

## Heritage Citation – Precinct

**Heritage Place:** Lambert Road Precinct

**Address:** 2, 5–21, 14–26 Lambert Road, 9 and 2–12 Baxter Street, 623–629 and 636–648 Orrong Road, and 15–17 Mandeville Crescent, Toorak

**Designer:** N/A

**Builder:** N/A

**HO Reference:** HO752

**Citation status:** Final

**Date Updated:** 24 October 2023

**Year of Construction:** c.1900s-c.1910s



Photograph of 14 Lambert Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of Lambert Road Precinct.

**Heritage Group:** Residential buildings

**Heritage Type:** Residential precinct

**Key Theme:** Building suburbs

**Key Sub-theme:** Middle class suburbs and the suburban ideal

**Significance Level:** Local

**Recommendation:** Recommended for the Heritage Overlay as a new precinct.

<b>Controls:</b>	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

## Statement of Significance

### *What is significant?*

The Lambert Road Precinct, comprising a group of Edwardian and Federation style dwellings on Lambert Road, Baxter Street, Orrong Road and Mandeville Crescent, is locally significant.

The precinct is primarily characterised by contributory graded buildings and four non-contributory buildings.

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

- The distinctive pattern of the 1902, 1907 and 1909 subdivisions and subsequent development created by groups of Edwardian and Federation era buildings;
- A relatively high degree of intactness arising from the similar construction period and absence of modern infill within the curtilage;
- The regularity and harmony of the single-storey Edwardian and Federation era houses primarily characterised by a combination of single, double and triple open gable forms, open face red brick, front-facing gable ends with half-timber or shingled clad wall detail, bay windows, terracotta Marseilles or slate tiled hipped roofs with crested terracotta ridge capping and finials, front verandahs with timber posts and fretwork timber brackets and valance, brick chimneys – some with terracotta pots, and timber framed sash or casement windows – some with original leadlight glass;
- The relative uniformity of allotments, siting and building heights across the precinct; and
- The retention of some original and sympathetic brick, open face brick, and timber picket and palisade fencing.

Later alterations and additions to the properties are not significant.

### *How is it significant?*

The Lambert Road Precinct is of local historical and aesthetic significance to the City of Stonnington.

### *Why is it significant?*

The Lambert Road Precinct is historically significant as a collection of Edwardian and Federation era houses that were developed following the 1902 subdivision of Mandeville Hall, the 1907 subdivision of Mar Lodge Estate and the 1909 subdivision of Miegunyah Estate respectively, which resumed the initial 1880s land boom urban character changes that precipitated the area's shift from sparsely developed paddocks and mansion estates to a suburban upper-middle class enclave. This group of dwellings were developed during an important phase, being the economic recovery in the early twentieth century after the 1890s recession. The residential area therefore forms a tangible link to this period of development. (Criterion A)

The Lambert Road Precinct is aesthetically significant as a visually cohesive area characterised by single-storey Edwardian and Federation era dwellings. The buildings retain a moderate degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, allotment sizes and setbacks. Its unified character is further enhanced by the retention of original and sympathetic brick and timber fences. Combined, these elements create a

harmonious and attractive collection of buildings that are relatively free from modern development within the curtilage. (Criterion E)

#### HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Lambert Road Precinct is historically significant as a collection of Edwardian and Federation era houses that were developed following the 1902 subdivision of Mandeville Hall, the 1907 subdivision of Mar Lodge Estate and the 1909 subdivision of Miegunyah Estate respectively, which resumed the initial 1880s land boom urban character changes that precipitated the area's shift from sparsely developed paddocks and mansion estates to a suburban upper-middle class enclave. This group of dwellings were developed during an important phase, being the economic recovery in the early twentieth century after the 1890s recession. The residential area therefore forms a tangible link to this period of development.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	This place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	This place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Lambert Road Precinct is aesthetically significant as a visually cohesive area characterised by single-storey Edwardian and Federation era dwellings. The buildings retain a moderate degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, allotment sizes and setbacks. Its unified character is further enhanced by the retention of original and sympathetic brick and timber fences. Combined, these elements create a harmonious and attractive collection of

		buildings that are relatively free from modern development within the curtilage.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This place does not meet this criterion.
G	<i>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 the continuing and developing cultural traditions</i>	This place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	This place does not meet this criterion.

