

Stonnington Heritage Review Summary Report

Part 2A Toorak and Kooyong

Volume 1 – Findings

Prepared for City of Stonnington

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Executive summary

Project Overview

Extent Heritage Pty Ltd (Extent Heritage) was commissioned by the City of Stonnington to prepare a Heritage Review of the suburbs of Toorak and Kooyong. The Heritage Review is split into two parts; a review of existing individual places and precincts on the Heritage Overlay, and a heritage gap study of potential new places and precincts.

The first component of the Heritage Review involved the review and update of citations and statements of significance related to thirty-one (31) individual places and six (6) precincts on the Heritage Overlay, and provision of recommendations for changes to curtilages, Schedule to the Heritage Overlay controls, and heritage gradings. The second component of the Heritage Review involved a comprehensive gap study assessment of all places outside of the Heritage Overlay to determine if any properties warrant inclusion on the Heritage Overlay, with aim of providing Council with the confidence that all places which warrant protection at this point in time have been identified.

Volume 1 of this report provides an explanation of the key findings and recommendations of the heritage review, as well as the approach and methodology used in its preparation. Volume 2 of this report provides a copy of all the citations prepared for this study.

Key Findings

Review of existing Heritage Overlay places and precincts

Apart from a broader update of the citation content, the following key changes have been recommended in relation to existing Heritage Overlay places and precinct:

- Change the name of fourteen (14) places and one (1) precinct;
- Include tree controls for twelve (12) existing individual places and two (2) existing precincts;
- Include tree controls for three (3) new individual places and three (3) new precincts;
- Include internal controls for one (1) existing individual place;
- Include internal controls for one (1) new individual place;
- Include external paint controls for one (1) new individual place;
- Nominate two (2) existing individual places to the Victorian Heritage Register;
- Separate HO143 Montalto Avenue / Stradbroke Avenue / Clendon Road / Toorak Road Precinct into four (4) precincts and four (4) individual places;
- Separate HO348 St. Georges Court Precinct into one (1) precinct and one (1) individual place; and

- Separate HO155 Williams Road Precinct into three (3) precincts and one (1) individual place.

Gap study

The following number of places and precincts are recommended for the Heritage Overlay:

- Eighteen (18) new individual places;
- One (1) new serial nomination of four (4) properties; and
- five (5) new precincts.

Recommendations

It is recommended that Stonnington City Council implements the findings of this study by preparing and exhibiting an amendment to the Stonnington Planning Scheme that would:

- Retain the thirty-one (31) individual places and six (6) precincts on the Heritage Overlay, with their relevant boundary and Schedule to the Heritage Overlay control changes;
- Add six (6) individual places and five (5) precincts as separate inclusions on the Heritage Overlay, as part of amendments to the existing place and precinct Heritage Overlays;
- Remove 5-15 and 2-16 Stradbroke Road, 59 Lansell Road, 8-10 Dalriada Street, and 534, 536, 569, 571, 587 and 589 Toorak Road, Toorak from the Heritage Overlay in relation to HO143;
- Remove 276 Williams Road, Toorak, and 2/4/6/6A Russell Street, Prahran, from the Heritage Overlay in relation to HO155;
- Remove 444 Glenferrie Road and 1-2/5 Moralla Road, Kooyong, from the Heritage Overlay in relation to HO181;
- Add the eighteen (18) new individual places that meet the threshold for local heritage significance as individual heritage places on the Heritage Overlay;
- Add one (1) new serial listing, comprised of four (4) properties, which meets the threshold for local heritage significance to the Heritage Overlay;
- Add the five (5) new precincts that meet the threshold for local heritage significance as precincts on the Heritage Overlay; and
- Amend the relevant Stonnington Planning Scheme Heritage Overlay maps, as required—the extent of registration for the individual place, serial listings and precincts are the curtilages defined by the mapping included in the citations and provided as GIS polygon data to Council.

In addition, the following other items are recommended:

- Nominate Moonbria Flats at 68 Mathoura Road, Toorak (HO81) and Salter House at 16A Glyndebourne Avenue, Toorak (HO266) to the Victorian Heritage Register;
- Nominate Naliandrah at 3 Glendye Court, Toorak (identified as part of the gap analysis) to the Victorian Heritage Register;
- Update or create Hermes entries for all places assessed as part of this heritage review, inclusive of those places identified in the preliminary and detailed gap analyses which do not meet the threshold for local heritage significance;
- Undertake further assessment of 3 Heymount Close, Toorak for its potential to be included on the Heritage Overlay. The visibility of the building and background information is too poor to be able to make a clear heritage assessment at this time. It is not clearly visible from the street or through desktop resources such as property websites or oblique aerals. Given the notable associated architect and previously documented significance of the structure, consideration should be given by Council to request access to the property for a physical survey to inform an assessment; and
- Update the *Stonnington Thematic Environmental History* (Context Pty Ltd 2009) to appropriately address the European émigré influence on modernist architecture in Toorak which has been identified as a strong historical theme in this study.

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1. Introduction

1.1 Project brief

Extent Heritage Pty Ltd (Extent Heritage) was commissioned by the City of Stonnington (the Council) to prepare a Heritage Review of the suburbs of Toorak and Kooyong. The City of Stonnington is undertaking a comprehensive suburb-by-suburb post-contact Heritage Review program to ensure that appropriate heritage controls are applied through the planning scheme. The program commenced in 2020 with the commissioning of the Part 1 study of the suburb of Malvern. The study of Toorak and Kooyong forms Part 2A of the program. The Heritage Review is split into two parts; a review of existing individual places and precincts on the Heritage Overlay (HO), and a heritage gap study.

The first component of the Heritage Review involved the review and update of citations and statements of significance related to thirty-one (31) individual places and six (6) precincts on the HO, and provision of recommendations for changes to curtilages, Schedule to the Heritage Overlay controls, and heritage gradings. The primary goal of the review process was to revise the content of each citation to meet current expectations and standards for heritage citations, as well as to review the format of each statement of significance in alignment with *Practice Note 1: Applying the Heritage Overlay* (DELWP 2018).

The second component of the Heritage Review involved a comprehensive gap study assessment of all places outside of the HO to determine if any properties warrant inclusion on the HO, with the aim of providing Council with the confidence that all places which warrant protection at this point in time have been identified. The gap study considered every street within the study area and was split into three parts:

- Preliminary gap study of 3,387 properties that are not protected by a HO. This process involved a comprehensive fieldwork program of every street in both suburbs, as well as a desktop assessment. Refer to *Stonnington Heritage Review – Toorak and Kooyong: Part 2A Preliminary Gap Analysis*, prepared by Extent Heritage (June 2021), for a detailed record of the preliminary gap study.
- Detailed gap study of the forty-three (43) new individual places, eight (8) new precincts, one (1) precinct extension, and tree controls for one (1) existing individual Heritage Overlay property recommended as part of the preliminary gap study. Refer to *Stonnington Heritage Review – Toorak and Kooyong: Part 2A Detailed Gap Analysis*, prepared by Extent Heritage (November 2021), for a detailed record of the detailed gap study.
- Preparation of citations and statements of significance for all places, serial listings and precincts where heritage protection was recommended as part of the detailed gap study.

1.2 Study area

Toorak is bounded by the Stonnington Municipal Boundary (Yarra River and Citylink) to the north, Williams Road to the west, Malvern Road to the south and Glenferrie Road to the east. It includes approximately 3,100 properties. There are currently 143 individual heritage places (including nineteen places on the Victorian Heritage Register) within the study area and eight heritage precincts. This includes two precincts that are partially within the study area.

Kooyong is bounded by the Stonnington Municipal Boundary (Monash Freeway) to the northeast, Glenferrie Road to the west and Malvern Road to the south. It includes approximately 273 properties. There are currently six individual heritage places (including one place on the Victorian Heritage Register) within the study area and one heritage precinct.

