

TOORAK RESIDENTIAL CHARACTER STUDY

CITY OF PRAHRAN

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SUMMARY OF ANALYSIS AND RECOMMENDATIONS

The study has identified that Toorak has a special residential character because of its garden dominant streetscapes, large allotments, low density development, grandeur of the built form and location within inner Melbourne.

THE RESIDENTIAL CHARACTER OF TOORAK (CHAPTER 2)

The study has identified a number of character precincts within the study area which contribute to the overall character of Toorak. These character precincts are:

- the north-south curvilinear avenues
- the north-south residential boulevards
- the east-west residential boulevards
- the Yarra River environs
- the northern internal areas
- the Village environs
- the southern local or internal areas
- the north-eastern internal areas.

The Toorak character is strongest along the north-south avenue routes and to a lesser extent the north-south residential boulevards. The character of Toorak is also defined by the more subtle images of the local areas and the strong urban design presence of certain local streets such as Montalto Avenue, Stradbroke Avenue and Huntingfield Road.

In summary the elements which make up this character are:

- *The mansion and other larger allotments which contribute to the landscape dominant streetscape with their mature trees and gardens.*
- *The grandeur of development ranging from the mansion houses to other large houses on spacious lots.*
- *A strong image of Neo Georgian and English Country styles which dominates the diversity of other styles and periods of housing in Toorak.*
- *The strong visual focus of the Toorak Village.*
- *The Yarra River environs defining the northern edge of Toorak.*
- *The consistent avenues of deciduous street trees further unifying the streetscape.*

The large allotments and gardens contribute significantly to the character of the study area. These lots were analysed and evaluated as to their contribution.

Large mansion allotments – larger than 5,000 square metres

These allotments are generally the remaining original mansion houses although some have been redeveloped with multi-unit projects. Over 30 per cent of the remaining mansions are now occupied by institutions. The character of these allotments is dominated by the large mature garden. Large trees dominate the skyline and the mansion house is often not immediately visible from the street. High walls sometimes contribute to this. The site coverage by buildings is below 10% while the setback of buildings range from 15 to 50 metres. Large mansion lots tend to relate to the main north-south roads and avenues. Only 20 lots remain of this size with mansion houses remaining on them.

Smaller mansion allotments 1,500 to 5,000 square metres

Many of these allotments result from subdivision in the 1920s and 1930s with some resulting from the late 19th Century. A few of these lots are the site on which the original mansion house remains including Trawalla and Illawarra. The character of these lots changes from the large mansion lots where the parkland garden setting dominates to that of a large house on a large garden lot. The site coverage is usually in the range of 20–25% while setbacks of buildings range from 15 to 30 metres.

Smaller mansion allotments relate to the main north-south roads and avenues and to a lesser extent the east-west local streets.

Large lots – 1,000 to 1,500 square metres

These lots date generally from subdivision which occurred during the 1920s and 30s. Some also date from the 19th century where subdivision occurred north of the Toorak Village. They provide sites with ample room for a grander house and a generous garden. There are fewer of these lots in Toorak than the previous category. The character developed from these lots is less garden dominant than the previous mansion allotment but they contribute to the overall Toorak character.

CONSERVATION ASSESSMENT

The Toorak Study area has existing urban conservation areas and a number of historic buildings protected under the Planning Scheme. As part of this study the existing gradings of buildings have been reviewed and new additions to the already graded buildings recommended.

THE UNIQUENESS OF TOORAKS' CHARACTER (CHAPTER 6)

The Toorak study area was found to be of metropolitan significance for the following reasons:

- *the visual uniqueness of the urban character as a garden dominant residential environment in Melbourne;*
- *the mansion and large houses on large allotments in a inner city urban environment;*
- *the number and concentration of architecturally and historically significant buildings;*
- *the number of important buildings by noted architects;*
- *the concentration of historically important people who resided in Toorak;*
- *its role as a key part of Melbourne's social history;*
- *the tourist potential of the area in terms of its strategic location and the opportunity for visits to see this aspect of Melbourne.*

EXISTING CONTROLS (CHAPTER 4)

The existing controls, codes and policy documents have been reviewed. These provide the basis for the conservation of the residential character but to date have often been rendered ineffective because they are located in many documents and do not have a strong statutory basis in the planning scheme.

RESIDENTIAL DEVELOPMENT ISSUES (CHAPTER 5)

The existing character of Toorak is at risk from a number of pressures for redevelopment.

Subdivision: The subdivision of mansion larger lots into smaller allotments resulting in the loss of gardens, mature trees and generally eroding the landscape dominant urban character. This process has often resulted in the loss of the grandeur and spaciousness of the built form.

Single house redevelopment: In some areas the redevelopment of conventional sized lots has occurred with larger single family houses often resulting in a change in scale and the loss of gardens which is incompatible with the overall streetscape.

Multi unit development and dual occupancy: The redevelopment of larger and conventional sized blocks resulting in change in scale and loss of gardens which is incompatible with the wider Toorak urban character and the immediate streetscape environment.

Built form and building bulk: Building scale and architectural forms which are out of scale with the overall character of Toorak and the immediate streetscape environment.

Fencing: The proliferation of walls is reducing the garden setting dominance of the streetscape as well as contributing to other factors such as reduced security for residences and pedestrians.

Gradual erosion of urban character: The twentieth century has seen the gradual loss of mansion sites and their gardens. Prior to the 1950s subdivision and redevelopments was of a generous scale and form which retained the grandeur and spaciousness of the urban character. Subsequent development and subdivision has often been of a form which is low scaled, single storey and occurring on smaller lots comparable with urban development of Melbourne's outer suburbs. This form of redevelopment does not complement the established urban character of Toorak. The analysis of the urban character has shown that the remaining large mansion sites are important in maintaining the present unique urban character of Toorak. Any further loss of these sites will result in a substantial change to the image and character of Toorak's streetscapes.

SUMMARY OF RECOMMENDATIONS

CONSERVATION FINDINGS (CHAPTER 3)

The Conservation Study completed in 1983 was reviewed including the existing gradings of buildings and the conservation areas. Recommendations are to:

- R.1 Prepare statements of significance and complete all Building Identification Sheets for all A1, A2 and B buildings.*
- R.2 Prepare statements of significance for all level 1 and 2 streetscapes.*
- R.3 Adopt all new gradings and upgradings of buildings and streetscapes of historic or architectural importance as indicated in Appendix A for inclusion in the Planning Scheme.*
- R.4 Recommend all new buildings of A.1 grading to the Historic Buildings Council for designation as an historic building.*

R.17 Encourage the retention of existing gardens and structures to main roads to ensure garden entries to the residential areas of Toorak.

R.18 Maintain the dominance of views to the church spire landmarks.

R.19 Retain all mature trees to retain the landscape dominant streetscape.

R.20 Maintain gardens especially the mature trees to ensure the retention of the vegetation dominant river environs.

R.21 Ensure containment of the Toorak Village to maintain the compact urban focus.

R.22 Ensure that the continues avenue planting on main roads and avenue routes of single deciduous species is retained and reinforced with infill planting.

URBAN DESIGN REQUIREMENTS – INDIVIDUAL ALLOTMENTS (SECTION 7.2)

The recommendations are presented in tabular and graphic form for each grouping of allotment size and character.

R.23 Subdivision:

No lot less than 2,000 square metres to be subdivided unless a comprehensive development is proposed.

The nominated garden area shall be retained and not subdivided.

Subdivision shall facilitate development which is subservient to the mansion house and does not intrude on the streetscape.

R.24 Setbacks:

As determined for each case for all mansion allotments – minimum of 20 or 15 metres required according to the size of the allotment. In all other cases to match the predominant pattern for all other allotments within the streetscape.

R.25 Site Coverage:

To ensure the conservation of gardens and garden character a range from 20% for large mansion allotments to 50% for existing conventional lots.

- R.5 Extend existing conservation areas (UC.1) to include all new areas indicated on Figure 3.1 for inclusion in the Planning Scheme.*

URBAN DESIGN REQUIREMENTS – CHARACTER AREAS (SECTION 7.1)

Development pressures which may change the character of Toorak have been identified. Recommendations made to ensure the retention of this urban character for each character precinct are:

- R.6 Retain all historic mansion gardens.*
- R.7 The retention of all historic mansion houses.*
- R.8 The encouragement of the retention of all other mansion houses.*
- R.9 Where redevelopment of mansion houses with no conservation designation is to occur replace mansion houses with new developments which reflects the scale and grandeur of the former residence.*
- R.10 Encourage the retention of all other built form which contribute to the streetscapes and Toorak character.*
- R.11 Ensure setbacks contribute to the garden dominant streetscape setting.*
- R.12 Ensure infill development is setback and in scale with the dominant streetscape pattern.*
- R.13 Building height is generally to be restricted to two storeys unless redevelopment:*
- replaces a mansion house where redevelopment may occur within the old building envelope.*
 - where development should match a predominant street pattern.*
 - where a scale transition between an existing higher building and adjacent lower buildings is desirable.*
- R.14 Restrict frontages which are dominated by high garden walls to maintain landscape character of the streetscape.*
- R.15 Maintain the overall garden structure of all larger lots particularly mature trees if redevelopment occurs.*
- R.16 Maintain and enhance garden settings adjacent to previous inappropriate higher rise and intensive forms of development to maintain the garden setting.*

R.26 Built form:

A maximum of two storeys for other than mansion replacement buildings or where a grander scale would match the predominant street pattern. Two storeys to match the existing streetscape for infill developments rather than single storey may often be preferred. Higher buildings may be permitted where a scale transition between a higher existing building and lower development is desirable.

R.27 Multi Unit Development:

In principle the controls are to be no different for multi dwelling or single dwelling development. The impact of car parking and access on the streetscape is to be minimised.

R.28 Landscape and Gardens:

The retention of the main nominated garden area is required for all mansion allotments and encouraged for all other allotments. All trees are to be retained.

IMPLEMENTATION (SECTION 8.2)

The implementation findings recommend the appropriate statutory measures and an urban design guidelines document.

- R.29** *A planning scheme amendment, in the form of an 'overlay' control be prepared which contains the basic controls and refers out to a 'companion' document of 'urban design guidelines' based on the material in this report.*

INTRODUCTION

1.1 INTRODUCTION

Toorak has a special quality in terms of its character and identity. It is well known for its stately residences, significant gardens and attractive tree lined streetscapes contributing to the diversity of Melbourne suburbs.

Because of the limitations of existing statutory controls, policies and guidelines in guiding development in Toorak a number of buildings and gardens have been lost through further subdivision or new development. The City of Prahran has recognised this threat to the character of Toorak and the need to protect and retain the area's existing qualities.

1.2 AIMS OF THE STUDY

This study was commissioned by the Council to analyse the character of Toorak and to identify the controls and guidelines necessary to protect that character. The study area is located to the north-east of the municipality and is defined as the area bounded by Williams and Canterbury to the west, Toorak and Malvern Roads to the south, Kooyong Road to the east and the Yarra River to the north as shown on Figure 1.1.

The aims of the study as interpreted from the brief were to:

- analyse and describe the existing character of Toorak and its significance in a metropolitan context;
- review the Prahran Conservation Study and to identify architecturally and historically significant buildings and areas;
- identify gardens on large allotments and important trees and vegetation that contribute to the significance of the area;
- provide recommendations on subdivision, and site development and their potential impact on the character and streetscapes in the study area;
- suggest appropriate planning controls and guidelines and to prepare general justification for special planning scheme controls.

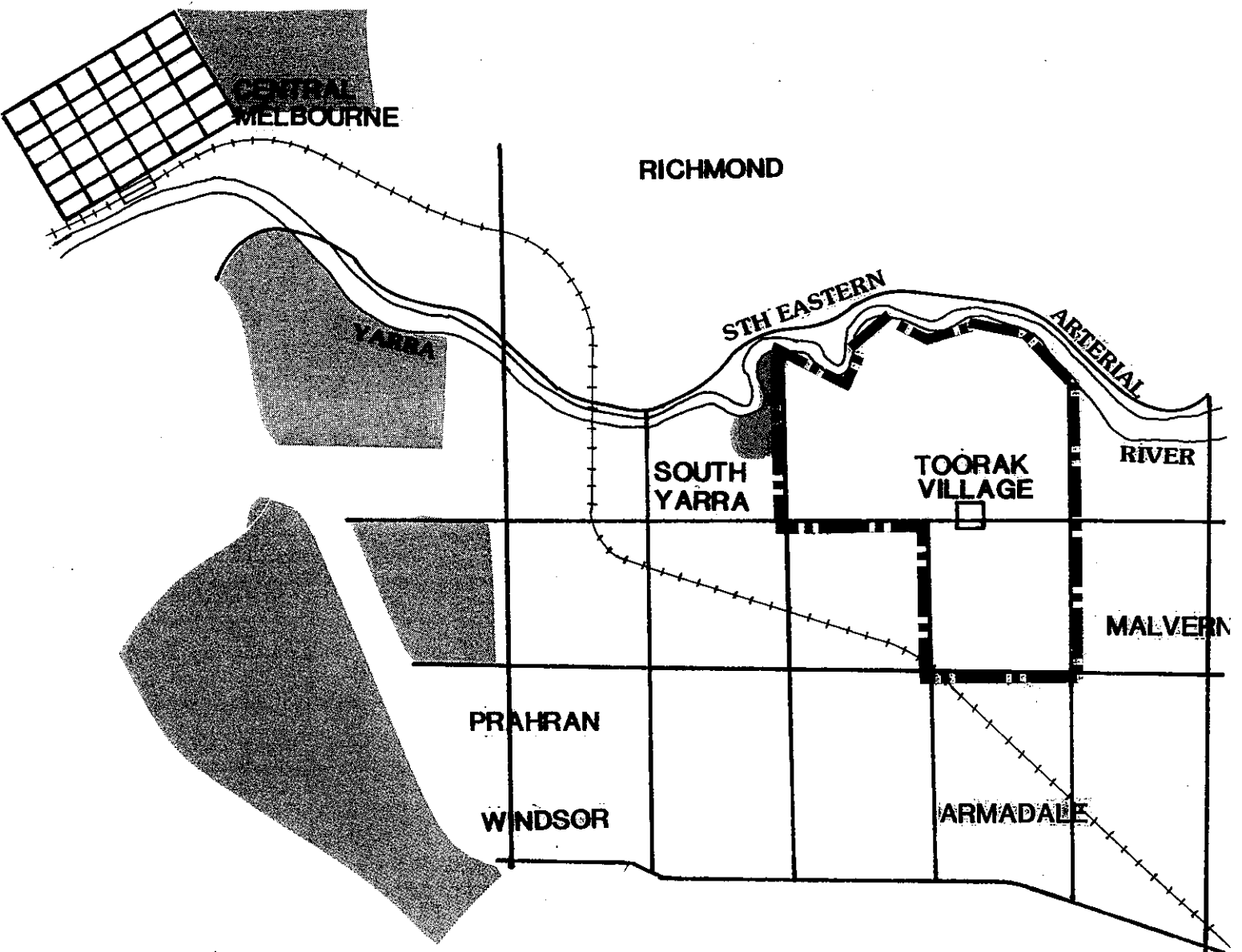


Figure 1.1

LOCATION PLAN
TOORAK RESIDENTIAL CHARACTER STUDY
CITY OF PRAHRAN

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1.3 PLANNING CONTEXT

In May 1991 the Council adopted the Strategy Plan which provides the planning context for the study area. Specific residential, conservation and built form objectives which relate to the Toorak area are:

- *Discourage further dominance of flats within local residential streets.*
- *Ensure that the design of any further residential development which occurs is sympathetic to the character and scale of the area.*
- *Actively encourage the refurbishment of existing buildings.*
- *Encourage improvement to the amenity of residential areas.*
- *Recognise and seek to preserve the individual character of residential areas.*
- *Promote the conservation and enhancement of architecturally and historically significant buildings, parks, gardens and landscape features.*
- *Promote conservation of the overall scale and character of the city.*
- *Protect and improve streetscapes.*
- *Encourage the rehabilitation and effective use of buildings of historical and architectural merit.*
- *Ensure that any new developments or works which occur are sympathetic to the existing scale and character of the street or surrounding area.*

The strategies deriving from these objectives are:

R2.1 Only permit further medium density housing along the main roads where a significant number of flats already exists.

R2.2 Elsewhere in the residential zones, generally limit development to two dwellings per site.

and

R2.3 Seek to ensure that any such residential development, including alterations, additions and new buildings; is designed to respect the existing scale and character of the area and the amenity of adjoining properties.

- CN2.2 *Protect individual buildings of historical or architectural significance through appropriate planning controls.*
- CN2.3 *Protect vulnerable streetscapes in the Toorak and large allotment areas, not currently protected by conservation controls, through appropriate planning provisions.*
- CN2.4 *Maintain a tree register and encourage retention of trees and/or gardens designated as significant.*

1.4 STUDY METHOD

The Consultants Study methodology proceeded through the following steps.

Step 1 – Data Collection: review of existing data, studies, existing development proposals and extensive site surveys. Panoramic photographs were taken of most character precincts for analysis of the urban form.

Step 2 – Analysis: using the results of field surveys and aerial photographs the character precincts were defined and described. The range of lot sizes and their characteristics were also documented.

Step 3 – Metropolitan Significance: During this step the unique character of Toorak was compared with other areas of Melbourne recognised as having an important character.

Step 4 – Urban Design Requirements: During this stage the urban design requirements to protect the Toorak character were defined.

Step 6 – Implementation: Recommendations are made on the statutory and policy implementation of the urban design requirements.

1.5 URBAN CHARACTER: A DEFINITION

Urban character can be defined as those images or impressions that mark that particular place as being distinctive or memorable. Many of these aspects could be viewed as being highly subjective. However many surveys of the way people perceive an urban environment bring a surprising consistency to the way they describe that character. The work of Gordon Cullen and Kevin Lynch¹ has provided a methodology and vocabulary for describing the qualities of urban character.

¹ Gordon Cullen – Townscape Arch Press 1961.

Kevin Lynch – The Image of the City, MIT Press 1960.

Kevin Lynch – What Time is this Place, MIT Press 1974.

The character of an area is firmly based on the natural assets of the area. In the case of Toorak this includes the pronounced topography and the Yarra River Valley. Overlaying this is the pattern of mans activities or the cultural aspects which have accrued over time.

This cultural pattern is particularly strong in Toorak with the diversity of development from different periods of Melbourne's growth ranging from the mansion garden allotments of the earlier 19th century to the various stages of close settlement through the 20th century. The pattern of subdivision be it curvilinear in design or grid, the density of development and the dominance of buildings (built form) or vegetation all contribute to the urban character of an area.

EXISTING CHARACTER ANALYSIS

The study area exhibits a strong character which differentiates it from other residential areas of Melbourne. This section describes the special qualities that make up that character. Although the overall image and character of an area may be considered to be somewhat subjective it can be described in a more rigorous fashion by describing each of the elements which go to make up the character. It is considered that the following factors contribute to the character of Toorak.

