

Woodside, 19 Woodside Crescent, Toorak Incorporated Plan

1.0 Application

This incorporated plan applies to Woodside, 19 Woodside Crescent, Toorak.

2.0 Statement of Significance¹

Woodside, house, at 19 Woodside Crescent, Toorak, is locally significant historically:

- as in part (the cellar and some external parts of the East wing) one of four known houses from the 1850s in the Toorak locality, that represent the first era of development in the area; and
- for valuable and uncommon surviving external fabric from the late 19th century, specifically the west wing with its bayed plan, window joinery and shutters (specifically the shutters attached to the arched top-lights in the north bay), and the south elevation of the east wing.

3.0 Elements of particular significance at the place (refer plans)

The following are elements of particular significance at the place

East wing:

- Parapeted stuccoed ornamental South facade from the late Victorian-era, with:
 - a panelled parapet,
 - parapet piers surmounted with urns;
 - an eaves entablature;
 - eaves brackets
 - a centrally placed, raised and gabled entablature to the parapet;
 - cement string mould linking each opening at impost level, rising over the windows in a label mould form,
 - a cement plinth moulding;
 - decorative metal wall vents;
- South verandah extending across the south or street frontage with:
 - timber roof framing including the stop-chamfered bressumer beams and remaining ogee profile stop-chamfered wall plate as shown on Plan B (excludes added bull nose corrugated sheet roof profile in place of original ogee profile and associated framing);
 - Paired spiralled cast-iron verandah posts, panelled cast-iron verandah frieze and brackets;
 - Verandah floor paving with quarry and encaustic mosaic tiles, stone border, steps and entry threshold;

¹ Refer to the reference documents, *Heritage Overlay Citations, City of Stonnington* (HO175) for the full citation and assessment against the Australian Heritage Commission criteria

- Welsh slate or similar cladding to the pitched roof bays (excludes new slate east end of north roof bay, and corrugated iron cladding of valleys);
- Cemented chimney mouldings;
- Fenestration that includes:
 - double-hung timber sash windows on the south façade extending to the plinth level of the house, arranged either side of front or primary entry door;
 - primary entry door - a 4-panel front door, with panelled top lights and side lights painted with portraits of women, assumed to be female members of one of the occupying Victorian-era families, and a stone threshold;
- Curving cemented garden walls either side of the south verandah entry steps,
- An L-shape floor plan (see plans);
- Relatively lower eaves and roof ridge lines and thicker external walls (400mm) than the later West wing;
- Associated land as mapped (refer Plan A).

West wing:

- Late Victorian-era stuccoed ornamental façade to part of the west and the south walls, with:
 - decorative metal wall vents;
 - a central three-sided south-facing window bay, flanked by wide wall bays with associated openings;
 - an impost mould linking segmentally arched windows, and rising to form an architrave with central keystone over each window;
 - two projecting west facing room bays, the northern faceted bay having early timber louvred shutters to arched top-lights, and associated hardware;
 - eaves entablature moulding;
- Slate clad pitched roofs set out in bays with expressed eaves, and eaves brackets;
- Cemented chimney mouldings; and
- Associated land as mapped (Refer Plan A).

Other significant elements:

- A cellar with rubble stone walls, set at the north end of the East wing L-shape plan, with dressed stone steps and remnant quarry tiles paving at ground level;
- Underground brick-lined tank north-east of the wing's north end (as shown on the *MMBW Detail Plan 972*), now paved over.

4.0 Elements of contributory significance (refer plans)

The following fabric may or may not date from the Victorian-era but may reflect the form of elements from that era.