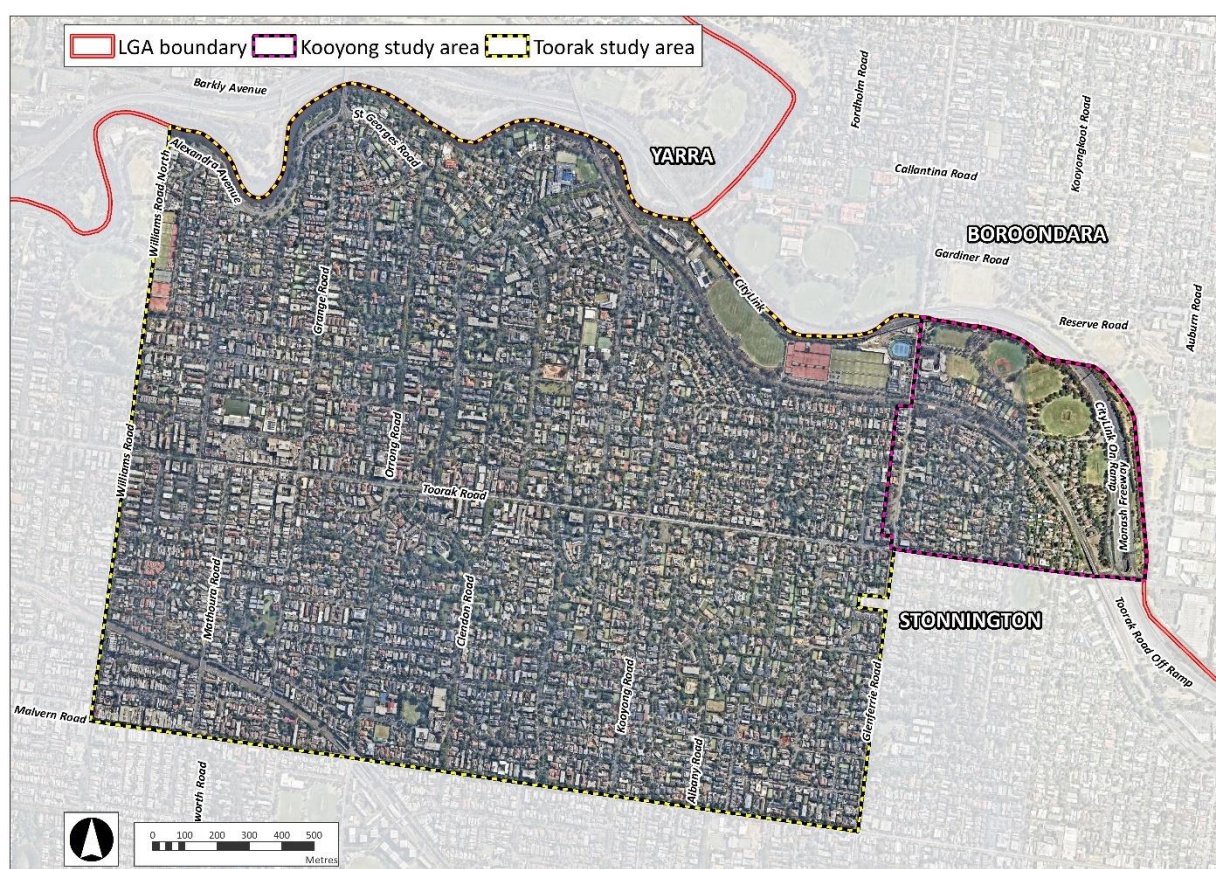


Figure 1. Aerial view showing the boundaries of Toorak and Kooyong. Base map source: NearMaps.

1.3 Project objectives

As per the tender brief, the purpose of the heritage review is to provide:

- The strategic justification for heritage controls for all places within the study areas that warrant heritage protection, representative of and consistent with the municipality's Thematic Environmental History;

- A high level of confidence to the Council and the community that the study area has been comprehensively assessed for any places of potential heritage significance;
- Best practice guidance to decision-makers; and
- Preliminary heritage assessment information to input to Council's property database for future reference.

1.4 Limitations

The study was subject to the following limitations:

- 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;
- Condition and site modification assessment for each place was limited to a visual inspection undertaken from the public domain; and
- The historical information provided in the citations are provided only to the extent necessary to enable assessment and should not be considered an exhaustive history of each place.

1.5 Authorship

The consultants at Extent Heritage involved in the preparation of the heritage review and their respective roles are outlined below.

Staff	Role
Corinne Softley, Senior Associate	Project management, heritage assessment, drafting heritage review report and quality assurance review
Dr. Luke James, Senior Associate	Heritage assessment and quality assurance review
Benjamin Petkov, Heritage Advisor	Research and heritage assessment
Vivian Lu, Research Assistant	Research and heritage assessment
Reuel Balmadres, Graduate Architect	Physical analysis
Alexander Murphy, GIS Specialist	Mapping

1.6 Terminology

The terminology in this report follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

- DELWP (Department of Environment, Land, Water and Planning). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.

Contributory Element: Contributory Elements are those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study. Note that some Heritage Places covered by an Individual HO surrounded by an Area HO may be Contributory Elements, while others might not.

Serial Listing: Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

Heritage Overlay: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

Heritage Place: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

Heritage Study: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

Individual HO: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

Non-contributory Element: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

Statement of Significance: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

- DELWP (Department of Environment, Land, Water and Planning). August 2017. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The Way Forward for Heritage. Melbourne: DELWP.

Threshold: The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

1.7 Abbreviations

A number of abbreviations have been used for the Heritage Review. These are outlined below.

Table 1. Summary of abbreviations.

Abbreviation	Full term
C	Contributory
HERCON	National Heritage Convention
HO	Heritage Overlay
NC	Non-contributory
S	Significant
VHD	Victorian Heritage Database
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

2. Methodology

This Part provides an explanation of the methodology used in the various stages of the project, including the revision of existing Heritage Overlay places and precincts, preliminary gap analysis, detailed gap analysis and eventual preparation of new citations to support a planning amendment.

2.1 Best practice resources

This heritage review was prepared by consulting with best practice documentary resources, including the following:

- Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic.: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Heritage Victoria. 2010. *Heritage Victoria Model Consultants Brief for Heritage Studies*. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

2.2 Review of existing citations

The review of existing HO citations involved a number of key steps which are outlined in this section.

2.2.1 Review of existing content

A desktop review of the content in each citation was undertaken to ascertain what aspects of the citations require further inputs and updates. The assessment and associated recommendations were collated in a Microsoft Excel spreadsheet to demonstrate to Council what aspects would be updated throughout the project.

2.2.2 Research

A substantial amount of desktop and archival research was undertaken to clarify the history and context of each place or precinct. This research was critical for identifying recommended changes as well as refining and updating the information already provided in each citation.

Primary and secondary sources were reviewed from organisations such as the Stonnington Council History Centre, Stonnington Building Department, State Library of Victoria, Public Records Office Victoria, and National Trust of Australia (Victoria). The HERMES database was also utilised for site records and sourcing comparative examples. Information that was unearthed from these resources included previous assessments and research, histories, early

maps, architectural plans, newspaper articles, and other documentary evidence such as the rate books and Sands & McDougall Directory. Where items were only found to remain in hard copy at Public Record Office Victoria and State Library of Victoria, archival research was undertaken on site.

To assist with the description and identification of architectural styles and materials, generalist architectural resources available online and in the Extent Heritage office library were utilised as needed to inform the physical and comparative analyses.

2.2.3 Comparative analysis

A common gap in the existing citations was a comparative analysis. Comparative analysis is an important part of the heritage assessment process, allowing one to properly benchmark the place against similar examples to establish its relative significance.

The key resources utilised for the comparative analysis included:

- Heritage Victoria database, HERMES;
- Stonnington Planning Scheme – Schedule to the Heritage Overlay;
- Previous heritage studies prepared for City of Stonnington;
- Victorian Heritage Database (VHD); and
- Generalist architectural resources available online and in the Extent Heritage office library, in particular *The Encyclopedia of Australian Architecture* (Goad & Willis 2012).

The existing Schedule to the Heritage Overlay in the Stonnington Planning Scheme includes a large number of places listed for their local and state heritage value. A comparative analysis of the existing places and precincts against other sites on the HO provided a clear indication of their comparative value. In most cases, it was unnecessary for the comparative analysis to go beyond a review of the HO and associated documentation on the Victorian Heritage Database (VHD), HERMES database and/or previous heritage studies. Where necessary, and if no appropriate comparative places could otherwise be located in the HO, places on the HO under an interim control were referenced. Where no comparative examples were identified on the HO, this was noted in the assessment and then followed up with further research outside of the municipality. This strategy aimed to assess the comparative value of heritage places in other council areas.

The HERMES database in particular formed a primary component of the comparative analysis methodology, allowing one to search specific criteria of interest such as architectural style/era, architect name, builder and heritage study name. This allowed for a more focused comparative assessment in many cases.

The comparative analysis considered four broad categories for assessment, as follows:

- Comparison by type (HERCON criteria A, B, and D): This compares places based on their specific class or typology and the importance of that factor in their historical, rarity or representative value.
- Comparison by style/design (HERCON criteria B, E, and F): This compares places based on architectural style and detailing, including consideration of the integrity.
- Comparison by architect/designer (HERCON criteria B and H): This compares places to other places of the same type (ideally) of place by the same architect.
- Comparison by historical narrative (HERCON criteria A): This compares places to other places with the same thematic context.

