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# Coolgardie Avenue Precinct

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## Location

Coolgardie Avenue MALVERN EAST, Stonnington City

## Municipality

STONNINGTON CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO350

## Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

The Coolgardie area is of regional significance as a fine and substantially intact example of an interwar estate subdivision, and for the quality and consistency of its housing stock. The land upon which the subdivision is set has historical significance due to its association with notable local identities, Robert Benson and William Woodmason, its former owners and, in the latter, developer. The triangle of development was one of the last areas in East Malvern to be developed prior to the Depression, with quality brick family homes, mainly built by local builders. The substantial mature street trees and front gardens and the use of concrete as the major road surface are also of note, and are key contributory elements with respect to the areas distinctive interwar character.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Report (Stages 1-5) 1998, Bryce Raworth P/L, 1998;
Other Names	Centred on Coolgardie Avenue, East Malvern,
Hermes Number	31534
Property Number	

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## Physical Description 1

The Coolgardie Avenue area comprises a triangle of development located west of the intersection of Malvern and Waverly Roads. Melrose Avenue, Coolgardie Avenue and Albert Street connect the two larger thoroughfares, but the curving layout of these narrow streets discourages through traffic. Consequently, the noise and fumes associated with high traffic volumes on the perimeter of the area are not a feature of the streets within.

Roads in the area are typically paved in bitumen. However, Melrose and Coolgardie avenues have retained their original concrete road surfaces. Footpaths and crossovers are of modern concrete construction. All the streets in the area have nature strips planted with lawn and trees which complement the well maintained domestic gardens.

The housing stock throughout the area consists of interwar villas and bungalows, but the general character of the built fabric varies from street to street.

Albert Street is lightly planted with a selection of modest villas and bungalows behind low fences of timber and rendered brick.

Coolgardie Avenue is heavily planted and mature trees create a canopy above the street. It contains more substantial houses and greater proportion of villas. The street is especially noteworthy for a number of residences which draw inspiration from Spanish Revival sources with decorative devices realised render (Nos 11, 13 and 14). It also contains a small number of larger bungalows (Nos 5 & 7). Some early fences in rendered brick survive.

Melrose Avenue also enjoys a canopy of mature trees although housing stock is more eclectic than other streets in the area. Red brick predominates and houses draw more heavily on Tudor and Old English Revival sources with steep roof pitches and half timbering occurring. Timber fences predominate.

The housing stock on the major roads tends towards more impressive villas, which are generally situated on larger allotments. The integrity and condition of this group deteriorates towards the intersection of Malvern Road and Waverley Road.

The area is generally in good, original condition with few intrusive developments. Some first floor and garage additions have occurred, front gardens have frequently been modified to provide off-street car parking and few original fences remain. However, these changes have not significantly altered the early character of this interwar suburban development.

## Local Historical Themes

8.2.3 'The City of Real Homes' development of Malvern after World War 1 4.3.3 Twentieth century improvements and the rise of motorised transport

*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/>*