- Timber window shutters other than those attached to the arched top-lights in the West-wing northern room bay;

- New slates to roofs and some corrugated iron cladding of roof valleys to East wing roof (east end)
- 4-panel secondary entry door to the existing Living Room, south façade West wing;

5.0 Elements of no significance or elements below the local significance threshold (refer plans)

- All structures located outside of the *Associated land* as mapped around this house (refer Plan A), including the garage and outbuilding on the north perimeter of the land but excluding the cellar and underground tank;
- Bullnose profile corrugated metal sheeting and associated rafter and purlin framing added to the verandah roof on the east wing, south facade;
- Quad profile roof gutters;
- Added window and door joinery on the east and north elevations of the East wing, including added glazing bars;
- Timber balustrade to cellar stair;
- The lift to the cellar at the end of the stairs through the concrete slab;
- Added verandahs to the north facades of the East and West wings;
- Swimming pool and associated margin paving;
- Masonry planter boxes on east boundary;
- Concrete slabs added over the cellar and to the cellar floor;
- Masonry front or south boundary fence and other boundary timber fences;
- Garden path and hard landscaping between house and street;
- External service lines including security, electrical supply lines and entry boxes.

6.0 No Planning Permit Required pursuant to Clause 43.01 of the Stonnington Planning Scheme

A planning permit is not required under Clause 43.01 of the City of Stonnington Planning Scheme for the following development, provided there is no external change to the above *elements of particular significance*:

6.1 Demolition of the above *Elements of no significance or elements below the local significance threshold* or any structure other than the *elements of particular significance* located outside the *associated land* (refer Plan A);

6.2 Reconstruction of the ogee profile corrugated iron or corrugated zincalume clad verandah roof and associated timber roof framing to the East wing south façade verandah, using the profile of the surviving wall plate, west end (refer Plan B) to restore the south verandah to its Victorian-era form;

6.3 Reconstruction of the above *Elements of contributory significance*, provided that the replacement is similar to the

existing external dimensions, form, finish and materials of the element;

6.4 Buildings and works, located outside of the *associated land* (refer Plan A), that are demonstrated by the applicant, to the satisfaction of the responsible authority to have wall and roof heights no higher than the respective wall and roof heights of the existing East and West wings;

The construction of buildings and the carrying out of works pursuant to this clause must not cover or change the exterior fabric of *elements of contributory or particular significance*. This does not apply to a change to the *Elements of contributory significance* as in clause 6.3

For buildings or works that require a building permit under the *Building Act 1993* and the *Building Regulations 1994*, a development plan:

- o must be submitted to the Responsible Authority; and
- o must demonstrate compliance with this clause, to the satisfaction of the Responsible Authority;

prior to any buildings or works being carried out on the site in accordance with this clause.

7.0 Definitions

Entablature means is the part of a building wall (as in a classical temple) above the columns and below the roof where a raised entablature is as part of a parapet wall, set above and concealing the actual roof line.

Fabric means all the physical material of the place including components, fixtures, contents, and objects. Fabric includes subsurface remains, as well as excavated material.

Impost is the lowest part or a line that matches the lowest part of an arch (from which it springs).

Ogee is a moulding, the section of which is the form of the letter S, with the convex part above.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric. New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

