

NARRABUNDAH SECTIONS 104-120 VISUAL SURVEY

ANNE MOORE
MICHAEL REEVES

NARRABUNDAH SECTIONS 104-120
VISUAL SURVEY 5.1.79

INTRODUCTION

A visual survey was carried out on Sections 104-120 Narrabundah. The purpose of the survey was to identify the quality of housing and the visual environment.

Modern concepts of town planning have been used in this particular subdivision which was designed in the immediate post-war era. The street layout in sections 104-120 form a number of separate precincts which incorporates both spatial separation of vehicles and pedestrians. Also the area is well served by public transport, pre-school, primary school, playing fields, shopping facilities, health centre and is in close proximity to the industrial employment area of Fyshwick.

NARRABUNDAH

SURVEY : JANURARY 1979

SECTION:

BLOCK:

Building Quality:

1. Structural Quality

Excellent Good Fair Bad

2. Maintenance

Perfect Condition Trades Required
Substantial Reconstruction No Reconstruct. Value

3. Additions Yes No

4. Comments

Environmental Quality:

5. Landscaping

None Partial Extensive Total

6. Privacy (Trees, hedges, shrubs, fences, walls)

None Partial Exclusive Isolation

7. Maintenance - Care of Gardens

- A. No evidence of any effort.
- B. Minimum effort - grass mown - unkept garden beds.
- C. Grass mown - edges well kept - flower beds.
- D. Considerable effort to maintenance.

8. Comments

RESULTS OF SURVEY

BUILDING QUALITY

1. <u>Structural Quality</u>	<u>Total</u>	<u>Percentage</u>
Excellent	65	18%
Good	132	36%
Fair	159	44%
Bad	7	2%

2. <u>Maintenance</u>	<u>Total</u>	<u>Percentage</u>
Perfect condition	62	17%
Trades required	299	83%
Substantial reconstruction	0	0
No reconstruction	0	0

3. <u>Additions</u>		
Yes	59	16%
No	302	84%

ENVIRONMENTAL QUALITY

5. <u>Landscaping</u>	<u>Total</u>	<u>Percentage</u>
None	65	18%
Partial	256	70%
Extensive	39	11%
Total	3	1%

6. <u>Privacy</u>		
Trees	131	27%
hedges	176	37%
shrubs	106	22%
fences	62	13%
walls	6	1%
None	89	24%
Partial	232	64%
Exclusive	39	11%
Isolation	4	1%

7. Maintenance - Care of Gardens

	<u>Total</u>	<u>Percentage</u>
No evidence of any effort	38	10%
Minimum effort	169	47%
Reasonable effort	115	32%
Considerable effort	40	11%

ANALYSIS

Building Quality

From the results of the survey it seems that the residents take at least some pride in their house and yards. The majority of the houses (80%) are structurally sound and over 1/6 18% are of high quality and only a very small proportion (2%) are structurally poor.

83% of the houses need some sort of repairs. From our observations repairs were needed primarily on the roofs as a large number of them showed signs of rusting. None of the houses required substantial reconstruction. A small percentage of houses were in perfect condition.

Only 16% of the houses have undergone any extensions or additions. This may show people are not prepared to spend extra money on making improvements to the houses as they do not own them.

Environmental Quality

It can be seen from the survey results that at least 80% of the blocks had some minimum amount of landscaping around the house. 11% had extensive landscaping in the forms of trees, bushes, front hedges and in some cases vegetable gardens, carports with grape vines and the occasional manicured flower garden and lawn. There were even a few 1% which were unable to be seen from the roads for the trees.

The residents gain advantage from this landscaping by the privacy which it provides. 24% had no privacy, 64% had partial privacy, 11% were in a position where the landscaping was exclusive and 1% were in isolation. The discrepancy between the 11% no landscaping and the 24% no privacy came about because of the lack of front hedges yet trees + bushes at the front and side of the house. Of the factors contributing to the privacy of the houses 37% were hedges, 27% trees, 22% shrubs, 13% fences and 1% walls. The dominance of hedges was due to the fact that many of the hedges are left to grow as high as possible in some cases.

The pride of the Narrabundah residents is revealed in the findings with regard to maintenance or care of gardens. Though 18% have no landscaping and 24% have no privacy, only 10% of the blocks we considered to show no evidence of any effort. 47% made some minimum effort to mow the lawn. 32% took a little more effort to mow the lawn and keep the edges well kept and some 11% made a considerable effort to maintain their landscaping.

The streetscapes in a majority of cases are extremely valuable to the residents as the height of the trees + the height of houses being quite similar contributes to a continuation of the same scale when in the block and on the street. The small width of the street also contributes to the more human scale. In some streets the street trees join to give an enclosure. Many of the hedges are not trimmed on the side facing the street or trimmed at all but this does not detract from the quality of the environment. If anything those blocks with no landscaping which show the poor architecture and drab buildings do greater damage to the environmental quality and so do those blocks with landscaping which is completely neglected.

RECOMMENDATIONS

Building Quality

- . Bulldozing all the existing housing in this area is not advisable. The 7 houses of poor quality along with vacant houses could be demolished or released for private housing as could the 2 vacant lots, so that there is a mixture of government and private housing in this area.
- . Houses that require repairs should receive attention as soon as possible, so as to avoid further deterioration.
- . DCT should pay special attention to this area and maintenance should be carried out at regular intervals.
- . Rents could be reduced and this could act as an incentive for residents to renovate their own houses.
- . Offer tenants the choice of buying the houses.
- . Upgrading work on the houses could involve new kitchens, bathrooms, including internal W.C., laundries and the addition perhaps of verandahs.
- . Alternative materials particularly roofing and external walling could be used as a way of improving the general appearance of the houses.

Environmental Quality

The greatest need in Narrabundah is for visual diversity. The houses are the same and in straight lines and the trees are lined up like tin soldiers. In each street the trees are of only one species.

- . If there are any poor trees or trees that have been removed they should be replaced with trees of different foliage, density and texture and should be sited other than in a straight line.
- . The residents should be informed of the correct plants for hedges. By "correct", we mean a plant which has a maximum height of 3m, has a delicate structure which gives people the opportunity to trim the hedge without much trouble; doesn't look too bad if it is left without trimming.
- . Any replacement trees should not be sited in line with the present street trees.
- . If the vacant houses and the blocks with no landscaping and no privacy could be released for private ownership, then you retain all the well landscaped blocks there at present, and those people coming in will landscape these blocks. This will add to but cannot detract from the environmental quality of Narrabundah. See appendix.
- . If these blocks with no landscaping and no privacy are not sold then they should be improved anyway by Parks and Gardens.

SUMMARY

From the results of the survey there are a number of houses which are suitable for the Low Cost Accommodation Committee's needs.

Section 117, blocks 5, 6, 7 are vacant and adjacent, i.e. side by side. Also in this section block 13 is vacant, which abuts the back of block 6 giving four vacant houses in a group.

Section 109 blocks 11, 13, 14 are vacant and adjacent, but not side by side.

Section 114, blocks 5, 13, 14 are vacant and adjacent, but is not side by side.

ArchivesACT

APPENDIX A

Appendix A is a list of houses which we considered should be handed over to free enterprise. The categories are, in order of priority, Vacant blocks, Bad Quality Houses, Vacant Houses, and Blocks: No Landscaping, No Privacy.

Section 104	Block	7	Vacant House
		12	Vacant House
		14	No Landscaping No Privacy
		19	Vacant Block
Section 105	Block	4	Vacant House and No Landscaping No Privacy
		7	No Landscaping No Privacy
		8	Vacant House
		10	No Landscaping No Privacy
		15	No Landscaping No Privacy
		18	Bad Quality Houses
Section 106	Block	2	No Landscaping No Privacy
		10	Vacant House
		16	No Landscaping No Privacy
Section 107	Block	8	Vacant House
		15	Vacant House
		21	Vacant House
		23	Vacant House
		24	Bad Quality House and No Landscaping No Privacy
Section 108	Block	6	No Landscaping No Privacy
		11	Vacant Block
		16	No Landscaping No Privacy
Section 109	Block	2	Vacant House and No Landscaping No Privacy
		8	Vacant House and No Landscaping No Privacy
		11	Vacant House
		13	Vacant House
		14	Vacant House
		16	Vacant House
		24	No Landscaping No Privacy
Section 110	Block	1	Vacant House
		4	No Landscaping No Privacy
		5	No Landscaping No Privacy
		9	No Landscaping No Privacy
		12	No Landscaping No Privacy
		14	No Landscaping No Privacy
Section 111	Block	1	Vacant House and No Landscaping No Privacy
		2	No Landscaping No Privacy
		8	No Landscaping No Privacy
		9	No Landscaping No Privacy

Section 112	Block	1	Vacant House
		4	No Landscaping No Privacy
		9	No Landscaping No Privacy
		12	No Landscaping No Privacy
		14	No Landscaping No Privacy
Section 113	Block	11	Vacant House
		12	Vacant House
		14	Vacant House and No Landscaping No Privacy
		17	Vacant House
Section 121	Block	3	No Landscaping No Privacy
		7	Vacant House
		9	Vacant House and No Landscaping No Privacy
Section 122	Block	1	No Landscaping No Privacy
		3	No Landscaping No Privacy
		8	Vacant House and No Landscaping No Privacy
Section 123	Block	10	Vacant House
Section 114	Block	5	Vacant House
		13	Vacant House and No Landscaping No Privacy
		14	Vacant House and No Landscaping No Privacy
Section 115	Block	1	No Landscaping No Privacy
		2	Vacant House
		8	Vacant House and No Landscaping No Privacy
		9	Vacant House and No Landscaping No Privacy
		13	Vacant House
Section 116	Block	5	No Landscaping No Privacy
		20	Vacant House
		24	Bad Quality House and No Landscaping No Privacy
Section 117	Block	3	No Landscaping No Privacy
		5	Vacant House
		6	Vacant House
		7	Vacant House
		13	Vacant House
Section 118	Block	6	Vacant House
		11	No Landscaping No Privacy
		12	No Landscaping No Privacy
		13	No Landscaping No Privacy
		19	Vacant House and No Landscaping No Privacy
		25	Bad Quality House
		26	Bad Quality House and No Landscaping No Privacy
Section 119	Block	1	No Landscaping No Privacy
		6	Vacant House and No Landscaping No Privacy
		8	Vacant House
		9	No Landscaping No Privacy
		11	No Landscaping No Privacy
		13	No Landscaping No Privacy
		14	Bad Quality House, Vacant House and No Landscaping No Privacy
		17	No Landscaping No Privacy

