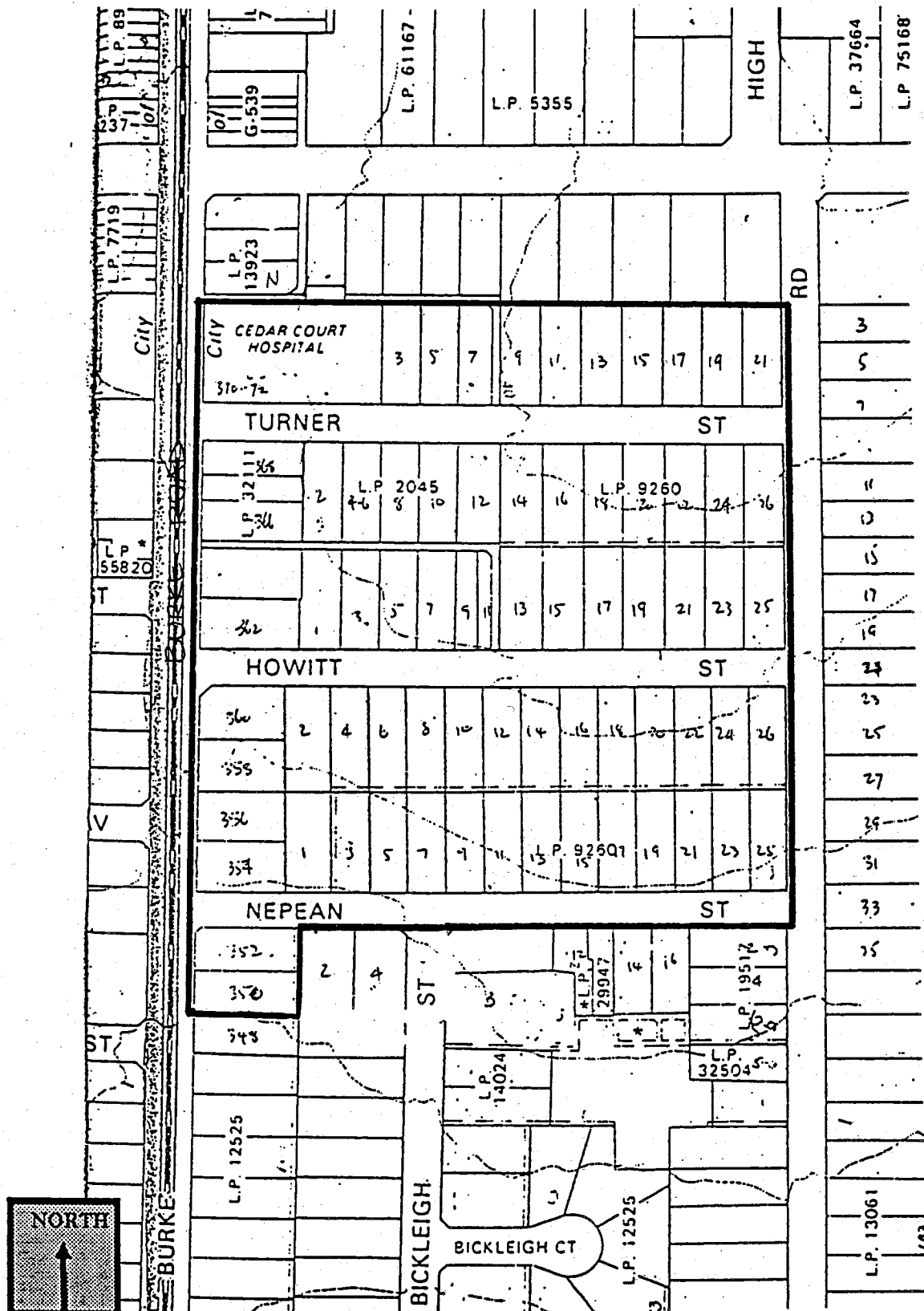


1997 Review of Urban Conservation from the
Camberwell Conservation Study 1991
TOORAK ESTATE
AREA CITATION



1997 Review of Urban Conservation from the
Camberwell Conservation Study 1991
TOORAK ESTATE
AREA CITATION (Continued)

Camberwell's finest Bungalow-era estate, having the concrete roads, period street trees and well-preserved, mainly brick Bungalow, housing stock.

HISTORY

Known as the Toorak Estate (Turner, Howitt and Burke Road) in 1888, its layout came from Thomas H. Braim, Jnr. (Bruford & Braim), then of Inglesby Road, Camberwell¹. Nearly 40 years later it was revived in a slightly different form (Nepean Street was possibly added), as declared by J.G. Gillespie².

