

2.3.6 Other building gradings in precinct:

Fenton Bowen house 577 Toorak Road - A1 (located within an Urban Conservation UC1 Area)

Langi flats 579 Toorak Road - A1 (located within an Urban Conservation UC1 Area)

St Peter's church and presbytery Toorak Road- A2 (located within an Urban Conservation UC1 Area)

Deauville flats 1 Lansell Road - B (located within an Urban Conservation UC1 Area)

2 Lansell Road - C amenity value only due to scale and setback (located within an Urban Conservation UC1 Area)

Umina 3 Lansell Road - A1 (located within an Urban Conservation UC1 Area)

2.4 Related buildings in Toorak House precinct but outside urban conservation area

2.4.1 17 St George's Road

Existing building grading - A1

1900 'Toorak Estate' subdivision of the reduced *Toorak House* allotment.

1902 *Kildrum* was built for William Drummond in 1901-1902. This had a coach house and outhouses²⁷, and was sited on Lots 43 and 44 (later 7 St George's Road) and possibly Lots 41 and 42 as well. Each lot was 3 rods and 18 perches, almost 1 acre. The formal carriage loop of Toorak House was subdivided but not sold at this time (Fig 5).²⁸

1938 St Georges Court was subdivided and development began.

1938-9 The southern wing of *Toorak House* was demolished and the southern formal garden including the carriage loop was sold to create the current 17 St George's Road allotment, which required the demolition of *Kildrum*. A large mansion constructed to the design of architects Hughes and Orme, who worked in the Old English style with cottage influences.

This is one of the most significant Toorak mansion properties with respect to the combination of house and landscape design. It is an important example of the practice of Hughes and Orme who worked in the Old English style with cottage influences. The extensive grounds retain a number of significant trees from Toorak House (*Toona australis*, *Quercus canariensis*, and *Brachychiton sp* and *Araucaria hetrophylla*). The coach house and outhouses of *Kildrum*, including a glasshouse have been retained. The northern tennis court site was formerly the location of the carriage drive of *Toorak House*. The formal driveway is one of the most impressive characteristics. The whole property is relatively intact.

It has a rear access onto Dalriada Street opposite the subject site, providing a landscape connection with the landscape of the Lansell road properties described above. Dalriada Street closely corresponds to the former alignment of the *Toorak House* drive.