## Description

### • Physical Analysis

The Lambert Road Precinct consists of Edwardian and Federation style properties on Lambert Road, Baxter Street, Orrong Road and Mandeville Crescent. The majority of the properties front Lambert Road, which terminates at Canterbury Road to the west and Orrong Road to the East. Baxter Street is a no-through road that extends north from Lambert Road. The remaining properties front Orrong Road and the south side of the junction with Mandeville Crescent. The residences which were mainly constructed between the 1900s and early 1910s and consist of single-storey masonry residential structures.

### Lambert Road

Lambert Road covers the primary portion of the precinct. The road alignment runs parallel to the railway line. The two-lane road conforms to a consistent streetscape including concrete footpaths, crossovers, kerbing and guttering, and a narrow verge. The verge is planted with a variety of young to medium sized mature trees with irregular spacing. The precinct excludes two separate sections of residences including late 20<sup>th</sup> century apartments at number 4-12 at the west extent and a large contemporary multi-dwelling development at the east extent. Excluding the apartment buildings, the residences on Lambert Road consist mainly of single-storey residences.

The residences generally consist of Federation and Edwardian era residences. This is represented in its general form and massing with varied details and finishes. Properties that more closely align with the Federation style are located at 2, 5, 11, 14, 19, 20 Lambert Road. The Edwardian properties are varied in overall form, massing and detailing, however common themes characteristic of the style include the usage of half-timber gables and distinctive timber detailing. Examples of the Edwardian style include 7 and 9 Lambert Road.

The allotments are relatively consistent with similar structure setbacks and massing. The street front boundaries along Lambert Road are demarcated by a variety of front fences and walls with differing

heights, materiality, and finishes. This includes rendered brick, open face brick, timber paling, timber picket, palisade, and stone.

### **Baxter Street**

Baxter Street is a no through road, extending north from the west extent of Lambert Road. All the properties fronting Baxter Street are included within the precinct and consist mainly of single storey Edwardian era residences. A notable group of residences on the street occupy small lots with narrow freestanding and semi-detached properties. A number of mature Liquidambar (*Liquidambar styraciflua*) trees are located at the entrance to the street. Front fences vary in terms of heights, materiality, and finishes.

### **Orrong Road and Mandeville Crescent**

The properties on Orrong Road include residences located due north of the junction with Malvern Road over the railway line. 17 and 19 Mandeville Crescent are included within the precinct.

The main thoroughfare of Orrong Road presents a consistent streetscape with mature London Plane (*Platanus x acerifolia*) trees forming a dense overarching canopy. The residences along Orrong Road are of Federation and Edwardian styles. This is represented in the double and triple fronted open gable forms and common detailing including half-timber gables, bay windows and terracotta Marseilles roofs. Most of the residences are finished with a roughcast render with the exception of 636-640 Orrong Road and 17 Mandeville Crescent which retain their distinct open face red brick.

The Mandeville Crescent group is bounded by Mandeville Lane and the Toorak Bowling Club to the east. The two residences are consistent with the style of properties along Orrong Road. They are further defined by their detailing including a shingled clad wall detail over the front gable bay window awning.

Due to the high traffic along Orrong Road, the street front boundaries consist of tall painted brick front walls.

### **Precinct**

The Lambert Road Precinct presents a range of residences representing the Federation/Edwardian period. Despite the differing application of the architectural styles amongst the group, the overall height, form, massing, setback and detailing are visually cohesive when observed as a whole group. Most visible alterations include relandscaping, brick rendering, replaced roof cladding, and altered front fences and walls. Most properties include substantial rear extensions however, due to the setback of this work and close proximity of the residences to one another, this cannot be observed from the street. The residences within the precinct are considered in good condition and have moderate integrity as a group.