APPENDIX A Page 3

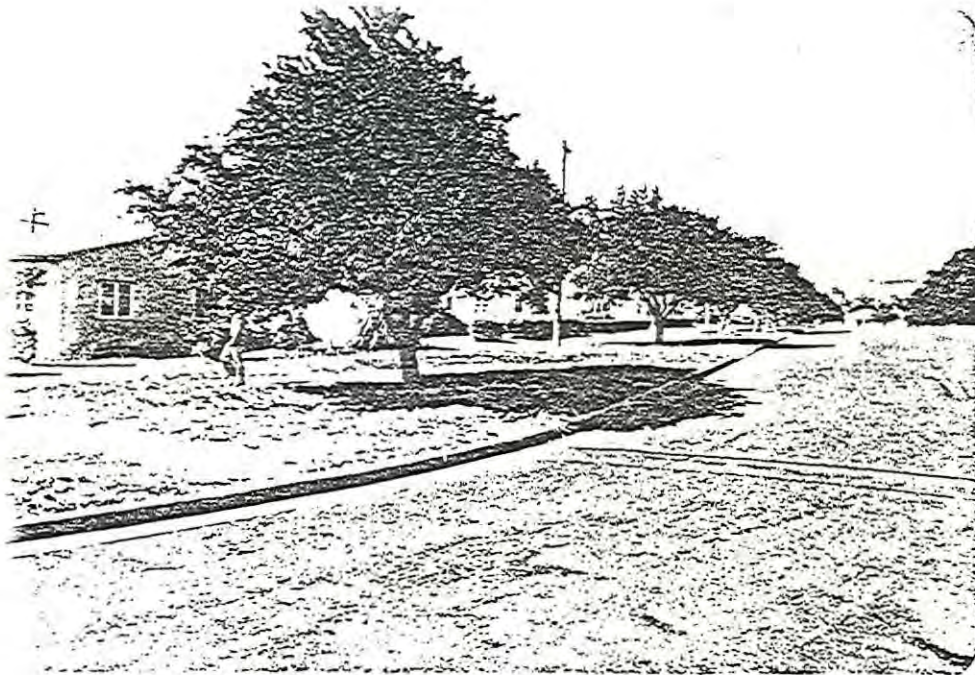
Section 120	Block	3	Vacant House
		4	Vacant House

This list of blocks includes 87 of the 363 Blocks in Sections 104-120 Narrabundah and we consider that if these blocks are released to free enterprise then enough diversity will be introduced which could boost the quality of the environment here.

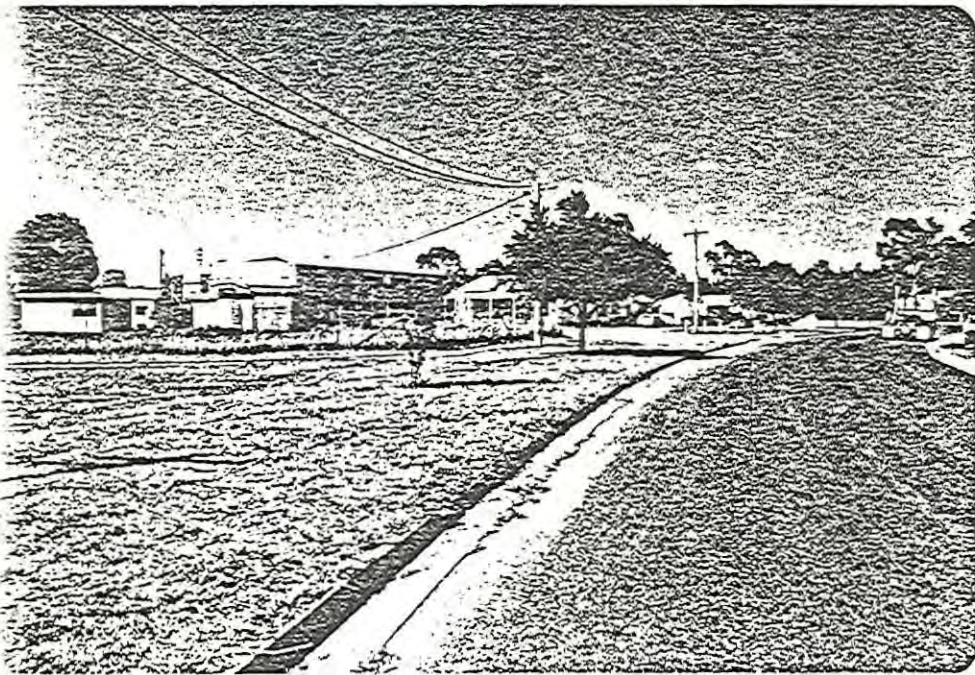
ArchivesACT



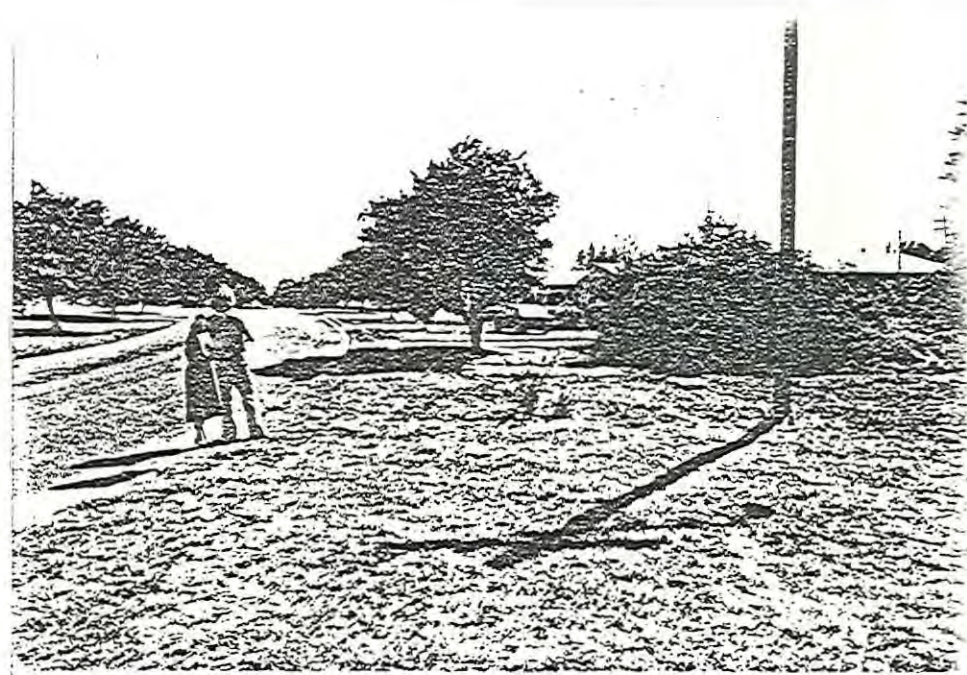
- VACANT BLOCKS & BAD QUALITY HOUSES
- VACANT HOUSES 29/12/78
- BLOCKS; NO LANDSCAPING & NO PRIVACY



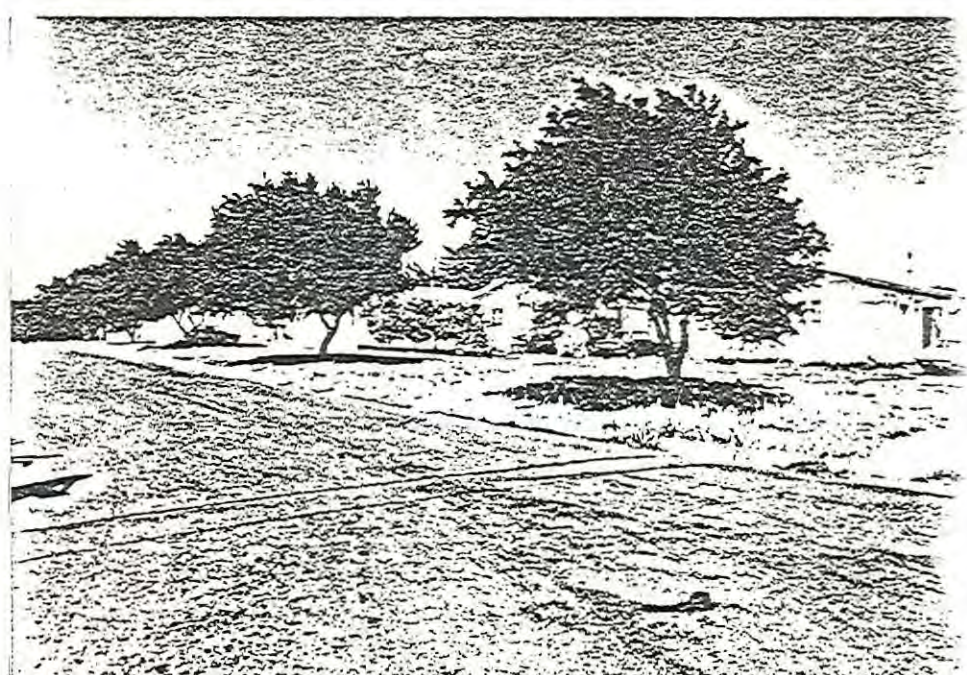
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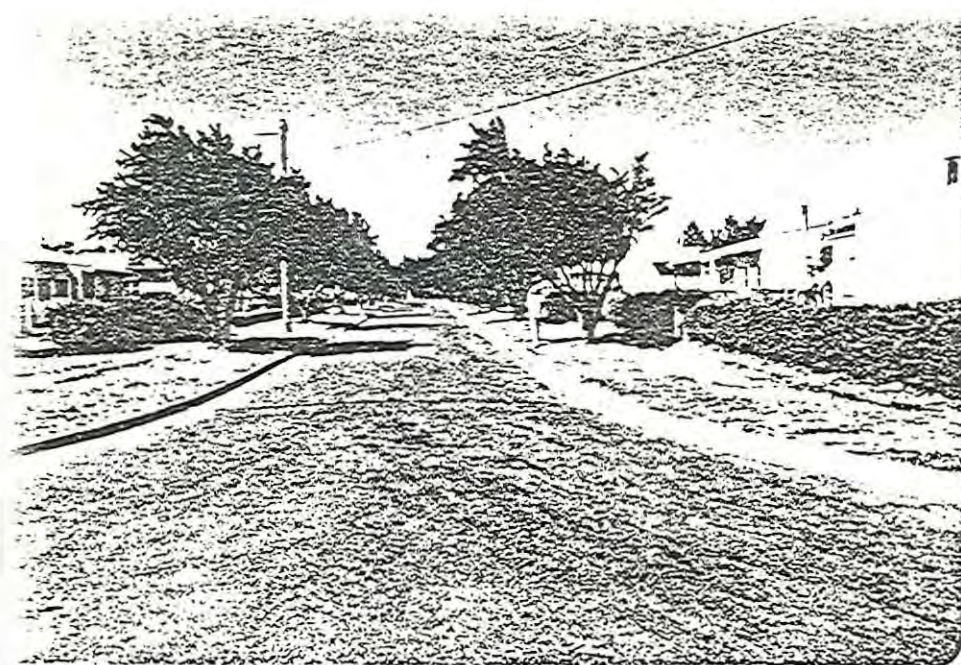
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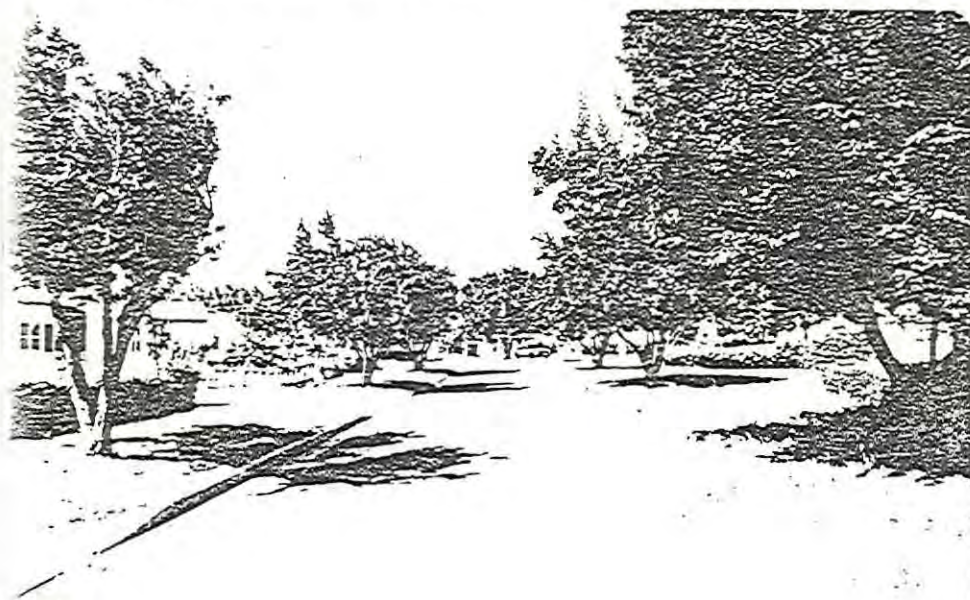
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4 KEIRA STREET



