%) of one lot boundary (possible exception for rear boundary to ROW).

10.3 Other Recommendations

The landscape analysis of the Gardens and precinct has pointed to some complementary recommendations:

- Survey and include significant trees on Register for protection under Local Law.
- Prepare a new Masterplan for Hedgeley Dene Gardens and implement recommended works (Note possible further investigation of heritage value of Gardens - p14).

10.4 Implementation

- Refer Report to existing Hedgeley Dene Group for comment.
- Report to be considered by Council for possible adoption of Recommendations 10.1 and 10.2 as Council policy.
- Refer to Dol (Overlay and possible Local Variation to GDG) for comment and feedback.
- Consider preparation of Local Variation to GDG for Recommendation 10.1, including a submission specifically addressing the matters of Ministerial Direction No. 8. (Consideration could also be given as to the most effective means of furthering this process, for example either as a change to the Stonnington VPP Planning Scheme at Panel phase, or a separate exercise).
- Prepare Planning Scheme Amendment for Overlay and schedule.

APPENDIX 1

Property Data Base

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
N	1	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
N	3	Brunel Street	Medium Density	2	7 metres	Single Storey	1990's
N	5	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	7	Brunel Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
N	9	Brunel Street	Single Dwelling	1	6 metres	Single Storey	1990's
N	11	Brunel Street	Single Dwelling	1	6.5 metres	Single Storey	Bungalow
N	13	Brunel Street	Single Dwelling	1	7 metres	Single Storey	Edwardian
N	15	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	17	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Bungalow - Altered
N	19	Brunel Street	Single Dwelling	1	7 metres	Single Storey/Attic	Bungalow - Altered
N	21	Brunel Street	Single Dwelling	1	7 metres	Single Storey	1930's
N	23	Brunel Street	Single Dwelling	1	8.5 metres	Single Storey	1930's
N	25	Brunel Street	Single Dwelling	1	8 metres	Single Storey/ Attic	Bungalow - Altered
N	27	Brunel Street	Single Dwelling	1	6 metres	Single Storey/Attic	1990's
N	29	Brunel Street	Single Dwelling	1	7 metres	Single Storey	Edwardian
N	31	Brunel Street	Single Dwelling	1	7.5 metres	Single Storey	Bungalow
N	33	Brunel Street	Single Dwelling	1	7 metres	Single Storey	1980's
N	35	Brunel Street	Single Dwelling	1	6.5 metres	Single Storey	Bungalow
N	37	Brunel Street	Single Dwelling	1	7 metres	Double Storey	1990's
N	39	Brunel Street	Single Dwelling	1	6.5 metres	Double Storey	1990's
N	41	Brunel Street	Medium Density	2	8 metres	Double Storey	1990's
N	43	Brunel Street	Single Dwelling	1	6 metres	Single/Double Storey	1970's
N	45	Brunel Street	Single Dwelling	1	6 metres	Single Storey/Attic	Bungalow - Altered
N	47	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	49	Brunel Street	Single Dwelling	1	6 metres	Single Storey	1970's
N	51	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Edwardian

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
N	53	Brunel Street	Single Dwelling	1	5 metres	Double Storey	1990's
N	55	Brunel Street	Single Dwelling	1	10 metres	Single Storey	Bungalow - Altered
N	57	Brunel Street	Single Dwelling	1	4 metres	Single Storey	Bungalow
N	59	Brunel Street	Single Dwelling	1	4 metres	Single Storey	Bungalow
N	61	Brunel Street	Single Dwelling	1	6 metres	Single Storey	1960's/1970's
N	63	Brunel Street	Single Dwelling	1	5 metres	Single Storey	Bungalow
N	65	Brunel Street	Single Dwelling	1	4 metres	Single Storey/Attic	Bungalow - Altered
N	67	Brunel Street	Single Dwelling	1	5 metres	Single Storey	Bungalow
N	69	Brunel Street	Single Dwelling	1	4 metres	Single Storey	Bungalow
N	71	Brunel Street	Single Dwelling	1	6.5 metres	Double Storey	1970's
N	73	Brunel Street	Medium Density	2	4 metres	Single/Double Storey	1990's
N	75	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	77	Brunel Street	Single Dwelling	1	4 metres	Single Storey/Attic	Bungalow - Altered
N	79	Brunel Street	Single Dwelling	1	8 metres	Double Storey	1980's
N	81	Brunel Street	Single Dwelling	1	7 metres	Single Storey	1930's/1940's
N	83	Brunel Street	Medium Density	2	7 metres	Single/Double Storey	1980's/1990's
N	85	Brunel Street	Single Dwelling	1	5 metres	Single Storey	Bungalow
N	87	Brunel Street	Single Dwelling	1	5 metres	Single Storey	Bungalow
N	89	Brunel Street	Single Dwelling	1	5 metres	Single Storey	Bungalow
N	91	Brunel Street	Single Dwelling	1	6 metres	Single Storey	1970's
N	93	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Victorian
N	95	Brunel Street	Single Dwelling	1	4 metres	Single Storey	Victorian
N	97	Brunel Street	Single Dwelling	1	5 metres	Single Storey	Bungalow
N	99	Brunel Street	Single Dwelling	1	5 metres	Single Storey	Bungalow
N	101	Brunel Street	Single Dwelling	1	6 metres	Double Storey	1990's
N	103	Brunel Street	Single Dwelling	1	4 metres	Double Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
N	105	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	107	Brunel Street	Medium Density	2	5 metres	Double Storey	1980's
N	109	Brunel Street	Medium Density	2	5 metres	Single Storey	1980's
N	111	Brunel Street	Single Dwelling	1 (permit)	5 metres	Single Storey	Bungalow
S	2	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	4	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Edwardian
S	6	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Edwardian
S	8	Brunel Street	Single Dwelling	1	7 metres	SSingle Storey	Edwardian
S	10	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Edwardian
S	12	Brunel Street	Single Dwelling	1	7 metres	Double Storey	1990's
S	14	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	16	Brunel Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	18	Brunel Street	Single Dwelling	1	7.5 metres	Single Storey	Bungalow
S	20	Brunel Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
S	22	Brunel Street	Medium Density	4	7.5 metres	Single Storey	1970's
S	24	Brunel Street	Single Dwelling	1	7 metres	Single Storey	1970's
S	26	Brunel Street	Single Dwelling	1	7.5 metres	Single Storey	1980's
S	28	Brunel Street	Single Dwelling	1	8 metres	Single Storey	1930's
S	30	Brunel Street	Single Dwelling	1	7 metres	Single Storey	Edwardian
S	32	Brunel Street	Single Dwelling	1	7 metres	Single Storey/Attic	Bungalow
S	34	Brunel Street	Medium Density	2	4 metres	Single Storey	1990's
S	36	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	38	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Bungalow - Altered
S	40	Brunel Street	Medium Density	2	7.5 metres	Single Storey	1980's
S	42	Brunel Street	Single Dwelling	1	8.5 metres	Single Storey	1950's
S	44	Brunel Street	Single Dwelling	1	6.5 metres	Single Storey	1950's?