- [Alterations and Additions](#)

Key notable changes are included below.

### **Lambert Road**

- 16 Lambert Road: front setback relandscaped to include paving.
- 24 Lambert Road: possible upper floor level addition.

- Fence replacements.

#### **Baxter Street**

- 1 Baxter Street: upper floor level added and garage added.
- 5 Baxter Street: front verandah altered.
- Fence replacements.

#### **Orrong Road and Mandeville Crescent**

- 625 Orrong Road: contemporary residence.
- 642 Orrong Road: front verandah balustrade addition.
- 646 Orrong Road: front window to projecting gable end replaced.
- Fence replacements.

### History

#### • Historical Context

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

Following the establishment of Melbourne in 1835, squatter John Gardiner and many others like him sought out land in what would become present day Toorak and surrounds on account of its densely timbered landscape, undulating terrain and proximity to water. By 1840, crown land sales marked the area's transition to pastoral settlement, and later in 1851, with the purchase of land in Hawthorn by Thomas Herbert Power, the surrounding environments gradually became a place where the early merchant and squatter elite of Melbourne built their homesteads. In Toorak, this is best represented by the purchase of lot 26 by James Jackson, associate in Jackson, Rae & Co. soap and candle merchants. Jackson was described by politician William Westgarth as 'Melbourne's greatest merchant of this early time' (Forster 1999, 10). It is only fitting that his house, called Toorak House, would be the namesake of what would become arguably the most affluent suburb in Melbourne. Following the discovery of gold in the 1850s and the wealth this produced for ancillary trades, the Toorak area drew in Melbourne's newly wealthy. Today, over a century later, Toorak still has connotations of wealth and prestige as best represented in its history and built environment (Forster 1999, 5–26).

#### • Place History

The land and surrounds of the Lambert Road Precinct formerly comprised Crown Portions 29 and 30 during the initial Crown Sales of 1849-50 (Context Pty Ltd 2009, 39). While the area largely remained undeveloped over the following decades, with the exception of squatter John Goodman's six roomed house and associated ten acre property known as Miegunyah (1853) fronting Orrong Road, the subdivision and re-sale of these allotments from the 1860s saw the erection of several Victorian era mansion estates set on substantial grounds across the study area by the late 19th century (MMBW



1900). These included the lavish Mandelville Hall (1869) situated on land bounded by present day Orrong Road, Millicent Avenue, Clendon Road and Malvern Road, as well as the more modest Victorian mansion Mar Lodge (demolished) roughly bounded by present day Lambert Road (then known as Queen Anne's Road), Selborne Road, Orrong Road and Canterbury Road (MMBW 1899).

While the gold rush era and subsequent 1880s land boom saw a period of rapid subdivision and development that rapidly transformed the broader municipality from a sparsely developed residential enclave of mansion estates to an upper-middle class area, this particular area did not develop until the economic recovery of the 20th century that followed the 1890s recession, which ushered in a new, albeit less frenetic, period of subdivision and residential development (Context Pty Ltd 2009, 37).

Within this context, the dwellings east of Orrong Road fronting Mandeville Crescent were established in the years following the 1902 subdivision of Mandeville Estate, while properties west of Orrong Road along Baxter Street, the northern half of Lambert Road west of present day number 23 Lambert Road and Orrong Road were erected in the years following the 1907 subdivision of Mar Lodge Estate (Muntz, Bage & Russell 1905; Johnstone & Tait 1907). Meanwhile, the properties along the southern half of Lambert Road roughly east of Baxter Street were developed in the years following the 1909 subdivision of Miegunyah Estate (W. F. Vale & Cp 1909). Notably, both the Miegunyah mansion and gardener's 1900 residence was retained as part of this subdivision. While the main mansion sits outside of the Lambert Road Precinct at 641 Orrong Road (HO88), the gardener's residence, comprising a two-storey Federation style brick dwelling, continued to occupy a small, deeply set back lot at present day 21 Lambert Road. While this residence has since been extended, the main wing is still substantially intact today. On the other hand, the brick villas at present day 4-8 Lambert Road east of Baxter Street were not part of any of these formal subdivisions and were erected by 1902-03 (Prahan Rate Books 1903; The Argus 1902, 1).

