

# VILLERS-BRETONNEUX AREA EAST MALVERN

## INTRODUCTION

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This report has been prepared by Bryce Raworth Pty Ltd in association with Di Foster, historian, in support of a proposed amendment to the local planning scheme which will create an urban conservation area centered on Nirvana and Karma Roads, East Malvern. The report builds on work carried out by Nigel Lewis Richard Aitken Pty Ltd in Association with the Malvern Historical Society, *City of Malvern Heritage Study*, 1992, and the National Trust of Australia (Victoria), *Melbourne's Interwar Detached Housing Estates*, 1997.

No buildings in this area were graded or assessed in the *City of Malvern Heritage Study*, 1992. None are presently listed on the Victorian Heritage Register or the Register of the National Estate, nor are any classified by the National Trust.

## SUMMARY OF RECOMMENDATIONS

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It is recommended that the area be protected as an Urban Conservation Area under the Stonnington Planning Scheme and be nominated to the Register of the National Estate.

## EXTENT OF PROPOSED URBAN CONSERVATION AREA

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The proposed Urban Conservation Area comprises the following: all addresses in Villers and Bretonneux squares, Fontaine Avenue, Berrima Avenue, Nirvana Avenue, Karma Avenue, Merville Avenue, Warida Avenue, Hillard Street, Edna Street, nos 1-33 Serrell Street and the adjoining sections of Dandenong (Nos 1151-1187) and Belgrave Roads (Nos 1-55).



Illustration 1 Extent of proposed Conservation Area.

## HISTORY

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The first sales of Crown Land in the area that was to become the City of Malvern, took place on the 10th June 1840. The area had been surveyed and divided into large allotments suitable for market gardens and farms. Pastoralists had previously moved into the area, but the first sales of land in the north west of the district, initiated the beginnings of permanent settlement.

Commercial Road, High Street and other main roads that were already established in the west, were extended east. Malvern Road continued east as far as Gardiners Creek, the parish boundary. When the road reached the creek it turned south-east and followed the creek along one of the old tracks to Dandenong.<sup>1</sup> Waverley Road, known as Scotchman's Creek Road until 1872, and Belgrave Road, known as Bensons Road, were also created in 1854.

As the Crown allotments sold, purchasers moved east and in 1856 and 1858 allotments 150-155 bounded by Waverley Road, Benson's (Belgrave) Road, and Dandenong Road were sold.<sup>2</sup> Peter Tulloch purchased lot 155 in 1857 and lot 153 the following year. Tulloch, a farmer and market gardener built a weatherboard cottage, with later brick additions, facing Waverley Road. The property, which included 60 acres of cultivated land and market garden became known as Nirvana.<sup>3</sup> The Tulloch family owned the property for fifty years and around 1915 the northern ends of Nirvana Avenue and Karma Avenue were created from a subdivision of Nirvana Heights Estate.<sup>4</sup> With this subdivision, the house was retained on a separate allotment, thereby creating an unusual street alignment from Waverley Road. Nirvana was demolished in 1992.

The south east corner of Waverley Road, Lower Malvern Road and Belgrave Road was the first section in this area to be subdivided, with the creation of Warida Avenue in 1913.<sup>5</sup> 'The Old Castle Estate' was advertised soon after the tram was extended to Darling Road the same year. The sale included a 'modern bungalow villa of jarrah and rough-cast with tile roof,' fronting Waverley Road.<sup>6</sup>

In 1920, a section east of Karma Avenue was subdivided, with the creation of Hillard and Edna Streets, off Waverley Road. W.J. Hillard had been the owner of a 6 roomed weatherboard house, on 10 acres of land which became the East Views Estate.<sup>7</sup> Edna may have been the name of Hillard's wife. The estate,

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- 1 Georgina Whitehead, Appendix A: 'A physical history, Malvern urban character study' Malvern, 1989, p.2.
  - 2 Rob Bower, Malvern 1840-1989, A history of the subdivision, plan 12, unpublished manuscript, Malvern Archives
  - 3 Nirvana, 408 Waverley Road, Nigel Lewis & Richard Aitken, City of Malvern Heritage Study, 1992.
  - 4 Nirvana Heights Estate, Sale notice, c.1915.
  - 5 Warida Avenue LP 6585. Declared 1913, lodged 1915. Rob Bower, Malvern, the history of the subdivision. vol. 1. Roads. Plan 11, p.89.
  - 6 'The Old Castle Estate' East Malvern. Sale notice, c.1913. Malvern Archives.
  - 7 City of Malvern rate book, East Ward, 1918-19, H.J. Hillard, Belgrave Road, east side.

offered at auction by land agents Hammand, Olsen & Co. was described as having 'lovely permanent views',<sup>8</sup> but the proposed tram extension along Belgrave Road was one of several in the district that never occurred.

The Villers-Bretonneux estate was subdivided specifically to provide allotments for returned soldiers and their families. This was made possible through a Commonwealth scheme set up under the War Service Homes Act of 1918, which administered the compulsory acquisition of land, and the associated credit loans and house-building. Under this scheme the Commonwealth Department of Repatriation offered attractive conditions for house-buying: returned soldiers, nurses, munition workers, soldiers' widows and their children could borrow a maximum of £800 at 5 per cent interest.<sup>9</sup> The Department negotiated for the purchase of land east of Serrell Street in Carnegie in 1919.<sup>10</sup> The estate, comprising 178 allotments and twin reserves for plantations, was laid out by Arthur Perceval, and declared on 14 March 1924.<sup>11</sup>

A more elaborate plan for an extensive garden suburb that included 200,000 square feet of parkland had initially been proposed, but this was considered too expensive to carry out and consequently abandoned.<sup>12</sup> The incorporation of characteristics such as winding and irregular streets, island reserves at some street intersections, occasional *culs de sac* incorporating substantial streets plantations, and communal open spaces accessible only from backyards all suggest a direct influence from contemporary designers such as Saxil Tuxen and, more particularly, Walter Burley Griffin. The proposal bears marked similarities with Griffin's slightly earlier subdivisions at Glenard Drive and Mont Eagle, Heidelberg.

The final design, which included two garden reserves, Villers Square and Bretonneux Square, and a substantial curve to Nirvana, Berrima, Fontaine, Karma and Merville Avenues, struck a compromise between the elaborate garden suburb ideals of the first scheme and the regularity and cost-effectiveness of the traditional grid. The choice of street names was an unusual combination of wartime battle sites, as in Villers, Bretonneux and Fontaine, and concepts from Buddhist philosophy—for example, Nirvana and Karma. The latter-named streets had been surveyed in an earlier subdivision of 1913.<sup>13</sup> In 1922 a total of 29 houses had already been built.<sup>14</sup> Malvern building plan collection shows that plans were submitted to Malvern Council in 1925 for 14 War Commission villas to be erected in Berrima and Fontaine Avenues.<sup>15</sup>

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8 East Views Estate, sale notice, 1920, Malvern Archives.