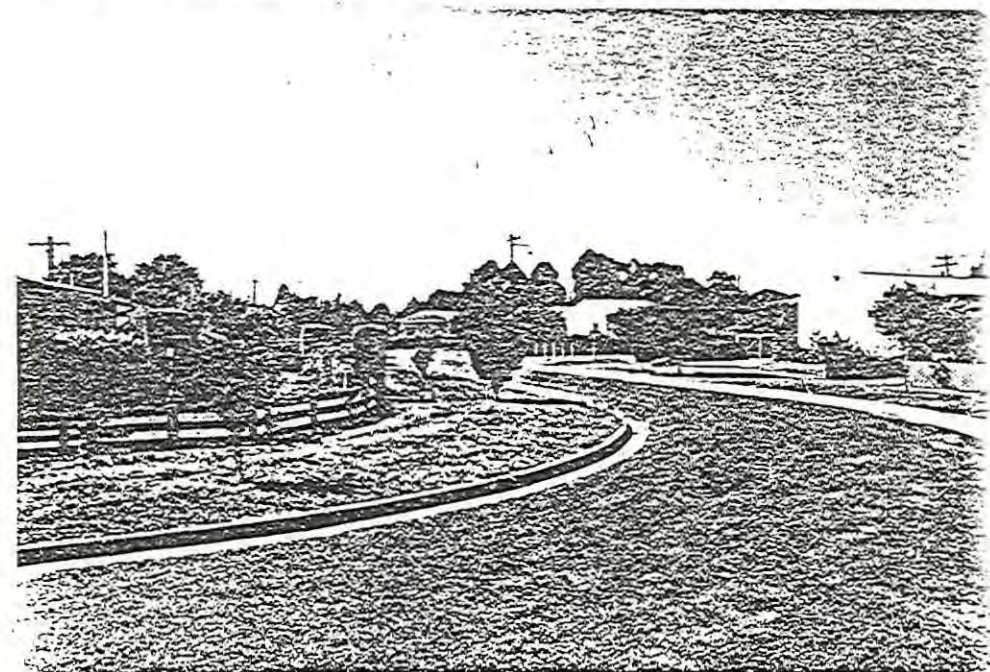
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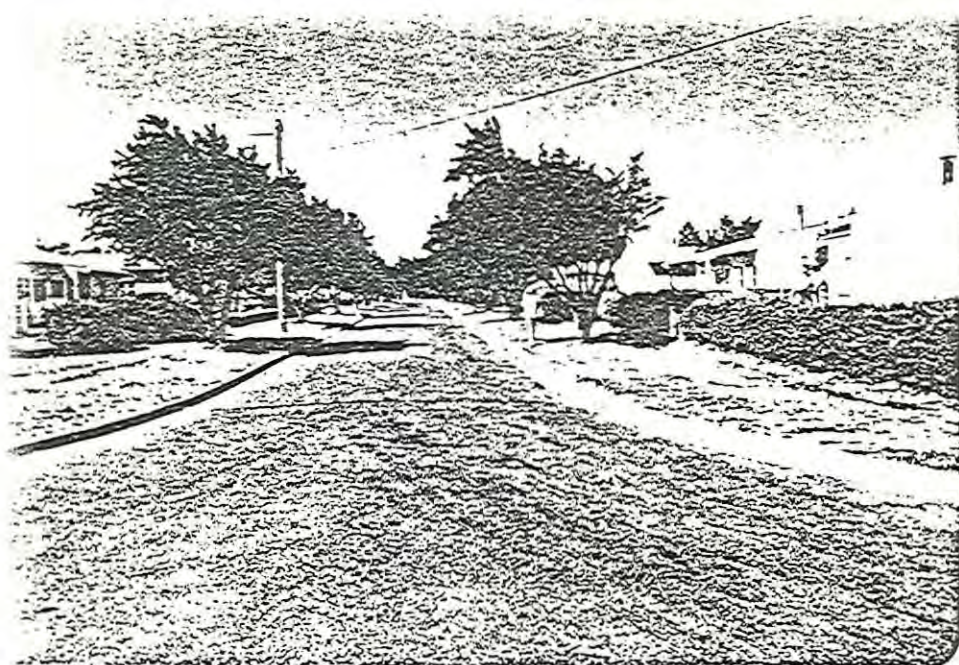
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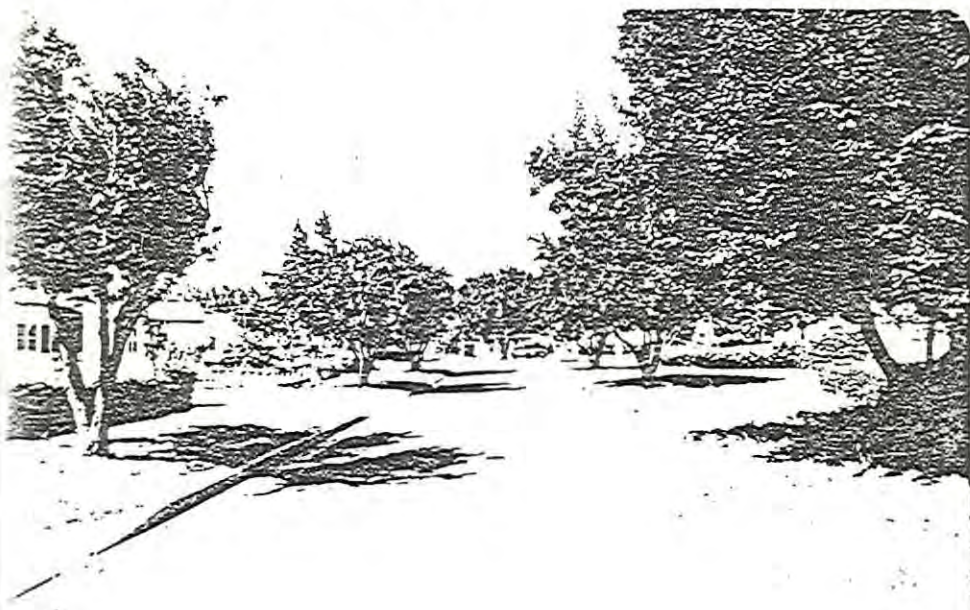
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8 TUNGUN STREET



