

## PRECINCT 10

1855

This plan shows the precinct and subdivided in a number of moderate size allotments but with little actual development having taken place. A small pocket abutting Gardiner's Creek Road indicated the start of Toorak village as did the indication of the narrow streets running to the south of the village. 'Tintern' stands on the large wooded block at the corner of Williams and Gardiner's Creek Road and the elaborate garden of 'Leura' was shown on the north-east corner of the precinct and immediately to the south was 'Montalta'.

The Bush Inn was already located on the south-west corner of Williams and the then-Commercial Road. The layout of Mathoura Road and Canterbury Road was anticipated at this stage.

1895

Over the previous 40 years large sections of this precinct had been intensely developed. Housing ranged from modest single storey road houses, two storey terraces on small allotments to a number of detached villas. The south-west corner focused around the Bush Inn saw the most modest buildings although those facing Williams Road and Evelina Road were very substantial terraces and villas. Another pocket of development was along Woodside Crescent and Mathoura Road, particularly the southern end. The narrow streets such as Canterbury Road, Cunningham Street (now Fairbairn Road), Carters Avenue and Ross Street all had a predominance of single storey, single fronted road houses, many of timber. Several large mansion, allotments still remain in the western section, most notably 'Tintern', 'Woodside' at the end of Woodside Crescent, 'Ellerslie' at the end of Gordon Street, and 'Brookville' located in Canterbury Road next to the State School (with a large garden that is now the Brookville Gardens). East of Canterbury Road there was virtually no closer development. The two 1850s mansions of Leura and Montalta remain with major gardens, kitchen gardens, cattle paddocks, fowl houses which must have provided a rural character to the Toorak area. Further south were other major properties such as 'Toronto' (now the corner of Selborne Road), 'Miegunyah' (the original single storey building) and 'Mar Lodge'. The only closer subdivision was in the quadrant south of the railway line.

1895 - 1992

Today the area has seen a number of major changes where the original large estates had not been subdivided by the 1890s. 'Tintern' was subdivided by noted architect and owner Walter Butler circa 1910 creating a U-shaped crescent containing a number of architecturally distinguished buildings. 'Woodside' had lost virtually all its gardens to Woodside Crescent. 'Ellerslie' was replaced by the subdivision of Ellerslie Place and Tashinny Road in the

1950s. 'Leura' was redeveloped in the 1950s, creating Martin Court, although its kitchen garden was replaced at an earlier period by Kilsyth Avenue. 'Montalta' led to the distinctive subdivision of Montalto Avenue which, apart from its unusual geometric form, contains an important group of inter-war houses. Selborne Road and Lambert Road created at the turn of the century contain Edwardian and inter-war buildings leaving 'Toronto' with a small holding, while 'Miegunyah' still retained a major part of its allotment. It is one of Toorak's last remaining privately owned mansion allotments. Mar Lodge has been completely redeveloped.

Canterbury Road at the northern end on the Leura Estate was redeveloped with flats in the 1930's. Further redevelopment of existing allotments has occurred throughout the precinct in the 1960s. These include the sequence of Williams Road and Springfield Avenue. The northern end of Mathoura Road has a number of flats of both the inter-war period as well as the post-War period. The large block by Roy Grounds was a forerunner of the now dominant cream brick walk-up style. The Toorak Methodist Church remains in a partially demolished state on the corner of Williams Road and Toorak Road.

## URBAN CONSERVATION AREAS

**Toorak Village**  
see precinct 9

### **Tintern Avenue - Woodside Crescent - Williams Road**

This area is focused on the subdivision of Walter Butler of the Tintern Estate and the Woodside Crescent development of the mansion allotment to the south. It also includes a sequence of terrace houses and adjacent Edwardian houses in Williams Road. The distinctive features of Tintern Avenue apart from the original house are the quality of the Edwardian and inter-war housing which provides an important scale and character to this precinct. Studley flats, Butler's own development, adds importance to the precinct. Later walk-up flat developments have, by contrast, intruded substantially and are generally excluded from this area.

Woodside Crescent provides a sequence of relatively intact small Victorian villas.

### **Montalto Avenue Area (see above)**

Surveyed by J. G. Gillespie and declared in late 1927, Montalto Avenue was another distinctive street pattern but over 50 years after the Toorak Estate. Cul-de-sac planning aimed to thwart the new menace of through motor traffic.