9 Robert Freestone, *Model Communities: The garden city ideal in Australia*, p. 177-78; this section of the report draws heavily from Bryce Raworth in association with Helen Doyle, *Melbourne's Interwar Detached Housing Estates*, pp. 55-57.

10 *Victorian Government Gazette*, 27 June 1919, quoted in Cooper, *The History of Malvern*, p. 154

11 Plan of subdivision LP 11091, 1924 (Office of the Surveyor-General).

12 *Real Property Annual*, 1921, pp. 28-29.

13 Nigel Lewis Richard Aitken Pty Ltd, *City of Malvern Heritage Study* (June 1992), p. 17.

14 Andrew Ward, *Glen Eira Heritage Management Study* (Burwood, 1996), p. 60.

15 Malvern building plan nos. 5481-5491



Illustration 2

Plan of subdivision LP 11091.

Source: Office of the Surveyor-General.

A large number of houses were erected in the immediate years following subdivision of 1924. These were mainly built of Baltic timber but a few were built of brick.<sup>16</sup> Many of the houses used the pattern book designs issued by the State Savings Bank of Victoria. The bank had established its own building department in 1920, and began working in collaboration with the War Services Homes the following year. From 1924 the State Bank introduced the credit foncier scheme, which made War Service home loans all the more attractive<sup>17</sup>

In 1926, 33 home sites on the estate were offered for sale by auction under instructions from the Commonwealth Surveyor General.<sup>18</sup> A plan issued at the time of sale shows that a number of houses had already been built and were ready for occupancy.<sup>19</sup> By 1929, the estate was reported as being 'well

16 Andrew Ward, Glen Eira Heritage Management Study (Burwood, 1996), p. 60.  
 17 Craddock, *The History of the State Savings bank of Victoria* (1934), pp. 32-33.  
 18 Sale notice, East Malvern, 1926. Malvern Archives.  
 19 Cited in Nigel Lewis Richard Aitken Pty Ltd, *op. cit.*

filled', and by at least 1933, a total of 92 houses had been completed, or just over half the available number of house sites.<sup>20</sup>

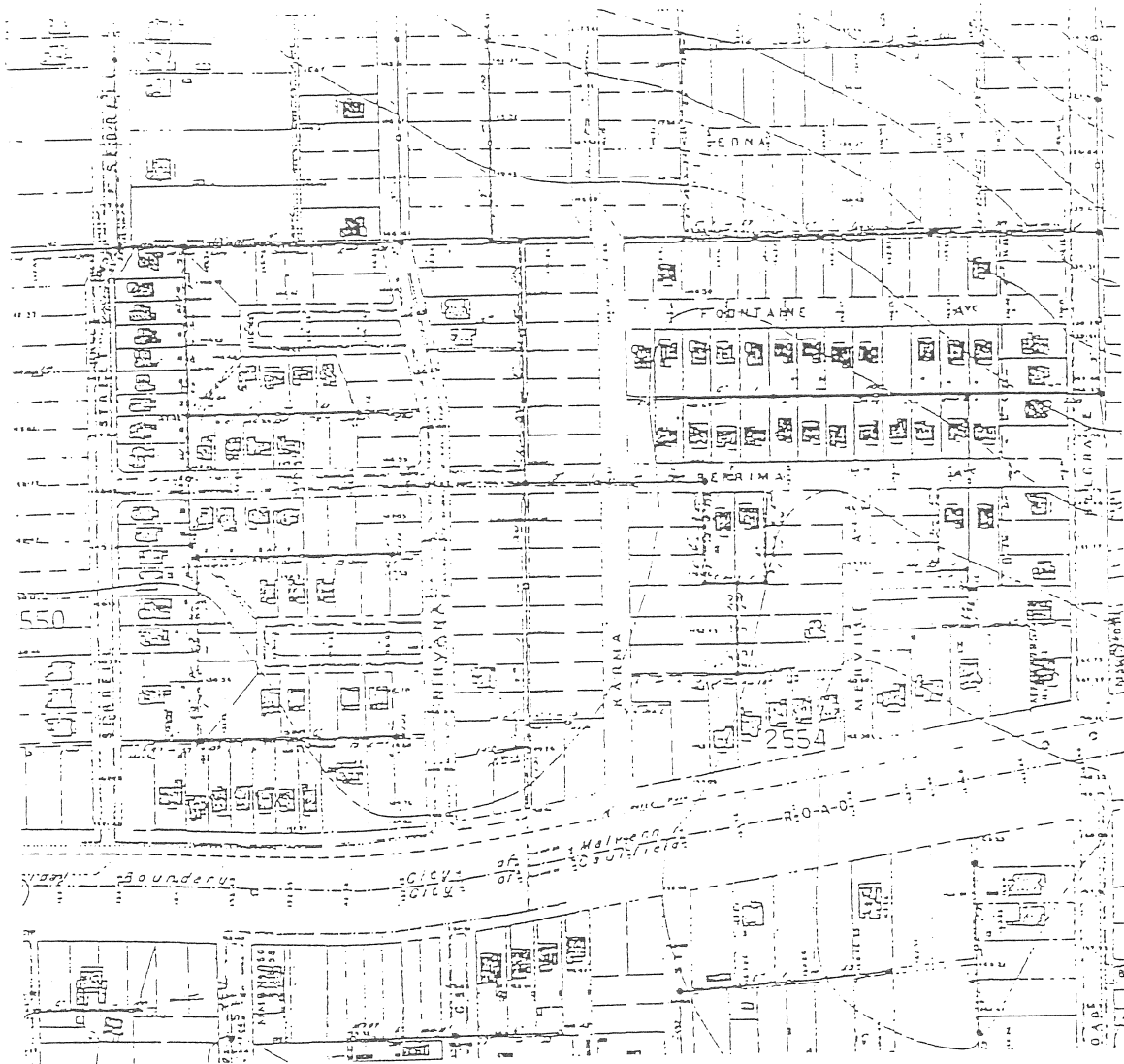


Illustration 3

MMBW detail plan (c1933?)