A search of the Prahan Rate Books during this early 20th century period indicates that all residences within the precinct were constructed by 1917, with occupants primarily consisting of a mix of upper-middle class families ranging from merchants and dentists to clerks and chemists (Prahan Rate Books 1903-1917).

Notably, although both the Lambert Road (previously known as Queen Anne's Road) and Orrong Road roadways were already established prior to these subdivisions, the formation of both the Baxter Street, named after owner of the Mar Lodge Estate Harriet Baxter, and Mandeville Crescent, named after the Mandeville Hall Estate, were a direct result of the Mar Lodge Estate and Mandeville Crescent Estate subdivision respectively.

With the exception of 13A and 4-12 Lambert Road, as well as the post c.1909 dwellings at 27-37 and 631 Orrong Road that have not been included in this precinct, the majority of these dwellings have survived against the pressures of interwar and post-war development. Today, they continue to be used as private residential properties.

### Comparative Analysis

The Lambert Road Precinct comprises an fine collection of Edwardian and Federation style dwellings that were developed during the early 20th century economic recovery of the 1890s financial collapse, which precipitated a revival of the land sales and subdivision that had taken off during the 1880s land boom. All constructed during the 1900s and early 1910s, the Lambert Road Precinct is noted for its visual cohesiveness stemming from consistencies in siting, scale, materiality and architectural styles. As

there are no Edwardian/Federation Precincts within Toorak currently protected on the municipal Heritage Overlay, the following comparative analysis draws from examples in the neighbouring suburbs of Armadale, Prahan and Malvern.

Key comparative examples include:

- **Inverness Avenue Precinct, Armadale (HO179).** Built between 1901 and 1903, the Inverness Avenue Precinct consists of a collection of single-storey, intact and visually cohesive late Victorian style dwellings, with some Edwardian and Federation elements and details, which demonstrate the transition to a new popular architectural style at the turn of the 20th century. The precinct is similar to the Lambert Road Precinct in terms of its stylistic cohesion, streetscape rhythm and relative intactness of individual buildings to their original states with some minor alterations. However, as the Inverness Avenue Precinct primarily embodies a transitional architectural phase, it is a less articulated example in terms of the Edwardian and Federation style. The dwellings are also evidently more modest than some of the residences within the Lambert Road Precinct.
- **Banole Estate Precinct, Prahan (HO385).** The Banole Estate Precinct is directly comparable to the Lambert Road Precinct as an early 20th century precinct made up of residential building stock constructed in the 1910s and 1920s. It draws comparisons through its clear early 20th century character, streetscape rhythm of building style and relative intactness of individual buildings to their original states with some minor alterations. However, the buildings within the Banole Estate Precinct are more modest in form, and primarily consists of semi-detached cottages in matching symmetrical pairs as opposed to the inclusion of freestanding dwellings with double and triple fronted asymmetrical and symmetrical façades within the Lambert Street Precinct.
- **Edsall Street Precinct, Malvern (HO374).** The Edsall Street Precinct is a highly intact residential area developed during the late 19th (northern side of the street) and early 20th (southern side of the street) centuries. While the Edwardian/Federation era dwellings compare to the • Edsall Street Precinct in terms of visual cohesiveness, the landscaping and front fences at Edsall Estate Precinct are noticeably more consistent and sympathetic. As with the Inverness Avenue and Banole Estate Precincts, the Edwardian and Federation building stock within Edsall Estate Precinct are more modest than the elaborate forms, fenestration and detailing demonstrated in some of the dwelling within the Lambert Road Precinct.

