

City of Stonnington Interwar Houses Study – Stage 3



Background Report September 2015

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1.0 Introduction

This report was prepared for the City of Stonnington. It provides a background to the Stage 3 of the Stonnington Interwar Houses Study ('the Study'). The project focused on the following 42 sites identified for consideration for individual heritage overlay protection in Stage 2 of the Study (Bryce Raworth Pty Ltd, November 2014):

- 28 Albany Road Toorak
- 30 Albany Road, Toorak
- 35-39 Albany Road, Toorak
- 46 Albany Road, Toorak
- 1 Chesterfield Avenue, Malvern
- 304 Glenferrie Road, Malvern
- 407 Glenferrie Road, Malvern
- 48 Grange Road, Toorak
- 4 Grant Avenue, Toorak
- 11 Grosvenor Court, Toorak
- 20 Heyington Place, Toorak
- 22 Hopetoun Road, Toorak
- 25 Heyington Place, Toorak
- 46 Heyington Place, Toorak
- 66 Heyington Place, Toorak
- 39-41 Hopetoun Road, Toorak
- 48-50 Hopetoun Road, Toorak
- 2 Irving Road, Toorak
- 39 Irving Road, Toorak
- 202 Kooyong Road, Toorak
- 219 Kooyong Road, Toorak
- 221 Kooyong Road, Toorak
- 232 Kooyong Road, Toorak
- 2 Ledbury Court, Toorak
- 1 Linlithgow Road, Toorak
- 9 Linlithgow Road, Toorak
- 13 Myamyn Street, Armadale
- 23 Moorhouse Street, Armadale
- 687-689 Orrong Road, Toorak
- 729 Orrong Road, Toorak
- 749 Orrong Road, Toorak
- 14 St Georges Road, Toorak
- 22 St Georges Road, Toorak
- 26 St Georges Road, Toorak
- 38 St Georges Road, Toorak
- 61 St Georges Road, Toorak
- 81 St Georges Road, Toorak
- 17 Tintern Avenue, Toorak
- 1 Towers Road, Toorak
- 618 Toorak Road, Toorak
- 10 Whernside Avenue, Toorak
- 2 Yar Orrong Road, Toorak

The objective of Stage 3 of the Study was to prepare detailed heritage citations for the above sites.

The following provides a brief overview of the methodology and key documents used in the identification and assessment of places under consideration.

2.0 Background

In the interests of protecting its valued heritage building stock, Council commissioned a *Thematic Environmental History* (TEH) to identify key historical strands of relevance to the Municipality. This was adopted in November 2006. Council subsequently formulated a Heritage Strategy Action Plan in which it committed to undertaking a Heritage Gap Study of the entire Municipality – that is, an investigation to locate any heritage places or precincts that have been overlooked by Council's earlier heritage studies.

A gap study to identify precincts of potential heritage significance in Stonnington was completed by Bryce Raworth Pty Ltd in 2009. It formed the basis for several Amendments to the Stonnington Planning Scheme that listed new precincts on the schedule to the Heritage Overlay.

More recently, reviews of building groups defined by a specific typology such as hotels, shops, flats and stables has been undertaken. Further new heritage overlays have been created to protect the most significant examples within each of these groups.

Council are now proceeding with an investigation of residential buildings of potential individual heritage significance. In the past, Heritage Overlays have been implemented over buildings of this type in a reasonably ad hoc fashion. Almost all buildings of State significance are protected under existing Heritage Overlays (these are described as A1 graded buildings under the City of Stonnington Unified Grading System as discussed in Appendix 1). However, many A2 graded buildings are also of very high significance. Many of these are not currently subject to heritage controls and it is believed that many warrant protection under a Heritage Overlay. It is intended that all of the A1 graded residences and a many A2 graded buildings that are not currently subject to heritage controls will be considered by future residential Gap Studies.