Source: State Library of Victoria

20 *Herald* (?), 24 September 1929, p. 10; MMBW detail plan no.156, 400 feet: 1 inch, Camberwell, Malvern and Caulfield, c.1933 (State Library of Victoria).

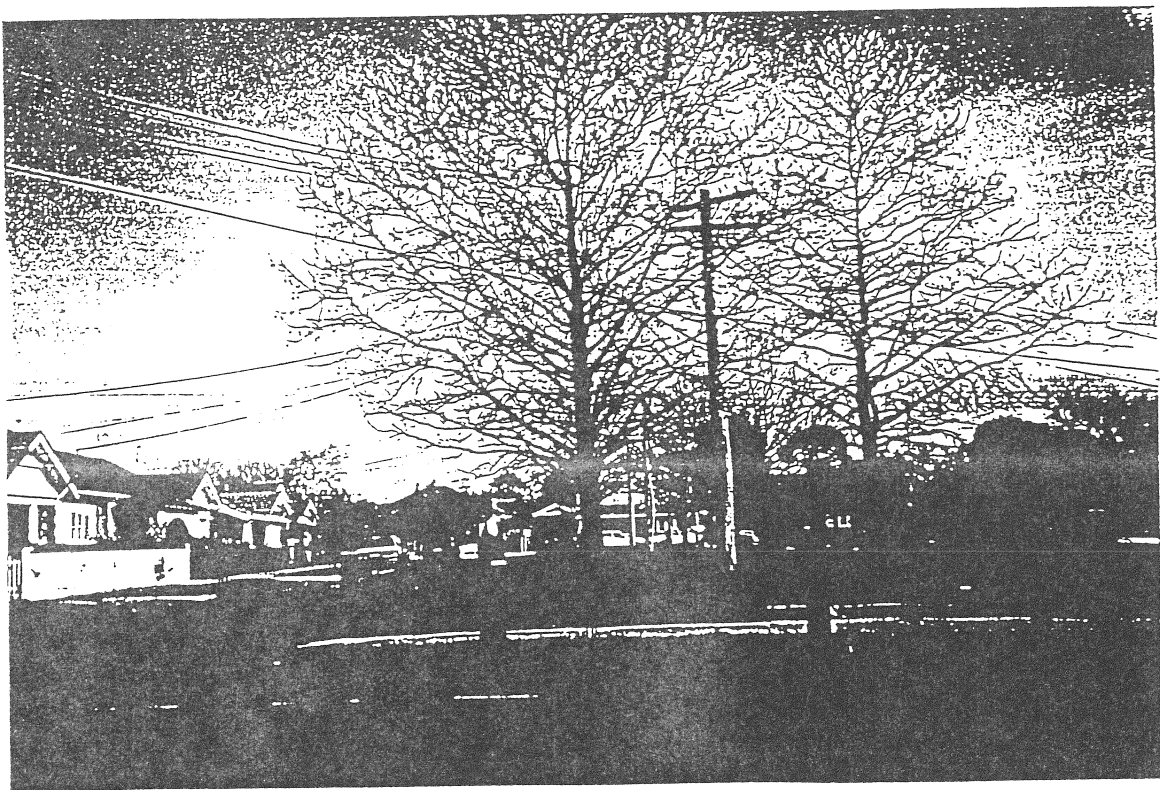
## DESCRIPTION

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The East Malvern War Service Homes Commission Estate is situated immediately northwest of the intersection of Dandenong and Belgrave Roads. It includes Villers and Bretonneux Squares, Fontaine Avenue, Berrima Avenue, Nirvana Avenue, Karma Avenue, Merville Avenue, Serrell Street and the adjoining sections of Dandenong and Belgrave Roads. The review area consists of approximately 180 dwellings.

The estate comprises a range of house types including modest timber cottages, bungalows and substantial interwar villas. Streetscapes are equally varied, ranging from busy arterial roads to quiet, tree-lined avenues and squares. The heart of the estate is found at Nirvana Avenue and Villers and Bretonneux squares, the names of which reflect the theme of housing for returned soldiers, but the integrity of the area is also well maintained in the surrounding streets, all of which contribute to the architectural character of the estate.

With the exception of Serrell Street, which provides a major thoroughfare between Waverly and Dandenong Roads, road widths are generally narrow. Roads in the area are surfaced in bitumen. Kerbs and gutters are generally constructed of concrete, although evidence of earlier, bluestone kerbs remains in Bretonneux Square. Trafficable kerbs have been installed in sections of Karma Avenue to encourage parking on planting strips adjacent to the narrow road.

