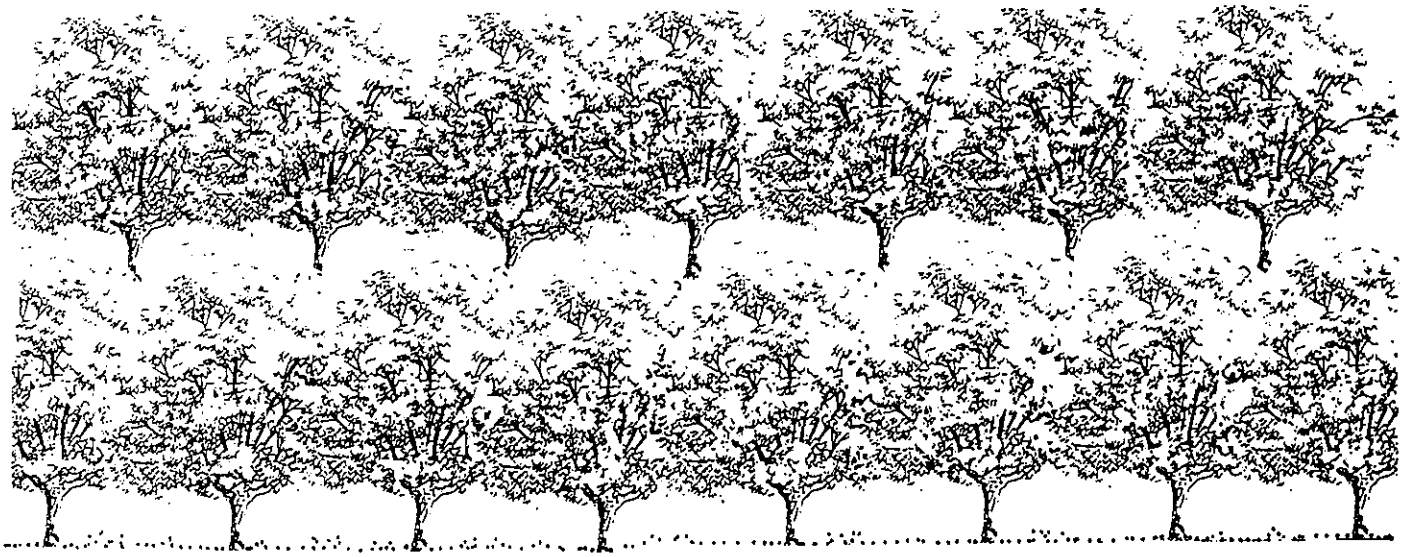
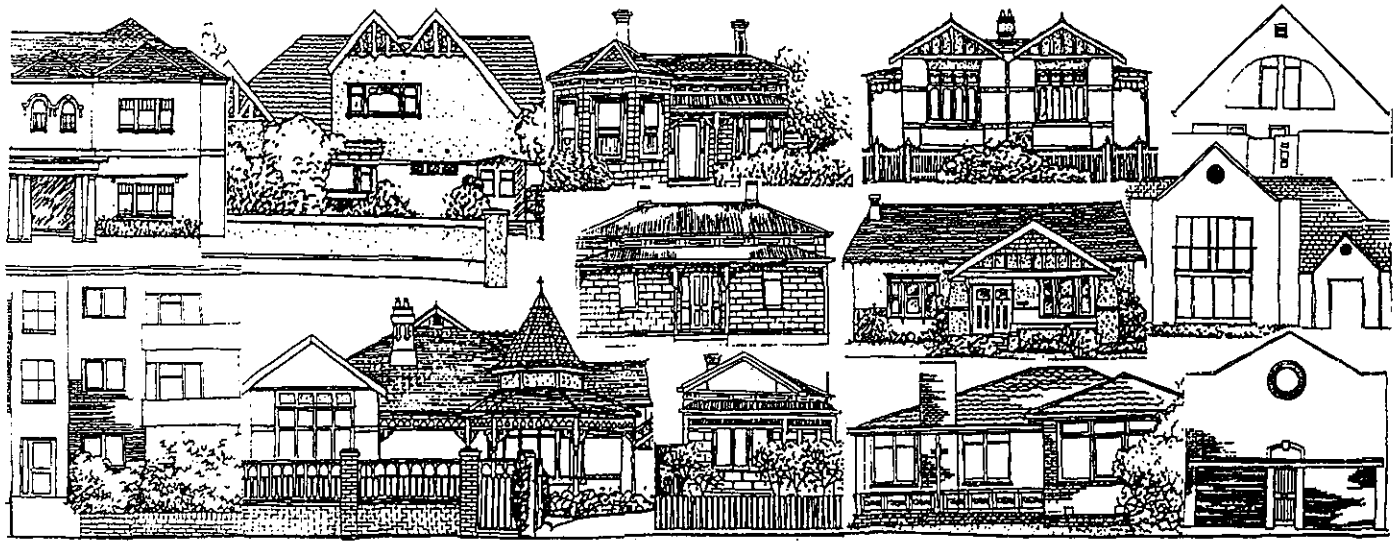
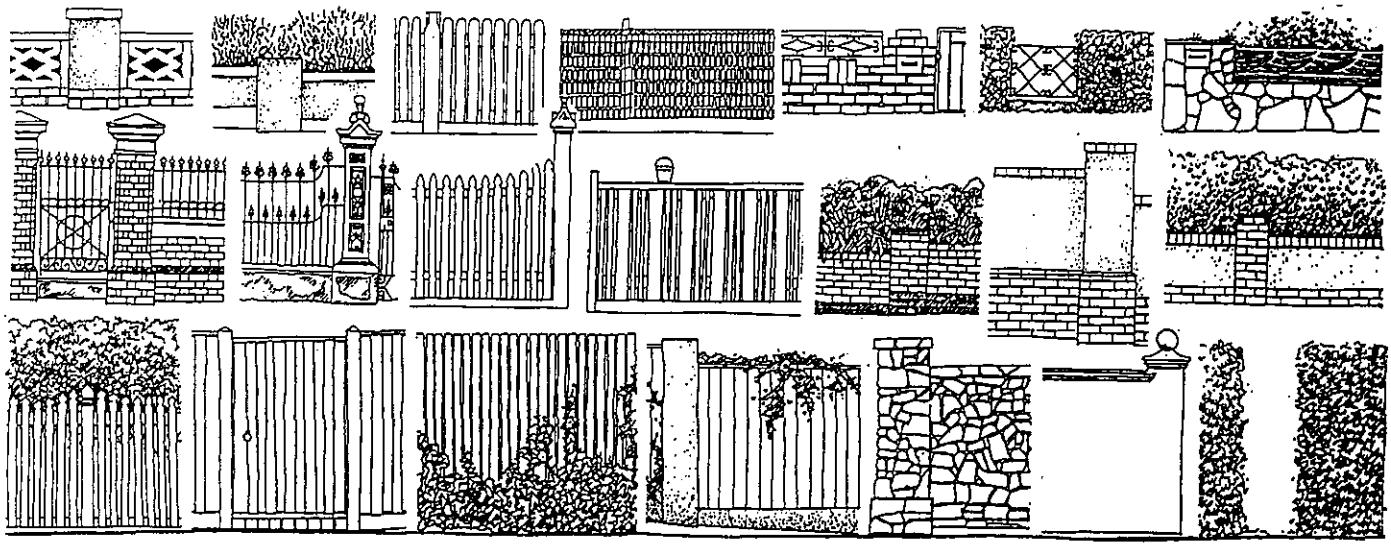
MALVERN URBAN CHARACTER STUDY

CITY OF MALVERN







LACEWORKS LANDSCAPE COLLABORATIVE

MALVERN URBAN CHARACTER STUDY

CONTENTS

Appendices

LACEWORKS LANDSCAPE COLLABORATIVE

PREFACE

This study includes a brief physical history outlining the city's settlement and development, a preliminary heritage assessment of buildings of architectural interest, and a preliminary assessment of significant trees.

The aims of the study were:

- To define urban character.
- To plot urban character areas and types.
- To identify the relative condition of character areas.
- To promote a high standard of physical amenity within public environments by giving directions for:

  – maintenance of areas of good condition.
  – improvement of areas of poor condition
  – conservation of the main determinants of urban character.

Our physical environment is the product of many decisions and actions over time.
Three main groups of decision makers are:

- Councillors
- Professional staff
- Community pressure groups

Council policies, particularly with respect to levels of funding, set a base for professional and technical decision making.

In addition, Council's commitment to public consultation can profoundly affect the nature of design decisions.

In 1987, Council initiated an internal, multi-disciplinary approach to project design which is a progressive change within local government in Victoria. Its aims are to avoid the negative effects of inter-disciplinary rivalry and to encourage a holistic approach to the design of public works. The results of this new practice will initially become evident in the next year or so, as new projects are built, and effectively within the next twenty years, as they mature.

The criticisms and comments contained in this report refer therefore, largely to the results of the former management structure and practices, operating within an established context of Council policies and public consultation.

The proof of current practices is yet to come.

I wish to acknowledge the contributions of the following people in the preparation of this report.

- Lynn Strahan, Historian, – for use of her draft of 'Public and Private Memory' and for her comments on the preliminary list of buildings of architectural interest.
- David Harvey and Celia Waters, Architects, and Peter Seamer, City Manager, City of Essendon, – for permission to use illustrations from "A Guide to Altering Old Houses".
- The National Trust – for information on significant trees and public gardens in Malvern.
- Michael Top, Felix Hemingway, Ross Wood and Roger Oxenbould City of Malvern, – for information, criticism and guidance.
- Julie Edwards, – for persistence in word processing.
- Amanda Kimmins, Landscape Architect, – for her professional assistance and support.

Brian Stafford
24 February 1989

1.0 DEFINITION OF URBAN CHARACTER

Whilst often unstated, it is usually understood that urban character is something of value which is generally experienced but not articulated. It is also recognised that uncoordinated change in our urban areas is a threat to that character which contributes to the identity of the place and of the self.

In order to wisely manage change and to conserve and strengthen the character of a place, it is therefore necessary to know what that character is.

The original meaning of character is "a distinctive mark, a brand or a stamp".

In trying to identify urban character we are therefore looking for the distinctive mark of a human settlement which is given by the particular combinations of its natural attributes and cultural development which have occurred over time.

A settlement must therefore be dissected physically and chronologically in order for its character to be described.

The purpose of this dissection is to make explicit the physical and cultural aspects of a place as a common basis for, and a precursor to qualitative assessment and decision making.

Urban character is then, the distinctive mark of a settlement as developed over time and expressed in the particular natural and cultural elements of the place.

In a study such as this, it is assumed that urban character can be physically described and mapped as a series of discrete and overlapping character areas, and that areas may be aggregated into a system of character types.

The idea of character areas is derived from the townscape and urban conservation work of Gordon Cullen and Roy Worskett which led to the idea of distinguishable 'identity areas' within larger urban areas; and from Kevin Lynch's idea of 'districts' as one of the five determinants of city image.[1]

The idea of urban character types is a direct imitation of the idea of landscape character types developed by the Forests Commission of Victoria during the 1970's, as a basis for visual assessment and management of forest landscapes.

A result of this study is that Malvern is sub-divided into a series of 95 separate character areas which are aggregated into 29 character types.

The idea of mapping and recombining individual site characteristics in order to discern patterns of combination, is taken from Ian McHarg. In this instance, maps were not physically combined by a visual or computer overlay method. Instead, assessments and combinations were made intuitively as maps were produced and our familiarity with the study area increased.

1 Gordon Cullen • Townscape.
Roy Worskett • The Character of Towns.
Kevin Lynch • The Image of the City.

2.0 THE DEVELOPMENT OF MALVERN

2.1 Land Form

The only natural feature to survive the settlement of Malvern is the topography, which is a principal determinant of urban character.

Generally, the land form falls from the north-east facing slopes of Toorak and Malvern to the level or gently sloping lands of Malvern east and Chadstone, from where it begins to rise again towards Mt Waverley. The north-eastern sector of the city has long been the prized residential area, in part because of its elevation and aspect.

The flatter and often poorly drained land to the south-east was settled later and the east most sector was converted from paddocks to suburb as late as the 1950's.

Mainly though, the city's topography is gently sloping as land falls away from the main north-west, south-east trending watershed; or is undulating as it intersects one of the few drainage lines leading to Gardiner's Creek Valley.

A third, general landform type consists of apparently flat, poorly drained land where contours are widely spaced and slopes minimal.

The southern section of Malvern East illustrates this topographical condition.

2.2 Urban Grid

The first and most enduring development pattern was the survey grid which established the distribution of main roads and defined city sectors.

Subsequent internal subdivision gave each sector a particular character, though each is a variant upon a basic, rectilinear grid aligned parallel with the survey grid.

The overlay of street grid upon topography gives a fundamental partnership which illustrates landform as streets follow or cross slopes, and determines the extent of views as land rises or falls away from a given viewpoint.

2.3 Built Form

Malvern is a retrospective pattern book for the settlement of Melbourne since the 1850's.

All of the residential styles are contained from Victorian through Italianate, Boom Style, Edwardian, California Bungalow, English, Spanish Mission and Early Modern to the Triple Front of the 1950's.

The filling in of the urban grid proceeded from west to east as is shown by the eastward location of subsequent building styles.

This simple picture is made more complex though, by styles jumping the development front so that pockets of an earlier style are found in a ground of a later style.

Malvern's physical development was completed in this way, by the early 1960's.

During the past fifteen years or so, the basic pattern has been gradually but increasingly amended, by the processes of building restoration, renovation, extension and redevelopment.

In some areas, restoration of houses has given a second wind to individual buildings and has conserved the urban character.

In others, renovation, extension and recycling of buildings has increased the complexity and diversity of the building stock, thus intensifying existing characteristics of those areas.

A third change has been the complete redevelopment of house sites, resulting in either the insertion of an alien building into an established context, or a dramatic change of context given by similar redevelopment of several adjacent sites.

These three processes of change continue, as can be seen in Malvern, within the vicinity of Central Park, in Armadale around Orchard Gardens, and in Haverbrack Avenue respectively.

Redevelopment of sites in Toorak is also current but without substantially affecting urban character because of the dominance of landform and established trees, and because the building type of large, individualistic detached houses is essentially maintained.

2.4 Vegetation Patterns

Any overview of Malvern gives an impression of a city inserted into a well wooded landscape. However, this woodland has been created, or perhaps recreated, since settlement and its development continues.

It seems that there are no remnants to the original, indigenous woodland which has been consumed by rapid and complete urbanisation.

Its place is taken by an extensive mixed woodland formed by the many individual plantings of trees and shrubs in private gardens, public parks and public streets.

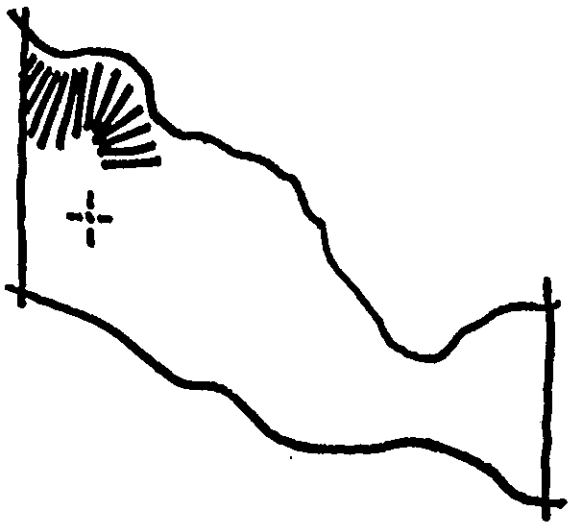
This combination of street trees, park trees and shrubs with private garden plantings gives an exotic and horticulturally diverse urban landscape which is a major achievement of Victoria's urban development.

MALVERN URBAN CHARACTER STUDY

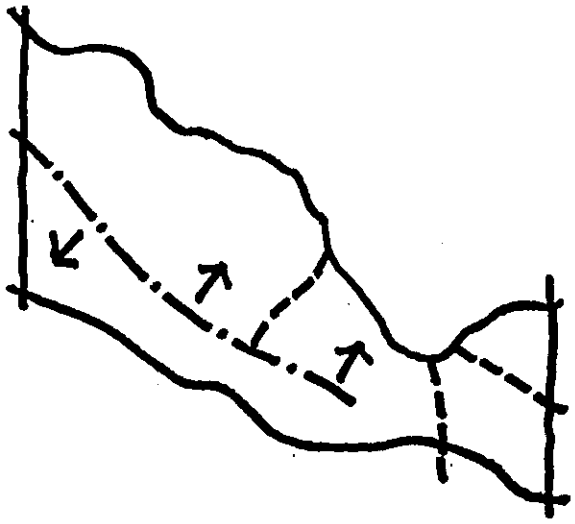
LAND FORM

NORTH & EAST FACING SLOPES

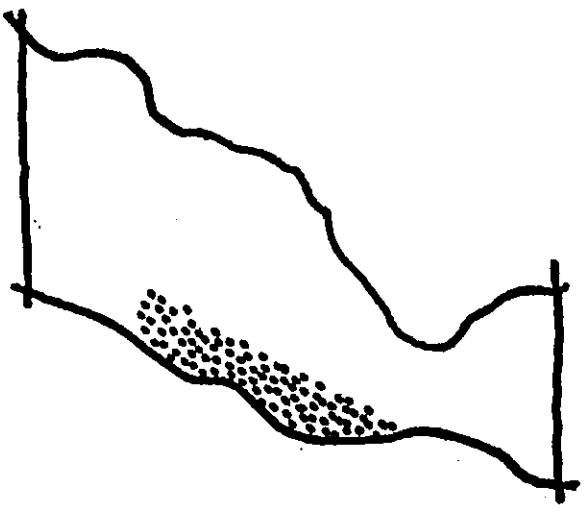
HIGH POINT



WATERSHED SLOPES DRAINAGE LINES



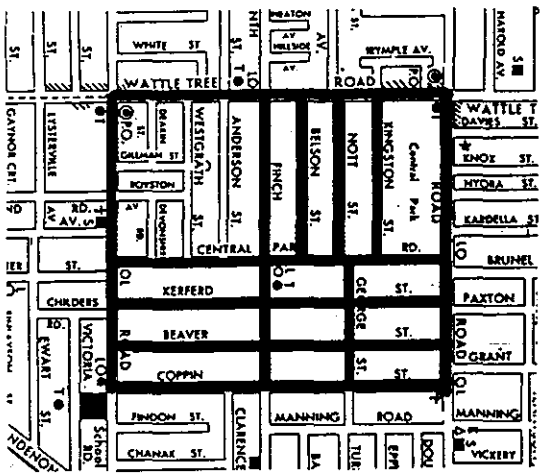
FLATLAND.



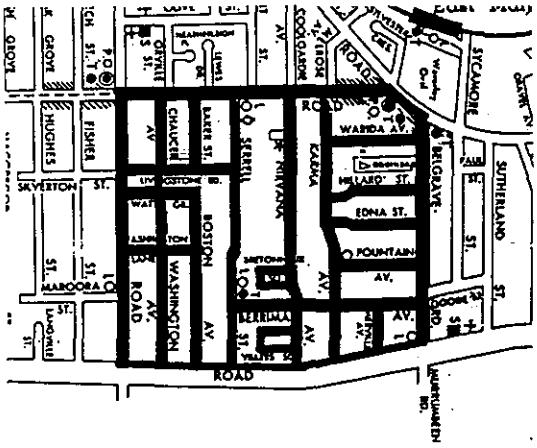
MALVERN URBAN CHARACTER STUDY

STREET PATTERNS.

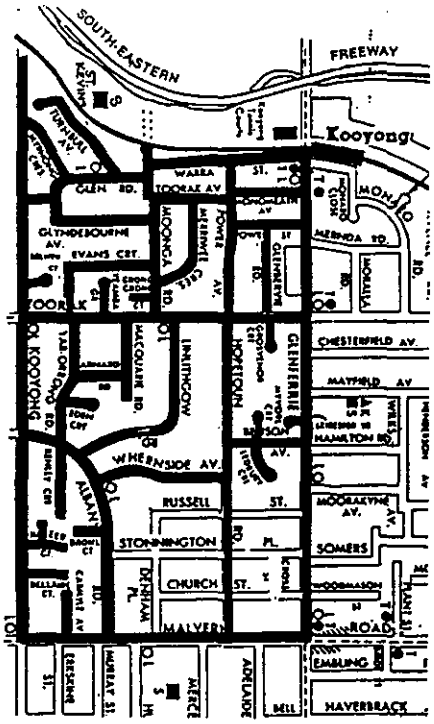
GRID.



DISPLACED GRID.



CURVILINEAR.



3.0 STUDY METHOD

3.1 Study Parts

The study was divided into three parts.

1. A physical history describing the main stages in the survey, subdivision and settlement of Malvern.

2. A preliminary heritage assessment consisting of –

   - a sample inventory of buildings of architectural interest.
   - an initial inventory of significant trees

   Both inventories are necessarily incomplete and are intended only to prompt and guide further work.

3. The urban character study proper.

3.2 Study Method

The study is based upon an empirical survey of the whole of Malvern, consisting of the following stages:

1. Familiarisation
   The city was explored by car, one main grid sector at a time
   Every street was travelled at least once.

2. Test Survey
   Survey sheets were prepared for site development and built form and a small sample tested.

3. Survey Amendment
   As a result of the test survey, the survey sheets were simplified.

4. Survey of Character Areas
   The city was progressively surveyed during July and August 1988.
   Starting in the north-western corner of the city, each main grid sector was surveyed by car, and character areas empirically plotted. Survey sheets were completed for each area and typical streetscape photographs taken, supported by photographs of individual buildings and typical street details.

5. A map of character areas was progressively prepared.
   During this procedure, every street was visited at least twice, and many three times. In this way a good mental picture of the whole of the city was built up by continual testing and reinforcement.

6. Definition of Character Types
   Character area survey sheets and photographs were discussed and sorted into like groups. The groups were reviewed for similarities. Character type sheets were prepared as summaries of groups of character area survey sheets.

7. A map of Character Types was prepared, leaving some areas unassigned because of inadequate information or uncertainty about type classification.

8. Built form - style, wall materials and condition were mapped, based upon character area survey sheets and personal knowledge gained during the survey.

9. A summary map of site development - blocksize was prepared from an analysis of the City Valuer's maps giving block dimensions.

10. Street trees were surveyed and mapped beginning with a map of species distribution provided by the Superintendent of Parks and Gardens. This map was checked, corrected and completed. A series of five explanatory maps was prepared culminating in a map of Significant Street Trees.

11. Character type descriptions were written with a standard format of:

    - Description
    - Issues
    - Actions

    Photographs of representative streetscapes were taken for each character type during January 1989, giving summer images to compare with the earlier winter images.

    Public parks and gardens were visited again, and site notes taken of existing conditions and options for improvements.
    Photographs were also taken and used with the notes in the preparation of character type descriptions.

12. Fences were photographed as:

    - examples typical of particular building styles
    - examples illustrating design forms

    Drawings illustrating fence styles and design models were prepared from the photographs.

14. Drawings of house styles and details were prepared from survey photographs.

15. Character area survey and character type sheets were reviewed, and unclassified areas assigned to character types.

16. Main roads, local shopping centres and urban furniture were surveyed and photographed.

17. Assessment sheets were prepared for each topic using the format:

    - Description
    - Issues
    - Actions

18. Major issues arising from the urban character study were summarised.

4.0 URBAN CHARACTER AREAS AND TYPES

Because of its continuing settlement over 100 years or so, Malvern does not have a single or uniform urban character.

The development of the city was initiated by the set-out of the survey grid between Gardiners Creek Valley and the track that was to become Dandenong Road.

The survey grid established the magnetic north–south, east–west pattern of main roads within the city boundaries.

Grid sectors were subsequently infilled, and this process of infilling has produced the character areas defined in this study.

Ninety-five character areas have been defined and grouped into twenty-nine character types according to similarities of built form and site development.

4.1 Character Areas

Character areas are described by reference to the two main characteristics of site development and built form.

Site Development

Site development was recorded in accordance with a check list of 8 criteria:

1. Topography
2. Street pattern
3. Street width
4. Street materials
5. Grass verge
6. Street trees
7. Block size
8. Overhead wires

Built Form

Built form was recorded in accordance with a similar check list of 7 criteria:

1. Plan form
2. Set back
3. Number of storeys
4. Style or period
5. Materials
6. Fences
7. Garden planting

The overlay of built form upon site development gives the urban character of a particular area. Typical examples of site development detail and built form were photographed for each character area.

95 character areas were identified in this way.

4.2 Character Types

4.2.1 95 character areas are too many to readily assimilate or manipulate.

They were therefore grouped into 29 generalised character types, according to similarities of Site Development and Built Form.

4.2.2 Of the 15 criteria for Built Form and Site Development, four were selected as dominant in the establishment of urban character and were mapped for spatial distribution, giving a total of twelve maps.

The dominant criteria for built form are:

1) Style, which implies building details of –
   - plan
   - three dimensional form such as building bulk and roof pitch
   - architectural detail
   - materials

2) Wall materials, which, in combination with Style, imply roof materials.

The dominant criteria for site development are:

1) Block size, which implies site development details such as –
   - density or site coverage
   - set backs from boundaries
   - garden development

2) Street tree planting, in that the presence of street trees, their species, mature size and regularity of planting most strongly affect the image of a street and determine the relative importance of other features such as built form and overhead wires.

Street trees were mapped for:

- species distribution
- established, avenues of deciduous or native species
- plantings of mixed species
- new plantings
- significance

4.2.3 A tenth map of Built Form – Condition was prepared from personal knowledge of the city gained during the survey.

Obviously, buildings were only inspected externally and ratings must therefore be impressionistic and generalised.

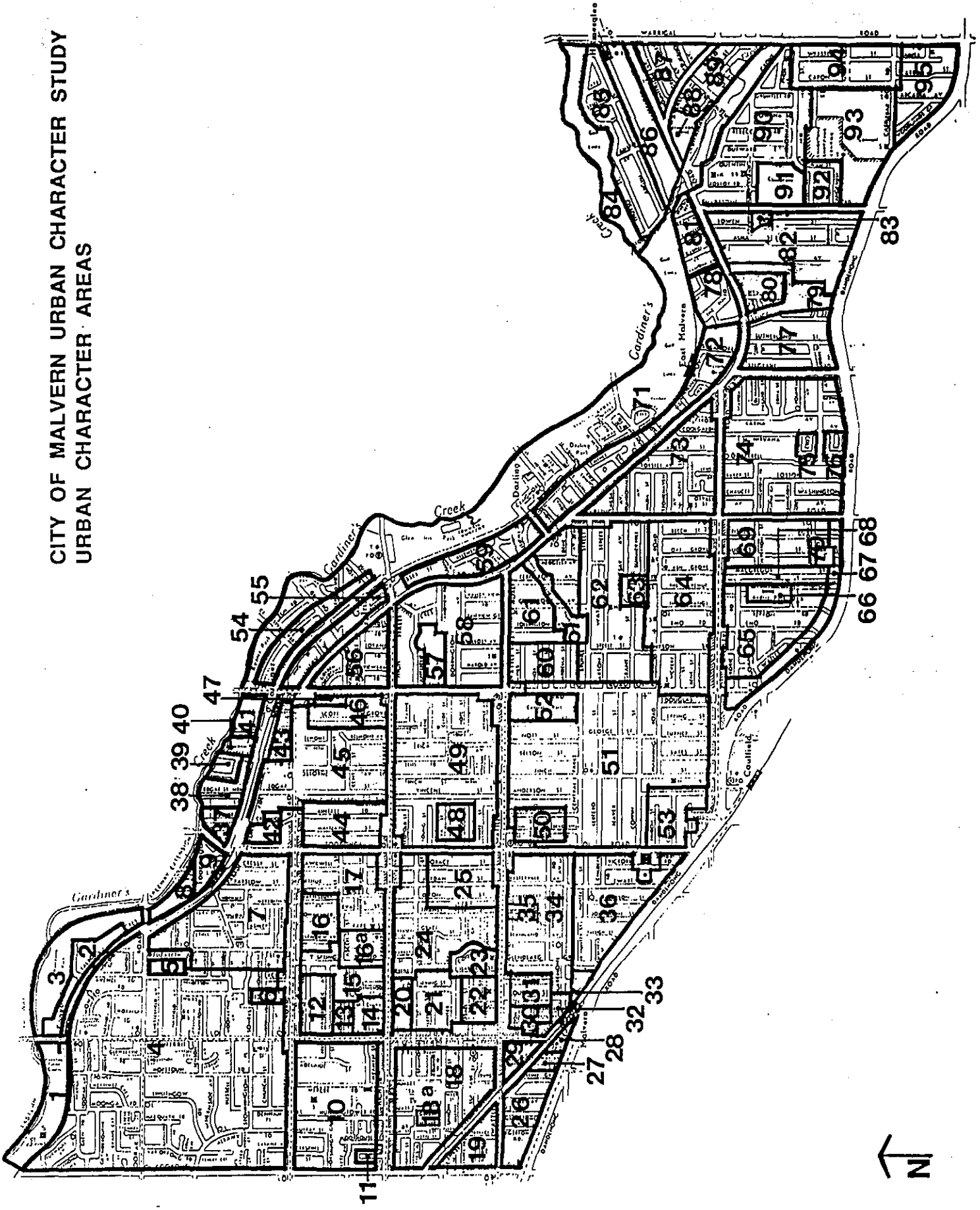
Nonetheless, standards of maintenance, current building activity, replacement of fences and garden condition combine to give clear images of building condition within character areas.

Condition was rated from A as the highest rank, through B, C, D and E as the lowest rank, representing conditions of very good, good, fair, poor and very poor.

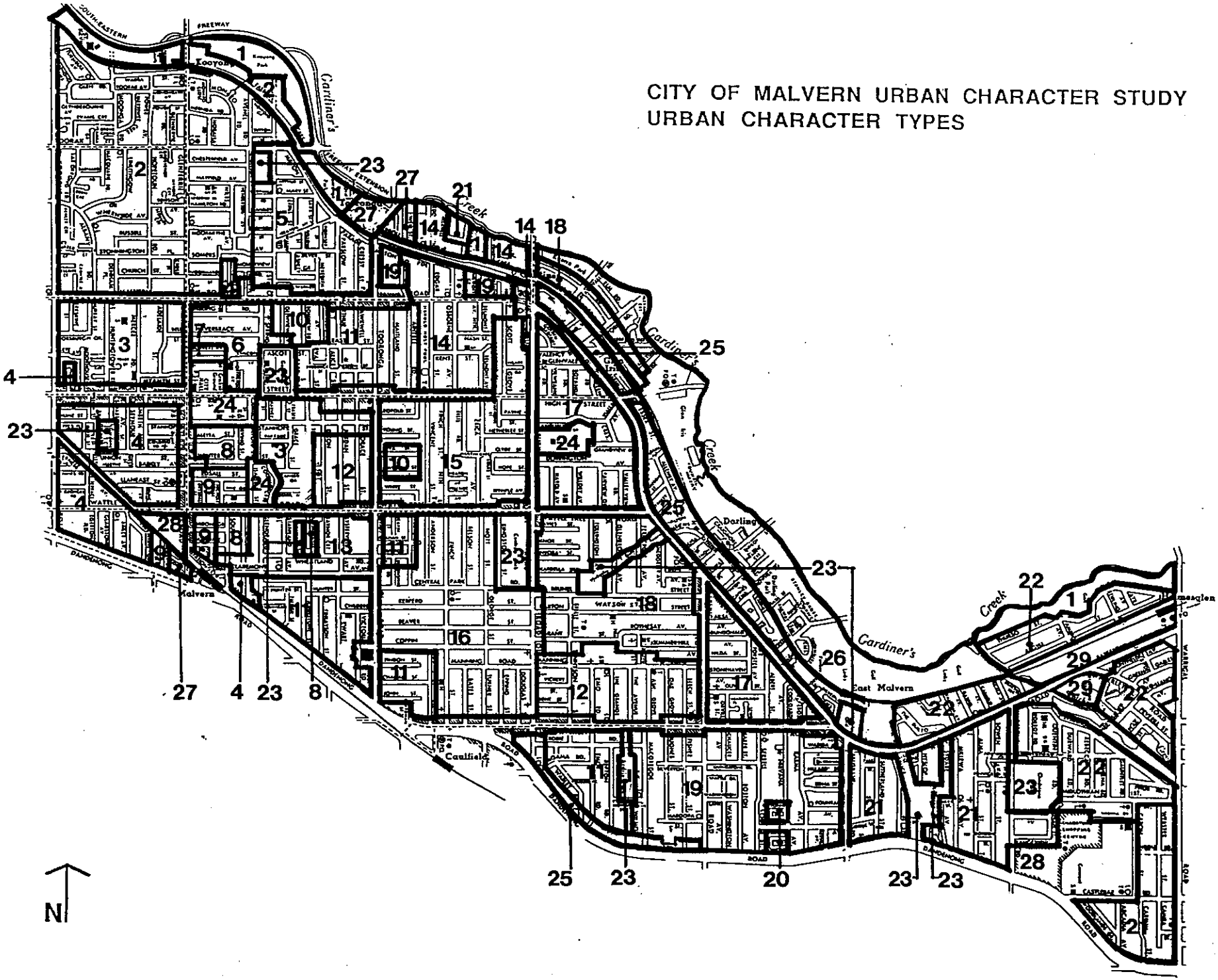
4.2.4 The final list of urban character and criteria maps is:

1. Urban character areas
2. Urban character types
3. Built form – Style
4. Built form – Wall materials
5. Built form – Condition
6. Site development – Block size
7. Street trees – Species
8. Street trees – Established formal deciduous
9. Street trees – Mixed species, small deciduous and small native
10. Street trees – New plantings
11. Street trees – Large Eucalypts
12. Street trees – Significant plantings

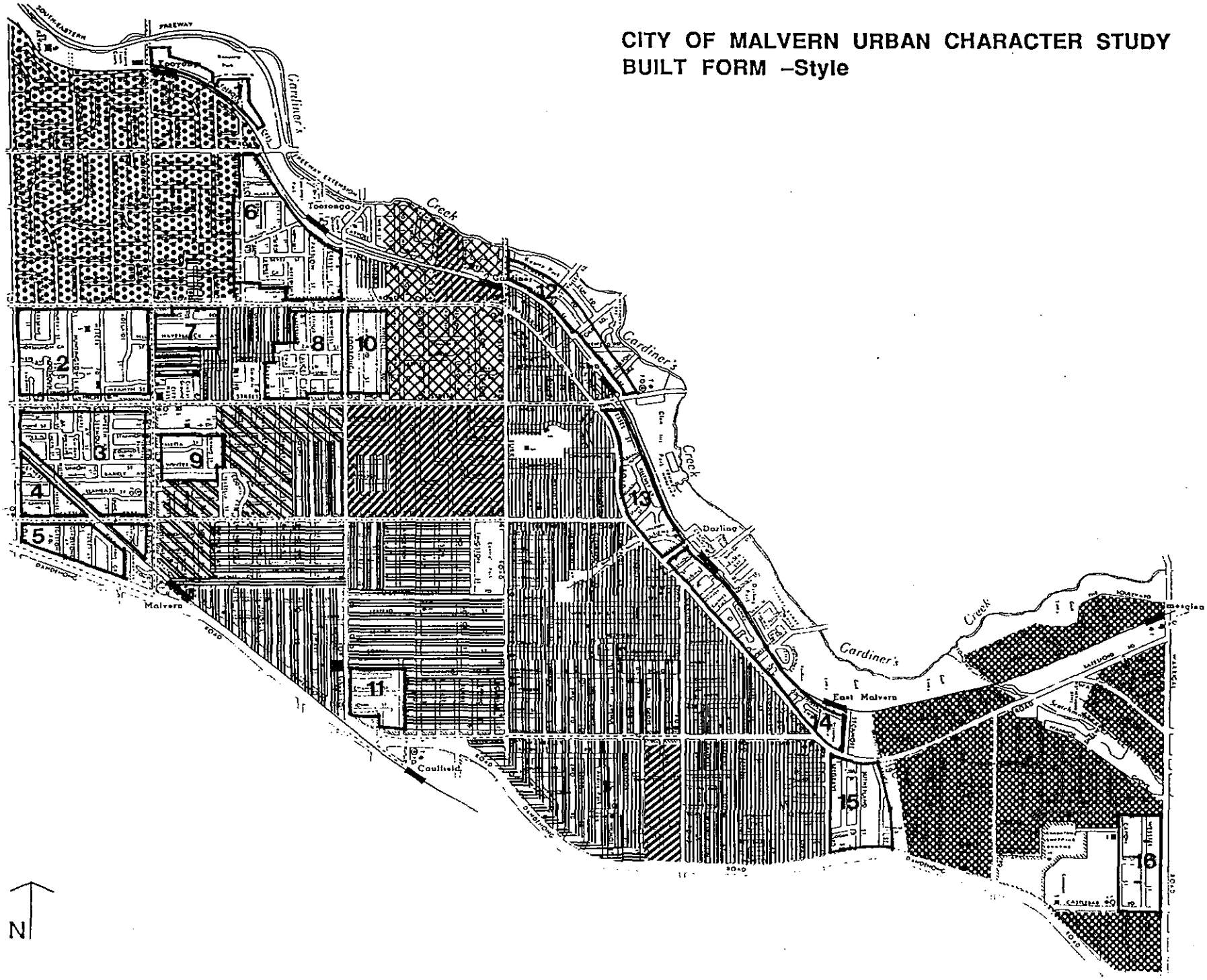
CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER AREAS



CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPES



CITY OF MALVERN URBAN CHARACTER STUDY
BUILT FORM –Style



1. Mixed: English Cottage/Stockbroker Tudor, Early Modern, 1980s
2. Mixed: Italianate to Queen Anne
3. Mixed: Victorian to Edwardian
4. Mixed: Victorian to 1960's
5. Mixed: Italianate to Californian Bungalow style and 1960's flats
6. Mixed: Victorian to Post Modern
7. Mixed: Queen Anne/Edwardian, Californian Bungalow style, 1960's and 1980's
8. Mixed: Victorian to 1960's
9. Mixed: Italianate to 1970's
10. Mixed: Edwardian to Californian Bungalow style and 1960's flats
11. Mixed: Edwardian, Californian Bungalow style, Spanish Mission, 1960's
12. Mixed: Queen Anne/Edwardian, Californian Bungalow, Early Modern, 1960's
13. Mixed: Californian bungalow style to 1950's and 1960's
14. Mixed: Californian bungalow style to 1950's and 1960's
15. Mixed: Californian bungalow style to 1950's and 1960's
16. Mixed: Edwardian, Californian Bungalow style, Early Modern, 1960's