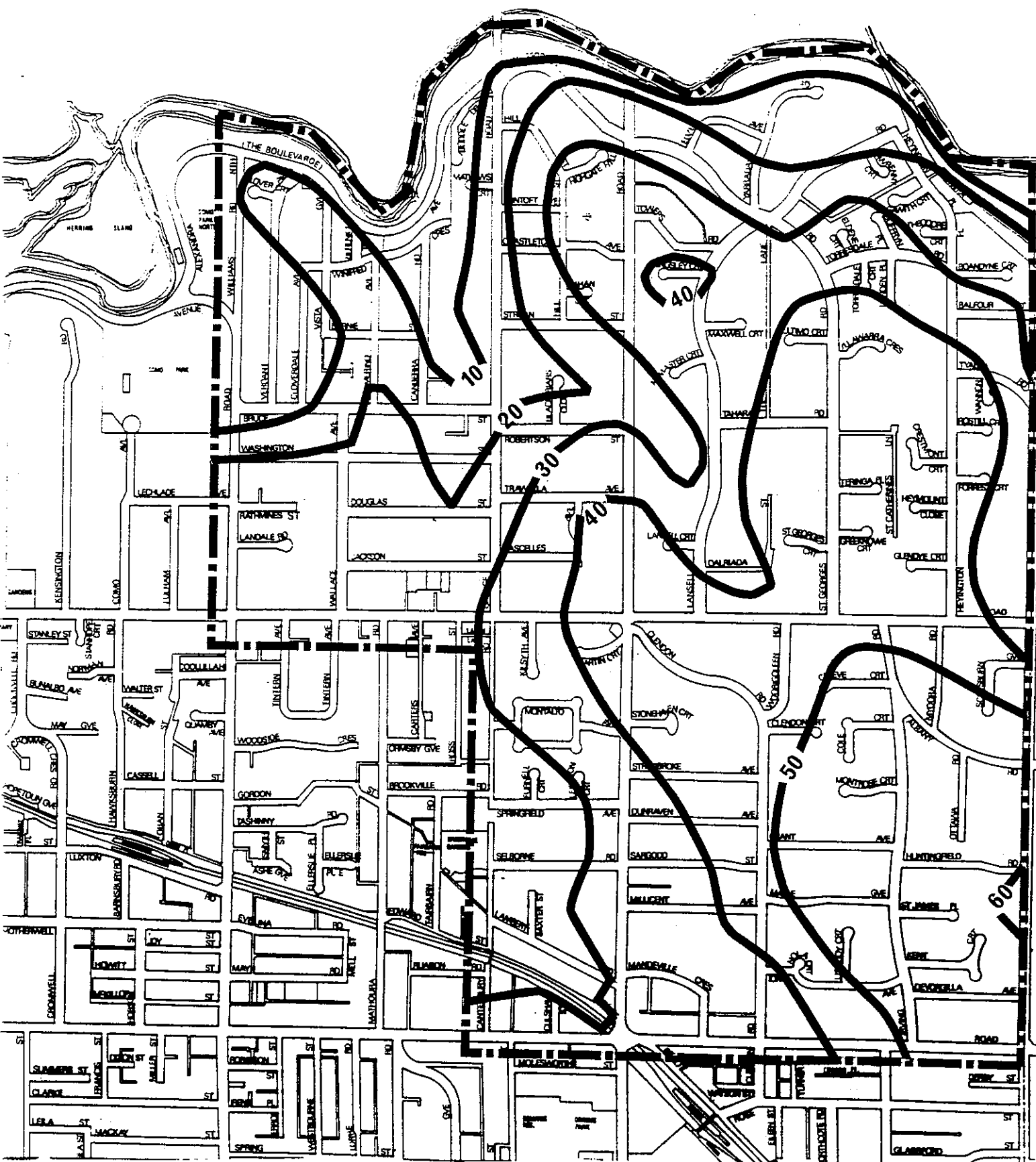
- the topography of the area and its location in Melbourne;
- the way the area developed historically from a social and physical perspective;
- the arrangements of lots and density of development;
- the landscape character including gardens, significant trees and street trees;
- the built form in terms of style and character including setbacks, significant landmark buildings and site coverage.

Within this chapter the landscape and built form are described on a precinct basis. The chapter concludes with a summary description of the Toorak character.

2.1 TOPOGRAPHY

The social status of the different neighbourhoods of the Prahran municipality were determined by the topography. The elevated areas were originally subdivided for mansion allotments, the flat low lying swampy areas being reserved for small lots and workers tenements. The Toorak study area is generally elevated land apart from the south west corner which consists of a drainage line which joins the Yarra at South Yarra. The railway followed this line some years after development of the area.

Within the study area the land falls in a north westerly direction. There are two secondary ridges with drainage lines terminating at Como Park and the Winifred Crescent Reserve. The land falls steeply to the Yarra River. The topography as shown in Figure 2.1 is some of the most interesting and varied in close proximity to Central Melbourne. The attractive topography, generally northern aspect of the slopes and Yarra River outlook ensured Tooraks position as a desirable place to live from its initial settlement within 10 years of the founding of Melbourne.



CONTOURS IN METRES

Figure 2.1

TOPOGRAPHY
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2.2 HISTORICAL DEVELOPMENT

The history of the development of Prahran has been documented as part of the Prahran Conservation Study – George Tibbits – History of Prahran. As early as 1837 six lots were surveyed north of Toorak Road between Williams and Kooyong Roads. These were sold in 1840. A rectilinear framework of main roads was subsequently surveyed to serve large agricultural blocks of about 60 acres each for farming in Prahran. With an increasing market for land, the land south of Toorak Road was sold at a crown land sale on the 27 June 1849. The allotments generally ran from Toorak to Malvern Road and numbered six.

Gentlemen's villas and houses were built on the ridge east of Chapel Street including Como which commenced as a single storey brick house in 1847. East of Williams Road, Mount Verdant was built in 1850 for John Glover and Balmerino around the same time.

East of Orrong Road, Toorak House c. 1848–51 was built for Melbourne merchant James Jackson. The residence was leased and extended as the residence for the Governor of Victoria (1854–74). At this time the Gardiner's Creek Road (Toorak Road) was graded and surfaced to become the best road in the district. Further east was Heyington (formerly Sussex House). The use of Toorak House as Government House helped attract other wealthy residents to the area.

Speculative resubdivision first occurred on lots 13 and 14 and included Wallace Avenue, Jackson Street, Douglas Street, Washington Street and Bruce Street. A small subdivision also occurred to the south of what is now the Toorak Village.

A writer describing a drive to Government House at Toorak House stated:

'nothing can be more charming than to drive to it, passing, as it does, by a succession of gentlemen's seats many of them giving evidence of the highly cultivated tastes of their owners; indeed, their beauty and variety would lead one to imagine that each architect had resolved that his own design should bear away the palm. Toorac [sic] is a large, handsome place, which the winding Yarra almost surrounds by her silver girdle.' And a Melbourne hotel proprietor, in a Visitors' Guide, advised his clientele that – 'residential suburbs were noted for their palatial mansions and villas, the homes of Melbourne's merchant princes and capitalists.'

Agnes Paton Bell – Melbourne–John Batmans Village 1965.

During the 1870s further subdivision of the crown allotments occurred – the curving north-south avenues were constructed during this period including Lansell, St Georges, Heyington, Clendon, Irving and Albany Roads. James Paxton in his publication 'Toorak as I knew it (1900–1930)' states that Clendon Road was built over the original driveway to the 'Orrong Estate' south of 'Cranlana'. The front gates to 'Orrong' stood on the corner of Toorak and Orrong Roads. The other two significant subdivisions from this period are George Lansell's Toorak Estate (1874) which created the distinctive intersecting curved streets of Lansell Road and St Georges Road. Unlike the typical Renaissance Revival town layout used in the 1850's plans for Bendigo, Geelong and St Vincents Place, South Melbourne, the Toorak Estates curved streets were not symmetrical or geometric (see lodged plan 182) and were more akin to the romantic garden layouts of Guilfoile. The allotments created in this subdivision (350 to 550 feet deep along St Georges Road) many of which were subsequently subdivided.

The Toorak area was the scene of intensive development in the period of the 1920s and 30s. Many of the remaining original mansion sites were subdivided usually connecting in an east west direction between the north-south roads. During this period several important streets were constructed with their complementary large houses including Stradbroke Avenue, Hungtingfield Road and Montalto Avenue. The lots created during this period were generally larger in size than normal suburban allotments to accommodate the grander houses.

One example of further subdivision of the Toorak Estate carried out in 1925 was the Illawarra Crescent subdivision around 'Charles James' Illawarra mansion of 1891. Although having a severe effect on the heritage expression of this important house it provided for the creation of the significant 3 Illawarra Crescent (c1925) by Walter & Richard Butler for F.M. Burnside (?). The concept of cul de sac courts was new in the 1920s and Illawarra Crescent must have been among the earliest of the many similar cul de sacs created in the 1950s-60s (i.e. Teringa Place, 1960; Martin Court, 1957) along the main north-south streets. Cul de sacs were principally designed to thwart through traffic.

Montalto Avenue surveyed by J.G. Gillespie and declared in 1927 has another distinctive street pattern. In its square form it not only thwarted the automobile but created an unusual village like street pattern ideal for the construction of equally distinctive architecture and landscape design (see lodged plan 12413). Not surprisingly at least three persons cited in Who's Who 1944-50 lived in this small estate, all of them from the legal profession including Mr Justice Gavan Duffy. The architects, H.W. & F.B. Tompkins also carried out at least two designs in what is an architecturally homogenous area of the 1930s.

The 1950s and 60s saw extensive resubdivision of many of the mansion and larger allotments. Usually these were cul de sac forms of subdivision with conventional sized lots. Often houses were single storey and lacked the grandeur of previous development in Toorak. This period also saw redevelopment with high rise blocks of flats and more intensive forms of development which reduced the garden dominance of the suburb. The erosion of some of the physical qualities of Toorak through the loss of mansion estates and grander houses on large garden allotments to be replaced by smaller lots with conventional housing and multiunit developments began in this period. Planning scheme and code requirements restricted the development of high rise residential buildings in the 1970s.

Figure 2.2 shows the historical pattern of the subdivision of land during the different periods of the development of Toorak.

2.3 LOT SIZE DENSITY AND LOCATION

The previous section described the historical development of the subdivision of Toorak. This section provides a qualitative description of the type of lots and intensity of development in Toorak today and a quantitative description of the location and grouping of these lots. Generally within Toorak the urban character is related to the size of the allotment. The urban character is analysed in terms of site coverage and setback for each category of lot based on groupings of lots with common areas and according to the urban character they project.

The following section describes the characteristics of each allotment grouping and Table 2.2 describes them in terms of the range of building site coverages and building setbacks.

Figure 2.3 shows a simplified plotting of this range of lot sizes.

Large mansion allotments – larger than 5,000 square metres

These allotments are generally the remaining original mansion houses although some have been redeveloped with multi-unit projects. Over 30 per cent of the remaining mansions are now occupied by institutional uses such as St Catherines School or the Swedish Church. The character of these allotments is established by the large mature garden and the large trees dominating the skyline. Often the mansion house is not immediately visible from the street, high walls sometimes contributing to this. The site coverage by buildings is below 10% while the setback of buildings range from 15 to 50 metres. Large mansion lots tend to relate to the main north-south roads and avenues. The mansion allotments with mansion houses remaining and a substantial garden areas are:

Table 2.1 Large mansion allotments

Name	Address	Present use
'Como'	Williams Road	National Trust House
'Glamorgan'	Jackson Street	School
–	729 Orrong Road	Residence
'Miegunyah'	641 Orrong Road	Residence
'Mandeville Hall'	10 Mandeville Crescent	School
'Cranlana'	62 Clendon Road	Residence
'Coonac'	65 Clendon Road	Residence
–	48 Irving Road	Consulate
–	59 Irving Road	Residence
'Greenwich House'	77 Irving Road	Residence
'Umina'	3 Lansell Road	CWA headquarters
'Edzell'	76 St Georges Road	Residence
–	45 St Georges Road	Residence
–	43 St Georges Road	Residence
–	41 St Georges Road	Residence
–	39 St Georges Road	Residence
'Toorak House'	21 St Georges Road	Church
–	17 St Georges Road	Residence
Moubray	18 St Georges Road	Residence
'Beaulieu' (St Catherines School)	14 Heyington Place	School

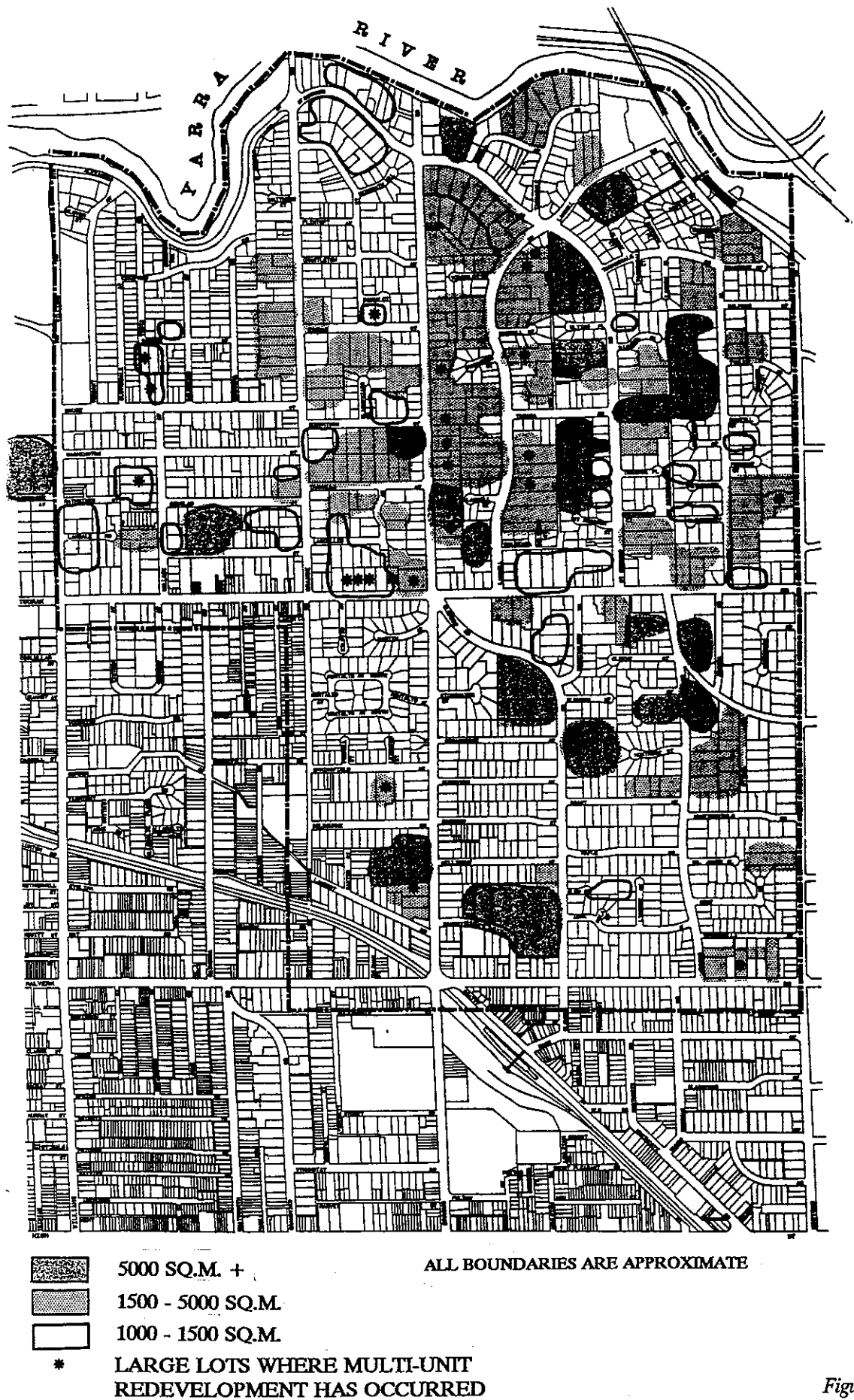


Figure 2.3

LOT SIZE AND LOCATION
TOORAK RESIDENTIAL CHARACTER STUDY
CITY OF PRAHRAN

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Smaller mansion allotments 1,500 to 5,000 square metres

Many of these allotments result from subdivision in the 1920s and 1930s while some date from the late 19th Century. A few of these lots are the site on which the original mansion house remains including Trawalla and Illawarra. The character of these lots changes from the large mansion lots where the parkland garden setting dominates to that of a large house on a large garden lot. The site coverage is usually in the range of 20–25% while setbacks of buildings range from 15 to 30 metres.

Smaller mansion allotments relate to the main north–south roads and avenues and to a lesser extent the east–west local streets.

Large lots – 1,000 to 1,500 square metres

These lots date generally from subdivision which occurred during the 1920s and 30s while some date from earlier 19th century subdivision north of the Toorak Village. They provide sites with ample room for a grander house and a generous garden. There are fewer of these lots in Toorak than the previous category. The character developed from these lots is less garden dominant than the previous mansion allotment but they contribute to the overall Toorak character.

The larger lots category have a more scattered pattern of distribution.

Conventional sized allotments – below 1,000 square metres

The largest of these lots such as those that are located along Kooyong, Huntingfield Roads or Montalto Avenue provide a spacious setting for large houses. To the north–west smaller lots provide a character which is similar to many of Melbourne's older suburbs. More recent, cul de sac developments dating from the 1950s and 60s with irregularly sloped lots provide a scale which is less characteristic of Toorak.

Conventional lots are concentrated to the north west and south west. In other areas they are usually located around newer cul de sacs and along local streets.

Table 2.2 Existing lot analysis

Name	Size	Setback range	Site coverage range
Large mansion	Greater than 5,000 square metres	15–50 metres	5–10%
Smaller mansion	1,500 to 5,000 square metres	15–30 metres	20–25%
Large lots	1,000 to 15,000 square metres	10–15 metres	30%
Conventional	Less than 1,000 square metres	3–10 metres	Up to 50% occasionally greater than 50%

2.4 EXISTING CHARACTER PRECINCT ANALYSIS

The Toorak study area is composed of a number of local precincts with specific characteristics which contribute to the wider character of Toorak. As a way of describing this Toorak character in more detail each of these local areas is described in terms of the subdivision pattern, landscape quality, built form and key elements of the precinct. The contribution of the precinct to the Toorak character and the problems and issues associated with the area are also described. Gardens and trees which contribute significantly to the streetscape environment are also noted.

The Street Tree Master Plan prepared by Green and Dale Associates has been referred to in this study. Generally the recommendation is contained in this report for reinforcement of the existing street avenue plantings support the policies contained in the Master Plan.

For each of the character areas a panoramic photograph has also been prepared which illustrates typical elements of the character. Overlays annotate these character elements.

The character areas are shown on Figure 2.4 and are as follows.

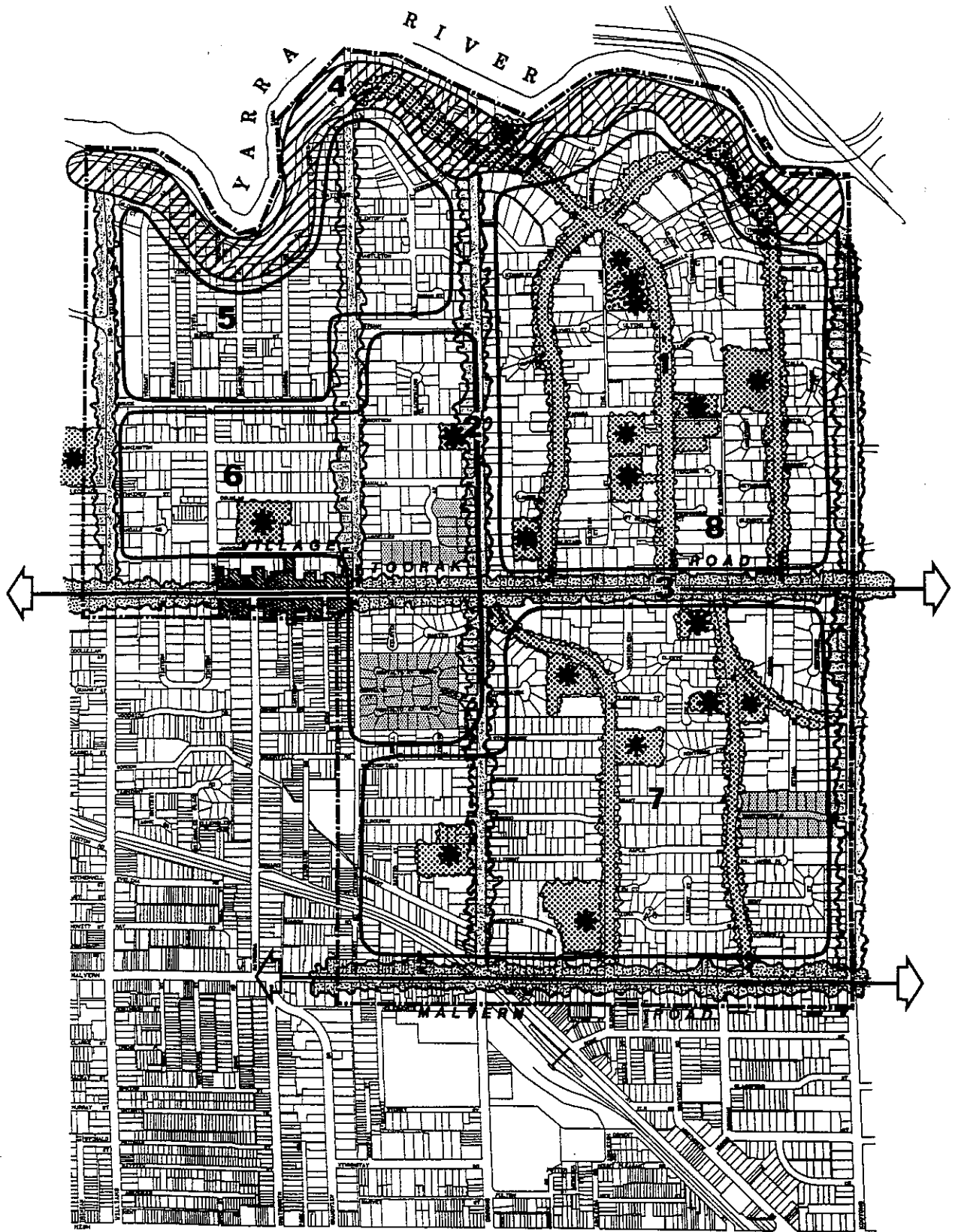
- 2.4.1 The north-south avenues.
- 2.4.2 The north-south residential boulevards.
- 2.4.3 The east-west residential boulevards.
- 2.4.4 The Yarra River environs.
- 2.4.5 The northern internal areas.
- 2.4.6 The Village environs.
- 2.4.7 The southern internal areas.
- 2.4.8 The north eastern internal areas.