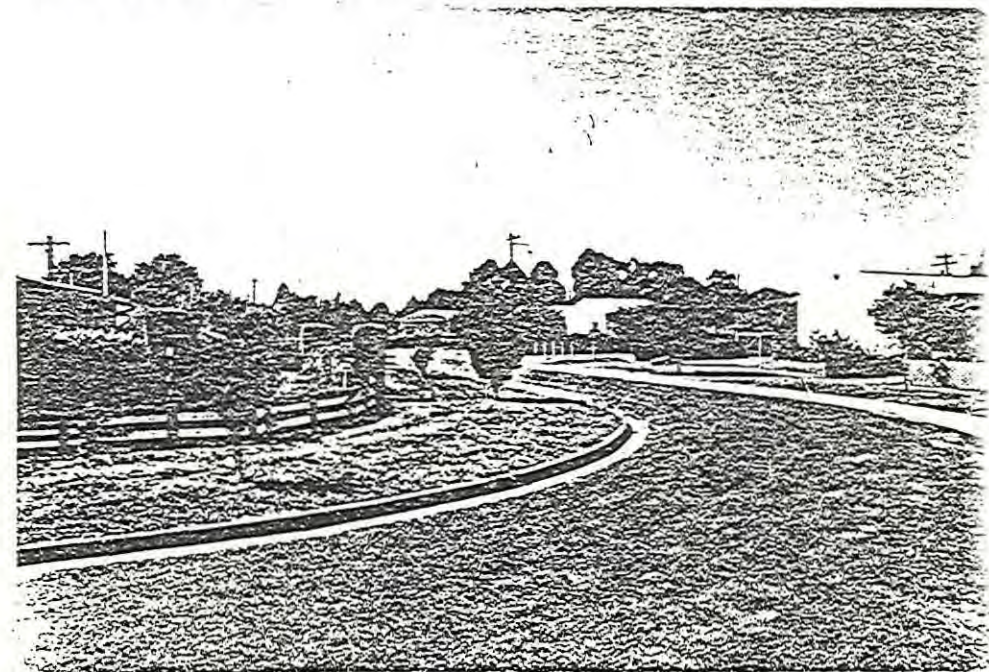
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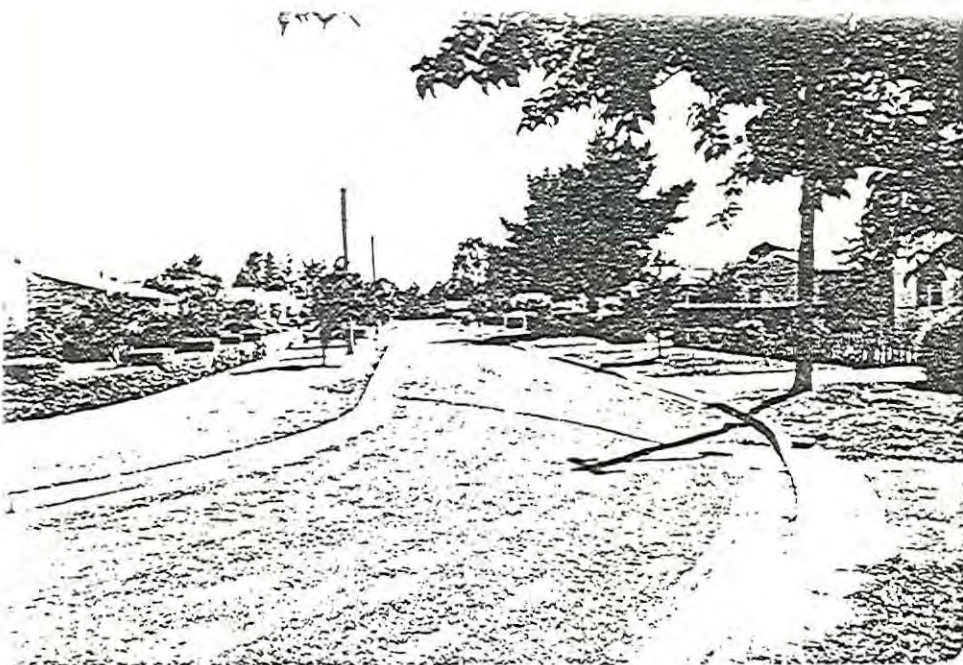
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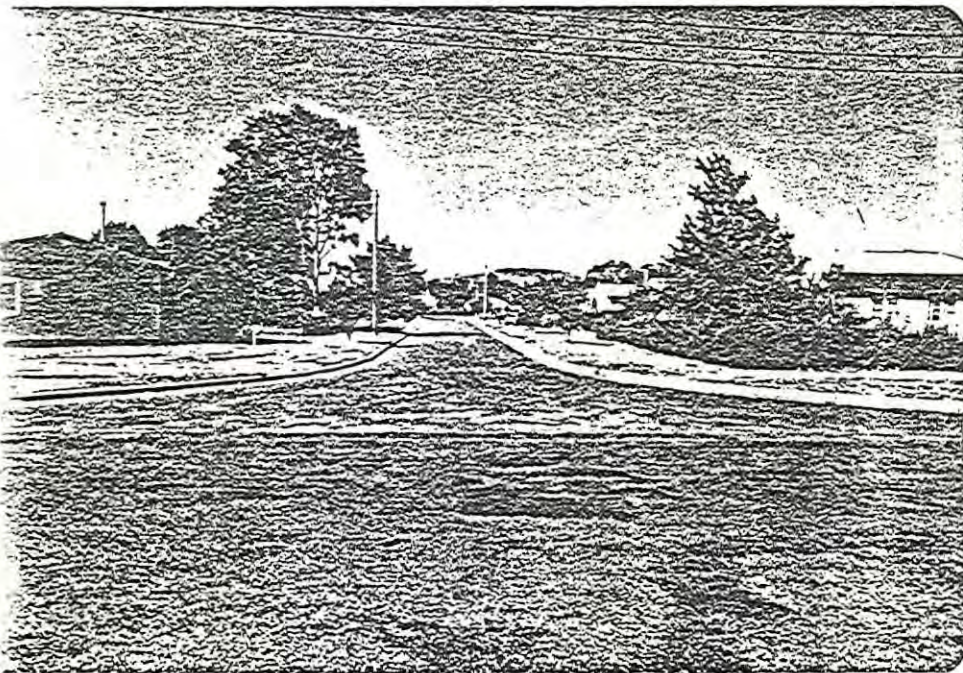
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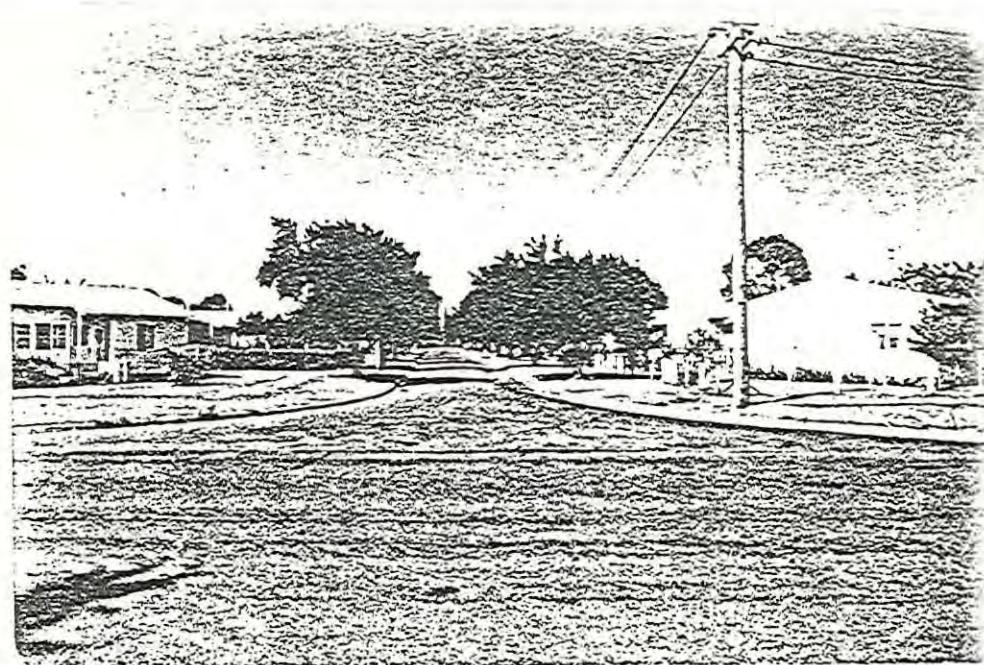
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9 TUNGUN STREET



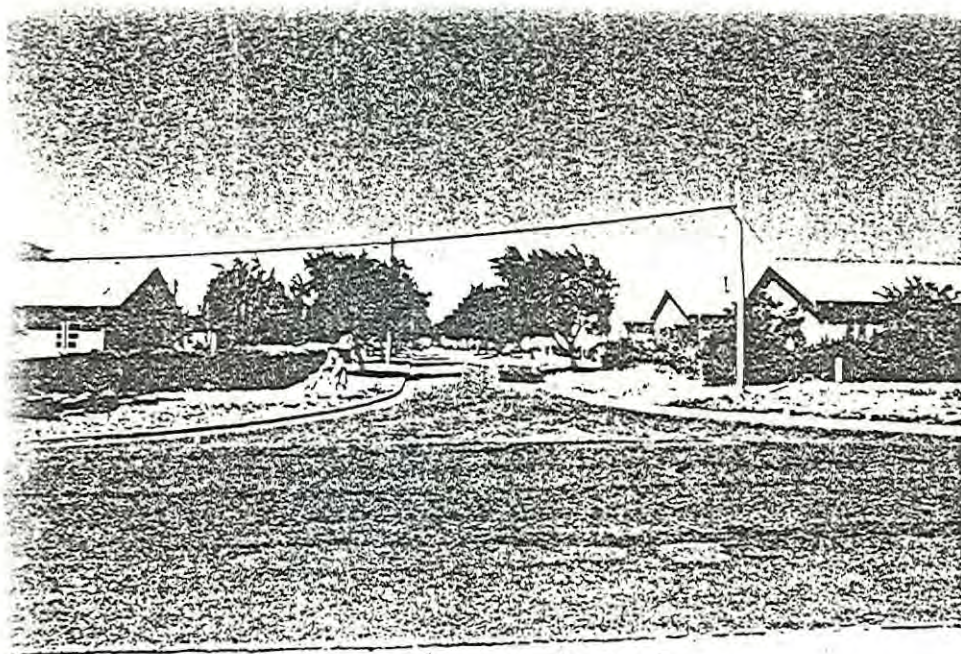
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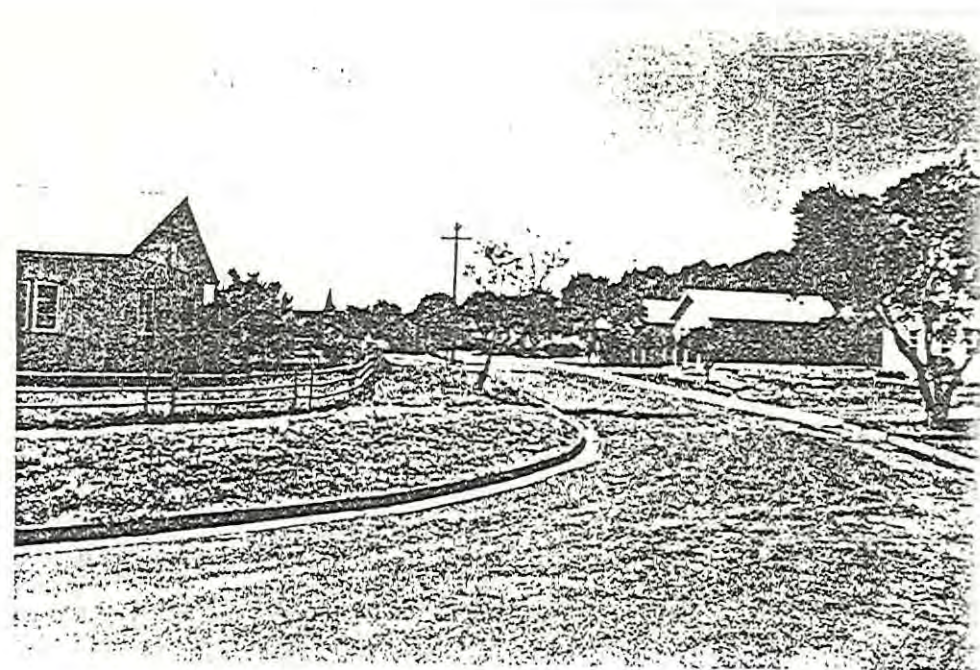
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3 EUROKA STREET