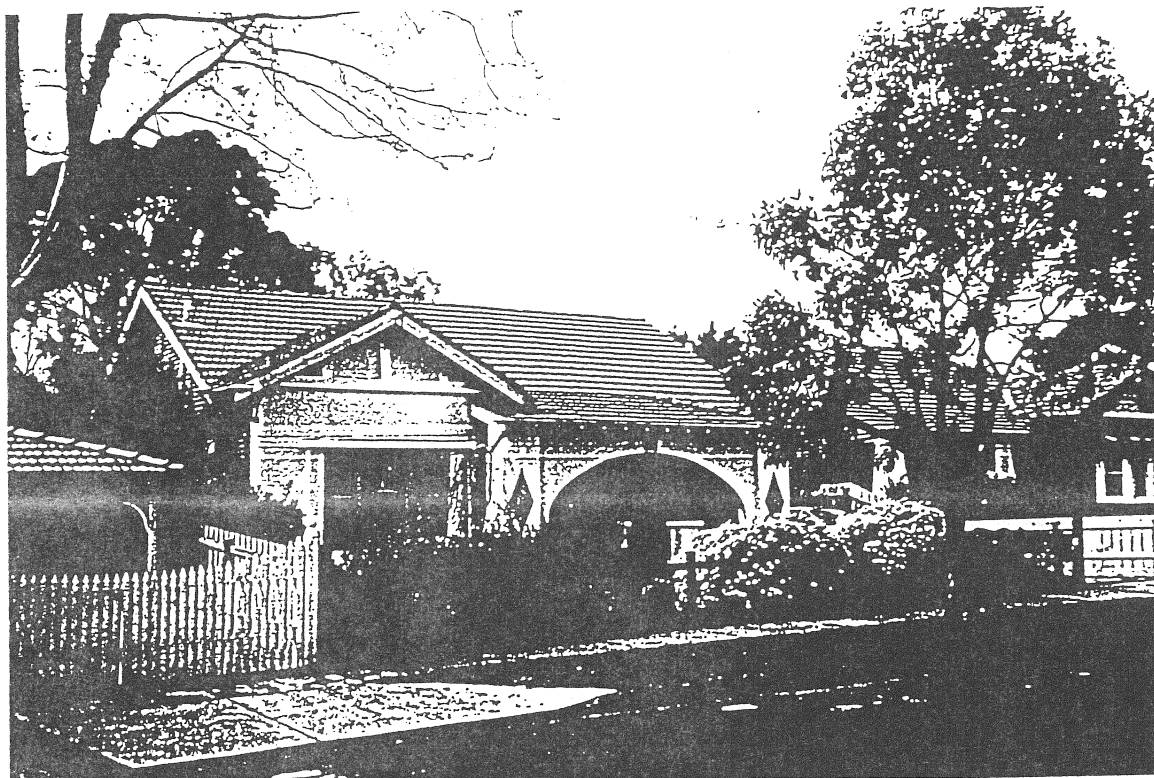


*Illustration 4*

*View of Villers Square, East Malvern, 1998.*

Footpaths and planting areas tend to be generous throughout the estate. All streets have grassed planting strips approximately 2 metres wide and Bretonneux and Villers squares are provided with landscaped central medians, large enough to be designated as reserves. Streets are generally lined with mature trees. Nirvana Avenue is especially noteworthy for its mature plantings representing a variety of species. Villers Square has deciduous trees on its central reserve and Bretonneux Square combines kerbside plantings of native species with coniferous plantings on the reserve. In general, streets in the review area is well-maintained with numerous old trees. Some original fences remain throughout the area but high, new fences in timber or rendered brick have become common throughout the area in recent years, in some cases obscuring the well-maintained gardens behind.

Architecturally, the estate contains examples of many of the styles popular during the interwar years. Nirvana Avenue and, to a lesser degree, Karma Avenue are noteworthy in displaying this variety. These streets include small homes derived from Tudor and Greek sources, bungalows drawing from Arts and Crafts and Californian sources and villas drawing inspiration from Spanish Mission and Italian antecedents. Other sections of the precinct are noteworthy for their consistency. The eastern portion of Berima Street, for example, is comprised almost entirely of small weatherboard cottages inspired, in varying degrees, by the Arts and Crafts Movement. Fountaine Avenue is comprised largely of timber bungalows inspired by Californian antecedents, while the squares contain more substantial brick versions of the same Californian type. The adjacent streets to the east, Warida, Hillard and Edna, maintain the interwar scale and character established in the War Service Homes estate.



*Illustration 5*      *Typical villa, Nirvana Avenue, East Malvern, 1997.*



## ANALYSIS

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The East Malvern War Service Homes Commission Estate is one of the largest in Victoria and retains a high level integrity with respect to its original building stock. Other substantial war service commission estates, such as the area about Gallipoli Parade in Coburg, the Castlefield Estate, Hampton, and the Spotswood estate, have suffered from redevelopment and alterations and additions to original houses to a greater extent.

It is of note that each of these estates utilise a combination of street names drawing upon those of famous battle grounds and military figures, though some street names are of a less obvious derivation.

The overall integrity of the estate is high, although some recent unsympathetic development has taken place in Hillard Street.

## STATEMENT OF SIGNIFICANCE

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The War Service Homes Commission Estate at East Malvern includes Villers and Bretonneux squares, Fontaine Avenue, Berrima Avenue, Nirvana Avenue, Karma Avenue, Merville Avenue, Serrell Street and the adjoining sections of adjoining streets. While supporting small homes of one storey only, the variety of housing styles and materials is a response to the community expectation of the era that each house should be distinctive, and this is also expressed through the variation in character between the individual streets. Through this careful variety the estate avoids the appearance of subsidised, institutionalised housing, and is thus normalised.

The East Malvern estate was one of the largest War Service estates in Victoria, and remains notable for the integrity of its housing stock to its interwar state, and the mature character of its street trees and gardens. The unusual layout of the estate, which includes two broad streets with substantial median reserves, appears to reflect a desire to provide a particularly high level of amenity to the estate, in a manner paralleled in later Housing Commission of Victoria estates, such as Garden City, and this contributes to the significance of the precinct.

## REFERENCES

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- Bower, Rob, Malvern 1840-1989, A history of the subdivision, plan 12, unpublished manuscript, Malvern Archives
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- Bryce Raworth in association with Helen Doyle, *Melbourne's Interwar Detached Housing Estates*, prepared on behalf of the National Trust of Australia (Victoria), 1997.
- Subdivision plan and sale notice, East Malvern, 1926. Malvern Archives.
- Subdivision plan and sale notice Nirvana Heights Estate, Sale notice, c.1915, Malvern Archives.
- Subdivision plan and sale notice 'The Old Castle Estate' East Malvern. Sale notice, c.1913. Malvern Archives.
- Subdivision plan and sale notice East Views Estate, 1920, Malvern Archives.
- Whitehead, Georgina, Appendix A: 'A physical history, Malvern urban character study' Malvern, 1989.

APPENDIX 1

SCHEDULE OF BUILDINGS, DESCRIPTIONS AND  
RECOMMENDED GRADINGS

## BELGRAVE ROAD

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### Street No. Grading

#### West Side

##### Dandenong Road

1	C	Single storey units. c.1970.
3	B	Single storey interwar villa.
5	B	Single storey interwar bungalow.
7	B	Single storey interwar bungalow.

##### Berrima Avenue

9	B	Single storey interwar villa.
11	B	Single storey interwar bungalow.
13	B	Single storey interwar bungalow.
15	B	Single storey interwar bungalow.

##### Fontaine Avenue

17	B	Single storey interwar villa.
19	B	Single storey interwar villa.
21	B	Single storey interwar villa.
23	B	Single storey interwar villa.

##### Edna Street

25	B	Single storey interwar villa.
27	B	Single storey interwar villa.
29	B	Single storey interwar villa.
31	B	Single storey interwar villa.
33	B	Single storey interwar villa.
	B	Single storey interwar villa.

##### Hillard Street

35	B	Single storey interwar villa.
37	B	Single storey units. c.1960.
39	B	Single storey interwar villa.

##### Cooinda Place

43	B	Single storey interwar villa.
45	B	Single storey interwar villa.
47	B	Single storey interwar villa.

##### Warida Avenue

49	B	Single storey interwar villa. Forms semi-detached pair with 21 Warida Avenue.
51/ 53	B	Pair of single storey interwar villas. Semi detached.

## BERRIMA AVENUE

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### North Side

#### Serrell Road

1	B	Double storey interwar bungalow with visible additions.
3	B	Double storey interwar villa with visible additions.
5	B	Single storey interwar villa.
7	C	Double storey villa. c. 1980.
9	B	Single storey interwar bungalow.
11	B	Single storey interwar villa.