2.4.1 THE NORTH SOUTH AVENUES

These through roads are of curvilinear design and include Lansell, St Georges, Clendon, Irving and Albany Roads and Heyington Place. They are lined with avenues of street trees and provide the strongest image of a Toorak character.

Subdivision pattern

Most of the remaining large mansion sites of over 5,000 square metres relate to these roads. Over the years successive subdivision has reduced a number of the mansion sites to smaller lots fronting these roads or conventional sized lots fronting onto short courts or local streets.



-  NORTH-SOUTH AVENUES
-  MANSION ALLOTMENT
-  NORTH-SOUTH RESIDENTIAL BOULEVARD
-  EAST-WEST RESIDENTIAL BOULEVARDS
-  YARRA RIVER ENVIRONS






-  SPECIAL INTERNAL LOCAL AREAS
-  5 NORTHERN INTERNAL AREAS
-  6 VILLAGE ENVIRONS
-  7 SOUTHERN INTERNAL AREAS
-  8 NORTH-EAST INTERNAL AREAS

Figure 2.5

URBAN CHARACTER ANALYSIS
TOORAK RESIDENTIAL CHARACTER STUDY
CITY OF PRAHRAN

Landscape and vegetation

These roads are lined with avenue plantings of deciduous trees including oak, elm and plane. Some consistency of the avenues has been lost through failure to replant missing trees or discontinuities in the original planting although this is being rectified through the adoption of a street tree master plan by the City of Prahran. The trees reduce the impact of overhead power lines. Although the continuous avenues contribute strongly to the urban character the landscape setting provided by the gardens of the large blocks and mansion sites are the most distinctive image element in this precinct. The parklike environment with the skyline of mature trees is the strongest character setting element of Toorak.

More recent cul de sac subdivisions have reduced the landscape amenity of these avenues because of the built form dominated environment low scale planting and lack of grandeur in the landscape.

Significant trees or gardens

Mansion and large lot gardens which contribute strongly to the urban character of this precinct are:

- 45 St Georges Road
- 14-18 St Georges Road
- 15-19 St Georges Road
- 76 St Georges Road
- Umina, 3 Lansell Road
- St Johns Church
- Coonac, 65 Clendon Road
- Cranlana, 62 Clendon Road
- 77 Irving Road
- 48 Irving Road
- 59 Irving Road.

Trees which contribute strongly to the landscape character noted during the field work were:

- Avenue plantings to all roads
- Eucalyptus sp. - 45 St Georges Road
- Eucalyptus Citriodora - 38 Lansell Road
- Cypresses Macrocarpa - 9 Towers Road
- Araucaria sp. - 38 Irving Road.

Built form

Most of Tooraks architectural styles and periods are represented along these routes ranging from Victorian mansions to modern and post modern houses of the 1980s. Mansion houses and recurrent Georgian revival houses set the predominant built form image of these avenues. The short court redevelopments of the 1950s and 60s, often developed with single storey residences, reduce the scale and grandeur of the avenues. Frontage setbacks range from 50 metres for city mansion allotments to 7.6 metres for more recent development.

High garden walls are a dominant element on these routes. They set a new urban design pattern and image but often reduce the garden dominant quality of these streets.

Landmarks and key elements

Key elements in the streetscape are the remaining mansions set in large gardens with their mature trees dominating the skyline, and views and vistas to the churches including St Johns, St Peters and Toorak Uniting.

Character contribution

These routes contribute in the strongest manner to the character of the Toorak area through built form, landscape and the concentration of remaining mansion allotments and large blocks. The mansion allotments, mansion houses, curving tree-lined avenues and large Georgian houses fulfil the popularly perceived image of Toorak.

Problems and issues

- Loss of landscape dominance as a result of closer subdivision.
- Redevelopment which is out of scale or character with adjacent development.
- Loss of trees and gardens with the redevelopment of lots.
- The viability of maintaining mansion allotments.
- High walls which often reduces the garden dominant environment of these precincts.

2.4.2 THE NORTH AND SOUTH RESIDENTIAL BOULEVARDS

These through routes are the government roads which formed part of the original Crown Land Subdivision and which are now part of the main road grid for metropolitan Melbourne. They include Williams, Orrong, Grange and Kooyong Roads.

Subdivision pattern

The main roads were a desirable address for mansion houses on large lots prior to their domination by the motor car. The larger blocks provide some buffering from traffic noise enabling substantial setbacks for the houses from the road. Subdivision to smaller lots has occurred as well as with multiunit residential redevelopment of the larger lots. This is less frequent along Kooyong Road.

Landscape and vegetation

The streetscape is defined by avenue planting of plane trees. These are more pronounced in the northern sections of Orrong and Kooyong Roads. The City of Prahran street tree master plan proposes the reinforcement and extension of these avenues. The larger blocks and several mansion lots contribute to the dominant landscape setting. Como Park and Como House are notable in their contribution to the landscape setting of Williams Road.

Significant trees and gardens

Mansion and large lot gardens which contribute strongly to the garden image of these streets include:

- Como House and Como Park – Williams Road
- 729 Orrong Road
- 'Miegunyah', 641 Orrong Road (corner Selbourne Road).

Trees other than those in the preceding gardens which contribute strongly to the landscape character include:

- Plane Avenues in Orrong Road (northern section).

Built form

Generally on these routes the built form is dominated by the landscape setting. Architectural styles and period represent the progressive subdivision of former mansion sites leaving a legacy of each period ranging from the remnant mansion houses through to the recent redevelopment of lots. Some multiunit development gives sections of these routes a more urban quality particularly along Orrong and Williams Roads adjacent to Toorak Road. Setbacks range from 50 metres for some mansion sites to 7.6 metres for more recent development.

Landmarks and key elements

The large gardens of the two mansion lots of 'Como' and 'Miegunyah' are key elements in these streets. Several higher rise developments provide landmarks. The flat developments and particularly the higher rise buildings contrast significantly with the dominant setting of low rise single houses in large gardens. St Johns Church and the Toorak Uniting Church remnants are also landmarks on these routes.

Character contribution

The strong sense of landscape dominant streetscapes of Toorak is provided along these main road routes. The through road function of these routes also enables many motorists passing through Toorak to experience its character.

Problems and issues

- Loss of important gardens notably 750 Orrong Road as part of a subdivision and redevelopment.
- Intrusion of higher rise flats in the 1960s.
- The viability of maintaining mansion allotments.

2.4.3 THE EAST–WEST RESIDENTIAL BOULEVARDS

Toorak Road and Malvern Road provide the main east–west road links being classified as secondary arterial metropolitan routes. Both of these main roads are also tram routes which serve the eastern suburbs. Historically shopping centres have located along these tram routes and Toorak and Malvern Roads have followed this pattern. Multiunit development has also followed this pattern giving these routes a more urban residential quality than the other main north–south roads.

Subdivision pattern

As each road proceeds eastwards the lots become larger. Toorak Road (as Gardiners Creek Road) served the original 12 lot Crown Allotment Subdivision of Toorak and the original mansions fronted on to Toorak Road with sites that ran through to the Yarra River and Malvern Road. Subsequent subdivision provided smaller lots fronting these roads and the shopping area of the Toorak Village.

Landscape and vegetation

Both of these roads have been planted with plane trees in recent years but vegetation is generally less dominant when compared with other precincts. Along both of these roads the garden settings become more pronounced at the eastern end of the study area. These garden settings provide important entries to the landscape dominant areas of the internal precincts of these blocks.

Significant trees and gardens

No significant gardens were noted in this precinct however the gardens of St Johns, St Peters and 542 Toorak Road contribute to the landscape setting. The three Eucalyptus Citriodora at 579 Toorak Road and the Pinus Canariensis at 542 Toorak Road contribute to the landscape setting.

Built form

The east–west residential boulevards project a more urban quality in comparison to the other main roads. Multiunit development fronts Toorak Road from Williams Road to the Village. The compact Village provides an urban focus to Toorak. Higher rise development dating from the 1960s is often out of scale with adjacent development particularly east of Orrong Road in Toorak Road. Frontage setbacks for residential buildings range from a minimum of 3 metres to 15 metres with 7.6 metres being the norm.

Landmarks and key elements

Landmarks along Toorak Road traditionally have been the Toorak Village with its tudor imagery and the churches, notably the two Uniting Churches, St Johns and St Peters. Higher rise development has reduced the landmark quality of these elements from many aspects.

Landmarks are less pronounced along Malvern Road.

Character contribution

The more urban quality of these two routes is an integral part of the character of Toorak focusing particularly on the Village. The garden settings concentrated at the eastern ends of these roads project the landscape character of Toorak onto these main road routes.

Issues and problems

- Loss of the urban focus of 'the Village' by more intensive development extending along Toorak Road.
- High rise development which dominates adjacent residential development and the traditional church landmarks.
- Loss of garden gateways to the internal areas at the eastern end of these roads.

2.4.4 THE YARRA RIVER ENVIRONS

The presence of the Yarra River extends to a narrow margin of the northern boundary of study area. The north-western area and east of Grange Road fall steeply to the river providing open skylines and views to the river. This precinct is of significance because of the backdrop to the river valley it provides when viewed from the Yarra and associated riverside drives.

Subdivision pattern

Between Williams Road and Grange Road, Alexandra Avenue provides a riverside parkway edge to the river. Generally conventional sized lots served by an internal road system form the residential edge in this stretch.

East of Grange Road larger lots front the river including the mansion house 'Edzell', St Kevins School and Heyington Station. A small pocket of residential fronts the remaining eastern section of the River.

Landscape and vegetation

From the River environs the vegetation is mixed including some remnant Eucalypts. The vegetation east of Grange Road becomes more dominant being part of private gardens and generally exhibits a natural on bushland appearance. From within the residential areas intermittent avenue planting of varying forms dominates the streetscape. Winifred Crescent Reserve extends the riverside landscape back into the residential area.

Significant trees and gardens

The continuity of gardens fronting the River east of Grange Road is of significance. The terraced and cliff edge garden of 'Edzell' is of particular note as is 2 Edgell Avenue and 6, 8, 10 and 20 Yarradale Road.

Built form

To the western end of the study area smaller houses dating from earlier this century has often been replaced by recently constructed larger houses. East of Grange Road housing style and period varies and generally is more substantial and on larger lots. From the northern bank 'Edzell' dominates the built form along the Yarra.

Landmarks and key elements

When viewed from the River environs the built form is generally subservient to the vegetation. The larger houses to the east of Orrong Road are in some cases more dominant. 'Edzell' and the buildings of St Kevins School are landmarks from the South Eastern Arterial.

Character contribution

The interface of Toorak with the River is an integral part of the character of Toorak. It is also of metropolitan significance as part of the Yarra Valley environment. This significance is already recognised through existing planning controls which are designed to protect the quality of the Yarra River environs.

Problems and issues

Although some of these issues have been resolved through appropriate planning controls the legacy of previous development remains:

- Large building developments which reduce the dominance of the well vegetated landscape setting.
- Bulky buildings which impact on the skyline when viewed from the north of the river.
- The visual impact of the existing powerlines along the River valley.

2.4.5 THE NORTHERN INTERNAL AREAS

These areas generally consist of grid roads which link more major roads through to the river precincts. Most buildings date from the 20th century and are on conventional sized lots. Much redevelopment has occurred in recent years with larger houses. The scale of this precinct generally lacks the grandeur of the eastern areas of Toorak.

Subdivision pattern

There are no mansion sites within these areas and few larger allotments. The rectilinear subdivision provides generally conventional and smaller sized allotments.

Landscape and vegetation

Intermittent avenues generally line these streets. The split carriageway of Canberra Road creates an attractive streetscape more reminiscent of parts of Eaglemont. As a consequence of the smaller sized lots there are fewer very large trees and extensive garden areas.

Significant trees and gardens

No trees or gardens which particularly contribute to the streetscape were noted.

Built form

Most of the development was completed in the 20th century with Edwardian and Californian bungalow styles being predominant. More recent rebuilding has been in the modern or neo georgian styles and many recent examples contrast strongly with the original built form. There is a mixture of single and two storey development and there has been minimal multiunit development in this area.

Landmarks and key elements

There are few landmarks in this area those visible being confined to the main roads.

Character contribution

This precinct serves to extend the ambience of Toorak through vegetation dominated streetscapes and proximity to the River and Como Park. It contributes less to the distinctive Toorak character.

Problems and issues

- Redevelopment with larger projects of greater site coverage reduces the garden dominant streetscapes of this precinct.
- Redevelopment often involves the total loss of established trees and gardens.
- Larger bulkier buildings in modern architectural styles often do not complement the overall streetscape in terms of scale, roof details and materials.

2.4.6 THE VILLAGE ENVIRONS

The Village shopping centre provides a visual and community focus for Toorak. It is surrounded by several areas with larger lots than those in the precinct to its immediate north. Also included in this precinct are several areas with a distinctive local character. These are Montalto Avenue, Trawalla/Lascelles and The Struan/Robertson Road area. Two remaining mansions are 'Trawalla' and 'Glamorgan' School.

Subdivision pattern

This area was the first to be subdivided after the original crown allotment sales. Subdivision of the large estates over the years has provided a pattern of grid roads and cul de sacs. Generally lots are larger than the northern section described previously. The subdivision road around 'Trawalla' has created a notable local environment which exposes 'Trawalla' to the streetscape giving it renewed prominence. The Montalto Avenue area is a fine example of a subdivision pattern, street detailing and built form dating from the 1930s.

Landscape and vegetation

Generally streets are lined with deciduous trees often of mixed species. Because there are no mansions or very large allotments and there is less consistent avenue street planting the image of vegetation dominance is less than the precincts further east.

Significant trees and gardens

The Liquidambar avenue plantings in Montalto Avenue are of note. Gardens to the south of Struan Street contribute strongly to the landscape aspects of the streetscape as does 32 Grange Road. Other significant trees are a cypress row at 20 Lascelles Avenue.

Built form

Streets in this precinct include those with houses constructed over a particular period with complementary styles and scale such as Montalto, Lascelles and Landale Roads. In contrast

others have been constructed or redeveloped over a longer period of time and lack the unity of the previous examples. Nineteenth century houses tend to be isolated and the dominant buildings dating from the 20th century including Queen Anne, Old English, Neo Georgian or Modern.

Landmarks and key elements

The remnant mansion homes and the tudor facades and higher rise development of the Toorak Village are the main landmarks.

Character contribution

All of this precinct contributes to the character of the study area by the landscaped setting, built form and the two remnant mansion houses. It is also important as the interface with the focus of the Toorak Village. Montalto Avenue projects a strong image of an aspect of the Toorak character.

Issues and problems

- Loss of definition of the urban focus of the Toorak Village by the spread of development beyond the Village area.
- Loss of gardens by more intensive forms of development.

2.4.7 THE SOUTHERN INTERNAL AREAS

This area is similar to area number 6, and ranges from the more urban character of development in the south-west of the precinct around Canterbury Road and Mandeville Crescent to the larger sites and residences east of Clendon Road.

Subdivision pattern

In contrast to the Lansell Road/St Georges Road area subdivision of the larger estates has occurred by construction of a series of east-west grid roads creating distinctive localised street environments. Lot sizes range from the smaller lots of the Canterbury Road area to conventional lots and larger lots east of Orrong Road. Generally lots increase in size towards the east.

Cul de sac forms of subdivision of former mansion house sites are less common being restricted to those which formerly fronted Irving Road.

Landscape and vegetation

Streets are generally lined by deciduous plantings of mixed or single species. Complementary garden styles and garden setbacks of streets such as Huntingfield Road and Stradbroke Avenue enhance the streetscape.

Significant trees and gardens

Liquidambar Avenues now reaching maturity are of note along Stradbroke Avenue, Huntingfield Road and Lisbuoy Court. Two Agathis sp. trees in Brookville gardens contribute to the landscape character and provide local landmarks.

Built form

The style and period of the buildings varies from street to street. Huntingfield Road and Stradbroke Avenue with their Neo Georgian and Old English styling create a strong unified character. Other streets have a full range of styles and periods within the street. Some more recent single storey cul de sac development dating from the 1950s and 60s is low scaled in comparison to adjacent earlier development reducing the grandeur of the large houses and garden settings of the main through roads.

Character contribution

This precinct contributes to the character of the study area by its landscaped setting, and built form. Stradbroke Avenue and Huntingfield Road contribute strongly to this image.

Issues and problems

- Loss of established gardens by more intensive forms of development with buildings of greater site coverage.
- Introduction of new development which does not complement the streetscape through setbacks, scale and design detail.

2.4.8 THE NORTH EASTERN INTERNAL AREAS

Most of this precinct is described under the North South Avenues character areas where the pattern of cul de sac subdivision of former mansion sites has been described. The description and analysis of Section 2.4.7 applies to the few remaining internal areas for this character precinct.

2.5 DEFINITION OF AN URBAN CHARACTER FOR TOORAK

The previous section of this chapter describes the character of each of the sub precincts of Toorak. There are a number of characteristics which occur throughout the study area but are more prevalent in certain precincts. This could be defined as a Toorak character. These characteristics are strongest along the north-south avenue routes and to a lesser extent the north-south residential boulevards. However the character of Toorak is also defined by the more subtle images of the local areas and the strong urban design presence of certain local streets such as Montalto Avenue, Stradbroke Avenue and Huntingfield Road.

In summary the elements that make up this character are:

- The mansion and other larger allotments which contribute to the landscape dominant streetscape with their mature trees and gardens.
- The grandeur of development ranging from the mansion houses to other large houses on spacious lots.
- A strong image of Neo Georgian and English Country styles which dominates the diversity of other styles and periods of housing in Toorak.
- The strong visual focus of the Toorak village.
- The Yarra River environs defining the northern edge of Toorak.
- The consistent avenues of deciduous street trees further unifying the streetscape.

CONSERVATION ASSESSMENT

The Toorak study area has conservation areas and a number of historic buildings protected under the planning scheme. As part of this study the existing gradings of buildings have been reviewed and new additions to the already graded buildings recommended these are contained in Appendix A as listed by address and architect.

3.1 THE CONSERVATION SIGNIFICANCE OF TOORAK

The dominant character of Toorak is established through its remaining mansion gardens and large garden lots dating from the 19th and early 20th century. However much of Toorak's built character derives from development carried out between the two wars. The sheer volume and scale of this era's buildings outweighs both the residual mansions and the post war, frequently cul de sac development, which is generally low in scale and sited away from access roads.

The following table illustrates the period representation of the 291 sites reviewed in this study.

Date:

1899	26%
1900-15	4%
1916-25	11%
1926-39	44%
1940-	15%

Within the highly populated 'between the wars' group, the period 1925-30 held some 23% of all the sites appraised, showing a near even distribution between the late 1920s and late 1930s eras.

BUILT FORM AND STYLE

Of this period, the 1930s appears to visually dominate with the stylistic expression being in the form of Old English and Georgian revival. The late 1920s, in the form of romantic Mediterranean provincial revivals (such as Spanish and Italian), is the next most prominent visual group.

Examples of the late 1920s include the Mediterranean character 61 Clendon Road and 48 Grange Road, both possibly designed by the architects Irwin and Stevenson. Another group

from the 1920s come from the Victorian Burley group from Griffin school of designers, including the buildings by Griffin himself (83 Clendon Road and 579 Toorak Road). Others from the group include Edgar Billson's 28 Clendon Road and his own house, 2 Selborne Road, also Eric Nicholls' 6 Stonehaven Court.

Desbrowe Annear differed among the 1920s designers, setting the stylistic hallmark which became synonymous with Toorak. His classical revival, hipped roof two storey houses, with their porte-cocheres expressed a decorative exuberance which contracted with the austere house designs of the immediate post war era. His reliance on Baroque-inspired cement detailing makes his house designs easily distinguishable. Walter Butler and Rodney Alsop provided another stylistic input, quite different to Annear's florid classicism. Drawing from English domestic house designs of the Medieval period, Butler and Alsop also adhered to the Arts and Crafts tenor of honest use of natural materials where possible.