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
S	46	Brunel Street	Single Dwelling	1	11 metres	Single Storey	Bungalow
S	48	Brunel Street	Single Dwelling	1	9 metres	Single Storey	1980's
S	50	Brunel Street	Single Dwelling	1	12 metres	Single Storey	1950's
S	52	Brunel Street	Single Dwelling	1	8 metres	Single Storey	1940's/1950's
S	54	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	56	Brunel Street	Medium Density	6	6 metres	Double Storey	1990's
S	60	Brunel Street	Medium Density	3	7 metres	Single Storey	1980's
S	62	Brunel Street	Single Dwelling	1	9 metres	Single Storey	Bungalow
S	64	Brunel Street	Single Dwelling	1	9 metres	Single Storey	Bungalow - Altered
S	66	Brunel Street	Single Dwelling	1	11 metres	Single Storey	Bungalow
S	68	Brunel Street	Single Dwelling	1	13 metres	Single Storey	1980's
S	70	Brunel Street	Single Dwelling	1	10 metres	Single Storey	Bungalow
S	72	Brunel Street	Single Dwelling	1	8.5 metres	Single Storey	Bungalow
S	74	Brunel Street	Single Dwelling	1	9 metres	Single Storey	Bungalow
S	76	Brunel Street	Single Dwelling	1	9 metres	Single Storey	Bungalow
S	78	Brunel Street	Single Dwelling	1	11 metres	Single Storey	Bungalow
S	80	Brunel Street	Single Dwelling	1	9 metres	Single Storey	Bungalow
S	82	Brunel Street	Medium Density	4	7 metres	Single Storey	1960's
S	84	Brunel Street	Single Dwelling	1	30 + metres	TENNIS COURT	-
S	86	Brunel Street	Single Dwelling	1	10 metres	Single Storey	Bungalow
S	88	Brunel Street	Single Dwelling	1	9 metres	Single Storey	Bungalow
S	90	Brunel Street	Single Dwelling	1	9 metres	Single Storey	Bungalow
S	92	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	94	Brunel Street	Single Dwelling	1	9 metres	Single Storey	Bungalow
S	96	Brunel Street	Single Dwelling	1	7 metres	Single Storey	1980's
S	98	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
S	100	Brunel Street	Single Dwelling	1	7 metres	Single Storey	Bungalow - Altered
S	102	Brunel Street	Single Dwelling	1	7 metres	Single Storey	Bungalow - Altered
S	104	Brunel Street	Single Dwelling	1	8 metres	Single Storey/Attic	Bungalow - Altered
S	106	Brunel Street	Single Dwelling	1	7.5 metres	Single Storey	Bungalow
S	108	Brunel Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
E	88	Burke Road	Medium Density	6	10 metres	Double Storey	1990's
E	90	Burke Road	Single Dwelling	1	6 metres	Single Storey	Bungalow
E	92	Burke Road	Single Dwelling	1	6 metres	Single Storey	Bungalow
E	94	Burke Road	Single Dwelling	1	13 metres	Single Storey	Bungalow
E	96	Burke Road	Single Dwelling	1	12 metres	Single Storey	Bungalow
E	98	Burke Road	Medium density	10	5 metres	Single Storey	Bungalow
E	100	Burke Road	Single Dwelling	1	8 metres	Single Storey/Attic	Bungalow
E	102	Burke Road	Single Dwelling	1	7 metres	Single Storey	Edwardian
E	104	Burke Road	Single Dwelling	1	8 metres	Single Storey	Edwardian
E	106	Burke Road	Single Dwelling	1	8 metres	Single Storey	Edwardian
E	108	Burke Road	Medium Density	3	6 metres	Single Storey	1980's
E	110	Burke Road	Medium Density	5	4 metres	Double Storey	1980's
E	112	Burke Road	Single Dwelling	1	12 metres	Single Storey/Attic	Bungalow
E	114	Burke Road	Single Dwelling	1	10 metres	Single Storey/Attic	Bungalow
E	116	Burke Road	Commercial	-	10 metres	Single Storey	Bungalow
E	118	Burke Road	Single Dwelling	1	10 metres	Single Storey/Attic	Bungalow
N	1	Davies Street	Single Dwelling	1	8 metres	Single Storey	Edwardian
N	3	Davies Street	Single Dwelling	1	7 metres	Single Storey	Edwardian
N	5	Davies Street	Single Dwelling	1	8 metres	Double Storey	1980's/1990's
N	7	Davies Street	Single Dwelling	1	8 metres	Single Storey	Edwardian
N	9	Davies Street	Single Dwelling	1	9 metres	Single Storey	Edwardian