6 BUNGONIA STREET



20 BUNGONIA STREET



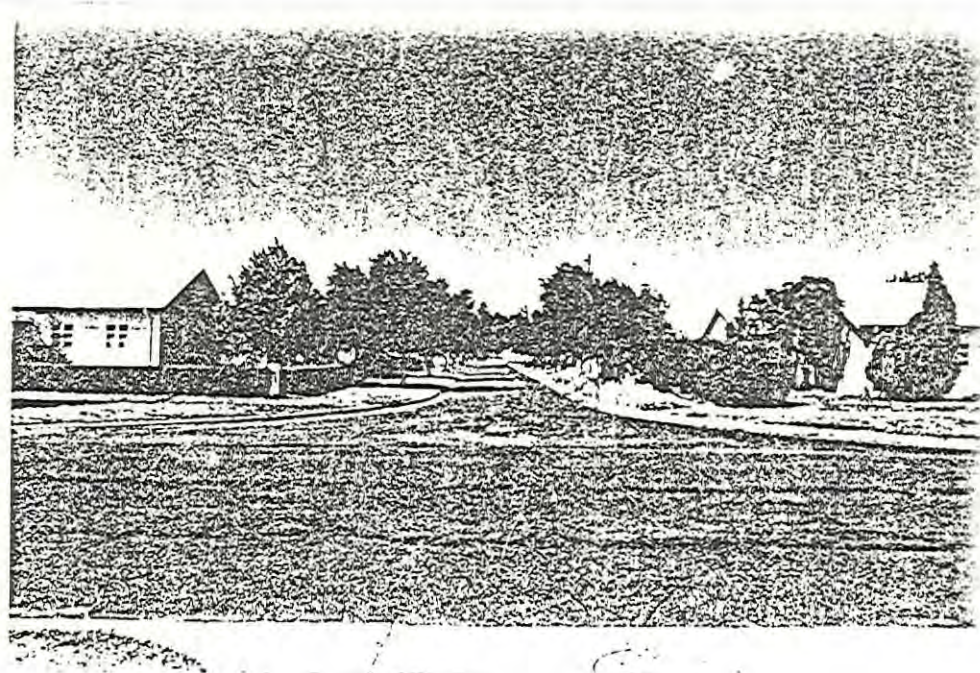
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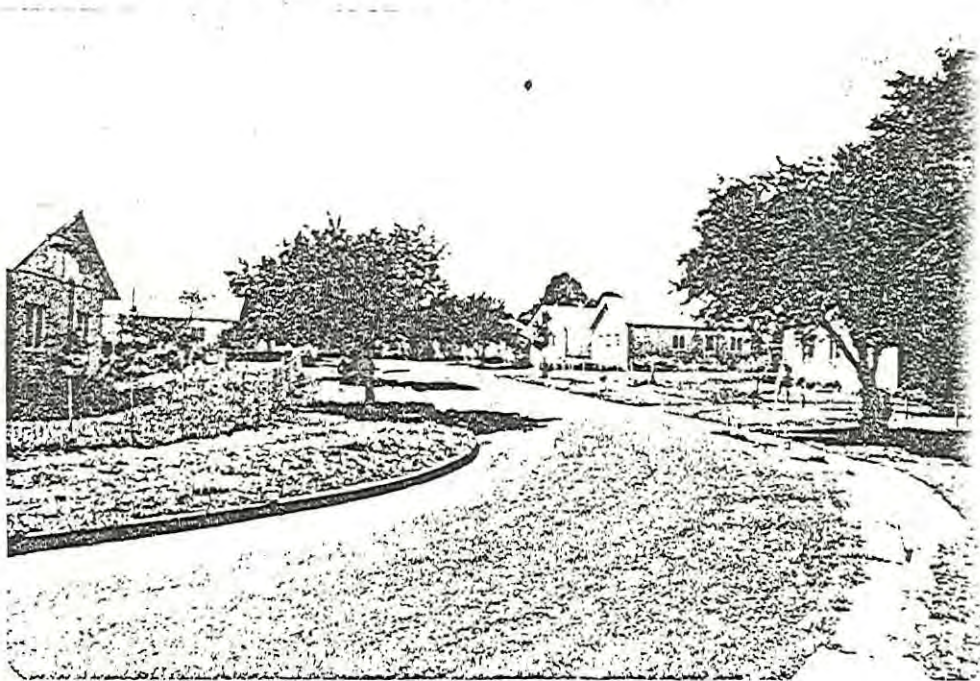
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4 WAMBOOL STREET



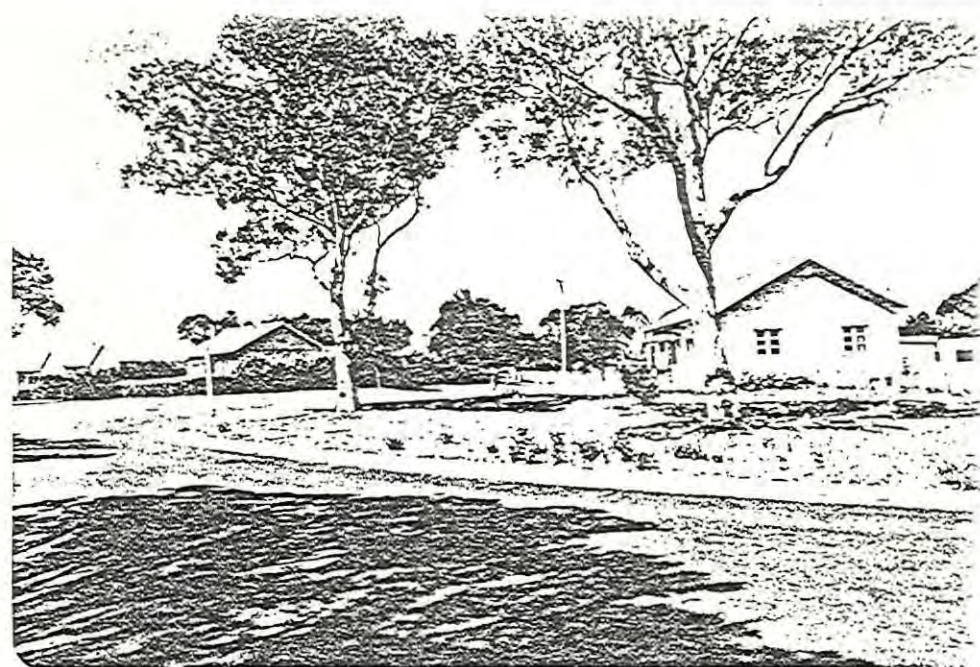
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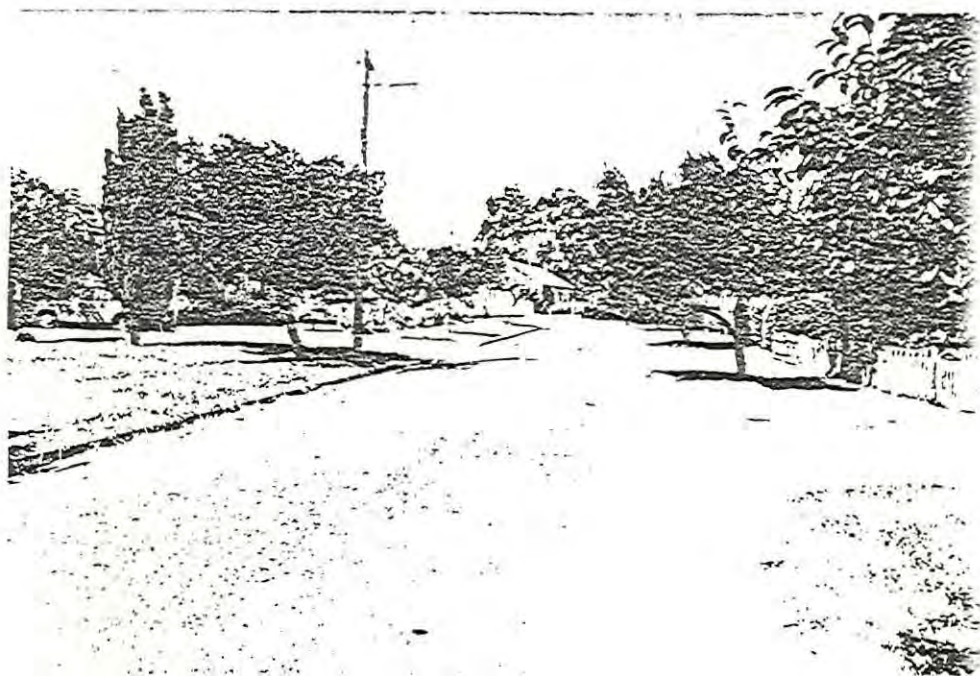
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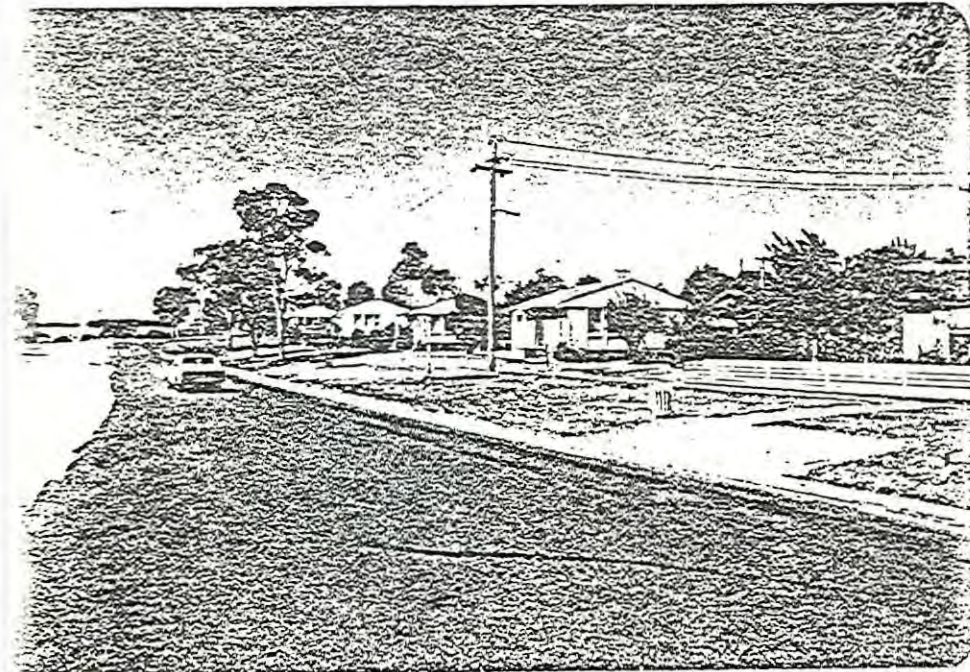
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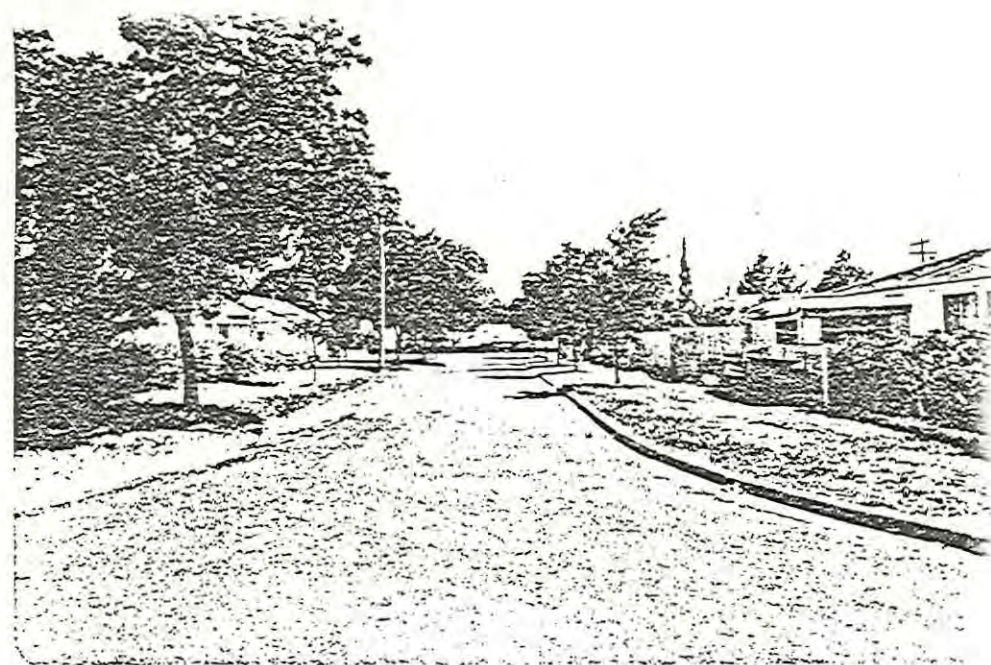
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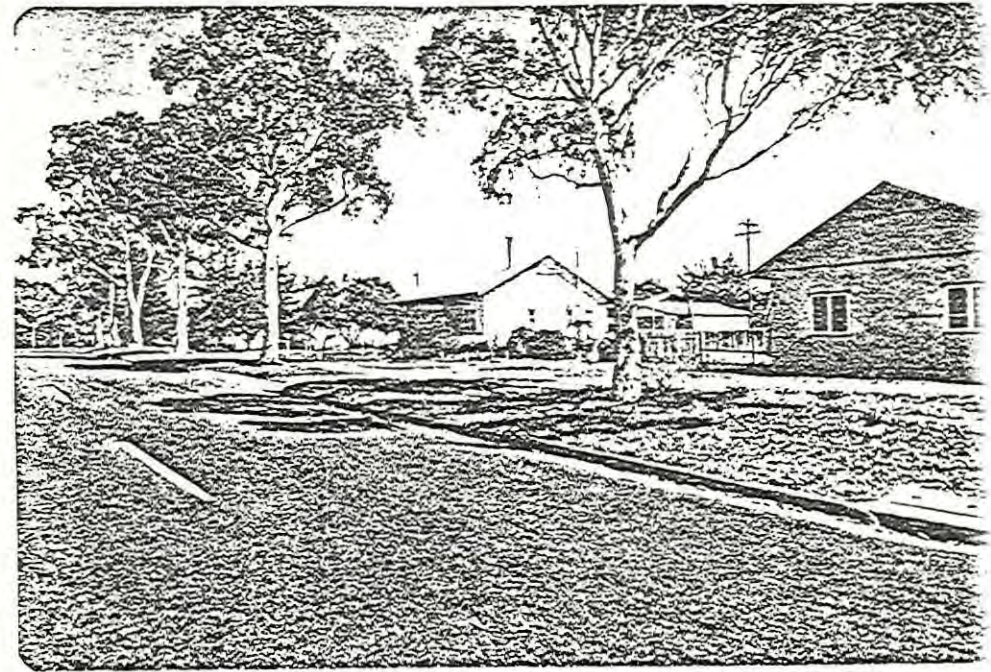
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27 MATINA STREET