To allow straightforward comparison and ease of management of these Studies, Council has elected to undertake three residential Gap Studies to consider Victorian, Edwardian/Federation and interwar buildings separately. A further Study of post-war buildings may be undertaken at a later stage

3.0 Methodology

Identification Process

Council prepared a comprehensive preliminary list of A1 and A2 interwar dwellings identified by various Heritage Studies but not protected. The list also included a

small number of dwellings nominated by residents, Councillors and others. A number of sites on the preliminary list had been recommended for heritage overlay controls in March 2000 by the Stonnington Amendment L47(D) – but heritage controls were not implemented at that time because affected property owners were given an opportunity to opt out of the proposed controls.

Generally speaking, buildings which have already been considered by the L47(D) Panel and determined to fall below the threshold of local significance were excluded from the preliminary list. Buildings already protected within a heritage overlay precinct were also excluded from the study.

Stage 1 of the Study (John Statham Urban Conservation in May 2013) involved a review of the preliminary list to establish whether a reasonable prima facie case for heritage overlay listing. It drew on a review of all relevant planning matters most notably previous heritage assessments. Broad construction dates were generally conformed through site inspections and in most cases limited historical research was undertaken.

A total of 91 sites were reviewed as part of Stage 1. Of these, 5 buildings were found to have been demolished. 18 buildings were found to be of relatively modest significance and no further action in relation to these buildings was recommended. 13 sites were recommended for further investigation as part of other studies relating to Victorian, Edwardian or post war houses. The following 55 dwellings were recommended for further investigation as part of Stage 2:

30 Albany Road, Toorak
35-39 Albany Road, Toorak
56 Albany Road, Toorak
38 Canberra Road, Toorak
6 Church Street, Malvern
381 Dandenong Road, Armadale
383 Dandenong Road, Armadale
12 Flintoft Avenue, Toorak
24 Grange Road, Toorak
48 Grange Road, Toorak
4 Grant Avenue, Toorak
11 Grosvenor Court, Toorak
20 Heyington Place, Toorak
25 Heyington Place, Toorak
46 Heyington Place, Toorak
66 Heyington Place, Toorak
22 Hopetoun Road, Toorak
21 Iona Avenue, Toorak
2 Irving Road, Toorak
39 Irving Road, Toorak
189 Kooyong Road, Toorak
217 Kooyong Road, Toorak
219 Kooyong Road, Toorak
221 Kooyong Road, Toorak

225 Kooyong Road, Toorak
232 Kooyong Road, Toorak
38 Lansell Road, Toorak
53 Lansell Road, Toorak
1 Linlithgow Road, Toorak
9 Linlithgow Road, Toorak
8 Macquarie Road, Toorak
23 Moorhouse Street, Armadale
14 Myamyn Street, Armadale
523 Orrong Road, Armadale
631 Orrong Road, Toorak
687-689 Orrong Road, Toorak
729 Orrong Road, Toorak
743 Orrong Road, Toorak
749 Orrong Road, Toorak
750 Orrong Road, Toorak
14 St Georges Road, Toorak
26 St Georges Road, Toorak
38 St Georges Road, Toorak
61 St Georges Road, Toorak
63 St Georges Road, Toorak
81 St Georges Road, Toorak
83 St Georges Road, Toorak
17 Tintern Avenue, Toorak
688 Toorak Road, Malvern
5 Torresdale Court, Toorak
2-4 Towers Road, Toorak
25 Wallace Avenue, Toorak
7 Yarradale Avenue, Toorak
12 Yarradale Avenue, Toorak
20 Yarradale Avenue, Toorak

Stage 2 of the project comprised a survey and review of primary and secondary historical sources and comparative analysis to identify places that best illustrated key local historical themes as identified in the TEH. Buildings or places that provided a legible illustration of key local themes, and which appeared meet or exceed the threshold of local significance, were recommended for further stage 3 investigation with the view to the implementation of a heritage overlay control.