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
N	11	Davies Street	Single Dwelling	1	8.5 metres	Single Storey	Bungalow
N	13	Davies Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
N	15	Davies Street	Single Dwelling	1	8 metres	Single Storey	Edwardian
N	17	Davies Street	Single Dwelling	1	7 metres	Single Storey	Edwardian
N	19	Davies Street	Single Dwelling	1	6 metres	Single Storey	Vic/Edwardian?
N	21	Davies Street	Single Dwelling	1	6 metres	Single Storey	Edwardian
N	23	Davies Street	Single Dwelling	1	8 metres	Double Storey	Edwardian - Altered
N	25	Davies Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	2	Davies Street	Single Dwelling	1	5 metres	Single Storey	Edwardian - Altered
S	4	Davies Street	Single Dwelling	1	7 metres	Single Storey	1960's
S	6	Davies Street	Single Dwelling	1	7.5 metres	Single Storey	1960's
S	8	Davies Street	Single Dwelling	1	7 metres	Double Storey	1980's/1990's
S	10	Davies Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	12	Davies Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	14	Davies Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	16	Davies Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
S	18	Davies Street	Single Dwelling	1	13 metres	Single Storey	Edwardian - Altered
S	20	Davies Street	Medium density	2	7 metres	Single Storey	1980's- 1990's
S	22	Davies Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
S	24	Davies Street	Single Dwelling	1	7 metres	Single Storey	1980's
N	1	Dene Avenue	Single Dwelling	1	8 metres	Single Storey	Bungalow
N	1	Dene Avenue	Single Dwelling (a)	1	5 metres	Single Storey	1970's
N	3	Dene Avenue	Medium Density	8	6 metres	Double Storey	1960's
N	5	Dene Avenue	Medium Density	2	5 & 7.5 metres	Single Storey	1930's & 1980's
S	2	Dene Avenue	Single Dwelling	1	10 metres	Single Storey	Bungalow
S	4	Dene Avenue	Single Dwelling	1	10 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
S	6	Dene Avenue	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	8	Dene Avenue	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	10	Dene Avenue	Single Dwelling (a)	1 (application)	9 metres	Single Storey	Bungalow
S	10	Dene Avenue	Single Dwelling	1 (application)	9 metres	Single Storey	Bungalow
S	12	Dene Avenue	Medium Density	6	7 metres	Single Storey	1970's
S	14	Dene Avenue	Medium Density	4	7 metres	Single Storey	1970's
S	16	Dene Avenue	Single Dwelling	1	15 metres	Single Storey	1930's
S	18	Dene Avenue	Single Dwelling	1	15 metres	Single Storey/Attic	1930's
S	20	Dene Avenue	Medium Density	8	6 metres	Double Storey	1970's
E	2	Ferncroft Avenue	Single Dwelling	1	6 metres	Single Storey	Bungalow
E	4	Ferncroft Avenue	Single Dwelling	1	6 metres	Single Storey/Attic	Bungalow - Altered
E	6	Ferncroft Avenue	Medium Density	2	7 metres	Single/Double Storey	1980's/ 1990's
E	8	Ferncroft Avenue	Single Dwelling	1	8 metres	Single Storey	Bungalow
E	10	Ferncroft Avenue	Medium Density	10	5 metres	Double Storey	1970's
E	12	Ferncroft Avenue	Single Dwelling	1	11 metres	Single Storey/Attic	Bungalow - Altered
E	14	Ferncroft Avenue	Single Dwelling	1	11 metres	Single Storey	Bungalow
E	18	Ferncroft Avenue	Single Dwelling	1 (application?)	13 metres	Single Storey	Bungalow
E	20	Ferncroft Avenue	Single Dwelling	1	-	GARDEN (No.22)	-
E	22	Ferncroft Avenue	Single Dwelling	1	15 metres	Single Storey	1970's
E	24	Ferncroft Avenue	Single Dwelling	1	6 metres	Single Storey	Bungalow
E	26	Ferncroft Avenue	Medium Density	4	6 metres	Single /Double Storey	1970's
E	28	Ferncroft Avenue	Medium Density	8	6 metres	Double Storey	1970's
E	30	Ferncroft Avenue	Single Dwelling	1	7 metres	Double Storey	1980's
E	32	Ferncroft Avenue	Single Dwelling	1	9 metres	Single Storey	1930'S - Altered
E	34	Ferncroft Avenue	Single Dwelling	1	9 metres	Single Storey	Bungalow
E	36	Ferncroft Avenue	Single Dwelling	1	14 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
W	1	Ferncroft Avenue	Single Dwelling	1	11 metres	Single Storey	Bungalow
W	3	Ferncroft Avenue	Single Dwelling	1	10 metres	Single Storey	Bungalow
W	5	Ferncroft Avenue	Single Dwelling	1	7 metres	Single Storey	1970's
W	7	Ferncroft Avenue	Medium Density	11	8 metres	Double Storey	1960's - 1970's
W	9	Ferncroft Avenue	Single Dwelling	1	8 metres	Single Storey	Bungalow
W	11	Ferncroft Avenue	Single Dwelling	1	21 metres	Double Storey	Bungalow
W	13	Ferncroft Avenue	Single Dwelling	1	15 metres	Single Storey	Bungalow
W	17	Ferncroft Avenue	Single Dwelling	1	13 metres	Double Storey	1980's
W	19	Ferncroft Avenue	Single Dwelling	1	12 metres	Single Storey/Attic	Bungalow - Altered
W	21	Ferncroft Avenue	Single Dwelling	1	13 metres	Single Storey	Bungalow
W	23	Ferncroft Avenue	Single Dwelling	1	7 metres	Double Storey	1980's/1990's
W	25	Ferncroft Avenue	Single Dwelling	1 (application)	12 metres	Single Storey	Bungalow
W	27	Ferncroft Avenue	Single Dwelling	1	16 metres	Double Storey	Bungalow - Altered
W	29	Ferncroft Avenue	Medium Density	7	8 metres	Single & Double Storey	1970's
W	31	Ferncroft Avenue	Medium Density	4	7 metres	Double Storey	1980's
E	2	Glenbrook Avenue	Single Dwelling (a)	1	8 metres	Single Storey	1940's?
E	2	Glenbrook Avenue	Single Dwelling	1	6 metres	Double Storey	1940's/1950's?
E	4	Glenbrook Avenue	Single Dwelling	1	14 metres	Single Storey/Attic	1970's
E	6	Glenbrook Avenue	Single Dwelling	1	6 metres	Single Storey/Attic	1990's
E	8	Glenbrook Avenue	Single Dwelling	1	9 metres	Single Storey	1930's
E	10	Glenbrook Avenue	Single Dwelling	1	10 metres	Single Storey	Bungalow
E	12	Glenbrook Avenue	Single Dwelling	1	10 metres	Single Storey	1930's
E	14	Glenbrook Avenue	Single Dwelling	1	8 metres	Single Storey/Attic	Bungalow - Altered
E	16	Glenbrook Avenue	Single Dwelling	1	9 metres	Single Storey	Bungalow
E	18	Glenbrook Avenue	Single Dwelling	1	8 metres	Single Storey	Bungalow
E	20	Glenbrook Avenue	Single Dwelling	1 (application)	13 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
E	22	Glenbrook Avenue	Single Dwelling	1	12 metres	Single Storey	Bungalow
E	24	Glenbrook Avenue	Single Dwelling	1	13 metres	Single Storey	Bungalow
E	26	Glenbrook Avenue	Single Dwelling	1	8 metres	Single Storey	1970's
E	28	Glenbrook Avenue	Single Dwelling	1	12 metres	Single Storey/Attic	Edwardian
E	30	Glenbrook Avenue	Single Dwelling	1	13 metres	Single Storey	Bungalow
W	3	Glenbrook Avenue	Single Dwelling	1	15 metres	Single Storey/Attic	Bungalow
W	5	Glenbrook Avenue	Single Dwelling	1	11 metres	Single Storey/Attic	Bungalow
W	7	Glenbrook Avenue	Single Dwelling	1	10 metres	Single Storey/Attic	Bungalow
W	9	Glenbrook Avenue	Single Dwelling	1	17 metres	Double Storey	1930's - Altered
W	11	Glenbrook Avenue	Single Dwelling	1	22 metres	Double Storey	1980's
W	13	Glenbrook Avenue	Single Dwelling	1	18 metres	Single Storey/Attic	Bungalow
W	15	Glenbrook Avenue	Single Dwelling	1	18 metres	Single Storey/Attic	Bungalow
W	17	Glenbrook Avenue	Single Dwelling	1	8 metres	Double Storey	1990's
W	19	Glenbrook Avenue	Single Dwelling	1	11 metres	Single/Double Storey	Edwardian
W	21	Glenbrook Avenue	Single Dwelling	1	8 metres	Single Storey	1980's
W	23	Glenbrook Avenue	Single Dwelling	1	16 metres	Single Storey	Edwardian/Bungalow
W	25	Glenbrook Avenue	Medium Density	6	13 metres	Double Storey	1970's
W	27	Glenbrook Avenue	Medium Density	5	6 metres	Single Storey	1970's
W	29	Glenbrook Avenue	Single Dwelling	1	12 metres	Single Storey/Attic	Bungalow
E	2	Hedgeley Avenue	Single Dwelling (a)	1	8 metres	Double Storey	1930's
E	2	Hedgeley Avenue	Single Dwelling (b)	1	8 metres	Double Storey	1930's
E	4	Hedgeley Avenue	Single Dwelling	1	7 metres	Single Storey	Bungalow
E	6	Hedgeley Avenue	Single Dwelling	1	11 metres	Single Storey/Attic	bungalow