However, Butler's best known house design was created well before the 1920s, being Kamillaroo, 45 St Georges Road. Designed after the English domestic revival style, Kamillaroo was built for Clive Baillieu and included a vast garden, also to Butler's design. The design must have influenced many to recreate grand English country house designs in Toorak in the 1920s. Similar stylistic sources inspired the architect, Robert Hamilton, to build Clinker brick half-timbered houses in the 'Old English' a Tudor revival manner.

Perhaps following on from Desbrowe Annear's classical revival, came the Georgian revival which appears to have become the acknowledged style of the wealthy. American influences were strong here with their Colonial Georgian revival combining with Australian sources to promote the style. Architects practising in this style include Marcus Martin, another architect (like Butler and Annear) who gained many commissions in Toorak. Of special interest, is Martin's own house at 1 Ottawa Road (c 1920-5) which was designed prior to his work in the Georgian revival manner.

Another stylistic theme of the 1930s was the modern. Inspired originally by European modernists, this style became synonymous with 'the new' and hence was an appropriate one for flat design. Many Toorak flats, notably Trawalla Court and Valmane Flats, used streamlined curved forms glass bricks and metal window frames. Others were content with just the Jazz-age iron or cement detailing, with its geometric zig-zag patterns.

HERITAGE STREETSCAPES AND PRECINCTS

As part of the conservation review the heritage streetscapes were documented. The south side of Struan Street presents a residential streetscape of state (level one) and possibly national significance with its superb and large 1920s and 1930s houses.

Huntingfield Road is another example as is the pronounced Edwardian character visible along Mandeville Crescent and the large 1920s and 1930s houses on St Georges Road. Edzell Avenue is also curved and the steep riverbank terrain aids in the overall impression of 1920s and 1930s housing in a mature garden setting.

Hill Street (west side) and Grange Road (east side, south of Hill Street) also house notable 1920s–30s residential streetscape. More recent precincts which have been noted include St Georges Court, a product of the late 1930s when the railways entrepreneur Harold Clapp built his house there.

An important cul de sac in the study area is Stonehaven Court, with the significant Stonehaven Flats setting the theme at the Orrong Road entry and Mullian at 6 Stonehaven Court (1928). Another court is Landale Road which has a dominant Old English stylistic theme.

3.2 URBAN CONSERVATION REVIEW FINDINGS

INDIVIDUAL BUILDINGS

The Prahran Conservation Study yielded background historical data on some 13 sites in the study area. The research done in this review has provided some historical data on 311 properties. The historical importance of these sites is reinforced as 82 of these sites were identified as being connected to Who's Who in Australia entries in the years 1944, 1945 or 1950. The total number of sites reappraised was 266; being only those which were upgraded in a heritage sense from previous survey work.

SIGNIFICANT SITES

From the above statistics it is clear that substantially more information has come to hand on the study area, allowing a more comprehensive view of the area's heritage assets. Additional historical data is required to document over 200 heritage sites (A1, A2, B) which were not upgraded. Documentation which includes a statement of significance on all sites graded A1, A2 or B is required to allow them to be individually listed in the planning scheme. This statement should make it clear to both the property owner and Council what is important about the site and aid in its future conservation management.

STREETSCAPES AND PRECINCTS

Similarly there are a number of building groups or streetscapes which promote a group character, adding their respective heritage contribution to the area. Precincts such as Montalto Avenue are clearly of great significance.

The ranking of streetscapes should be completed after completion of the Building Identification Forms for each contributory and significant site. After the identification of each streetscape a brief statement for each level 1 or 2 streetscape should be prepared. The statement should include a control matrix which defines clearly what is required of developers and Council.

3.3 URBAN CONSERVATION AREAS

Following the reassessment of the gradings and the review of streetscape the revised gradings were mapped over the existing UC.1 conservation areas. Based on the new groupings of buildings and an assessment of adjacent streetscapes preliminary recommendations for extension to the conservation areas have been made. These are shown on Figure 8.1.

3.4 RECOMMENDATIONS

The following recommendations are made:

- Statements of significance should be prepared for all individually significant sites (A1, A2, B) which includes construction date, first owner and architect (if known) as the minimum data. Documentation on Building Identification Forms should be completed for all significant (A1, A2, B and contributory sites) in the proposed and existing urban conservation areas, including a streetscape appraisal.
- All (level one and two) streetscapes of state and regional importance should be provided with a significance statement.
- Planning Controls should be evolved which reflect the significance of both individual sites and streetscapes inside and outside the proposed urban conservation areas.
- These control mechanisms for the above identified sites, streetscapes and areas should be incorporated in a planning amendment which ensures the conservation of all significant sites, contributory sites and level one or two streetscapes.
- Consideration should also be given to envelope control of sites adjoining the identified significant sites (A1, A2, B) outside of conservation areas and protected streetscapes.
- All recommended extensions to the conservation areas should be incorporated in a planning scheme amendment.

EXISTING PLANNING CONTROLS

The residential areas of Toorak have a number of planning controls which provide some protection of the existing amenity. However there is no comprehensive control for the study area. This section describes these controls and the next section of the report evaluates the effectiveness of them in protecting the character of Toorak.

4.1 ZONING

The residential areas of Toorak are located within a Residential C Zone under the Prahran Planning Scheme. In this zone flats require a permit. Dual occupancy and Detached Dwellings do not require a planning permit provided various conditions such as setbacks, floor area and height are complied with.

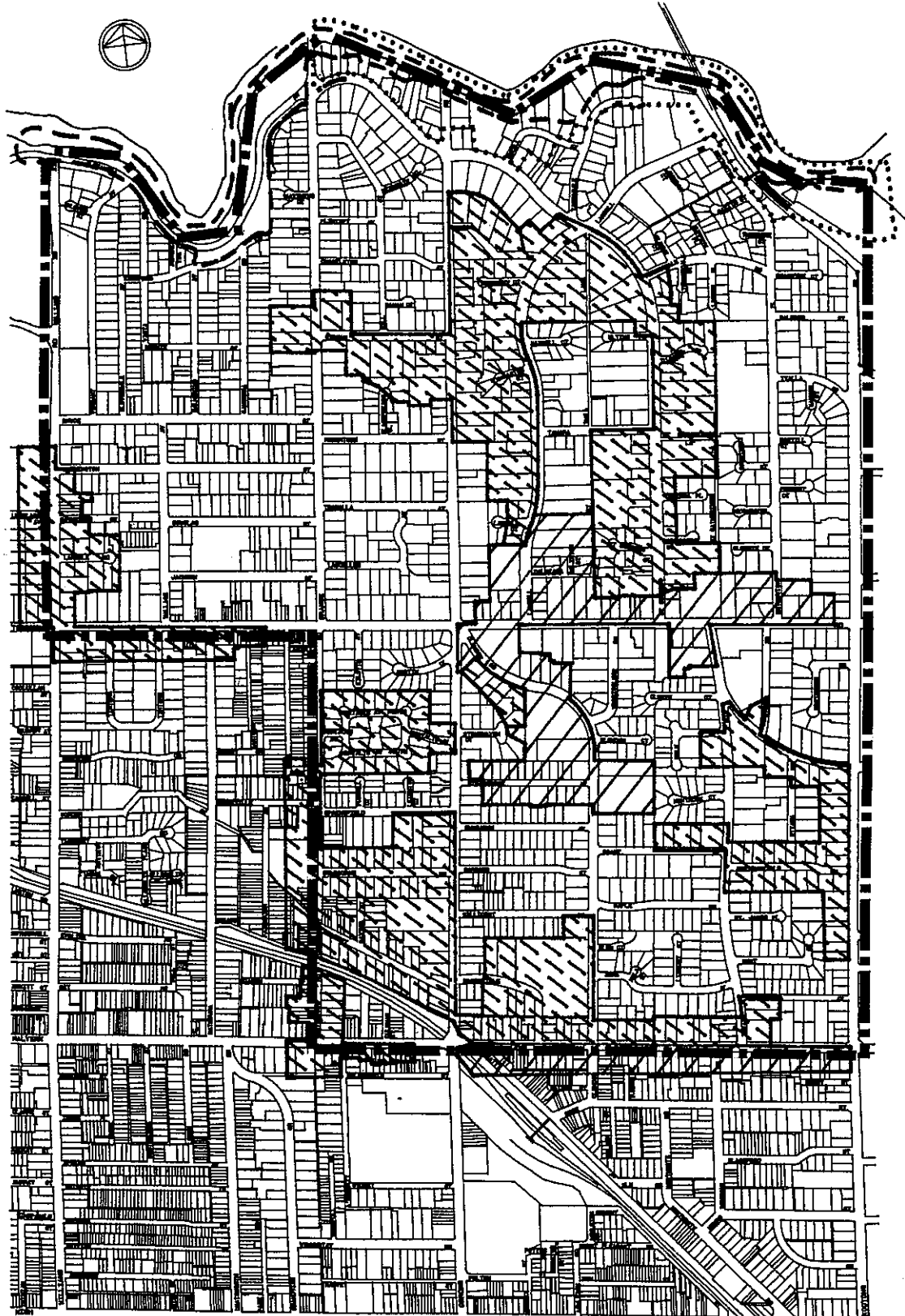
Dual occupancy

The Prahran Planning Scheme permits the erection of a second dwelling or two new dwellings on sites over 450 square metres planning permit providing the proposal meets specified design criteria. Due to the restriction that the second dwelling must be no more than 100 square metres in area not meeting the market demand for larger residences in Toorak there has been no demand for this form of as of right development. There has been some demand on larger developments for a dual occupancy form which must then obtain a planning permit and meet the Council's normal multi unit code requirements.

4.2 CONSERVATION CONTROLS

Some parts of the Study Area are within Urban Conservation No. 1 Areas (UC1) under the Prahran Planning Scheme. Numerous individual buildings of architectural or historical significance outside Conservation Areas are also protected by a separate Clause (Cl. 128) of the Planning Scheme.

There are two different levels of control provided in the Conservation Areas in Prahran and both are represented in the Toorak Study Area. The original Conservation Areas, gazetted in the mid 1980s, are controlled by the standard conservation area provisions where a planning permit is required for all proposed building and works. In the newly created Conservation Areas a planning permit is only required for buildings and works which will be visible from the street. These provisions will expire in May 1992, and therefore must be replaced by permanent provisions shortly. It is anticipated that the permanent controls will be similar, however the boundaries of some areas require review (as in Toorak) and the



ALL BOUNDARIES ARE APPROXIMATE - PLEASE REFER TO PLANNING SCHEME MAPS FOR DETAIL

URBAN CONSERVATION AREAS



Permanent Controls -
All Buildings on Site



Interim Controls -
Only Elements Visible From Street

.....
SE1

STREAMSIDE ENVIRONMENT AREAS

- - -
FM

FLOODWAY MANAGEMENT AREAS

Figure 4.1

EXISTING PLANNING CONTROLS TOORAK RESIDENTIAL CHARACTER STUDY CITY OF PRAHRAN

JOHN CURTIS PTY LTD

controls must be extended to give the most significant buildings adequate protection. The permanent controls will be supplemented with detailed information including a Building Identification Form for each significant building and a character statement for each precinct. The Toorak portion of this information will be drawn from this Study.

4.3 YARRA RIVER ENVIRONS

As part of the recognition of its metropolitan significance the Yarra River environs are controlled by special provisions included Skyline Control Areas, Floodway Management Areas and Streamside Environment Areas. In Toorak only the latter two apply to sections of land on the northern boundary of the Study Area. The controls in these Areas are contained in Clauses 131 and 142 of the Prahran Planning Scheme. In the Floodway Management Areas a permit is required for all building and works and the proposal is assessed against the impact on the drainage and floodwater in the vicinity.

In Streamside Environment Areas a permit is required to construct buildings and works above 6 m in height, subdivide land and to remove, destroy or lop trees over a certain size.

In addition a Study to develop Development and Design Guidelines for the Yarra Banks has recently been commissioned by the Cities of Prahran, Hawthorn, Kew and Richmond.

4.4 CITY OF PRAHRAN CODES AND POLICIES

The Council has adopted a number of Codes and Policies for the municipality which apply to Toorak. The Codes can only effectively be applied, however, where a permit is required. Should a proposal not comply with the Council's Codes it is likely to be refused. The matter is appealable to the Administrative Appeals Tribunal where codes are usually taken into account in the Tribunal's decision although in Toorak they are not always upheld.

Each Code is described below with particular reference to the applicability to the Toorak area and the role of each in protecting the existing character.

The Residential Streetscape Policy – April 1991

This policy document provides design guidelines on subdivision, fencing, setbacks, the design of setback areas, tennis courts and private areas. The Residential Streetscape Study – Nigel Lewis and Assoc. July 1990 provides additional detail on the implementation of this policy document.

The Subdivision of Allotments section sets out Council policy on normal subdivision and the subdivision of City Mansion Allotments as follows.

"Subdivision

Average sized allotments

In considering an application for subdivision, the existing subject allotment size and prevailing allotment size should be considered.

City mansion allotments

Mansion allotments may be encouraged to be maintained by an imaginative use of the existing assets of these sites. Adaptive re-use of the house and adjacent service areas and buildings can be undertaken through conversion of existing buildings and construction of new structures within the same building envelope to create residential apartment living. The principal garden and main facade of the house should not be altered.

New buildings that fit in with the overall architectural and landscape development of the site may be acceptable, providing that the principal buildings and gardens are maintained. These new buildings should be less dominant than the original buildings and should not interrupt existing views from the street.

The garden areas should not be divided through the construction of fences."

This policy generally complements the findings of this study.

The section dealing with Fencing Policy provides guidance on the construction of fences which enhance the streetscape and in accord with the stylistic era of the residence. The policy generally does not support the construction of high walls because of their overbearing impact on the streetscape, and loss of security within the street and private areas. This policy is generally supported by the findings of this study.

Policies for the setback area in front of dwellings include vehicle crossings, car spaces, car ports and garages, landscape design and tennis courts. The application of these policies would generally assist in maintaining the identified character of Toorak.

The policies for building bulk and siting for new residential buildings provides that no new building may be constructed closer than either neighbour and/or the prevailing setback pattern of 4-6 adjacent properties on either side. For building bulk no new building may be constructed to a height greater than that of an adjoining neighbour for the first eight metres of setback from the front boundary and then only to one additional floor level. These policies are appropriate for appreciation in the Toorak study and where streets have consistently sized blocks. However the application of this policy may be inappropriate in the case of mansion and larger allotments.

Residential Code 1987 – Residential Development Guidelines 1990

This document describes the residential controls and guidelines for dual occupancy and multi unit development, single dwellings and discretionary uses. Generally if development is outside the conservation areas and river protection areas in Toorak, single dwellings would not require a planning permit and would only be required to meet standard Building Regulation requirements. The Guidelines and Code apply to all parts of the City of Prahran and do not differentiate between the urban quality of South Yarra, Prahran and Windsor from the garden dominant qualities of Toorak. Because of the differences in the urban character of Prahran the code in isolation will not protect the existing character of Toorak. If administered with the **Residential Streetscape Policy** some protection of the Toorak character would be provided. However as noted above these codes/policies can only be applied when a permit is required and then in some cases with limited success.

Urban Design Guidelines Draft June 1991

These guidelines are designed to describe the characteristics considered important to preserve the existing image of Prahran. For residential areas they provide guidance on setbacks, building bulk and streetscape context. These guidelines generally complement the findings of this report. However the setback requirements vary with the streetscape guidelines. These guidelines however are not applicable to isolated mansion and larger allotments in Toorak in terms of setback and built form considerations. It is intended that more detailed area specific guidelines such as those arising from this study will supplement the generalised statements made in the urban design guidelines.

Prahran Conservation Guidelines – 1984

These documents provide guidance for the restoration of historic buildings, other buildings and new development. The Guidelines developed from the Conservation Study Recommendations describe the different styles and periods of buildings in Prahran and appropriate design approaches to refurbishment, additions, fences and gardens. Of particular relevance to the Toorak areas is the guidelines for City Mansion Allotments and new garden design. These guidelines complement the findings of this study. Mansion allotments identified in the conversation study are:

- Albany Road: 63
- Blackfriars Close: 10
- Clendon Road: 61, 62–62A, 65
- Grange Road: 40
- Hampden Road: 31, 50
- Heyington Place: 20
- Irving Road: 20, 48–50, 59
- Kensington Road: 59
- Kooyong Road: 155, 157, 159, 159A, 163, 167, 185
- Lansell Road: 3, 6, 8, 10, 12, 35
- Mandeville Crescent: Loreto Convent

- . Orrong Road: 506, 514, 519, 543, 641, 655, 729, 750
- . Robertson Street: 6, 8
- . St Georges Road: 14, 16, 18, 29, 31, 39, 41, 43, 45, 76
- . Stonehaven Court: 6
- . Struan Street: 2, 4
- . Towers Road: 2, 4

4.5 VICTORIAN CODE FOR RESIDENTIAL DEVELOPMENT

The Code is designed to encourage innovative and cost effective practice in the provision of residential land and housing. The code has been applied to zones including the Reserved Living Zone and other equivalent zones in the development fringe of the metropolitan area. The code includes elements on all aspects of new community design including lot size, building siting and design, private open space, car parking and other infrastructure considerations. The code will permit subdivision of lots to below 300 square metres in the zones listed.

At this point in time the code only applies to the fringe areas of Melbourne but may be applied to the Toorak Study Area in the future, or in the absence of other subdivision controls. The minimum allotment size is not an appropriate standard for Toorak, although it might be quite acceptable in most other parts of Prahran.

4.6 VICTORIAN CODE FOR MULTI DWELLING DEVELOPMENT

The Department of Planning and Housing is preparing a code for multi unit development to be applied throughout the metropolitan area to encourage urban consolidation. It is expected that this would allow the assessment of the design and its compatibility with adjacent built form and streetscapes generally, however at the time of writing details are not available. The code will be exhibited as part of a Planning Scheme Amendment later this year. It is quite possible that many of the standards proposed in such a Code will be inappropriate to the Toorak situation.

RESIDENTIAL DEVELOPMENT ISSUES

This chapter describes the recent pressures for redevelopment and evaluates the ability of the present controls to maintain the existing character of Toorak. It identifies those character elements which may be at risk from redevelopment and subdivision.

5.1 REDEVELOPMENT PRESSURES

Analysis of recent permit applications for development and using material from the study and visual survey, a number of development pressures have been identified which may contribute to the loss of the present urban character of Toorak. These development pressures include:

Subdivision

The subdivision of larger lots into smaller allotments resulting in the loss of gardens, mature trees and generally eroding the landscape dominant urban character or streetscape. The former subdivision of mansion sites has often meant the loss of the grandeur and spaciousness of the built form which was replaced by low scaled cul de sac forms of suburban development.

Single house redevelopment

In some areas particularly in the north-west of the study area the redevelopment of conventional sized lots has occurred with larger single family houses resulting in a change in scale and the loss of gardens which is incompatible with the overall streetscape.

Multi unit development and dual occupancy

The redevelopment of larger and conventional sized blocks with multi unit developments with resultant change in scale and loss of gardens which is incompatible with the wider Toorak urban character and the immediate streetscape environment.

Built form and building bulk

Building scale and architectural forms which are out of scale with the overall character of Toorak and the immediate streetscape environment. In some cases single storey houses lack the grandeur and scale of the wider streetscape. In other cases overscaled or rectilinear forms and lack of roof scape design detail does not complement the local streetscape.

Fencing

Tall, solid masonry walls have become fashionable in Toorak to the point where they have now become a dominant element in the streetscape. Formerly these were restricted to the entries of the grander mansions.

This proliferation of walls is reducing the garden setting dominance in the streetscape as well as contributing to other factors such as reduced security for residences and pedestrians.

Gradual erosion of urban character

The twentieth century has seen the gradual loss of mansion sites and their gardens. Prior to the 1950s subdivision and redevelopments was of a generous scale and form which retained the grandeur and spaciousness of the urban character. Subsequent development and subdivision has often been of a form which is low scaled, single storey and occurring on smaller lots comparable with urban development of Melbourne's outer suburbs. This form of redevelopment does not complement the established urban character of Toorak. The analysis of the urban character has shown that the remaining large mansion sites are important in maintaining the present unique urban character of Toorak. Any further loss in these sites will result in a substantial change to the image and character of Toorak's streetscapes.

5.2 EFFECTIVENESS OF EXISTING CONTROLS

The existing controls, codes and policy documents were reviewed in the previous chapter. These provide the basis for the conservation of much of the residential character but to date have often been rendered ineffective because they are located in many documents and do not have a strong statutory basis in the Planning Scheme. Some urban design requirements as outlined in Chapter Seven are also not adequately controlled in the documents.