28 DEEBAN PLACE



20 KOOTARA CRESCENT



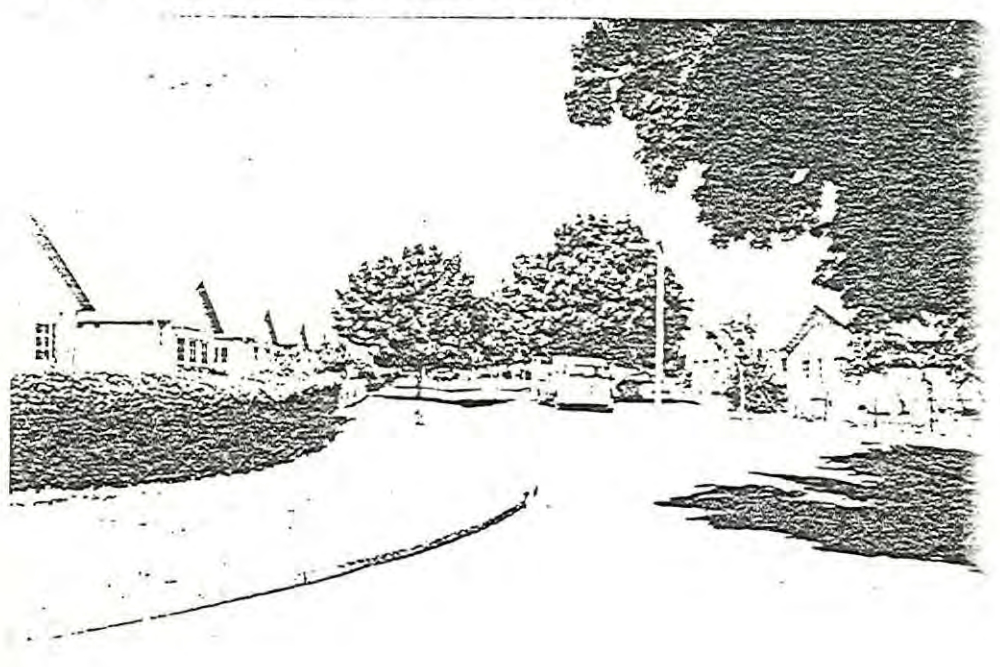
O BINYA PLACE



36 ANEMBO STREET



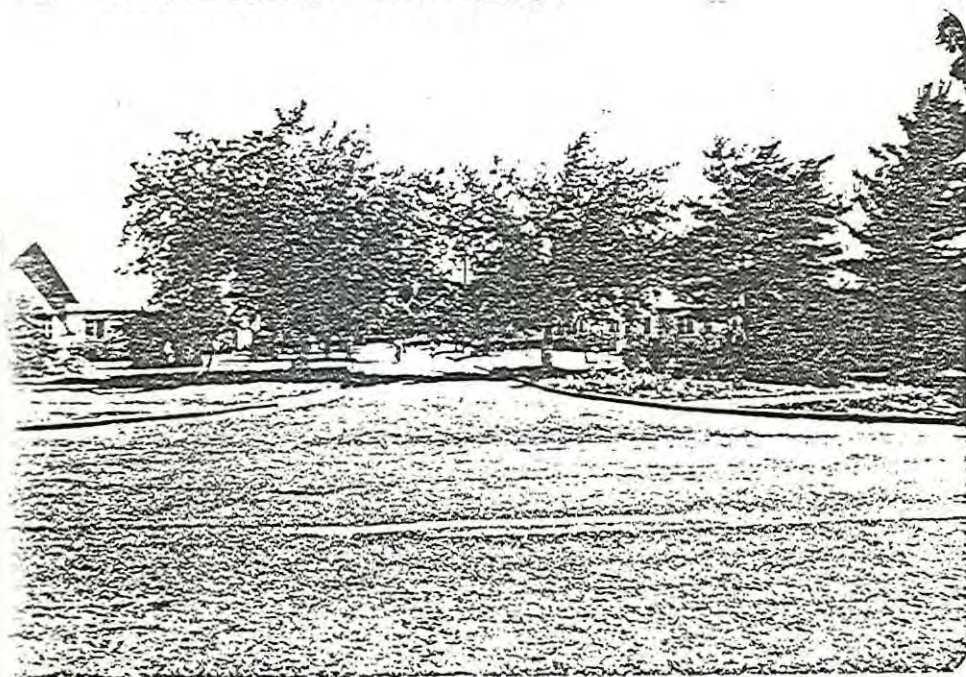
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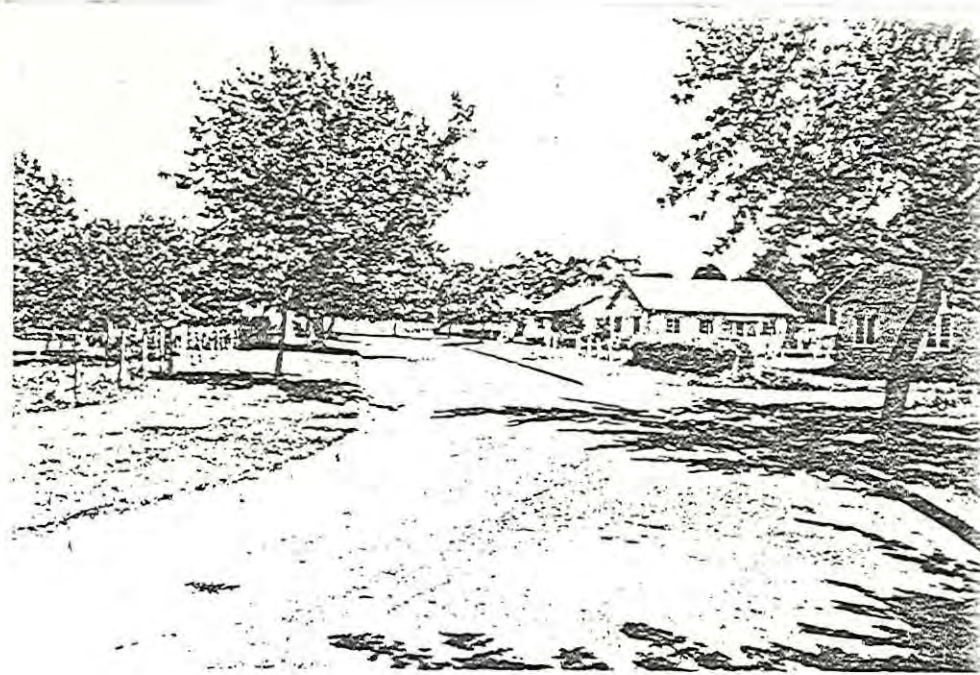
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8 ANEMBO STREET