E	8	Hedgeley Avenue	Single Dwelling	1	10 metres	Single Storey/Attic	Bungalow
E	10	Hedgeley Avenue	Single Dwelling	1	10 metres	Single Storey	Bungalow
E	12	Hedgeley Avenue	Single Dwelling	1	11.5 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
E	14	Hedgeley Avenue	Single Dwelling	1	10 metres	Single Storey	Bungalow
E	16	Hedgeley Avenue	Single Dwelling	1	6 metres	Single Storey	Bungalow
W	1	Hedgeley Avenue	Single Dwelling	1	12 metres	Single Storey	Bungalow
W	3	Hedgeley Avenue	Medium Density	4	6 metres	Single Storey	1970's
W	5	Hedgeley Avenue	Medium Density (a)	4	5 metres	Single Storey	1990's
W	5	Hedgeley Avenue	Single Dwelling	1	16 metres	Single Storey	Bungalow
W	7	Hedgeley Avenue	Medium Density	10	6 metres	Double Storey	1950's - 1960's
W	9	Hedgeley Avenue	Medium Density	6	7 metres	Single Storey	1970's
W	11	Hedgeley Avenue	Medium Density	4	7 metres	Double Storey	1970's - Altered
W	13	Hedgeley Avenue	Single Dwelling	1	16 metres	Single Storey	1950's
W	15	Hedgeley Avenue	Medium Density	2	6 metres	Double Storey	1990's
W	17	Hedgeley Avenue	Single Dwelling	1 (application)	12 metres	Single Storey	Inter War
W	19	Hedgeley Avenue	Medium Density	2	9 metres	Single Storey/Attic	1970's
N	1	Kardella Street	Medium Density	3	6 metres	Single Storey	1960's/1970's
N	3	Kardella Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
N	5	Kardella Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
N	7	Kardella Street	Single Dwelling	1	9 metres	Single Storey	Bungalow
N	9	Kardella Street	Medium Density	2	6 metres	Single Storey	1980's
N	11	Kardella Street	Single Dwelling	1	6 metres	Single Storey/Attic	Edwardian
N	13	Kardella Street	Single Dwelling	1	6 metres	Single Storey/Attic	Bungalow
N	15	Kardella Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
N	17	Kardella Street	Medium Density	2	5 metres	Single Storey	1990's
N	19	Kardella Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
N	21	Kardella Street	Medium Density	4	5 metres	Single Storey	1990's
S	2	Kardella Street	Medium Density	3	7 metres	Single Storey	1970's
S	4	Kardella Street	Single Dwelling	1	7 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
S	6	Kardella Street	Medium Density	2	6 metres	Single Storey	1980's
S	8	Kardella Street	Single Dwelling	1	14 metres	Single Storey	1980's
S	10	Kardella Street	Medium Density	2	7 metres	Single Storey	1980's
S	12	Kardella Street	Single Dwelling	1	6 metres	Single Storey	1980's
S	14	Kardella Street	Single Dwelling	1	7 metres	Double Storey	Bungalow Altered
S	16	Kardella Street	Single Dwelling	1	7 metres	Single Storey	1930's
S	18	Kardella Street	Single Dwelling	1	7 metres	Single Storey	1930's
S	20	Kardella Street	Single Dwelling	1	7 metres	Single Storey	1930's
S	22	Kardella Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
S	24	Kardella Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
N	1	Knox Street	Single Dwelling	1	8 metres	Single Storey	1980's
N	3	Knox Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
N	5	Knox Street	Single Dwelling	1	6 metres	Double Storey	1990's
N	7	Knox Street	Single Dwelling	1	7 metres	Single Storey	Edwardian
N	9	Knox Street	Single Dwelling	1	7 metres	Double Storey	1980's
N	11	Knox Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	13	Knox Street	Single Dwelling	1	7 metres	Double Storey	1980's
N	15	Knox Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
N	17	Knox Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
N	19	Knox Street	Single Dwelling	1	7 metres	Single Storey	Edwardian
N	21	Knox Street	Single Dwelling	1	9 metres	Single Storey/Attic	1980's
N	23	Knox Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
N	25	Knox Street	Single Dwelling	1	6 metres	Single Storey/Attic	1980's
W	1762	Malvern Road	Single Dwelling	1	8 metres	Single Storey	Bungalow
W	1766	Malvern Road	Single Dwelling	1	14 metres	Single Storey	Bungalow
W	1770	Malvern Road	Single Dwelling	1	6 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
W	1774	Malvern Road	Single Dwelling	1	5 metres	Single Storey	1930's
W	1782	Malvern Road	Single Dwelling	1	10 metres	Single Storey	Bungalow
W	1788	Malvern Road	Single Dwelling	1	6 metres	Double Storey	1940's - 1950's?
W	1790	Malvern Road	Single Dwelling	1	9 metres	Single Storey	Bungalow
W	1792	Malvern Road	Single Dwelling	1	8 metres	Single Storey	Bungalow
W	1794	Malvern Road	Single Dwelling	1	8 metres	Single Storey	Bungalow
W	1796	Malvern Road	Single Dwelling	1	8 metres	Single Storey	1930's
W	1800	Malvern Road	Medium Density	6	6 metres	Single Storey	1960's
W	1802	Malvern Road	Single Dwelling	1	6 metres	Single Storey	1930's
W	1804	Malvern Road	Single Dwelling	1	6 metres	Single Storey	1930's
W	1806	Malvern Road	Single Dwelling	1	7 metres	Single Storey	1930's
W	1808	Malvern Road	Single Dwelling	1	7 metres	Single Storey	1930's
N	1	Nyora Street	Medium Density	2	Under Construct.	Single Storey	1990's
N	3	Nyora Street	Single Dwelling	1	5 metres	Single Storey/Attic	Edwardian
N	5	Nyora Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
N	7	Nyora Street	Single Dwelling	1	8 metres	Single Storey	1980's
N	9	Nyora Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	11	Nyora Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	13	Nyora Street	Single Dwelling	1	6 metres	Single Storey	Edwardian
N	15	Nyora Street	Single Dwelling	1	6 metres	Single Storey	Edwardian
N	17	Nyora Street	Single Dwelling	1	8 metres	SSingle Storey	1980's
N	19	Nyora Street	Single Dwelling	1	7 metres	Single Storey	1970's
N	21	Nyora Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
N	23	Nyora Street	Single Dwelling	1	6 metres	Single Storey/Attic	1990's
N	25	Nyora Street	Single Dwelling	1	5 metres	Single Storey	Edwardian
N	27	Nyora Street	Single Dwelling	1	5 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
N	29	Nyora Street	Single Dwelling	1	5 metres	Single Storey	Bungalow
S	2	Nyora Street	Medium Density	2	5 metres	Single Storey	1990's
S	2	Nyora Street	Medium Density (a)	2	7.5 metres	Double Storey	1930's
S	4	Nyora Street	Single Dwelling	1	7 metres	Single Storey	Bungalow
S	6	Nyora Street	Single Dwelling	1	7 metres	Single Storey/Attic	Bungalow
S	8	Nyora Street	Medium Density	4	8 metres	Double Storey	1970's
S	10	Nyora Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	12	Nyora Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	14	Nyora Street	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	16	Nyora Street	Single Dwelling	1	6 metres	Single Storey/Attic	Bungalow
S	18	Nyora Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	20	Nyora Street	Single Dwelling	1	8 metres	Single Storey	Bungalow
S	22	Nyora Street	Single Dwelling	1	8 metres	Single Storey	1970's
S	24	Nyora Street	Single Dwelling	1	6 metres	Single Storey	Edwardian
S	26	Nyora Street	Single Dwelling	1	6 metres	Single Storey	1960's/1970's
E	2	Tollington Avenue	Medium Density	5	5 metres	Single Storey	1970's
E	4	Tollington Avenue	Single Dwelling	1	11 metres	Single Storey/Attic	Bungalow
E	6	Tollington Avenue	Medium Density	8	6 metres	Single Storey	1960's/1970's
E	10	Tollington Avenue	Medium density	4	6 metres	Double Storey	1990's
E	12	Tollington Avenue	Medium Density	3	6 metres	Single Storey	1970's
E	14	Tollington Avenue	Medium Density	5	6 metres	Single Storey	1960's/1970's
E	16	Tollington Avenue	Single Dwelling	1	6 metres	Double Storey	1990's
E	18	Tollington Avenue	Single Dwelling	1	10 metres	Single Storey	Bungalow
E	20	Tollington Avenue	Single Dwelling	1	15 metres	Single Storey	1930's?
E	24	Tollington Avenue	Single Dwelling	1	10 metres	Single Storey	Bungalow
W	1	Tollington Avenue	Medium Density	6	8 metres	Single Storey	1960's