2.2.4 Re-assessment of each place against the HERCON criteria

Each existing place and precinct was re-assessed for its potential to meet the one or more of the HERCON criteria. The Heritage Victoria standard brief for heritage studies states that 'It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected' (DELWP 2010, 2). The National Heritage Convention (HERCON) criteria are defined as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (*historical significance*).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (*rarity*).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (*research potential*).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (*representativeness*).

Criterion E: Importance in exhibiting particular aesthetic characteristics (*aesthetic significance*).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (*technical significance*).

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 (*social significance*).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Where a criterion was met, the reasons for this were provided as relevant to the specific criterion being addressed. The results of the tabulated assessment were used to formulate the full Statement of Significance and to confirm the level of significance.

2.2.5 Revised statements of significance

Following an assessment of each place against the HERCON criteria, an updated Statement of Significance was developed following guidelines of Planning Practice Note 1 which states:

What is significant?

This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant?

Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant?

The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example '(Criterion G)'. (DELWP 2018, 2)

2.2.6 Assessment of Schedule to the Heritage Overlay controls

Fence controls

In some cases, fences on heritage sites were deemed to be significant in relation to the wider site through archival research and physical analysis. In this scenario, the fence was usually identified as contemporary with the original building and of high integrity. Where fence controls were applied, the statement of significance clearly identified the particular fence under "What is significant?" and why it is important under "Why is it significant?" (DELWP 2018, 4).

Tree controls

Where tree controls were applied to a heritage place, an individual tree, collection of trees or a garden was deemed to be significant in relation to the wider site through archival research and physical analysis. The plantings were generally contemporary with the structures on site, pre-dated the structures and were representative of an earlier phase of development, or contributed to the heritage setting of the place. Where tree controls were applied, the statement of

significance clearly identified the particular tree or trees under “What is significant?” and why they are important under “Why is it significant?” (DELWP 2018, 4).

Internal controls

Internal controls were applied sparingly and on a selective basis to special interiors of high interest. Where interiors were accessible, these were inspected by the project team and the photos included in the citations. Where interiors were not accessible, recent desktop-based information such as video footage was utilised to make a determination on the suitability of internal controls. Where internal controls were applied, the statement of significance clearly identified the particular interior elements under “What is significant?” and why they are important under “Why is it significant?” (DELWP 2018, 4).

Paint controls

Paint controls were applied in instances where an original colour scheme was identified as extant through archival research or if unpainted surfaces of high heritage value should be protected from future overpainting works, such as polychrome brickwork. Where paint controls were applied, the statement of significance clearly identified the relevant element – either the colour scheme or material to be protected – under “What is significant?” and why it is important under “Why is it significant?” (DELWP 2018, 4).

2.2.7 Curtilage assessment

Heritage curtilages were dictated by the legal property boundary for individual places. This is particularly the case for residential sites where it is more practical from a planning perspective to nominate the whole parcel of land. For larger, more complex sites with various buildings, the curtilage plans were updated to include a grading of key elements on the site, either as ‘contributory’ or ‘non-contributory’.

2.2.8 Revised precinct designations

The precincts were analysed to be given a putative common theme and then assessed against the HERCON criteria. To support this analysis, particularly with regards to Criterion D: Representativeness and Criterion E: Aesthetic significance, a precinct designation assessment was undertaken to understand the relative contribution of individual properties towards the significance of the precinct as a whole.

These precincts were originally graded using the former heritage grading system used in Stonnington and the former cities of Malvern and Prahran. The Stonnington Heritage Design Guidelines glossary of terms provides a clear definition for each grading:

- *A1 buildings:* Buildings of national or state significance or extraordinarily high local significance which are either individually significant or form part of a heritage precinct.
- *A2 buildings:* Buildings of high local significance which are either individually significant or which gain their significance from their location within a largely intact heritage precinct of comparable buildings.

- *B buildings*: Buildings which are substantially intact representatives of particular periods or styles which either gain their significance from their location within a largely intact heritage precinct or would otherwise have been graded A1 or A2 if they had not been significantly altered.
- *C buildings*: Buildings which are representative examples of particular periods or styles of buildings in largely intact heritage precincts which have been substantially altered.
- *Ungraded buildings*: Buildings which contain no built form which contributes to the character or significance of a heritage precinct.

The designation of properties within precincts was reviewed in line with Council's local heritage policy at Clause 22.04 of the Stonnington Planning Scheme:

- *Significant places*: means places of either state or local significance including individually listed places graded A1, A2 or B.
- *Contributory places*: means buildings and other places in a heritage precinct graded C which are contributory to the built form attributes and significance of a heritage precinct.
- *Ungraded places*: means buildings and other places which do not contribute to the significance of a heritage precinct.

As a general approach, places previously graded A1 and A2 were graded Significant, places previously graded B were graded Contributory, and places previously graded C or without a grading were graded Contributory or Non-Contributory, in line with Council's local heritage policy. In addition to the former grading allocation, the new designations took into consideration the aesthetic and representative attributes of the place (similar fabric, construction era, intactness etc.), relative to the common theme upon which the precinct was nominated. Most places were either found to be contributory or non-contributory. Where properties were identified as significant, it was determined that the site contributed towards the common theme of the precinct but was also of cultural significance in its own right.

2.2.9 Mapping

Revised curtilage maps were prepared using ArcGIS mapping software. This included precinct designation maps.

2.3 Preliminary heritage gap study

2.3.1 Review of previous heritage studies, registers and databases

The preliminary gap analysis involved a review of a range of heritage studies, registers, and databases. These resources were consulted to identify potential places and precincts, as well as to further understand places or precincts that had been identified through other means.

Heritage studies and assessments previously undertaken for the City of Stonnington (and former municipalities) were collated to record and understand any heritage places or precincts that have been recommended for further assessment and the rationale for this nomination.

In addition to a review of heritage studies, the following registers were reviewed where relevant:

- Register of the National Estate;
- National Trust Register Australia (Victoria);
- RAAI Register of 20th Century Buildings; and
- Miles Lewis Melbourne Mansions Database.

To further understand previous research and assessment that may have been undertaken on the potential places and precincts, Extent Heritage reviewed HERMES database records. While most previous studies were provided by Council, further relevant material can occasionally be found on the HERMES database regarding places that have been researched previously.

2.3.2 Review of current and 1951 aerial imagery

Utilising historical aerial imagery from 1951 and a modern aerial from November 2020, Extent Heritage georeferenced the historical aerial with a modern aerial to assess the intactness of roof forms across Toorak and Kooyong. This overlay was prepared using ESRI ArcGIS software. Existing HO places and precincts were excluded from the assessment. Where a 2020 roof form of a building appeared to be the same, or similar, to the 1951 roof form, this property was flagged as a potential historical building and added to the fieldwork mapping as a flag for assessment during the physical survey.

2.3.3 Review of Council record of places for further investigation

As part of this Preliminary Gap Analysis, City of Stonnington provided a spreadsheet of places and areas that required assessment. This list was formulated from nominations in previous heritage studies, as well as council and community nominations over the years. Extent Heritage undertook a comprehensive review of these places, including a fieldwork visit, a Google Street View review, a review of existing information on databases such as HERMES, and a review of the heritage study nomination and other miscellaneous documentation provided by Council in relation to specific places. This information provided evidence of potential heritage values of the property and was used to formulate a brief response to each place.

2.3.4 Fieldwork

A comprehensive fieldwork program was planned, drawing on findings from the background documentation and database review, aerial imagery assessment, and Council's list of potential places and precincts as targeted sites for inspection. To accommodate other places that may not have been identified using these research tools, such as post-war buildings, every street in Toorak and Kooyong was physically inspected. All inspections were undertaken from the public domain, via vehicle and on foot. This component of the project provided Extent Heritage with

an opportunity to ground-truth any existing data on the nominations and to capture new, previously unrecorded information.

During fieldwork, each place or precinct of potential heritage value was recorded digitally on 'Konect', a data collection application used by the council. Konect includes a series of customised dropdown menus and an open field text. The menus are outlined in Table 2 below.

Table 2. Konect application dropdown menus customised for the gap study.

Level 1 menu	Level 2 menu	
Building Era	Victorian Victorian/Federation Federation Federation/Interwar	Interwar/Post War Post War Contemporary
Potential heritage value: Yes	Individual Precinct	Tree or garden Other
Potential heritage value: No	Generic Altered Overpainted Prominent addition	Demolished Contemporary Other
Condition	Good Fair Poor	
Integrity	High Moderate Low	
Contributory status (for precincts)	Significant Contributory Non-contributory	

The digital recording was coupled with a written field note on each place and precinct, utilised to capture any additional information outside of the above criteria.