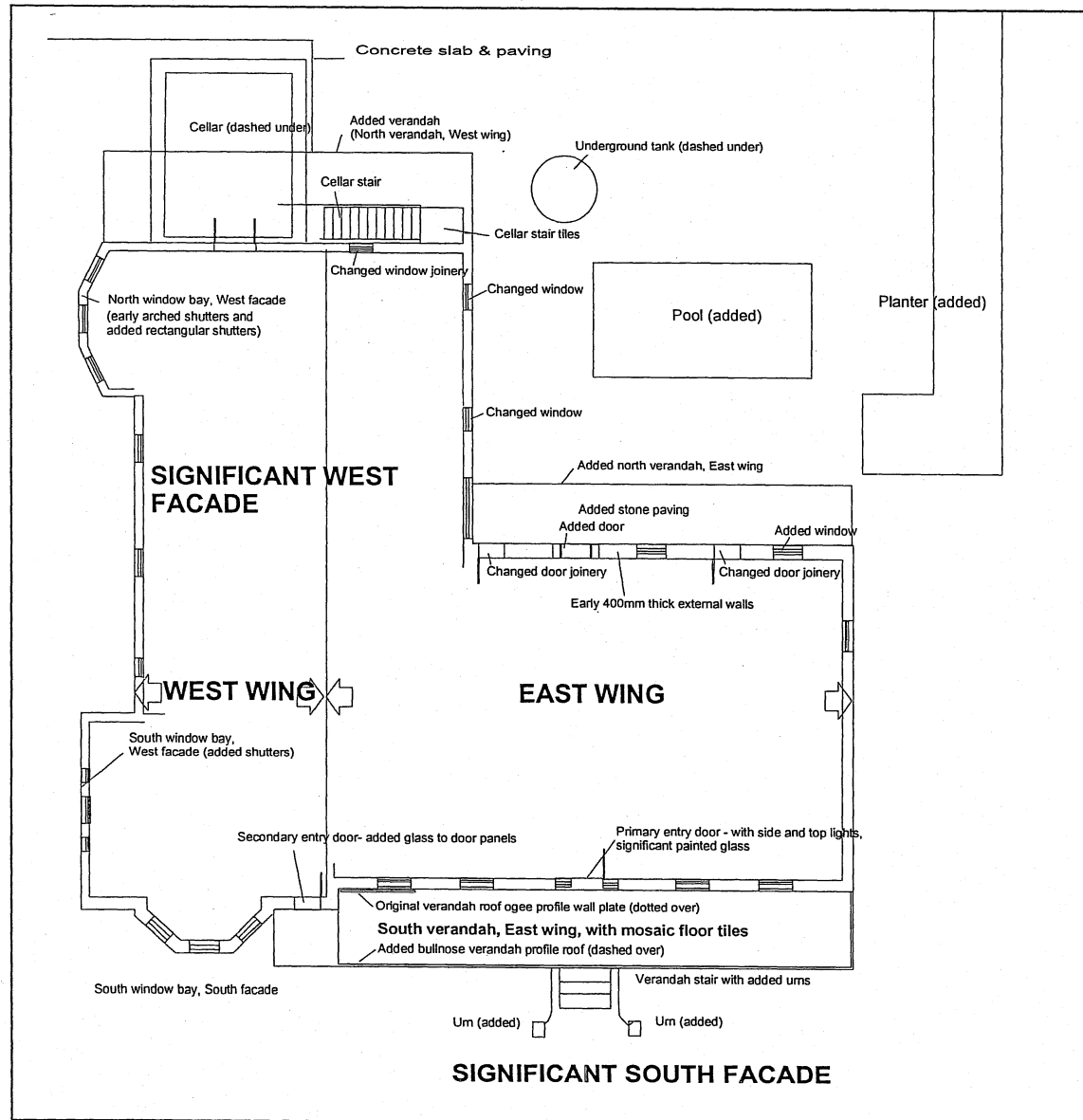
8.0 References

The following should be referred to before determining a planning application for this property:

- City of Stonnington Building Permit Application 1997 plans for 19 Woodside Crescent, Toorak;
- MMBW *Detail Plan 972*, 1899
- MMBW Property Service Plans and Surveyors Field Book notes for 19 Woodside Crescent, Toorak
- ICOMOS Australia *Burra Charter*, as revised.