In addition to houses identified in the Stage 1 list, a further 20 houses of potential heritage significance were identified through Stage 2 investigations:

28 Albany Road Toorak
32 Albany Road, Toorak
46 Albany Road, Toorak
1 Chesterfield Avenue, Malvern
26 Hopetoun Road Toorak
39-41 Hopetoun Road, Toorak
48-50 Hoeptoun Road, Toorak

52-54 Hopetoun Road, Toorak
 304 Glenferrie Road, Malvern
 407 Glenferrie Road, Malvern
 202 Kooyong Road, Toorak
 2 Ledbury Court, Toorak
 7 Mernda Road, Kooyong
 13 Myamyn Street, Armadale
 22 St Georges Road, Toorak
 606 Toorak Road, Toorak
 618 Toorak Road, Toorak
 1 Towers Road, Toorak
 2 Yar Orrong Road, Toorak
 10 Whernside Avenue, Toorak

The majority of these additional sites were identified as being of local significance in the 1992 *Malvern Heritage Study*. Others formed part of proposed heritage areas in the former City of Malvern that never eventuated, or were identified during the course of Stage 2 fieldwork.

Definition of Interwar

The Study is generally limited to dwellings constructed between 1918 and 1939. However some earlier buildings adopting an interwar character and others constructed during WWII have been included where their character and architectural expression adopt an interwar appearance.

Assessment Methodology

Assessment of places in the Study was undertaken in accordance with the processes and criteria outlined in the Australia ICOMOS (Burra) Charter for the Conservation of Places of Cultural Significance and associated guidelines. The Burra Charter provides guidance for the assessment, conservation and management of places of cultural significance. The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance. It defines cultural significance as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is *assessed* through a process of collection and analysis of historical, physical and comparative research.

The HERCON criteria were also used for the assessment of the heritage values of the subject building, in accordance with Practice Note 01: Applying the Heritage Overlay (revised September 2012). The Hercon criteria are as follows:

Criterion A:

Importance to the course, or pattern, of our cultural or natural history.

Criterion B:

Possession of uncommon, rare or endangered aspects of our cultural or natural history.

Criterion C:

Potential to yield information that will contribute to an understanding of our cultural or natural history.

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Criterion E:

Importance in exhibiting particular aesthetic characteristics.

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G:

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in our history.

Historical Research

The assessment of places in this Study was informed by historical research using a number of a primary and secondary sources including:

- Former City of Malvern Building Plans held at the Stonnington History Centre.
- *The Argus* and other early newspapers (available online through the Trove website).
- Melbourne and Metropolitan Board of Works Property Service Plans.
- Early photographs (State Library of Victoria and Stonnington History Catalogue).
- Sands and McDougall directories.
- Bryce Raworth, *A Question of Style: Inter-War Domestic Architecture in Melbourne*, Master of Architecture Thesis, 1993.
- Bryce Raworth, *Marcus Martin: A Survey of His Life and Work*, University of Melbourne Investigation Project, 1986.
- Context Pty Ltd, *City of Prahran Conservation Review*, 1993.
- Peter Cuffley, *Australian Houses of the '20s and '30s*, Five Mile Press, 1989.
- Harriet Edquist, *Harold Desbrowe-Annear; A Life in Architecture*, Miegunyah Press, 2004.
- Philip Goad, *Melbourne Architecture*, Watermark Press, 2009.
- Timothy Hubbard & Michael Looker, *City of Prahran Significant Tree and Garden Study*, 1992.
- Miles Lewis, Australian Architectural Index
- Nigel Lewis & Richard Aitken, *City of Malvern Heritage Study*, 1992.
- Nigel Lewis & Associates, *Prahran Character and Conservation Study*, 1992.

Comparative Analysis

To assist in establishing appropriate thresholds of significance for individual heritage overlay listings, places in the Study were benchmarked against similar interwar houses in Stonnington that have been found worthy of individual heritage overlay controls.