#### Nirvana Avenue

#### Karma Avenue

13	B	Single storey interwar villa.
15	B	Single storey interwar bungalow.
17	B	Single storey interwar bungalow.
19	B	Single storey interwar bungalow.
21	B	Single storey interwar villa.
23	B	Single storey interwar villa.
25	B	Single storey interwar bungalow.
27	B	Single storey interwar bungalow.
29	B	Single storey interwar bungalow.
31	B	Single storey interwar bungalow.
33	B	Single storey interwar bungalow.
35	B	Single storey interwar bungalow.
37	B	Single storey interwar bungalow.

#### Belgrave Road

## BERRIMA AVENUE

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Street No. Grading

### South Side

#### Serrell Road

2	B	Single storey interwar bungalow.
4	B	Single storey interwar bungalow.
6	B	Single storey interwar villa.
8	C	Bungalow with attic storey. c. 1990.
10	B	Single storey interwar bungalow.
12	B	Single storey interwar villa.

#### Nirvana Avenue

#### Karma Avenue

14	B	Single storey interwar bungalow.
16	B	Single storey interwar bungalow.

#### Merville Avenue

18	B	Single storey interwar bungalow.
20	B	Double storey interwar bungalow with visible additions.

#### Belgrave Road

## BRETONNEUX SQUARE

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### North Side

1	B	Double storey interwar bungalow with visible additions.
3	B	Single storey interwar bungalow.
5	B	Double storey interwar bungalow with visible additions.
7	B	Double storey interwar bungalow with visible additions.
9	B	Single storey interwar bungalow.

#### Nirvana Avenue

### South Side

2	B	Single storey interwar villa.
4	B	Single storey interwar villa.
6	B	Single storey interwar bungalow.
8	C	Double storey villa. c. 1975.
10	B	Single storey interwar bungalow.

#### Nirvana Avenue

## DANDENONG ROAD

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Street No. Grading

### North Side

#### Serrell Street

1151	B	Single storey interwar villa.
1153	B	Single storey interwar villa.
1155	B	Single storey interwar villa.
1157	B	Interwar bungalow with attic storey.
1159	B	Single storey interwar villa.
1161	B	Single storey interwar villa.
1163	B	Single storey interwar villa.
1165	B	Double storey interwar villa with visible additions.
1167	B	Single storey interwar villa.
1171	B	Single storey interwar villa.
1173	B	Single storey interwar villa.

#### Nirvana Avenue

1177	B	Single storey interwar units.
1179	B	Single storey interwar villa.
1181	B	Single storey interwar villa.
1183	B	Single storey interwar villa.
1185/1187	B	Single storey interwar villa. Semi detached.

#### Karma Avenue

1189	B	Single storey interwar villa.
1191	B	Single storey interwar bungalow.
1193	B	Single storey interwar bungalow.
1195	B	Single storey interwar bungalow.
1197	C	Double storey villa with visible additions. c. 1970.
1199	B	Single storey interwar villa.
1201	B	Single storey interwar villa.

#### Merville Avenue

1203	B	Single storey interwar bungalow.
1205	C	Single storey units. c. 1970.
1207	C	Single storey units. c. 1960.
1209	C	Single storey villa. c. 1960.
1213	B	Double storey interwar villa with visible additions.

#### Belgrave Road

## EDNA STREET

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Street No. Grading

### North Side

#### Karma Avenue

1	B	Single storey interwar villa.
3	C	Single storey bungalow. c. 1960.
5	B	Single storey interwar villa.
7	B	Single storey interwar villa.
9	B	Single storey interwar villa.
11	B	Single storey interwar villa.
13	B	Single storey interwar villa.
15	B	Single storey interwar villa.
17	B	Double storey interwar bungalow with visible first floor additions.
19	B	Double storey interwar bungalow with visible additions.

#### Belgrave Road

### South Side

#### Karma Avenue

2	B	Single storey interwar villa.
4	B	Single storey interwar villa.
6	B	Single storey interwar villa.
8	B	Single storey interwar villa.
10	B	Double storey interwar villa.
12	B	Single storey interwar villa.
14	B	Double storey interwar villa.
16	B	Single storey interwar villa.
18	B	Single storey interwar villa.
20	B	Double storey interwar bungalow with visible first floor additions.

#### Belgrave Road



## FOUNTAIN AVENUE

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### Street No. Grading

#### North Side

##### Karma Avenue

1	B	Single storey interwar bungalow.
3	B	Single storey interwar bungalow.
5	B	Single storey interwar bungalow.
7	B	Single storey interwar bungalow.
9	B	Single storey interwar villa.
11	B	Single storey interwar bungalow.
13	B	Single storey interwar bungalow.
15	B	Single storey interwar bungalow.
17/17A	C	Single storey semi detached units. c. 1980.
19	B	Double storey interwar bungalow with visible additions.
21	B	Double storey interwar bungalow with visible additions.
23	B	Double storey interwar bungalow with visible additions.
25	B	Single storey interwar bungalow.

##### Belgrave Road

#### South Side

##### Karma Avenue

2	B	Single storey interwar bungalow.
4	B	Single storey interwar villa.
6	B	Single storey interwar bungalow.
8	B	Single storey interwar bungalow.
10	B	Single storey interwar bungalow.
12	B	Single storey interwar bungalow.
14	B	Double storey interwar bungalow with visible additions.
16	B	Single storey interwar bungalow.
18	B	Single storey interwar bungalow.
20	B	Single storey interwar bungalow.
22	B	Double storey interwar villa with visible additions.
24	B	Single storey interwar villa.
26	B	Single storey interwar bungalow.

##### Belgrave Road

## HILLARD STREET

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Street No. Grading

### North Side

#### Karma Avenue

1	B	Single storey interwar villa.
3	B	Single storey interwar bungalow.
5	B	Double storey interwar bungalow with visible first floor additions.
7	B	Single storey interwar villa.
9	B	Single storey interwar villa.
11	B	Single storey interwar villa.
13	B	Single storey interwar villa.
15	B	Single storey interwar bungalow.
17/19	B	Pair of single storey interwar units. Semi detached.
21/23	B	Pair of single storey interwar units. Semi detached.