Toorak mansions

Italianate/Boom style

Victorian/Edwardian

Queen Anne

Edwardian

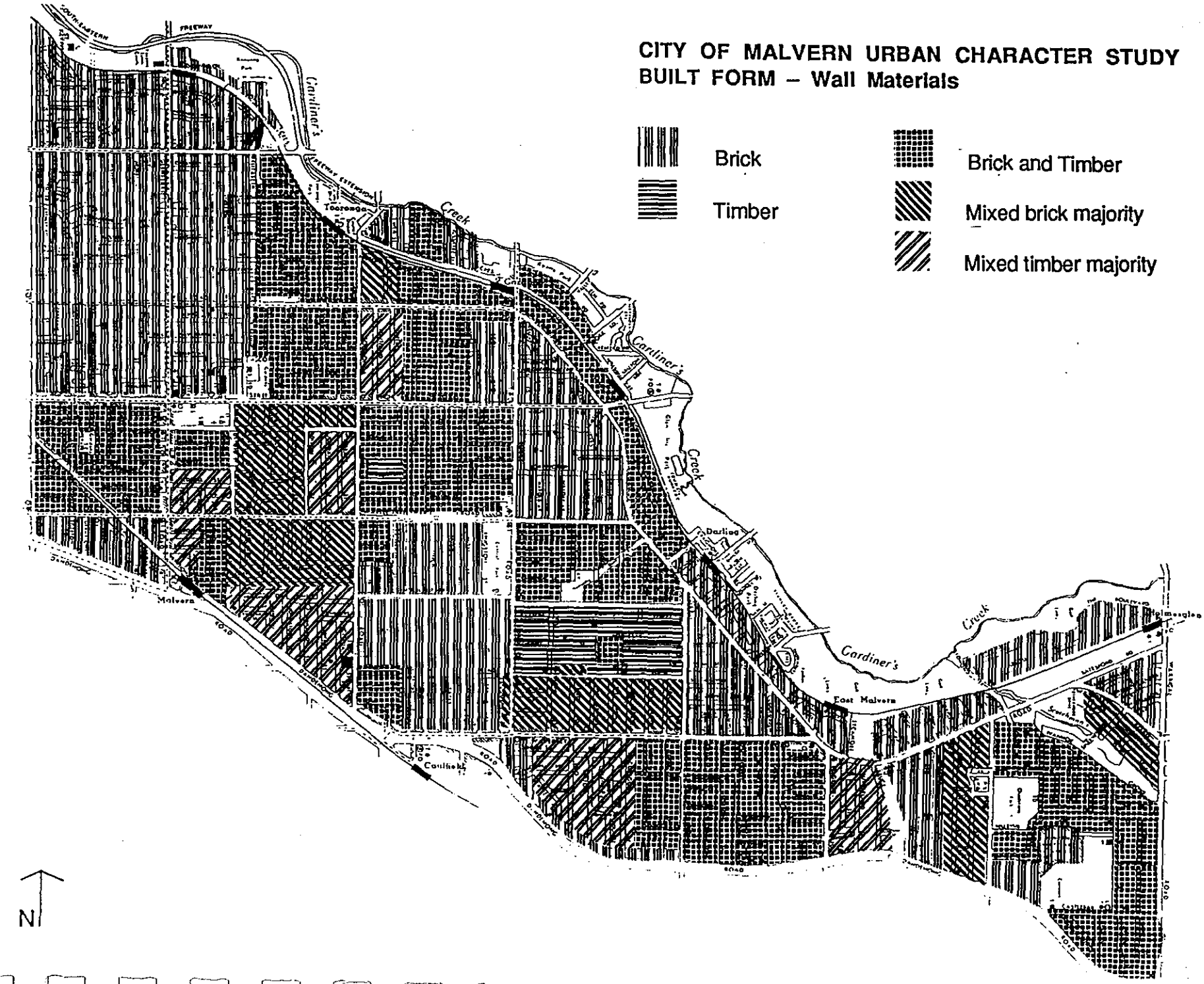
Edwardian/Californian Bungalow style

Californian Bungalow style

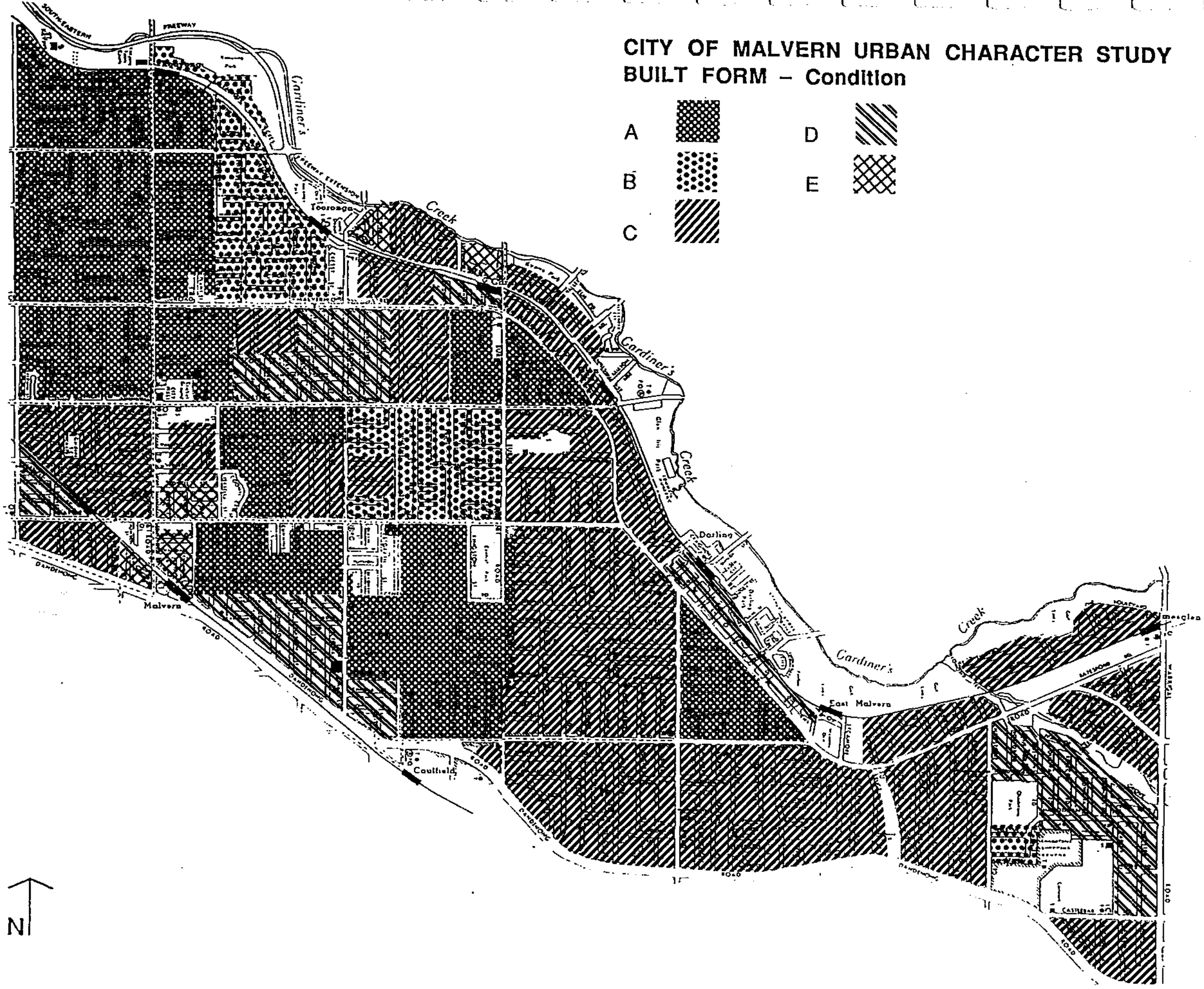
1950's – 1960's

Flats/Units

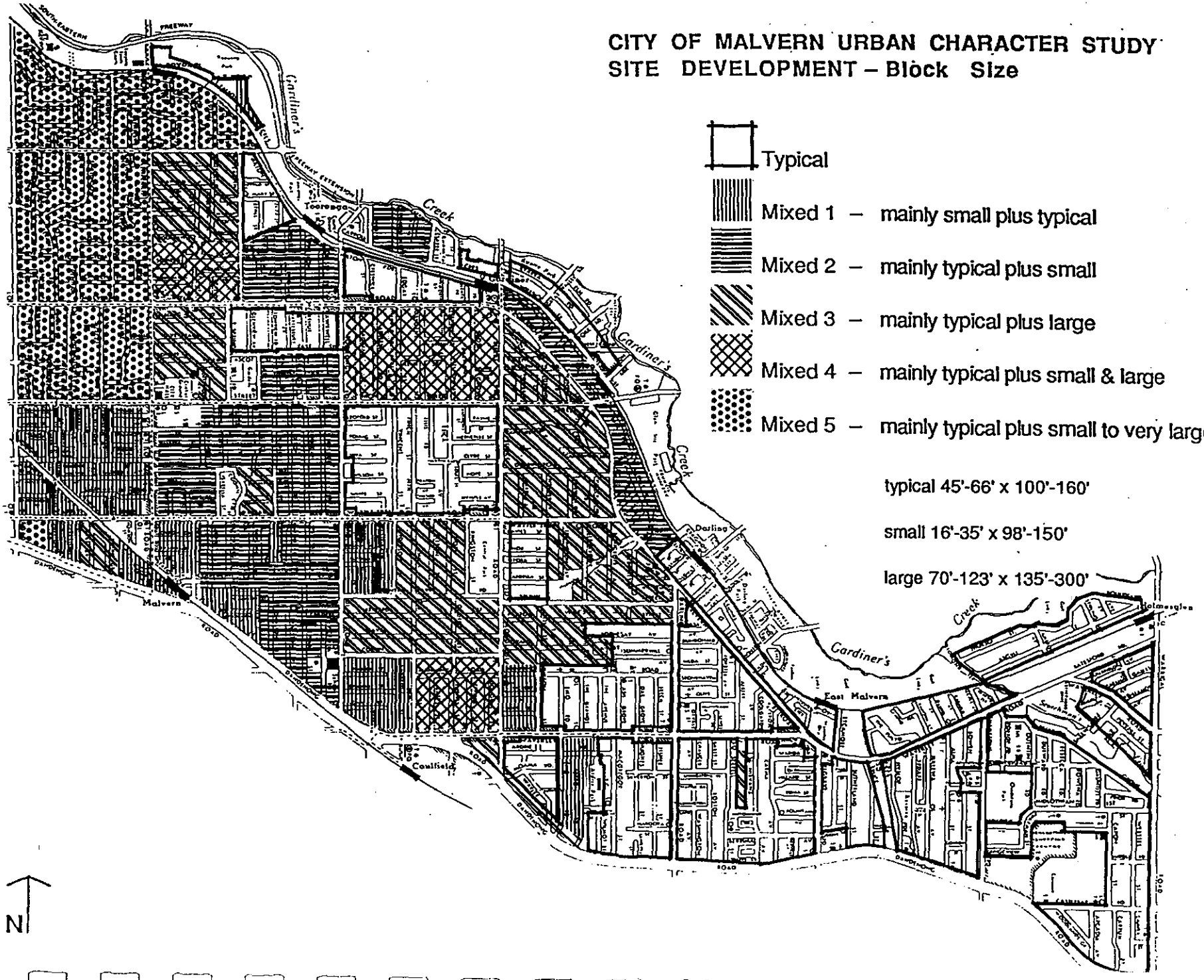
CITY OF MALVERN URBAN CHARACTER STUDY
BUILT FORM – Wall Materials



CITY OF MALVERN URBAN CHARACTER STUDY
BUILT FORM - Condition



CITY OF MALVERN URBAN CHARACTER STUDY
SITE DEVELOPMENT – Block Size



CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – Species

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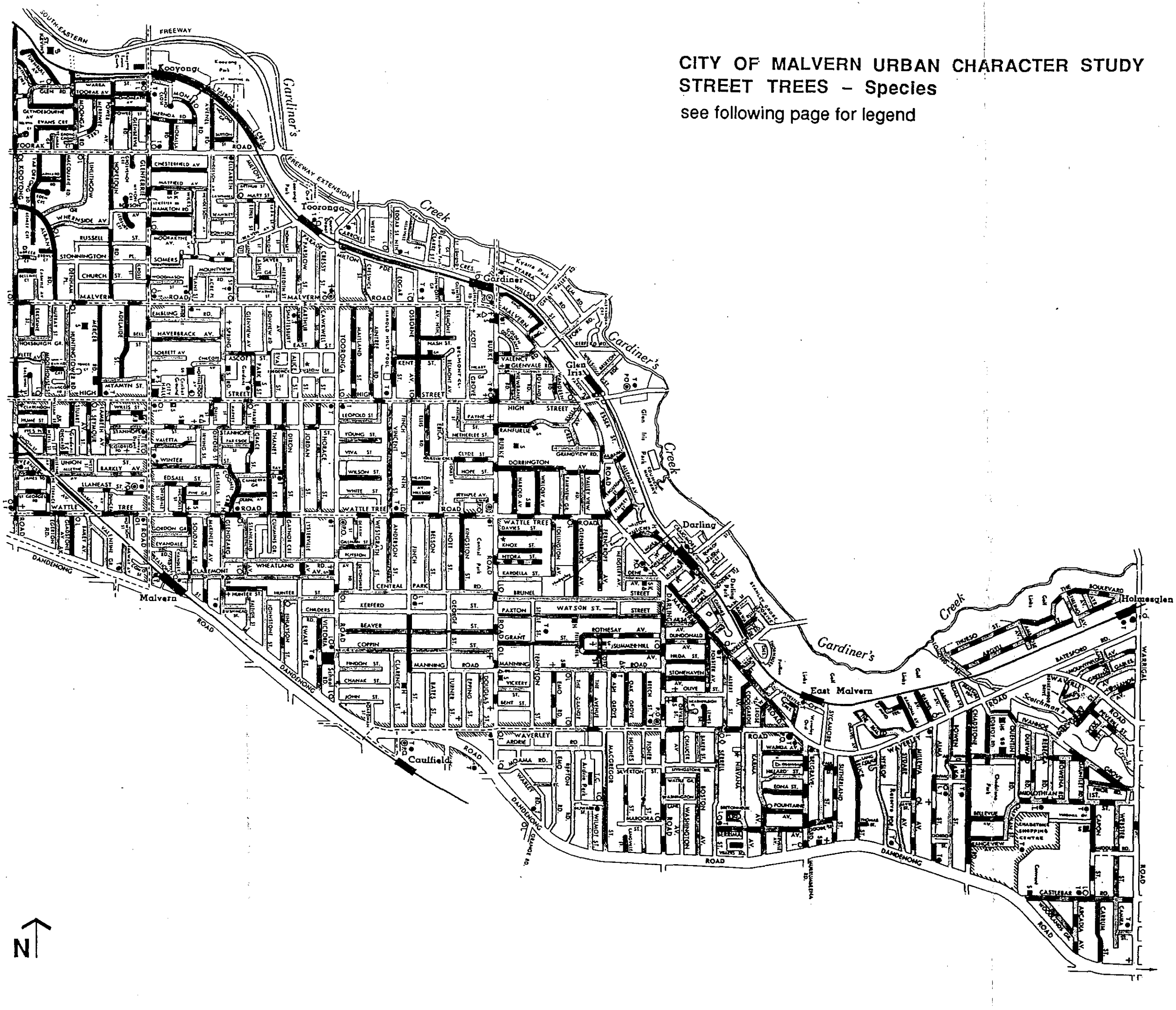
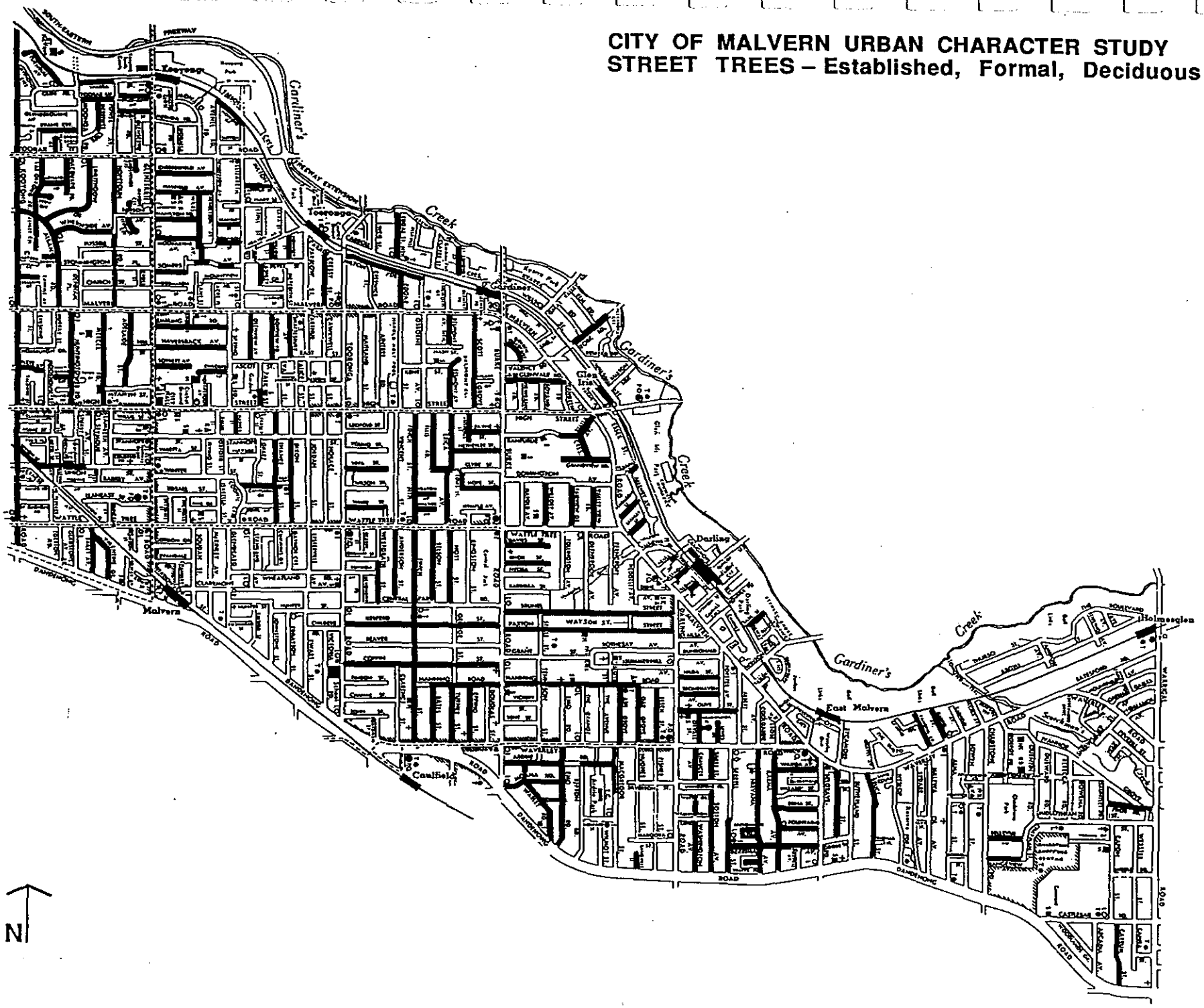


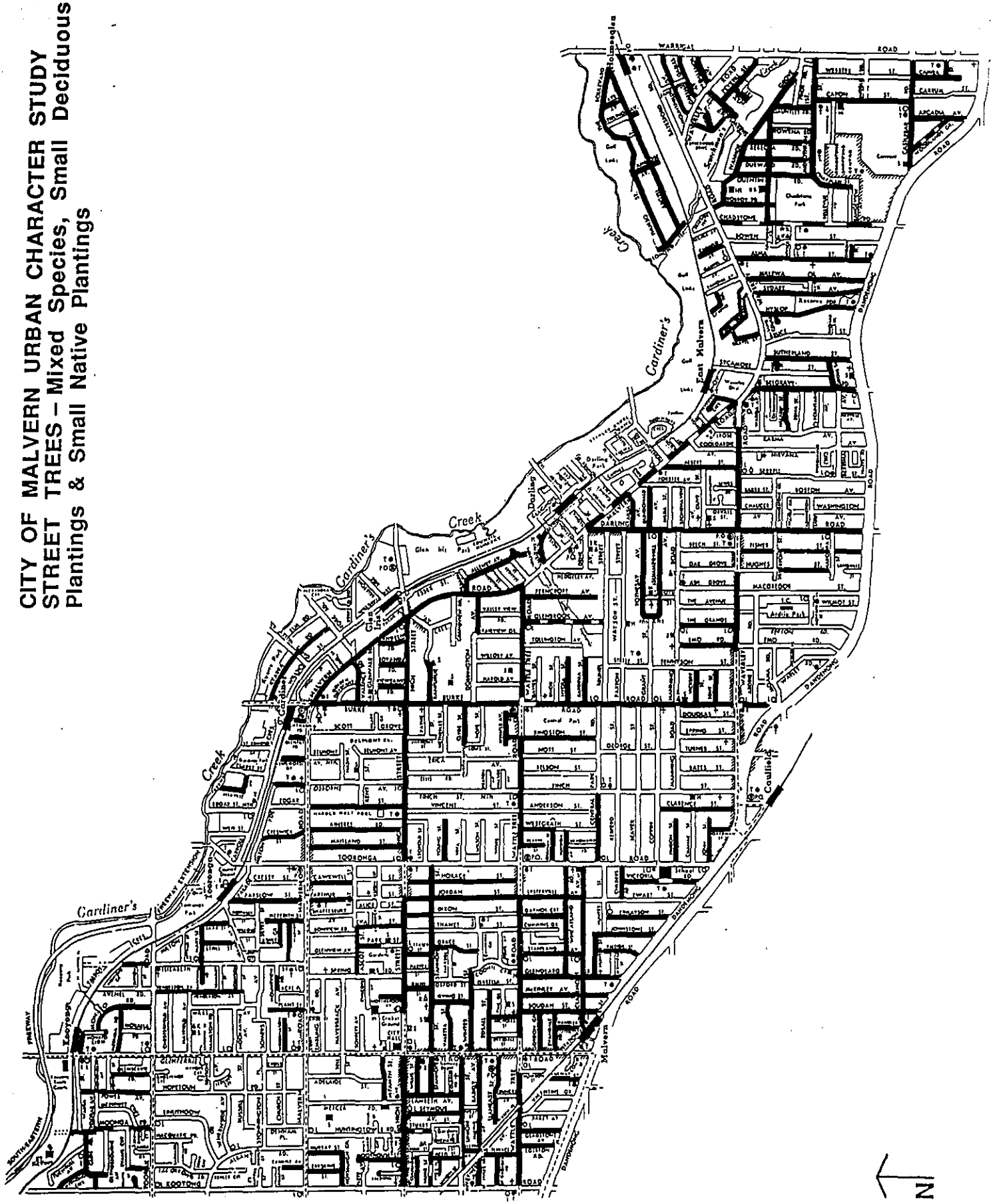
CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – Species

		COMMON NAME
	Acacia	Wattle
	Brachychiton populneus	Kurrajong
	Callistemon	Bottlebrush
	Eucalyptus	Eucalypt/Gum Tree
	Eugenia	Lilly Pilly
	Fraxinus	Ash
	Gleditzia	Honey Locust
	Grevillea robusta	Silky Oak
	Jacaranda	Jacaranda
	Koelreutaria	Golden Rain Tree
	Lagunaria	Norfolk Island Hibiscus
	Liquidamber	Sweet Gum
	Melaleuca	Paperbark
	Melia	White Cedar
	Platanus	Plane Tree
	Populus	Poplar
	Prunus	Cherry/Plum
	Quercus robur	English Oak
	Quercus palustris	Pin Oak
	Robinia	Locust Tree
	Tristania	Brush Box
	Ulmus	Elm
	Other species	

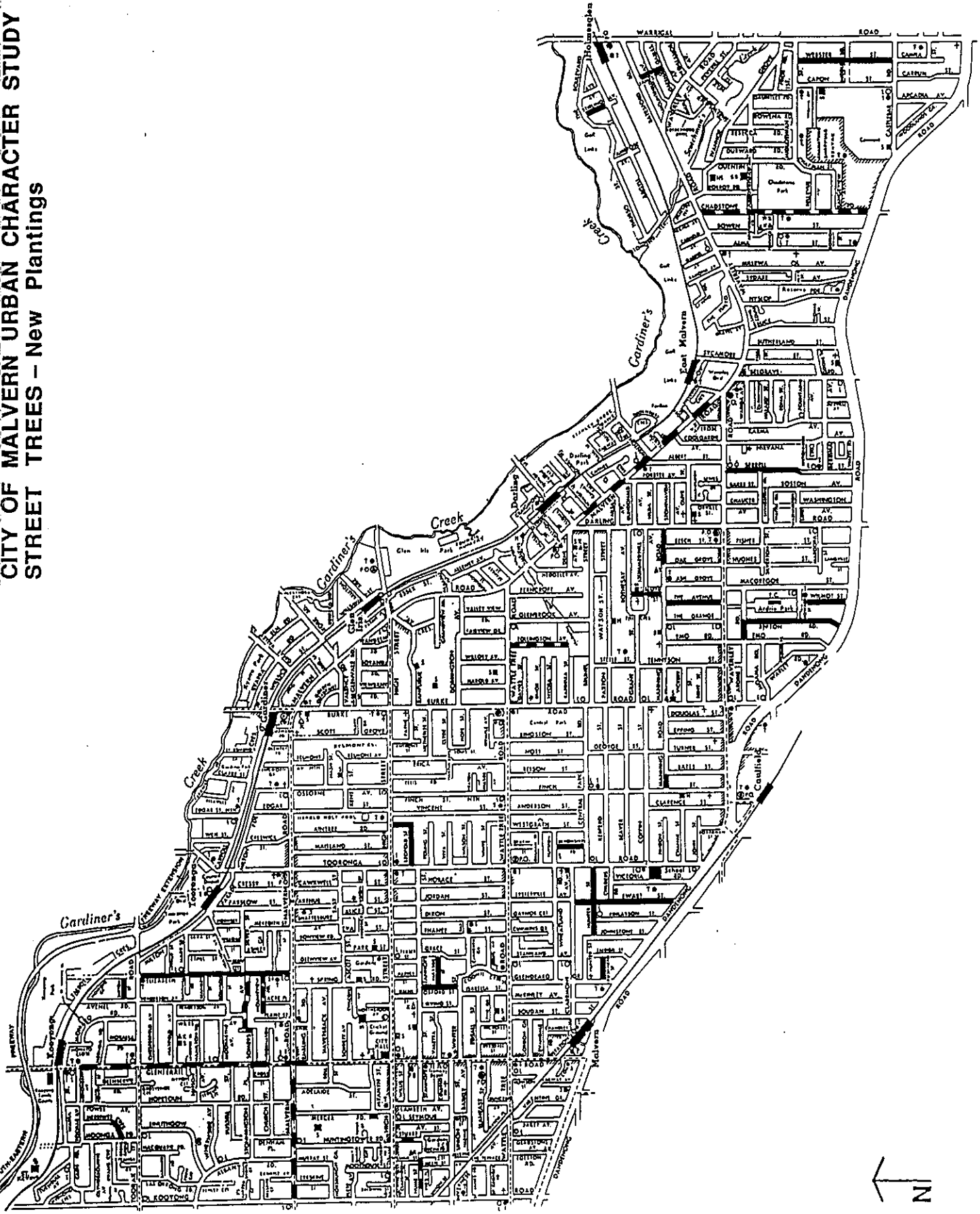
CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – Established, Formal, Deciduous



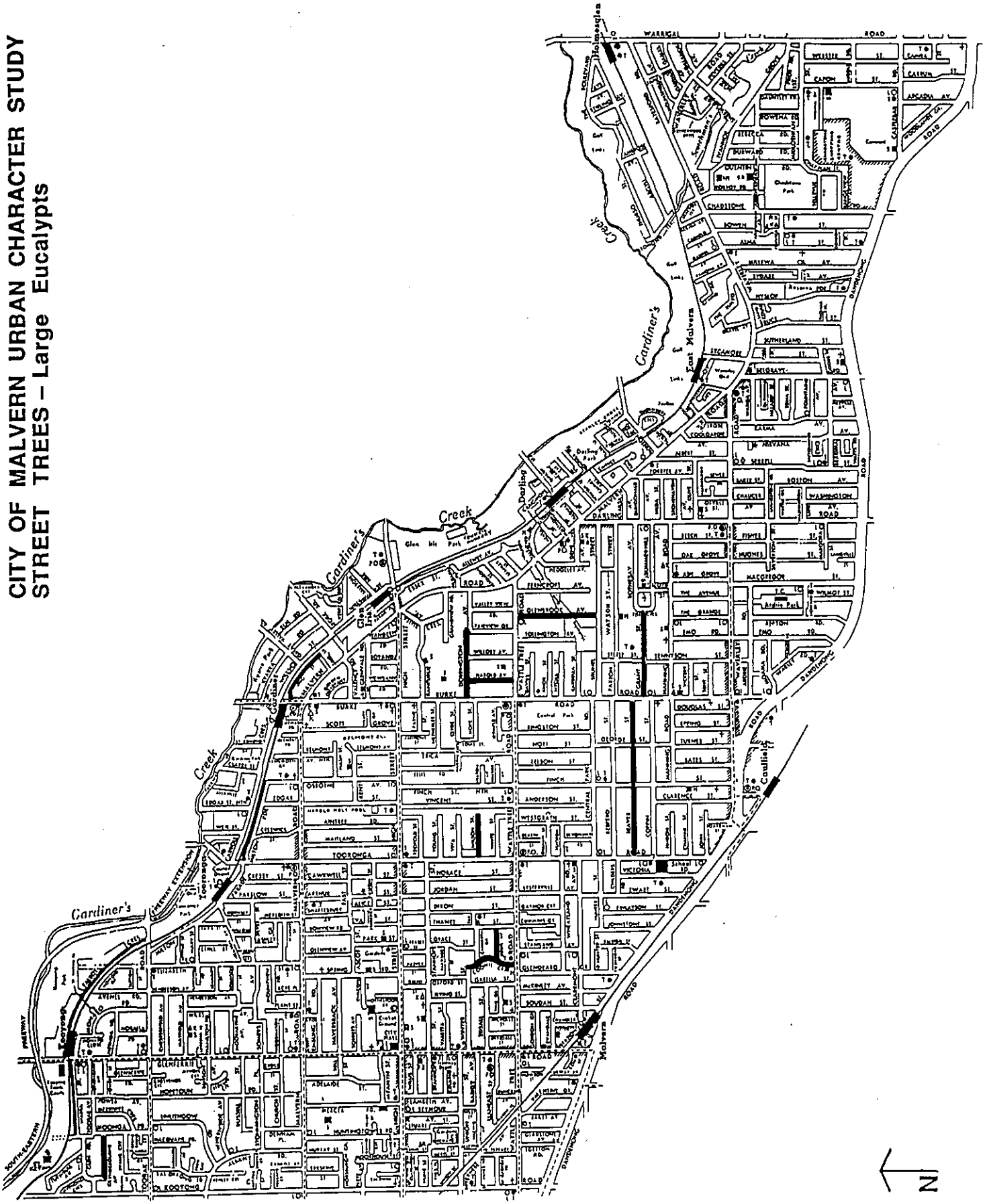
CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – Mixed Species, Small Deciduous Plantings & Small Native Plantings



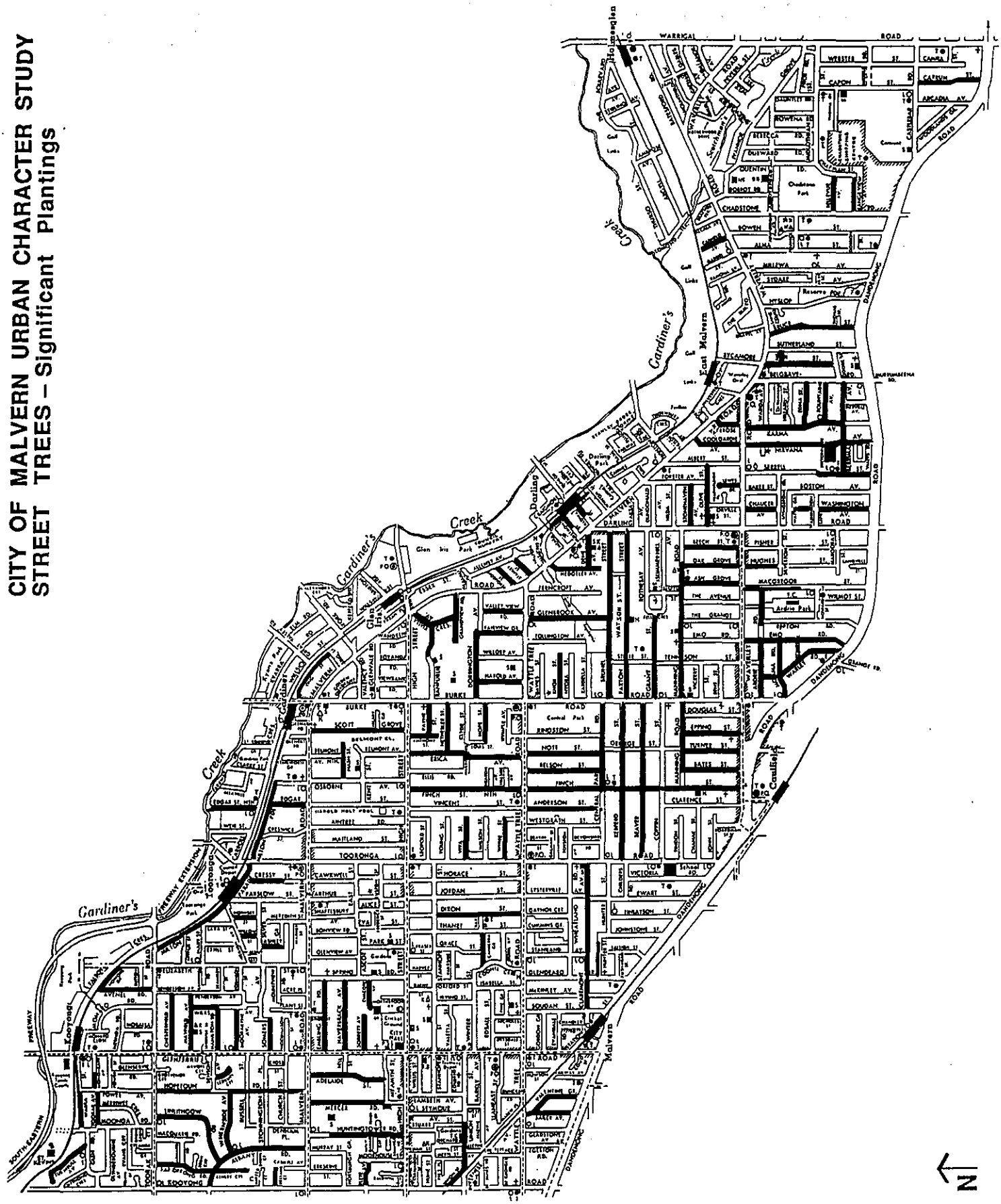
CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – New Plantings



CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – Large Eucalypts



CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – Significant Plantings



CITY OF MALVERN URBAN CHARACTER STUDY
STREET TREES – Significant Plantings

LOCATION	SPECIES
Albany Road	Large English Oaks
Anderson Street	Oaks
Anthony Street	Plane trees
Ardrie Road	Plane trees
Ash Grove	Plane trees
Ashley Grove	Plane trees northern end (Alders and Cherries southern end)
Avenel Road	Pin Oaks
Bailey Avenue	Large Plane trees on one side
Bates Street	Plane trees
Beaver Street	Large Eucalypts (E.botryoides and E.leucoxylon)
Beech Street	Liquidamber
Bellaire Court	Liquidamber
Bellvue Avenue	Liquidamber
Belson Street	Large Plane trees, some have been removed
Brettoneaux Square	Grevillea robusta (central median) and Liquidamber
Bruce Street	Pin Oaks
Brunel Street	Plane trees
Canberra Grove	Large Plane trees
Carmelo Avenue	Melaleuca
Carrum Street	Ash
Central Park Road	Large Plane trees, east end
Chaucer Avenue	Plane trees
Chesterfield Avenue	Liquidamber
Chilcote Avenue	Large Plane trees
Claremont Avenue	Tristania and Melia
Clyndon Avenue	Large Elms along the railway line. (Melaleuca and Tristania along the south side)
Coolgardie Avenue	Liquidamber
Coppin Street	Pin Oaks
Cressy Street	Plane trees, northern end
Dene Avenue	Plane trees
Dixon Street	Ash, large between Stanhope Street and Ray Street
Dorrington Avenue	Large Eucalypts (E.leucoxylon and E.botryoides) and Grevillea robusta
Edgar Street	Plane trees
Edna Street	Liquidamber
Embling Road	Large Plane trees
Emo Road	Plane trees
Epping Street	Plane trees
Erica Avenue	Plane trees
Fairview Grove	Large Plane trees
Ferguson Street	Ash
Finch Street	Large Plane trees and large English Oaks between Kerferd Road and Manning Street
Fountane Avenue	Liquidamber
Glenbrook Avenue	Large Eucalypts (E.botryoides)
Glenvale Road	Plane trees

Grandview Road	Plane trees
Grant Street	Eucalypts (E.leucoxylon)
Harold Avenue	Large Eucalypts (E.leucoxylon & E. botryoides) and Grevillea robusta
Hamilton Road	Liquidamber, south and Pin Oaks north
Haverbrack Avenue	Ash
Hedgeley Avenue	Plane trees
Hope Street	Large Plane trees (3 have been removed – new office)
Hopetoun Road	
Horsby Street	Plane trees (3 replaced with a Eucalypt and Horse Chestnuts)
Hughes Street	Plane trees, northern end
Hunter Street	Large Peppercorns, western end, north side
Hurstmon Street	Plane trees, northern end (gradually being removed from section of street closest to Malvern Road shops)
Illowa Street	Plane trees, northern end (gradually being removed from section of street closest to Malvern Road shops)
Karma Avenue	Ash, southern end and Plane trees, northern end
Kerferd Street	Large Plane trees
Kialla Avenue	Plane trees
King Street	Large Gums along the railway line
Knox Street	Large English Oaks along the south side
Ledbury Court	Large Pin Oaks
Linlithgow Road	Plane trees
Macgregor Street	Large Planes along the north-west, the rest of the street has been planted with Pin Oaks
Manning Road	Plane trees (some have been removed and replaced with Jacaranda)
Mayfield Avenue	Ash
Melrose Avenue	Liquidamber
Milton Parade	Large Plane trees, south side and large Gums, north along the railway line
Moama Road	Large Plane trees on one side
Moorakyne Avenue	Liquidamber & Kurrajong
Monomeath Avenue	Liquidamber
Nash Street	Large Gums, E.lencoxylon
Netherlee Street	Large Plane trees
Nirvana Avenue	Large Plane trees with interplanting of Tristania
Norford Grove	Large Plane trees
Nott Street	Large Plane trees
Oak Grove	Oaks
Paul Street	Norfolk Island Hibiscus
Paxton Street	Pin Oaks
Payne Street	Large Plane trees
Ranfurlie Crescent	Plane and Ash trees - east (Pin Oak, Tristania and Ash in the western end)
Rangeview Avenue	Liquidamber
Scott Grove	Large Plane trees
Serrell Street	Plane trees, southern end
Somers Avenue	(only the west end) large Plane trees, large Elms, north and south
Sorrett Avenue	Large Plane trees and one very large Elm
Stanley Street	English Oaks and Pin Oaks
Sycamore Street	Plane trees
Toorak Avenue	English Oaks and Pin Oaks
Turnbull Avenue	Liquidamber
Turner Street	Plane trees
Union Street	Large Plane trees on the north side
Valentine Grove	Large Plane trees
Valleyview Road	Large Plane trees

Viva Street	Plane trees (interplanted with Prunus)
Warley Road	Large Plane trees (and a small section of new Koelreutaria)
Warra Street	Large Plane trees along south side and large Gums along railway line
Washington Avenue	Plane trees
Whernside Avenue	Large Lombardy Poplars, north side of street
White Street	Large Plane trees
Wilks Avenue	Large Plane trees along the north east section of the street
Willow Street	Plane trees
Yar Orrong Road	Oaks

5.0 RESIDENTIAL AREAS AND CHANGE

5.1 Existing Urban Character

- Malvern is largely a residential suburb with variations upon four urban character themes:

1. Large individualistic detached houses within well treed, walled gardens, giving an image of a 'village in a forest'.
2. A very urban scene with a variety of house forms and styles, densely built and relatively treeless.
3. The classic arcadian suburb of single storey detached houses within private and relatively open gardens, facing onto tree lined streets.
4. High density housing consisting of two and three storey flat blocks and single storey multiple-unit developments.

Council's twin tasks are to:

1. Sustain existing character areas of high quality.
2. Improve the quality of sub-standard areas.

This may be done by:

1. Influencing the planning, physical form and landscape treatment of private development.
2. Ensuring that its own public works are appropriate within a given urban context and are of a high standard of design and construction.

5.2 Sources of Change

Since its settlement and consolidation, Malvern has experienced relatively little physical redevelopment.

It escaped the worst of the 1960's flats boom and has continued as a suburb of mainly detached, single storey houses, although within that single type there are many varieties.

This does not mean that the city lacks diversity in its built form, nor that it has gone unchanged. Rather, change has occurred and continues on the following fronts:

1. renovation and extension of existing houses
2. construction of new houses within established character areas
3. reconstruction of fences
4. development of Post Modern office buildings at Main Street intersections
5. gradual alteration of street detail in older residential areas by -

    - replacement of bluestone kerbs and channels with in-situ concrete
    - replacement of asphalt paths with concrete paths
    - spot replacement of street trees with trees of different species
    - new avenue plantings of horticulturally fashionable species

6. townscape improvements, mainly in Glenferrie Road and High Street, including –

    - new pavements
    - intersection alterations for pedestrians' safety and amenity
    - tree planting
    - installation of new street furniture

Change under Items 1 to 4 raises planning issues for Council, while change under Items 5 and 6 raises issues of internal policy regarding engineering techniques;
Street tree maintenance, planting and species selection; and
Urban design standards for shopping centres.

Some such policies may be documented and explicit, whereas others may be only implicit in the decisions and practices of Council's technical staff.

All affect urban character.

The following is a discussion of changes occurring within residential areas.

5.3 Renovation and Extension of Existing Houses

Discussion

House renovation and extension is continuing throughout the city.
The general issues raised are those of 'context' and 'appropriateness'.