Citation

A citation was prepared for each of the Stage 3 places to Amendment standard. The citations include a thematic context, place history, description, comparative analysis, local historic themes, a statement of significance and recommendations for specific controls in the heritage overlay schedule. The aim of the citation is to assess and demonstrate the significance of the place.

The statement of significance provides a concise assessment of the values and characteristics which underpin the significance of a heritage place. This was expressed as responses to three questions, namely: 'What is significant?' which typically lists the fabric which contributes to the character and significance of the building; 'Why is it Significant?', which lists the Burra Charter criteria which are embodied in the building; and 'How is it significant?' which explains the specific characteristics, elements or aspects which embody the character or significance of the place and illustrate local history themes and relevant HERCON criteria.

The statement of significance provides a practical basis for the development of policies for the management of the heritage place. This statement aims to be succinct and easily understood. Each statement of significance includes a dot point list of elements which contribute to the significance of the place. This was suggested by Heritage Victoria in its comments on the Stonnington heritage Amendments C80, C88 and C97.

In the event that heritage controls are sought through an Amendment to the Stonnington planning scheme, exhibited citations would be generated using Heritage Victoria's HERMES database.

Mapping

Maps showing the extent of the proposed heritage overlays are provided in each citation. Unless otherwise described in the citation, the recommended extent of the heritage overlay corresponds to the title boundary. This approach is consistent with the VPP practice note 'Applying the Heritage Overlay', which states that:

It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment).

4.0 Thematic Environmental History

The Study is underpinned by its relationship to key historic themes in the development of the municipality, identified in the *Stonnington Thematic Environmental History* (TEH) (Context Pty Ltd, 2006, Addendum 2009). The TEH provides an explanation of the themes and activities that have been important in shaping the present-day City of Stonnington. It is organised into themes so as to provide a context to assist with the identification of heritage places that illustrate the rich natural and cultural history of the Municipality.

The buildings under consideration in the Study demonstrate a variety of themes. These themes are discussed in detail below.

5.3.1 Politicians and their places of residence

Theme 5.3.1 explains how many prominent members of Parliament, both state and federal, including several Victorian Premiers and Prime Ministers of Australia, have had a close association with Stonnington. As Toorak, Armadale and Malvern developed into desirable and prestigious suburbs they naturally attracted successful people with ambition, leadership qualities and interest in public life.

Places related to this theme:

- 304 Glenferrrie Road, Malvern

8.2.3 'The City of Real Homes' – development of Malvern after World War I.

Theme 8.2.3 relates to the major phase of development occurring in the former City of Malvern in the 1920s and 1930s. This development created a suburban ideal of polite middle-class bungalows and villas in garden settings.

Places related to this theme:

- 1 Chesterfield Avenue, Malvern
- 23 Moorhouse Street, Armadale

8.3.1 The end of an era – mansion estate subdivisions in the twentieth century

Theme 8.1.3 explains how the subdivision of grand Victorian mansion estates in the twentieth century transformed large parts of the Municipality:

The process of subdivision created a unique pattern of development, which can still be understood and interpreted today. Although the new subdivisions imposed new road patterns within the original grids, in many cases the new estates bore the names of the old properties, while the original house was retained within its reduced garden.¹

This pattern of settlement transformed the built environment and social character of the area by replacing the spacious mansions of the wealthy with higher density housing.

Places related to this theme:

- 28 Albany Road, Toorak
- 30 Albany Road, Toorak

¹ *Stonnington Thematic Environmental History*, p.125.