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
W	3	Tollington Avenue	Medium Density	4	10 metres	Single Storey	1980's
W	5	Tollington Avenue	Single Dwelling	1	10 metres	Single Storey/Attic	Bungalow
W	7	Tollington Avenue	Single Dwelling	1	10 metres	Single Storey/Attic	Bungalow
W	9	Tollington Avenue	Medium Density	4	9 metres	Single Storey	1970's
W	11	Tollington Avenue	NURSING HOME	-	9 metres	Single Storey/Attic	Bungalow
W	13	Tollington Avenue	Single Dwelling	1 (application)	12 metres	Single Storey	Bungalow
W	15	Tollington Avenue	Single Dwelling	1	16 metres	Single Storey/Attic	Bungalow
W	17	Tollington Avenue	Single Dwelling	1	7 metres	Double Storey	1990's
W	19	Tollington Avenue	Single Dwelling	1	20 metres	Single Storey	Edwardian
W	21	Tollington Avenue	Medium Density	4	9 metres	Single Storey	1970's
W	23	Tollington Avenue	Single Dwelling	1	19 metres	UNDER CONSTRUCTION	1990's
W	25	Tollington Avenue	Single Dwelling	1	15 metres	Single Storey/Attic	Bungalow
W	27	Tollington Avenue	Single Dwelling	1	14 metres	Single Storey	1930's
W	29	Tollington Avenue	Single Dwelling	1	13 metres	Single Storey/Attic	Bungalow
S	364	Wattletree Road	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	366	Wattletree Road	Single Dwelling	1	9 metres	Single Storey	Bungalow
S	368	Wattletree Road	Single Dwelling	1	7 metres	Single Storey	Bungalow
S	370	Wattletree Road	Single Dwelling	1	5 metres	Single Storey	Bungalow - Altered
S	372	Wattletree Road	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	374	Wattletree Road	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	376	Wattletree Road	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	378	Wattletree Road	Single Dwelling	1	14 metres	Single Storey	Bungalow
S	380	Wattletree Road	Single Dwelling	1	7.5 metres	Single Storey/Attic	Bungalow
S	382	Wattletree Road	Single Dwelling	1	6.5 metres	Single Storey	1930's
S	384	Wattletree Road	Single Dwelling	1	6 metres	Single Storey/Attic	Bungalow
S	386	Wattletree Road	Single Dwelling	1	6 metres	Single Storey	Bungalow