During fieldwork, a streetscape assessment of each street that sits wholly or primarily outside of an existing HO precinct was also prepared to assist in understanding the current heritage context of each street. The information on the assessment included the architectural styles, fence styles, and plantings. The analysis will provide context as to why certain streets did not warrant investigation as part of this gap study.

2.3.5 Establishing a preliminary understanding of significance

For the Preliminary Gap Analysis, the HERCON criteria (outlined in Part 2.2.4 above) were considered at a high level for each of the nominated places or precincts. This assessment was undertaken using the information gathered using the tools set out in the methodology for the Preliminary Gap Analysis.

Potential for state heritage significance was not considered as part of this initial analysis.

2.4 Detailed heritage gap study

2.4.1 Research

Extent Heritage carried out considered research of each place and precinct utilising a range of resources and research avenues, as outlined below.

Archival research

Primary and secondary sources were reviewed from organisations such as the Stonnington Council History Centre, Stonnington Building Department, State Library of Victoria, Public Records Office Victoria, and National Trust of Australia (Victoria). Information gained from these resources included previous assessments and research, histories, early maps, architectural plans, newspaper articles, and other documentary evidence such as the rate books and Sands & McDougall Directory.

Registers and databases

Although this was also undertaken as part of the Preliminary Gap Study, Extent Heritage further reviewed registers and databases as part of the Detailed Gap Analysis to extract information about specific places or precincts that would contribute to the detailed assessment.

The following registers were reviewed where relevant:

- Register of the National Estate;
- National Trust Register Australia (Victoria);
- RAlA Register of 20th Century Buildings; and
- Miles Lewis Melbourne Mansions Database.

Previous heritage studies and consultant reports

Key heritage studies include:

- 'City of Malvern Heritage Study' (Nigel Lewis and Richard Aitken Pty Ltd, 1992);
- 'Toorak Residential Character Study' (John Curtis Pty Ltd in association with Graeme Butler and Associates, 1991);

- 'Victorian Houses Heritage Study Stage 2' (Context Pty Ltd, 2016);
- 'Victorian Houses Heritage Study Stage 3' (Context Pty Ltd, 2017);
- 'Federation Houses Study Stage 2' (GML Heritage and Purcell, 2017);
- 'Federation Houses Study Stage 3' (GML Heritage and Purcell, 2017);
- 'Residential flats in the City of Stonnington—Stage 2 Assessment' (Context Pty Ltd, 2012);
- 'Residential flats in the City of Stonnington—Stage 3 Heritage Citations Project' (Context Pty Ltd, 2012);
- 'City of Stonnington Interwar Houses Study—Stage 2 Interim Report' (Bryce Raworth Pty Ltd, 2012);
- 'City of Stonnington Interwar Houses Study—Stage 3 Background Report' (Bryce Raworth Pty Ltd, 2015); and
- 'Survey of Post-War Built Heritage in Victoria' (Heritage Alliance, 2008).

HERMES

To further understand previous research and assessment that may have been undertaken on the identified places and precincts, Extent Heritage reviewed HERMES database records. While most previous studies were provided by Council, further relevant material can occasionally be found on the HERMES database.

Thematic Environmental History

Extent Heritage reviewed the contents of the *Stonnington Thematic Environmental History* (Context Pty Ltd 2009) to understand where places and precincts were placed within the historical narrative of the municipality.

2.4.2 Targeted fieldwork

As required, targeted fieldwork was undertaken of places and precincts where existing fieldwork photos or information was not considered adequate to undertake a detailed assessment. This component of the project therefore provided us with an opportunity to ground-truth any existing data and to capture new, previously unrecorded information. All inspections were undertaken from the public domain, via vehicle and on foot.

2.4.3 Comparative analysis

A high-level comparative analysis was undertaken for each place and precinct to establish whether it met the threshold for significance, and to understand its representative and rarity value.

The existing Schedule to the Heritage Overlay in the Stonnington Planning Scheme includes a large number of precincts and individual places listed mostly for their local heritage value. In

most cases, a high-level comparative analysis of the nominated places against those already captured on the HO and associated documentation on HERMES, the Victorian Heritage Database (VHR) and/or previous heritage studies provided an indication of comparative value. Where necessary, and if no appropriate comparative places could otherwise be located in the HO, places on the HO under an interim control were referenced.

Where no comparative examples were identified on the HO, this was noted in the assessment and then followed up with further research outside of the municipality. This strategy aimed to assess the comparative value of heritage places in other council areas and, in a case where it was a new type of listing, to assess any precedents for listing places of a particular type.

In some instances, comparative examples emerged from within the detailed gap study itself. These were noted and their inclusion clarified as needed.

The categories for assessment and the resources utilised were the same as those outlined in Part 2.2.3.

2.4.4 Assessment of significance

Establishing an understanding of significance

For the detailed gap analysis, each nomination was further assessed against the HERCON criteria (outlined in Part 2.2.4 above) after the research and fieldwork data had been gathered. The place or precinct needed to strongly meet at least one criterion to meet the threshold for local significance to Stonnington. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Places that did not meet all of the criterion were generally of:

- no cultural or natural historic value;
- no rarity value;
- no research or archaeological value;
- low integrity, such that it did not represent a class of place or retain aesthetic value;
- no technical value for a particular period of time;
- no social, cultural or spiritual value to a community or group; and/or
- no special association with a person or groups of persons of importance.

Where merited, it was considered whether places that easily surpassed the threshold for local significance might be of State significance such as to be considered for nomination to the Victorian Heritage Register. In this regard, the *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Victoria 2019) was consulted to establish the prima facie case to claim potential state significance. The comparative assessment was not extended beyond

the municipality, as would be required to establish state-level significance, and such a recommendation would be subject to a full evaluation for potential nomination to the Victorian Heritage Register.

Assessment of intactness and integrity

The ‘intactness’ and ‘integrity’ of a building are often used as a threshold indicator. While interpretations of these terms in heritage assessments do vary, for the purposes of this Study the following definitions set out on pp.16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14 have been adopted:

For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.

Intactness relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.

Integrity in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).

Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place’s integrity to such a degree that it loses its significance.

It is important to note that integrity and intactness is not the only factor taken into consideration when assessing the overall significance of a place. There may be instances where a place that is deemed to be ‘individually significant’ is of moderate or even low integrity. An example may be a site which has retained a significant use over time but has been heavily changed. The gradings are a guide only and must be subject to consideration on a site-by-site basis.

For the purposes of this study, the following gradings of integrity were applied:

Table 3. Gradings of integrity.

Integrity	Description	Significance level guide
High	The building appears to be very intact externally with little change to the principal elevations (i.e., façade, visible roof form, and side walls). Most, if not all, of the other original detailing is intact. Other features that contribute to the setting of the place, such as fences and garden plantings, may be intact.	Contributory or Individually Significant

Integrity	Description	Significance level guide
Moderate	Minor alterations have been made, but much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or 'like-for-like' materials have often been used. Where changes have been made, they are often reversible. Where additions have been made, they are designed to respect and not overwhelm the original building.	Contributory
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Many of the changes are not readily reversible.	Non-contributory

Assessment of condition

Another important aspect in assessing the significance of a property is a consideration of overall condition. Condition assessments can assist in identifying significant fabric and what maintenance or repair work may be required to maintain that significance. Condition assessments were undertaken through public domain inspections, assessment of photographs and reviews of previous relevant reports, if available. A condition grading was provided for each place or precinct based on the definitions outlined below.

Table 4. Grading of condition.

Condition	Description
Good	Little to no maintenance and repair works required
Fair	Some maintenance and repair works required
Poor	Significant maintenance and repair works required

Precinct designations

To support the analysis of precincts, particularly with regards to Criterion D: Representativeness and Criterion E: Aesthetic significance, a precinct designation assessment was undertaken to understand the relative contribution of individual properties towards the significance of the proposed precinct as a whole.

The following gradings were allocated to individual properties, as relevant:

- Significant (S): a place that is both significant in its own right, independent of its context within the precinct, and contributes to the broader significance of the precinct (DEWLP 2010, 6).
- Contributory (C): elements that contribute to the significance of the precinct;

- Non-contributory (NC): elements that do not make a contribution to the significance of the precinct; and

The designations took into consideration the aesthetic and representative attributes of the place (similar fabric, construction era, intactness etc.), relative to the common theme upon which the precinct was nominated. Most places were either found to be contributory or non-contributory. Where properties were identified as significant, it was found that the site contributed towards the common theme of the precinct but was also of cultural significance in its own right.