Subdivision

A planning approval is required for subdivision which requires the Responsible Authority to have specific regard to the pattern of subdivision in the locality. However this policy may often be inappropriate for mansion allotments to protect the garden, mansion house environs and general streetscape amenity.

Siting of new residences

The current policy of not siting buildings closer than the frontage of the adjoining dwellings is appropriate in some circumstances for smaller allotments but inappropriate for larger and mansion allotments. The site coverage of 50% is inappropriate for the protection of mansion allotments.

Built form

The current policies for the height of residential development along main roads and within residential areas may be inappropriate for certain precincts of the study area.

THE METROPOLITAN SIGNIFICANCE

In Chapter 2 the character of Toorak was described. The main elements are:

- the landscape dominance of the urban environment established by the large gardens and avenue planting along the streets;
- the visual significance of the mansion gardens with mature trees and extensive street frontages;
- the grandeur of the buildings reinforced by entry gates and spacious setting;
- the dominance of grand houses designed in the Neo Georgian, Old English or Victorian styling;
- the overall layout of streets and allotments.

This chapter establishes the uniqueness of the character in a metropolitan context. Its significance is described in terms of:

- the visual uniqueness of the urban character as a garden dominant residential environment in Melbourne;
- the number and concentration of heritage buildings;
- the number of important buildings by noted architects;
- the concentration of historically important people who resided in Toorak;
- its role as a key part of Melbourne's Social history;
- the tourist potential of the area in terms of its strategic location and the opportunity for visitors to see this aspect of Melbourne.

6.1 URBAN CHARACTER

Urban character as defined previously is based on the interaction of the built form and landscape quality. Toorak's character is gained from its grand houses set in large gardens which front on to tree lined streets. These grand homes range from the earliest Victorian era mansions with large remaining gardens to twentieth century grand homes on larger lots.

Although some redevelopment of the 1950s and 1960s in the form of subdivision and multi unit developments has intruded into the streetscape the overall image of Toorak is of the grander houses set in there own large gardens. This character is contributed to by the focus provided by the Toorak Village and its complementary architecture, the churches of Toorak Road. The River to the north is also a strong character setting element.

Toorak's urban character with its diversity of styles, grandeur of architecture and mansion gardens is unique in Melbourne. It is one of a number of suburbs and precincts which have a strong overall character and contribute to the quality and diversity of Melbourne's urban environments. Other suburbs and precincts which have a unique environment or character are described below, including a definition of their unique qualities and the level of planning control which each area has to protect this quality.

1. *Eltham-Mt Pleasant Road area*

This area is the best example of an area with an 'Eltham Character' defined by the consistent mud brick architecture, large lots with bushland gardens and gravel roads with remnant bushland along the road reservations. Proximity to the Yarra also contribute to its character. This area is protected by Residential D zoning which restricts the further subdivision of lots. Other areas with an Eltham character are protected to a lesser extent by Council codes and policies.

2. *Blackburn Lake-Bellbird Area*

This area has a special character because of the larger allotments, bushland setting, rural style roads and bird life populations including water birds on the lake and bellbirds. This area is protected by a special residential zone Nunawading No. 5. There are two levels of control including the core character area and a buffer zone around this. Control includes the protection and setback requirements.

3. *Mount Eliza including Ranelagh Estate*

This estate designed by Walter Burley Griffin has a special character through the large lots, connective curvilinear street design, bayside location, strong avenue plantings and remnant bushland. This area also has several notable houses of early modern design.

The section which falls into the Frankston Municipality is protected by Frankston Residential A Zone with a minimum lot size of 2,600 square metres and the protection for the first 20 metres setback from the frontage. The Mornington side has some protection through a minimum lot size of 1,000 square metres, lower density multiunit development requirements and a tree protection policy that exists throughout the Shire.

4. *Beaumaris*

This area inland from Ricketts Point has a special character due to the dominance of houses dating from the early 1950s often of innovative modern design set in ti tree bushland gardens. Protection of the bushland and built form by Conservation Controls has been recommended by consultant studies but the majority of residents did not favour this control.

5. *Kew-Studley Park Boulevard Environs*

This area is unique because of its larger houses, garden settings and proximity to the Studley Park/Yarra River area. This area has a Heritage Residential Area zoning where developments must meet performance criteria. Significant gardens are noted.

6. *Eaglemont*

This area within the City of Heidelberg was designed by Walter Burley Griffin and has a special character through the street layout, large allotments, gardens and views over the Yarra Valley. Much of this area is protected by urban conservation controls but there are no special controls for subdivision or tree protection.

7. *Edna Walling Area – Mooroolbark*

This area focussed on Brickleighvale Road has a special quality because of the unmade country lane roads and Edna Walling design gardens and houses. It is protected by the Residential Foothills Area Zone (Lilydale) with requirements for a minimum lot size of 4,000 square metres, tree preservation and the requirements of one house per allotment.

8. *Malvern-Toorak area*

The Toorak Residential character extends into the municipality of Malvern, eastwards from the study area. This character is particularly evident along Albany Road and Hopetoun Road. The City of Malvern has undertaken a character study of the municipality which described this area known as urban character type 2.

The Council recognises the special qualities of this area but has no formalised special policies for it is located in the lowest density area for multiunit development.

The preceding areas are generally of a low density and garden or vegetation dominant location. The loss of character of these areas is at greatest risk through the loss of trees and gardens, inappropriate subdivision and intensive building redevelopment. Melbourne also has a number of special character areas which more urban in character. These are less at risk from resubdivision because of the characteristic small lots. However inappropriate redevelopment could reduce the character of these precincts. These areas include:

9. *Parkville*

This area is renowned for its Victorian terrace houses much of which fronts Melbourne's grandest boulevard Royal Parade. Much of this residential area protected by conservation area controls.

10. *Albert Park*

Focussed on St Vincents Place it is dominated by Victorian houses. The street layout and consistent architecture give this area a special character. Much of this is protected by conservation area controls.

Toorak's character is considered to be one of the special residential areas in Melbourne with a character which is unique but complementary to the other special precincts described above. Garden dominance is enhanced by its inner city location with its close proximity to the central area of Melbourne and its higher density more urban neighbouring suburbs of Prahran, South Yarra and Richmond.

6.2 HERITAGE SIGNIFICANCE

As described in Chapter 3 the study area is a unique area in Melbourne because of the number of existing heritage buildings it includes as well as the further buildings identified by this study. Dating from the 19th century and early 20th century are the mansion sites with imposing residences. The era 'between the wars' provided the greatest volume of building and the greatest legacy of heritage sites. The stylistic expression ranging through Old English, Georgian revival, romantic Mediterranean provincial and early modern works.

Some of these buildings are within designated conservation areas and this report makes recommendations for extensions to those conservation areas.

The area is also significant from a heritage perspective because of the range of architectural styles and periods represented. Of growing importance is the number of 20th century buildings and examples of modern architecture. The area has through the wealth of its residents fostered some of the best work of Melbourne's noted architects. As well, some patrons have supported the work of innovative younger architects. Notable architects who have designed buildings in the area have been described in Chapter 3. Significant architects from the Victorian era, are few. They include the nationally renowned St John's Anglican Church (1860-1986) which arose under the guidance of a team of architects, including William Wardell, F.M. White and A.L. Smith. Reed & Barnes designed the other major church (Toorak Presbyterian Church) and its residence in 1975. Illawarra, Edzell (altered), Toorak House, Fanecourt, Mandeville Hall and Chastleton comprise the core of the few documented large and architecturally important houses built prior to 1900; each with a different architect.

Harold Desbrowe Annear has already been cited as a major designer in the area with his 1 Heyington Place as the earliest known (c1921-5) and precursor to many other classical

revival designs in the area. Walter Butler was another whose Kamillaroo at 45 St Georges Road (1909-) was a break from the florid Italianate of the 1880-90s and the ornate Queen Anne revival of the late 1890s - early 1900s. With his English domestic revival or Arts and Crafts style Walter Burley Griffin was another major contributors to the areas architecture in that decade with Langi Flats (1926) and Clendon Lodge (1928).

Griffin's associates in particular E.F. Billson, also carried out many designs in the area including his own at 2 Selborne Road. Robert Hamilton, designing in the Old English or Tudor revival manner, also was prolific in Toorak. His 4 Struan Street is outstanding on a national level. Bringing another style to the area, the Spanish or Mediterranean Villa style, architect Leighton Irwin was both a resident and designer in Toorak (2 St James Place). Houses thought to have been to Irwin & Stevenson's design include 48 Grange Road (c1928) and 51 Clendon Road (c1930).

Marcus Martin appears to have the most surviving designs attributable to his office in the area (7 sites) including his own house at 1 Ottawa Road (c1920-5). His houses were for such persons as the silversmith Leving family and Dr Guy Springthorpe.

Modern architects producing important buildings from the immediate post World War 2 era include Robin Boyd and Roy Grounds.

A full list of architects of identified buildings is contained in Appendix A.

The continual evolution of Toorak as a residential area for the wealthy has meant that the range of periods and architectural styles represented in the study area, provides a reference to the full development of each at its grandest scale in Melbourne.

6.3 ROLE IN THE SOCIAL/CULTURAL HISTORY OF MELBOURNE

The use of Toorak House as the residence of the Governor of Victoria from 1854 to 1874 confirmed Toorak as being the most desirable location for the wealthy residents of Melbourne. By the 1860s and 1870s numerous other large mansions had been erected in this area by successful merchants, land developers and pastoralists. Subsequent subdivision of these estates has seen redevelopment with new mansions or large houses by wealthy owners particularly in the 1920s and 30s. Many of these residents of Toorak were historically important people in the development of Victoria and Melbourne. Toorak continues to be the residence of many notable Victorians.

In a survey of Who's Who in Australia entries in the years 1944, 1947 and 1950 of the 311 properties surveyed, 82 sites were shown to be associated with entries in this publication.

The retention of physical form of Toorak is important to recall the lifestyle and setting of the group of people who had an important influence on the development of Melbourne and Victoria. It is also important to conserve this setting to understand the social history of this city. While the physical form of the residential areas of the factory workers and middle classes of Melbourne such as Carlton, Collingwood and Fitzroy and indeed parts of Prahran is ensured through conservation controls and the already close subdivision patterns, the

character of the grand garden setting mansions and houses of the inner suburbs particularly Toorak are under threat from inappropriate subdivision and rebuilding.

6.4 TOURISM

The study area of Toorak is already of some interest to tourists and tour operators. Tourist coaches pass through the area as part of tour circuits which include a visit to Como House. They generally favour through-routes such as St Georges or Clendon Roads. Sunday drivers also visit Toorak to look at the mansion houses and large gardens. The potential exists for greater numbers of tourist operators to include some streets of the study area as part of the tourist experience for the following reasons:

- It is adjacent to Como House, a popular tourist destination and a drive through Toorak would extend the mansion experience.
- It is located near the tourism shopping areas of Toorak Road, Chapel Street and the Como Development. These are currently being promoted by the Victorian Tourism Commission. The Como Hotel is already popular with international tourists.
- It is the closest residential area to Central Melbourne with grand houses in extensive garden's to enable visitors to Melbourne view this aspect of the urban environment.
- It is located close to other tourist destinations including the Shrine, Domain, Yarra River and boulevard, Botanic Gardens, St Kilda and the previously mentioned tourist shopping areas of South Yarra.

URBAN DESIGN REQUIREMENTS

The previous chapters of this report described the elements which make up the character of Toorak, the current controls and their effectiveness in protecting this character in the face of redevelopment pressures.

This chapter describes the urban design requirements for redevelopment which need to be met to maintain and enhance the character of Toorak. The first part of the chapter provides guidance on the actions necessary in each character area and addresses the issues noted in the description of the precinct. The second part of the chapter sets out the urban design requirements for the subdivision or redevelopment of individual allotments.

7.1 URBAN DESIGN REQUIREMENTS – CHARACTER AREAS

To reinforce and protect the importance and uniqueness of each character area and its contribution to the overall character of Toorak the following urban design recommendations are made.

These recommendations also address the problems and issues identified in Chapter 2. The guideline recommendations should be met by developers when subdividing, redeveloping or individual property owners when making improvements to existing allotments. Recommendations are also included for streetscape improvements and maintenance such as street tree planting to be undertaken by Council. The first section describes the recommendations which apply to all character precincts. Subsequent sections describe specific requirements for each precinct.

7.1.1 GENERAL URBAN DESIGN REQUIREMENTS

General requirements which apply to all character precincts which address the issues outlined in Chapter Two and Five are:

- . *Retain all historic mansion gardens.*
- . *Retain all historic mansion houses.*
- . *The encouragement of the retention of all other mansion houses.*

- *Where redevelopment of mansion houses with no conservation designation is to occur replace mansion houses with new developments which reflects the scale and grandeur of the former residence.*
- *Encourage the retention of all other built form which contribute to the streetscapes and Toorak character.*
- *Ensure setbacks contribute to the garden dominant streetscape setting.*
- *Ensure infill development is setback and in scale with the dominant streetscape pattern.*
- *Building height is generally to be restricted to two storeys unless redevelopment:*
 - *replaces a mansion house where redevelopment may occur within the old building envelope.*
 - *where development should match a predominant street pattern.*
 - *where a scale transition between an existing higher building and adjacent lower buildings is desirable.*
- *Restrict frontages which are dominated by high garden walls to maintain landscape character of the streetscape.*
- *Maintain the overall garden structure of all larger lots particularly mature trees if redevelopment occurs.*
- *Preserve all mature trees to retain the landscape streetscape.*

7.1.2 THE NORTH-SOUTH AVENUES

This precinct projects the most pronounced character typical of Toorak and is at greater risk through the loss of mansion sites. Recommendations are:

- *Maintain the dominance and the views to churches which are landmarks and part of the Toorak character.*
- *Ensure that the continuous avenue planting along the streets of single deciduous species is retained and reinforced with infill planting.*

7.1.3 THE NORTH-SOUTH RESIDENTIAL BOULEVARDS

The main road routes of this precinct enable many people moving through Toorak to enjoy the garden quality of the area. Guideline recommendations to protect this character are:

- Maintain and enhance garden settings adjacent to previous inappropriate higher rise or intensive development forms to maintain the garden dominant streetscapes.
- Ensure that the continuous avenue planting of single deciduous species is retained and reinforced.

7.1.4 THE EAST-WEST RESIDENTIAL BOULEVARDS

As with the previous precinct, this character area provides the opportunity for many people to experience the character of the study area. The two roads already have an urban residential character in some sections focussed on the Toorak Village. However the retention of garden dominance of the streetscape particularly to the east is important in the role of the precinct as a gateway to the Toorak residential precincts. Guideline recommendations to protect this character are:

- Redevelopment should be restricted to 3 to 4 storeys to complement the dominant building heights along Toorak Road. Unless a transition in State for development next to an existing high rise building is desirable.
- Encourage the retention of existing gardens and structures to retain the garden entries to the main residential areas of Toorak.
- Retain the garden setting around and adjacent to the higher density, and/or higher rise forms of development.
- Maintain the dominance of, and the views to the church spire landmarks.

7.1.5 THE YARRA RIVER ENVIRONS

This precinct has a special metropolitan significance as part of the Yarra River landscape corridor. Further measures required to protect this character are:

- Maintain gardens especially mature trees, to ensure the retention of the vegetation dominant environs of the River.
- Encourage infill development which does not intrude into the river environs and is in scale with the dominant streetscape pattern.

7.1.6 THE NORTHERN INTERNAL AREAS

Although less pronounced the character of these areas contributes to the overall Toorak environment. Guideline recommendations to protect this character are:

- Maintain gardens and mature trees if allotments are redeveloped.
- Encourage the retention of existing built form which contributes to the streetscape and the Toorak character.

7.1.7 THE VILLAGE ENVIRONS

This area is important as the interface between the focus of the Toorak Village and the rest of Toorak. Guideline recommendations to protect this character are:

- Ensure containment of the Toorak Village to maintain its compact urban focus.
- Ensure the retention of gardens, street planting and built form in the 'special local character areas' of Montalto Avenue and Lascelles Avenue.

7.1.8 THE SOUTHERN INTERNAL AREAS

These areas contribute to the overall character of Toorak with their tree lined streets and built form character. Guideline requirements to protect this character are:

- Maintain gardens and in particular mature trees on all larger lots if redevelopment occurs.
- Ensure retention of gardens, streets planting and built form in the 'special local character' areas of Stradbroke Avenue and Huntingfield Road.

7.1.9 THE NORTH EAST INTERNAL AREAS

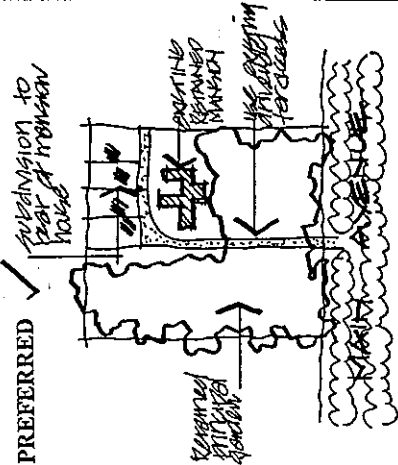
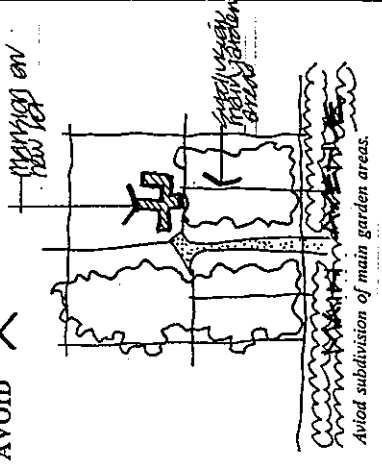
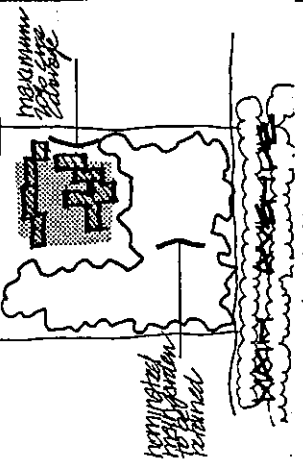
Much of this precinct is described under the North South Avenues character areas where the cul de sac subdivisions have been described. Recommendations for precinct 7.1.7 apply to the remaining internal areas for this character precinct.

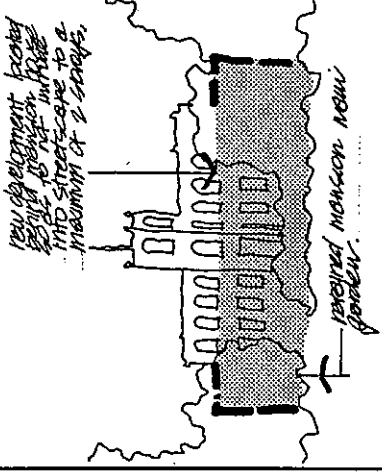
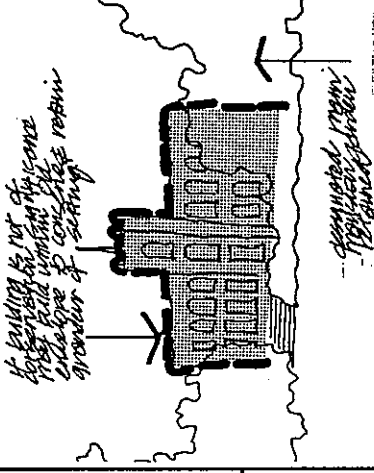
7.2 URBAN DESIGN REQUIREMENTS FOR ALLOTMENTS

The following section describes the urban design requirements for the development of individual lots. These have been derived from the analysis of existing lots in Chapter 2 and meet the objective of conserving and enhancing the existing character of Toorak. While it is desirable that most of the existing built form and gardens should remain in Toorak to retain the existing character these urban design requirements are designed to facilitate redevelopment where appropriate. Redevelopment in some locations may also offer the opportunity to enhance the existing character by correcting some of the previous mistakes which have eroded the character of Toorak. The elements covered in this section are:

- Subdivision
- Setback frontage

7.2.1 LARGE MANSION ALLOTMENTS 5000 SQUARE METRES AND OVER

Element	Urban design intent	Urban design requirements	Sketch
Subdivision (see p.7-5 for Comprehensive Development Plan requirements)	To retain the streetscape appearance of a mansion house standing in a large mansion garden.	Subdivision should enable the new buildings to be subservient to the mansion house and to not intrude into the main garden area. Generally this will mean that subdivision would only occur to the rear of the mansion house. Garden areas can remain as a large balanced lot associated with the mansion house or held in common ownership.	<p>PREFERRED ✓</p>  <p>AVOID ✗</p>  <p>Subdivision which is subservient to main building and preserves main garden.</p> <p>AVOID ✗</p>  <p>Subdivision which is subservient to main building and preserves main garden.</p> <p>AVOID ✗</p> <p>Site coverage – as determined in each case maximum 20%</p>
Set back-frontage	To maintain the integrity of the nominated main garden area when viewed from all street frontages.	As determined based on each case but minimum 20 metres in all cases.	
Setback-other boundaries	To maintain the integrity of the nominated main garden area when viewed from all street frontages.	As determined based in each case to the other street. Generally greater setbacks will be required to main roads and avenues than rear cul de sacs or local streets. Other boundaries see adjoining allotment amenity.	
Site coverage	To maintain the main garden and landscape dominant streetscape.	As determined based in each case to ensure conservation of the garden. Maximum in all cases 20%.	