Built form is an inseparable part of urban character and therefore of context.
It might be considerably diverse or relatively uniform, or be somewhere along the spectrum between.

If built form is diverse in its architectural style, materials and physical form, then additions to buildings which are individualistic or unique will add to that diversity and reinforce urban character.

However, if the built form of an area is relatively homogeneous with many buildings of similar age, style, materials and form, such additions will necessarily conflict with existing urban character and necessarily compromise it.

The desire to sustain an existing urban character leads inevitably to public constraint upon private action and requires careful judgement by building owners, designers and public officials, of what are appropriate additions to existing buildings within a given urban context.

Council might seek to:

1. Impose constraints through its planning

2. Influence building owners and designers through the educational medium of published design guidelines.

Design Issues

Building design issues affecting renovations and extensions to existing buildings are:

1. Style of the original building, which may be one of a dozen or more recognised styles ranging from Gothic Revival to 1960's Triple Fronted.

2. Building form which is determined by:

   - site development with detached, semi-detached or terraced buildings
   - roof type including gable, hip, lean-to, convex and concave curve
   - angle of roof pitch

3. Location of additions:

   - in relation to the building line
   - at the side or rear
   - as another storey
   - within the roof space

4. Materials:

   - for consistency or contrast with existing materials
   - use of modern materials such as concrete, glazing, in large sheets or for roofs, and plastic based wall renders

5. Character of additions, which may be:

   - consistent or contrasting with the existing building
   - imitative of an existing architectural style
   - in a current vogue such as Post Modern
   - an original or individualistic architectural expression

Actions

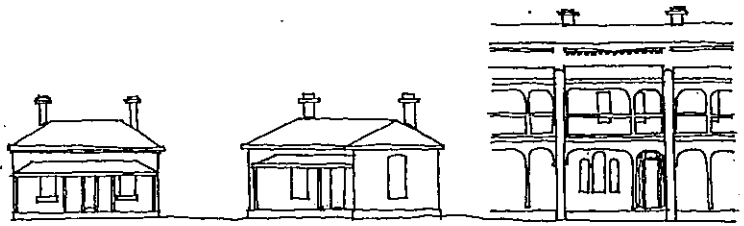
- Prepare illustrated design guidelines for house alterations, dealing with the issues of style, building form, location of additions materials and character of additions.

  The following illustrations are taken from:

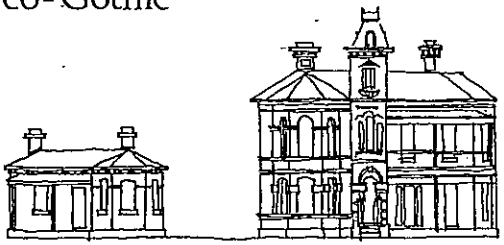
  "A Guide to Altering Old Houses"
  prepared by David Harvey and Celia Waters for the City of Essendon

Styles

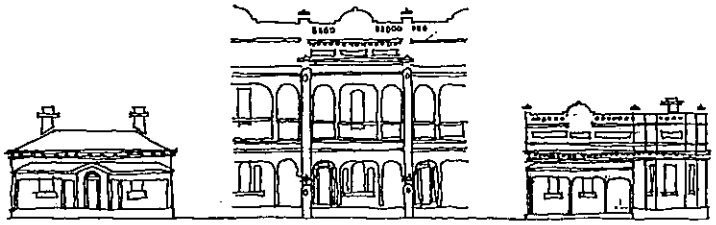
Neo-Gothic



Victorian



Italianate



Late Victorian/Boom Style

Queen Anne/Edwardian

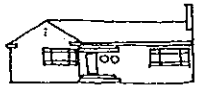
Californian Bungalow

English

Spanish Mission

Early Modern

Waterfall



L-shape

Triple Front

Mid Victorian

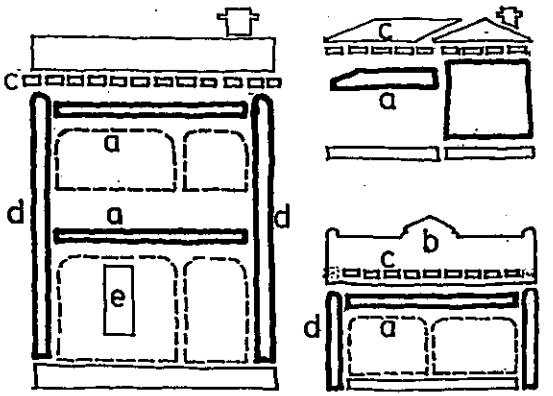
1860 - 1880

Mid-Victorian houses are formal, their facades composed of simple rectangles with restrained, applied ornament.

The houses illustrated are terrace types, they are generally symmetrical, sited close to the street, their facade surface dominant. Mid-Victorian detached houses are generally assymmetrical, set further back from the street, but again the facade surface dominates. Plan forms are simple, rectangular rooms open off a straight corridor

elements

a prominent verandahs cast deep shadows
b tall parapets
c deep cornice moulding
d projecting party walls
e windows are simple holes punched in the walls, usually double hung

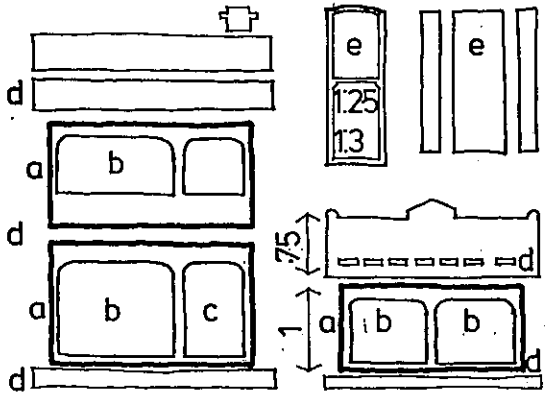


materials-colours

roof; slate / corrugated iron over verandah
walls; face brick generally/stucco above verandah roof
principal colours; red, cream or brown brick often with white tuckpointed joints / grey stucco / white window frames white cast iron lace (some early examples brown and green) / important doors are dark stained other doors and unimportant woodwork browny/ practice of 'false' graining popular

proportions

composition; formal / frontal
elements; rectangular
a strong rectangles are formed by the projecting party walls and horizontal verandah lines/
b verendah posts and cast iron lace subdivide the facade into smaller rectangles
c entry bay is a vertical rectangle whole facade is divided into
d horizontal bands by cornice, verandah lines and plinth
e windows are vertical rectangles
f cast iron ornament is thin, lacy

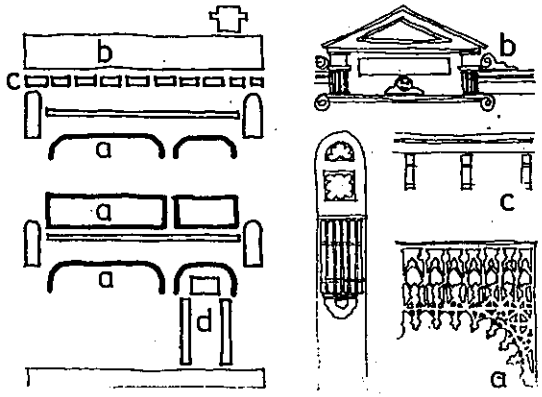


interiors

ceilings; flat plaster ceilings or timber panelled ceilings / wide plaster cornice / central ceiling rose / ornate arches in hallways
walls; flat plaster walls / wide carved architraves and high skirtings / picture rails
principal colours; contrasting pale tints to walls and ceilings / finely printed satin face wall papers

ornament

a cast iron lace to verandahs and balustrades (early examples are geometric later florid, curvilinear shapes developed)
b parapet above verandah is stuccoed and decorated in relief with label moulding, pilasters, brackets, scrolls, floral motifs and often topped with a Greek pediment
c plaster or timber brackets under eaves and cornice
d door surrounded by coloured glass



Italianate

1840-1870

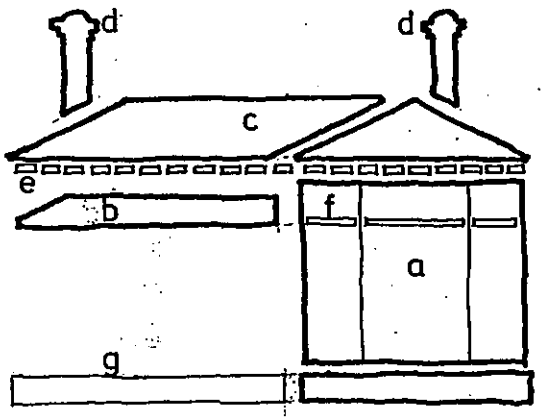
The Italianate house took its detailing and proportions from the Neo-Classical Public buildings of the early 19th century. The style is formal, sober and classical

The plan form, however, follows the assymmetrical Neo-Gothic. Rooms open off a central corridor which is divided by arches seperating the more public from the more private areas

Early examples are simple, ornament is limited to windows and eaves, later ornament becomes complex

elements

a projecting front room, semi-octagonal shape
b verandah
c shallow, hipped roof
d chimneys and sometimes a square tower penetrates roof
e deep eaves corbelling
f stringcourse
g projecting plinth
h large windows, double-hung usually with a curved head

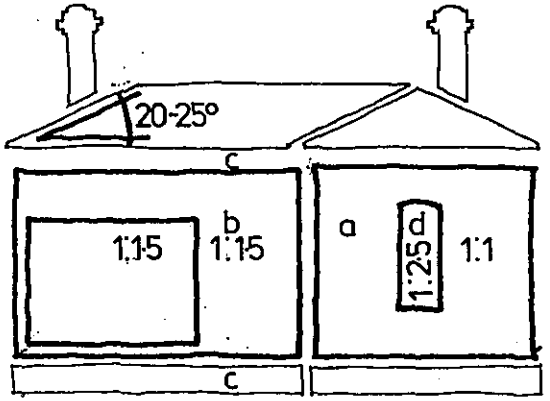


materials-colours

roofs; slate/corrugated iron over verandahs
walls; grey stuccoed brick
floors; timber/mosaic tiles to verandahs
principal colours; grey stucco/white window frames with black sashes/important doors are dark stained others painted chocolate/dark green venetian blinds/white painted cast iron lace/unimportant woodwork chocolate

proportions

composition; classical, frontal/balanced and restrained
elements; square to rectangular
a projecting wing square to slightly vertical rectangle
b main building, facade usually is a horizontal rectangle
c whole facade is divided into horizontal bands by the eaves line, string course and plinth
d windows are vertical rectangles often divided into triple lights

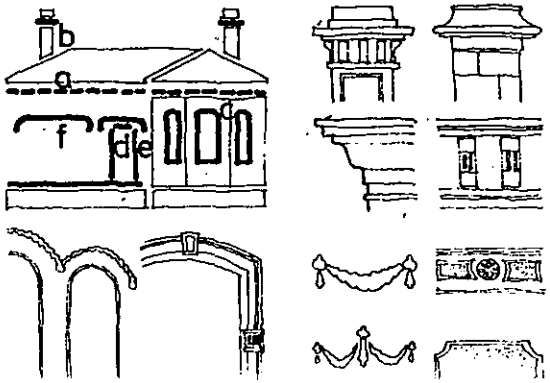


interiors

ceilings; flat plaster ceilings/wide moulded plaster cornice/central ceiling rose/ornate arches in hallways
walls; flat plaster, some timber panelling/moulded architraves and high skirtings/picture rails
principal colours; pale ivorys, pastels, greys (walls and ceiling contrasting)/finely printed satin wall papers
Colours became deeper toward the end of the

ornament

a cornice moulding and brackets to eaves
b cornice to chimneys
c mouldings to window head and surrounds
d heavy four panelled door, sometimes glazed
e coloured glass sidelights and fanlight to front door
f simple timber bressumer or cast iron lace work to verandahs



Boom Style

1870–1892

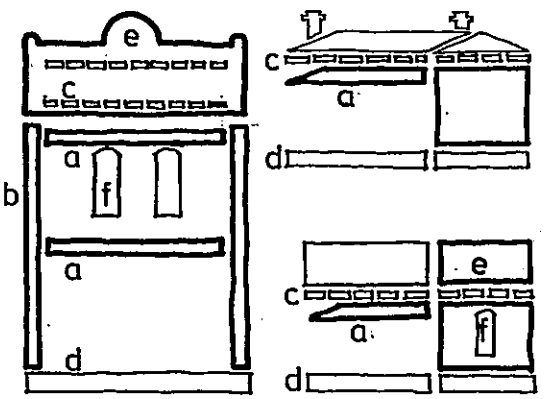
The Boom Style houses coincided with the great increase of wealth in Australia.

Detached houses' plans are derived from the asymmetrical Neo Gothic type, a straight corridor leads through the house rooms strung asymmetrically along it. Terraced houses are planned symmetrically.

Detailing is based on the Italianate style but is much embellished and more extravagant. It is the styles most dominant feature.

elements

a arcaded verandahs
b projecting decorated party walls
c deep cornice moulding
d high plinth
e heavily decorated parapet above verandah hides low pitched roof
f large double hung windows often with arched heads



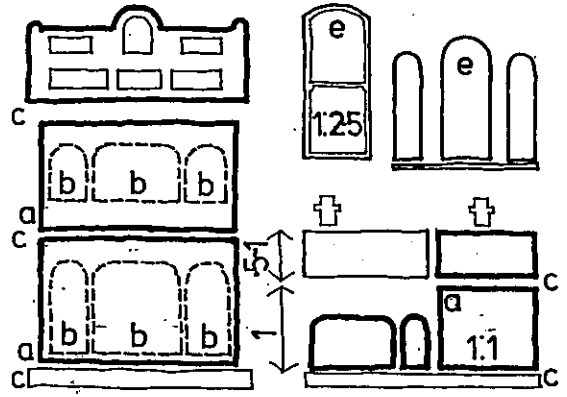
materials – colours

roof; slate/corrugated iron bull-nosed over verandah
walls; brick – early examples imitation stone stucco later examples tuck pointed variegated brickwork
floors; mosaic/terra-cotta tiles to verandah
principal colours; early examples grey stucco later examples red yellow brown bricks/ woodwork white, brown or dark stain ("graining" popular) dark green venetian blinds

proportions

composition ; classical, frontal elements; rectangular

a strong rectangles are formed by the projecting party walls and horizontal verandah lines (terrace type)
b verandah posts and cast iron lace subdivide the facade into smaller rectangles
c whole facade is divided into horizontal bands by cornice, verandah lines and plinth
d 1st storey house has scale of 2 storey
e windows are vertical rectangles

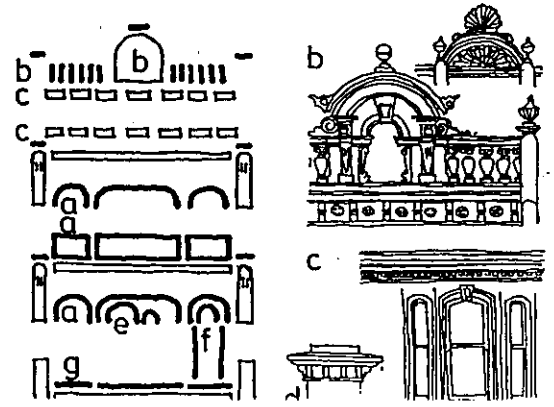


interiors

ceilings; moulded plaster, art metal or timber panelled ceilings/wide deeply moulded cornice/central ceiling rose ornate arches in hallways
walls; plaster or timber panelled deep moulded architraves and high skirtings/picture rails
floors; narrow timbers, parquetry
principal colours; early examples soft greyed ivorys pastels later deeper colours often with red/blue, orange green frieze. floral wall papers to picture rail

ornament

a cast iron lace to verandahs and balustrades
b parapet above verandah is stuccoed and decorated with a profusion of label moulds, plasters, brackets, scrolls, floral motifs, urns, balls often topped by a Greek pediment
c deep bold cornice moulding and friezes
d cornice to chimney
e window head moulding, spiral mullions
f heavy panelled door, sidelights



Queen Anne

1895 - 1910

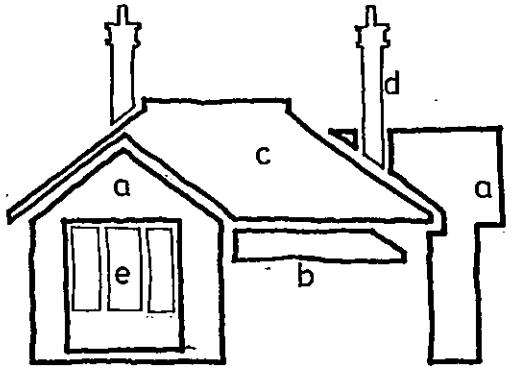
The Queen Anne house is the antithesis of the classical Boom style house.

Its designers objective was to be quaint and picturesque. It is asymmetrical and is characterised by a complicated steeply angled roof form.

It is essentially a red brick, cream paint style, there are however cream weatherboard, red corrugated iron versions.

elements

a one or two wings project (at right angles to one another) from the front of the house and to the side.
b low shadowed verandah curves around between wings
c high pitched, dominating complicated roof often with turrets and false dormers
d tall ornate brick chimneys penetrate roof
e picturesque leadlight casement windows

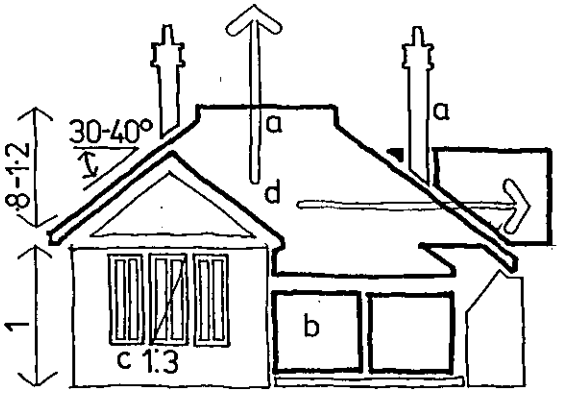


materials - colours

roofs ; orange terracotta marseille tiles
walls ; smooth red bricks, tuck-pointed joints / rough cast render to gable ends.
principal colours ; red bricks / cream render / buff, cream dark brown / dark green timber windows and other woodwork

proportions

composition ; informal, vigorous, gothic directional plan form and verticality
elements; fragmented triangles over low horizontal rectangles
a profusion of steeply angled roof planes gives verticality.
b line of eaves, verandah shadows give horizontality
c windows are vertical rectangles usually grouped or bayed
d wings pull horizontally and chimneys vertically from the centre.

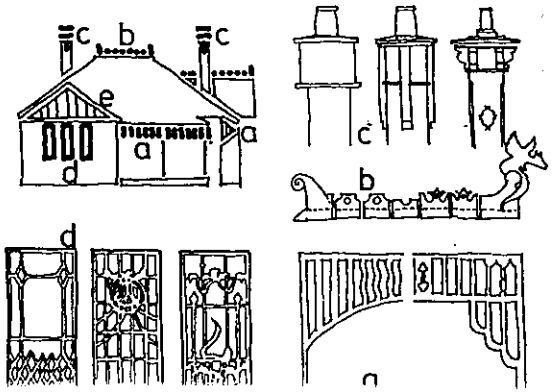


interiors

ceilings ; fibrous plaster sheet ceilings, joints covered with 50 mm wide timber straps / moulded cornice with painted frieze below / fretwork trellis to arches
walls ; flat plaster / timber panelling / picturesque carved fireplaces / built-in shelves
principal colours ; dark stained timber panelling / cream / deep warm beige / some

ornament

a timber fretwork to verandahs and eaves
b terra cotta roof ridge capping in fanciful shapes gable ends and dormers are topped with a terra - cotta finial often dragons griffins, kangaroos or emus
c chimneys built in fluted shapes with cornice and terracotta pots
d leadlight casement windows
note: after 1905 ornament



Californian Bungalow

1910-1930

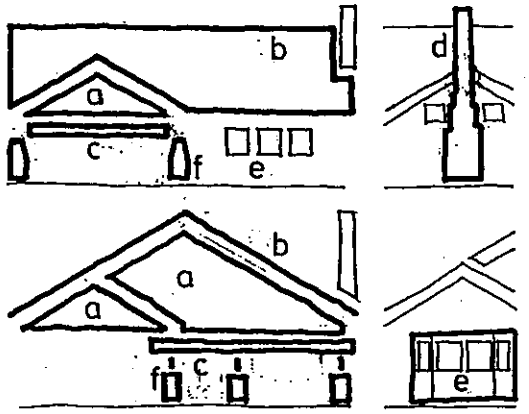
The Californian Bungalow was, obviously, imported from America. It's designers aimed at giving a rugged yet cosy and warm image. It has the feeling of a fortress, excluding nature but it is built of textured natural materials.

The plan form is a compact rectangle with usually two or three bedrooms, more extravagant two storey versions were built for the rich.

Forms are simple, surfaces are broad and unbroken.

elements

a very large gable ends
b broad roof planes, main roof pitch not less than 25° porch roof not less than 15°
c deep front verandah
d massive chimney on external wall
e small poky windows punched in the wall - casement or double hung type - often a bay window to front room
f massive pylons to front verandah



materials - colours

roofs; red, orange and green cement tiles
walls; brick / weatherboard / rough cast render or pebble finish to elements such as brick pillars, balustrade / timber shingles and rough cast render, pebble finish to gable ends / clinker brick chimney
principal colours; red bricks / clinker bricks / oil stained dark brown weatherboards / brown, ivory, green woodwork

proportions

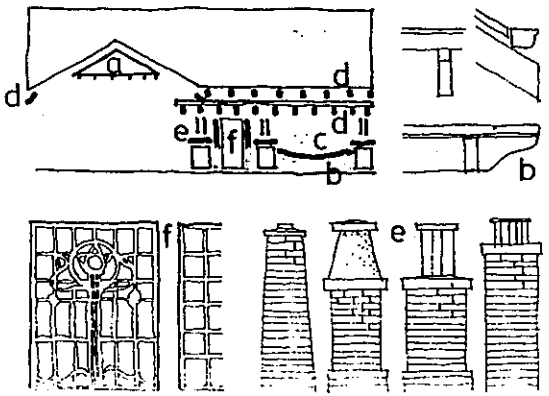
composition; informal, frontal rectangular plan form with one room thrust forward
elements; triangular roof form over horizontal rectangles / elements are thick, massive
a large low roof, prominent gable ends
b horizontal verandah lines
c windows are square to horizontal rectangles divided into vertical rectangles by mullions
d elements are bold and simple

interiors

ceilings; fibrous plaster sheets with stained timber cover straps to joints / small cornice
walls; plaster / dark stained plywood panelling to 1.8 m high / picture rail at 1.8 m.
note; often art nouveau patterns to glass panels in doors and windows
principal colours; dark stained timber or natural timber panelling / white walls and ceilings

ornament

a timber shingles, roughcast render and pebble finish to gable ends
b brick walls partly rough cast render or pebble finish
c brick or stone capping to balustrade wall
d projected rafters, curved bressumer to verandah
e tapered pylons sometimes topped with timber posts
f window, door glass, sidelights usually patterned with art nouveau motifs and leadlight



Early Modern

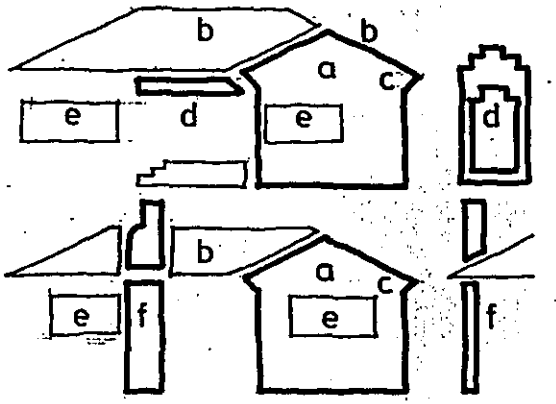
1930-1940

In the thirties the simple detached cottage became the most popular house type. This had a simple L shape with a gable or hip roof. It passed through several phases 'streamlined modern', 'deco-style', a post war austere style, finally to evolve into the elongated 'L' shape of the '50's

The Early Modern home design was based on 'functionalism' an architectural theory, its features being streamlined horizontality, lack of decoration and machine styling.

elements

a projecting front room
b minimum pitch tile roof often hip roof
c boxed eaves gutter finished against corbelled brick gable or returned around gable for 450mm
d flat slab roof to small porch supported on 75mmφ steel column.
e large windows, often corner type or small 'portholes'
f single external chimney projects through eaves

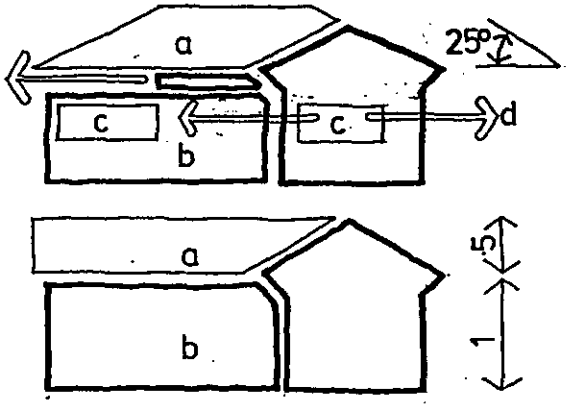


materials - colours

roof; cement tiles/terra cotta tiles/concrete slab over porches
walls; face bricks usually with half round tooled joints
floors; hand ground terrazzo
floor to porch/timber internally
principal colours; salmon, brown dark manganese, striped, tapestry bricks/cream woodwork/cream or green steel windows

proportions

composition; informal, only complexity around entry and chimney/corner entry
elements; horizontal rectangles, low triangles
a low pitched triangular roof
b walls are horizontal rectangles
c windows are horizontal rectangles divided horizontally with 3 or 4 horizontal bars
d the whole facade aims at a streamlined horizontality

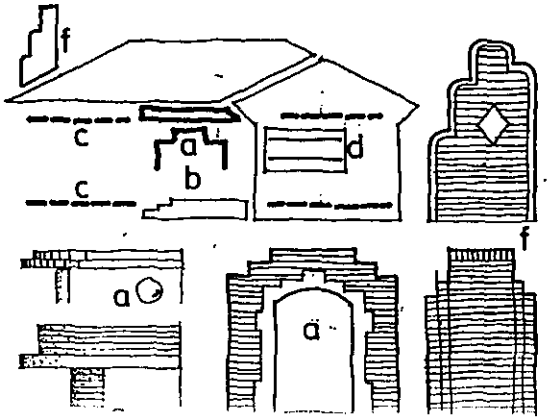


interiors

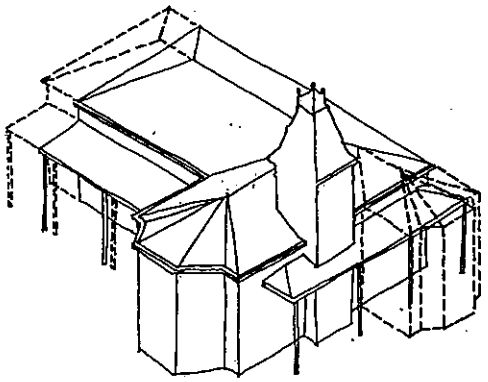
ceilings; flush plaster/heavy stepped plaster cornice or 50 mm scotia mould cornice/central ceiling rose
walls; flush plaster/plain skirting/picture rails
note; chromium plated door furniture, taps/sandblasted plate glass doors and mirrors/stream-lined built-in-furniture/all popular
principal colours; cream, green apricot and other autumnal

ornament

a boldly modelled verandah
b entry doors, front gates decorated with sunrise, quarter circle and other geometric motifs
c horizontal lines picked out in cream or green paint or with contrasting brickwork
d horizontal transom bars divide windows.
e portholes often in 'threes'
f modelled chimneys
note; sailing ship, skyscraper and

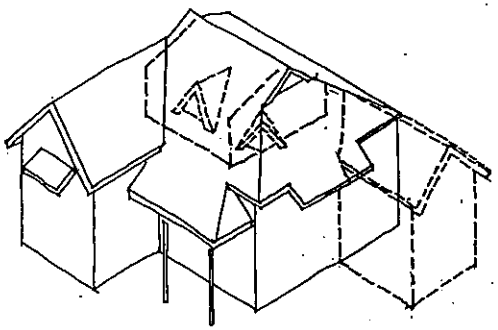


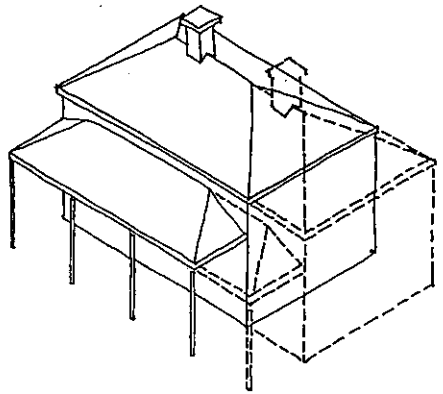
Extensions



Hallmarks:
- whole body of building extended or bayed wing added
- asymmetrical form retained

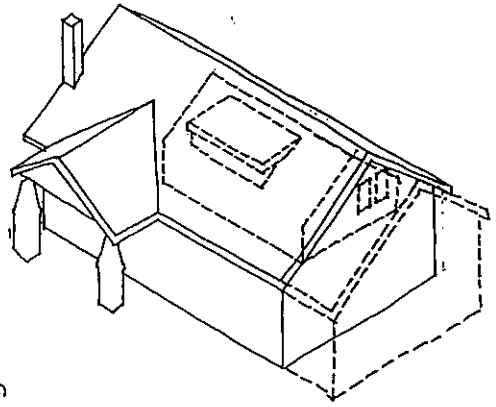
- Queen Anne roofs can often accommodate attic rooms with dormer windows
- additional wings can add to the L-shape composition and complexity

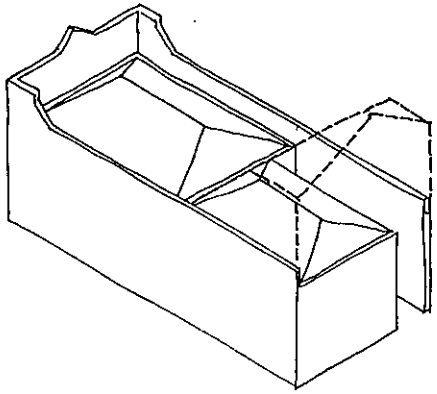




- symmetrical 'classical' buildings should be extended symmetrically by addition of a whole bay

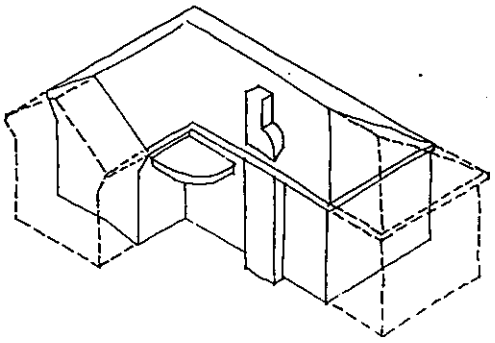
- Californian Bungalows usually have roofs large enough for attic rooms
- additions should preserve house form





- houses with tall front parapets can have rear upper floor additions which are not visible from the street

- 'L'-shape houses are best extended by adding to the existing wings



Alteration

Changes to an old building should be made in the spirit and character of the original design.

Nineteenth century buildings are generally composed of elements such as bay windows, verandahs columns, projecting party walls and ornament whereas twentieth century design incorporates little applied ornament but places greater emphasis on flat surfaces forming the composition. The most important considerations when designing alterations are

forms;
these should be similar to the original.

proportions;
the wall to roof ratio; roof slopes and window shapes should be identical.

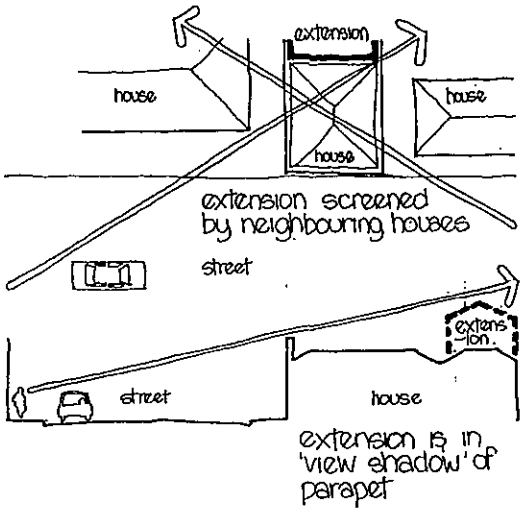
materials;
textures and colours of materials should match existing.

The general complexity should be consistent with the original building.

restoration

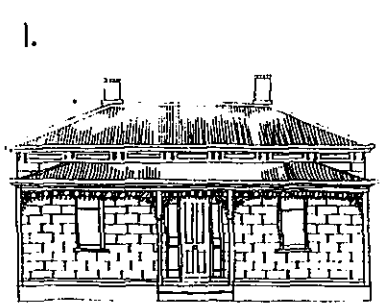
The information in this booklet is enough to enable the identification of a house style, and to detect inconsistent alterations. Faithful reconstruction can only be done with more detailed information sources of information are
.observation of similar houses in the same area
.National Trust
.list of references in this booklet

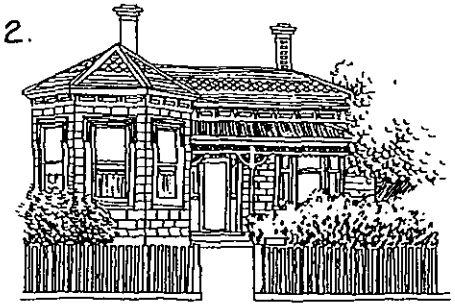
view shadows;
In sensitive historic areas where it is not advisable to alter building facades changes should be made only in the 'view shadow' of the street facade. The view shadow being that area of the house block sheltered from sight of the street.

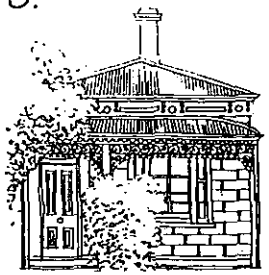


MALVERN HOUSES.

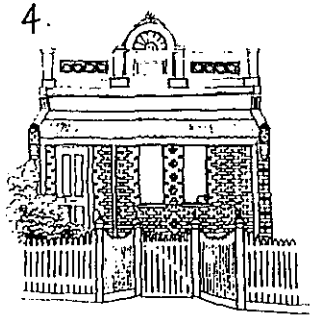
1. VICTORIAN.
2. ITALIANATE.
3. ITALIANATE.

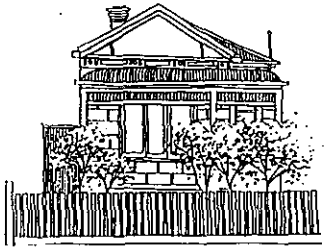




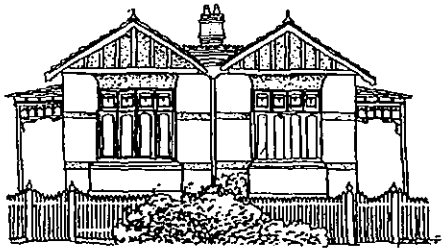


4. BOOM.
5. TRANSITIONAL.
6. QUEEN ANNE.

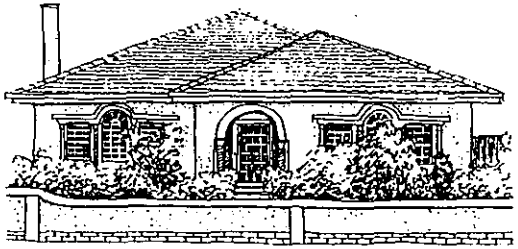


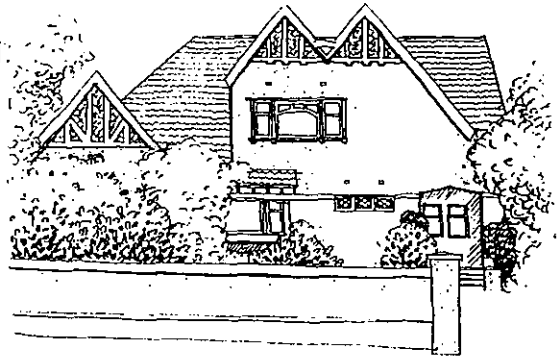


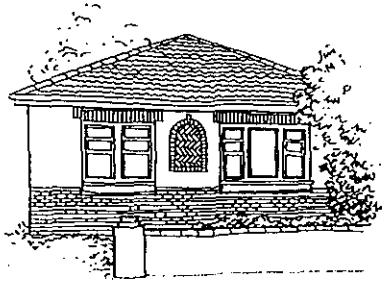
7. EDWARDIAN.
8. CALIFORNIA BUNGALOW.
9. CALIFORNIA BUNGALOW.



10. SPANISH MISSION.
11. ENGLISH.
12. EARLY MODERN.







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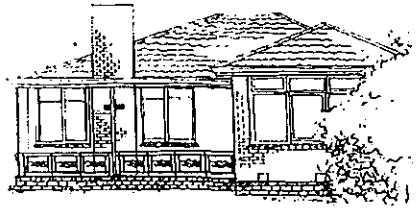

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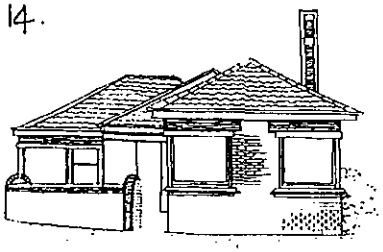

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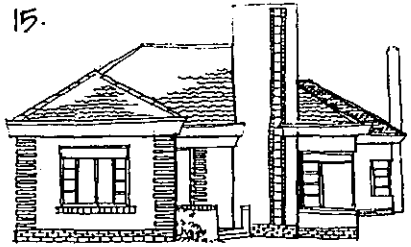
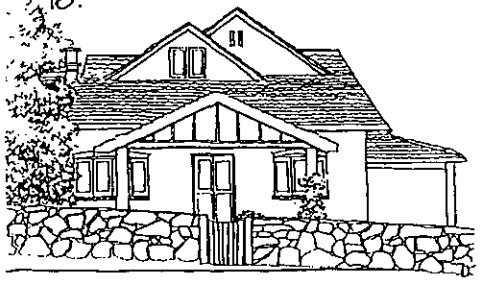


MALVERN HOUSES

13. DOUBLE FRONTED VILLA.
14. TRIPLE FRONTED VILLA.
15. TRIPLE FRONTED VILLA.

16.



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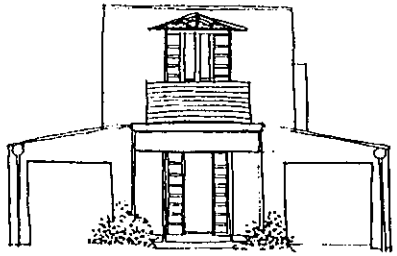

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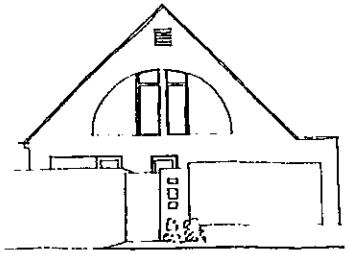

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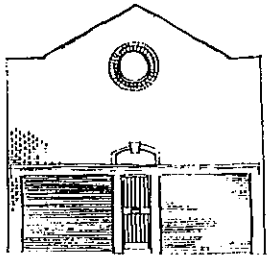
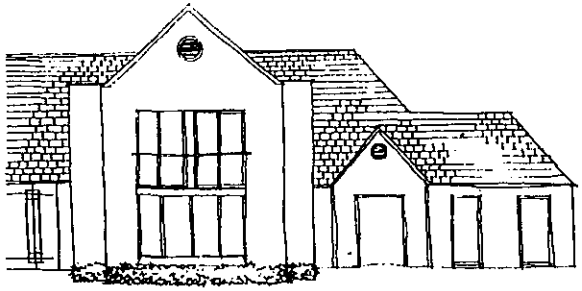


16. RENOVATED CALIFORNIA BUNGALOW.
17. RECENT INFILL.
18. RECENT INFILL.
19. RECYCLED BUILDING.

20.

21.

22.



20. TOORAK ENGLISH STYLE HOUSE.
21. TOORAK MANSION.
22. POST MODERN MANSION.

23.

24.

23. 1930's FLATS
24. 1960's FLATS

5.4 Construction of New Houses

Discussion

Houses have been recently built or are under construction throughout the city, in character areas 4, 7, 11, 12, 18, 51, 62, 74, 85 and 87.

Most of these houses are large, two storey buildings of individual design, though many conform to a contemporary 'Boom Style' consisting of cubic forms and painted in pastel tints, Post Modern 'references' to preceding styles, and use of glazed roofs and covered ways.