For the purposes of this study, 'intactness' within precincts was measured as percentage of contributory places with 'low' being less than 60 per cent, 'moderate' being 60–80 per cent, and 'high' being 80–100 per cent. Generally speaking, a potential precinct would be expected to have at least 'moderate' intactness but preferably 'high' intactness. In some cases, this assessment helped to identify which portion of a nominated precinct should be recommended for the HO and which parts should be excluded from the curtilage.

2.5 Preparation of heritage gap study citations

Preparation of citations in relation to the gap study aligned with the methodology and key steps undertaken for the preparation of updated citations for existing places and precincts (refer to Part 2.2).

3. Brief history of Toorak and Kooyong

3.1 Aboriginal history

For thousands of years preceding European colonisation, 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 colonisation—it has a rich presence to this day (DELWP).

3.2 Toorak

The following historical overview looks broadly at the history of Toorak but also provides a more detailed insight into the history of modernism in the suburb. The gap analysis of Toorak identified a large number of highly significant post-war mid modern properties. As this is a school of design that is not well represented on the existing HO, it is important to clarify the historical context and setting of these important properties.

Overview

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). His house, called Toorak House, eventually became 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).

Modernism in Toorak

Toorak's wealthy clientele and strong culture of patronage has long provided architects with the space to explore ideas and innovation in design and construction (Context 2009, 138). While this was taking place from as early as the interwar period, this phenomenon soon paved the way for modernist expression in residential design by the 1940s.

Modernism was explored in Europe between 1905 and 1917, and was subsequently disseminated, translated and transformed worldwide over the next fifty years. The modernist

idiom was primarily defined by abstraction in built form, restraint in ornamentation, clean architectural lines, open plans, a connection between indoor spaces and outdoor spaces, and the incorporation of new materials like concrete, steel and glass (Goad and Willis 2012, 464). In Toorak, a combination of patronage, post-war boom time economy and suburban growth enabled leading Australian modernist architects to explore, translate and adapt this rising aesthetic against the country's specific climate. What emerged was a modernist aesthetic rooted in experimentation with geometric forms, raised structures and indoor-outdoor spaces. Architects like Robin Boyd and Roy Grounds were creating innovative and experimental modernist designs to fit with the difficult topography of the sites. For instance, Boyd's Richardson's House at 10 Blackfriars Close (1953) comprises a bridge-like structure suspended above a creek bed, while Grounds' own house at 24 Hill Street (1950s), celebrated as an architectural experimentation in pure geometry, has been noted for its defining circular glass walled courtyard set within a square of solid brick walls.

Bold, innovative and above all experimental, architects practicing within this modernism established new forms of creative and technical expression, ultimately challenging the formality and symmetry that dominated the architecture of the 19th and early 20th century.

European émigré architects and modernism in Toorak

Combining luxury in architecture with modernist design, post-war residential modernism in Toorak existed at the nexus of local émigré consumption cultures and the emergent practices of European émigré architects. While Toorak's strong tradition of patronage by wealthy residents allowed for architectural experimentation in the modernist idiom amongst prominent architects like Roy Grounds and Robin Boyd from the late 1930s (Context 2009, 138), the arrival of both émigré architects and clients following the rise of 1930s anti-Semitism and World War II created a distinct modern design aesthetic that built upon and yet diversified existing trends.

In Toorak, this tended towards a combination of luxurious high-end eclecticism and European modernist design principles by the 1960s (Reeves 2016, 571). This was most readily evident in the works of Polish-born duo Holgar & Holgar. Their Toorak-based modernist designs were grand in scale and typified by palatial fittings and finishes. Designs like Naliandrah (1969) at 3 Glendye Court evoked an image of post-war opulence and grandeur in its luxuriant curves, terrazzo floors, and imported furnishing (Goad 1999, 14). Although arguably toned-down, this tendency towards luxury is also evident in local works by figures such as Czech-born Ernest Fooks and Russian-born Anatol Kagan, who made use of lavish inbuilt European-influenced furnishings while extolling functionalism and minimalist forms, with Fooks arguing for variety, flexibility, and good craftsmanship in interiors as opposed to uniformity and formality. While many of these elements were rooted in European approaches to modernism, such high-end modernist eclecticism was undoubtedly influenced by the post-war aspirations of wealthy, often Jewish, diasporic clients who had settled in the elite suburb of Toorak. Taken together, this wave of post-war émigré architects and clients alike pioneered new approaches to residential modernism that fundamentally enriched and transformed the Anglocentric modernism that was being practiced within the municipality (Edquist 2019, 31).

3.3 Kooyong

The suburb of Kooyong was historically associated with the estate of solicitor Peter Ferrie, who purchased from the Crown Portion 21 in June 1840. This portion comprised sixty acres of land bounded by Glenferrie Road, Cardiners Creek, Avenel Road, and Toorak Road. This land eventually formed a portion of the future City of Malvern. Ferrie lost his property due to financial constraints in 1843, and the property was taken up by many different owners over a period of twenty years. In 1865 it was purchased by one James Fergusson. A lithographer by trade, Fergusson constructed a palatial property of fourteen rooms with auxiliary outbuildings and gardens. This building would later be demolished in 1854. All sixty acres of the original grounds were subdivided, making way for the streets of Kooyong.

In 1890 the new railway line to Glen Iris cut a swathe through both the Glen Ferrie Estate and Bailey's land, cutting off the flood-prone river flats. Chinese market gardeners continued to use the land between the railway and the creek well into the 20th century. Today, Kooyong is characterised by a mixture of Federation/Edwardian and interwar private residences.

4. Key findings of the review of existing Heritage Overlay places and precincts

The following chapter provides a summary of the key findings for the review of existing HO places and precincts. For a copy of the updated and new citations, refer to Volume 2.

Table 5. Existing HO individual place recommendations.

HO number	Place Name	Address	Citation date	Recommended changes (other than general citation update)
HO8	Primary School No. 3016	Canterbury Road, Toorak	1983	<ul style="list-style-type: none"> No changes.
HO9	Carmyle	7 Carmyle Avenue, Toorak	1992	<ul style="list-style-type: none"> No changes.
HO18	Residence	10 Chastleton Avenue, Toorak	1993	<ul style="list-style-type: none"> No changes.
HO21	Coonac	65 Clendon Road, Toorak	1991	<ul style="list-style-type: none"> Tree controls recommended.
HO50	Sherren House (St Catherine's School) and Elaine Haxton Mural - external eastern wall of school library	17-21 Heyington Place, Toorak	1993	<ul style="list-style-type: none"> Rename item to 'St Catherine's School including Sherren House, Campbell House and Elaine Haxton Mural'. Tree controls recommended.
HO51	Residence	42 Heyington Place, Toorak	1993	<ul style="list-style-type: none"> No changes.
HO62	Avington	3 Illawarra Crescent, Toorak	1993	<ul style="list-style-type: none"> No changes.
HO70	Residence	55 Lansell Road, Toorak	1993	<ul style="list-style-type: none"> No changes.

HO number	Place Name	Address	Citation date	Recommended changes (other than general citation update)
HO71	Residence	2 Lascelles Avenue, Toorak	1993	<ul style="list-style-type: none"> No changes.
HO79	Tsoshaan Flats	777 Malvern Road, Toorak	1993	<ul style="list-style-type: none"> Tree controls recommended.
HO81	Moonbria Flats	68 Mathoura Road, Toorak	1993	<ul style="list-style-type: none"> Nominate property for the Victorian Heritage Register.
HO88	Miegunyah	641 Orrong Road, Toorak	1993	<ul style="list-style-type: none"> Tree controls recommended.
HO90	Residence	762 Orrong Road, Toorak	1993	<ul style="list-style-type: none"> Tree controls recommended.
HO98	Residence	17 St. Georges Road, Toorak	1993	<ul style="list-style-type: none"> Tree controls recommended.
HO108	Studley	392-400 Toorak Road and 41-43 Tintern Avenue, Toorak	1991	<ul style="list-style-type: none"> No changes.
HO110	Uniting Church	603 Toorak Road, Toorak	1993	<ul style="list-style-type: none"> Tree controls recommended. Internal controls recommended.
HO117	Whernside	2A Whernside Avenue, Toorak	1992	<ul style="list-style-type: none"> Tree controls recommended.
HO244	Grenfell House	9 Mernda Road, Kooyong	1992	<ul style="list-style-type: none"> No changes.
HO266	Salter House	16 and 16A Glyndebourne Avenue, Toorak	2004	<ul style="list-style-type: none"> Tree controls. Nominate property for the Victorian Heritage Register.
HO307	None	23 Douglas Street, Toorak	1991	<ul style="list-style-type: none"> Name the place 'Residence'.
HO311	None	7 Glenbervie Road, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Residence'.
HO313	None	429 Glenferrie Road, Malvern	1992	<ul style="list-style-type: none"> Name the place 'Carn Brae'.