- 30-35 Albany Road, Toorak
- 46 Albany Road, Toorak
- 407 Glenferrie Road, Malvern
- 4 Grant Avenue, Toorak
- 11 Grosvenor Road, Toorak
- 20 Heyington Place, Toorak
- 25 Heyington Place, Toorak
- 46 Heyington Place, Toorak
- 22 Hopetoun Road, Toorak
- 39-41 Hopetoun Road, Toorak
- 50 Hopetoun Road, Toorak
- 2 Irving Road, Toorak
- 39 Irving Road, Toorak
- 219 Kooyong Road, Toorak
- 202 Kooyong Road, Toorak
- 221 Kooyong Road, Toorak
- 232 Kooyong Road, Toorak
- 2 Ledbury Court, Toorak
- 1 Linlithgow Road, Toorak
- 9 Linlithgow Road, Toorak
- 23 Moorhouse Street, Armadale
- 13 Myamyn Street, Armadale
- 687-689 Orrong Road, Toorak
- 729 Orrong Road, Toorak
- 749 Orrong Road, Toorak
- 14 St Georges Road, Toorak
- 22 St Georges Road, Toorak
- 26 St Georges Road, Toorak
- 38 St Georges Road, Toorak
- 61 St Georges Road, Toorak
- 81 St Georges Road, Toorak
- 17 Tintern Avenue, Toorak
- 618 Toorak Road, Toorak
- 1 Towers Road, Toorak
- 10 Whernside Avenue, Toorak
- 2 Yar Orrong Road, Toorak

8.4.1 - Houses as a symbol of wealth, status and fashion

This theme explains the role of houses as symbols of wealth, status and taste for Melbourne's middle and upper classes. The theme also describes the notably strong culture of patronage between architects and their wealthy clients, which existed in Stonnington from the earliest times of settlement. This has resulted in a much higher than average ratio of architect designed houses. The consequence of this is one of the strongest concentrations of high quality residential architecture in Australia, which provides an important record of all major architectural styles and movements since the earliest days of settlement.

Places related to this theme:

- 28 Albany Road, Toorak
- 35-39 Albany Road, Toorak
- 46 Albany Road, Toorak
- 407 Glenferrie Road, Malvern
- 48 Grange Road, Toorak
- 4 Grant Avenue, Toorak
- 11 Grosvenor Road, Toorak
- 20 Heyington Place, Toorak
- 25 Heyington Place, Toorak
- 46 Heyington Place, Toorak
- 22 Hopetoun Road, Toorak
- 39-41 Hopetoun Road, Toorak
- 50 Hopetoun Road, Toorak
- 2 Irving Road, Toorak
- 39 Irving Road, Toorak
- 219 Kooyong Road, Toorak
- 202 Kooyong Road, Toorak
- 221 Kooyong Road, Toorak
- 232 Kooyong Road, Toorak
- 2 Ledbury Court, Toorak
- 1 Linlithgow Road, Toorak
- 9 Linlithgow Road, Toorak
- 13 Myamyn Street, Armadale
- 687-689 Orrong Road, Toorak
- 729 Orrong Road, Toorak
- 749 Orrong Road, Toorak
- 14 St Georges Road, Toorak
- 22 St Georges Road, Toorak
- 26 St Georges Road, Toorak
- 38 St Georges Road, Toorak
- 61 St Georges Road, Toorak
- 81 St Georges Road, Toorak
- 618 Toorak Road, Toorak
- 1 Towers Road, Toorak
- 10 Whernside Avenue, Toorak
- 2 Yar Orrong Road, Toorak

8.4.2 Functional, eccentric and theatrical – experimentation and innovation in architecture.

This theme derives its name from a description of a house by architect Harold Desbrowe Annear: ‘*functional, somewhat eccentric and essentially theatrical.*’ As explained in the TEH, Annear was one of a number of leading domestic architects active in Stonnington. A strong culture of patronage the municipality’s more affluent suburbs led to some clients encouraging their architects to step outside the dictates of fashion and explore ideas and innovation in design and construction. Other architects (or in some cases, creative designer-builders) explored stylistic innovations that pushed the boundaries beyond the restrained detailing found on most contemporary houses.

Places related to this theme:

- 39 Irving Road, Toorak
- 729 Orrong Road, Toorak

8.4.3 Architects and their houses

Theme 8.4.3 relates to the architects who were active in the municipality through the nineteenth and twentieth centuries and also designed and built their own houses among those of their wealthy clients.