Buildings may be on display within a relatively open garden, or concealed behind high walls built along site perimeters.

Sometimes, a site is completely made over, with underground garage, swimming pools and tennis court, or is developed with multiple residential units.

Such redevelopment challenges the existing physical context and urban character by replacing one building type with another and by removing existing mature vegetation which contributes to the street scene.

Where a series of sites is similarly redeveloped, as in Haverbrack Avenue, the context is changed and a new urban character established.

Design Issues

Building design issues affecting redevelopment of sites and construction of new houses are:

1. Style or architectural expression
   - Each generation must reinterpret the world through its architecture, literature and music. It is therefore impossible to directly control building style, and futile to wish to do so.

2. Building Form
   - New two and three storey buildings within a context of single storey detached houses create problems of overshadowing and overlooking, which must be resolved within the design of the new buildings.

3. Site Development
   - Building to site boundaries and construction of high, perimeter walls confronts traditional practices of setting houses within a garden border and using low, perforated fences to the street.

   - Comprehensive redevelopment of large sites can cause loss of mature vegetation including large specimen trees which contribute to the 'woodland canopy' of an area.

   - However, such site development is completely appropriate and even essential in areas with small sites and high development densities.

   - Generally, new building should conform to existing building lines in order to conserve street form.

4. Materials
   - Modern materials can strongly contrast with the traditional brick, timber, render, terra-cotta, slate and corrugated iron of existing houses. Alternatively, they might be fitting in areas with diverse building forms and styles.

Actions

1. Establish planning controls to prevent demolition of buildings in areas designated for special protection.

2. Where a site is to be redeveloped, require that:
   - planning permission is obtained before demolition of buildings or removal of existing vegetation.
   - a survey of existing vegetation is prepared, giving location, species, trunk caliper, height, spread, approximate age and condition of major trees and shrubs.

3. For different character types, prepare design guidelines for new buildings covering:
   - building form with respect to overshadowing and overlooking of neighbours.
   - site development constraints.
   - height limits for boundary walls and fences.
   - preferred materials.

5.5 Reconstruction of fences

Discussion

Fences are rebuilt as properties are renovated or rebuilt, usually for one of three reasons:

- to increase visual and acoustic privacy
- to increase security
- to complete the design of the house and garden

Fences also have the following effects:

- modification of micro-climate by blocking winds, creating breezeways or giving shade
- definition of sight lines for traffic at intersections
- definition of street space, which may extend past low, open fences to building frontages, or may stop at site boundaries closed by high, solid fences and walls.

For most of Malvern, fences are typically low, between 0.45 and 1.0 metres. Their construction is of one of the following forms, used singly or in combination with evergreen hedges or perennial border plantings –

- timber picket
- open metalwork, including cast iron railings, woven wire and wrought steel
- masonry including brick, render, stone and pre-cast concrete.

In a few areas, high fences and walls are the norm either for security or for acoustic control along main roads.

These may be built of timber, brickwork, stone, render, or a combination of those materials.

Vines such as Ivy, Native Fig and Parthenocissus are often used to cover high walls.

Fence designs originally reflected the design of buildings and were built to typical patterns and forms such as :

- Nineteenth century
  - decorative cast iron with masonry plinth
  - decorative timber pickets with ornamental posts
- Queen Anne - Edwardian
  - simple pickets, sometimes with horizontal capping or rhythmical horizontal pattern.
  - clipped Cypress or Privet hedges used in conjunction with low picket fences to form a high fence.
  - capped and painted lapped paling fences.
- California Bungalow Style
  - open wire or simple timber picket fences, often only 0.45 of a metre high.
  - low walls of brick and/or render with border planting or hedges.
- Spanish Mission
  - low walls with render and pierced concrete panels.
- English and Early Modern
  - low walls of clinker brick, sometimes with rendered panels.

- 1950's and 60's
- low brick walls often with contrasting brick plinths and courses, and glazed tiled copings.

Selected examples are illustrated below.

Issues

1. New high walls and fences are often finished with plain rendered surfaces and painted with pastel tints. They lack the articulation and interplay of materials, light, shade and plants achieved with older designs.

2. Picket fences typically use decorative nineteenth century picket designs, often to draped outlines, regardless of the style or period of the house. The result is stylistic confusion and debasement of the architectural character of an area.

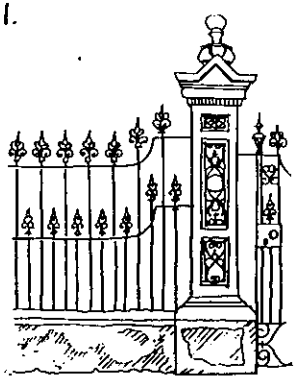
Actions

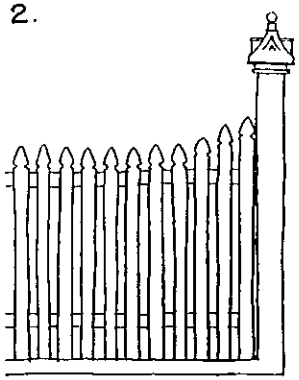
Prepare design guidelines based upon existing examples, for high and low fences appropriate to different building styles.

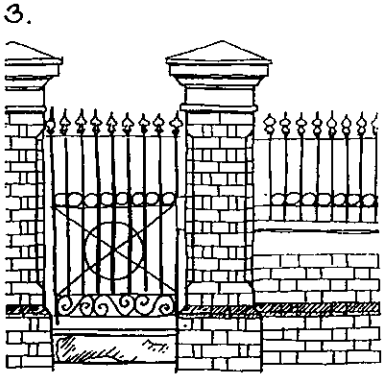
MALVERN FENCES

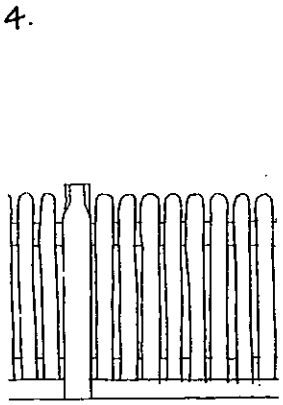
19th CENTURY.

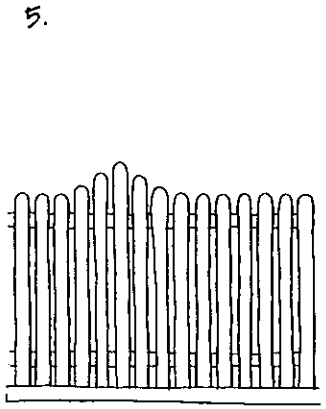
1. Boom style - bluestone plinth & elaborate cast ironwork.
2. Gothic Revival - spear pickets & cast iron post finial.
3. Late Victorian - moulded brick work, dressed sandstone & simplified cast ironwork.

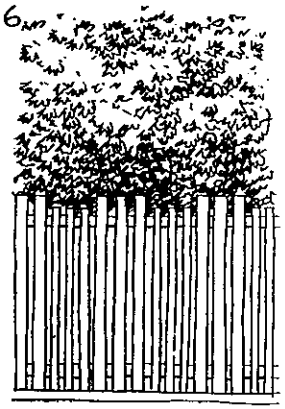


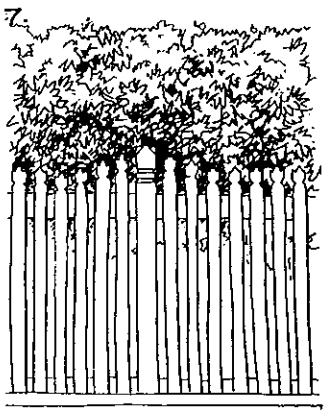


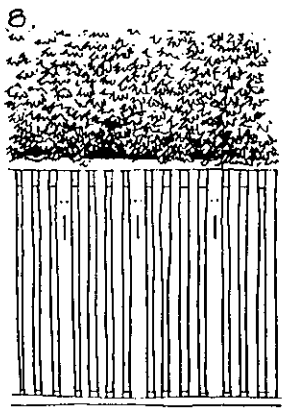








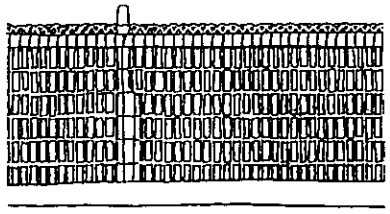


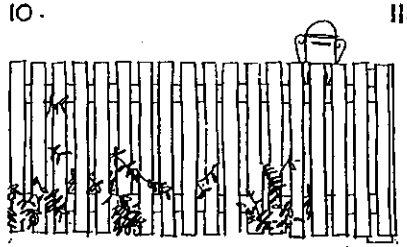


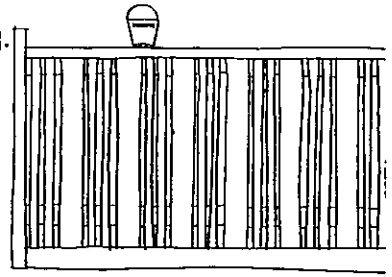
QUEEN ANNE - EDWARDIAN

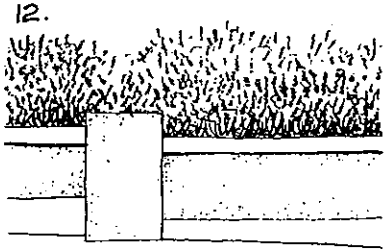
timber pickets

- round, square & tulip pattern pickets.
- simple picket or combination two picket sizes.
- regular or rythmic spacing
- top edge level, stepped, profiled or capped.
- posts concealed or expressed
- used in conjunction with evergreen hedges.









CALIFORNIA BUNGALOW STYLE

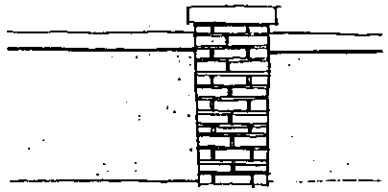
- low fences, 450 - 900 mm high

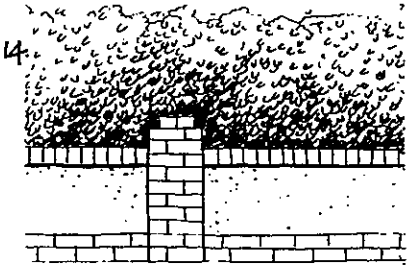
9. Open weave wire & timber fence

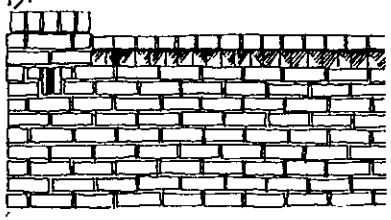
10 & 11. Timber picket with square tops

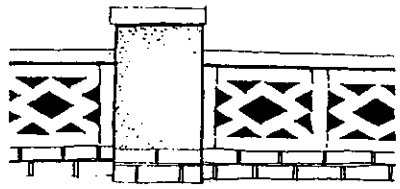
- regular or rythmic spacings, uncapped or capped

12. Rendered brickwork retaining wall with per border planting









MISCELLANEOUS

13. Rendered copings & inset panels.
14. Clinker brickwork.
15. Decorative brick coping.
16. Pierced precast concrete panels.

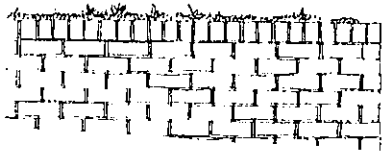
MALVERN FENCES

1950's & 1960's

Brickwork

17. Stretcher bond with header course.
18. Castellated with decorative steelwork.
19. Stretcher bond with tile capping
20. Stretcher bond with tile capping & contrasting brickwork curve.
22 Red brick base, cream brick wall & tile capping; Agapanthus border.
23. Castlemaine slate with decorative steelwork.
24. Trimmed vine on low brick wall, decorative steel gate.

17.



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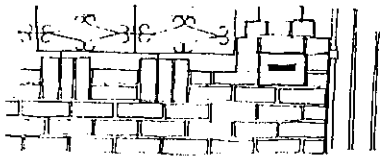

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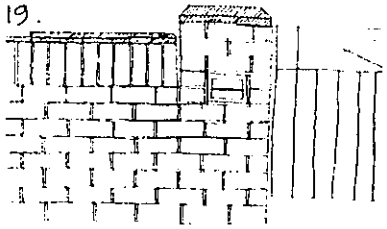

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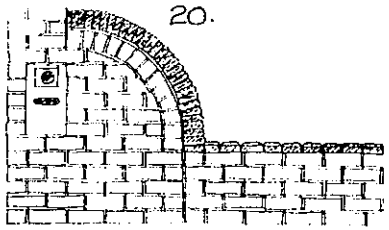

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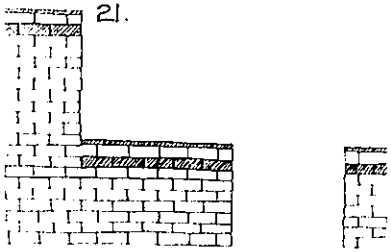

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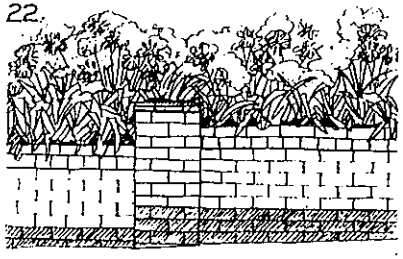

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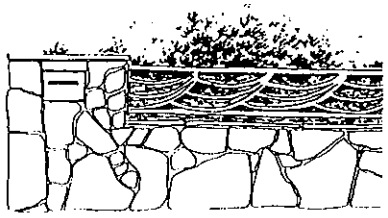

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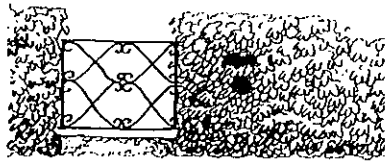
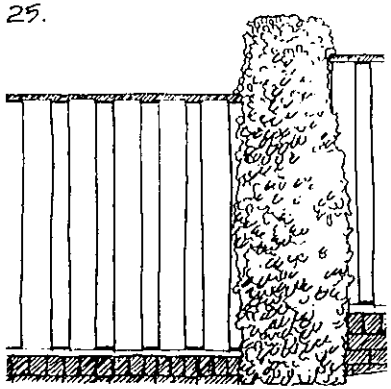


HIGH FENCES

25. Clinker brick plinth, vine clad piers, capped paling panels.
26. Rendered plinth & piers, capped Western Red Cedar panels with trailing ivy.
27. Hardwood pickets with emerging ivy.
28. Capped & painted paling fence.

25.



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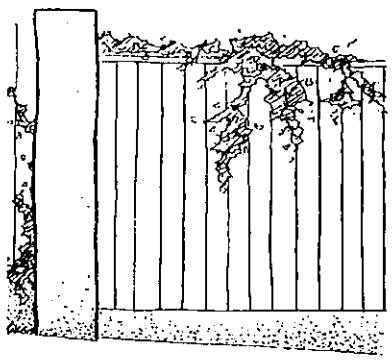

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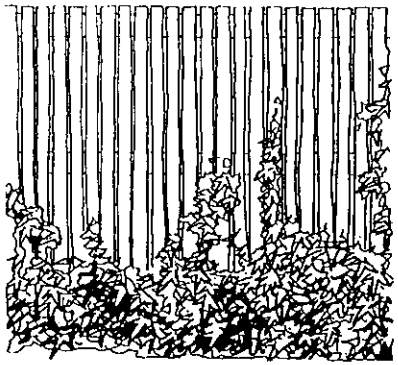

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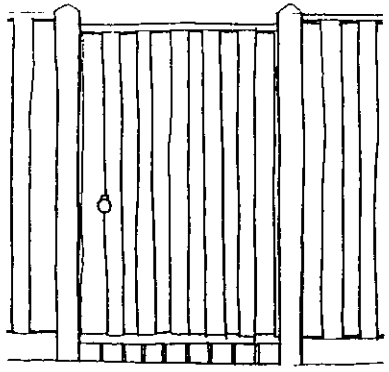
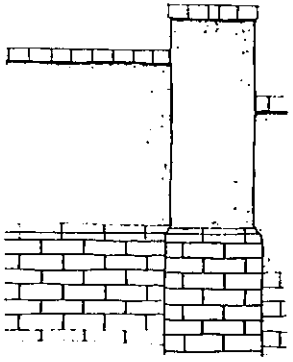


29. Red brick plinth & capping, roughcast render to panels & expressed piers.
30. Clinker brick plinth & capping with sand textured render.
31. Random stone work with expressed piers & capping.
32 Smooth render with moulded coping & finial.
33. Vine on masonry wall.

29.



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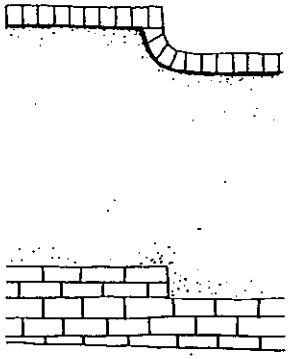

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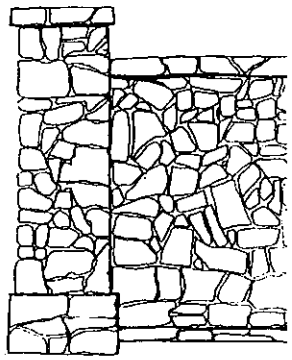

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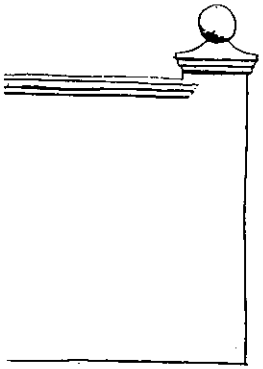

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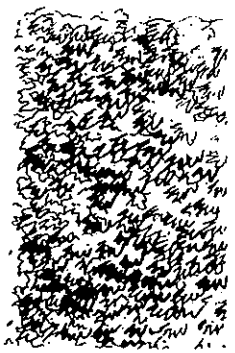


5.6 Alteration of Street Detail

Discussion

The major part of Malvern is laid out with a rectangular grid of streets which have parallel nature strips separating roadway and footpaths, and containing parallel rows of trees.

This format occurs within all periods of development and is a consistent and unifying urban design theme.

Variations upon the theme are given by variations of street detail such as:

- Street alignment and width affecting provision and dimension of nature strips.
- Tree species, size, form and maturity.
- Street construction techniques.

Alterations to street detail occur progressively as demands change and maintenance is carried out. Some sources of change are:

- replacement of decrepit footpaths, pavements and kerb and channel.
- improvements to surface water drainage in flat areas.
- replacement of old, misshapen street trees.
- avoidance of interference by street trees with overhead wires.
- avoidance of damage by tree root systems to pavements, footpaths and adjoining structures and therefore avoidance of litigation.
- improvements to traffic systems including reduced street speeds, improved on street parking for residents.
- introduction of nature strips.
- use of new tree species.

All of these issues can be presented as rational, technical initiatives and therefore as being 'inevitable'. But technology too is subject to fashion, or to dominant paradigms and change of street detail in its materials and form, change of road alignments and the addition of traffic management devices, and the replacement of 'difficult' street trees with more 'tractable' varieties, can all significantly change urban character.

Issues

1. Change of street detail with reconstruction.

   The 'traditional' materials of bluestone and asphalt give a particular quality to streets because of their:

   - colour, which is grey-blue and does not strongly reflect light
   - texture which is given by the jointing of bluestone blocks and the aggregate of asphalt.

   Their replacement by concrete for footpaths and kerb and channel introduces light coloured, homogeneous and relatively untextured materials which strongly reflect light and destroy the tonal relationship of pavement, grass verge and tree foliage within a street. The dominant linear forms of concrete kerb, channel and footpath also subdivide the street into parallel segments.

2. Replacement of street trees

   This is done for a series of reasons including:

- replacement of trees misshapen by former pollarding
- perceived interference by tree roots with pavements, and by canopies with overhead services
- changes in horticultural fashion

Pollarding is an obsolete tree management practice which destroys the inherent character of any species. A programme of selective pruning can restore an acceptable shape to many mature trees, thus extending their useful lives and maintaining urban character.

Damage to property and risk to people caused by trees is a fact. It is also an issue of perception. Given the ideal state of no damage and no risk, we should not have trees. This ideal is in fundamental conflict with the established urban character of much of Malvern where large, spreading Oaks, Ashes, Planes, Liquidambers and Gums have lifted kerbs, channels, paths and road pavements, thus causing physical damage and creating risk.
It is therefore necessary to define acceptable levels of damage and risk which are compatible with a well treed urban environment.

Fashions in street trees have changed dramatically during the past 100 years. Nineteenth century plantings of Conifers and Gums have gone, replaced by broadleafed deciduous trees such as Plane, Elm, Ash and Oak. These were supplemented later, probably in the 1950's, by new plantings of Liquidamber. At the same time, purple leafed Flowering Cherry became wildly popular and, unfortunately, was widely planted. During the late 1960's and 1970's, native species became almost 'de rigueur' as a contribution to national identity. Currently, trees with compound leaves, such as Jacaranda, Native Cedar, Black Locust and Honey Locust, are very popular. The first two are chosen for their floral display and relatively small, mature size in our climate. Other reasons must govern the choice of the two locust trees because both can grow very large, and are prone to suckering.

Given the influence of fashion, it must be remembered that the most effective contribution to urban character is given by established avenues of large trees, which are mostly deciduous broadleafs and which form continuous, overarching canopies when in leaf.

A second, powerful image is given by established plantings of large Gums which enliven the winter scene with their new, red foliage and their sparkling brown, gold and white bark.

3. Traffic Engineering Schemes

Attempts to counter the effects of through traffic and to cater for increased demands for on street parking have produced various physical treatments which seek to slow vehicles and provide safer on street parking, by altering road alignments.

Often, the solution is an asymmetrical, curvilinear or stepped alignment within an established symmetrical and parallel corridor. The visual effect is usually untidy and in conflict with urban character.

Actions

1. In streets with 'traditional' materials, retain bluestone and asphalt in street reconstruction, using:

   - bluestone kerb and channel
   - asphalt roadway
   - asphalt footpaths and crossovers

2. Where drainage is a problem because of lack of fall use more frequent drain entry pits, or a combination of bluestone kerb with concrete channel for improved appearance.

3. Where street trees are to be replanted, do not use small, decorative varieties.
Use large species which will eventually achieve a generous canopy and contribute to the street scale.

Successful species already in use include:

Ash
Plane
Elm
Oak
Liquid Amber
Sugar Gum
Yellow Gum
Native Cedar
Queensland Box
Norfolk Island Hibiscus
Paperbark

Trees may be planted as single species avenues, or as alternating species. Two successful combinations are:

Queensland Box and Native Cedar – Claremont Avenue
Plane and Prunus, in spring – Viva Street

4. Where traffic engineering devices are to be constructed:
- do not use asymmetrical layouts which re-align road pavements or introduce one sided kerb extensions or projections.
- maintain parallel, rectilinear street alignments.
- use symmetrically arranged management devices such as roundabouts and paired, rectangular kerb extensions.
- review the use of street closures to deter through traffic.

5. Street design
Review standards and methods of design for new street works to maintain urban character and to coordinate the contribution of Engineering, Horticultural and Urban Design staff.

Amend Council policies to:

- increase the minimum width for new nature strips, from 900mm to 1800mm.
- specify the use of tree grilles with a minimum diameter or side dimension of 1200mm, instead of small diameter concrete surrounds.
- allow reconstruction of asphalt footpaths and vehicle crossings in asphalt, where this is an important contributor to urban character.

Some issues to be considered are:

- The development of Council's multi-disciplinary approach to design through staff participation in internal workshops, attendance at professional conferences and membership of multi-disciplinary project design terms.
- Funding levels necessary to achieve improved standards.
- Employment of additional design staff within Council
- Employment of consultant designers.

6. Develop policies to guide Council and the community in design decision making.

7. Develop public consultation processes which facilitate and maintain the integrity of design decision making.

6.0 PARKS AND GARDENS

Discussion

- Many of Malvern's public parks and gardens are contained and concealed by their surroundings. Only Central Park, Waverley Oval and Trevard Park are fully open to view from the road. This gives a 'secret' quality to the others and allows the delight of discovery for the first time.

- Functionally, each space is a local park serving its immediate surroundings, though some contain sports fields and serve a wider catchment.

- Designs are variations upon three basic images:

  1. Open grassed areas with surrounding woodland, as is evident in parks with sports fields and perimeter tree planting.

  2. Open woodland, as demonstrated by Sydare Avenue with its almost random mix of native and exotic species; and by the native 'Urban Forest'.

  3. The haven of the domestic garden as evolved in Melbourne during the past thirty years, with enclosing earth mounds, basalt rocks, timber retaining structures, garden varieties of native plants and commonplace exotics. Within these settings are arranged play equipment for young children, seats for watching parents and sometimes a pergola with pavement under.

- Some of the grass and woodland themes are supplemented by the presence of contained water. Within the more intensively maintained gardens, decorative flower beds add another level of detail, complexity and colour.

- The mature plantings of the older gardens add significantly to the general tree canopy which defines the arcadian image of Melbourne's middle suburbs.

- Two dimensionally, the parks and gardens may be categorised into three plan forms:

  1. Parks and gardens which, with the exception of Waverley Oval, occupy a rectangular sector of the urban grid –

     - Kooyong Gardens
     - Sir Robert Menzies Reserve
     - Malvern Gardens
     - Milton Gray Reserve
     - Viva - Wilson Streets Reserve
     - Central Park
     - Ardrie Park
     - Union Street Reserve – Orchard Street Gardens
     - Treyvaud Park
     - Waverley Oval

  2. Linear Parks –

     - Hedgeley Dene
     - The Urban Forest
     - The Rialto
     - Sydare Avenue Reserve

3. New Pocket Parks formed by street closures or sited on remnant land –

    - Inverness Avenue Reserve
    - Bailey Avenue Reserve
    - Penpraze Park
    - Argyll Street Reserve, opposite Ambrose Avenue

- The spatial distribution of parks and gardens is fairly uniform through the municipality. Taking Burke Road as the north-south divide, there are eight reserves to either side, when the park under construction in Darling Road, is included.

- Qualitatively, the parks east of Darling Road are inferior in design, construction and maintenance to their western counterparts, as can be seen by contrasting the following parks:

    - parkland with sportsfields – Treyvaud and Central Parks
    - linear parks – the Urban Forest and Hedgeley Dene
    - pocket parks – Argyll and Inverness Avenue Reserves.

This is in part a historical accident, and in part the result of Council's policy which specifies three levels of maintenance for different categories of parkland, namely;

1. A high maintenance to achieve and sustain excellence, applicable to established formal parks and gardens such as Malvern Gardens, Central Park, Hedgeley Dene and Sir Robert Menzies Reserve.

2. Cyclical maintenance, applicable to less developed parks such as Union Street Reserve, Sydare Avenue Reserve, The Urban Forest and Treyvaud Memorial Park.

3. Minimal attention, applicable to areas such as railway reserves.

- Of 25 city sectors south of the railway line and defined by the main roads grid, 12 do not have public open space.
  While some sectors may not need such space because of their generous containment of private gardens, the fact that almost half of the sectors have no public open space indicates an inequity of distribution which is compounded by problems of access given by distance to parks, and divides presented by main roads.
  When condition of parkland is also considered, the section of the city east of Darling Road is clearly underprovided for in quantity, distribution, accessibility and quality of parkland.

Issues

1. Malvern is not overly endowed with readily accessible parks and gardens.

   The linear park system which will eventually come into being along Gardiner's Creek Valley is separated from adjoining residential areas by the railway line and either contained or bisected by the expressway and freeway.

   Access is therefore difficult, and visually, the creek valley seems to belong to adjoining suburbs rather than to Malvern.

   Parks within the city proper tend to be hidden by surrounding buildings, which gives them a special quality but does not ease the sometimes slightly claustrophobic quality of continuous residential development.

2. The quality of parks and gardens varies considerably with location, age and imagery. Parks given over to sports generally lack adequate planting for spatial containment and sub-division necessary to create a convincing image or illusion of a pasture and woodland landscape.
   Newer gardens and reserves lack the design and horticultural sophistication of their equivalent forebears.

3. Quantitively, it is unlikely that Council will be able to obtain a significant number of sites for new local parks, because of the city's completed development and the high costs of land acquisition.

   Given therefore, that the quantity of land available for parks and gardens is finite, it is important that existing parks and gardens be developed and maintained at a high standard, to be attractive as places for re-creation.

4. Malvern Gardens, Hedgeley Dene and Central Park set standards of design, horticulture and general maintenance which should be applied consistently throughout the city, in place of Council's current three levels of maintenance policy.

5. Park furniture

   Items of furniture which are used in virtually all parks are seats, bollards, litter bins and signs.

   At present, Council uses four types of seat, two types of bollard, at least two types of litter bin and four types of sign. Generally, they are poorly designed and do not present a collective design theme.

Actions

1. Prepare landscape development plans for those parks and gardens needing supplementary work, re-development or development for the first time.

   Some initial notes and ideas are given below for individual reserves.

2. Select a suite of park furniture for consistent use within the city's parks and gardens.

   Seat types needed are:

   - a light weight moveable bench for use on lawns.
   - a fixed seat of fine and elegant proportions for use in highly developed and maintained gardens.
   - a fixed seat of fine and robust proportions for general use in parks.
   - a fixed, robust bench which may be used from two sides.

   Makers of recommended designs are:

   - Town and Park Furniture
     PO Box 194, Manly, NSW 2095

   - Emerdyn Pty Ltd
     24 Wiggs Road, Riverwood NSW 2210

3. Commission a graphic designer to prepare design standards for all municipal signs, covering:

- Council logo to be used on all signs
- sizes of signs
- formats for various sign types
- typefaces and point sizes
- colour scheme

4. Review methods of design and maintenance of new park works in order to generally achieve the standards demonstrated in Malvern Gardens, Hedgeley Dene and Central Park.

   Some issues to be considered are:

   - Development of Council's multi-disciplinary approach to design and implementation of parks and gardens works in order to assure the convergence of design, horticultural and construction standards.
   - Continuing development of Council staff through internal workshops, attendance at professional conferences and participation in multi-disciplinary project design teams.
   - Funding levels necessary to achieve improved standards.
   - Employment of additional design staff within Council
   - Employment of consultant designers.

7.0 SIGNIFICANT TREES

Discussion

- The National Trust and the Royal Botanic Gardens have established a Register of Significant Trees of Victoria.

- The following ten categories of significance apply:

  1. Any tree of outstanding aesthetic significance

  2. Any tree outstanding for its large height, trunk circumference or canopy spread

  3. Any tree that is particularly old or venerable

  4. Any tree commemorating or having associations with an important historical event

  5. Any tree significantly associated with a well known public figure or ethnic group, including plantings by Royalty and other prominent people and trees associated with Aboriginal activities.

  6. Any tree which occurs in a unique location or context and so provides a contribution to the landscape, including remnant native vegetation, important landmarks and trees which form part of an historic garden, park or town.

  7. Any tree of a species or variety that is rare or of very localised distribution.

  8. Any tree which is of horticultural or genetic value and could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure.

  9. Any tree which exhibits a curious growth form or physical feature such as abnormal outgrowths, natural fusion of branches, severe lightning damage and unusually pruned forms.

  10. Any stand or avenue of trees conforming to one of the above criteria.

- Registered trees may be either classified or recorded.

  - 'Classified' means those trees, avenues or stands which are essential to the heritage of Australia and which must be preserved.

  - 'Recorded' means those trees, avenues or stands which contribute to the heritage of Australia, the preservation of which is encouraged.

  - Within Malvern, two trees are 'Classified' and eight are registered.

    These are:

    Classified
    Podocarpus falcatus – 'Yellow-wood'
    Malvern Gardens

    Podocarpus totaro – 'Totaro'
    Malvern Gardens

Registered
Balohia lucida – 'Scrub Bloodwood'
Malvern Gardens

Dracaena draco – 'Dragon Tree'
Malvern Gardens

Ulmus parvifolia – 'Chinese Elm'
Malvern Gardens

Cedrus deodara – 'Deodar Cedar'
"Lauriston" Huntingtower Road Armadale
Ficus macrophylla – 'Moreton Bay Fig'
"Lauriston"
Cinnamomum camphora – 'Camphor Tree'
"Lauriston"
Ulmus procera – 'English Elm'
Cnr Sorret Avenue and Glenferrie Road Malvern

Quercus macrolepus – 'Valonia Oak'
Stanley Street Malvern East

- Council has also established a category of 'Trees known to be very rare', and two specimens are recorded:

Quercus cerris "Austriaca" 'Austrian Turkey Oak'
Stanley Street, Malvern East
Quercus ceris "Aciniata" 'Cut Leaf Turkey Oak'
Hedgeley Dene Gardens, Malvern East

- Therefore, there are currently twelve trees in Malvern which are officially recognised as being significant, because of their contribution to national heritage, or their rarity.

- In order to protect trees of local significance, The Ministry for Planning and Environment has drafted model provisions for the protection of 'Notable' trees, for inclusion in local planning schemes.
Nominations for inclusion in a Register of Notable Trees may be made by individuals, local societies, local government and State government departments.

Issues

1. Trees contribute to the Urban Character of Malvern in one of three ways:

   - as part of the general, mixed woodland canopy given by trees in private and public gardens, and in streets
   - as formal avenues in streets
   - as landmark specimens

2. Individually, many trees might be totally insignificant by the National Trust's criteria. Collectively, they provide a main determinant of urban character and context.

3. It was impossible to carry out a detailed survey of significant or notable trees as part of this study. However, the following specimens were noted:

   - Livistona australis – 'Cabbage Palm'
     'Nirvana' 408 Waverley Road

   - Eucalyptus citriodora – 'Lemon Scented Gum'
     1. corner Burke Road and High Street
     2. Milton Gray Reserve

   - Cinnamonum camphora – 'Camphor Laurel'
     5a Beaver Street

   - Phoenix canariensis – 'Canary Island Palm'
     25 Repton Road

   - Platanus orientalis – 'Oriental Plane'
     Orchard Street Gardens, free standing specimen

   - Populus alba – 'White Poplar'
     Cnr Hume and William Streets

   - Quercus canariensis – 'Algerian Oak'
     Outside 4 Hamilton Road

   - Schinus molle – 'Peppercorn'
     9 Meryl Street, two in garden

   Ulmus procera – English Elm
   Planting in Alway Reserve, Dandenong Road

4. The mature plantings in Malvern Gardens, Central Park and Hedgeley Dene are an important part of the city's arboricultural heritage.

5. Street tree plantings are part of the everyday scene, which we take more or less for granted, but which are an essential part of urban character.
   These may be defined as significant under criterion 10 of the National Trust's list. The survey of street trees has resulted in the identification and mapping of 104 streets with significant plantings.

Actions

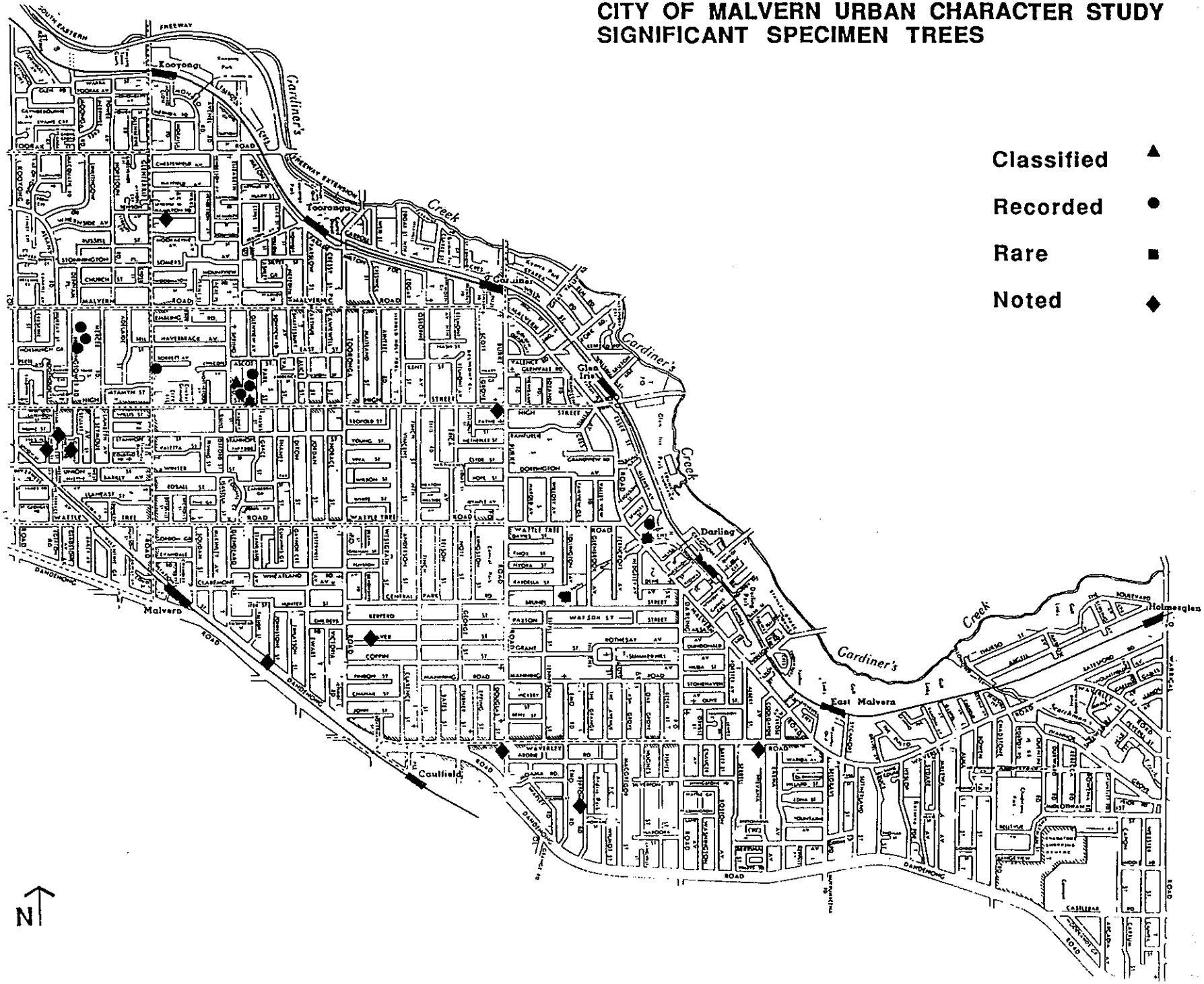
1. Establish a register of notable trees for inclusion in the local planning scheme.

2. Carry out surveys of public parks and gardens to identify notable trees.

3. Include on the register, street tree plantings already identified as significant.

4. Request nominations from residents, and local societies, of trees in private gardens, public parks and streets.

CITY OF MALVERN URBAN CHARACTER STUDY
SIGNIFICANT SPECIMEN TREES



8.0 PRIVATE GARDENS

Discussion

- No private gardens in Malvern are included on any official registers of significance.

- Private gardens contribute to urban character in one of three ways:

  - as sites for trees and shrubs which contribute to the general, mixed woodland canopy
  - as part of individual streetscapes
  - as sites for landmark specimen trees

- A survey of private gardens was not included in this study.
  The garden at 'Nirvana' 408 Waverley Road was noted for its original layout and planting.

Issues

1. We have no idea of the horticultural and heritage value of private gardens in Malvern.

2. Private gardens make a major contribution to the urban character of the city and provide sites for specimen trees which also contribute to a collective woodland canopy.

3. Changes to existing gardens, particularly as sites are redeveloped may lead unwittingly to:

   - loss of gardens of horticultural and heritage value
   - loss of mature vegetation which is a significant contributor to local urban character

Actions

1. Establish a register of notable private gardens and invite nominations from residents and local societies.

2. Carry out a survey to identify gardens of horticultural and heritage value.

9.0 MAIN ROADS

Discussion

- Main roads form a grid which is a sector of the larger metropolitan grid and which function as:
  - part of the metropolitan traffic system
  - local distributor roads
  - residential access roads
  - sites for local shopping and commercial centres
- There is an inherent conflict between their residential access function and their other functions.
- Their physical form is similar to that of internal residential streets, especially where roads do not contain tram tracks.
- Original construction is largely of asphalt with bluestone kerb and channel, though some road pavements contain a central, in-situ concrete section.
- Where tram tracks are present, support poles and overhead cables are another visual component and physical constraint.
- Reconstructed roads follow one of two models:
  - asphalt road pavement, concrete kerb and channel, and concrete footpath with a nature strip.
  - asphalt road, concrete kerb and channel, and asphalt footpath with no nature strip.
- There are spatial constraints on the dimensions of nature strips and the locations of street trees, which make their value questionable.
- Effective tree planting is largely 'borrowed' from bordering private and public gardens.
- Street trees are generally small native or decorative exotic species which show poor form and development, while those in footpaths are often little more than obstacles.