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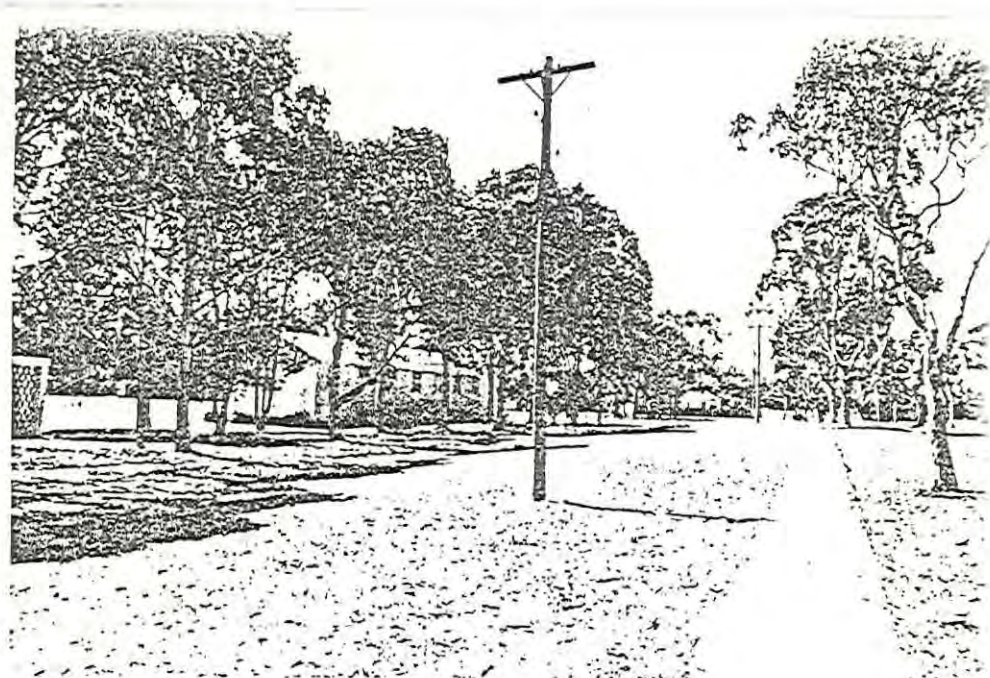
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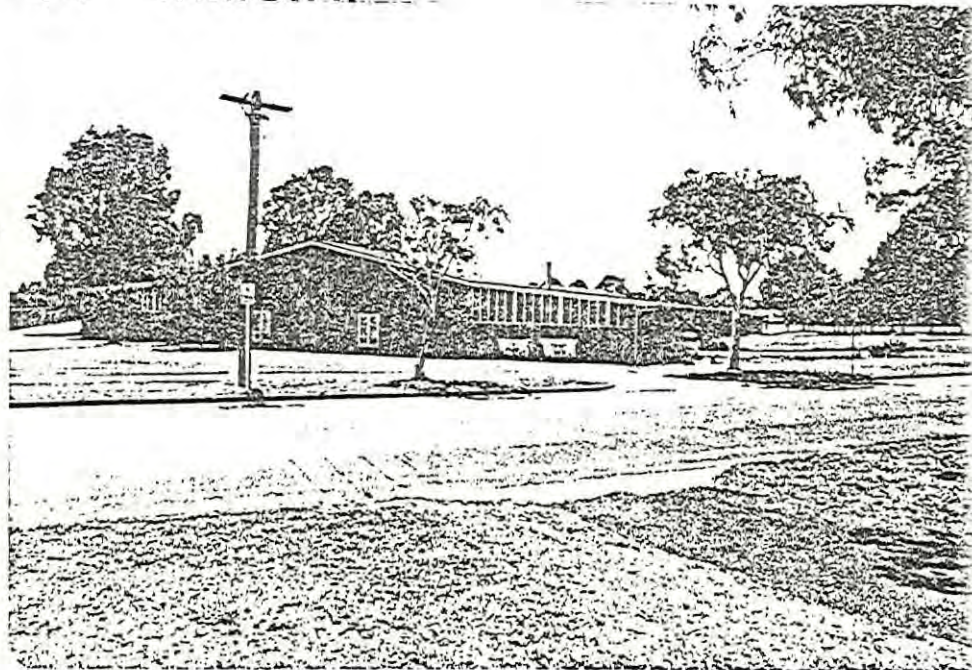
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40 KOOTARA CRESCENT



44 Y.M.C.A.



45 PRIMARY SCHOOL



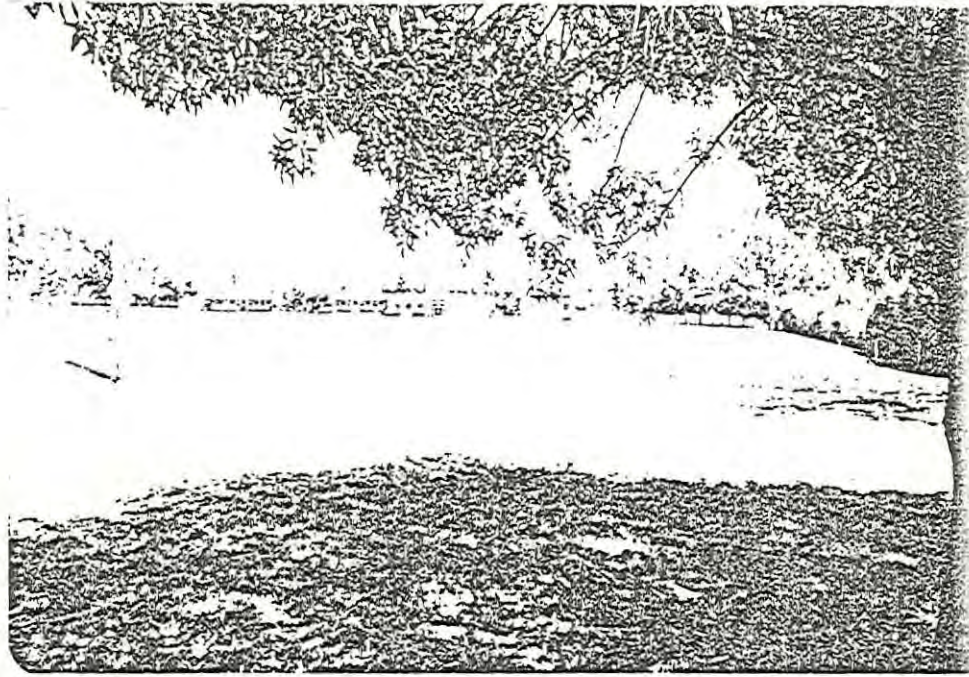
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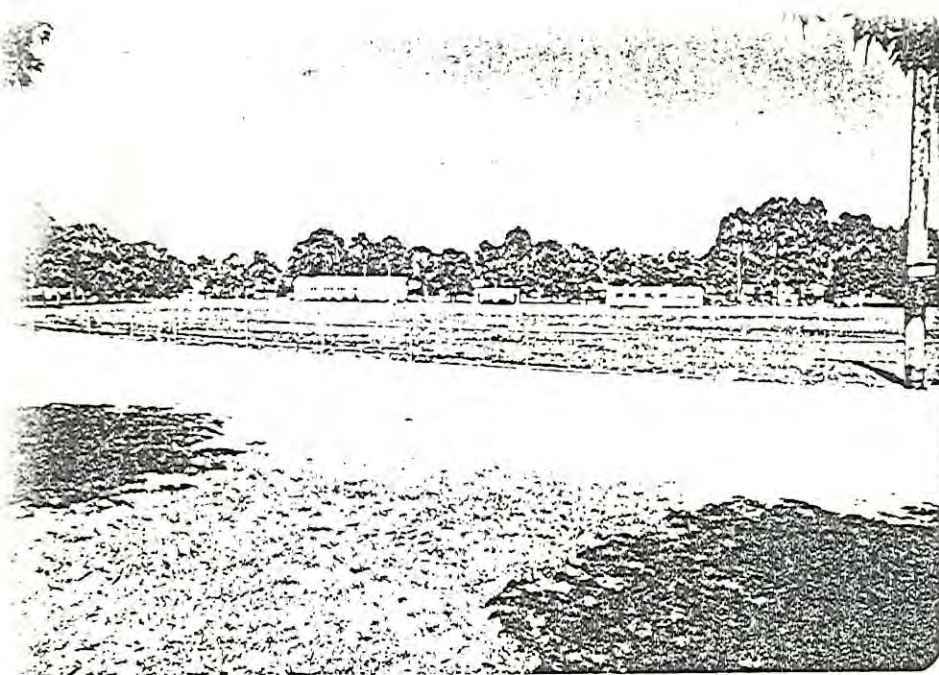
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48 PEDESTRIAN WAY