Orientation	Number	Street	Type	No. of Dwellings	Setback	Height	Era
S	388	Wattletree Road	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	390	Wattletree Road	Single Dwelling	1 (application)	6 metres	Single Storey	Bungalow
S	392	Wattletree Road	Medium Density	2	7 metres	Single Storey	1970's
S	398	Wattletree Road	Single Dwelling	1	6 metres	Single Storey	Bungalow
S	400	Wattletree Road	Single Dwelling	1	7 metres	Single Storey/Attic	Bungalow
S	402	Wattletree Road	Single Dwelling	1	12 metres	Double Storey	Edwardian
S	404	Wattletree Road	Medium Density	4	7 metres	Single Storey	1970's
S	406	Wattletree Road	Medium Density	6	5.5 metres	Single Storey	1990's
S	408	Wattletree Road	Single Dwelling	1	13 metres	Single Storey/Attic	Bungalow
S	410	Wattletree Road	Nursing Home	1	12 metres	Single Storey	Edwardian
S	412	Wattletree Road	Single Dwelling	1	16 metres	Single Storey	1930's
S	414	Wattletree Road	Single Dwelling	1	15 metres	Double Storey	Bungalow
S	416	Wattletree Road	Single Dwelling	1	13 metres	Single Storey	Bungalow
S	418	Wattletree Road	Single Dwelling	1	12 metres	Single Storey	Bungalow
S	420	Wattletree Road	Single Dwelling	1	7 metres	Single Storey/Attic	Bungalow
S	422	Wattletree Road	Single Dwelling	1	6 metres	Single Storey/Attic	Bungalow
S	424	Wattletree Road	Single Dwelling	1	7 metres	Single Storey	Bungalow