Issues

1. Many roads are in poor repair, and must eventually be rebuilt to acceptable traffic engineering standards. This means a change of materials for kerb and channel and possibly for footpaths.
2. Because of spatial constraints and species choice, most street trees are ineffective in their development, form and spacing, and should either be removed entirely or replaced with other species.
3. Where nature strips have been installed in combination with concrete footpaths, they are usually too narrow to properly accommodate street trees.

Actions

1. For road reconstruction, use concrete kerb and channel with asphalt footpaths.

2. In roads without trams:

   - where nature strips are to be installed, adopt a minimum width of 1200mm.
   - where garden planting is well developed do not plant trees in nature strips.
   - in less trafficked roads such as Chadstone, Belgrave, Darling and Tooronga, review the possibility of reducing pavement widths in order to accommodate wider nature strips and effective tree plantings.

3. In roads with trams:

   - use full width asphalt footpaths.
   - remove 'obstacle' trees.
   - where trees can be effectively planted, use metal tree grilles within pavements and plant larger growing, deciduous species.

MAIN ROADS.

WATTLETREE ROAD SHOWING BLUESTONE & ASPHALT CONSTRUCTION.

HIGH STREET SHOWING TRAM TRACKS & OVERHEAD CABLES.

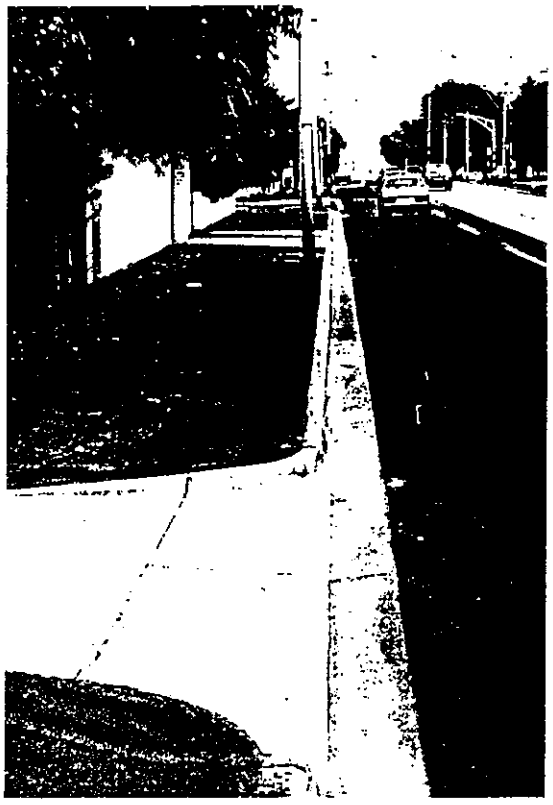
GLENFERRIE ROAD SHOWING 'BORROWED' TREES.

MAIN ROADS
PAVEMENTS, FOOTPATHS & NATURE STRIPS.

CHADSTONE ROAD SHOWING WIDE NATURE STRIPS.

GLENFERRIE ROAD SHOWING CONCRETE PATH & NATURE STRIP WITHOUT TREES.

BELGRAVE ROAD SHOWING WIDE PAVEMENT & NARROW NATURE STRIP.



HIGH STREET SHOWING CONCRETE KERB & CHANNEL WITH ASPHALT PATH.

TOORONGA ROAD SHOWING INAPPROPRIATE & POORLY DEVELOPED TREE PLANTING.

10.0 LOCAL SHOPPING CENTRES

Discussions

- Malvern has 14 local centres located mainly at intersections of main roads or at railway crossings.

- Though originally established speculatively as sites for local convenience shopping, many of the centres have developed as sites for offices, showrooms and service industry.

- Two shopping and commercial strips have evolved, containing commercial and light industrial uses.

  These are located:

  - in Malvern Road between Glenferrie and Tooronga Roads.
  - in Waverley Road between Dandenong and Emo Roads.

Issues

1. There are more local centres than are necessary for local convenience shopping.

2. Redevelopment of sites for showrooms and offices has produced buildings which are in conflict with existing centre buildings and adjoining residential areas because of:

   - inappropriate site development which does not maintain existing building lines.
   - excessive building bulk.
   - use of materials such as reflective glass and painted concrete.
   - overlooking of residential areas from the upper floors of offices.

3. Most centres are in fairly poor physical condition which is in part an expression of their commercial viability, and in part a product of poor standards of street design and furnishing.

Actions

1. Review the functions of the local centres and two commercial strips for:

   - their effectiveness and viability for local convenience shopping.
   - their capability for redevelopment to accommodate offices, service industry and light industry.

2. Revise land use zoning to provide three zones with the following functions:

   - local convenience shopping, with no office use.
   - neighbourhood business, with offices as a column 4, discretionary use subject to local conditions.
   - office and commercial use, with offices as a column 3 use subject to planning permit conditions.

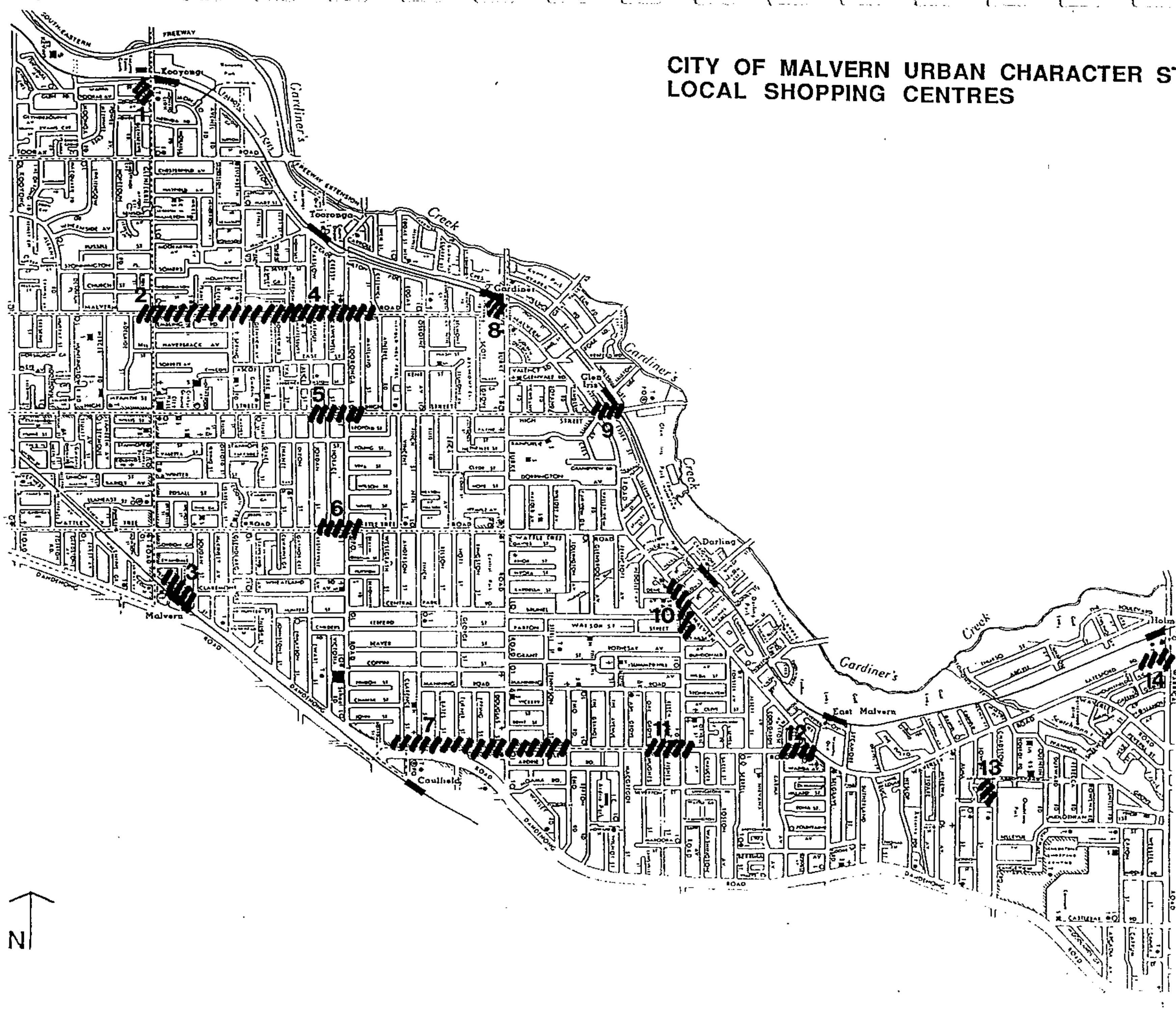
3. Prepare planning and design guidelines for redevelopment of sites, specifying acceptable forms and intensities of development, including:

- maximum floor areas.
- maximum floor areas per building.
- height limits.
- relationship to street frontages.
- preferred building proportions and materials.

4. Prepare centre improvement schemes covering:

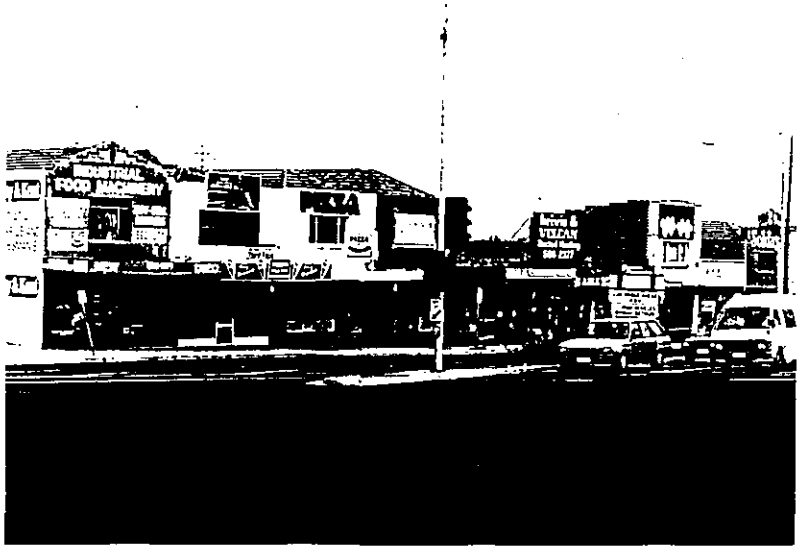
- shop front improvements.
- reconstruction of footpaths.
- installation of improved, standardised street furniture including seats, litter bins and barriers.
- coordination and minimisation of regulatory signs.

CITY OF MALVERN URBAN CHARACTER STUDY
LOCAL SHOPPING CENTRES



LOCAL SHOPPING CENTRES ORIGINAL BUILDINGS.

GLENFERRIE ROAD, KOOYONG SHOWING SHOP FRONTS & SIGNS.



WAVERLEY & WARRIGAL ROADS SHOWING SHOP FRONTS & SIGNS.

HIGH STREET GLEN IRIS SHOWING NEW ROADWORKS.

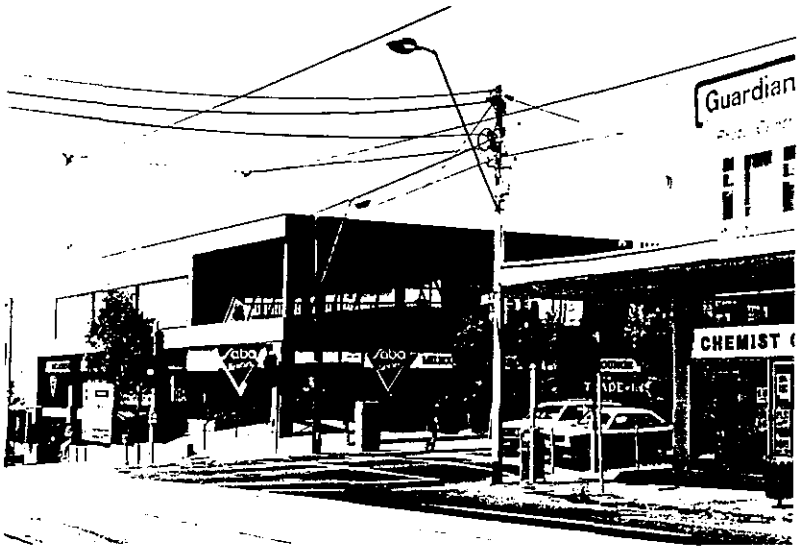
LOCAL SHOPPING CENTRES RECENT BUILDINGS.

MALVERN ROAD, OFFICES WITH REFLECTIVE GLASS CURTAIN WALL

BURKE ROAD - MALVERN ROAD, THREE STOREY OFFICE BUILDING ADJOINING TWO STOREY SHOPS.

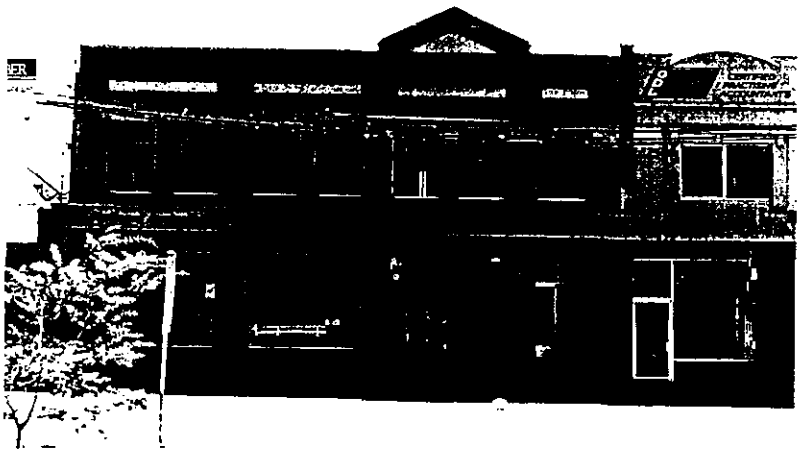
BURKE ROAD AT WATTLETREE ROAD, POST MODERN OFFICE BUILDING SET BACK FROM BUILDING LINE.

LOCAL SHOPPING CENTRES RECENT BUILDINGS.



TOORONGA ROAD - HIGH STREET, SHOWROOMS WITH EXAGERATED HORIZONTAL PROPORTIONS & SET BACK FROM CORNER.

TOORONGA ROAD, RESIDENTIAL AREA OVER-LOOKED BY NEW OFFICE BUILDING IN WATTLETREE ROAD.



WATTLETREE ROAD, NEW TWO STOREY INFILL BUILDING RESPECTING EXISTING BUILDING LINE, PARAPET HEIGHTS, MATERIALS & VERTICAL PROPORTIONS.

11.0 STREET FURNITURE

Discussion

- Council has adopted design standards for new street furniture within the Glenferrie Road – High Street commercial centre, as part of a strategy to improve its appearance and physical amenity.

- In local shopping centres, furniture is an ad hoc mix of utilitarian items including benches, litter bins and kerbside barriers. Such poor quality furniture only emphasises the poor physical condition of most centres.

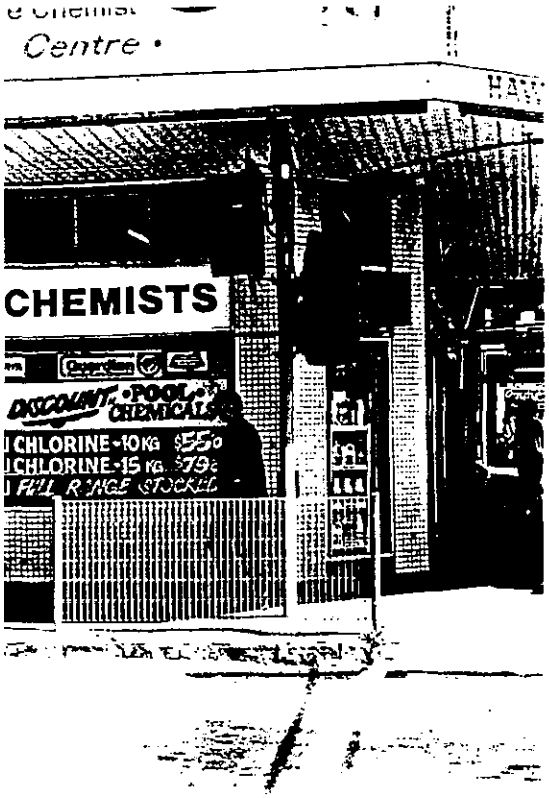
Actions

1. In Glenferrie Road – High Street, continue with implementation of existing designs and installation of street furniture.

2. For local shopping centres, adopt a new range of good quality furniture finished in a standard Municipal colour scheme. Makers of recommended designs are given in Section 6 above.

3. Install new furniture as part of coordinated centre improvement schemes, as recommended in Section 10 of this report.

EXISTING STREET FURNITURE.



12.0 URBAN CHARACTER TYPE ASSESSMENTS

The following assessments of the urban character types are based on summaries of the main characteristics which define the character type. They are necessarily descriptive and to a degree, subjective.

The assessments follow a standard format of:

- Description
- Issues
- Actions

The assessments are supported by individual character type maps and photographs of representative streetscapes, views and urban details.

Completed survey sheets for character areas and summary sheets for character types are included in Appendices C and D respectively, and may be referred to for further detail if this is required.

Urban Character Type 1: Areas 1, 3, 8 and 40

Description

This character type refers to land within Gardiner's Creek Valley between the railway line and freeway, and extending eastwards from Kooyong Road.

Land uses include:

- parkland development for active recreation with associated structures, buildings and vehicles access and parking areas.
- underdeveloped land at Tooronga Park.
- the Council depot.
- service corridor for overhead high tension power lines.

The developed landscape character is of pasture and open woodland, given by the green space of playing fields with their perimeter plantings of exotic and native tree species.

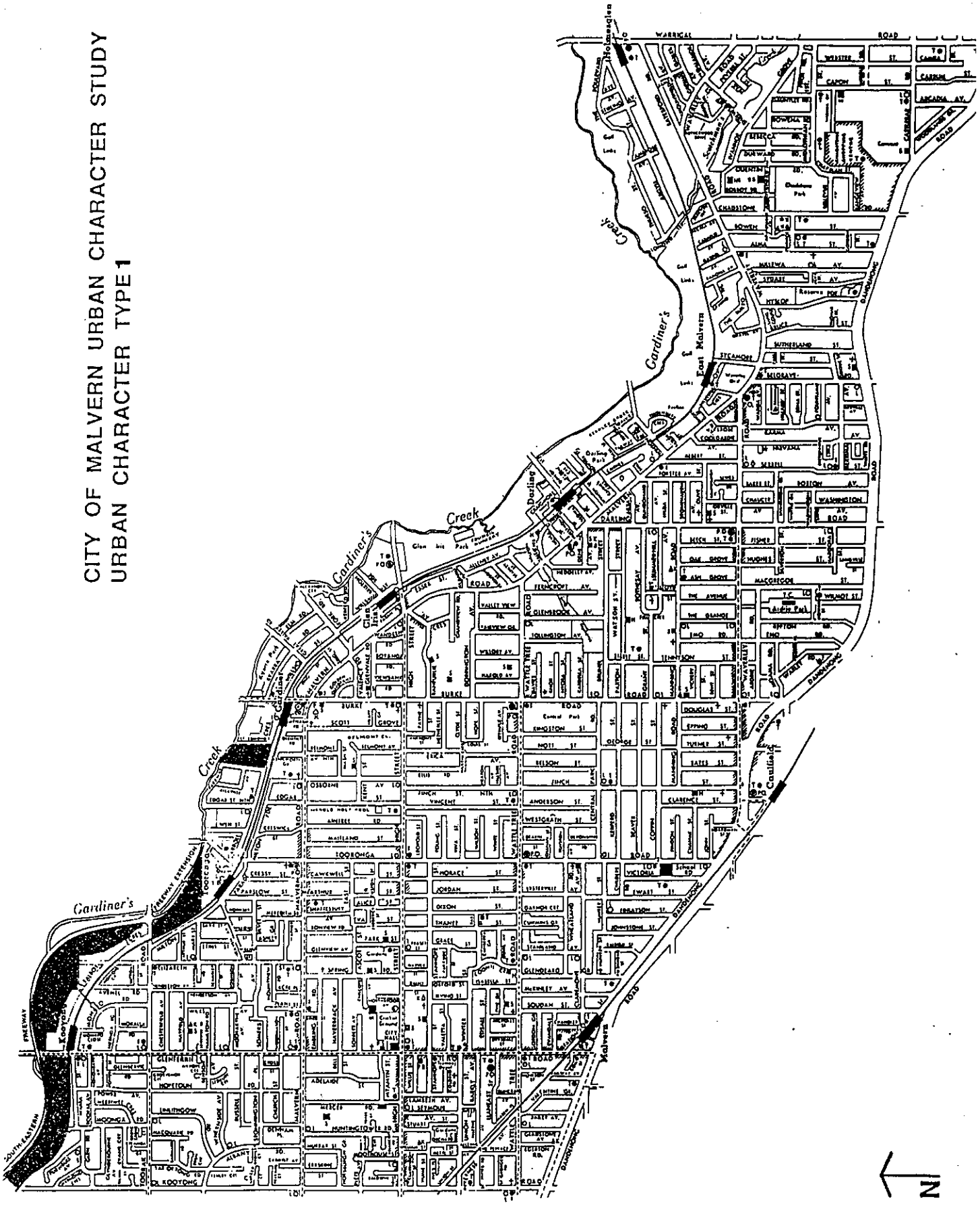
Issue

Resolve the future of this area following eventual land loss to the south eastern arterial road.

Actions

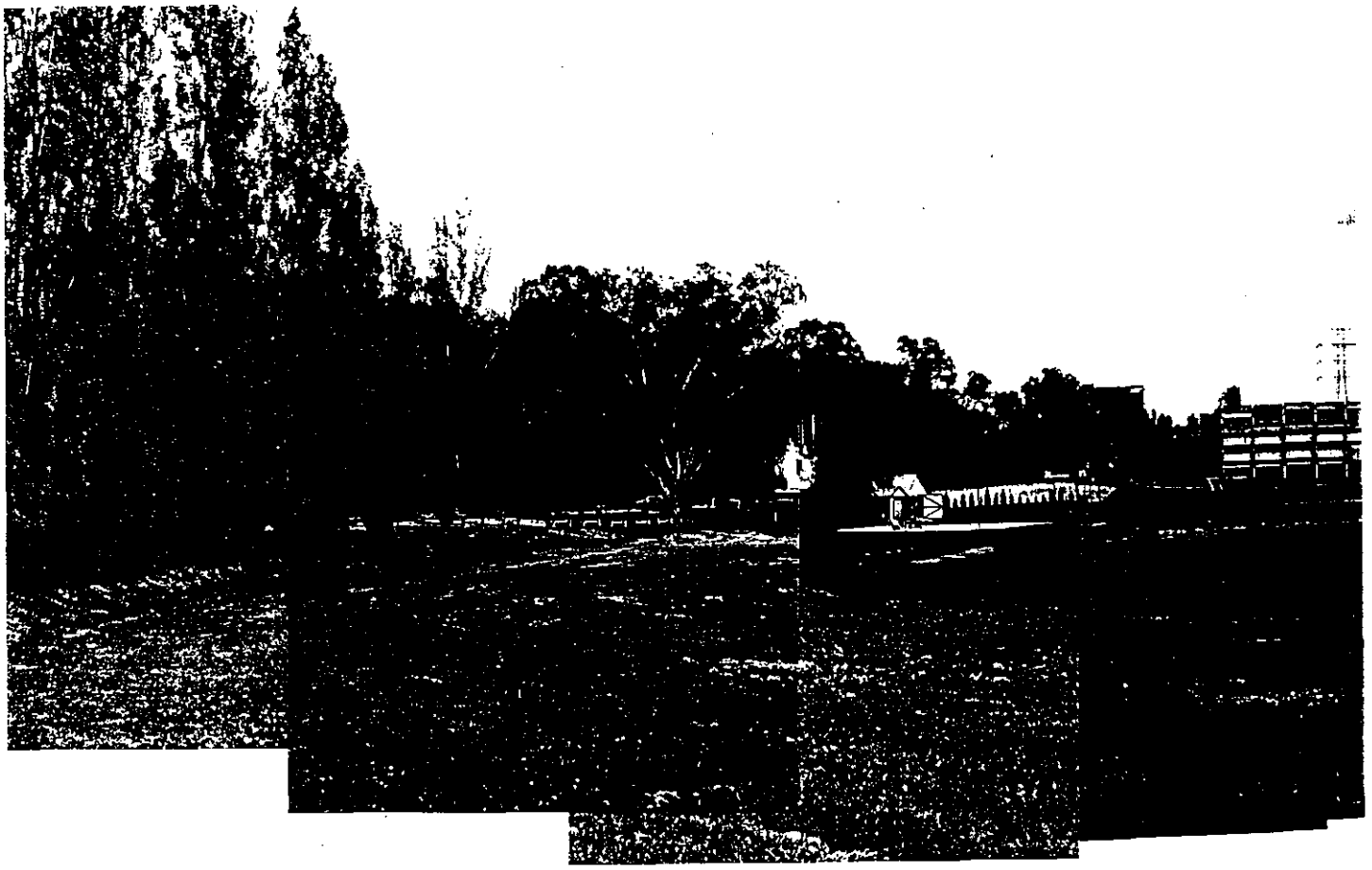
1. Develop proposals once the future of this area is known.
2. Incorporate tree planting along the railway reserve.
3. Establish a convincing perimeter belt of trees to Gardiner Park.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 1

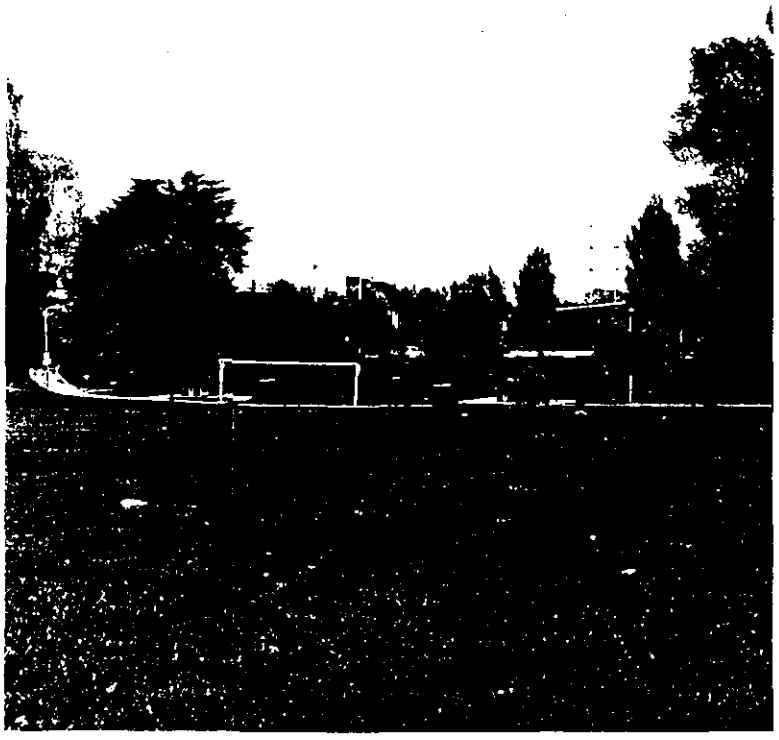


MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 1.



ST KEVINS PLAYING FIELDS



KOOYONG PARK

Urban Character Type 2: Areas 2 and 4

Description

- The combination of steeply sloping site, large and individualistic detached houses, mature street trees and garden specimen trees gives the classic arcadian character of "the village in the forest".
- Houses are generally two storeyed though their effective heights may be equivalent to a usual three or four storey building, because of their generous floor to ceiling heights and often deeply pitched roofs.
- Single storey houses and three storey blocks of flats also occur within this character type.
- Most houses are in very good condition, some have recently been renovated and others are undergoing renovation.
- Established garden plantings of mature specimen trees are more important than street trees in creating the exotic woodland canopy as the setting for buildings.
- Slope and orientation determine the extent and closure of views, which may reach to the Dandenongs, or just to the opposite rising slope.
- Overhead service wires are not evident because of the masking effects of mature street and garden trees and enclosing topography.
- Many streets have a monolithic concrete pavement and kerb which strongly reflects light and typically shows differential settlement and contraction cracking.

Issues

- In any redevelopment, retain existing mature garden plantings because of their contribution to the "forest canopy", which is threatened by extensive reconstruction, including new tennis courts and swimming pools.
- Monolithic concrete roads which have differential settlement in cracking, will require reconstruction.

  Options for materials and construction detail are:

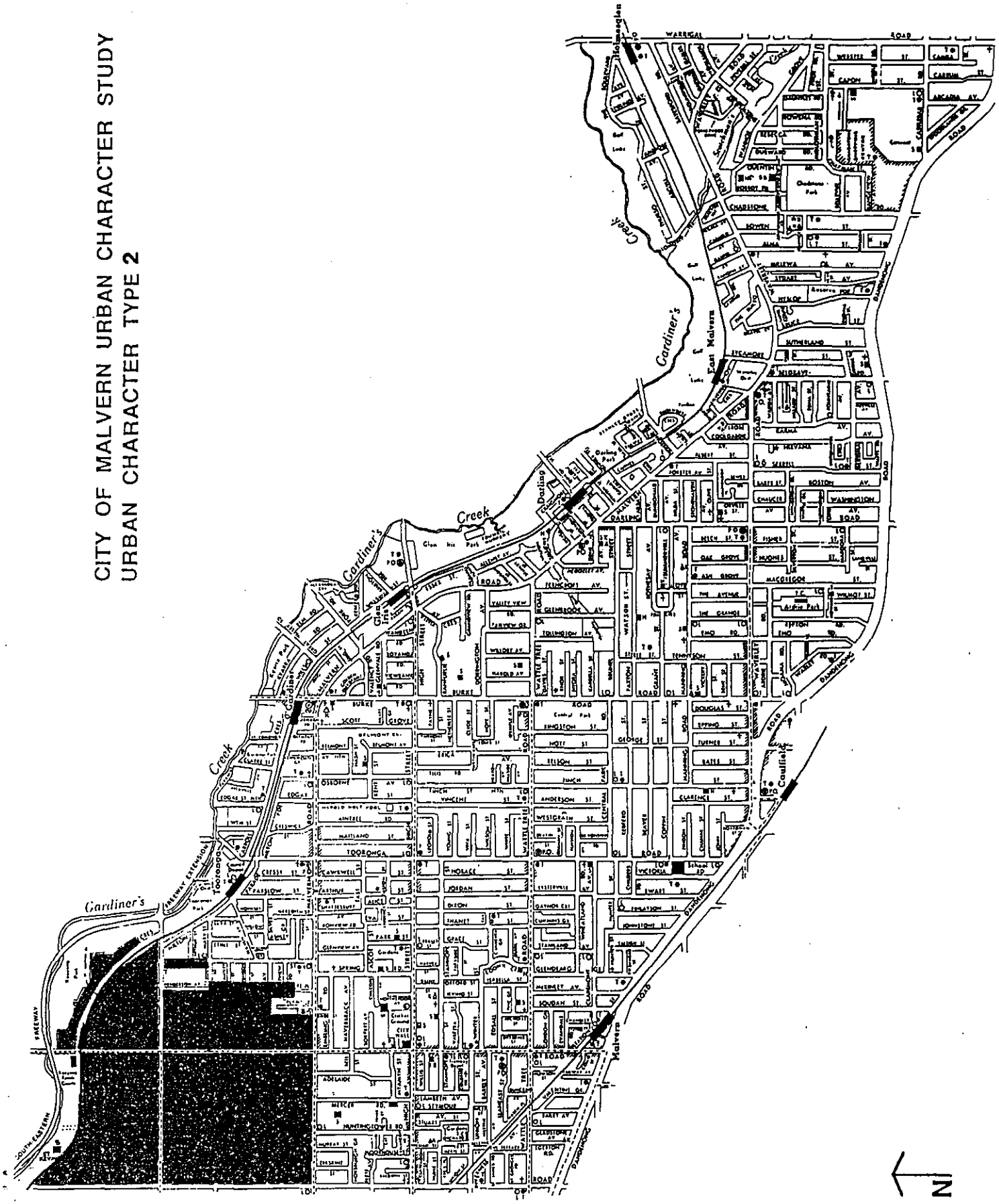
  1. asphalt road and concrete kerb and channel
  2. asphalt road and bluestone kerb and channel
  3. reinstatement with concrete

  If option 1 is adopted, do not use a roll over kerb.

Actions

1. Prepare a register of mature specimen trees in private gardens.
2. Prepare a program for street reconstruction.
3. Decide upon the construction detail for new roadworks.

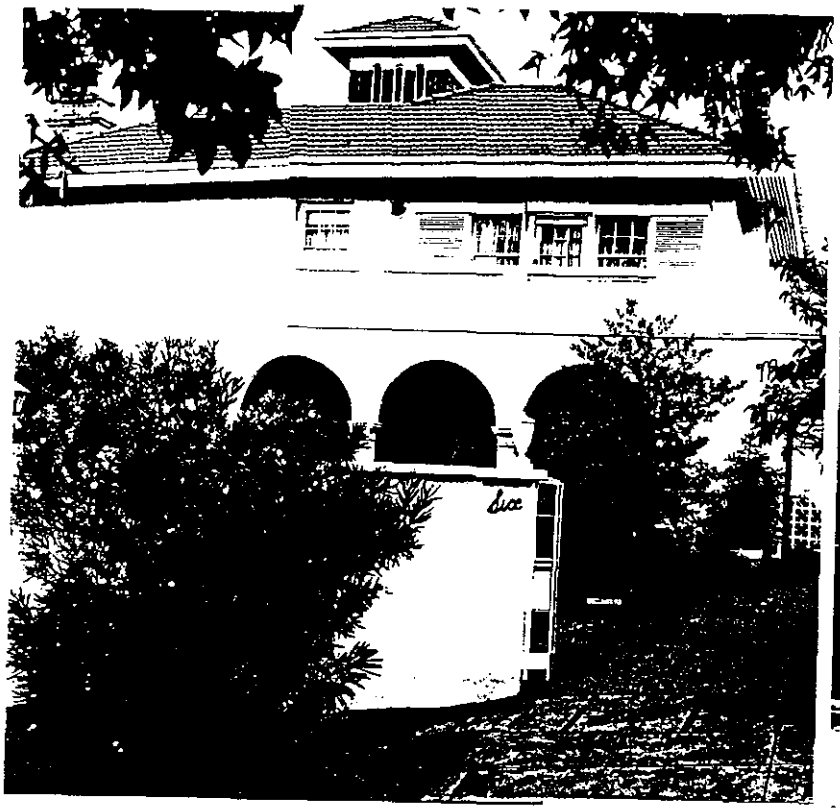
CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 2



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 2.

EVANS COURT



Urban Character Type 3: Areas 10 and 24

Description

- This character type has a spacious, residential character with a mixture of building styles ranging mainly from Italianate to Queen Anne, despite the presence of several schools and institutional land uses in area 10.
- Buildings are generally in very good condition and are predominantly single storey.
- Topography is apparently flat to gently sloping, which allows continuous sight lines along streets except where the grid is displaced or curvilinear.
- Important character details are:

  1. The use of asphalt and bluestone in street construction.
  2. Regular, formal plantings of deciduous street trees which provide, or have the potential to form continuous canopies.
  3. The unique verge design in Adelaide Street, where the verge is divided into parallel strips by an internal bluestone lined surface drain.

     The pathside strip is grassed.

     The roadside strip has a gravel surface and serves as a parallel parking strip.

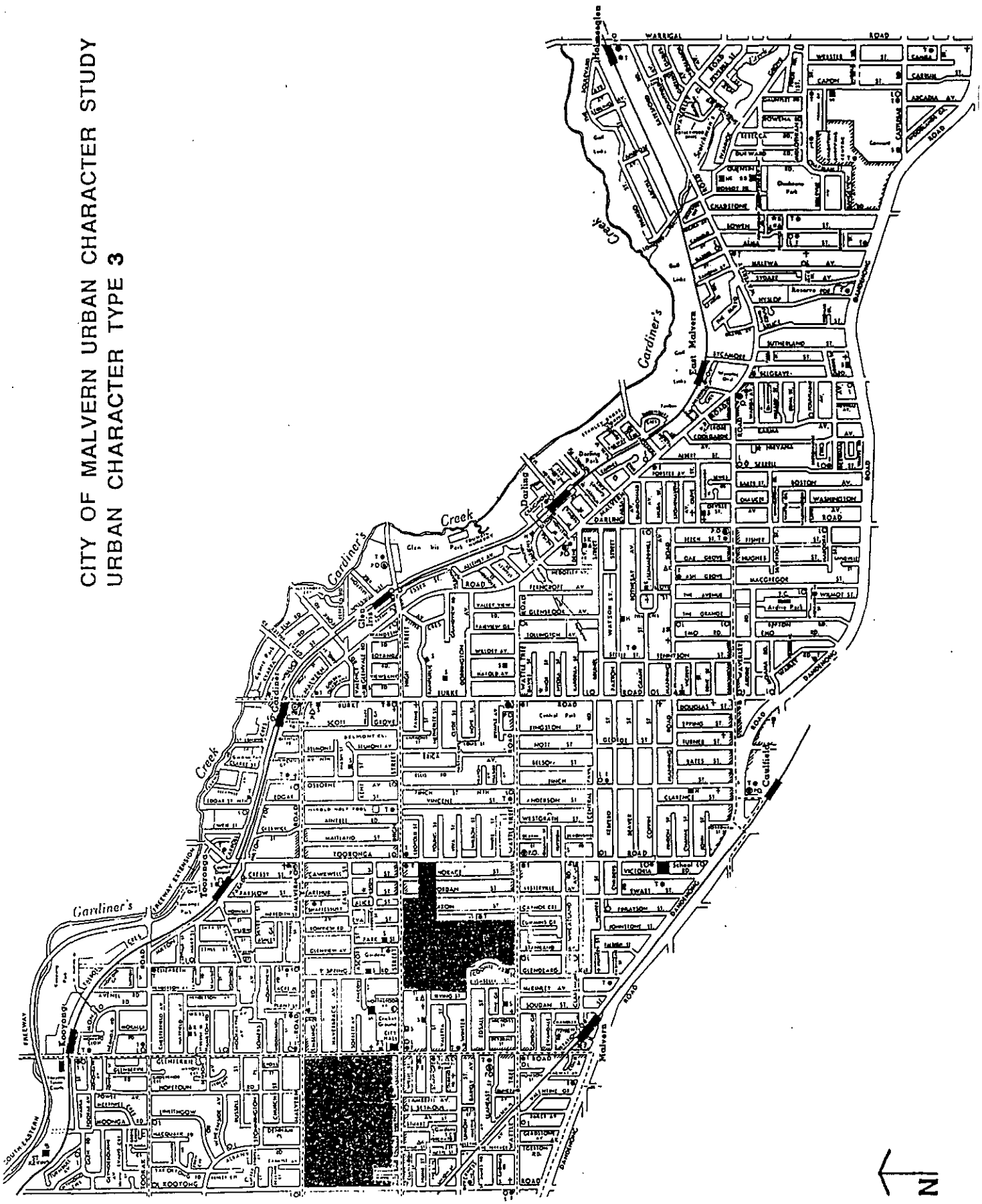
Issues

There are no obvious particular issues or threats.

Actions

Maintain existing street details and tree plantings.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 3



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 3.

ADELAIDE STREET

Urban Character Type 4: Areas 6, 11, 18, 19, 26 and 33

Description

- This character type is perhaps the most varied and urban in the city and is Malvern's equivalent of South Yarra, Prahran or Paddington.

- It is typified by dense development with many small blocks, a comprehensive mix of building styles from Victorian to 1980's infill, a displaced and interrupted grid of relatively narrow streets further subdivided by the intersecting railway reserve, a lack of grass verges and few street trees.

- Building condition varies widely from very good to very poor.

  Many houses have been recently renovated and extended, or are currently being worked upon.

  Some former industrial buildings have been converted to residential use and some sites redeveloped with infill housing.

- Most buildings are single storeyed, and because of constrained sites, second storey extensions are an obvious answer to spatial deficiencies.

- The few mature street trees and specimen trees in parks and private gardens are particularly important townscape elements because of the general lack of large trees.

- The predominance of bluestone and asphalt as street materials in areas 19 and 26 adds to their 'village' character.

Issues

- Maintenance of "traditional" bluestone and asphalt street detail.

- Lack of street trees in areas 18 and 19.