Places related to this theme:

- 30 Albany Road, Toorak
- 66 Heyington Place, Toorak
- 17 Tintern Avenue, Toorak

8.6.3 Architect Designed Apartments

Theme 8.6.3 explains how a strong culture of patronage between architects and their often wealthy clients also applied to the design and construction of residential flats. Employing a leading architect to design the building was also a strategy to counter criticism that flats were destroying the character of suburbs such as Toorak and South Yarra. To avoid the stigma of apartment living, high quality flats and maisonettes were often designed to emulate the appearance of a large residence.

Places related to this theme:

- 687-689 Orrong Road, Toorak

6.3 - Constructing Capital City Economies

This theme describes how the affluent suburbs of Stonnington have attracted wealthy, influential people and founders of business empires who have made a significant contribution to local, state and even national economies.

Places related to this theme:

- 35-39 Albany Road, Toorak
- 729 Orrong Road, Toorak

5.0 Gradings

Over the past 30 years, various heritage studies undertaken for the City of Stonnington, and the former cities of Prahran and Malvern, have used different grading systems. The City of Stonnington continues to use the former City of Prahran grading system in which buildings are assigned gradings of A1, A2, B, C or ungraded. Some studies in the former City of Malvern used slightly different alphabetical designations. Other Malvern studies graded from National significance to Local significance. The same building may be graded Regional, B or A2 depending on the grading system employed.

With the aim of providing a consistent approach to heritage gradings across the entire municipality, Council adopted a Unified Gradings System in April 2012.

The Unified Gradings System is based on the former City of Prahran gradings system but with revisions that seek to clarify aspects of the gradings definitions. It is noted that Council's heritage policy at Clause 22.05 of the Stonnington Planning Scheme currently relies on the old City of Prahran gradings definitions. Council will be addressing this through revisions to the heritage policy.

The current heritage gradings definitions are as follows:

A1 graded buildings – have been assessed as individually significant buildings of national or state importance, and are irreplaceable parts of Australia's built form heritage. An A1 graded building will typically be of extraordinarily high significance to the municipality clearly illustrating key local historical themes.

An A1 graded building may also contribute to a heritage precinct where it reinforces one or more of the heritage precinct's key historical themes. Its presence may elevate the significance of the heritage precinct.

A2 graded buildings – have been assessed as buildings of high local significance. They will typically stand out as important milestones in the development of the region or the municipality, and may illustrate one or more of the key local historical themes.

Some A2-graded buildings gain part of their significance from their location within a largely intact heritage precinct. Where an A2-graded building reinforces one or more of the key historical themes of the heritage precinct, its presence may enhance the significance of the heritage precinct.

The same building in isolation or on the periphery of a heritage precinct may be graded B.

B graded buildings – have been assessed as being well preserved and substantially intact representatives of particular periods or styles, which demonstrate the key historical themes of a heritage precinct. Some altered or defaced buildings which would otherwise have been graded A1 or A2 may be graded B.

B-graded buildings typically form the basis of, and make a built form contribution that is significant to, the heritage precinct. They reinforce one or more of the key historical themes of the heritage precinct.

Some B-graded buildings gain part of their significance from their location within a largely intact heritage precinct. The same building in isolation or on the periphery of a heritage precinct may be graded C.

C graded buildings – have been assessed as being either reasonably intact representatives of particular periods or styles, or they have been substantially altered but are part of a largely intact heritage precinct.

C graded buildings retain many of the key heritage attributes of the heritage precinct. They reinforce one or more of the key historical themes of the heritage precinct.

Ungraded buildings – contain no built form which contributes to the character or significance of a heritage precinct. These properties are included within a heritage precinct because they are an integral part of the heritage precinct, and development of a property may impact on the significance of the heritage precinct.

