

Statement of Significance: Lansell Road Precinct, Toorak, October 2023

Heritage Place: Lansell Road Precinct, Toorak

PS ref no: HO764



What is significant?

The Lansell Road Precinct, comprising properties on Toorak Road and Lansell Road, as well as the mature oak (*Quercus*) and elm (*Ulmus*) street trees on Lansell Road, and the two 20th century eucalyptus (*Eucalyptus*) trees at 579 Toorak Road, is locally significant.

Significant buildings include:

- 577 Toorak Road, Toorak (highly intact and fine example of an Interwar Streamline Moderne apartment building).
- Langi at 579 Toorak Road, Toorak (highly intact and fine example of an Interwar Prairie style building designed by noted architect Walter Burley Griffin).
- Halstead at 12 Lansell Road, Toorak (highly intact and fine example of an Interwar Arts and Crafts building with Dutch Colonial influences, designed by noted architect Walter Butler).

The remainder of the precinct is largely characterised by contributory buildings, with only one non-contributory site. Refer to grading maps for designations.

Character elements that contribute to the significance of the precinct include:

- The generous allotments, subdivision pattern and unique bend in the road established by the 1874 subdivision of Toorak Estate, creating the feel of a garden suburb;
- The presence of a group of significant dwellings of varying Interwar styles, including Streamline Moderne, Art Deco, Arts and Crafts, Georgian Revival and Prairie style, some associated with prominent architects;

- The high integrity of contributory interwar era buildings when viewed from the street. Most dwellings typically survive with their presentation to the street largely unaltered, retaining elements such as roof forms, chimneys, brick detailing, timber joinery and fenestration;
- The regularity and harmony of the interwar era building stock;
- Building designs reflecting the growing popularity of interwar high density flat development;
- Landscape setting established by the wide roads and mature oak (*Quercus*) and elm (*Ulmus*) street trees; and
- Retention of two 20th century eucalyptus (*Eucalyptus*) trees at 579 Toorak Road.

Later alterations and additions to the properties are not significant.

How is it significant?

The Lansell Road Precinct is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Lansell Road Precinct is historically significant as an 1874 subdivision of the Toorak Esatate which saw the formation of a wide, elegantly winding street that was aimed at wealthy pastoralists, merchants and professionals. The rise of residential development during the interwar period subsequently resulted in further subdivisions in this area, paving the way for the erection of several substantial interwar buildings. The precinct forms a tangible link to the interwar subdivision story of Toorak. (Criterion A)

The Lansell Road Precinct contains a fine and representative collection of interwar era dwellings of various styles, including Streamline Moderne, Art Deco, Prairie, Georgian Revival and Arts and Crafts styles. (Criterion D)

The Lansell Road Precinct is aesthetically significant as an intact and visually cohesive group of interwar buildings in the City of Stonnington. As a group, the heritage buildings display cohesion through form, materials, and heights, presenting as a harmonious and attractive streetscape. The unique bend in the wide road and mature oak (*Quercus*) and elm (*Ulmus*) street trees also create a landscape setting which adds to its aesthetic appeal. (Criterion E)

Grades

| Street address | Proposed Grading |
|--------------------|------------------|
| 573 Toorak Road | Contributory |
| 575 Toorak Road | Contributory |
| 577 Toorak Road | Significant |
| 579 Toorak Road | Significant |
| 1 Lansell Road | Contributory |
| 2A Lansell Road | Non-Contributory |
| 1-2/4 Lansell Road | Contributory |
| 3-4/4 Lansell Road | Contributory |
| 5-6/4 Lansell Road | Contributory |
| 6 Lansell Road | Contributory |
| 8 Lansell Road | Contributory |
| 10 Lansell Road | Non-Contributory |
| 12 Lansell Road | Significant |

* S: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Primary source

Lansell Road Precinct, Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.