Analysis reveals the following period expression percentages for the era 1916-1925:

Howitt Street 79%

Nepean Street 81%

Turner Street 69%

Sites of interest include the 11% of sites judged to be pre-1900 in Howitt Street, and 12% in Turner Street;³ Meanwhile, the Burke Road frontages contained larger lots, which generated larger house, generally during the 1920s and 30s, and particularly at corners.

HISTORICAL THEMES

Historical themes represented include:

(i) Influence of electric tramways on estate subdivision;

(ii) building form and style characteristic of high-quality estates of the First World War and after; and

(iii) The influence of by-law planning is reflected in the larger size of blocks and houses fronting the major street (Burke Road) and the larger scale of buildings on corner blocks. Camberwell Council made a deliberate attempt to regulate buildings at corners and along main roads in Camberwell, to counteract what they saw as the degradation of major streets because of increased traffic. This estate demonstrates clearly the response to this threat to the image of the suburb.

DESCRIPTION

TURNER STREET

The street has a concrete roadway and mainly Bungalow era development. There are some original garden elements, such as Number 16, with a palm. New intrusions include Number 10 and residual Victorian era houses, Numbers 4 and 6.

HOWITT STREET

The street has a concrete roadway and a period Pin Oak avenue. Individually significant Bungalows such as Number 2, are in near original condition. It is typical of other red brick and stucco Bungalows throughout the estate.

NEPEAN STREET

The street has a concrete roadway, and Bungalow style housing. There are also some later Old English style houses, especially on the south side.

¹ D1889, LP2045

² LP9260, 1922

³ See Appendices

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AREA CITATION (Continued)

1991 STATEMENT OF SIGNIFICANCE

A notable Bungalow estate developed largely from 1916 to 1925 with landscape and road pavement characteristic of the period. Built near major electrified tramway routes and historically representative of the influence of electric tramways on estate subdivision. Building form and style are characteristic of high quality estates of the First World War and after.

1997 REVISED STATEMENT OF SIGNIFICANCE

The Toorak Estate is of regional significance for a combination of the following factors:

- as a well-preserved post First World War estate with emphasis on brick Californian Bungalow architecture;
- for the enhanced period setting, with concrete roads and mature related street trees;
- for its evocation of the positive effects of amenity control through use of municipal by-laws and covenants; and
- as an illustration of the effect of transport developments on the location of new estates.

IMPLICATIONS

- Conservation of all identified 1920s era elements in the precinct; and
- Conservation of secondary contributory places from the 1930s which have visual associations.

Existing Conditions

Street	1991 notes	1997 description	Site schedule
Burke Road		Bungalow-era brick development similar to other streets in the estate Changes no major change	add 368 (1938) as 'D' grade, level 2 streetscape to schedule
Howitt Street	The street has a concrete roadway and a period Pin Oak avenue. Individually significant Bungalows such as Number 2, are in near original condition. It is typical of other red brick and stucco Bungalows throughout the estate.	Bungalow area brick precinct; concrete roads; pinoak street trees. Changes no major change except for partial destruction of cypress hedge at 362 Bourke Rd corner.	add 25 (c1925), 23 (c1925, altered), 10 (c1925), 4 (c1925) as 'D' grade, level 2 streetscape to schedule
Nepean Street	The street has a concrete roadway, and Bungalow style housing also, there are some later Old English style houses, especially on the south side.	Bungalow era brick precinct pinoak street trees hillside setting; concrete roads- north side only. Changes no major change	
Turner Street	The street has a concrete roadway and mainly Bungalow era development. There are some original garden elements, such as Number 16, with a palm. New intrusions include Number 10 and residual Victorian era houses, Numbers 4 and 6.	Bungalow era brick precinct; concrete roads, pinoak street trees Changes: Large hospital development west end north side (1-3) has absorbed one contributory site;	remove 3 from schedule; add 21 (c1925, altered), 19 (c1925), 15 (c1925), 11 (c1925, altered), 9 (c1925,

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TOORAK ESTATE
AREA CITATION (Continued)

			altered) as 'D' grade, level 2 streetscape to schedule
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Conclusion

No major changes to heritage significance of precinct with only the south side of Nepean identified to be of a significantly lesser character than the rest of the precinct. This has been accounted for in the site schedule

Recommendation

Seek heritage overlay control in the Boroondara planning scheme for this precinct as defined in the 1991 report and with adjustment to the schedule to reflect existing conditions.