- Restoration of houses and redevelopment of site, particularly in area 19.

- Encouragement of diversity as an essential aspect of the urban character.

Actions

- Maintain existing plantings of mature trees.

- Discourage residents' plantings of narrow nature strips.

- Progressively remove existing planting of small native species such as Callistemon.

- Replant with Planes as a precinct species within the road pavement, as in Valentine Grove.

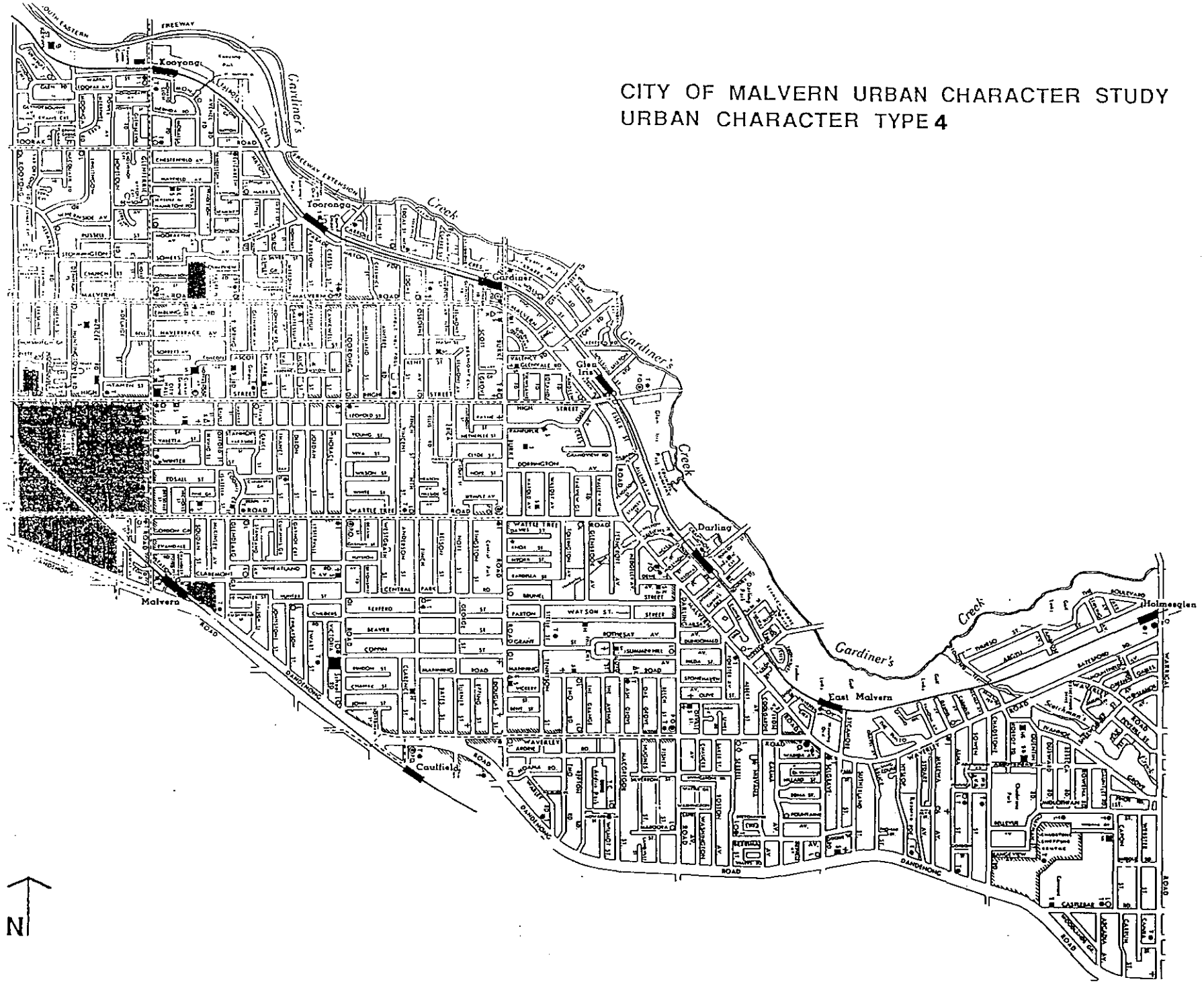
- In narrow streets, plant one side only opposite overhead power lines.

- Prepare a survey of mature trees in private gardens,

  eg. Peppercorns at 9 Meryl Street and Elms at 10 Valentine Grove.

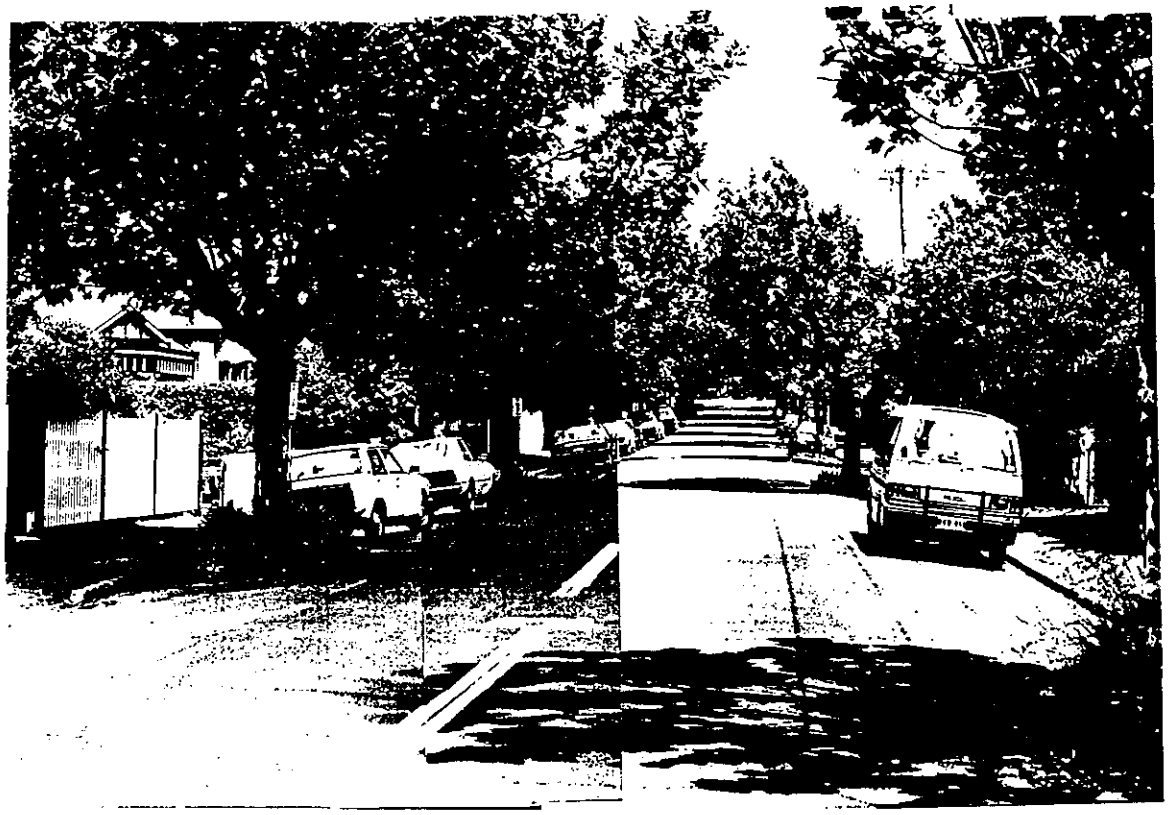
- Prepare for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 4



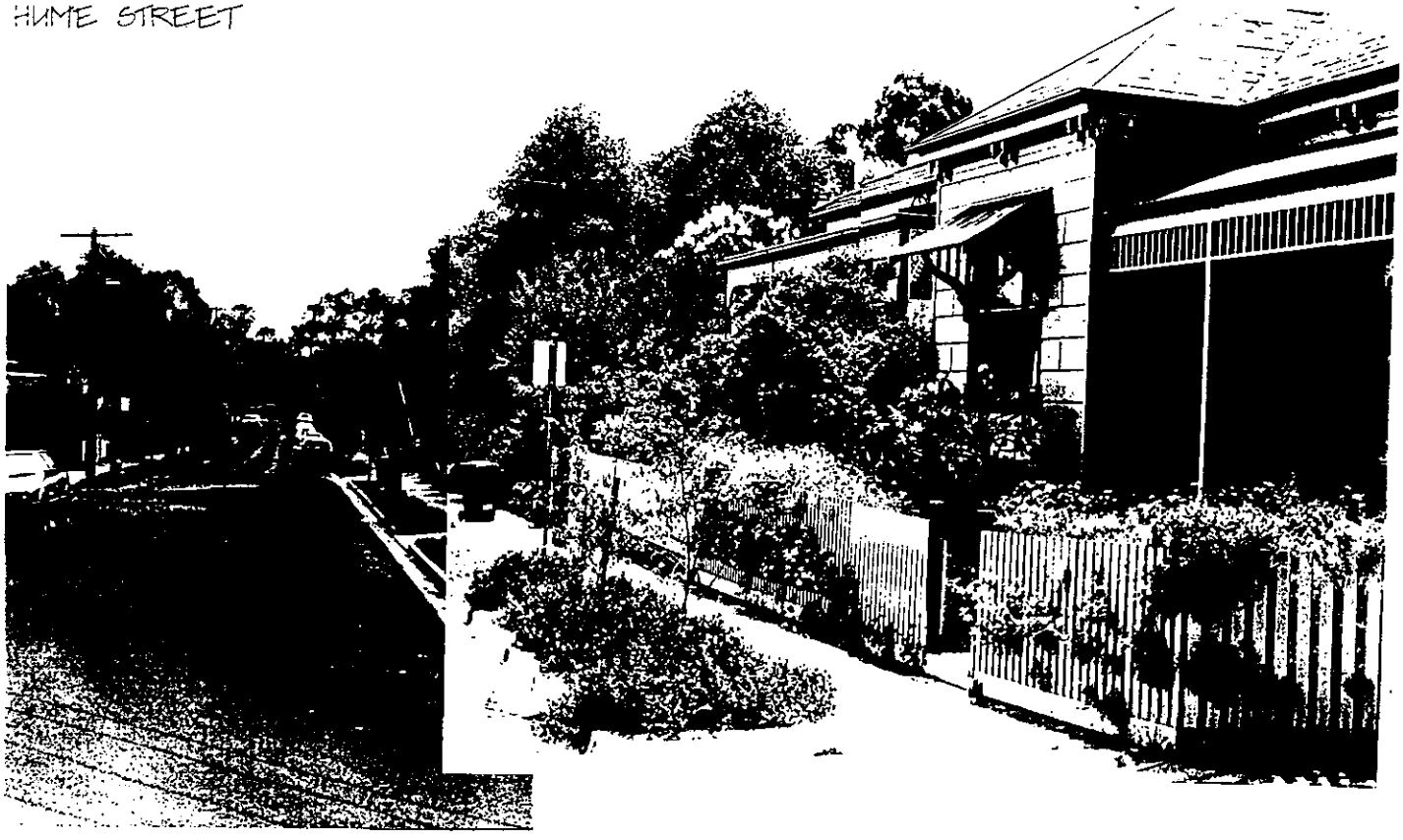
MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 4.



VALENTINE GROVE

HUME STREET



Urban Character Type 5: Area 7

Description

- The overlay of a displaced and interrupted street grid upon a sloping topography give a complex internal system of streets and lanes.
- Building styles are predominantly single storey Italianate, Edwardian and California Bungalow Style, with a recent complement of one and two storeyed individualistic and Post Modern houses on elevated, internal sites. Other houses have been renovated and extended.
- Mature plantings of Plane, Pin Oak and Ash are important streetscape elements, reinforcing the simple, parallel symmetry of footpath, grass verge, kerb and road pavement.
- The asymmetrical traffic engineering works in Elizabeth Street conflict with the original bi-lateral symmetry of the traditional street form.
- Overhead wires are visually dominant in Elizabeth Street, because of the immaturity of the street tree planting, and in other streets planted with low growing Prunus.

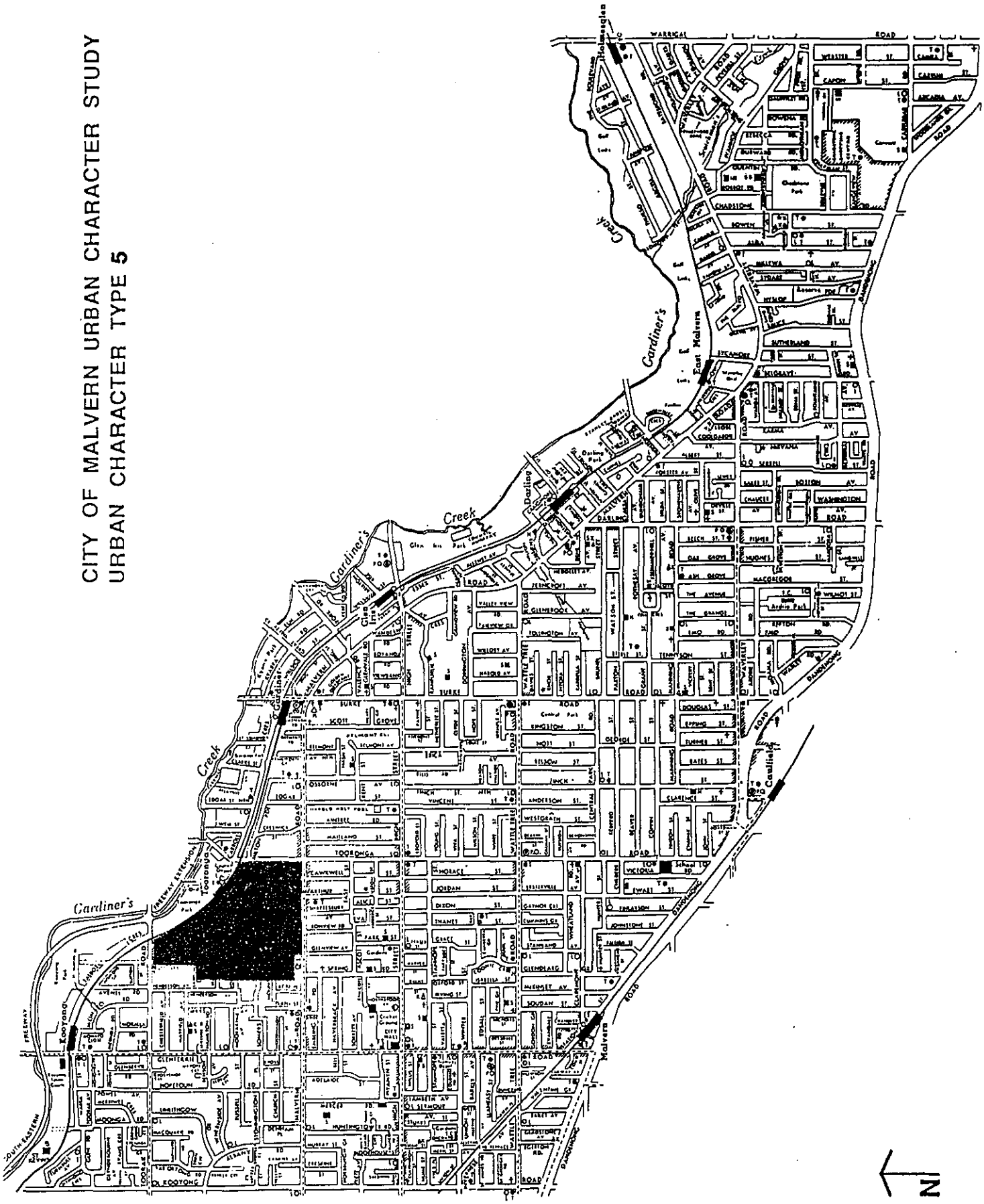
Issues

1. Extension of the "Toorak" syndrome of new, large two storey individualistic houses into an area of mainly California Bungalow Style, or earlier, single storey houses.
2. Change of street form and detail, as in Elizabeth Street.
3. Introduction of new street tree species including Robinia, Koelreutaria, Gleditsia, Melia and Cercis.

Actions

1. Maintain existing mature street tree plantings such as Plane and Ash.
2. Retain traditional street detail.
3. Restore the parallel alignment of Elizabeth Street using roundabouts, parallel parking bays and kerb extensions as traffic control devices.
4. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 5



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 5.

WILLOW STREET

Urban Character Type 6: Areas 12 and 15

Description

- The topography falls gently from Glenferrie Road towards the north east. The combination of large sites with mainly single storey detached houses gives a relaxed and spacious character.

- Building styles are mainly Queen Anne and large, atypical California Bungalow Style, but a number of sites in Haverbrack Avenue have been redeveloped with two storeyed Post Modern houses, altering the previous uniformity of building style, materials and form.

- Building condition is generally very good.

- Mature deciduous street trees, garden specimen trees and traditional street detailing with asphalt path, grass verge, bluestone kerb and channel and asphalt roadway complement the built form and disguise the presence of the overhead services.

Issues

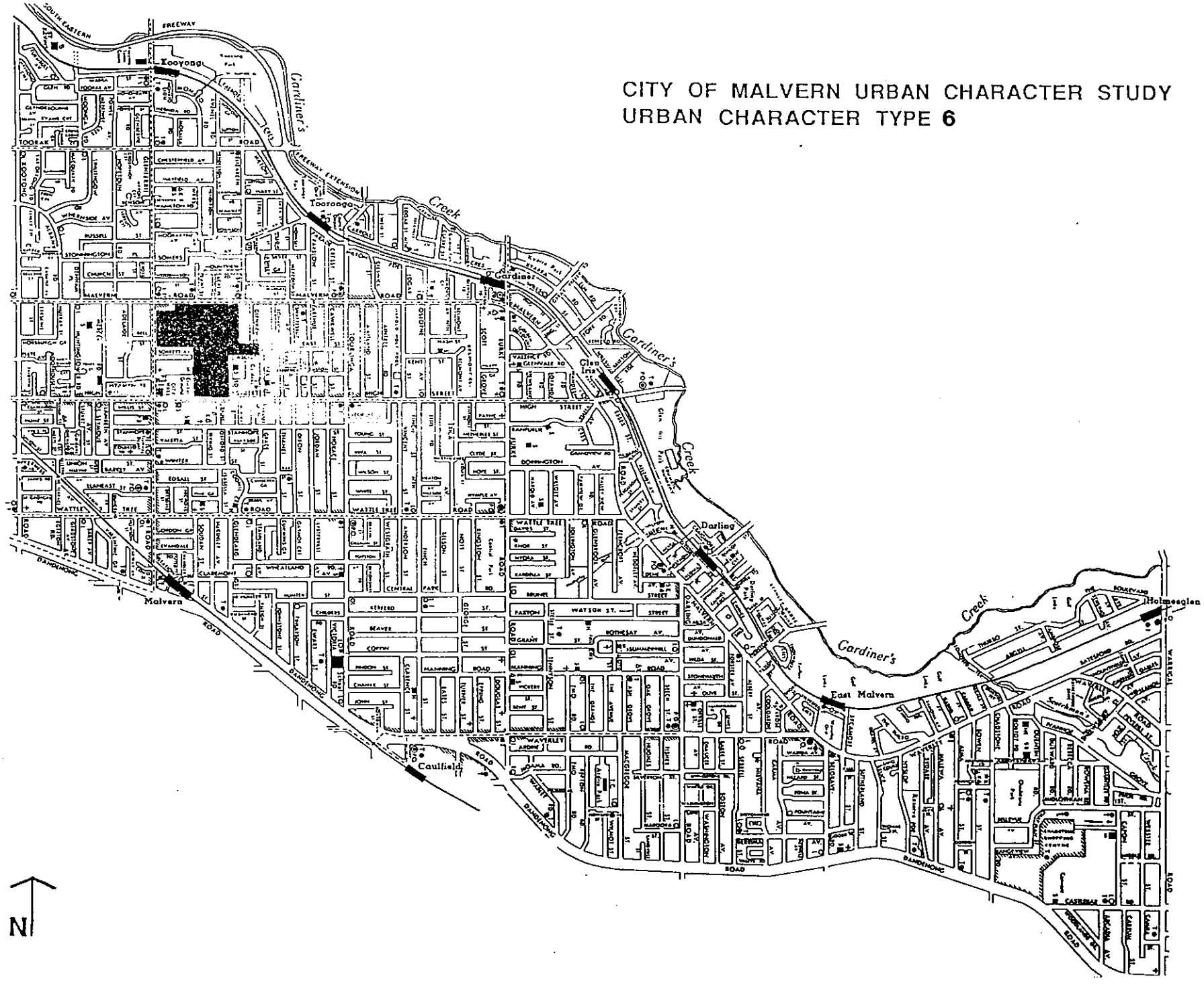
Redevelopment of large sites with large, two storeyed individualistic and Post Modern houses, are dramatically changing the built form and hence urban character.

Actions

1. Maintain existing street detail and tree plantings.

2. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 6



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 6.

EMBLING ROAD

Urban Character Type 7: Area 13

Description

- This is a small and unique area consisting of a single, gently sloping cul-de-sac.
- It contains the sole Gothic Revival style house in Malvern and a 'significant' Elm tree.
- The built form is dominated by a sequence of two storeyed Italianate villas which line the south side of the street.
- Traditional street form, detail and parallel rows of large plane trees give a classic streetscape.

Issues

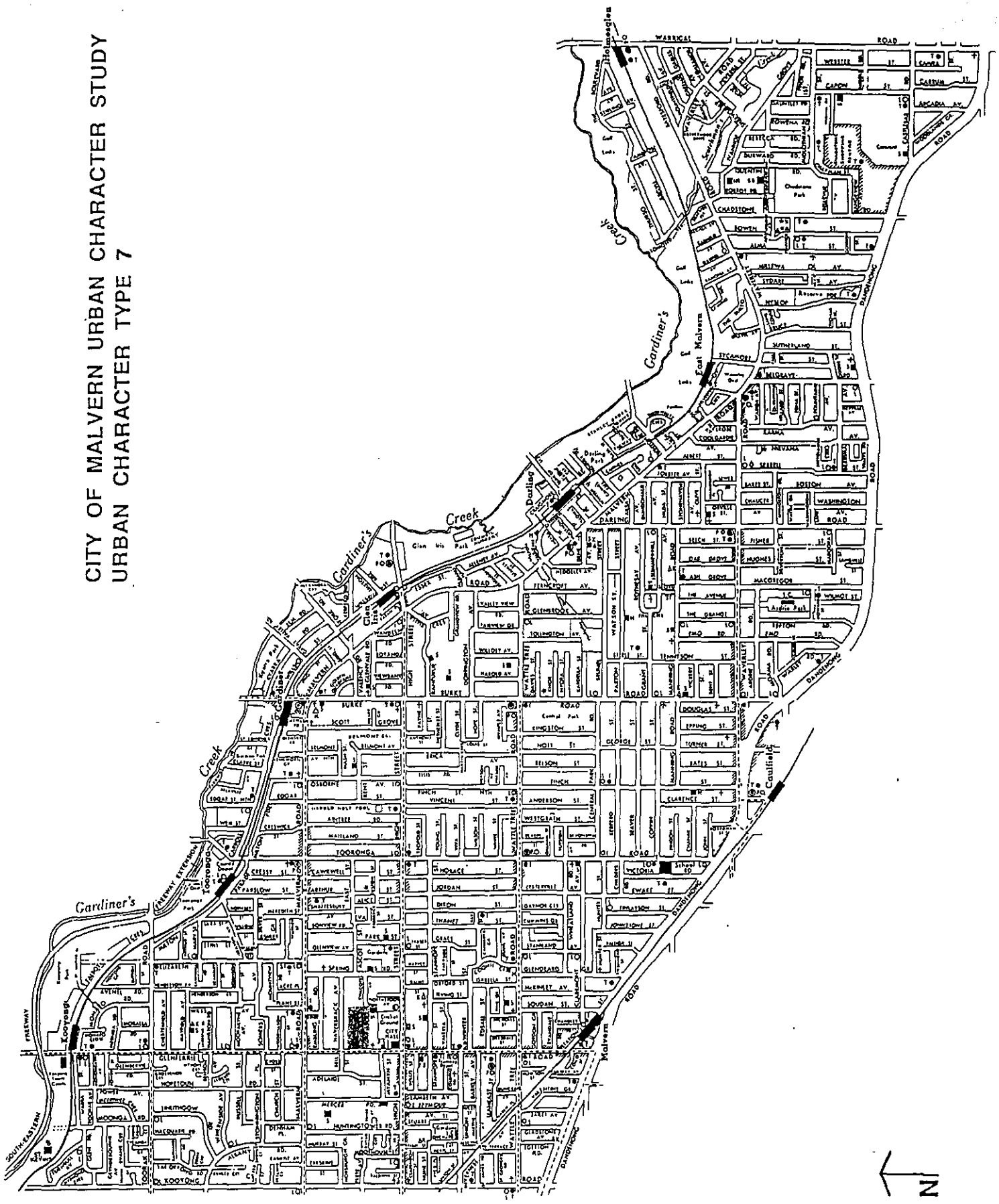
While the north side of the street has been largely redeveloped during the past twenty five years, the street character is given by its cul-de-sac form, its mature and massive plane trees, the continuous row of two storey Italianate villas along its south side, and the street entrance defined by the Gothic villa and vast Elm tree.

All of these components combine to make a beautiful and unique street.

Actions

1. Designate as an area for special protection.
2. Maintain existing street details and tree planting.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 7



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 7.

SORRETT AVENUE

Urban Character Type 8: Areas 21,31 and 35

Description

- The topography is apparently flat to gently sloping with a simple rectilinear street pattern, except for the offset of Valetta Street.
- The area is densely developed mainly with single storey detached houses, a few Edwardian semi-detached, and flats and units from the 1950's to 70's.
- House styles range from Victorian to Edwardian.
- Building condition is fair to good.
- Streets are of average to narrow width and either lack or have narrow grass verges.
- Street trees are a mixture of small native and exotic species which lack the innate potential to ever be more than obstacles in the footpath.
- Street materials are traditional asphalt and bluestone with partial replacement by concrete footpaths and kerbs.
- Overhead services are evident because of the lack of a tree canopy.

Issues

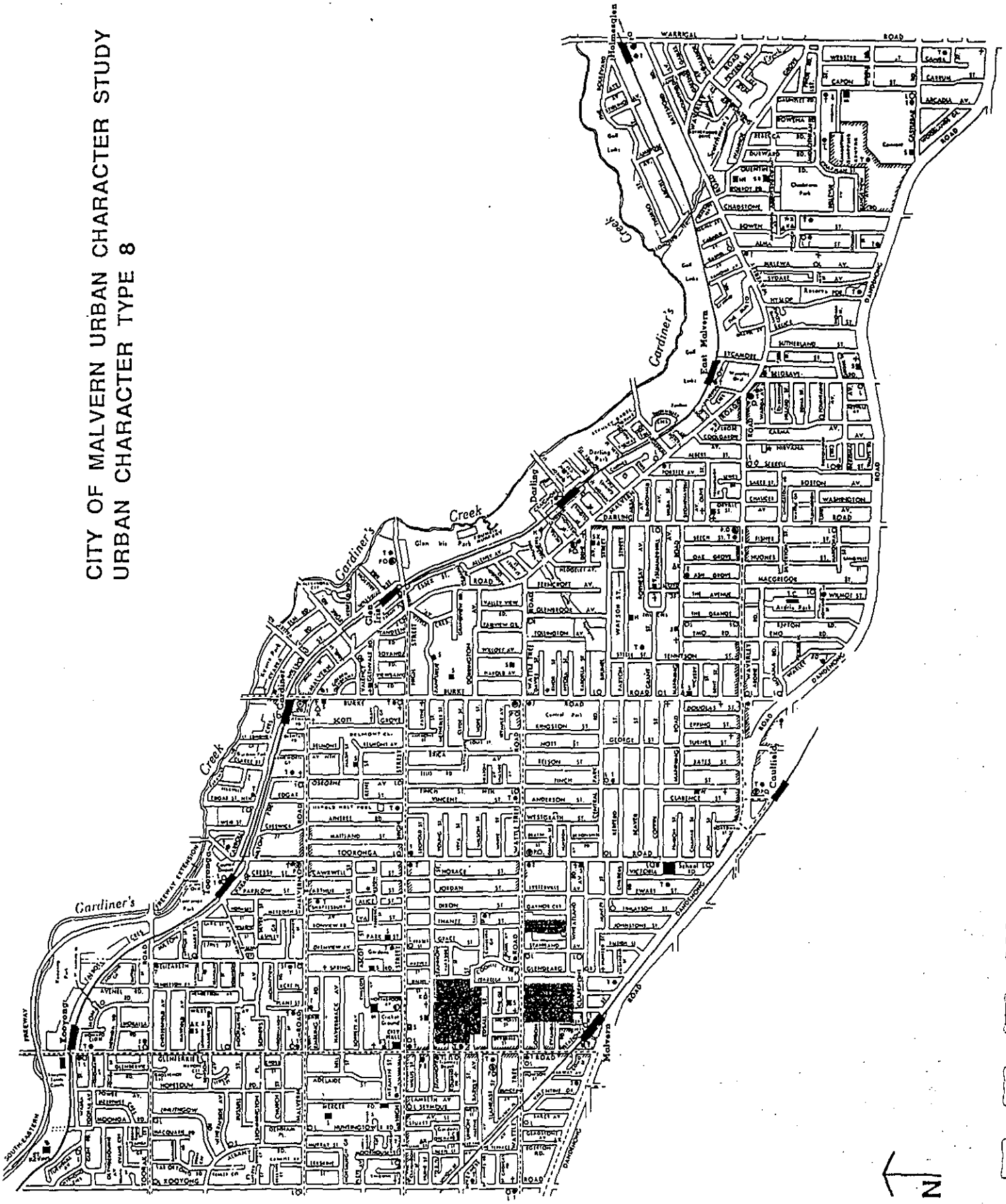
This character type is densely built with relatively narrow streets.

The area suffers from a lack of street trees and from "obstacle" plantings of several native species in narrow footpaths.

Actions

1. Remove existing footpath tree plantings.
2. Plant deciduous trees within the roadway, in single or double rows as space permits. See Bailey Avenue and Valentine Grove for examples.
3. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 8



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 8.

SOUDAN STREET

Urban Character Type 9: Areas 22, 27 and 30

Description

- Topography is flat with a rectilinear street pattern.
- Development is dense with small blocks and narrow streets without grass verges.
- Street materials are mainly asphalt and bluestone with some replacement concrete kerbs.
- Buildings are generally detached with some Edwardian semi-detached in Area 22, and are mainly of timber construction in poor condition.
- Styles are mainly Victorian, Italianate and Edwardian, with a few Early Modern houses and flats from the 1950s onwards.
- Street trees consist of pavement plantings of small, decorative native and exotic species.
- Overhead power lines are very evident because of the dense, single storey built form and the lack of large street or garden trees.

Issues

This character type includes the poorest condition of buildings and the bleakest streetscape in central Malvern.

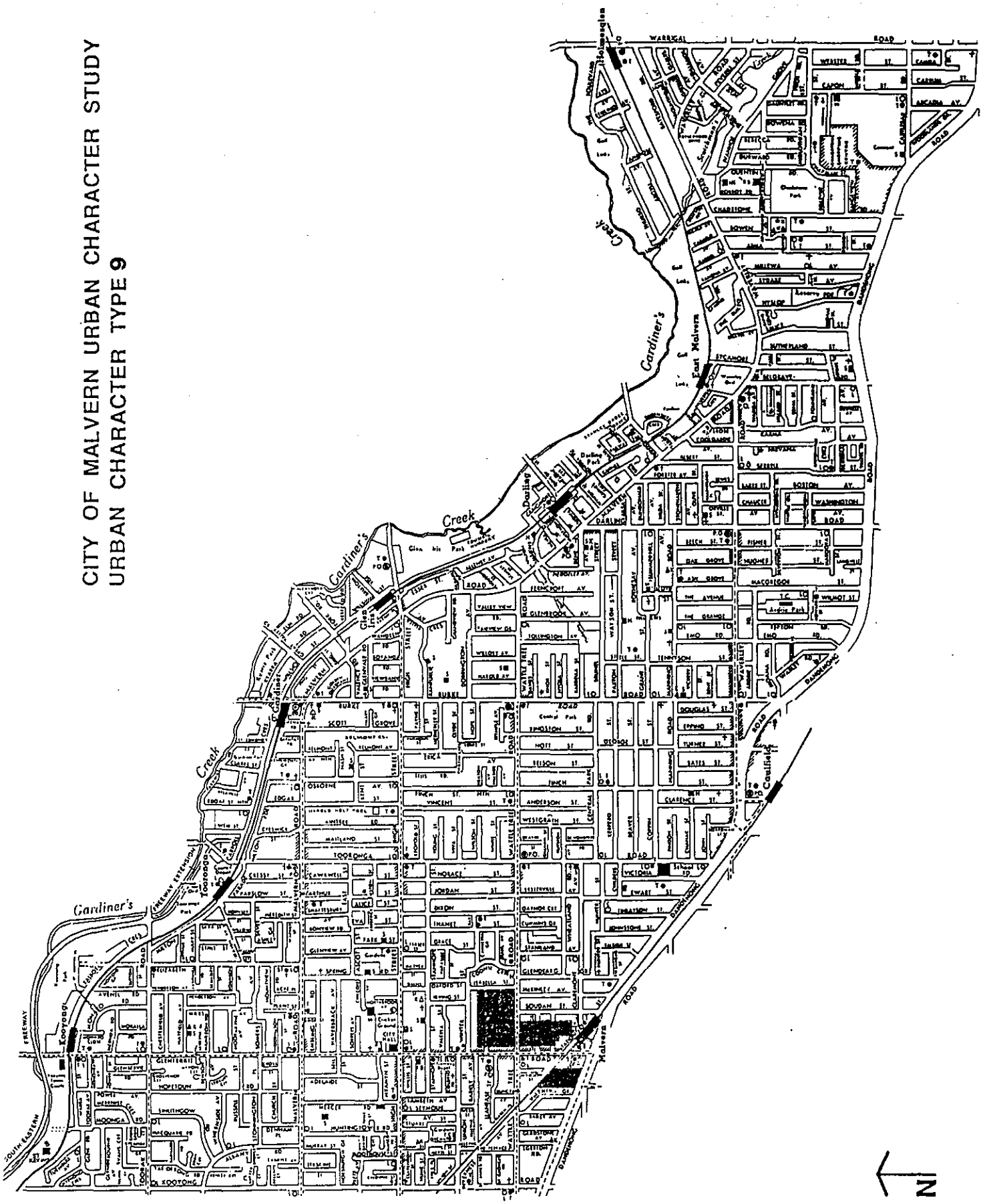
Many houses are in need of restoration and repair.

Streets seem to be poorly maintained, lack grass verges, and footpaths are planted with small tree species.

Actions

1. Carry out street maintenance, retaining traditional details and materials.
2. Plant single rows of deciduous trees within the roadway, as in Bailey Avenue.
3. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 9



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 9.

CHANDLERS ROAD

Urban Character Type 10: Areas 16 and 48

Description

- This character type is established by a predominance of single storey Edwardian, timber houses together with a few Californian Bungalow Style. Some new houses have been built in Area 16.

- The topography is gently sloping with a grid pattern of average width streets with parallel grass verges and mature street trees.

- Viva Street contains a fortuitous combination of large Plane trees and small Flowering Cherries giving alternating large and small tree forms which is particularly effective when the Cherries are in flower.

- Street materials are asphalt and bluestone with concrete replacement footpaths and vehicle crossings.

- Overhead wires are not evident because of the street tree canopies.

Issues

This character type has a homogeneous built form and established streetscape.

Houses are modest, though many have been renovated and some swimming pools built especially in area 16.

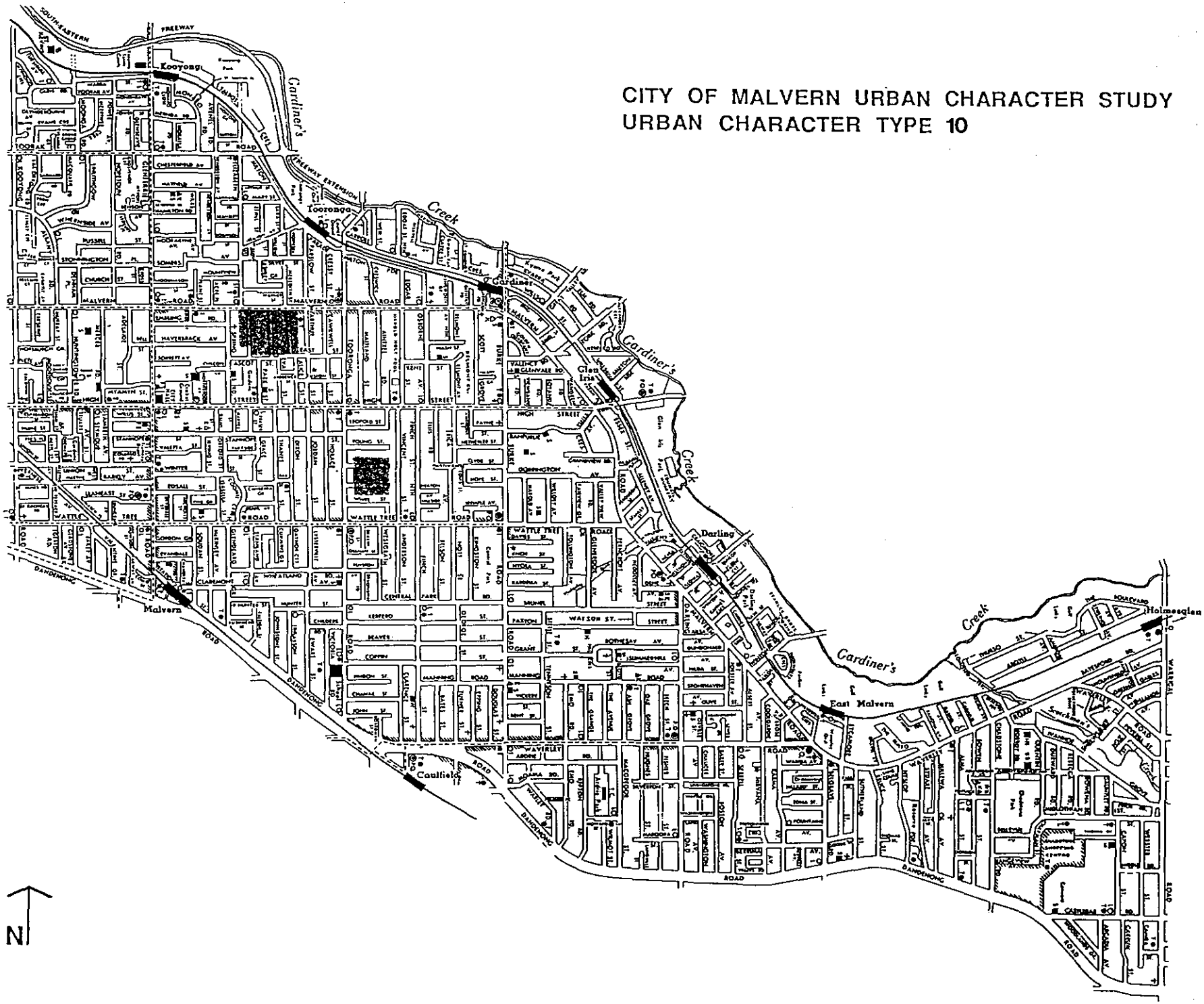
The tasks are to maintain the architectural character of the built form and the street detail.

Actions

1. Maintain existing streetscapes with their traditional detail and large, deciduous trees.

2. Prepare guidelines for building restoration extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 10



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 10.

VIVA STREET

Urban Character Type 11: Areas 17, 36, 44, 50 53 and 65

Description

- The topography varies, north to south, from gentle slopes to flat.
- A fairly dense development is given by a grid of streets of average to narrow width and a subdivision of average to small blocks.
- Houses are mainly single storey detached with some semi-detached in areas 17, 36 and 53.
- Construction is mainly timber, with some brick, particularly to main streets bordering character areas.
- Building styles range from Victorian to Spanish Mission with Edwardian predominant. Some sites were redeveloped with flats during the 1950's and 60's and more recently with new houses.
- Building condition is only fair to poor, but individual buildings and pockets of character areas have been recently renovated, indicating a trend of building restoration.
- Street materials are a mix of original asphalt and bluestone with concrete replacement of footpaths and kerb and channel.
- Street trees vary from established Plane trees to ineffectual Callistemon and Prunus, with new plantings of Koelreutaria.
- Because of the lack of topographic fall and poor street drainage, Council has experimented in Ewart and Victoria Streets, with different cross sectional configurations and details. The resultant effects upon urban character are extreme, largely because of changed kerb and channel detail, curvilinear alignments and the lack of mature street trees.
- Generally, overhead wires vary from being inevident to dominant in the streetscape – again because of the lack of street trees of significant stature and canopy.