Element	Urban design intent	Urban design requirements	Sketch
Built form	To ensure the retention of the landscape dominant streetscape, and the dominance of the mansion house. In the case of replacement of the mansion house the replacement building should express the grandeur and building form of the mansion house.	<p>Building height of new buildings should be subservient to mansion house when viewed from the street frontages. Maximum two storey. If mansion replaced building within the old envelope may be permitted.</p> <p>Building location - new development located adjacent to the mansion or behind the mansion to avoid intrusion on streetscape.</p> <p>Building profile - to be subservient to retained mansion possibly designed as outbuildings to mansion.</p>	 <p><i>New development located behind mansion house. Mansard roof. New building. Garden in front.</i></p> <p><i>retained mansion house</i></p> <p>Development located behind mansion house.</p>
Multi-unit development	To ensure the retention of the landscape dominant streetscape, and the dominance of the mansion house. In the case of replacement of the mansion house the replacement building should express the grandeur and building form of the mansion house.	<p>All preceding requirements to apply. May be accommodated within mansion house or in preferred development envelope to protect garden.</p> <p>Particular attention should be paid to car access and provision of garages to ensure that they do not intrude into the landscape dominant streetscape.</p>	 <p><i>Building to not be taller than the mansion house. Mansard roof. New building. Garden in front.</i></p> <p><i>retained mansion house</i></p> <p>Building within mansion envelope.</p>
Adjoining lot amenity	As required by existing codes and ordinances, to protect from overshadowing and overlooking. Protect 'Green outlook'.	As required by existing codes and ordinances to protect from overshadowing and overlooking. 'Green outlook' is protected by conservation of garden space and tree protection.	
Landscape and gardens	The main garden area to be conserved and all mature trees retained.	The nominated main garden is to remain free of development and all trees having a height greater than 6.0 metres and a trunk with a circumference greater than 350 mm measured 1 metre above the ground level are to be retained.	

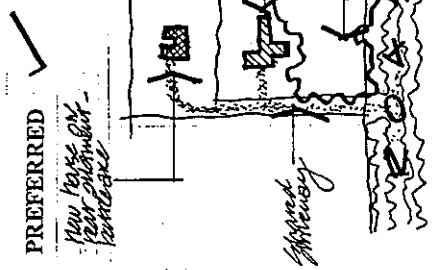
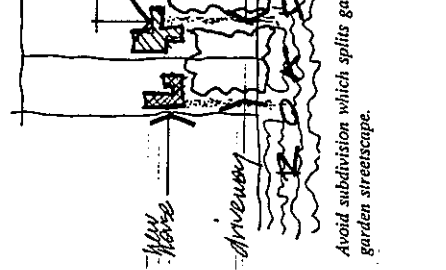
7.2.2 SMALLER MANSION ALLOTMENTS 1500-5000 SQUARE METRES

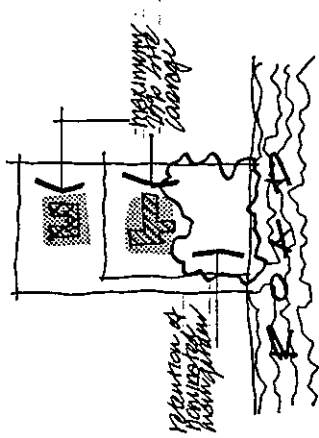
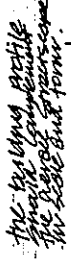
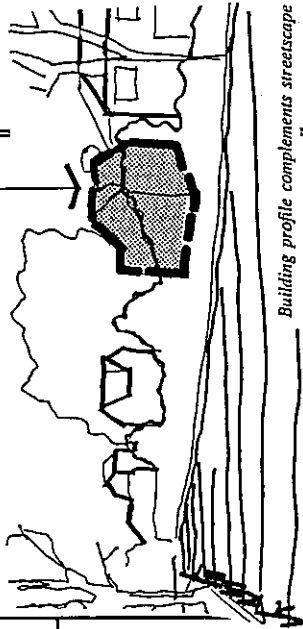
The design intent for these allotments is to retain the existing character of a large house in a spacious garden. These allotments contribute considerably to the garden streetscapes character of Toorak.

Design principles:

- to retain all main garden areas
- to conserve all nominated heritage gardens
- to retain all mansion and large houses with heritage designation
- to encourage the retention of all other houses which contribute to the character of Toorak
- to retain the streetscape appearance of these larger allotments.

7.2.2 SMALLER MANSION ALLOTMENTS 1500-5000 SQUARE METRES

Element	Urban design intent	Urban design requirements	Sketch
Subdivision (see p.7.5 for Comprehensive Development Plan requirements)	To retain the streetscape appearance of a large house set in a spacious garden environment.	<p>Subdivision should enable the buildings to be located to conserve the existing garden area.</p> <p>'Battle axe' or shared garden subdivisions based on the original drive should be considered.</p> <p>The minimum lot which may be subdivided is 2,000 square metres unless a comprehensive development is proposed.</p>	<p>PREFERRED ✓</p>  <p>Labels in sketch: New large rear subdivided - battleaxe, Battleaxe, Driveway, Nominated main garden area retained, Avoid narrower house.</p> <p>Create new rear allotment.</p>
Set back-frontage	To maintain the nominated main garden area when viewed from the street frontage as part of the streetscape.	<p>As determined with each lot application for subdivision. A minimum 15 metres will apply in all cases. This may be varied in areas of Toorak Road where a more urban residential character prevails. In this case the average setback within the given streetscape may be preferred.</p>	<p>AVOID ✗</p>  <p>Labels in sketch: New large rear subdivided - battleaxe, Battleaxe, Driveway, Nominated main garden area retained, Avoid narrower house.</p> <p>Avoid subdivision which splits gardens and reduces garden streetscape.</p>
Setback-other boundaries	To maintain the integrity of the nominated main garden area when viewed from other street frontages as part of the overall streetscape.	<p>As determined on each case study to other streets. Generally greater setbacks will be required to main roads and avenues than rear cul de sacs or local streets. Other boundaries see adjoining allotments amenity.</p>	
Site coverage	To maintain the main garden and landscape dominant streetscape.	<p>To ensure the conservation of the main garden. A maximum 25% site may be covered by buildings. This may be varied in the urban residential areas of Toorak Road where up to 50% may be acceptable.</p>	

Element	Urban design intent	Urban design requirements	Sketch
Built form	To ensure the retention of the landscape dominant streetscape and the scale grandeur of the built form.	<p>Building heights of new building should be subservient to retained residence or to a maximum of two stories. If the existing residence is replaced build within the old envelope.</p> <p>The building profile should respect and complement overall streetscape in scale and form. Higher building may be permitted to the predominate streetscape height in lane locations.</p>	 <p>Retention of mansio house</p> <p>Maximum 25% site coverage.</p>
Multi-unit development	To ensure the retention of the landscape dominant streetscape and the scale grandeur of the built form.	<p>All preceding requirements to apply. The multi-unit development may be accommodated within the mansio house or within a development envelope which protects the garden. Particular attention should be paid to car access and the provision of garages to ensure that they do not intrude into the landscape dominant streetscape.</p>	 <p>The building profile should complement the mansio house form.</p>
Adjoining lot amenity	As required by existing codes and ordinances to protect from overshadowing and overlooking. Protect 'Green outlook'.	As required by existing codes and ordinances to protect from overlooking and overshadowing. The 'Green outlook' is protected by the conservation, the garden space and tree protection.	 <p>Building profile complements streetscape</p>
Landscape and gardens	The nominated main garden area is to be conserved and all mature trees retained.	The nominated main garden area is to remain free of development and all trees having a height greater than 6.0 metres and a trunk greater than 350 mm measured one metre above the ground level are to be retained.	

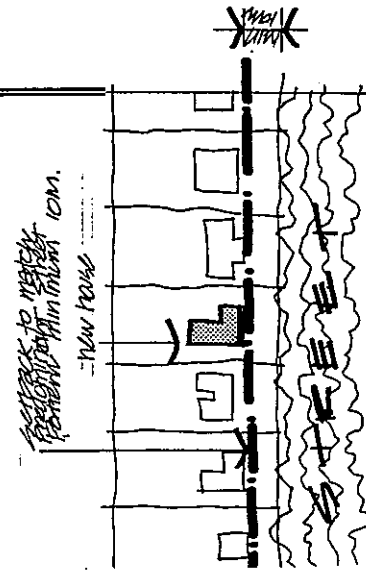
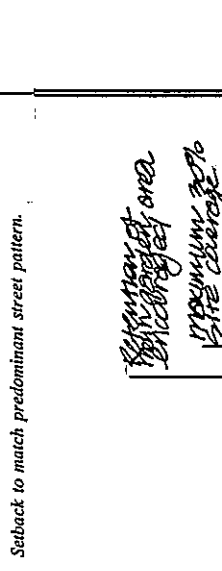
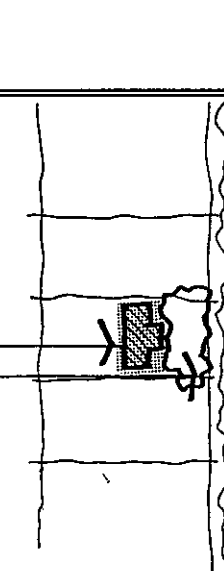
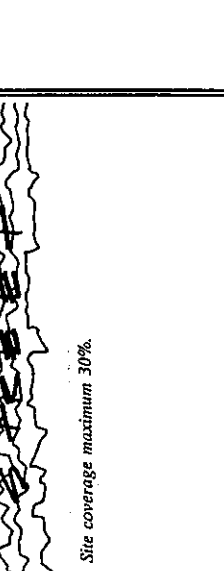
7.2.3 LARGE LOTS 1000 – 1500 SQUARE METRES

The design intent for these allotments is to retain the existing character which consists of larger houses set in a generous garden. These allotments contribute overall landscape character of Toorak.

Design principles:

- to encourage the retention of main garden areas
- to retain all houses and gardens with heritage designation
- to encourage the retention of all other houses which contribute to the character of Toorak
- to retain and enhance the streetscape appearance of these larger allotments.

7.2.3 LARGE LOTS 1000 TO 1500 SQUARE METRES

Element	Urban design intent	Urban design requirements	Sketch
Subdivision (see p.7-5 for comprehensive Development Plan requirements)	To retain the existing extent of garden and landscape dominant streetscape.	Further subdivision of these lots is generally not acceptable.	 <p>Setback to match predominant street pattern.</p> <p>New house</p>
Set back-frontage	To retain the existing pattern of frontages devoted to gardens.	The setback should match the predominant street setback. Generally a minimum of 10 metres setback is desirable.	 <p>Setback to match predominant street pattern.</p>
Setback-other boundaries	To retain the existing pattern of frontages devoted to gardens.	Side street setback to existing development or match adjacent development in the side street. Other boundaries see adjoining allotment amenity.	 <p>Setback to match predominant street pattern.</p> <p>Maximum 30% site coverage</p>
Site coverage	To maintain the garden dominant streetscape.	A maximum of 30% site coverage is required. A higher site coverage up to 50% may be permitted in the urban residential sections of Toorak Road.	 <p>Setback to match predominant street pattern.</p> <p>Maximum 30% site coverage</p>

Element	Urban design intent	Urban design requirements	Sketch
Built form	To ensure the retention of the character of grand houses in larger gardens.	<p>The building height is to be no greater than two storeys unless the dominant streetscape built form is higher in which case new development can match the predominant pattern. To conform with streetscape may be higher.</p> <p>The building profile is to respect and complement overall streetscape in scale and form and design detail.</p>	
Multi-unit development	To ensure the retention of the character of grand houses in larger gardens.	Requirements for multi-unit development as for previous elements. Particular attention required to the treatment of car parks and access ways to retain garden dominant environment and the landscape dominant streetscape.	
Adjoining lot amenity	As required by existing codes and ordinances to protect adjacent development from overshadowing and overlooking.	As required by existing codes and ordinances to protect adjacent developments from overshadowing and overlooking.	
Landscape and gardens	The retention of the main garden area is encouraged. All mature trees to be retained.	The retention of the main garden is encouraged. All trees having a height greater than 6.0 metres and a trunk with a circumference greater than 350 mm measured one metre above the ground level are to be retained.	

7.2.4 CONVENTIONAL SIZED ALLOTMENTS BELOW 1000 SQUARE METRES

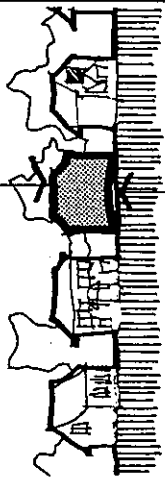
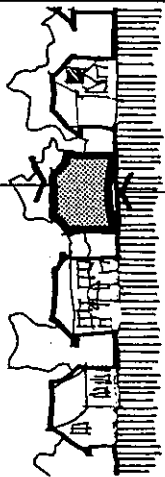
The design intent of these allotments is to retain the existing garden character and scale of development on the large lots and to encourage the enhancement of many of the smaller lot subdivisions to complement the Toorak character.

Design principles:

- to encourage the retention of existing garden areas and mature trees
- to encourage planting of a scale with the overall character of Toorak.

7.2.4 CONVENTIONAL LOTS UP TO 1000 SQUARE METRES

Element	Urban design intent	Urban design requirements	Sketch
Subdivision	No further subdivision.	NO FURTHER SUBDIVISION	
Set back-frontage	Development to complement the overall streetscape pattern of setbacks.	Development to match predominant street setback and shall be no closer than 7.6 metres unless the predominant development in the street is greater than 7.6 metres.	
Setback-other boundaries	Development to complement the overall streetscape pattern of setbacks.	Setbacks to side street to existing developments or match side street setbacks. Other boundaries see adjoining allotment amenity.	
Site coverage	To retain garden dominant environment.	Development to cover no greater than 50% of the lot.	
Built form	To contribute to the overall character of Toorak of larger houses in a landscape setting.	The building height is to be no greater than two storeys or as high as the predominant street pattern. Buildings of two storeys may often be preferred to retain the grandeur of the streetscape and to reduce site coverage and maximise the garden quality. The building profile is to respect and complement the overall streetscape in scale and form and design detail.	

Element	Urban design intent	Urban design requirements	Sketch
Multi-unit development	To contribute to the overall character of Toorak of larger houses in a landscape setting.	Requirements for multi-unit developments as for previous elements. Particular attention required to the treatment of car parks and access ways to retain the garden dominant environment.	<p>Building height no greater than 12m, no more than 3 storeys, no more than 15% of the site area to be covered by the building footprint. The building footprint should be set back from the street frontage to provide a minimum of 10m of garden area. The building should be set back from the street frontage to provide a minimum of 10m of garden area.</p>  <p>Building height no greater than 12m, no more than 3 storeys, no more than 15% of the site area to be covered by the building footprint. The building footprint should be set back from the street frontage to provide a minimum of 10m of garden area. The building should be set back from the street frontage to provide a minimum of 10m of garden area.</p>
Adjoining lot amenity	As required by existing codes and ordinances to protect adjacent development from overshadowing and overlooking.	As required by existing codes and ordinances to protect adjacent development from overshadowing and overlooking.	<p>Building height no greater than 12m, no more than 3 storeys, no more than 15% of the site area to be covered by the building footprint. The building footprint should be set back from the street frontage to provide a minimum of 10m of garden area. The building should be set back from the street frontage to provide a minimum of 10m of garden area.</p>  <p>Building height no greater than 12m, no more than 3 storeys, no more than 15% of the site area to be covered by the building footprint. The building footprint should be set back from the street frontage to provide a minimum of 10m of garden area. The building should be set back from the street frontage to provide a minimum of 10m of garden area.</p>
Landscape and gardens	The retention of existing mature gardens is encouraged. All mature trees to be retained.	The retention of existing mature gardens is encouraged. All trees having a height greater than 6.0 metres and a trunk with a circumference greater than 350 mm measured one metre above the ground are to be retained.	

IMPLEMENTATION

This chapter describes the measures to implement the urban design requirements necessary to protect the special character of the study area.

8.1 IMPLEMENTATION STEPS

The following steps are recommended.

Step 1

Adoption of the consultants report by Council.

Step 2

Preparation of a planning scheme amendment in the form of an overlay control to the existing Residential C zone. This overlay control would specify the basic requirements for subdivision and development and refer to Urban Design Guidelines as adopted by Council. The amendment should also include extensions to the urban conservation areas.

STEP 3

Preparation of urban design guidelines based on the finding of this report and incorporation of aspects of other Council codes to provide Urban Design Guidelines for the Toorak study area as a partner document to the planning scheme amendment.

Step 4

Exhibition of amendment and Urban Design Guidelines, adoption by Minister and Council.

8.2 PLANNING SCHEME AMENDMENT

Based on the recommendations of this report the Planning Scheme Amendment would include:

- requirements for subdivision
- requirements for comprehensive development
- outline requirements for development including setback, site coverage, tree and garden protection
- reviewed designation of historic buildings
- extensions to the urban conservation areas.

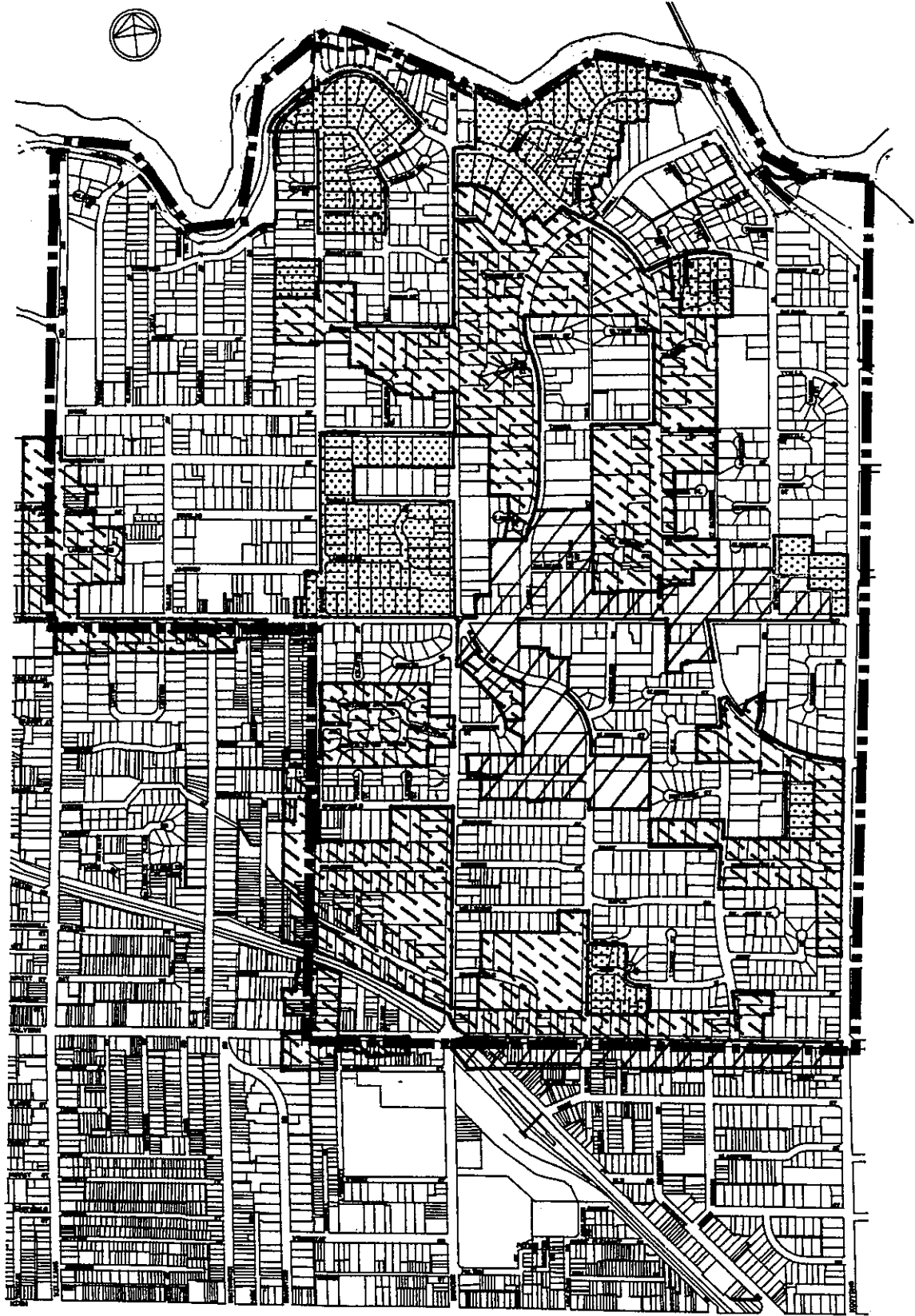
8.3 URBAN DESIGN GUIDELINES

Based on this report an Urban Design Guidelines manual should be prepared which would include the following table of contents:

- 1 Definition of the character of Toorak**
- 2 Description of character precincts**
- 3 Subdivision requirements**
- 4 Comprehensive development requirements**
- 5 Urban design requirements**

This should include the urban design performance criteria and the urban design requirements to be met. The elements included would be:

- setbacks
- site coverage
- built form including height, profile and design detail
- landscape and gardens
- ancillary facilities such as garages, tennis courts and swimming pools
- car access.