HO number	Place Name	Address	Citation date	Recommended changes (other than general citation update)
				<ul style="list-style-type: none"> Tree controls recommended.
HO314	None	68 Hopetoun Road, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Residence'.
HO320	None	170 Kooyong Road, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Former Oma Gateway'. Tree controls recommended.
HO321	None	24 Lascelles Avenue, Toorak	1993	<ul style="list-style-type: none"> Name the place 'Trawalla Court'.
HO324	None	1043 Malvern Road, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Hillcrest'.
HO332	None	14 Power Avenue, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Avalon'.
HO333	None	11 Russell Street, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Risdon'.
HO341	None	2 Stonnington Place, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Crumpford'. Tree controls recommended.
HO342	None	9 Toorak Avenue, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Revell'.
HO344	None	719 Toorak Road, Kooyong	1992	<ul style="list-style-type: none"> Name the place 'Residence'.
HO346	None	3 Yar Orrong Road, Toorak	1992	<ul style="list-style-type: none"> Name the place 'Yateley'.

Table 6. Existing HO precinct recommendations.

HO number	Place Name	Suburb	Citation date	Recommended changes (other than general citation update)
HO143	Montalto Avenue / Stradbroke Avenue /	Toorak	1993	<ul style="list-style-type: none"> Rename to 'Montalto Avenue Precinct'

HO number	Place Name	Suburb	Citation date	Recommended changes (other than general citation update)
	Clendon Road / Toorak Road Precinct			<ul style="list-style-type: none"> ▪ Refine curtilage to specifically relate to 1-33 and 2-32 Montalto Avenue, 679-692 Orrong Road, 1A, 1B, 1 and 3 Stradbroke Avenue, and 6-8 Stonehaven Court, Toorak. ▪ Tree controls recommended in relation to 7 Montalto Avenue, Toorak. ▪ Create separate individual places with the following: <ul style="list-style-type: none"> • Umina - 3 Lansell Road, Toorak • Clendon (formerly Tullyvalin) – 57 Clendon Road, Toorak • Carunya – 61 Clendon Road, Toorak • St Peters Catholic Church – 581 Toorak Road, Toorak ▪ Create separate precincts with the following places: <ul style="list-style-type: none"> • Lansell Road Precinct - 573-579 Toorak Road and 1 and 2A-12 Lansell Road. • Toorak Road and Heyington Place Precinct - 591-595 and 601-611 Toorak Road, 85 Irving Road, 1-1A/1 St Georges Road and 1-4 Heyington Place, Toorak • Clendon Road Precinct – 70-78 Clendon Road, Toorak ▪ Remove the following properties from the HO: <ul style="list-style-type: none"> • 5-15 and 2-16 Stradbroke Road, Toorak • 59 Lansell Road, Toorak • 534, 536, 569, 571, 587 and 589 Toorak Road, Toorak ▪ Regrade individual properties (refer to citations for breakdown).

HO number	Place Name	Suburb	Citation date	Recommended changes (other than general citation update)
HO155	Williams Road Precinct	Toorak, Windsor and Prahran	1998	<ul style="list-style-type: none"> Refine curtilage to specifically relate to 71-79 Williams Road and 404-418 High Street, Windsor and 420 High Street, 83-135, 78-80 and 90-154 Williams Road, 1-6 St Malo Street, 2 Wrights Terrace, 2A Spring Street and 74-82 Murray Street, Prahran Create separate precincts with the following places: <ul style="list-style-type: none"> Royal Terrace – 286-292 Williams Road, Toorak Landale Road Precinct - 1-10 Landale Road, 278, 280 and 284 Williams Road, and 2 Rathmines Street, Toorak Create a separate individual place listing for Wentworth – 294 Williams Road, Toorak. Regrade individual properties (refer to citations for breakdown). Remove 276 Williams Road, Toorak, and 2/4/6/6A Russell Street, Prahran, from the precinct.
HO180	Power Street Precinct	Toorak	1998	<ul style="list-style-type: none"> Regrade individual properties (refer to citation for breakdown).
HO347	Huntingfield Road Precinct	Toorak	1998	<ul style="list-style-type: none"> Regrade individual properties (refer to citation for breakdown). Tree controls recommended.
HO348	St. Georges Court Precinct	Toorak	1998	<ul style="list-style-type: none"> Refine curtilage to specifically relate to 1-15 and 2-14 St Georges Court and 9-11 St Georges Road, Toorak. Create a separate individual place HO listing for 13 St Georges Road, Toorak. Regrade individual properties (refer to citation for breakdown).
HO181	Kooyong Precinct	Kooyong	2000	<ul style="list-style-type: none"> Regrade individual properties (refer to citation for breakdown).

HO number	Place Name	Suburb	Citation date	Recommended changes (other than general citation update)
				<ul style="list-style-type: none"> Remove 444 Glenferrie Road, Kooyong, from the precinct. Remove 1-2/5 Moralla Road, Kooyong, from the precinct.

Table 7. Additional recommended places and precincts that occurred as a result of existing Heritage Overlay reviews.

Place Name	Address	Type	Previous HO	Recommended Schedule to the Heritage Overlay controls
St Peter's Catholic Church	581 Toorak Road, Toorak	Individual place	HO143	<ul style="list-style-type: none"> Internal controls
Clendon	57 Clendon Road, Toorak	Individual place	HO143	<ul style="list-style-type: none"> None
Carinya	61 Clendon Road, Toorak	Individual place	HO143	<ul style="list-style-type: none"> None
Umina	3 Lansell Road, Toorak	Individual place	HO143	<ul style="list-style-type: none"> Tree controls
Clendon Road Precinct	70-78 Clendon Road, Toorak	Precinct	HO143	<ul style="list-style-type: none"> Tree controls
Lansell Road Precinct	573-579 Toorak Road, and 1 and 2A-12 Lansell Road, Toorak	Precinct	HO143	<ul style="list-style-type: none"> Tree controls
Toorak Road and Heyington Place Precinct	591-595 and 601-611 Toorak Road, 85 Irving Road, 1-1A/1 St Georges Road and 1-4 Heyington Place, Toorak	Precinct	HO143	<ul style="list-style-type: none"> None
Residence	13 St Georges Road, Toorak	Individual place	HO348	<ul style="list-style-type: none"> External paint controls
Wentworth	294 Williams Road, Toorak	Individual place	HO155	<ul style="list-style-type: none"> None

Place Name	Address	Type	Previous HO	Recommended Schedule to the Heritage Overlay controls
Landale Road Precinct	1-10 Landale Road, 278, 280 and 284 Williams Road, and 2 Rathmines Street, Toorak	Precinct	HO155	<ul style="list-style-type: none"> Tree controls
Royal Terrace Precinct	286-292 Williams Road, Toorak	Precinct	HO155	<ul style="list-style-type: none"> None

5. Key findings of the heritage gap study

The following chapter provides a summary of the key findings for each stage of the heritage gap study. The findings also cover the historic themes which are represented within the group of places recommended for the Heritage Overlay.

5.1 Preliminary gap study results

Refer to *Stonnington Heritage Review – Toorak and Kooyong: Part 2A Preliminary Gap Analysis*, prepared by Extent Heritage (June 2021), for a detailed record of the preliminary gap study assessment.