#### Belgrave Road

### South Side

#### Karma Avenue

2	C	Single storey bungalow. c. 1970.
4	B	Single storey interwar villa.
6	B	Single storey interwar villa.
8	C	Double storey villa. c. 1990
10	C	Single storey villa. c. 1990
12	B	Single storey interwar villa.
14	B	Single storey interwar villa.
16	B	Single storey interwar villa.
18A	B	Single storey villa. c. 1980.
18B	B	Double storey villa. c. 1990.

#### Belgrave Road

## KARMA AVENUE

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### Street No. Grading

#### West Side

##### Dandenong Road

1	B	Single storey interwar villa.
3	B	Single storey interwar villa.
5	B	Double storey interwar villa with visible additions.
7	B	Single storey interwar villa.
9	B	Single storey interwar villa.
11	B	Single storey interwar villa.
13	B	Single storey interwar villa.
15	B	Single storey interwar villa.

##### Berrima Avenue

17	B	Single storey interwar villa
19	B	Single storey interwar villa.
21	B	Single storey interwar villa.
23	B	Single storey interwar villa.
25	B	Single storey interwar villa.
27	B	Single storey interwar villa.
29	B	Single storey interwar villa.
31	B	Single storey interwar villa.
33	B	Double storey interwar bungalow with visible additions.
35	B	Single storey interwar villa
37	B	Double storey interwar villa with visible first floor additions.
39	B	Single storey interwar villa.
41	B	Single storey interwar villa.
43	B	Single storey interwar villa.
45	B	Single storey interwar villa.
47	B	Single storey interwar villa.
49	B	Single storey interwar villa.
51	B	Single storey interwar villa
53	B	Single storey interwar villa.
55	B	Single storey interwar villa.
57	B	Single storey interwar villa.
59	B	Single storey interwar villa.
61	B	Single storey interwar villa.
63	B	Single storey interwar villa.
65	B	Single storey interwar villa.
67	B	Single storey interwar villa
69	B	Single storey interwar villa.
71	B	Single storey interwar villa.
73	B	Single storey interwar villa.
75	B	Single storey interwar villa.
77	B	Single storey interwar villa.

## KARMA AVENUE

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### Street No. Grading

#### East Side

##### Dandenong Road

2	B	Single storey interwar bungalow.
4	B	Single storey interwar bungalow.
6	B	Double storey interwar bungalow.
8	B	Double storey interwar villa.
10	B	Double storey interwar villa.
12	B	Double storey interwar bungalow.
14	B	Double storey interwar bungalow.

##### Berrima Avenue

##### Fontaine Avenue

16	B	Single storey interwar villa.
18	B	Single storey interwar villa.
20	B	Single storey interwar villa.

##### Edna Street

22	B	Single storey interwar villa.
24	B	Single storey interwar villa.
26	B	Single storey interwar villa.
28	B	Single storey interwar villa.
30	C	Single storey villa. c.1970.

##### Hillard Street

32	B	Single storey interwar villa.
34	B	Single storey interwar villa.
36	B	Single storey interwar villa.
38	B	Single storey interwar villa.
40	B	Single storey interwar villa.
42	B	Single storey interwar villa.
46	B	Single storey interwar villa.

##### Warida Street

48	B	Semi-detached units. c.1990.
50	B	Single storey interwar villa.
52	B	Single storey interwar villa.
54	B	Single storey interwar villa.

## KARMA AVENUE

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Street No. Grading

East Side

Dandenong Road

1	B	Single storey interwar bungalow.
3	B	Single storey interwar bungalow.
5	B	Single storey interwar bungalow.
7	B	Single storey interwar villa.
9	B	Single storey interwar villa.
11	B	Single storey interwar bungalow.
13	B	Single storey interwar bungalow.
15	B	Single storey interwar bungalow.

Berrima Avenue

17	B	Single storey interwar villa.
19	B	Single storey interwar villa.
21	B	Single storey interwar villa.
23	B	Single storey interwar villa.
25	B	Single storey interwar villa.
27	B	Single storey interwar villa.
29	B	Single storey interwar villa.
31	B	Single storey interwar villa.
33	B	Single storey interwar villa.
35	B	Single storey interwar villa.
37	B	Single storey interwar villa.
39	B	Single storey interwar villa.
41	B	Single storey interwar villa.
43	B	Single storey interwar villa.
45	B	Single storey interwar villa.
47	B	Single storey interwar villa.
49	B	Single storey interwar villa.
51	B	Single storey interwar villa.
53	B	Single storey interwar villa.
55	B	Single storey interwar villa.
57	B	Single storey interwar villa.
59	B	Single storey interwar villa.
61	B	Single storey interwar villa.
63	B	Single storey interwar villa.
65	B	Single storey interwar villa.
67	B	Single storey interwar villa.
69	B	Single storey interwar villa.
71	B	Single storey interwar villa.
73	B	Single storey interwar villa.
75	B	Single storey interwar villa.
77	B	Single storey interwar villa.

## MERVILLE AVENUE

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### Street No. Grading

#### East Side

##### Dandenong Road

2/2A	B	Single storey interwar villa. Semi detached.
4	B	Single storey interwar villa.
6	B	Single storey interwar villa.
8	B	Single storey interwar villa.
10	B	Single storey interwar villa.

##### Berrima Avenue

#### West Side

##### Dandenong Road

1	B	Single storey interwar villa.
3	B	Single storey interwar villa.
5	B	Single storey interwar bungalow.
7	B	Single storey interwar bungalow.
9	B	Single storey interwar bungalow.
11	B	Single storey interwar villa.

##### Berrima Avenue

## NIRVANA AVENUE

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### Street No. Grading

#### West Side

##### Dandenong Road

##### Villers Square

1	B	Single storey interwar villa.
3	B	Single storey interwar villa.

##### Berrima Avenue

5	B	Single storey interwar bungalow.
7	B	Single storey interwar villa.
9	B	Single storey interwar bungalow.
11	B	Single storey interwar bungalow.

##### Bretonneux Square

13	B	Single storey interwar villa.
15	B	Single storey interwar villa.
17	B	Single storey interwar villa with first floor additions.
19	B	Single storey interwar villa.
21	B	Single storey interwar villa with first floor additions.
23	B	Single storey interwar villa.
25	B	Single storey interwar villa.
25	B	Single storey interwar villa.
27	B	Single storey interwar villa.
29	B	Single storey interwar villa.
31	B	Single storey interwar villa.
33	B	Single storey interwar villa.
35	B	Single storey interwar villa.
37	B	Single storey interwar villa.
39	B	Single storey interwar villa.
43	B	Single storey interwar villa.
47	B	Single storey interwar villa.
49	B	Single storey interwar villa.
51	B	Single storey interwar villa.
53	B	Single storey interwar villa.
55	C	Single storey villa. c.1970.
57	B	Single storey interwar villa.
59	B	Single storey interwar villa.
61	B	Double storey villa. c. 1990.
63	B	Single storey interwar villa.