APPENDIX 2

Ministerial Direction No. 8

DIRECTION NO. 8

**LOCAL VARIATIONS TO
TECHNIQUES OF THE GOOD DESIGN
GUIDE FOR MEDIUM-DENSITY HOUSING**

REVISION NO 2, APRIL 1998

PURPOSE

- 1 The purpose of this Direction is to direct planning authorities in preparing amendments to vary the techniques of *The Good Design Guide for Medium-Density Housing Revision No 2*, Department of Infrastructure, April 1998.

APPLICATION

2. This Direction applies to the whole of Victoria.

REQUIREMENTS TO BE MET

3. In preparing an amendment to vary the techniques of *The Good Design Guide for Medium-Density Housing Revision No 2*, Department of Infrastructure, April 1998, a planning authority must show that:
 - 3.1 There is a soundly based strategic policy for the municipality which:
 - Describes the strategic context of the municipality in which the application for local variation is made.
 - Identifies, maps and describes the locations which need a non-standard approach.
 - Shows the role of these areas in the municipal housing strategy or other municipality-wide strategy for meeting the community's future housing needs.
 - 3.2 One or more parts of the municipality warrant special treatment by:
 - Describing in each case the specific locational, architectural, environmental, topographic, servicing, social or other feature or constraint which requires a special planning response.
 - Giving details of the findings of any heritage, environmental, social, engineering or other study or analysis which supports the claim for special consideration.
 - Explaining the policies and/or works which the planning authority has put in place so far to protect, improve or develop the special qualities or characteristics of such areas.