ALL BOUNDARIES ARE APPROXIMATE - PLEASE REFER TO PLANNING SCHEME MAPS FOR DETAIL

EXISTING CONSERVATION AREAS



Permanent Controls



PROPOSED CONSERVATION AREAS



Interim Controls

Figure 8.1

PROPOSED CONSERVATION AREAS TOORAK RESIDENTIAL CHARACTER STUDY CITY OF PRAHRAN

JOHN CURTIS PTY LTD

TOORAK RESIDENTIAL CHARACTER STUDY

Upgraded and Prahran Conservation Study Site – Street Order

	ADDRESS	VALUE	DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	050 Albany Road	A2	1926	MacDonald, M F S		Ballantyne, Frederic
	052 Albany Road	C	1930c		Russell, Edwin (1930c)	
	063 Albany Road	A2			Merritt, James K (1930c)	
	011 Blackfriars Close	C	1954			Bell, Guilford M
	013 Blackfriars Close	A1	1955			Grounds Romberg & Boyd
	006 Bruce Street	C			Fitzpatrick, Kathleen E	
	029 Bruce Street	C			Spiker, Clarence Jerome	
	035 Bruce Street	A2	1890c			
	036 Bruce Street	B	1930c			
Yarravale	049 Bruce Street	B	1935c			
Lyndhurst Flats	001 Burnie Street	B	1940c			
	070-072 Canterbury Road	C	1941-4c	Beatrice Investments P/L		Plaisted, A W
Toorak State School	Canterbury Road	A1	1889-	Victorian Colonial Govt.		
	008 Chastelton Avenue	B	1930c		Hurse, Albert R	
	010 Chastleton Avenue	A1	1927	Merfield, Charles J ?	Merfield, Mrs. Charles J (1930c)	Annear, Harold D
Chastelton	017 Chastleton Avenue	A1	1890c	Barrett, W ?	Davey-Milne, Mrs (1936c)	Evans, George De Lacy?
	022A Clendon Road	A2	1940c		Fitzpatrick, Brian	
	028 Clendon Road	A1	1918	Billson, Hon. A A		Billson, Edgar F
Netherhall Flats	032 Clendon Road	A2	1930c			
	036 Clendon Road	B	1935c		Foster, William T (1940s-	
	061 Clendon Road	A1	1930c		Lee, Herbert W (1930s)	Irwin & Stephenson ??
Cranlana	062-62A Clendon Road	A1				
Cranlana garden	062-62A Clendon Road	A1	1930	Myer, Sidney		Annear, H Desbrowe
Coonac	065 Clendon Road	A1				
	079 Clendon Road	B				
SEC Substation	080 Clendon Road	A2	1930c	Victorian Government		
Clendon Lodge	083 Clendon Road	A1	1928	Williams, Mary (Mrs)		Griffin, Walter Burley
Pynes	003 Douglas Street	A2	1935c		White, Edward R (1930s)	Butler, Richard?
	023 Douglas Street	A2	1905c			
	025 Douglas Street	A2	1880c?		Shelmerdine, P E (1908c own)	
	001 Edzell Avenue	B				
	002 Edzell Avenue	B	1935c		Dane, Dr. Paul G	
	001 Flintoft Avenue	B	1935c		Hancock, Gp. Cp. Valston Eldridge	
	005 Flintoft Avenue	A2	1935c		Hely, Grp. Cpt. William Lloyd	

TOORAK AMENITY STUDY

	ADDRESS	VALUE DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	008 Flintoft Avenue	B		Howells, Edward John	
Forrest Court Precinct	all Forrest Court	C	1955c		
Naliandrah	003 Glendye Court	A2	1967c	Selwyn, A	Holgar & Holgar P/L
Quamby	003 Glover Court	A1	1941	Champion, Walter B ?	Grounds, Roy
	Grange Road	?			Billson, E F
	024 Grange Road	B	1925c	Horton, James T (1930c-	
	043 Grange Road	C		Sherlock, Harold Houbert	
	048 Grange Road	A2	1928c	Sayer, George	Irwin & Stevenson??
	059 Grange Road	C		Atkinson, E J Rupert	
	064 Grange Road	C		Howard, Herbert Horty	
	078-080 Grange Road	A2	1940c	Merrit, W H	
	004 Grant Avenue	B		Wilkinson, Stan ?	
	006 Grant Avenue	A2	1955c		
	001 Heyington Place	A1	1921-5c		Annear, Harold Desbrowe
	003 Heyington Place	A2	1928c	Shalmerdine, Preston	Hare Alder Peck & Lacy
	006 Heyington Place	B	1930c		
	007 Heyington Place	C		Armstrong, Miss C	Martin, Marcus
	008 Heyington Place	A2	1930c	Hartnett, L J	Martin, Marcus?
House now part St Catherine's school	017-021 Heyington Place	A1	1925c ?		Beedham, Eric C
	020 Heyington Place	A1	1930c	Spry, Henry E ?	Hamilton, Robert ?
	023 Heyington Place	B			
	025 Heyington Place	A2			
	027 Heyington Place	A1?			Butler
	042 Heyington Place	A1	1925c	Blogg, Colenso?	Alsop?
Edgbaston Flats, former	044 Heyington Place	B	1930c		
	046 Heyington Place	A2	1930-5c	Morris, J Newman ?	
	063 Heyington Place	C?	1925c		
	066 Heyington Place	B	1930c		
	023 Hill Street	C		Redmond, John D (1930c) Jackson, William Edmund	
	024 Hill Street	A2	1953	Grounds, Roy	Grounds Romberg & Boyd McMillan, A Mortime
Graham House	068 Hopetoun Road	A1	1936	Graham, Dr Boyd	
	003 Huntingfield Road	A2	1935c		Green, Mrs E Pomeroy
	007 Huntingfield Road	B	1935c	Schmidt, Julius A F ?	Shipton, Julius A F (rename)
	009 Huntingfield Road	B	1935c	Stewart, Ronald?	
	012 Huntingfield Road	B	1935c	Jack, Arthur L ?	
Illawara	001 Illawarra Crescent	A1	1889-91	James, Charles H	Birtwhistle, James
	003 Illawarra Crescent	A1	1925c	Burnside, F Massey ?	Butler, Walter & Richard ?

TOORAK AMENITY STUDY

	ADDRESS	VALUE DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	007 Illawarra Crescent	B 1930c		Lempriere, P	
Ambleside Flats	010 Iona Avenue	B 1935c			
Townley Flats	012-018 Iona Avenue	C		Northcott, Lieut.General John	
	017-17A Iona Avenue	A1 1925c	Banks, Thomas L ?		Griffinesque
	021 Iona Road	A2 1930c	Stewart, Miss P A		
Wembly	002 Irving Road	A2 1925c		Benton, Enoch	
	004 Irving Road	A2 1910c	Tompkins, F B ?	Tompkins, F B	Tompkins, H W & F B
	007 Irving Road	A2 1940c		Grosby, Nathan	
	039 Irving Road	A2 1930c		Thompson, Walter H	
Eulinya	048-050 Irving Road	A1 1925	McBeath, Sir William		Butler, Walter & Richard
Fanecourt, later Ellyer, now Greenwich House	075-079 Irving Road	A1 1870	Lorimer, Sir James		Powell, Levi
	004 Kingsley Court	?		Buchanan, C W J	
	141 Kooyong Road	A2 1935c	Springthorpe, Dr Guy		Martin, Marcus?
	169 Kooyong Road	A2 1935c	Fitzgerald, James P ?		
	181 Kooyong Road	C		Buntine, Walt. M	
	185 Kooyong Road	A1 1910c	Plummer, Lewis ?	Wright, Col. Ferdinand H	
Forres	189 Kooyong Road	A1 1926	Weir, John S	McConnan, Leslie James	
	203 Kooyong Road	B 1929c	Barrington, Desmond	Seward, Dr T	
	205 Kooyong Road	B 1925c		McGeachy, Angus	
	217 Kooyong Road	A2 1931c	Allen, Herbert A	Griffiths, Alf H (c1950)	
	219 Kooyong Road	A2 1931c	Reddin, Mrs B A (Harold K?)	Nicholls, Arth. F (c1938)	
	221 Kooyong Road	A2 1932c	Bagley, Ken B (-1950s)		
	223 Kooyong Road	C 1940c		MacDonald, Brig.Ronald Tracy A	
	225 Kooyong Road	A2 1929c	Nichterlein, A W H	Nichterlein, George E	Nichterlein, George E ?
	229 Kooyong Road	B 1925c		Tucker, Graham	
	245 Kooyong Road	A2 1935c		Sheppard, Reg H	
	014 Lambert Road	B			
	001 Landale Road	A1 1929c	Little, V T ?	Quick, Cpt. Harold Leopold	Annear?
	007 Landale Road	B 1940c	Landale, George		Hamilton, Robert
Landale Road Precinct	ALL Landale Road	B 1935c	Landale, George ?		Hamilton, Robert (part)
Deauville Flats	001 Lansell Road	B 1940c		McKenzie, Very Rev. John	
Umina	003 Lansell Road	A1 1890c ?		Bayles	
	008 Lansell Road	B			
	010 Lansell Road	A2			

TOORAK AMENITY STUDY

	ADDRESS	VALUE	DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	012 Lansell Road	C			Raws, Sir William Lennon	
	016 Lansell Road	C?			Kimpton, Victor Yule	
Darnlee	033 Lansell Road	A1	1902	Russell, Charles		
	036 Lansell Road	A1?		Dodds, J H ?	Anderson, George	
	038 Lansell Road	A1	1925c	Pratt?	Pratt, Cleve (c1925-	
	043 Lansell Road	B	1950c	Cottrell, E L		
	045 Lansell Road	A2	1915c	Calder, Horace ?	Deasey, Randal (1940s)	Cowper, Christopher ?
Ballara	049 Lansell Road	A2	1920c	Pietzcker, John A ?		
	053 Lansell Road	B				
	053 Lansell Road	B	1935c		Heffernan, John	
	055 Lansell Road	B	1941c	Smith, H Wallace ?	Coles, George J	Norris, Harry A ?
	002 Lascelles Avenue	A1	1935c	Levin, James E C		Martin, Marcus
	006 Lascelles Avenue	C			Guest, James C	
	012 Lascelles Avenue	C	1945c	Sloman, Misses E & Q		Bridge, Arnold
Trawalla	022 Lascelles Avenue	A1	1868-85	Stevenson, George (1868-	Simson, John (c1885-	Powell & Whitaker
Trawalla Court	024 Lascelles Avenue	A1	1936c			Levy, Lewis
	004 Lawrenny Court	A2	1920s	Nicholas ?		
	001 Lisbuoy Crt.	C	1940c	Griffiths, G R		
Tsoshan Mansions	777 Malvern Road	A2	1918c			Beaver & Purnell
Mandeville Hall	010 Mandeville Crescent	A1	1878		Clarke, Joseph	Webb, Charles
Elton Flats	008 Millicent Avenue	B	1940c			
Moyhu Flats	010 Millicent Avenue	B	1940c			
	024 Millicent Avenue	A2	1910c			
	026 Millicent Avenue	A2	1910c			
	001 Montalto Avenue	A2	1932c	Guest, J G	Fitts, John H (1930s-50s)	
	002 Montalto Avenue	B	1932c	Gillespie ?	Russell, C Stewart	
	004 Montalto Avenue	A2	1933c	Guest, J G	Wynn, Sam (c1946)	
	010 Montalto Avenue	B	1933c	Moore, Charles C ? (-1950s		
	012 Montalto Avenue	A2	1935-6	Trickett, Mrs Archibald		Tompkins, H W & F B
	016 Montalto Avenue	A2	1933c	Johnson, Douglas C	Guest, Ken G (c1950-)	Tompkins?
	017 Montalto Avenue	B	1934c	Curran, P ?	Low, George G J (1930s-50s	
	018 Montalto Avenue	A2	1933c	Boyd, Miss Margaret ?		
	019 Montalto Avenue	B	1933c	Greenhill, C L ?	McIntosh, Henry	
	021 Montalto Avenue	C			Rosanova, Joan Mavis	
	024 Montalto Avenue	C	1933c ?		Piper, Mr. Justice Harold	
	029 Montalto Avenue	A2	1933c		Doyle, Gerald	
	030 Montalto Avenue	A1	1933c	Duffy, Mr Justice Gavin		
	032 Montalto Avenue	A2	1935c	Underwood, Miss E B ?		

TOORAK AMENITY STUDY

	ADDRESS	VALUE	DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	004A Myoora Road	B	1935c		Eager, Sir Clifden MLC	
	006 Myoora Road	B			Smith, Vernon S	
	631 Orrong Road	A2	1925c	Calder, Horace? (1920s-50s)		
	636 Orrong Road	B	1910c			
	661 Orrong Road	A2	1910c			
	668 Orrong Road	B	1930c			
	674 Orrong Road	C	1930c ?	Latreille, Harry M ?	Dane, Dr Paul G	
	681 Orrong Road	A2	1932c ?	Gibson, Mrs Aubrey H ?		
	687 Orrong Road	A2	1935c		Lloyd, Lancelot E	
	690 Orrong Road	A2	1928c	Spry, Herbert E ?		
Stonehaven Flats	692 Orrong Road	A1	1933c			Hamilton?
Silverton Flats	694 Orrong Road	A1	1928c		MacDonald, James Stuart ?	
	711 Orrong Road	B				
	716 Orrong Road	A2			Harold, Col. J	
Amberley Flats	721 Orrong Road	B	1934c		Klingender, Keith A'Beckett	
	729 Orrong Road	A1	1927	Baillieu, Mr & Mrs Maurice		Annear, Harold Desbrowe
	743 Orrong Road	A2 ?	1925c ?	Moore, Mrs Janet C ?	Moore, Mrs Janet C	
	744 Orrong Road	C			Watt, Rt.Hon. W A	
Troon	746 Orrong Road	C???	1964c	Jennings, A V ?		Perrott, Leslie M & Partners
Tara	749 Orrong Road	A2	1925c	Heath, Frederick L ?		
	750 Orrong Road	A1	1927c	Riggall, Harold W	Laycock, Fred. C	Butler, Walter & Richard, Martin
	762 Orrong Road	A1	1925c	Larkin, Mrs R J ?	Larking, Mrs E M	
	782 Orrong Road	C			McCahon, John, Lieut.Col.	
	001 Ottawa Road	A1	1920-5c	Martin, Marcus D	Pugh, Richard R	Martin, Marcus D
	003 Ottawa Road	B	1925c	Parbury, Harold ? (1920s-50s)		
	009 Ottawa Road	B	1935c	Watt, H W ?		
	008? Rathmines Street	C				
	014 Scotsburn Grove	A2	1935-40c			
	002 Selborne Road	A1	1923c	Billson, E F	Billson, E F (1920-40s)	Billson, Edward F
	018 Selborne Road	C			Crawford, Stan H	
	021 Selborne Road	C			Floyd, Alf E	
	023 Selbourne Road	C			Quick, Liet.Col. Balcombe	
	011-012 St. Georges Court	C?	1943		Clapp, Sir Harold (11)	Billson & Newton
Kjalite	002-02A St. Georges Road	B	1934	Smart, Mrs B J J	Lane, Misses F & M	
	006 St. Georges Road	A2	1927	Clarke, G	Clarke, Mrs G	Martin, Marcus ?
	009 St. Georges Road	B	1930c			

TOORAK AMENITY STUDY

	ADDRESS	VALUE	DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	011 St. Georges Road	B	1935-40c	Powell, Alan J		McMillan, Mortimer
	014 St. Georges Road	A1	1930c	Gullett, Sidney		Ainslie, A J
	017 St. Georges Road	A1	1940c	Stevenson, George	Stevenson, Col. George Ingram	Hughes & Orme
Government House of Victoria, now Toorak House	021 St. Georges Road	A1	1848-75	Jackson, James (c1848-54?)	Johnson, Archibald (1875-	Jackson, Samuel (1848)
	022 St. Georges Road	B	1935c	Dennett, Fred. W		
	024 St. Georges Road	B	1925c	Rodney, Michael J ?		
	026 St. Georges Road	B	1925C	Keep, Laurence A ?	Keep, Alfred L	
	034 St. Georges Road	C		Anderson, Roy		
	039 St. Georges Road	??			Baillieu, Darren	
Kamillaroo	045 St. Georges Road	A1	1909-	Baillieu, (Sir) Clive L		Butler & Bradshaw
	055 St. Georges Road	A1				
	056 St. Georges Road	B	1935c		Russell, George	
	061 St. Georges Road	A2				
	063 St. Georges Road	A2	1925c	Piggin, J S ?		
	073 St. Georges Road	B	1935c	Fairley, Dr Keith D ?		
Edzell	076 St. Georges Road	A1	1891-	Stewart, J C	Russell, George	Reed Smart & Tappin
	079 St. Georges Road	C		Green, Dr. John		
	083 St. Georges Road	A2	1925-30c	Brookes, Wilfred T ?		
	090 St. Georges Road	C	1940c	Brumby, Leslie A		
	106 St. Georges Road	B	1930c		Judd, Christopher ?	
	002 St. James Place	C?	1940c	Irwin, Leighton		Irwin, Leighton
	010 St. James Place	C?	1940c		Graham, Capt. John E	
Mullion	006 Stonehaven Court	A1	1928	Smith, Wallace H		Nicholls, Eric M
	002 Struan Street	A2	1931	Ramsay, A B	Cook, W L (1936c)	
	004 Struan Street	A1	1925	Clark, Heaton C ? (1920s-50s)		Hamilton, R B
	008 Struan Street	B	1926	McArthur, G A D (1920s-50s)		
	010 Struan Street	A1	1928c	Ebeling, John M ?		
Caringal Flats	003 Tahara Road	A	1951	James, Henriette estate ?		Rivett, John W
	001 Theodore Court	C??	1960c	Smith, M R ?		Grounds, Roy
Heyington Gardens	002 Theodore Court	C	1960c			Fuchs, Ernest
	013 Tintern Avenue	A1	1905-10?	Hansen, Martin P ?	Power, Misses Constance & Nora	Peck, Arthur ?
	394-400 Toorak Road	A1				
Haddon Hall	405 Toorak Road	B			Allibon, Henry Alfred Laurence	Hamilton, Robert ?
	476 Toorak Road	A1				
St Johns Anglican Church	510 Toorak Road	A1	1860-86	Anglican Church		Wardell, W W & White, F M & Smith, A L
	534 Toorak Road	A1	1925c	Thring, Francis W	Thring, Olive	Ballantyne, Cedric