## NIRVANA AVENUE

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Street No. Grading

### East Side

#### Dandenong Road

2A	B	Single storey interwar villa.
2	B	Single storey interwar bungalow.
4	B	Single storey interwar villa.
6	B	Single storey interwar villa.
8	B	Single storey interwar villa.
10	B	Single storey interwar villa.
12	B	Single storey interwar villa.
14	B	Single storey interwar villa.
16	B	Single storey interwar villa.

#### Berrima Avenue

18	B	Single storey interwar villa.
20	B	Single storey interwar villa.
22	B	Single storey interwar villa.
24	B	Single storey interwar villa.
26	B	Single storey interwar villa.
28	B	Single storey interwar villa.
30	B	Double storey interwar villa.
32	B	Single storey interwar villa.
34	B	Single storey interwar villa.
36	B	Single storey interwar villa.
38	B	Single storey interwar villa.
40	B	Single storey interwar bungalow with visible additions.
42	B	Single storey interwar bungalow.
44	B	Single storey interwar bungalow.
46	B	Single storey interwar bungalow.
48	B	Single storey interwar bungalow with first floor additions.
50	B	Double storey interwar bungalow with visible additions.
52	B	Single storey interwar bungalow.
54	B	Single storey interwar bungalow.
56	B	Single storey interwar bungalow with intrusive carport.
58	C	Single storey villa. c.1990.
60	B	Single storey interwar villa.
62	B	Single storey interwar villa.
64	B	Single storey interwar villa.
66	B	Single storey interwar villa.
68	B	Double storey interwar villa.
70	B	Double storey interwar flats.
74/76	B	Semi-detached interwar units.



## SERRELL STREET

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Street No. Grading

East Side

Dandenong Road

2	B \	Interwar bungalow with attic storey and visible additions.
4	B	Single storey interwar bungalow
6	B	Single storey interwar villa.
8	B	Single storey interwar villa.
10	B	Single storey interwar bungalow.
12	B	Single storey interwar bungalow.
14	B	Single storey interwar bungalow with visible additions.
16	B	Single storey interwar villa.
18	B	Single storey interwar bungalow.

Berrima Street

20	B	Single storey interwar villa.
22	B	Single storey interwar bungalow.
24	B	Single storey interwar bungalow.
26	B	Single storey interwar villa.
28	B	Single storey interwar villa.
30	B	Single storey interwar villa.
32	B	Single storey interwar villa.
34	B	Single storey interwar villa.
36	B	Single storey interwar bungalow..

East Side

Dandenong Road

1A	B	Single storey interwar villa.
1	B	Single storey interwar villa.
3	B	Single storey interwar villa
5	B	Single storey interwar villa.
7	B	Single storey interwar villa.
9	B	Single storey interwar villa.
11	B	Single storey interwar villa.
13	B	Single storey interwar villa
15	B	Single storey interwar villa with visible additions
17	B	Single storey interwar villa.
19	B	Single storey interwar villa
21	B	Single storey interwar villa with intrusive carport.
23	B	Single storey interwar villa.
25	B	Single storey interwar villa.
27	B	Single storey interwar villa.
29	B	Single storey interwar villa with intrusive garage.
31	B	Single storey interwar villa.

## VILLERS SQUARE

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### Nirvana Avenue

1	B	Single storey interwar villa.
2	B	Single storey interwar bungalow.
3	B	Single storey interwar bungalow.
4	B	Single storey interwar bungalow.
5	B	Single storey interwar bungalow.
6	B	Single storey interwar bungalow.
7	B	Single storey interwar bungalow.
8	B	Double storey interwar bungalow with visible additions.
9	B	Single storey interwar villa
10	B	Single storey interwar bungalow.
11	B	Single storey interwar bungalow.
12	B	Single storey interwar bungalow.
13	B	Double storey interwar bungalow with visible additions.
14	B	Single storey interwar bungalow.
15	B	Single storey interwar bungalow.

### Nirvana Avenue

## WARIDA STREET

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Street No. Grading

### North Side

#### Karma Avenue

1A	C	Refer 48 Karma Avenue.
1	C	Double storey flats. c.1970.
3	B	Single storey interwar villa.
5	B	Single storey interwar villa.
7	B	Single storey interwar villa.
9	B	Single storey interwar villa.
11	B	Single storey interwar villa.
13	B	Single storey interwar bungalow.
15	B	Single storey interwar villa.
17	B	Single storey interwar villa.
19	B	Double storey interwar bungalow with visible additions.
21	B	Refer 49 Belgrave Road.

#### Belgrave Road

### South Side

#### Karma Avenue

2	B	Single storey villa. c. 1960.
4	B	Single storey interwar villa.
6	B	Single storey interwar villa.
8	B	Single storey interwar bungalow.
10	B	Single storey bungalow. c. 1960.
12	B	Single storey interwar villa.
14	B	Single storey villa. c. 1960.
16	B	Single storey interwar villa.
18	B	Single storey interwar villa.
20	B	Double storey interwar villa with visible first floor additions.
22	B	Single storey interwar villa.

#### Belgrave Road

## HERITAGE GRADINGS WITHIN THE CITY OF STONNINGTON

### 1992 Prahran Character and Conservation Study

#### *A1 Buildings*

A1 Buildings are of national or state importance, irreplaceable parts of Australia's built form heritage. Many will be either already included on, or recommended for inclusion on, the Register of Historic Buildings, or the Register of the National Estate (These are the equivalent of A graded buildings adopted by the City of Melbourne and a number of other Councils.)

#### *A2 Buildings*

A2 Buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on, or recommended for inclusion on, the Register of the National Estate. (These are the equivalent of B graded buildings adopted by the City of Melbourne and a number of other Councils.)

#### *B Buildings*

B Buildings make an architectural and historic contribution that is important within the local area. This includes well preserved examples of particular styles of construction, as well as some individually significant buildings that have been altered or defaced. (These are the equivalent of C graded buildings adopted by the City of Melbourne and a number of other Councils.)

