

Statement of Significance: Toorak Road and Heyington Place Precinct, Toorak, October 2023

Heritage Place: Toorak Road and Heyington Place Precinct, Toorak

PS ref no: HO765



What is significant?

The Toorak Road and Heyington Place Precinct, comprising properties on Toorak Road and Heyington Place, is locally significant.

Significant properties include:

- Byronya at 605 Toorak Road, Toorak (highly intact and fine example of an Interwar Georgian Revival building and matching front fence designed by Eric C. Beedham).
- Towart Lodge at 607 Toorak Road, Toorak (highly intact and fine example of an Interwar Georgian Revival building with Spanish Mission influences designed by noted architect Marcus Martin).
- Cloyne at 611 Toorak Road, Toorak (highly intact and outstanding example of an Arts and Crafts building designed by noted architect Harold Desbrowe Annear).
- Kaye House at 1 Heyington Place, Toorak (highly intact and fine example of an Interwar Arts and Crafts building designed by noted architect Harold Desbrowe Annear).
- Pamilla at 3 Heyington Place, Toorak (highly intact and fine example of an Interwar Arts and Crafts building).

The remainder of the street is largely characterised by contributory properties, with a smaller number of non-contributory properties. Refer to grading map for designations.

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

- The generous allotments and subdivision pattern predominantly established by the 1913 subdivision of Brookong Estate and c.1920s subdivision of the Corry Estate;
- The presence of an important group of significant graded residences in the Interwar Georgian Revival and Arts and Crafts styles, some associated with prominent architects;
- The presence of a group of contributory residences and apartment buildings in varying interwar era styles, including Interwar Georgian Revival, Arts and Crafts and Old English styles;
- The high integrity of contributory and significant graded buildings when viewed from the street. Most dwellings typically survive with their presentation to the street largely unaltered, retaining key elements such as roof forms, chimneys, fenestration, materiality including render, timber joinery and tiled roofs, as well as finer decorative detailing;
- Mutual incorporation of Georgian Revival derived elements across a number of the interwar era styles;
- Building designs reflecting the growing popularity of high density flat development in the interwar years in Toorak.

Later alterations and additions to the properties are not significant.

How is it significant?

The Toorak Road and Heyington Place Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Toorak Road and Heyington Place Precinct is historically significant as a residential area that was established following the interwar subdivisions of the Brookong Estate in 1913 and the Corry Estate in c.1920s. This era of development saw the formation of wide streets with generous allotments aimed at wealth pastoralists, merchants and professionals, and then the subsequent erection of substantial freestanding interwar residences and apartment buildings. The precinct forms a tangible link to the interwar subdivision story of Toorak, as well as the growing popularity of high density flat development during this period. (Criterion A)

The Toorak Road and Heyington Place Precinct is aesthetically significant as an intact, harmonious and visually cohesive group of interwar era buildings in the City of Stonnington, a number of which are designed by notable architects from that period. As a group, the historic buildings display cohesion through built form, materials, fenestration and heights, and a mutual incorporation of Georgian Revival derived elements across a number of interwar era styles. (Criterion E)

Grades

| Street address | Proposed Grading |
|----------------------|------------------|
| 1-6/591 Toorak Road | Contributory |
| 593 Toorak Road | Contributory |
| 593A Toorak Road | Contributory |
| 1-12/601 Toorak Road | Non-Contributory |
| 605 Toorak Road | Significant |
| 607 Toorak Road | Significant |
| 609 Toorak Road | Non-Contributory |
| 609A Toorak Road | Non-Contributory |
| 609B Toorak Road | Non-Contributory |
| 609C Toorak Road | Non-Contributory |

STONNINGTON PLANNING SCHEME

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|------------------------|------------------|
| 611 Toorak Road | Significant |
| 1 Heyington Place | Significant |
| 2 Heyington Place | Non-Contributory |
| 3 Heyington Place | Significant |
| 4 Heyington Place | Contributory |
| 1-6/85 Irving Road | Contributory |
| 1-1A/1 St Georges Road | Contributory |

* 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

Toorak Road and Heyington Place Precinct, Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.