TOORAK AMENITY STUDY

	ADDRESS	VALUE	DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	541 Toorak Road	A1	1934	Morrison, Dr R H		Hamilton, R B ?
Edronia Flats	543-438 Toorak Road	A2	1936	Coates, J	Coates, Edith	Merritt, William H
Devon Flats	551 Toorak Road	B			Jones, William Sydney	
Ludlow	553 Toorak Road	B			Farmer, Dr P W Jnr.	
Kilpara	557-559 Toorak Road	A2	1971c			Yuncken Freeman Architects Pty. Ltd
	562 Toorak Road	B	1940c			
	575 Toorak Road	A2				
	577 Toorak Road	A1	1939	Bowen, Dr W Fenton		Hopkins & Shannon
Langi Flats	579 Toorak Road	A1	1926	Williams, Mrs Mary		Griffin, Walter Burley
Kyalite House?	601 Toorak Road	C			Cooch, A G	
Toorak	603 Toorak Road	A2	1887			Reed Henderson & Smart
Presbyterian Church hall & school						
Toorak	603 Toorak Road	A2	1875			Reed & Barnes
Presbyterian manse						
Toorak	603 Toorak Road	A2	1877			Reed & Barnes.
Presbyterian Church tower, spire						
Toorak	603 Toorak Road	A2	1875			Reed & Barnes
Presbyterian Church						
Toorak	603 Toorak Road	A2	1962			Mockridge Stahle & Mitchell
Presbyterian Church Hall,former						
	605 Toorak Road	A1	1930c?	Moore, Louis C ?	Ferguson, Mephan L	
	607 Toorak Road	A2			Hill, Fred.	
Cloyne	611 Toorak Road	A1	1929	Nelken, Louis (1920s-50s)		Annear, Harold Desbrowe
	001 Torresdale Road	?			Wilson, John S	
	005 Torresdale Road	A2			Buesst, Tristan N M	
	010 Torresdale Road	B	1935c ?	Fyffe, A M	Fyffe, Eric	
	002-004 Towers Road	A2	1930c		Newman, Charles M	
	009 Towers Road	A2	1935c ?	Blight, Henry J ?	Blight, Henry J	
	007 Trawalla Avenue	B	1955		Pierce, Mrs M	Yuncken Freeman Bros. Griffiths&Simpson
	004 Tyalla Crescent	B	1925c			
Royal South Yarra Tennis Club	Verdant Avenue	A2	1972c	Royal South Yarra Tennis Club		Gunn, Graeme C
Mont Verdant Flats	001 Verdant Avenue	B	1940c			
Eden Kyle Flats	030 Verdant Avenue	A2	1940c		Downing, Walter H	

TOORAK AMENITY STUDY

	ADDRESS	VALUE	DATE	1ST OWNER	OTHER OWNER	ARCHITECT
Galashiels Flats	009 Vista Grove	B	1925c			
	002-004 Vista Street	B	1940c			
	020 Wallace Avenue	A2	1900c			
	022 Wallace Avenue	C ?			Derham, Charles A	
	029 Wallace Avenue	C ?			Jannon, Leslie	
Valmane Flats	042 Wallace Avenue	B	?		Jones, David B	
	025 Wallace Street	B	?		Irvine, Sir William	
	007 Washington Street	A2	1935c			
	031 Washington Street	C ?	1947c	Somerset, Dr J B		
	050 Washington Street	A2	1930c		Holt, Harold (1940s-50s)	
Kings Lynne Flats	060 Washington Street	A2	1950c	Simpson, Roy		Simpson, Roy
	277 Williams Road	A2		Geiger, Curt		
	278 Williams Road	B		Downing, ?		Martin, Marcus ?
Park Manor Flats	282 Williams Road	A2	1929c	Little, V T		Annear?
	284 Williams Road	A2	1934c			Hamilton, Robert ?
	300 Williams Road	B	1910c		Ham, Wilbur Lincoln (1920s-50s)	
	006 Yarradale Road	B	1935c		Paton, Edward	
	007 Yarradale Road	A2	1935c		Sutherland, Myer ?	
	008 Yarradale Road	B	1937c			Mason, Walter ??
	012 Yarradale Road	B	1935c		Longfield, Claud M	
	020 Yarradale Road	A2	1935c	Adam, Ernest J ? (1940s-50s)		
	021 Yarradale Road	C ?	1941c	Ryan, W L		
	023 Yarradale Road	A2	1947c	Nopenaire, Mr G		Peck, Hugh

TOORAK RESIDENTIAL CHARACTER STUDY

Upgraded and Prahran Conservation Study Site – Architect Order

	ADDRESS	VALUE	DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	014 St. Georges Road	A1	1930c	Gullett, Sidney		Ainslie, A J
	042 Heyington Place	A1-2	1925c	Blogg, Colenso?	Smith, C Wallace	Alsop?
Cranlana garden	062-62A Clendon Road	A1	1930	Myer, Sidney		Annear, H Desbrowe
	010 Chastleton Avenue	A1	1927	Merfield, Charles J	Merfield, Mrs.Charles J (1930c	Annear, Harold D
				?		
	001 Heyington Place	A1	1921-5c			Annear, Harold Desbrowe
	729 Orrong Road	A1	1927	Baillieu, Mr & Mrs Maurice		Annear, Harold Desbrowe
Cloyne	611 Toorak Road	A1	1929	Nelken, Louis (1920s-50s)		Annear, Harold Desbrowe
	001 Landale Road	A2-1	1929c	Little, V T ?	Quick, Cpt. Harold Leopold	Annear?
	282 Williams Road	A2	1929c	Little, V T		Annear?
	534 Toorak Road	A2-1	1925c	Thring, Francis W	Thring, Olive	Ballantyne, Cedric
	050 Albany Road	A2	1926	MacDonald, M F S		Ballantyne, Frederic
Tsoshaan	777 Malvern Road	A2	1918c			Beaver & Purnell
Mansions						
House now part St Catherine's school	017-021 Heyington Place	A1	1925c ?			Beedham, Eric C
	011 Blackfriars Close	C	1954			Bell, Guilford M
	011-012 St. Georges Court	C?	1943		Clapp, Sir Harold (11)	Billson & Mewton
	Grange Road	?				Billson, E F
	028 Clendon Road	A1	1918	Billson, Hon. A A		Billson, Edgar F
	002 Selborne Road	A2-1	1923c	Billson, E F	Billson, E F (1920-40s)	Billson, Edward F
Illawara	001 Illawarra Crescent	A1	1889-91	James, Charles H		Birtwhistle, James
	012 Lascelles Avenue	C	1945c	Slovan, Misses E & Q		Bridge, Arnold
	027 Heyington Place	A1?				Butler
Kamillaroo	045 St. Georges Road	A1	1909-	Baillieu, (Sir) Clive L		Butler & Bradshaw
Pynes	003 Douglas Street	A2	1935c		White, Edward R (1930s)	Butler, Richard?
Eulinya	048-050 Irving Road	A1	1925	McBeath, Sir William		Butler, Walter & Richard
	003 Illawarra Crescent	A1	1925c	Burnside, F Massey ?		Butler, Walter & Richard ?
	750 Orrong Road	A2-1	1927c	Riggall, Harold W	Laycock, Fred. C	Butler, Walter & Richard, Martin
	045 Lansell Road	A2	1915c	Calder, Horace ?	Deasey, Randal (1940s)	Cowper, Christopher ?
Chastelton	017 Chastleton Avenue	A1	1890c	Barrett, W ?	Davey-Milne, Mrs (1936c)	Evans, George De Lacy?
Heyington Gardens	002 Theodore Court	C	1960c			Fuchs, Ernest
Clendon Lodge	083 Clendon Road	A1	1928	Williams, Mary (Mrs)		Griffin, Walter Burley
Langi Flats	579 Toorak Road	A1	1926	Williams, Mrs Mary		Griffin, Walter Burley

TOORAK AMENITY STUDY

	ADDRESS	VALUE	DATE	1ST OWNER	OTHER OWNER	ARCHITECT
	017-17A Iona Avenue	A1	1925c	Banks, Thomas L ?		Griffinesque
	013 Blackfriars Close	A1	1955			Grounds Romberg & Boyd
	024 Hill Street	A2	1953	Grounds, Roy		Grounds Romberg & Boyd
Quamby	003 Glover Court	A1	1941	Champion, Walter B ?		Grounds, Roy
	001 Theodore Court	C??	1960c	Smith, M R ?		Grounds, Roy
Royal South Yarra Tennis Club	Verdant Avenue	A2	1972c	Royal South Yarra Tennis Club		Gunn, Graeme C
	004 Struan Street	A1	1925	Clark, Heaton C ? (1920s-50s)		Hamilton, R B
	541 Toorak Road	A1	1934	Morrison, Dr R H		Hamilton, R B ?
	007 Landale Road	B	1940c	Landale, George		Hamilton, Robert
Landale Road Precinct	ALL Landale Road	C-B	1935c	Landale, George ?		Hamilton, Robert (part)
Haddon Hall	405 Toorak Road	B			Allibon, Henry Alfred Laurence	Hamilton, Robert ?
Park Manor Flats	284 Williams Road	A2	1934c			Hamilton, Robert ?
Stonehaven Flats	692 Orrong Road	A1	1933c			Hamilton?
	003 Heyington Place	A2	1928c		Shelmerdine, Preston	Hare Alder Peck & Lacy
Naliandrah	003 Glendye Court	A2	1967c	Selwyn, A		Holgar & Holgar P/L
	577 Toorak Road	A1	1939	Bowen, Dr W Fenton		Hopkins & Shannon
	017 St. Georges Road	A1	1940c	Stevenson, George	Stevenson, Col. George Ingram	Hughes & Orme
	061 Clendon Road	A1	1930c		Lee, Herbert W (1930s)	Irwin & Stephenson ??
	048 Grange Road	B-A2	1928c	Sayer, George		Irwin & Stephenson??
	002 St. James Place	C?	1940c	Irwin, Leighton		Irwin, Leighton
Government House of Victoria, now Toorak House	021 St. Georges Road	A1	1848-75	Jackson, James (c1848-54?)	Johnson, Archibald (1875-	Jackson, Samuel (1848)
Trawalla Court	024 Lascelles Avenue	A1	1936c			Levy, Lewis
	007 Heyington Place	C			Armstrong, Miss C	Martin, Marcus
	002 Lascelles Avenue	A2-1	1935c	Leviny, James E C		Martin, Marcus
	006 St. Georges Road	A2	1927	Clarke, G	Clarke, Mrs G	Martin, Marcus ?
Kings Lynne Flats	278 Williams Road	B		Downing, ?		Martin, Marcus ?
	001 Ottawa Road	A2-1	1920-5c	Martin, Marcus D	Pugh, Richard R	Martin, Marcus D
	008 Heyington Place	A2	1930c		Hartnett, L J	Martin, Marcus?
	141 Kooyong Road	A2	1935c	Springthorpe, Dr Guy		Martin, Marcus?
	008 Yarradale Road	B	1937c			Mason, Walter ??
Graham House	068 Hopetoun Road	A1	1936	Graham, Dr Boyd		McMillan, A Mortimer
	011 St. Georges Road	C-B	1935-40c	Powell, Alan J		McMillan, Mortimer
Edronia Flats	543-43B Toorak Road	A2	1936	Coates, J	Coates, Edith	Merritt, William H
Toorak Presbyterian Church Hall, former	603 Toorak Road	A2	1962			Mockridge Stahle & Mitchell

TOORAK AMENITY STUDY

	ADDRESS	VALUE DATE	1ST OWNER	OTHER OWNER	ARCHITECT
Mullion	006 Stonehaven Court	A1 1928	Smith, Wallace H		Nicholls, Eric M
	225 Kooyong Road	A2 1929c	Nichterlein, A W H	Nichterlein, George E	Nichterlein, George E ?
	055 Lansell Road	B 1941c	Smith, H Wallace ?	Coles, George J	Norris, Harry A ?
	013 Tintern Avenue	A1 1905-10?	Hansen, Martin P ?	Power, Misses Constance & Nora	Peck, Arthur ?
	023 Yarradale Road	A2 1947c	Nopenaire, Mr G		Peck, Hugh
Troon	746 Orrong Road	C??? 1964c	Jennings, A V ?		Perrott, Leslie M & Partners
	070-072 Canterbury Road	C 1941-4c	Beatrice Investments P/L		Plaisted, A W
Trawalla	022 Lascelles Avenue	A1 1868-85	Stevenson, George	Simson, John (c1885-	Powell & Whitaker
	075-079 Irving Road	A1 1870	Lorimer, Sir James		Powell, Levi
Fanecourt, later Ellyer, now Greenwich House					
Toorak Presbyterian manse	603 Toorak Road	A2 1875			Reed & Barnes
Toorak Presbyterian Church	603 Toorak Road	A2 1875			Reed & Barnes
Toorak Presbyterian Church tower, spire	603 Toorak Road	A2 1877			Reed & Barnes.
Toorak Presbyterian Church hall & school	603 Toorak Road	A2 1887			Reed Henderson & Smart
Edzell	076 St. Georges Road	A1 1891-	Stewart, J C	Russell, George	Reed Smart & Tappin
Caringal Flats	003 Tahara Road	A 1951	James, Henriette estate ?		Rivett, John W
	060 Washington Street	B-A2 1950c	Simpson, Roy		Simpson, Roy
	004 Irving Road	A2 1910c	Tompkins, F B ?	Tompkins, F B	Tompkins, H W & F B
	012 Montalto Avenue	B-A2 1935-6	Trickett, Mrs Archibald		Tompkins, H W & F B
	016 Montalto Avenue	B-A2 1933c	Johnson, Douglas C	Guest, Ken G (c1950-)	Tompkins?
St Johns Anglican Church	510 Toorak Road	A1 1860-86	Anglican Church		Wardell, W W & White, F M & Smith, A L
Mandeville Hall	010 Mandeville Crescent	A1 1878		Clarke, Joseph	Webb, Charles
Kilpara	557-559 Toorak Road	B-A2 1971c			Yuncken Freeman Architects Pty. Ltd
	007 Trawalla Avenue	B 1955		Pierce, Mrs M	Yuncken Freeman Bros. Griffiths&Simpson

TOORAK RESIDENTIAL CHARACTER STUDY

Who's Who Entries 1944-50

OWNER/ OCCUP.		ADDRESS	VALUE	OWNER OCCUPATION
Fitzpatrick, Kathleen E	006	Bruce Street	C	Assoc. Prof. of History Melb. Univ.
Spiker, Clarence Jerome	029	Bruce Street	C	American Cons. General
Fitzpatrick, Brian	022A	Clendon Road	A2	publicist, author
Hancock, Gp.Cp.Valston Eldridge	001	Flintoft Avenue	B	OBE, Director, Works & Buildings, Dir. of postings RAAF
Hely, Grp.Cpt. William Lloyd	005	Flintoft Avenue	A2	Dir. Air staff policy RAAF etc.
Howells, Edward John	008	Flintoft Avenue	B	AMIE, Aust. Wing Commander
Sherlock, Harold Houbert	043	Grange Road	C	Accountant, Company Dir. ,FCA Aust., AICA, ASSA
Atkinson, E J Rupert	059	Grange Road	C	author, poet, playwright
Howard, Herbert Horthy	064	Grange Road	C	LLB., Tas. Barrister & Solicitor
Hartnett, L J	008	Heyington Place	A2	Mng. Dir. Generl. Motors Holden
Morris, Sir J N	046	Heyington Place	A2	flying doctor, charity
Northcott, Lieut.General John	012-018	Iona Avenue	C	CB 1941, Chief of Staff AMF
Buchanan, C W J	004	Kingsley Court	?	
Buntine, Walt. M	181	Kooyong Road	C	Caulfield Grammar Head, Melb. Univ. Board
Wright, Col. Ferdinand H	185	Kooyong Road	A1	Netherlands Consul Gen., Mngr Insurance Co.
McConnan, Leslie James	189	Kooyong Road	A1	Chief Mngr. National Bank of Australasia
MacDonald, Brig.Ronald Tracy A	223	Kooyong Road	C	O.B.E., Director Supply & Transport AIF
Sheppard, Reg H	245	Kooyong Road	A2	Brazil Consul., chairmn SA/Vic. woolbuyers assoc.
Quick, Cpt. Harold Leopold	001	Landale Road	A1	OBE, FRA, FRCS, RAN, Dir. Naval Res. ADC gov. gen.
McKenzie, Very Rev. John	001	Lansell Road	B	Mod. Gen. Presbyt. Church, Toorak Presbyt. min.
Raws, Sir William Lennon	012	Lansell Road	C	Cr. 1926, OBE 1918, Chairmn. ICI
Kimpton, Victor Yule	016	Lansell Road	C?	Company Director, Flour Miller.
Guest, James C	006	Lascelles Avenue	C	Dir. Nth Broken Hill Ltd, barrister
Rosanove, Joan Mavis	021	Montalto Avenue	C	Barrister,Solicitor, Supreme Court
Piper, Mr. Justice Harold	024	Montalto Avenue	C	Barrister, LLB, mem Arbitration Crt, Dir. Broken Hill Ltd
Eager, Sir Clifden MLC	004A	Myoora Road	B	barrister, solic., company dir.
Dane, Dr Paul G	674	Orrong Road	C	Fndr.& Dir. Melb. instit. psychology/psychiatry
Lloyd, Lancelot E	687	Orrong Road	A2	
MacDonald, James Stuart ?	694	Orrong Road	A1	Dir. National Art Gallery, Melbourne
Klingender, Keith A'Beckett	721	Orrong Road	B	BCE, FRAIA Architect, Pres. Build. Indust. Conf., AIF
Watt, Rt.Hon. W A	744	Orrong Road	C	former Vic. Premier, act. Prime Minist.
Laycock, Fred. C	750	Orrong Road	A1	wool c'tee, growers agent
Larking, Mrs E M	762	Orrong Road	A1	
McCahon, John, Lieut.Col.	782	Orrong Road	C	AIF
Pugh, Richard R	001	Ottawa Road	A1	
Crawford, Stan H	018	Selborne Road	C	Sec. Dept. of Army, Civil Aviation Bd.
Floyd, Alf E	021	Selborne Road	C	organist St Pauls Cathedral, etc
Quick, Liet.Col. Balcombe	023	Selbourne Road	C	DSO, MB, 1904, Ch.B.
Clapp, Sir Harold (11)	011-012	St. Georges Court	C?	Dir. Gen. Land Transport , communications etc.
Stevenson, Col. George Ingram	017	St. Georges Road	A1	CME, DSO, V.V.
Russell, George	076	St. Georges Road	A1	
Graham, Capt. John E	010	St. James Place	C?	RAAF liason officer Middle East
Allibon, Henry Alfred Laurence	405	Toorak Road	B	Aust. General Secy. Vict. Auto. Chamber of Commerce
Jones, William Sydney	551	Toorak Road	B	Business Member, Air Board
Cooch, A G	601	Toorak Road	C	
Wilson, John S	001	Torresdale Road	?	consult. actuary, sharebroker

Toorak Amenity Study 1991 -Whos Who Entries 1944-50

OWNER/ OCCUP.	ADDRESS	VALUE	OWNER OCCUPATION
Morris, J Newman ?	046 Heyington Place	A2	flying doctor, charity boards
Fitzgerald, James P ?	169 Kooyong Road	A2	Gen. Mngr. Consol. Zinc Corp.
Duffy, Mr Justice Gavin	030 Montalto Avenue	A1	Justice Supr. Crt. 1933-
Baillieu, Mr & Mrs Maurice	729 Orrong Road	A1	Comp. dir., businessman
Martin, Marcus D	001 Ottawa Road	A1	architect
Baillieu, (Sir) Clive L	045 St. Georges Road	A1	Chrm. Dulop Rubber, Dir. other boards
Brumby, Leslie A	090 St. Georges Road	C	Dir. Gen. Mngr. Ezywalkin, prices board
Irwin, Leighton	002 St. James Place	C?	architect, Dir. Atelier Melb. Univ.
Simpson, Roy	060 Washington Street	A2	archit., princ. Yunken Freeman Griffiths

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OWNER/ OCCUP.	ADDRESS	VALUE OWNER OCCUPATION
Buesst, Tristan N M	005 Torresdale Road	A2 barrister, company director
Downing, Walter H	030 Verdant Avenue	A2 Yugoslavia consul 1937-49, barrister etc., Lt. Col.
Derham, Charles A	022 Wallace Avenue	C ? Pres. Vict. Chamber of Manuf., Swallow & Ariell
Jannon, Leslie	029 Wallace Avenue	C ? CBE 1942, President YMCA
Ham, Wilbur Lincoln (1920s-50s	300 Williams Road	B KC, Barrister (son of Hon. C J Ham)

APPENDIX C

CONTRIBUTORS

Appendix C

CONTRIBUTORS

CITY OF PRAHRAN

Lisa Riddle
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Strategic Planner
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CONSULTANTS

John Curtis Pty Ltd
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APPENDIX D

BIBLIOGRAPHY

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