- 3.3 The Guide creates conflict or unduly constrains development by:
- Identifying the provisions in the Guide which create conflict with the special characteristics of the area(s), or which unduly constrain development.
 - Demonstrating how and why in each case, using specific examples from the area concerned or a similar one, to illustrate the argument.
- 3.4 The variations will achieve the planning authority's policy objectives by setting out the techniques proposed to replace those identified as creating problems, and explaining how they will now be consistent with the planning authority's strategic policy and meet its objectives.
- 3.5 The variations are consistent with the Guide objectives and criteria by demonstrating how each local variation to techniques will meet the relevant element objectives and criteria of the Guide.
- 3.6 The changes have been canvassed with the community by:
- Conducting a public consultation process and using the input from it to further support the planning authority's case (if desired).
 - Preparing and exhibiting a planning scheme amendment to introduce the technique(s) proposed and considering any resulting submissions through a panel process where required.
4. In preparing an amendment to vary the techniques of *The Good Design Guide for Medium-Density Housing Revision No 2*, Department of Infrastructure, April 1998, a planning authority must write the amendment in accordance with the language and format of the Guide, for consistency and ease of use.

Planning scheme amendments must be written in accordance with the sample amendment attached.

Local variations to techniques must include a map identifying the area where they apply and identifying whether they replace or add to the techniques in The Guide.

A copy of local variations to techniques must be incorporated in the planning scheme.

5. A copy of the local variation to techniques incorporated in the planning scheme must be inserted in the correct place in the Guide.

Note: Planning authorities should be aware that:

- *Local variations can vary the techniques towards either higher or lower density outcomes, provided that those outcomes will achieve the long-term housing needs of the municipality.*
- *All steps of all relevant tasks required by this Direction are to be completed.*
- *Local variations should be area-specific. Proposals which purport to justify the need for a local variation across the entire municipality are unlikely to be viewed favourably.*
- *If a proposal raises issues across a municipal boundary, they must be addressed with the adjoining municipality.*

- *Proposed local variations must use the language and format of The Guide for consistency and ease of use.*

**ROBERT MACLELLAN
MINISTER FOR PLANNING AND LOCAL GOVERNMENT**

Date: 9 July 1998

Amendments to this Direction	
Introduced	25 July 1995
Amended	17 October 1997
Amended	9 July 1998

DIRECTION NO.8

**LOCAL VARIATIONS TO TECHNIQUES OF
THE GOOD DESIGN GUIDE FOR MEDIUM-
DENSITY HOUSING REVISION NO 2**

EXPLANATORY STATEMENT

The Good Design Guide for Medium-Density Housing aims to encourage quality medium-density housing by establishing a framework and process for good design.

The Guide groups all aspects of medium-density housing into eleven design elements. Each element contains:

Objectives which are statements which define the intention of each element and indicate the desired outcomes to be achieved in developments.

Criteria which provide a basis for judging whether the objectives have been met.

Some elements contain:

- **Design suggestions** which supplement some criteria with ideas about how the criteria, or certain aspects of them, might be addressed.
- **Techniques** which are assumed to achieve the objectives and criteria of a design element unless it can be demonstrated to the satisfaction of the responsible authority in a particular case that either:
 - An alternative will satisfy the relevant objectives and criteria.
 - Compliance with the technique will not satisfy the relevant objectives and criteria.

Local variations to replace or add to the techniques in The Guide (including those elements which do not include techniques) are permitted, provided that they:

- Occur in a strategic context.
- Are justifiable on sound criteria.

Local variations may be appropriate:

- To vary densities in particular areas to achieve better strategic outcomes.
- To reinforce the particular existing character of an area.
- To change the existing character of an area (eg. encouraging the conversion of an industrial area to residential).
- To limit site coverage in areas with particular environmental constraints.

Local variations have exactly the same status as the techniques they replace. In other words, where circumstances justify it, they may be departed from in the same way as an ordinary technique may be departed from.

SAMPLE AMENDMENT

Planning and Environment Act 1987

GUMNUT PLANNING SCHEME

AMENDMENT No. C....

The planning authority for this amendment is the City of Gumnut.

The Gumnut Planning Scheme is amended as follows:

- 1 Insert the following policy in the Local Planning Policy Framework:

LOCAL POLICY

LOCAL VARIATION No. to The GOOD DESIGN GUIDE for MEDIUM-DENSITY HOUSING

This policy applies to land shown on the attached plan.

(insert a plan)

Policy basis

The Gumnut Housing Strategy provides the basis for future housing in the City. The Strategy identifies key nodal points around and within which increased housing densities are encouraged. In other areas, medium density housing is permitted subject to a permit, in accordance with The Good Design Guide for Medium-Density Housing.

Areas of special character or significance have also been identified in the Gumnut Urban Character Study which may require mechanisms to achieve appropriate development outcomes.

The area around the Gumnut Lake offers significant native and exotic vegetation, a low intensity of development and an informal road network. The area also provides significant habitat for avifauna. These values are identified in the Municipal Strategic Statement and it is the intention to retain the unique character of the precinct.

The mechanism is a Local Variation to The Good Design Guide for Medium-Density Housing.

Reference: Gumnut Housing Strategy 1996, Gumnut Urban Character Study 1997

Objectives

To maintain the existing character of the area, and to ensure that new residential development acknowledges the key values of the precinct.

Policy

It is policy that:

The Good Design Guide for Medium-Density Housing, Local Variation to Techniques No. 1 is substituted for Techniques E6.T1 and E6.T2 of Element 6 of The Good Design Guide for Medium-Density Housing.

2 Insert in the appropriate section of Clause 81, Incorporated Documents:

The Good Design Guide for Medium-Density Housing, Local Variation to Techniques No. ...