The preliminary gap study recommended the detailed assessment of:

- Thirty-six (36) new individual places in Toorak, including:

- 18 Russell Street, Toorak;
- 789 Malvern Road, Toorak;
- 6 Hopetoun Road, Toorak;
- 46 Lansell Road, Toorak;
- 3 Heymount Close, Toorak;
- 12 Macquarie Road, Toorak;
- 4 Theodore Court, Toorak;
- 184 Kooyong Road, Toorak;
- 610 Toorak Road, Toorak;
- 60 Washington Street, Toorak;
- 29 Lansell Road, Toorak;
- 1 Cross Street, Toorak;
- 1 Glenbervie Road, Toorak;
- 703 Orrong Road, Toorak;
- 33 Albany Road, Toorak;
- 2 Theodore Court, Toorak;

- 7 Trawalla Avenue, Toorak;
- 1 Theodore Court, Toorak;
- 20-22 Canberra Road, Toorak;
- 740 Orrong Road, Toorak;
- 3 Glendye Court, Toorak;
- 2 Wannon Court, Toorak;
- 746 Orrong Road, Toorak;
- 22 Hill Street, Toorak;
- 298 Williams Road, Toorak;
- 403 Glenferrie Road, Toorak;
- 13 Albany Road, Toorak;
- 23 Linlithgow Road, Toorak;
- 7 Turnbull Avenue, Toorak;
- 20 Millicent Avenue, Toorak;
- 5 Heyington Place, Toorak;
- 78 Grange Road, Toorak;
- 29 & 29A Wallace Avenue, Toorak;
- 18 Hill Street, Toorak;
- 161 Alexandra Avenue, Toorak; and
- 34 Albany Road, Toorak.
- One (1) new individual place in Kooyong, including:
 - Unit 1/5 Moralla Road, Kooyong
- Two (2) serial nominations, including:
 - historic signage across twenty-two streets in Toorak
 - a group of four (4) mid-century modern residential properties, including:

- 39 Lansell Road, Toorak;
- 1 Lansell Court, Toorak;
- 4 Nola Court, Toorak; and
- 2 Tyalla Crescent, Toorak;
- Seven (7) new precincts in Toorak, including:
 - 238-246 Williams Road, Toorak;
 - 1031-1049 Malvern Road, Toorak;
 - 369, 371, 373 & 375 Glenferrie Road, Toorak;
 - 4-16 Canterbury Road, Toorak;
 - 2-28 and 21-31 Gordon Street, Toorak;
 - 1-11 and 2-10 Culshaw Street, 1-9 and 2-12 Baxter Street, 1-27, 2 and 14-26 Lambert Street, 10-12 Selbourne Street, 5 Edward Street, 3-25 Ruabon Road, 623-629 and 636-648 Orrong Road and 15-17 Mandeville Crescent, Toorak; and
 - 3-35 and 4-30 Fairbairn Road, 15-17, 19-49 and 38-42 Canterbury Road, Toorak.
- Two (2) precinct extensions in Toorak, including:
 - 39-49 Mathoura Road, Toorak (in relation to HO573 and HO574); and
 - 5-29 and 20-26 May Road, Toorak (in relation to HO380).
- Potential tree controls for one (1) existing precinct HO, including:
 - 7 Montalto Avenue, Toorak (in relation to HO143)

5.2 Detailed gap study results

Refer to *Stonnington Heritage Review – Toorak and Kooyong: Part 2A Detailed Gap Analysis*, prepared by Extent Heritage (November 2021), for a complete record of the detailed gap study assessment.

Heritage citations recommended

Following a review of the list of places and precincts identified for further assessment in the preliminary gap study, the detailed gap analysis identified that the following places, precincts, precinct extensions, and trees have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria and therefore meet the threshold of local heritage significance to the City of Stonnington:

- Eighteen (18) new individual places, including:
 - 184 Kooyong Road, Toorak;
 - 60 Washington Street, Toorak;
 - 29 Lansell Road, Toorak;
 - 1 Cross Street, Toorak;
 - 1 Glenbervie Road, Toorak;
 - 703 Orrong Road, Toorak;
 - 33 Albany Road, Toorak;
 - 2 Theodore Court, Toorak;
 - 7 Trawalla Avenue, Toorak;
 - 1 Theodore Court, Toorak;
 - 3 Glendye Court, Toorak;
 - 746 Orrong Road, Toorak;
 - 23 Linlithgow Road, Toorak;
 - 7 Turnbull Avenue, Toorak;
 - 20 Millicent Avenue, Toorak;
 - 5 Heyington Place, Toorak;
 - 39 Mathoura Road, Toorak (tree only); and
 - Unit 1/5 Moralla Road, Kooyong (extract from HO181 Kooyong Precinct where it is noted as non-contributory to the values of the precinct);
- One (1) serial nomination, including:
 - a group of mid-century modern residential properties, including:
 - 39 Lansell Road, Toorak;
 - 1 Lansell Court, Toorak;
 - 4 Nola Court, Toorak; and
 - 2 Tyalla Crescent, Toorak;

- Five (5) new precincts, including:
 - 238–248 Williams Road, Toorak
 - 369, 371, 373, and 375 Glenferrie Road, Toorak;
 - 4–16 Canterbury Road, Toorak;
 - 2–28 Gordon Street, Toorak;
 - 9 and 2–12 Baxter Street, 1–27, 2 and 14–26 Lambert Street, 623–629, and 636–648 Orrong Road, and 15–17 Mandeville Crescent, Toorak; and
- Tree controls for one (1) existing precinct HO, including:
 - 7 Montalto Avenue, Toorak (in relation to HO143).

Further Research Required

The dwelling at 3 Heymount was unable to be viewed from the street/public domain, such that a heritage assessment could not be undertaken. It is not clearly visible from the street or through desktop resources such as property websites or oblique aerals. Given the notable associated architect and previously documented significance of the structure, consideration should be given by Council to request access to the property for a physical survey to inform an assessment.

Although the historic signage across twenty-two streets in Toorak is of interest as historic street infrastructure/furniture, there is not enough archival evidence to warrant their inclusion on the Heritage Overlay at this time. Further research (through archives and/or community consultation) is recommended to determine the nature of its design and construction, as well as the value the local community holds with these signs.

Places not recommended for the Heritage Overlay

Following a review of the list of places and precincts identified for further assessment in the preliminary gap study, the following places, precincts, precinct extensions and trees do not have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria, and therefore do not meet the threshold of local heritage significance to the City of Stonnington:

- Twenty (20) individual places, including:
 - 6 Hopetoun Road, Toorak;
 - 4 Theodore Court, Toorak;
 - 20-22 Canberra Road, Toorak;
 - 18 Russell Street, Toorak;
 - 403 Glenferrie Road, Toorak;

- 789 Malvern Road, Toorak;
- 46 Lansell Road, Toorak;
- 12 Macquarie Road, Toorak;
- 610 Toorak Road, Toorak;
- 740 Orrong Road, Toorak;
- 2 Wannon Court, Toorak;
- 22 Hill Street, Toorak;
- 298 Williams Road, Toorak;
- 13 Albany Road, Toorak;
- 78 Grange Road, Toorak;
- 29 and 29A Wallace Avenue, Toorak;
- 18 Hill Street, Toorak;
- 161 Alexandra Avenue, Toorak;
- 34 Albany Road, Toorak; and
- 32/32A St Georges Road, Toorak;
- Four (4) new (or parts of) precincts, including:
 - 11 and 2–10 Culshaw Street, 3–25 Ruabon Road, and 10–12 Selbourne Road, Toorak;
 - 21–31 Gordon Street, Toorak;
 - 1031–1049 Malvern Road, Toorak; and
 - 3–35 and 4–30 Fairbairn Road, 15–17, 19–49, and 38–42 Canterbury Road, Toorak; and
- One (1) new precinct extension:
 - 5–29 and 20–26 May Road, Toorak (in relation to HO380).





5.3 Summary of places recommended for the Heritage Overlay





The following places and precincts identified in the table below are recommended for the Heritage Overlay and should form part of a planning scheme amendment. In summary, we recommend the following number of places and precincts:

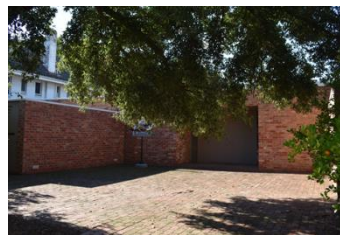



- Eighteen (18) individual places.
- One (1) serial nomination of four (4) properties.
- Five (5) new precincts.
- Tree controls for one (1) existing precinct HO.




Table 8. Summary of places recommended for the HO.

Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
Residence	29 Lansell Road, Toorak	Individual	Residential buildings	Local	Outbuildings and fence controls	

Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
Residence	1 Cross Street	Individual	Residential buildings	Local	None	
Residence	7 Turnbull Avenue, Toorak	Individual	Residential buildings	Local	None	
Lucknow	20 Millicent Avenue, Toorak	Individual	Residential buildings	Local	None	
Residence	23 Linlithgow Road, Toorak	Individual	Residential buildings	Local	None	

Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
Naliandrah	3 Glendye Court, Toorak	Individual	Residential buildings	State	External paint controls Internal controls Recommended VHR nomination	
Gelbart House	5 Heyington Place, Toorak	Individual	Residential buildings	Local	None	
Shere	1 Theodore Court, Toorak	Individual	Residential buildings	Local	None	
Heyington Gardens	2 Theodore Court, Toorak	Individual	Residential buildings	Local	None.	

Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
Hallows House	184 Kooyong Road, Toorak	Individual	Residential buildings	Local	Tree controls	
Milne House	1 Glenbervie Road, Toorak	Individual	Residential buildings	Local	External paint controls Outbuildings and fence controls	
Residence	7 Trawalla Avenue, Toorak	Individual	Residential buildings	Local	None	
Santosa	33 Albany Road, Toorak	Individual	Residential buildings	Local	Outbuildings and fence controls	

Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
Residence	60 Washington Street, Toorak	Individual	Residential buildings	Local	None	
Kilpara Flats	703 Orrong Road, Toorak	Individual	Residential buildings	Local	Tree controls	
Troon	746 Orrong Road, Toorak	Individual	Residential buildings	Local	Outbuildings and fence controls	




Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
House and unit	1-2/5 Moralla Road, Kooyong	Individual	Residential buildings	Local	Outbuildings and fence controls	
Tree	39 Mathoura Road, Toorak	Individual	Parks, gardens and trees	Local	Tree controls	

Table 9. Summary of the serial listing recommended for the HO.

Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
Toorak Post-war Modern Group	39 Lansell Road, Toorak	Serial	Residential buildings	Local	None	









Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
	1 Lansell Court, Toorak	Serial	Residential buildings	Local	None	
	4 Nola Court, Toorak	Serial	Residential buildings	Local	None	
	2 Tyalla Crescent, Toorak	Serial	Residential buildings	Local	None	

Table 10. Summary of the precincts recommended for the HO.

Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
Canterbury Road Precinct	4-16 Canterbury Road, Toorak	Precinct	Residential buildings	Local	None	
Glenferrie Road Precinct	369, 371, 373 and 375 Glenferrie Road, Malvern	Precinct	Residential buildings	Local	None	
Gordon Street Precinct	2-28 Gordon Street, Toorak	Precinct	Residential buildings	Local	None	

Place Name	Address	Individual, Serial or Precinct?	Group Type	Significance	Schedule to the HO controls	Image
Williams Road Terraces	238-248 Williams Road, Toorak	Precinct	Residential buildings	Local	None	
Lambert Street Precinct	9 and 2-12 Baxter Street, 1-27, 2 and 14-26 Lambert Street, 623-629 and 636-648 Orrong Road, and 15-17 Mandeville Crescent, Toorak	Precinct	Residential buildings	Local	None	

Thematic context of places recommended for the Heritage Overlay

The nominated individual places, serial listing and precincts were quite cohesive in terms of their thematic representation. Most places related to the residential buildings group type, and are representative of Toorak and Kooyong as one of Australia's most prestigious suburbs with a range of architect designed homes. In addition, there is a strong theme of experimentation and innovation in architecture that shows through the large collection of post-war modern properties.

Table 11. Summary of gap study thematic context.

Nomination Type	Group Type	Place Type / Era	Stonnington Thematic History Sub-Themes
Individual	Parks, Gardens and Trees	Mature Cedar (<i>Cedrus</i>)	Creating leafy suburbs
	Residential Buildings (private)	Victorian terrace	Creating Australia's most 'designed' suburbs – houses as a symbol of wealth, status and fashion Creating Australia's most 'prestigious' suburbs
		Edwardian era residence	Creating Australia's most 'designed' suburbs – houses as a symbol of wealth, status and fashion Creating Australia's most 'prestigious' suburbs
		Interwar Old English	Creating Australia's most 'designed' suburbs – houses as a symbol of wealth, status and fashion Creating Australia's most 'prestigious' suburbs
		Post-war modern residence	Functional, eccentric and theatrical – experimentation and innovation in architecture
		Post-war modern flats	Functional, eccentric and theatrical – experimentation and innovation in architecture Developing higher density living

Nomination Type	Group Type	Place Type / Era	Stonnington Thematic History Sub-Themes
Serial	Residential Buildings (private)	Post-war modern residence	Functional, eccentric and theatrical – experimentation and innovation in architecture
Precinct	Residential Buildings (private)	Victorian era terrace	Creating Australia's most 'prestigious' suburbs
		Victorian era cottages	Middle-class suburbs and suburban ideal
		Federation/Edwardian era houses	Middle-class suburbs and suburban ideal
		Interwar Old English residences	Creating Australia's most 'prestigious' suburbs

6. Recommendations

6.1 Implementation of this report

Adoption of study

It is recommended that Stonnington City Council formally adopts the Stonnington Heritage Review Part 2A: Toorak and Kooyong Heritage Review, which comprises the following:

- Volume 1: Findings and Recommendations
- Volume 2: Citations

Stonnington Heritage Overlay

It is recommended that Stonnington City Council implements the findings of this study by preparing and exhibiting an amendment to the Stonnington Planning Scheme that would:

- Retain the thirty-one (31) individual places and six (6) precincts on the HO, with their relevant boundary and Schedule to the Heritage Overlay control changes;
- Add six (6) individual places and five (5) precincts as separate inclusions on the Heritage Overlay, as part of amendments to the existing place and precinct HOs;
- Remove 5-15 and 2-16 Stradbroke Road, 59 Lansell Road, 8-10 Dalriada Street, and 534, 536, 569, 571, 587 and 589 Toorak Road, Toorak from the Heritage Overlay in relation to HO143;
- Remove 276 Williams Road, Toorak, and 2/4/6/6A Russell Street, Prahran, from the Heritage Overlay in relation to HO155;
- Remove 444 Glenferrie Road and 1-2/5 Moralla Road, Kooyong, from the Heritage Overlay in relation to HO181;
- Add the eighteen (18) new individual places that meet the threshold for local heritage significance as individual heritage places on the Heritage Overlay;
- Add one (1) new serial listing, comprised of four (4) properties, which meets the threshold for local heritage significance to the Heritage Overlay;
- Add the five (5) new precincts that meet the threshold for local heritage significance as precincts on the Heritage Overlay;
- Amend the relevant Stonnington Planning Scheme Heritage Overlay maps, as required—the extent of registration for the individual place, serial listings and precincts are the curtilages defined by the mapping included in the citations and provided as GIS polygon data to Council.

Victorian Heritage Register

Moonbria Flats at 68 Mathoura Road, Toorak (HO81), is identified as meeting the threshold for both local and State heritage significance. It has potential State significance under HERCON Criterion H – ‘Special association with the life or works of a person, or group of persons, of importance in our history’ (DELP 2018, 2) which focuses on associative significance. To establish this, it is recommended that Stonnington City Council include the citation prepared as part of this study as supporting documentation for a VHR nomination.

Salter House at 16A Glyndebourne Avenue, Toorak (HO266), is identified as meeting the threshold for both local and State heritage significance. It has potential State significance under HERCON Criterion A – ‘Importance to the course, or pattern of our cultural or natural history’ which focuses on historical significance, Criterion D – ‘Important in demonstrating the principal characteristics of a class of cultural or natural places or environments’ which focuses on representative significance, Criterion F – ‘Importance in demonstrating a high degree of creative or technical achievement at a particular period’ which focuses on technical significance, and Criterion H – ‘Special association with the life or works of a person, or group of persons, of importance in our history’ (DELP 2018, 2) which focuses on associative significance. To establish this, it is recommended that Stonnington City Council include the citation prepared as part of this study as supporting documentation for a VHR nomination.

Naliandrah at 3 Glendye Court, Toorak (identified as part of the gap analysis), is identified as meeting the threshold for both local and State heritage significance. It has potential State significance under HERCON Criterion E – ‘Importance in exhibiting particular aesthetic characteristics’ which focuses on aesthetic significance and Criterion H – ‘Special association with the life or works of a person, or group of persons, of importance in our history’ (DELP 2018, 2) which focuses on associative significance. It is noted that a nomination has been previously lodged to Heritage Victoria regarding this property. It is recommended that Stonnington City Council include the citation prepared as part of this study as supporting documentation.

6.2 Future investigations and opportunities

The Heritage Review identified some areas of further work that would be beneficial for the City of Stonnington to pursue in the future. These include:

- Update or create Hermes entries for all places assessed as part of this heritage review, inclusive of those places identified in the preliminary and detailed gap analyses which do not meet the threshold for local heritage significance;
- Undertake further assessment of 3 Heymount Close, Toorak for its potential to be included on the Heritage Overlay. The visibility on the building and background information is too poor to be able to make a clear heritage assessment at this time. It is not clearly visible from the street or through desktop resources such as property websites or oblique aerials. Given the notable associated architect and previously documented significance of the structure, consideration should be given by Council to request access to the property for a physical survey to inform an assessment; and

- Update the Stonnington Thematic Environmental History (Context Pty Ltd 2009) to appropriately address the European émigré influence on modernist architecture in Toorak which has been identified as a strong historical theme in this study.

7. References

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