Issues

This is an extensive character type with a fairly wide range of building periods.

It is unified by the predominance of timber houses, traditional street detailing, and a lack of grass verges and large street trees.

Council's replacement of bluestone kerbs and channels with concrete, its experimental alignments, parking bays and recent removal and pollarding of existing, plane trees, have has a profound detrimental effect on urban character.

Actions

1. In street reconstruction -
    - do not use curvilinear alignments
    - do not use roll-over kerbs

- do not use interlocking masonry pavers for standing areas within grass verges
- where streets are wide enough, use kerb extensions to define parallel parking bays and provide planting areas for large trees.

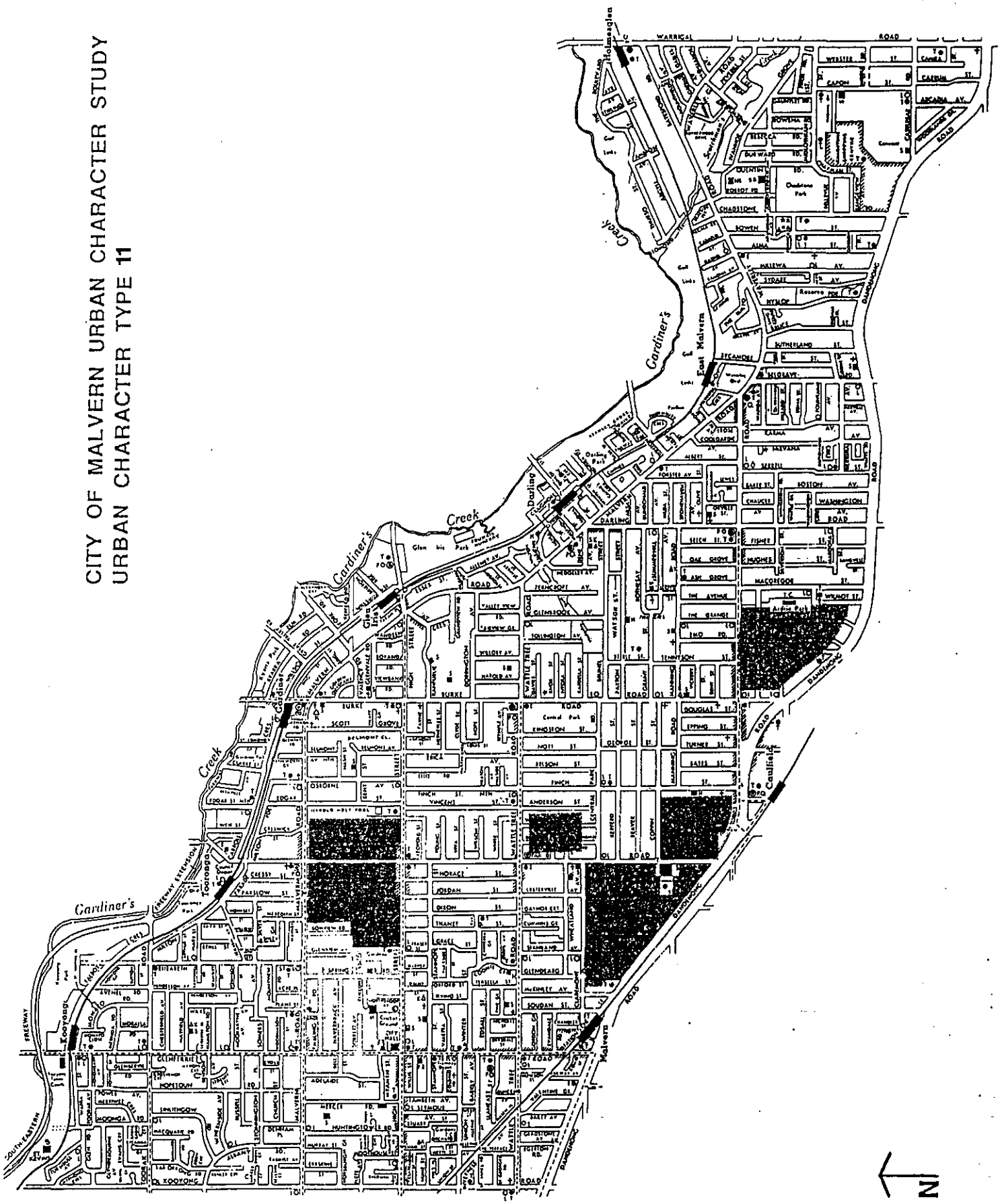
2. Street trees -

- thin and shape the canopies of existing plane trees instead of pollarding - see Erno Road for recently pollarded trees.
- remove small undeveloped native trees such as the Melaleucas and Tristanias in Deakin Street
- plant shade trees within roadways, as in Bailey Avenue and Valentine Grove.

3. Built form -

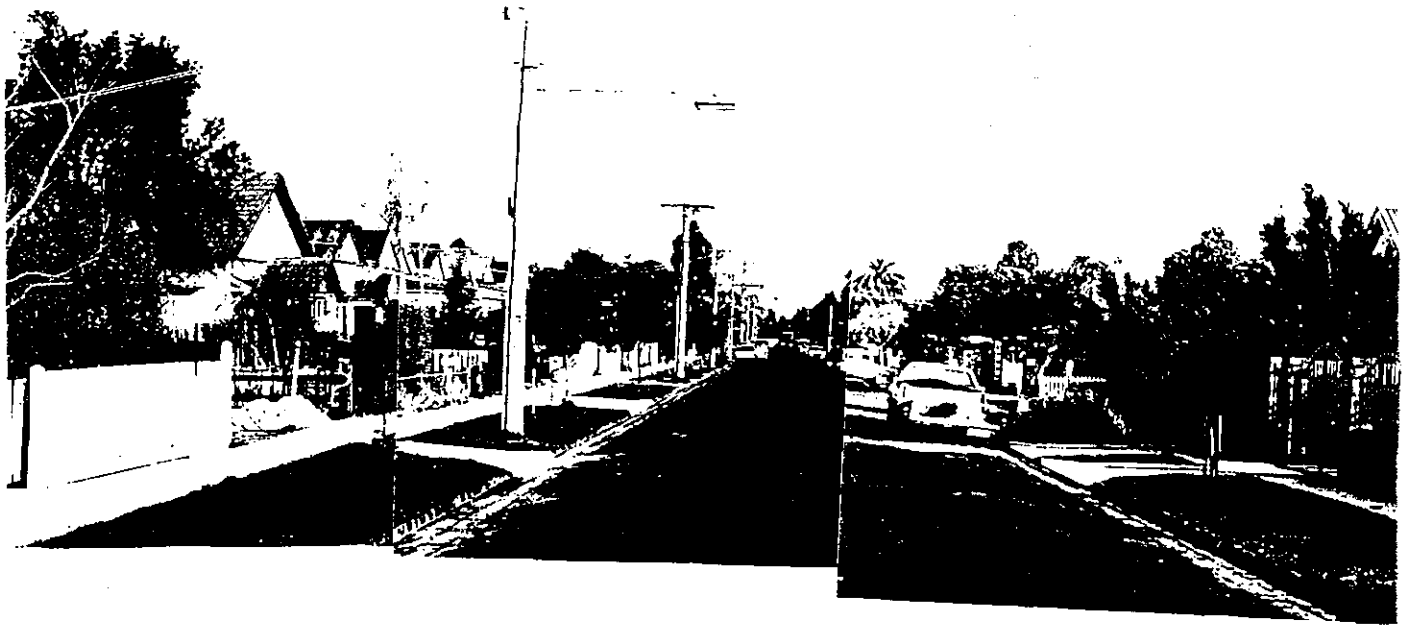
- prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 11



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 11.



REPTON ROAD.

CHILTERS STREET.

Urban Character Type 12: Areas 25 and 64

Description

- The topography is gently sloping, with steeper slopes in area 64, illustrated by the upward, east-west arc of Manning Road between Darling and Burke Roads.
- Parallel, north-south streets contains a subdivision of average size residential blocks.
- House styles are mainly single storey Edwardian and California Bungalow Style, with some pioneer Victorian and later Spanish Mission. Some 2 storey flats were built in area 25 and some houses in area 64, during the 1950s and 60s.
- Building materials cover the full range of timber brick and render, while building condition is generally fair.
- Street materials are mainly asphalt and bluestone with some replacement concrete footpaths.
- Most streets have parallel grass verges with avenue tree plantings of various species and stages of development.
- The combination of speed control deviations, paved parking bays and juvenile street trees have profoundly changed the character of Manning Road.
- Overhead wires are generally evident because of the use of small stature street trees and the current tree replacement program.

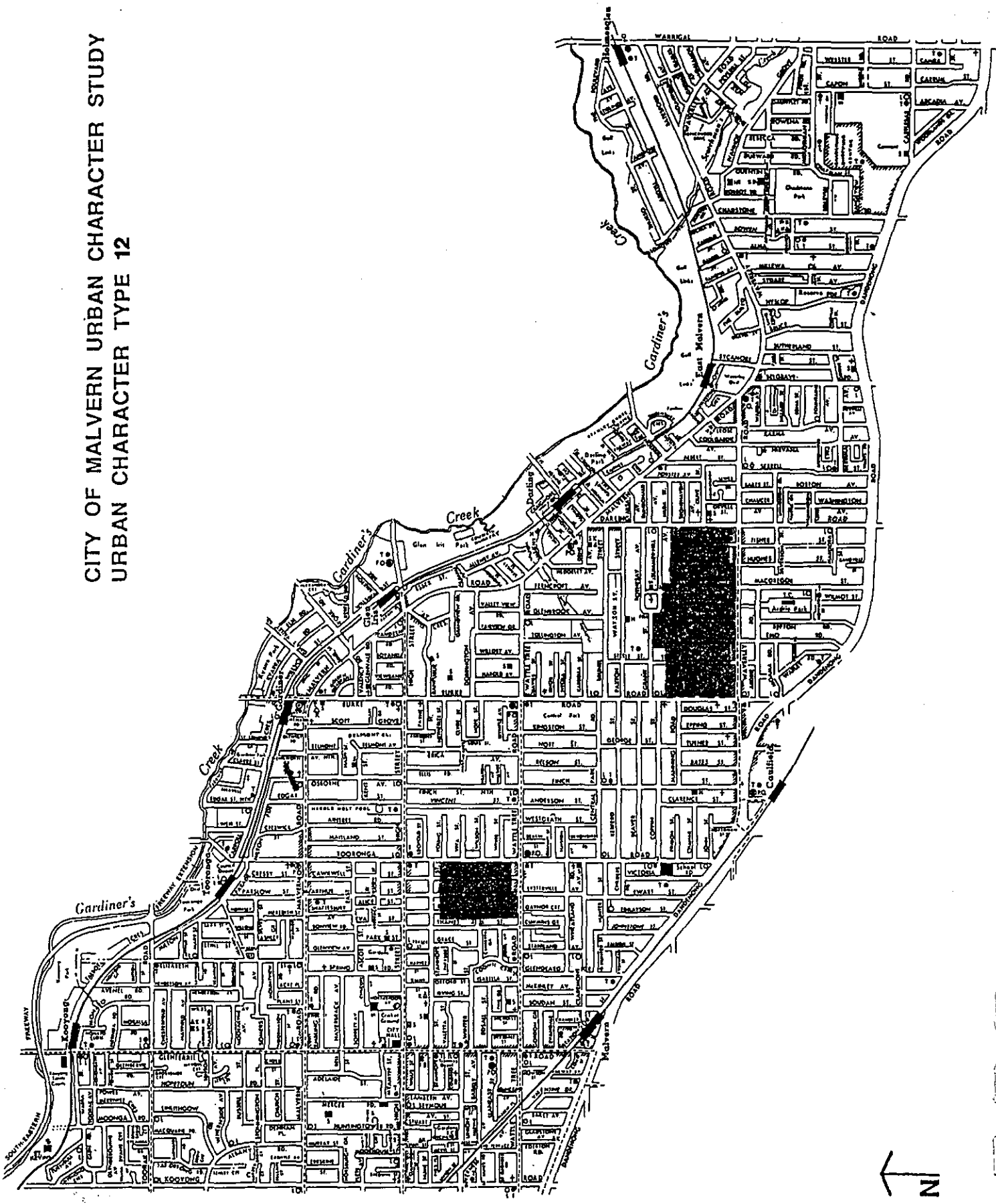
Issues

The extremes of streetscape are given by Dixon Street with its maturing Ashes and wide grass verges, and Tennyson Street which lacks both trees and verges. Otherwise their built form and street detail are similar.
The intermediate streetscape with narrow verges and insignificant trees occurs in Horace Street. Manning Road has an established avenue of Plane trees, but some have been removed quite recently and replaced with Jacarandas. Dixon Street is the obvious model to follow for desirable streetscapes.

Actions

1. In overly wide streets such as Harace and Jordan, adopt one of the following options:
    - reconstruct kerb lines with extended grass verges
    - form kerb extensions as tree planting areas defining parallel parking bays
    - plant trees directly in the roadway.
2. Maintain traditional street details.
3. Restore the Plane tree avenue in Manning Road.
4. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 12



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 12.

DIXON STREET.

DIXON STREET

Urban Character Type 13: Area 34

Description

- The topography is apparently flat or gently sloping and carries a grid of narrow streets.
- The area character is determined by the density of development and consistency of architectural style and materials.
- Block sizes vary from average to small and are densely developed with single storey detached and semi-detached houses built close to side boundaries and often with only a 3 metre setback from street frontages.
- The predominant architectural styles are Edwardian and Queen Anne, with some earlier Italianate houses.
- Materials are mainly brick with terracotta tile roofs and building condition is generally very good.
- Street materials are principally asphalt and bluestone with concrete replacement some of footpaths, kerbs or kerbs and channels.
- Except in Claremont Avenue, grass verges are less than a metre wide and street trees are ineffectual decorative species. However, the alternation of Tristania and Melia in Claremont Avenue is magnificent in winter.
- Overhead wires are generally evident because of the form of street tree planting.

Issues

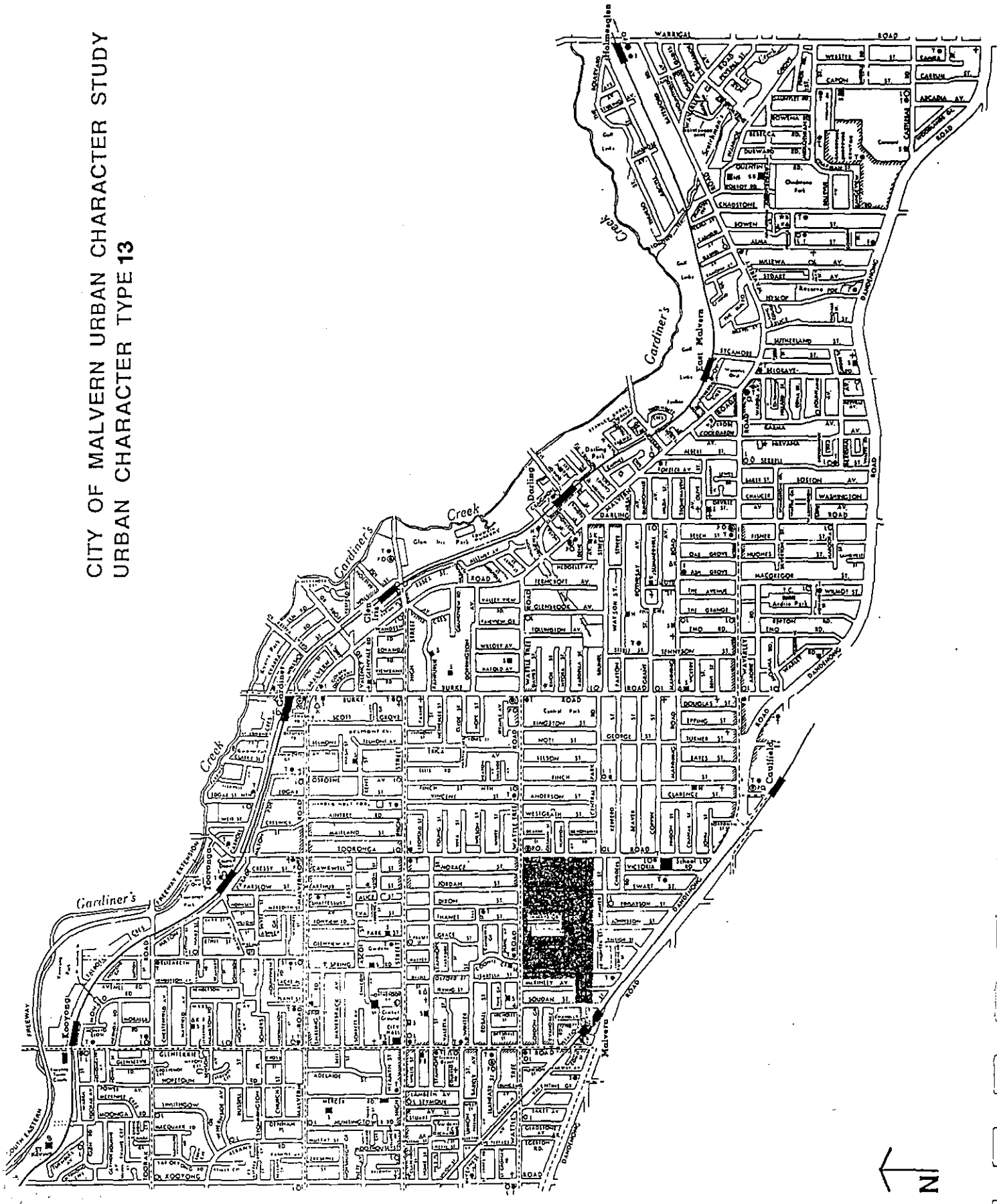
Many houses within this type have been recently renovated reinforcing its architectural consistency.
The single, obvious deficiency is a lack of effective street trees, probably because of relatively narrow streets and grass verges.

Where trees occur, they are typically ineffectual Callistemon, Prunus and Tristaina except in Claremont Avenue which has a particularly fortuitous planting of alternating Tristanias and Melias.

Actions

1. Remove existing, small street trees.
2. Plant with larges species, perhaps in single rows, within the roadway as in Bailey Avenue.
3. Maintain traditional street details.
4. Prepare guidelines for building restoration, extension and repair, though work so far is consistent with and generally appropriate to the existing built form.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 13



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 13.

CLAREMONT AVENUE

Urban Character Type 14: Areas 38, 41, 45 and 47

Description

- This character refers to areas with a predominance of two or three storey flats, and/or single storey residential units.

- Area 38 consists almost solely of 1960's 3 storey flat blocks lining both sides of Edgar Street north.

- Area 41 contains 1930's or 40's, two storey flat buildings disguised as detached, 'English' style houses, and which are in very poor condition.

- Area 45 is the most extensive.
  Some of the original single storey Edwardian timber houses remain on their average to large blocks, and building condition is generally fair with some 1960s flats recently renovated.
  Topography is flat to gently sloping with a partially interrupted street grid.
  Streets are of average width to wide, with parallel grass verges and parallel plantings of native trees including E.leucoxylon, E.cladocaly, Tristania and Melia.
  Street materials are a mix of traditional asphalt and bluestone with replacement concrete for footpaths and kerb and channel.
  Overhead wires are evident where not concealed by tree canopies, as in Edgar Street.

- Area 47 is a small section 1960's, three storey flats with frontages to Burke Road, south of the intersection with Malvern Road.

Issues

1. Buildings in area 41 are in very poor condition and sites are overgrown and unmaintained. Improvements are required, either by renovation of existing buildings or by redevelopment of sites.

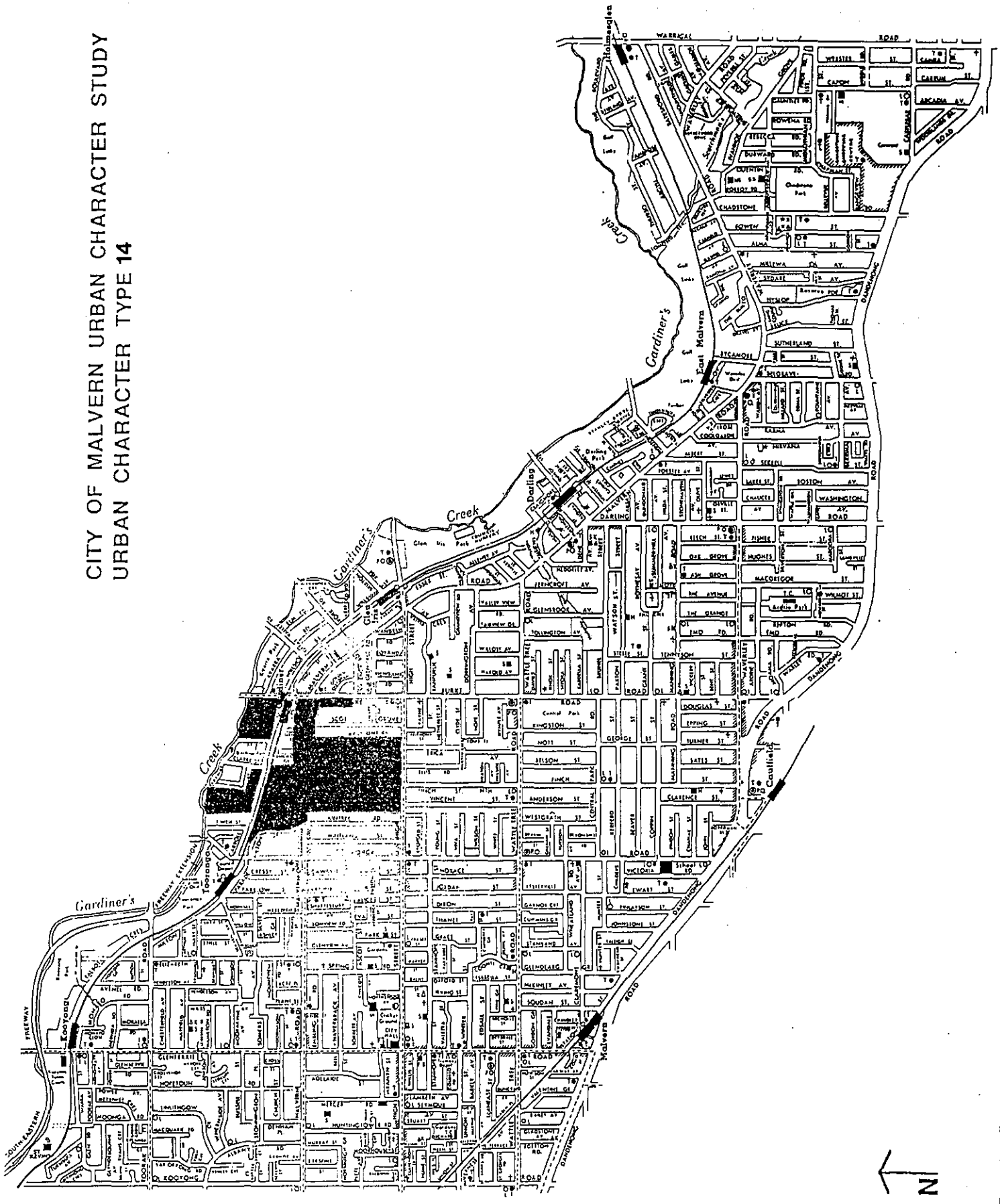
2. In area 45, there is a heterogeneous mix of 1960's flats, 1970's strata title units and remnant Edwardian timber houses.
   The only unifying elements in the streetscape are the mature Eucalypts.
   Osborne Avenue and Nash Street are two of a few streets in Malvern which have large native street trees.
   These are sufficiently large to compete in scale with adjacent three storey buildings, and their bark and foliage sparkle in the winter sun when other trees are leafless and dormant. They give a uniquely Australian character to the street scene, despite their past mutilation through excessive pollarding.

Actions

1. In area 45, retain and restore existing trees and replant with similar Eucalypt species, as the theme planting of the area.

2. Prepare design guidelines for further multi-unit redevelopment of sites.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 14



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 14.

NASH STREET

Urban Character Type 15: Areas 46 and 49

Description

- The topography is gently sloping, with an interrupted street grid.
- Buildings styles are predominantly single storey Edwardian and California Bungalow but include Early Modern and recent houses together with 1950s and 60s flats, while building condition is good to very good.
- Street widths are average to wide and parallel verges are typically planted with street trees including Plane, Pin Oak, Ash, Melia, Tristania, Melaleuca and Callistemon.
- Street materials are bluestone kerb and channel with asphalt roads and asphalt or concrete paths and crossovers.
- Overhead wires are inevident in streets with mature, spreading trees.

Issues

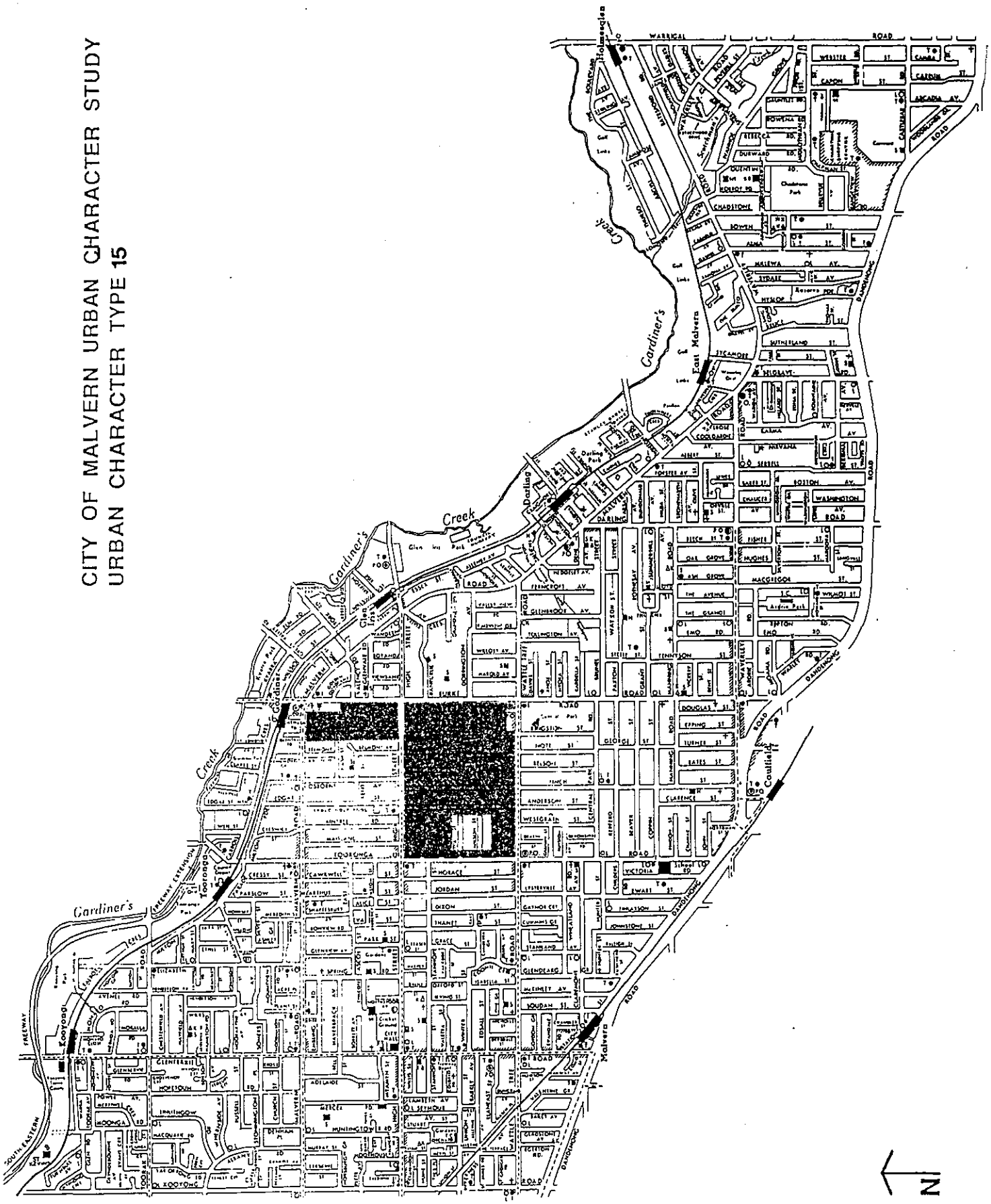
This character type represents a well established and maintained area with traditional street detail and some mature, deciduous street tree avenues.

Some sites have been redeveloped recently but the general homogeneity of the built form remains.

Actions

1. Maintain existing avenues of deciduous street trees.
2. Remove plantings of Melaleuca, Tristania and Callistamon where these have not achieved appropriate size, and replace with larger deciduous species.
3. Maintain traditional street detail.
4. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 15



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 15.

SCOTT GROVE.

Urban Character Type 16: Areas 51

Description

- This single area character type is quintessential Malvern in its combination of apparently flat topography, rectilinear street grid, predominantly single storey Queen Anne houses and avenues of mature street trees.
- Building styles are more varied than the area character suggests, and include Italianate, California Bungalow, English Colonial, Spanish Mission and Early Modern besides newer houses from the 1950s through to the 80s.
- Building condition is generally very good.
- Street materials are typically asphalt and bluestone though many footpaths and crossovers have been rebuilt in concrete.
- Avenues of mature street trees are particularly important in the perspective of the street and in concealing overhead wires.
- Beaver Street illustrates the magnificence of scale and winter colour which may be obtained with plantings of Eucalypts.

Issues

The combination of a regular street grid, a predominance of single storey, brick Queen Anne houses, traditional street detail, and mature avenues of deciduous street trees, gives a particularly strong identity to this character type.

However, there is a variety of house styles including Italianate, California Bungalow style, Spanish Mission and Early Modern.

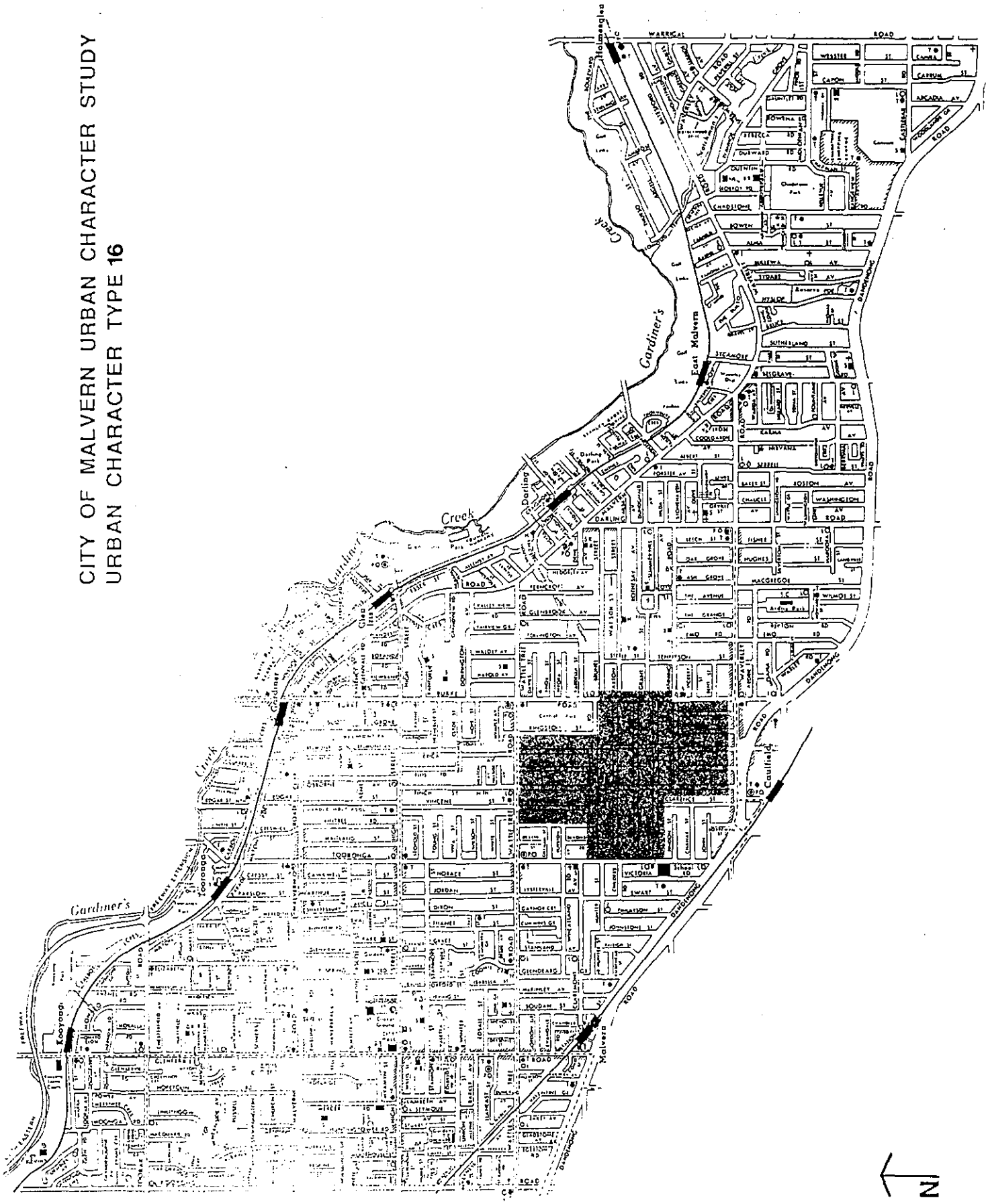
Planes are the main street trees supplemented by Oaks, Ash and Elms.

Beaver Street is exceptional with its mature Eucalypts which, though mis-shaped by pollarding, give a distinctly Australian character to the street and add a winter liveliness to the area.

Actions

1. Designate as an area for special protection.
2. Maintain existing street detail and tree planting.
3. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 16



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 16.

BEAVER STREET

FINCH STREET

Urban Character Type 17: Areas 56, 58 and 73

Description

- Topography is undulating with slopes ranging from gentle to steep.
- Street patterns are affected by the diagonal alignment of Malvern road, producing displaced and interrupted grids.
- Single storey California Bungalow Style predominates, with a few Victorian, English Colonial Spanish Mission and Early Modern Style houses for variety. There is a few 1950s and 60s flats in area 56 and some houses in area 73.
- Building condition is generally very good.
- Street materials are bluestone and asphalt or replacement concrete footpaths in areas 56 and 58, while area 73 has concrete paths and some monolithic concrete street pavements.
- Generous parallel verges and mature, spreading street trees conceal overhead wires and complete the street scene.

Issues

This character type is determined by a consistent combination of single storey houses lining streets with parallel avenues of mature trees which include Planes, Liquidambers and Eucalypts.

Newer plantings of Prunus, Tristania and Melaleuca occur in a minority of streets.

Actions

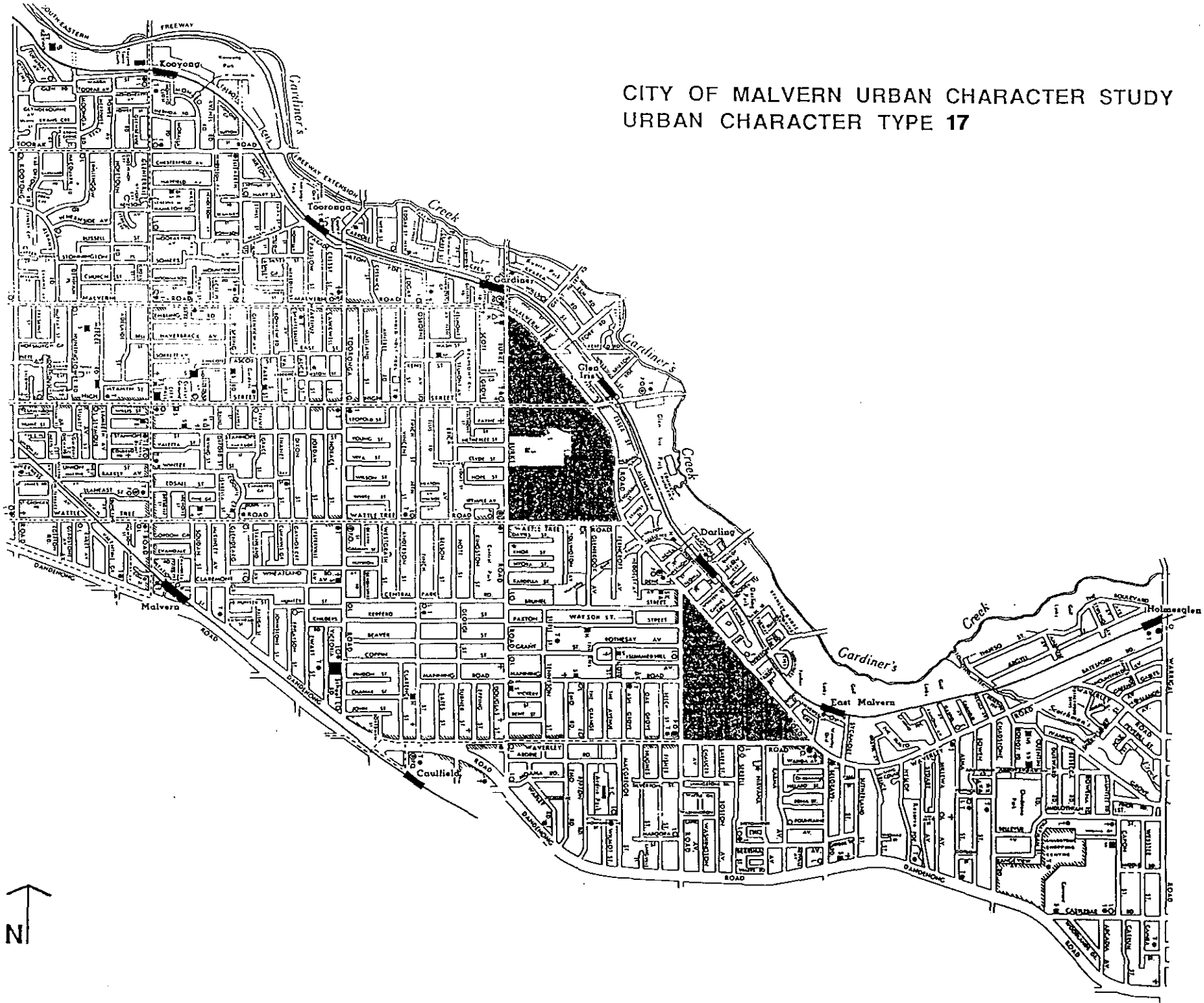
1. Progressively remove Tristanias and Melaleucas where these have not attained an appropriate size.

   Replace with larger deciduous species and Eucalypts, to extend existing plantings.

2. Maintain traditional street details.

3. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE **17**



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 17.

CORRINGTON AVENUE

GLENVALE ROAD

Urban Character Type 18: Areas 54, 60, 61, 62 and 63

Description

- Topography is gently sloping or undulating, with a simple grid or displaced grid street pattern, except in area 54 where the street pattern is infilling between the Railway line and Gardiner's Creek.

- Single storey California Bungalow is the main building style with a mix of Queen Anne, Edwardian and Early Modern, especially in area 54. 1960s and 60s houses occur in areas 54, 60 and 62, while area 60 has a couple of new houses.

- Building condition is generally average.

- Street materials are typically bluestone and asphalt with some replacement concrete paths plus kerb and channel in area 54.

- Parallel grass verges are planted with trees ranging in size from Prunus to Sugar Gum. The latter produce the grand effect already noted in Beaver Street.

- Overhead wires are inevident in streets with larger, mature trees,.The exotic and ornamental planting of Hedgely Dene adds to the skyline and apparent tree canopy of areas 60 and 61.

Issues

This character type offers further variations on the theme of single storey brick or timber houses, traditional street materials and mature trees.

The mature Eucalypts in Grant Street, Glenbrook Avenue and King Street are impressive, and in combination with the bluestone street detail give a 'country town' character.

Knox Street has a unique planting of a single row of Oaks set behind a continuous post and rail fence.

Other streets have mature deciduous plantings of Planes, Oaks and Liquidamber and more recent plantings of 'decorative' species such as Tristania, Lilly Pilly, Melaleuca, Melia and Prunus.

Lloyd Street has been recently planted with variegated Tristanias.

In area 54 most houses appear to have been renovated, while in areas 60 to 63 building condition varies considerably with some California Bungalow Style houses in poor condition.

