
The Rialto Precinct

Location

The Rialto MALVERN EAST, Stonnington City

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO154

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

The Rialto Estate is of regional significance for the combination of its striking picturesque street layout with substantially intact postwar cream brick residential stock. This combination makes it unique within the municipality, and rare within the greater metropolitan area. The valued and significant character which results makes it one of the more unusual and interesting precincts of postwar residential development in Melbourne.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Report (Stages 1-5) 1998, Bryce Raworth P/L, 1998; Stonnington - City of Malvern Heritage Study, Nigel Lewis and Richard Aitken P/L, 1992;
Construction dates	1947,
Other Names	Centred on The Rialto, Malvern East,
Hermes Number	31196
Property Number	

Physical Description 1

The Rialto area is situated on a ribbon of land located between Waverley Road and the Glen Waverley railway line adjacent to the East Malvern Station. The streets form a crescent which borders the railway station reserve to the east and wraps around a strip of undeveloped land around the former open drain. The result is a precinct in which the area of developed land is matched by an equal area of lightly wooded parkland producing a quiet, almost rural character that is rare in inner suburban Melbourne.

The streets in the area are paved in bitumen with modern concrete footpaths and crossings. Kerbs and gutters are generally constructed of modern materials although evidence of earlier bluestone kerbs is present on the site. Nature strips are modest by local standards but are sufficient to extend the open and spacious atmosphere generated in the reserves up to and beyond the largely unfenced property boundaries. Private gardens share the same combination of native and exotic trees found on the reserve and the same sense of informality.

With the exception of the predominantly interwar residences on Waverley Road, housing stock in the area dates exclusively from the period between the late 1940s and the late 1960s. Consequently, the prevailing building type is the post-war, cream brick double fronted villa with terra cotta roofs and inexpensive steel window framing. The presence of a small number of more modern villas constructed in brick or block with low raking roofs that would become the staple of builders thorough metropolitan Melbourne during the 1960s and 1970s provides additional interest (10 Oravel Avenue, 3 and 15 The Rialto West).

The area is especially noteworthy for its consistency. Only one recent construction exists in the area (479 Waverley Road). Otherwise, every house present on the site dates from the original subdivision. Furthermore, only three cases of substantial additions were encountered during site inspections. Recent first floor additions and external rendering of 14 Oravel Avenue have created a residence which is at odds in both scale and materials with other buildings in the group. First floor and ground floor additions to 477 Waverley Road and 26 The Rialto, respectively, are less conspicuous and are consequently of only minor detriment to the integrity of the area. Building stock throughout the area is in good condition, consistent with its location in a desirable sections of East Malvern.

Local Historical Themes

8.2.3 'The City of Real homes' - the development of Malvern after World War 1

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>