49 OVAL & PRIMARY SCHOOL



SPORTS OVAL



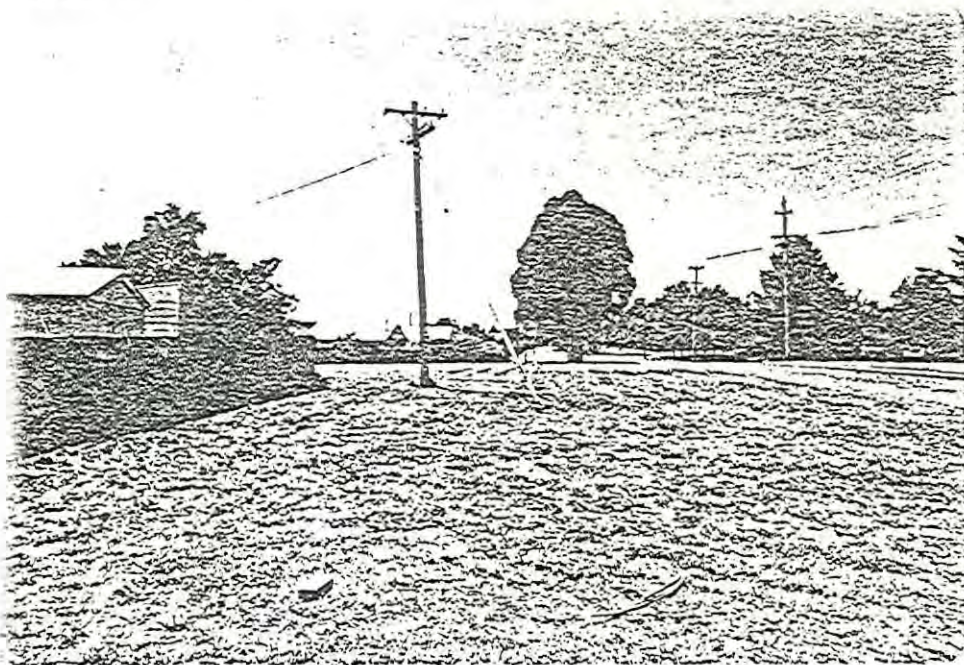
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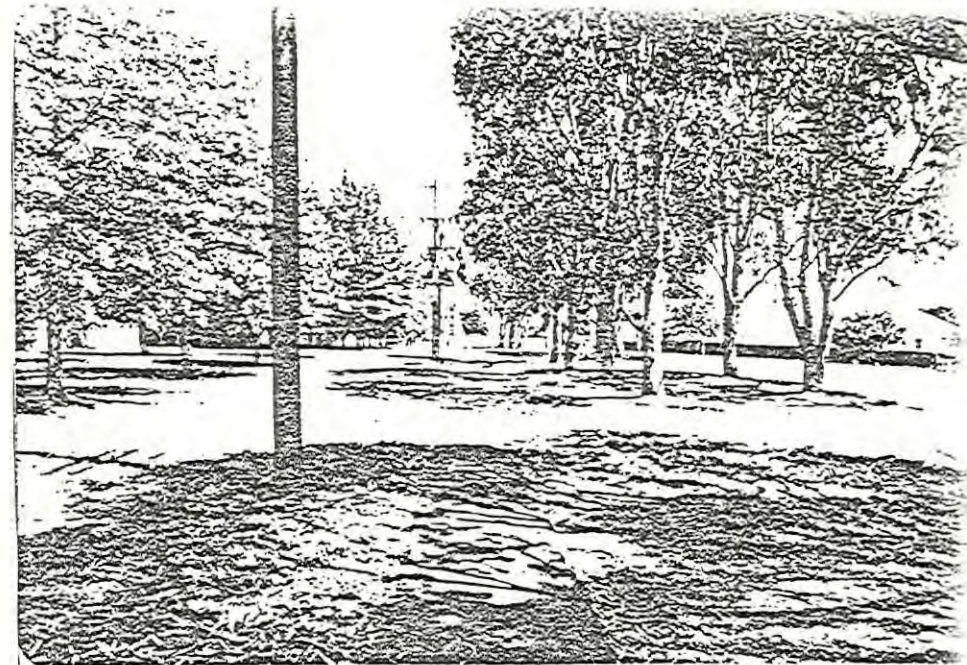
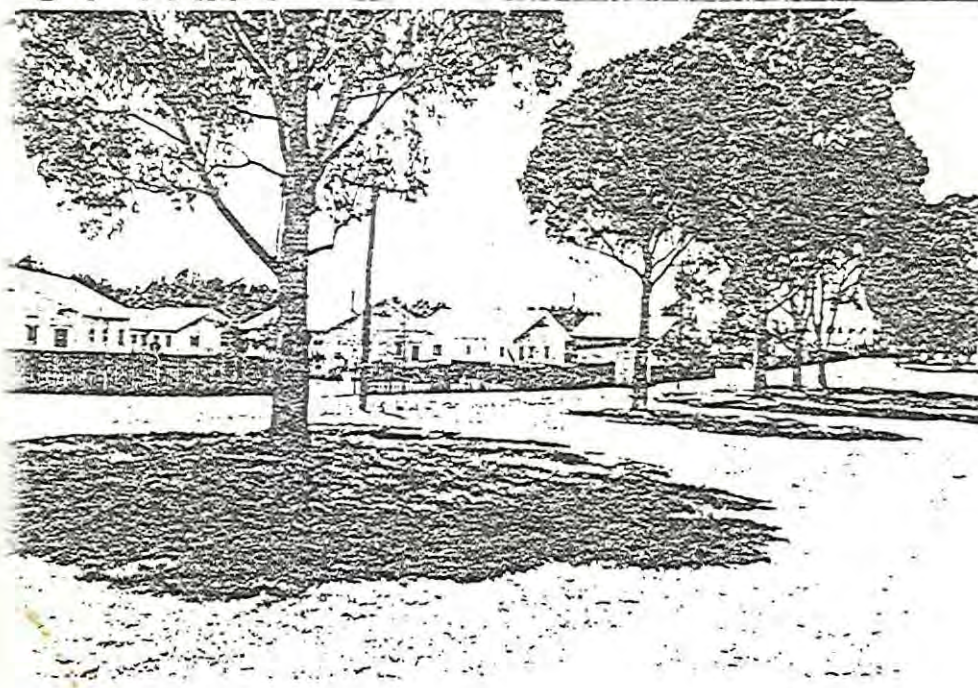
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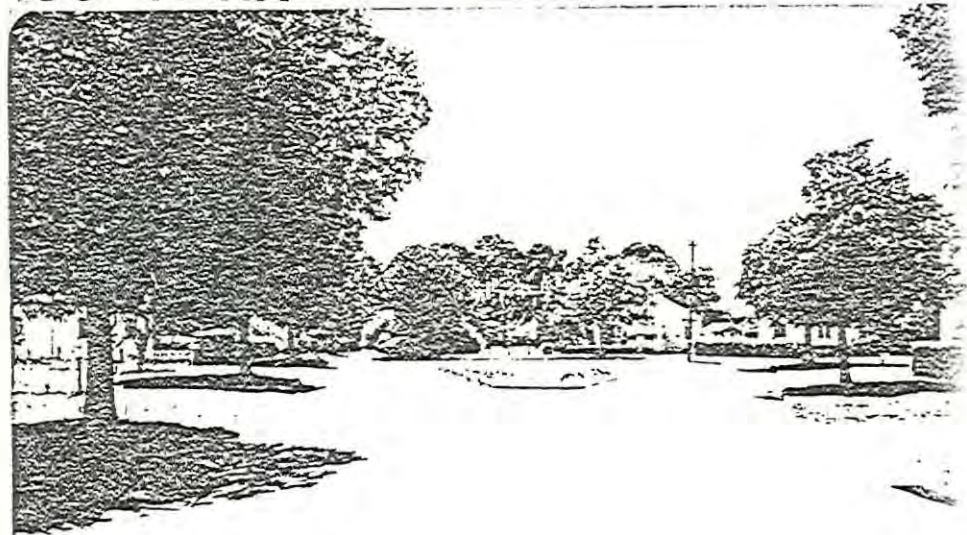
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54 PARK



56 PARK



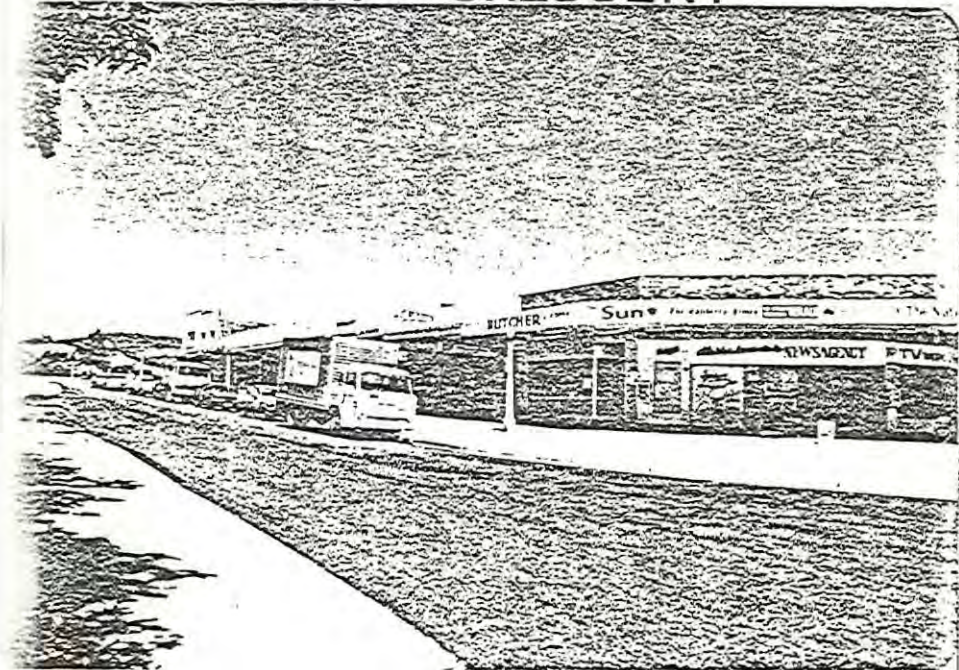
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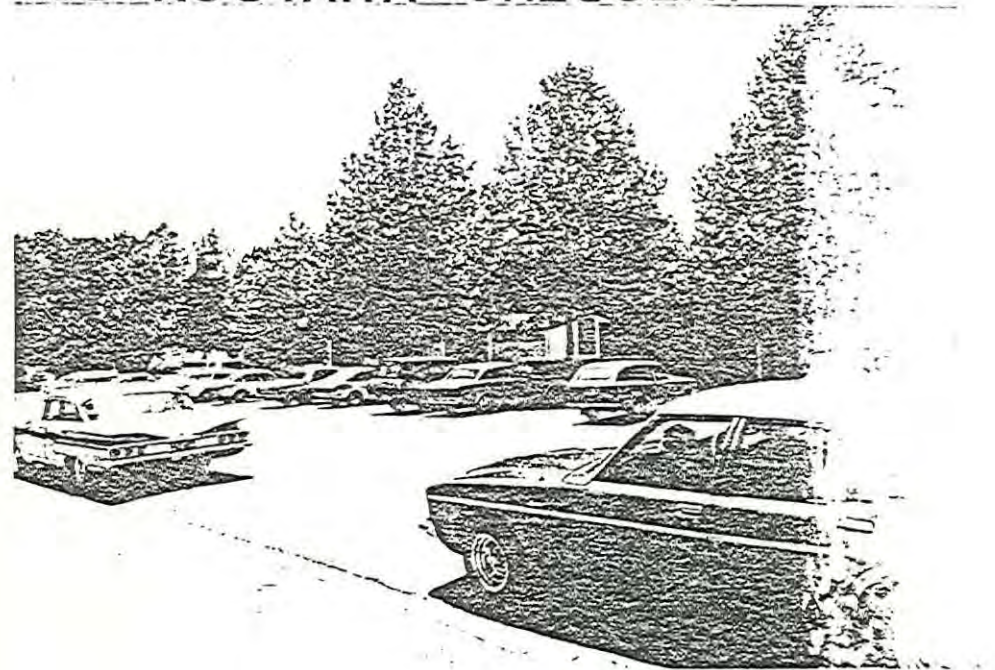
8 KOOTARA CRESCENT



60 KOOTARA CRESCENT



60 ILUKA STREET



61 ILUKA STREET