Block sizes are typical to large.

The combination of generous block size, building condition and street character must become increasingly attractive for redevelopment of sites or renovation of houses, inevitably affecting urban character.

Similarly, replacement of large street trees with smaller decorative species will eventually affect a fundamental change.

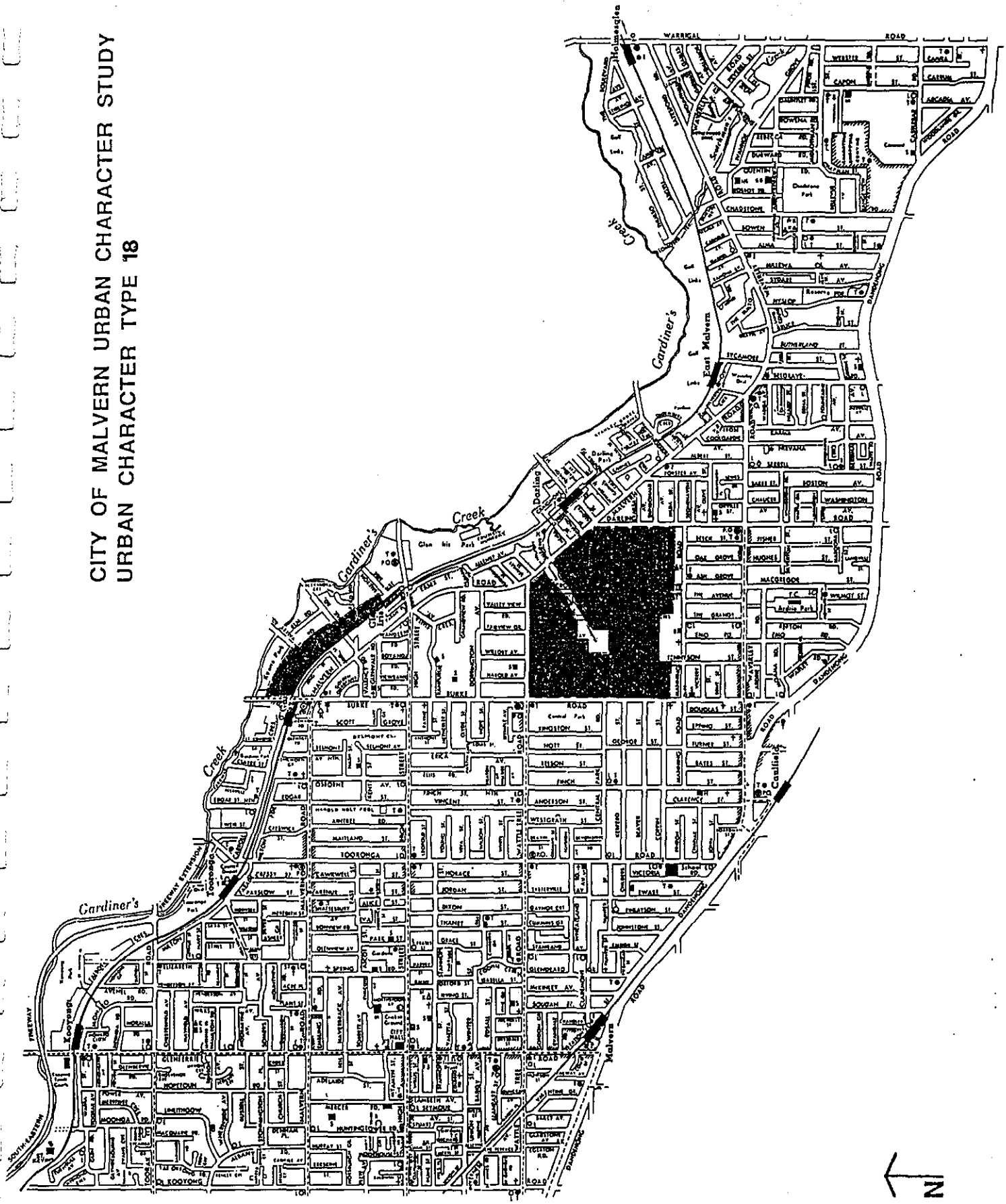
Actions

1. Maintain existing street detail and street tree plantings.

2. Do not plant small, decorative or variegated species

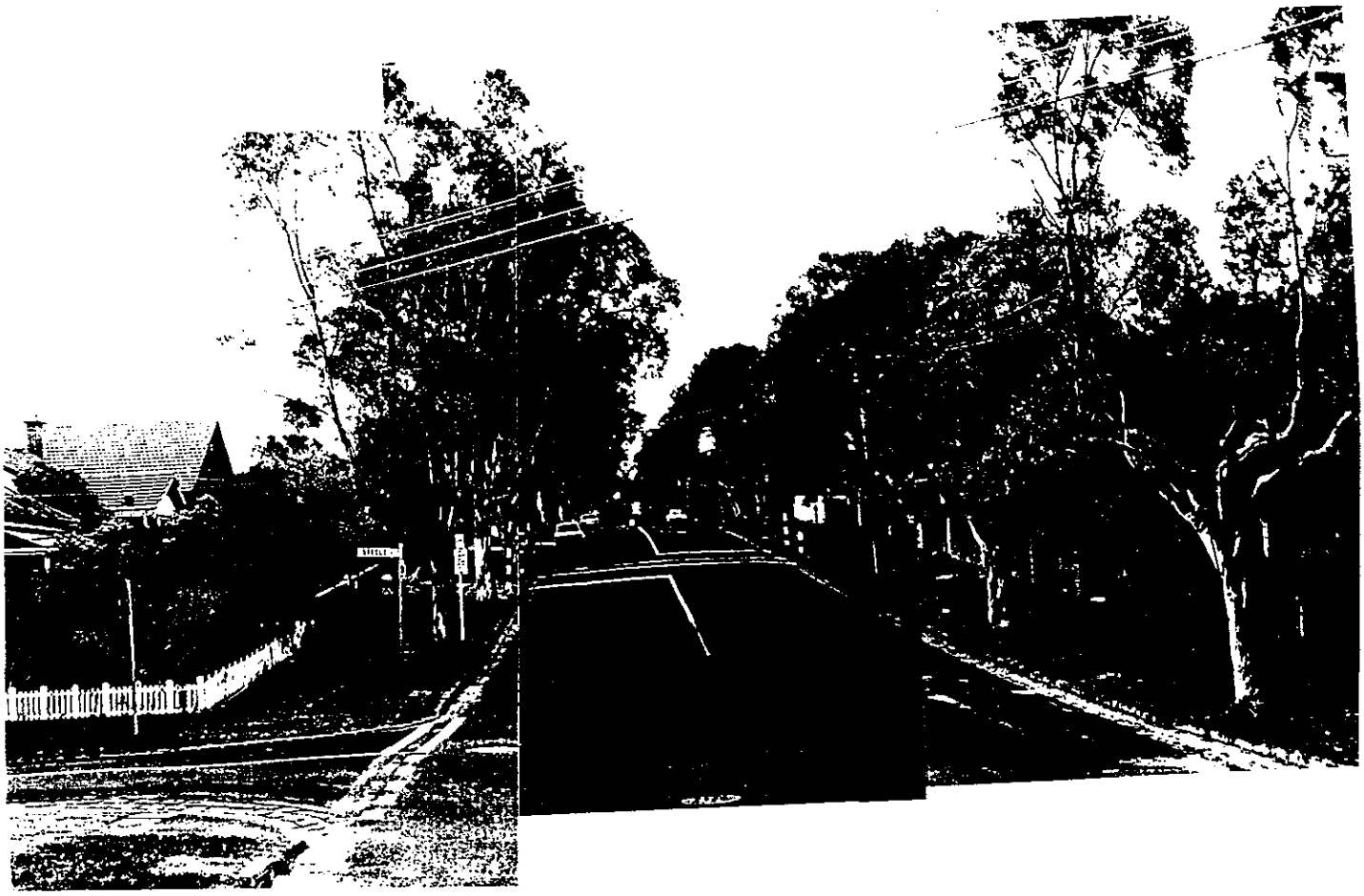
3. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 18



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 18.



GRANT STREET

GLENBROOK AVENUE

Urban Character Type 19: Areas 42, 43, 68, 69, 70 and 74

Description

- This character type is largely determined by modest single storey California Bungalow Style houses in either brick or timber construction, although Edwardian, Spanish Mission and Early Modern also occur in some character areas, as do houses and units from the 1950s and later.
- Building condition is generally fair.
- Topography is flat to gently sloping while the street grid may be displaced and contain cul-de-sacs.
- Street materials may be asphalt or concrete. The detrimental effects of recent reconstruction and traffic engineering design upon street character, is shown in Karma Avenue.
- Street trees range from large deciduous to small native species and overhead wires are correspondingly evident or inevident in the street scene.

Issues

This character type includes areas in which buildings will be increasingly renovated and extended as the front of housing renewal moves eastwards.

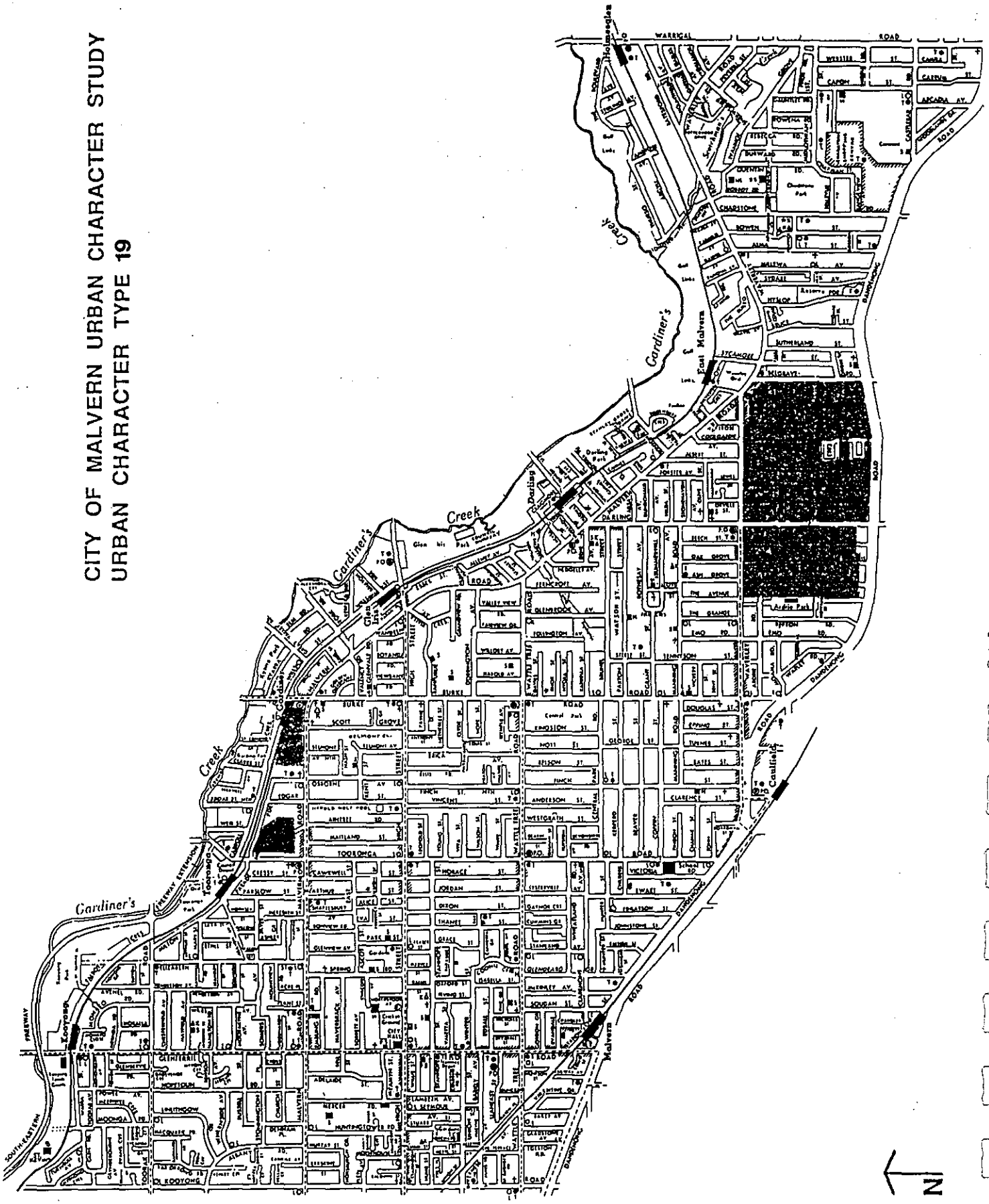
The urban character is given the combination of single storey terracotta tile roofed houses lining streets with mature deciduous trees such as Ash, Plane or Liquidamber.

Gradually, this character is being eroded by replacement of mature large trees with smaller species such as Melaleuca, Prunus and Tristania, by recent plantings of Gleditsia, and by reconstruction and realignment of kerblines for traffic management.

Actions

1. Maintain traditional street detail and existing mature deciduous trees where these remain.
2. Do not use asymmetrical or curvilinear kerb alignments for traffic control.
3. Do not plant trees with a pyramidal form, such as Pin Oaks, under power lines.
4. Restore existing avenues of Planes.
5. Remove existing plantings of small, decorative and native species, and replant with large deciduous species.
6. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 19



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 19.

KARMA AVENUE

ECSTON AVENUE

Urban Character Type 20: Areas 75 and 76

Description

- Villers and Brettoneaux Squares are distinguished from their surroundings by their street form. The perimeter street containing a wide median gives a rectangular internal space and an unusually urbane character to an otherwise typical California Bungalow Style subdivision.

- The presence of mature trees in both the central median and perimeter verge of Brettoneaux Square lends a great dignity to the place.

- The place names are significant as a memorial to Australian soldiers who fought in France, at Villers Brettoneaux, during the First World War.

Issues

Villers and Brettoneaux Squares are significant historically, and because of their street form which is unique in Malvern.

Single storey California Bungalow Style houses are set around a central rectangular reserve creating an urban space rather than a linear street.

Bettoneaux Square has a central planting of evergreen Silky Oaks with a perimeter of deciduous Liquidambers.

Villers Square has depleted tree planting with only an incomplete central avenue of Liquidambers.

In both squares, perimeter gutters were reconstructed in concrete, perhaps during the 1950's or 60's.

Most houses appear to be in original condition though one in Villers Square has been successfully extended with an attic storey.

In Brettoneaux Square, a new 'Victorian' style timber picket fence is a messenger of things to come.

Actions

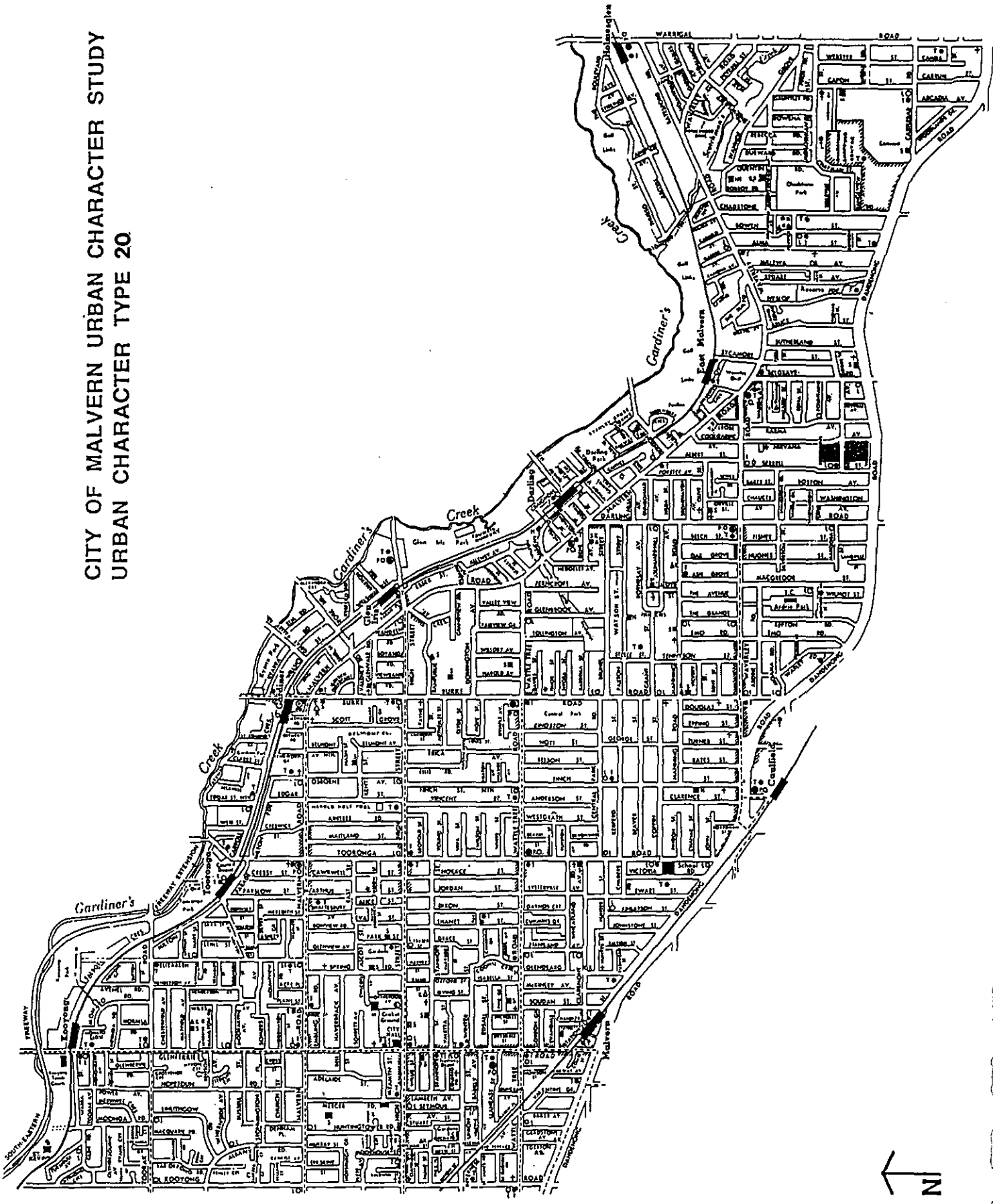
1. Designate as an area for special protection.

2. Restore traditional street detail.

3. In Villers Square, restore the central median planting and replant the perimeter verge with Silky Oaks, thus reversing the planting design of Brettoneaux Square.

4. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 2D



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 20.

BRETTONEAUX SQUARE.

Urban Character Type 21: Areas 39, 77, 80, 82, 83, 92, 94 and 95

Description

- Apart from area 39 which is a self contained enclave, this character type is transitional between character types with predominantly California Bungalow Style or Cream Brick Veneer building styles.
- Buildings are single storeyed of mixed styles, varying from Edwardian to 1950s and 60s. Materials are also mixed and may be timber, brick or render or any combination.
- Building condition ranges from good to poor, with fair as the majority.
- Street trees include mature single species plantings of exotics and more recent mixed plantings of native species.
- Overhead wires are inevident where there are mature exotic street trees.

Issues

While transitional in architectural style, the character type is again a product of single storey houses with terracotta tile roofs lining streets with grass verges and mature avenues of Plane, Pin Oak and Liquidamber.

Paul Street has an unusually fine avenue of Norfolk Island Hibiscus, and Alleyene Avenue has unusually large Tristanias.

Other streets are either treeless or have tamer plantings of Prunus, Melaleuca and Peppermint Gums.

Some streets are in poor condition, such as Webster and Carrum.

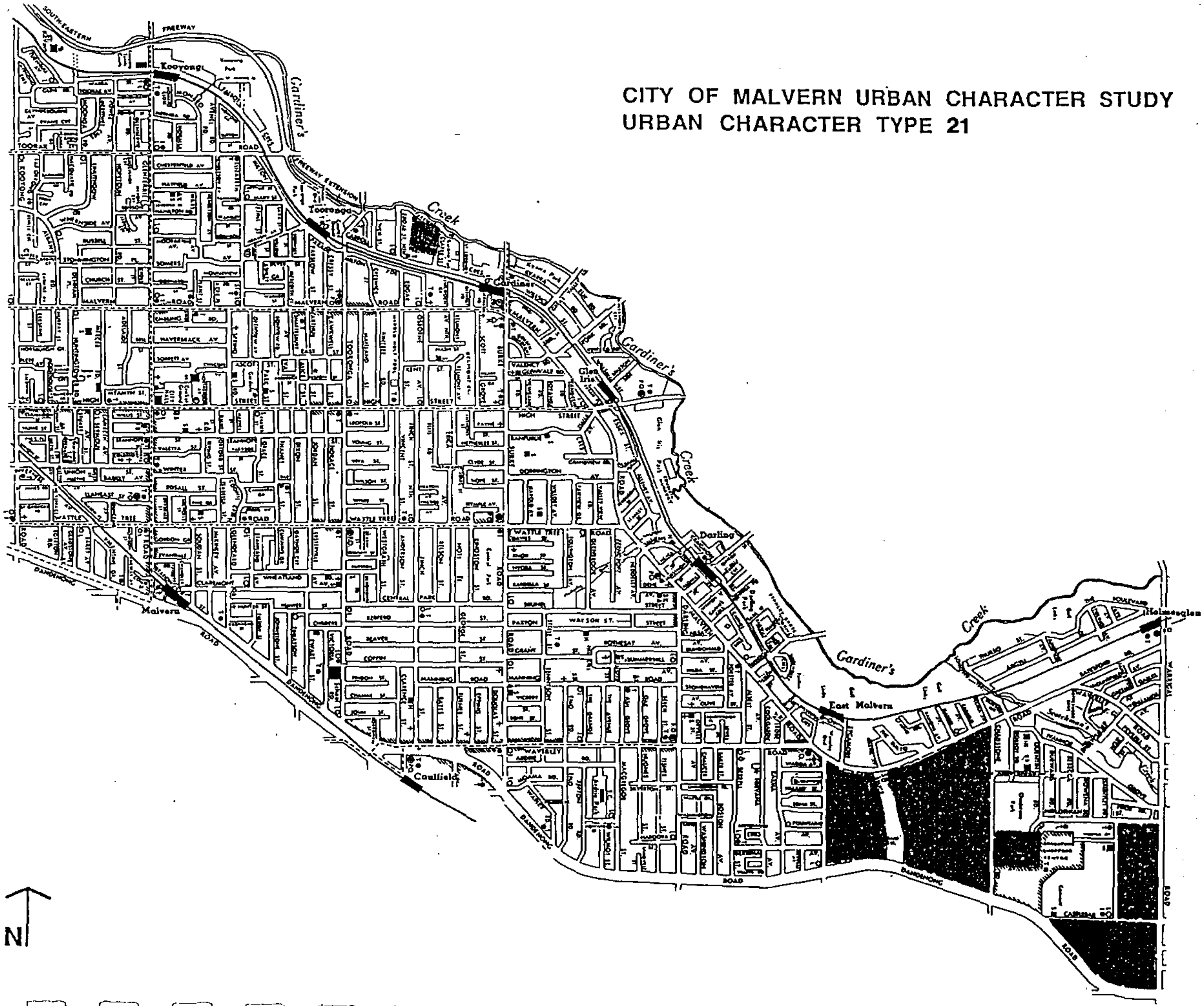
Many houses are in original form but poor condition.

New picket fences indicate renovation of houses.

Actions

1. Maintain mature deciduous street trees.
2. Remove ineffective plantings of small decorative and native trees, and replace with new plantings of large deciduous or Eucalypt species.
3. Prepare guidelines for building restoration, extension and repair.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 21



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 21.

ALANCE & STREET

PEVCE STREET

Urban Character Type 22: Areas 78, 81, 85, 87, 89 and 90

Description

- This character type refers to the last developed residential areas of Malvern. The building style is almost uniformly the architecturally despised but once pre-eminent single storey, detached, cream brick, terra-cotta tile roofed villa.

- Area 78, which includes the Rialto, shows how buildings of this era may achieve an arcadian image when fortuitously sited around parkland.

- Variations within the character type are :

  - a scatter of timber houses, particularly in area 90

  - two storey houses along the Boulevard, sited to take advantage of the panorama across Gardiner's Creek Valley

- Decorative architectural features include contrasting brick and tile work, and wrought steel gates, balustrades and screens.

- Street tree planting is not as consistent nor as dominant as in other character types. Prunus is the most extensive species supplemented by and intermixed with Liquidamber, Silky Oak, Melaleuca, Melia, Tristania, Pin Oaks, Lilly Pilly and Eucalypts.

- Generally, streetscapes lack a tree canopy and are visually dominated by overhead services and the diminishing perspective given by concrete footpaths, kerbs and road markings. However, Carmello Avenue has a singularly fine planting of Melaleucas which virtually conceal all buildings and cast dense shadow patterns on the street.

Issues

1. Generally, street tree planting is not up to the standard of the remainder of the city, either in consistency of form.

2. The building stock is of an age where many houses require renovation, particularly in character area 90.

3. Potentially, sites will be re-developed, as is demonstrated by the recent houses in Argyle Street and Green Gables Avenue, and flats in Waverly Road.

4. Original low brick or Castlemaine Slate garden walls are being replaced with and supplemented by taller timber and brick fences.

5. The Rialto is unique in its fortuitous combination of built form and parkland.

Actions

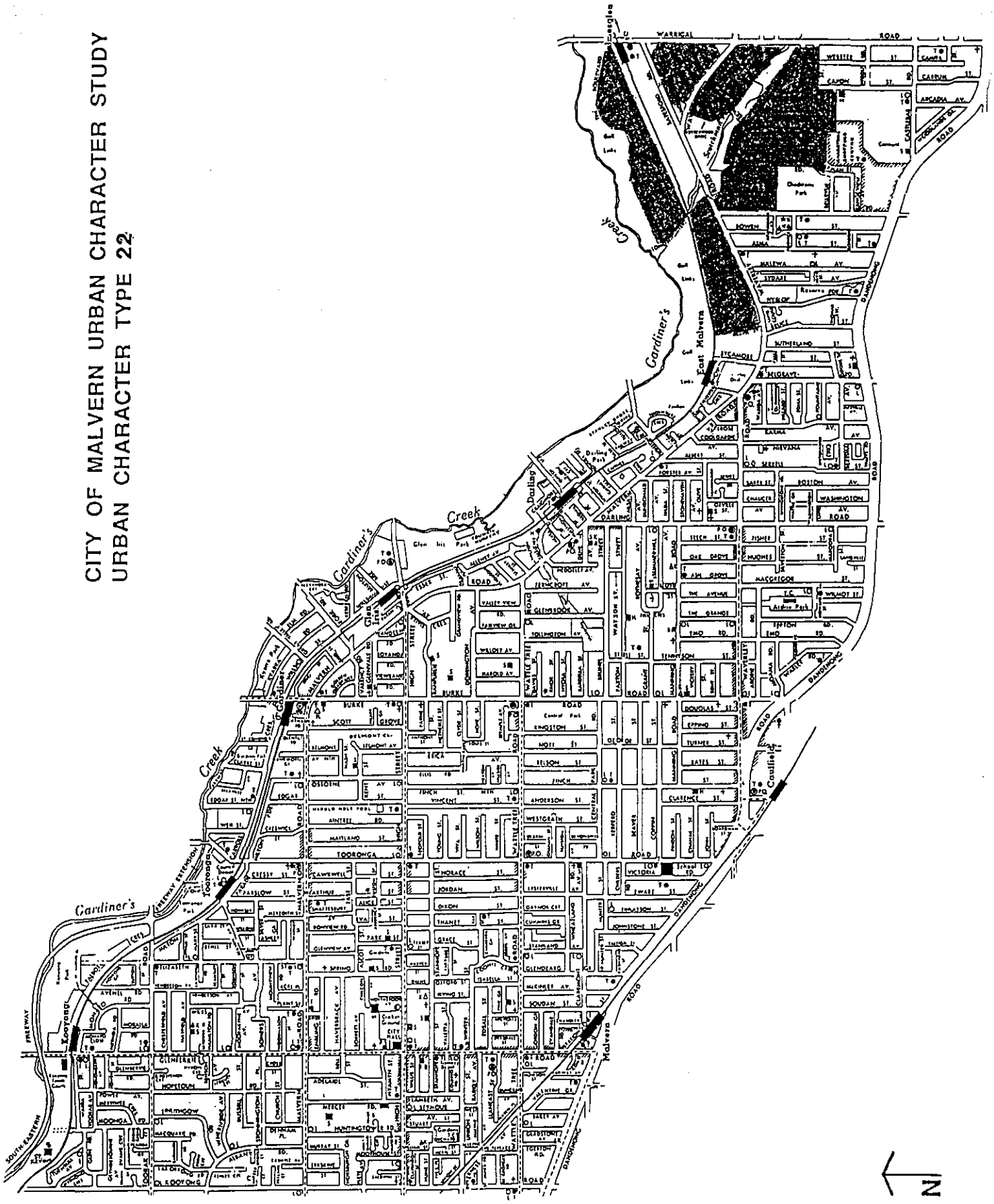
1. Carry out a comprehensive street tree planting programme to establish regular avenues of well canopied shade trees.

2. Establish tree planting along the northern boundary of Ivanhoe Grove to screen the view of the SEC high tension transformer station and expressway.

3. Prepare guidelines for building restoration, extension and repair.

4. Set up an advisory program for house improvement and renovation.

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 22



MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER TYPE No. 22.

Urban Character Type 23:

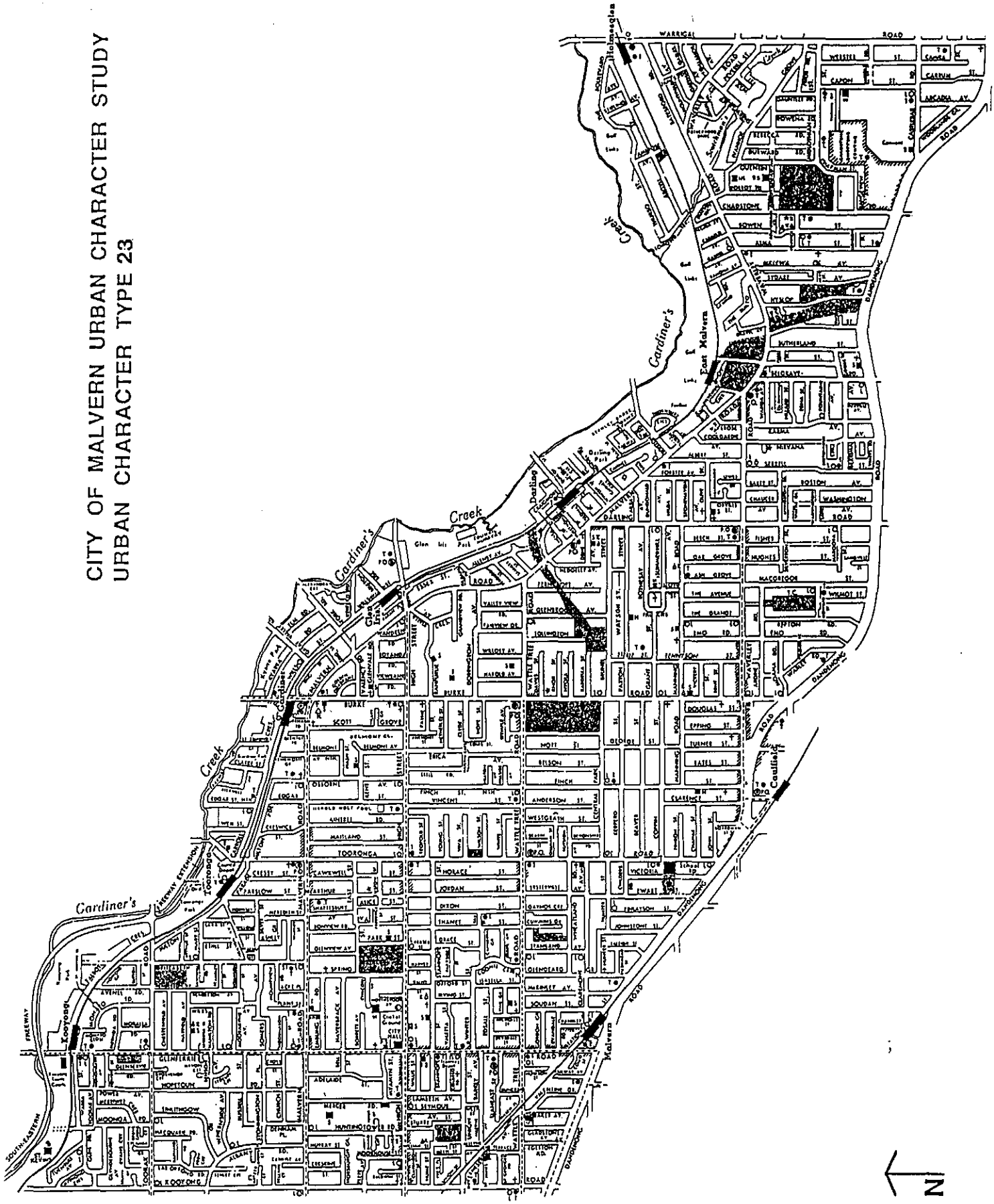
Description

- This character type includes Malvern's parks and gardens located south of the Glen Waverley Railway Line.

  These are:

  Ardrie Park
  Argyll Street Reserve
  Bailey Avenue Reserve
  Central Park
  Hedgeley Dene Gardens
  Inverness Avenue Reserve
  Kooyong Gardens
  Malvern Public Gardens
  Milton Gray Reserve
  Penpraze Park
  Sir Robert Menzies Reserve
  Sydare Reserve
  Treyvaud Memorial Park
  Union Street Reserve - Orchard Street Gardens
  Urban Forest
  Viva - Wilson Streets Reserve
  Waverley Oval

CITY OF MALVERN URBAN CHARACTER STUDY
URBAN CHARACTER TYPE 23



ARDRIE PARK

Description

- Ardrie Park is another contained and secret place, similar in form to Milton Gray Reserve, but larger and much more sophisticated in its design.

- A straight path, bordered by flower beds with Agapanthus, Canna Lillies, Bonfire Salvia and Hydrangea, leads from Waverley Road across Ardrie Road, into the park proper.

- The park is rectangular in plan, subdivided into three zones from north to south –

    1. A municipal garden with lawns, gravel paths, border flower beds and perimeter plantings of trees and shrubs. This zone, also contains a gardener's house and service area.

    2. A middle zone containing four tennis courts, two pavilions and a childrens play area.

    3. A large, open green space bordered with trees and shrubs and skirted along its eastern edge by a gravel path within a magnificent, sinuous sweep of doubled Elms which lead into the park from Howard Street.

- The entrances to the park from the north and south therefore present opposed landscape images. One approach is through a pretty, colourful, linear flower garden. The other along a stunningly simple park drive.

Issues

1. The flower beds between Waverley Road and Ardrie Road are inadequately planted and maintained, in comparison with beds in the park proper.

2. The gardener's house is in need of major maintenance, and is possibly an anachronism.

3. The service area seems unnecessarily large for its function.

4. Tennis courts are divided between two church clubs, and two courts are in very poor repair.

5. An obsolete and ugly toilet block stands prominently between the tennis court club houses.

6. A narrow track has been worn north-south, across the middle of the southern green space.

Actions

1. Review the planting and maintenance of the flower beds between Waverley and Ardrie Roads.

2. Assess the gardener's house for its retention or removal. If it is to be kept, carry out necessary repairs and renovation.

3. Review the operation of the service area and need for private space around the gardener's house.

4. Concentrate facilities in the Uniting Church clubhouse and demolish the other. Repair the courts and ensure that they are properly maintained.

5. Demolish the existing toilet block. Build a new block to the north of the existing privet hedge, within the existing service area.

6. Break up the worn track across the green space and re-establish the grass surface.

7. Note the Elm avenue as a significant planting.

8. Maintain the form and integrity of the green space – avenue design.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 66.

ARDRIE PARK

ARGYLL STREET RESERVE

Description

- This pocket park, immediately opposite Ambrose Street, is an enigma in that its crude form belies its purpose of engaging children in play.

- A pipe rail and chain mesh fence, old play equipment, rough mown grass surface and inadequate planting add up to a sorry and uninviting place.

Issues

1. Comparison with Bailey and Inverness Avenue Reserves shows the disparity in design construction and maintenance that exists within parks of similar types but different locations.

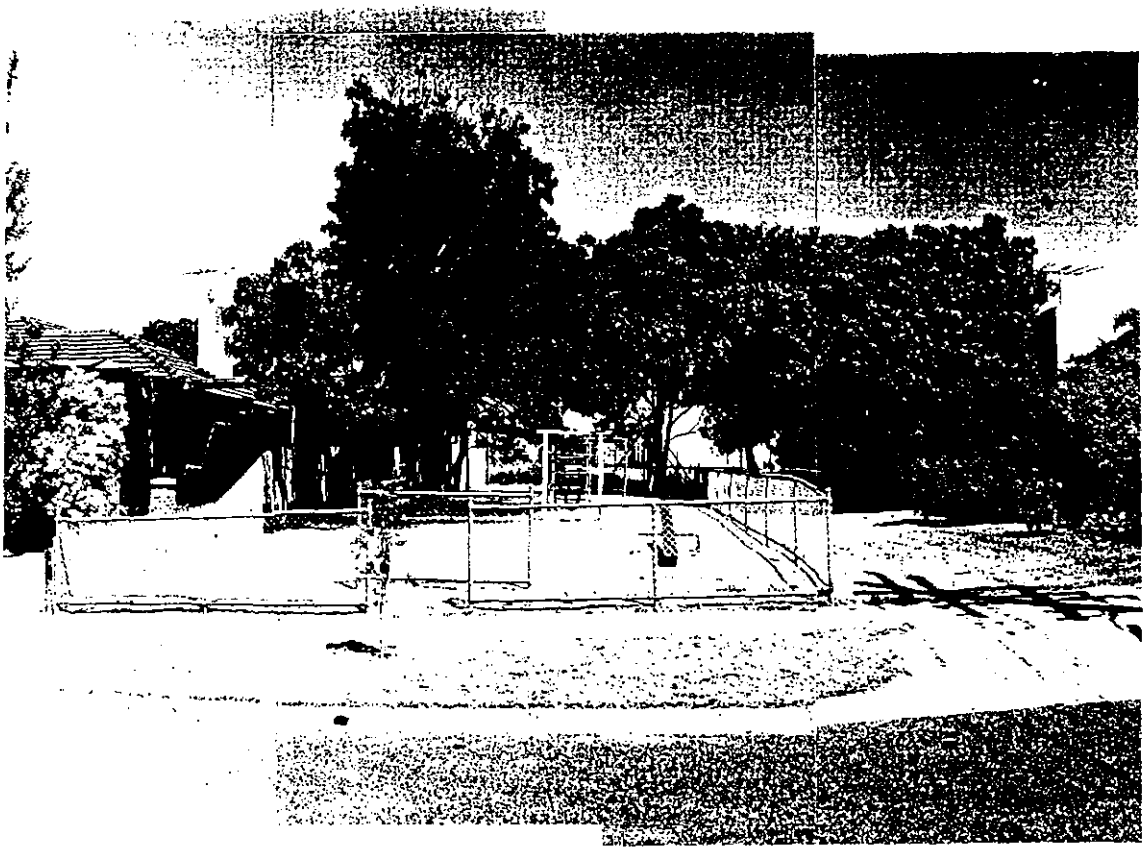
Actions

1. Review the use of the reserve.

2. If a demand for a pocket park at this location is demonstrated, prepare a design for its reconstruction to a higher standard.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 88.



ARGYLL STREET RESERVE

BAILEY AVENUE RESERVE

Description

- This is a fenced, pocket park on a corner site, intended mainly as a safe, children's play area.

- The reserve contains –

  - a diagonal, gravel path
  - centrally located play equipment
  - a pergola with shade lattice, tree ferns and concrete tile paving
  - a picnic table and benches
  - a separate 'observation' seat
  - perimeter planting to the west and south of mixed native and exotic species including Banksia, Feijoa, Pittosporum, Oleander, Cotoneaster and Silver Birch
  - one Pin Oak and a Tulip Tree as specimens and potential shade trees.

Issues

1. The pergola seems to be functionless.

2. Furniture is too crude.

3. Planting is inadequate, particularly to the street edges.

4. The Pin Oak is ailing.

Actions

1. Review the use of the pergola, perhaps as the location of a second picnic table and benches.

2. Replace other furniture with better designed versions.

3. Review the planting for supplementation and replacement.

MALVERN URBAN CHARACTER STUDY.

URBAN CHARACTER AREA No. 26.

GALLEY AVENUE RESERVE