Although the group of dwellings within the Lambert Road Precinct are not without alterations, they overall form a cohesive group of Edwardian/Federation era dwellings that were developed as part of a series of subdivisions that took place between 1902 and 1909. Although the area is not focused wholly to one street, there is clear visual continuity and connection between the properties and only a small number that would be considered non-contributory have been included in the curtilage. As the above comparative analysis has also shown, the Lambert Road Precinct is not only noteworthy as the only Edwardian/Federation era precinct within Toorak but also as a cohesive group consisting of building stock which is more elaborate and detailed than those in comparable precincts.



## Precinct Map



## Grading Plan

\* S: Significant

C: Contributory

NC: Non-contributory

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

*Note: the Style/era column follows architectural style categories set out in Heritage Victoria's HERMES Orion database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.*

Street address	Place type	Style/era	Grading
<b>LAMBERT ROAD</b>			
2 Lambert Road	House	Federation/Edwardian Period (1902 – c.1908)	C
5 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
7 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
9 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
11 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
13 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
14 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
15 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
16 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
17 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
18 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
19 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
20 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
21 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
22 Lambert Road	House	Interwar Period (c.1910-c.1940)	NC
24 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
26 Lambert Road	House	Federation/Edwardian Period (1902 – c.1918)	C
<b>BAXTER STREET</b>			
1 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	NC
2 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
3 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C
4 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C
5 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C
6 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C
7 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C
8-10 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C
9 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C
12 Baxter Street	House	Federation/Edwardian Period (1902 – c.1918)	C
<b>ORRONG ROAD</b>			
623 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
625 Orrong Road	House	Contemporary	NC
627 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
629 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
636 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
638 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
640 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
642 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
644 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
646 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
648 Orrong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
<b>MANDEVILLE CRESCENT</b>			
15 Mandeville Crescent	House	Federation/Edwardian Period (1902 – c.1918)	C
17 Mandeville Crescent	House	Federation/Edwardian Period (1902 – c.1918)	C

## References

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Surveyor General's Office. 1855. *Melbourne and its Suburbs*. Map. Historic Plan Collection VPRS 8168/P0002. Public Records Office Victoria.

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## Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.



2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

### Further Images



2 Lambert Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



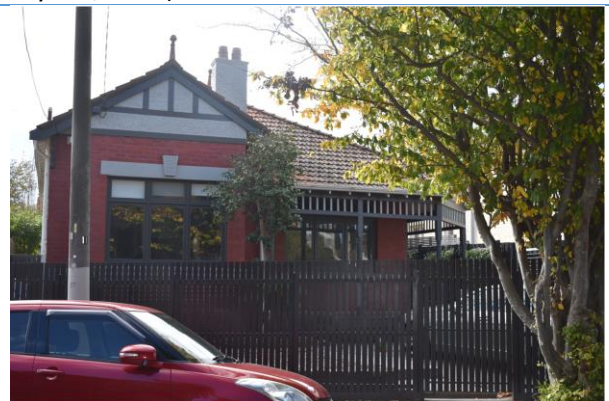
5 Lambert Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



7 Lambert Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



7-9 Lambert Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



11 Lambert Road, Toorak (source: Extent Heritage Pty Ltd, 2021).





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24 Lambert Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



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7 Baxter Street, Toorak (source: Extent Heritage Pty Ltd, 2021).



8 Baxter Street, Toorak (source: Extent Heritage Pty Ltd, 2021).



15 Mandeville Crescent, Toorak (source: Extent Heritage Pty Ltd, 2021).



17 Mandeville Crescent, Toorak (source: Extent Heritage Pty Ltd, 2021).



627 Orrong Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



629 Orrong Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



638-640 Orrong Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



640 Orrong Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



642 Orrong Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



646 Orrong Road, Toorak (source: Extent Heritage Pty Ltd, 2021).

## Authors

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