In general, only places that achieve an A2 grading or above are considered to meet the threshold for individual listing on the schedule to the heritage overlay. All of the

places in Interwar Houses Study recommended for individual heritage overlay controls were assigned an A2 grading, or retained their existing A2 grading where applicable. The A1 graded house at 4 Grant Avenue was downgraded to an A2 grading to reflect the findings of the L47 Panel Report – i.e. the house was locally important but not of regional or possible state significance. The A1 graded house at 729 Orrong Road was downgraded to A2 in light of the determination of the Executive Director of Heritage Victoria that it was not of state significance but was locally significant.

6.0 Summary of Findings

The following provides a summary of the findings of the Stonnington Interwar Houses Study (Stage 3). The recommendations below are explained in more detail in the attached citations:

Address	Recommended for heritage overlay control	Previously Recommended for heritage overlay control by Panel	Existing Grading	Proposed Grading
28 Albany Road, Toorak	Yes	N/A	Not graded	A2
30 Albany Road, Toorak	Yes	Yes	State	A2
35-39 Albany Road, Toorak	Yes	N/A	Not graded	A2
46 Albany Road, Toorak	Yes	N/A	Not graded	A2
1 Chesterfield Avenue Malvern	Yes	N/A	Not graded	A2
304 Glenferrie Road, Malvern	Yes	Yes	Regional	A2
407 Glenferrie Road, Malvern	Yes	N/A	Not graded	A2
48 Grange Road, Toorak	Yes	N/A	A2	A2
4 Grant Avenue, Toorak	Yes	Yes	A1	A2
11 Grosvenor Court, Toorak	Yes	Yes	Regional	A2
20 Heyington Place, Toorak	Yes	N/A	A2	A2
25 Heyington Place, Toorak	Yes	N/A	A2	A2
46 Heyington Place, Toorak	Yes	N/A	A2	A2
66 Heyington Place, Toorak	Yes	N/A	A2	A2
22 Hopetoun Road, Toorak	Yes	Yes	Regional	A2
39-41 Hopetoun Road, Toorak	Yes	Yes	Regional	A2
50 Hopetoun Road, Toorak	Yes	N/A	Local	A2

2 Irving Road, Toorak	Yes	N/A	A2	A2
39 Irving Road, Toorak	Yes	N/A	A2	A2
202 Kooyong Road, Toorak	Yes	N/A	Not graded	A2
219 Kooyong Road, Toorak	Yes	N/A	A2	A2
221 Kooyong Road, Toorak	Yes	N/A	A2	A2
232 Kooyong Road, Toorak	Yes	N/A	Not graded	A2
2 Ledbury Court, Toorak	Yes	N/A	Not graded	A2
1 Linlithgow Road, Toorak	Yes	Yes	State	A2
9 Linlithgow Road, Toorak	Yes	N/A	Not graded	A2
23 Moorhouse Street, Armadale	No	Yes	State	B
13 Myamyn Street, Armadale	Yes	N/A	Local	A2
687-689 Orrong Road, Toorak	Yes	N/A	A2	A2
729 Orrong Road, Toorak	Yes	Not recommended for HO	A1	A2
749 Orrong Road, Toorak	Yes	N/A	A2	A2
14 St Georges Road, Toorak	Yes	N/A	A2	A2
22 St Georges Road, Toorak	Yes	N/A	B	A2
26 St Georges Road, Toorak	Yes	N/A	A2	A2
38 St Georges Road, Toorak	Yes	N/A	A2	A2
61 St Georges Road, Toorak	Yes	N/A	A2	A2
81 St Georges Road, Toorak	Yes	N/A	A2	A2
17 Tintern Avenue, Toorak	Yes	N/A	A2	A2
618 Toorak Road, Toorak	Yes	N/A	A2	A2
1 Towers Road, Toorak	Yes	N/A	A2	A2
10 Whernside Avenue, Toorak	Yes	N/A	Not graded	A2
2 Yar Orrong Road, Toorak	Yes	N/A	Not graded	A2