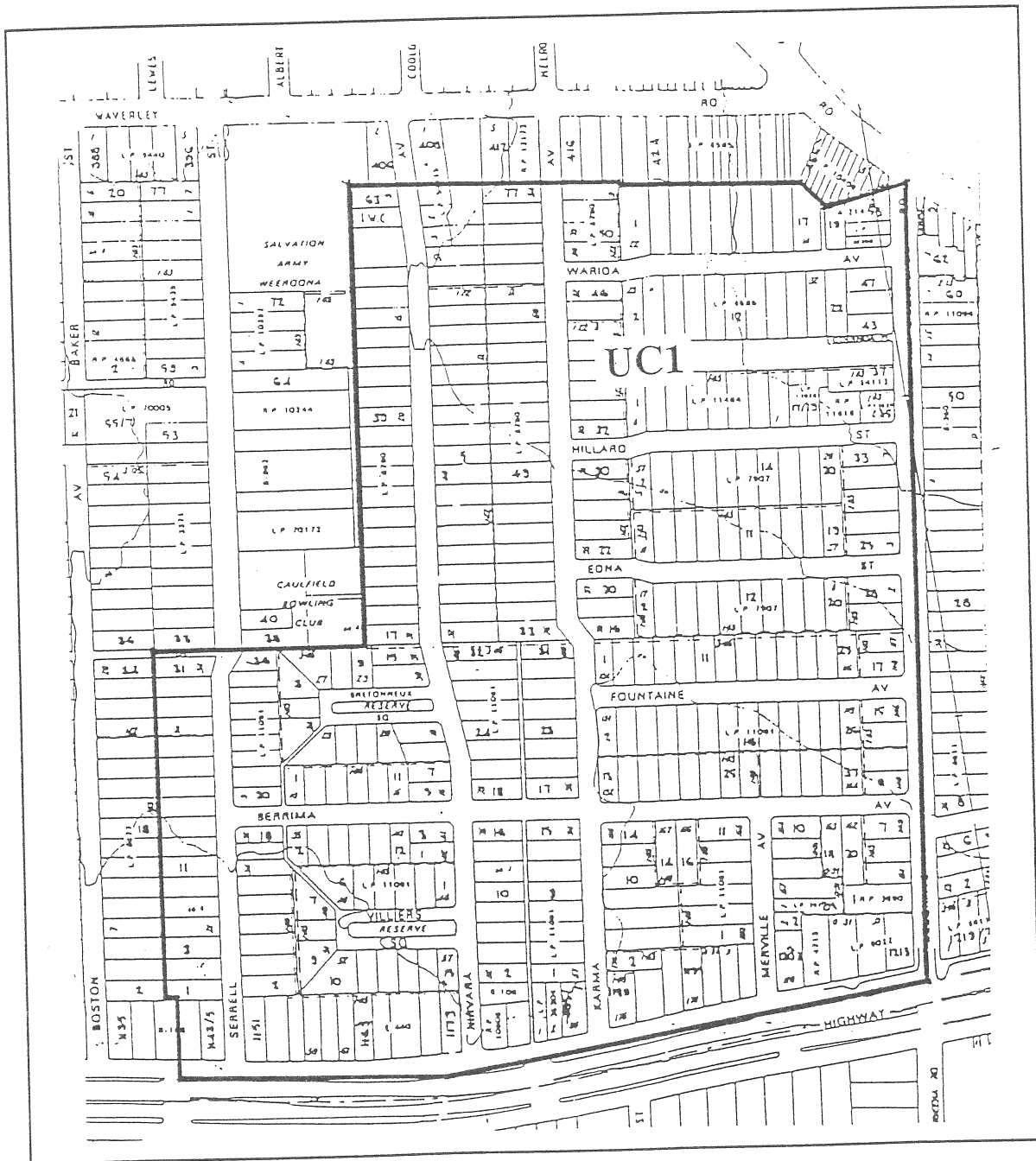
#### *C Buildings*

C Buildings are either reasonably intact representatives of particular periods or styles, or they have been substantially altered but stand in a row or street which retains much of its original character. These buildings are considered to have amenity or streetscape value. (These are the equivalent of D and E graded buildings adopted by the City of Melbourne and a number of other Councils.)

# STONNINGTON PLANNING SCHEME

LOCAL SECTION

AMENDMENT L55



SCALE 1:5000

REFER PLANNING SCHEME MAP NO. 9UC

LEGEND:

UC1

URBAN CONSERVATION AREA

This Map forms part of Amendment L55  
exhibited on 21 May 1998.

B. B. BROWN  
STRATEGIC PLANNING CO-ORDINATOR

STONNINGTON PLANNING SCHEME

AMENDMENT L55

EXPLANATORY REPORT

The City of Stonnington has prepared Amendment L55 to the Local Section of the Stonnington Planning Scheme. The amendment proposes to include the Villers-Bretonneux Area, Malvern East as an Urban Conservation Area in the Stonnington Planning Scheme.

The amendment affects all properties in Villers and Bretonneux squares, Fontaine Avenue, Berrima Avenue, Nirvana Avenue, Karma Avenue, Merville Avenue, Warida Avenue, Hillard Street, Edna Street and 1-33 (odd) and 2-36 (even) Serrell Street, 1141-1213 (odd) Dandenong Road and 1-55 (odd) Belgrave Road, Malvern East.

Heritage consultant, Mr Bryce Raworth has supported the conservation of the area's architectural and historic significance in the report, Villers-Bretonneux Area, Malvern East Proposed Conservation Area. This report provides a history of the area, a detailed description and classification of all buildings and a comparative analysis supporting the amendment.

"The East Malvern War Service Homes Commission Estate is one of the largest in Victoria and retains a high level integrity with respect to its original building stock. Other substantial war service commission estates have suffered from redevelopment and alterations and additions to original houses to a greater extent. The estate remains notable for the integrity of its housing stock to its interwar state, and the mature character of its street trees and gardens. While supporting small homes of one storey only, the variety of housing styles and materials is a response to the community expectation of the era that each house should be distinctive and this is also expressed through the variation in character between the individual streets. The heart of the estate is found at Nirvana Road and Villers and Bretonneux Squares, the names of which reflect the theme of housing for returned soldiers, but the integrity of the area is also well maintained in the surrounding streets, all of which contribute to the architectural character of the estate. The unusual layout of the estate, which includes two broad streets with substantial median reserves, appears to reflect a desire to provide a particularly high level of amenity to the estate, in a manner paralleled in later Commission estates, such as Garden City, and this contributes to the significance of the precinct."

A copy of this report supporting the amendment is also available for inspection with the amendment.

The purpose of the amendment is to introduce planning controls to protect and enhance the special character of the area. The amendment changes the planning scheme by introducing a new Urban Conservation Area to which the provisions of Clause 143 apply. Pursuant to this clause, a planning permit is required for demolition, subdivision, new buildings, works and alterations.