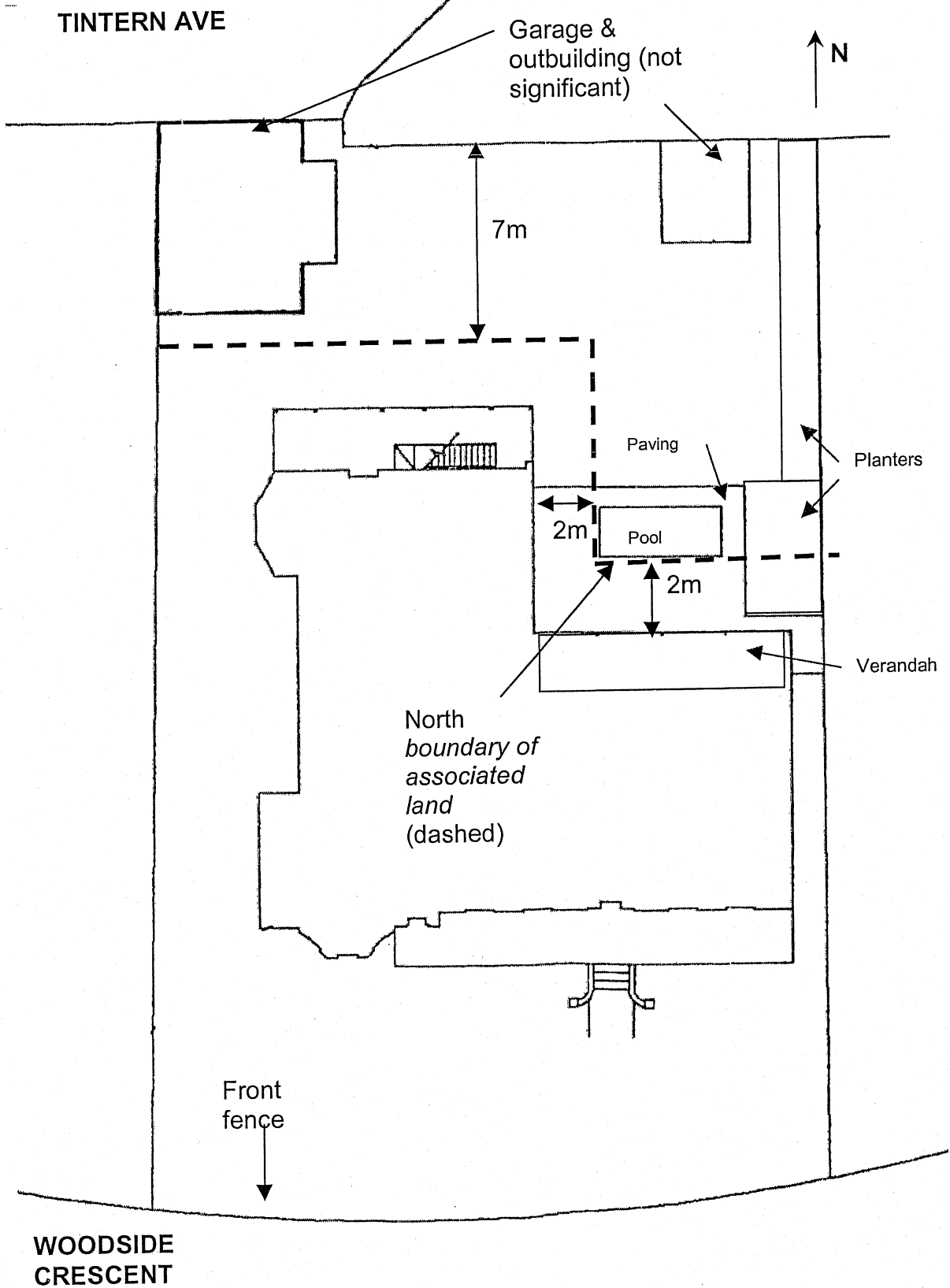
Plan No 3. Incorporated under Clause 43.01-2 of the *Stonnington Planning Scheme*
 19 Woodside Crescent, Toorak. 19 July, 2004

Plan B (Elements Plan)



STONNINGTON PLANNING SCHEME
 ADOPTED AMENDMENT NO. ... (6 (2B))
 This is a true copy of the incorporated document adopted
 by Stonnington City Council on:
 (Signed)
 General Manager, Planning and Development
 City of Stonnington

PLANS (Not to scale, derived from City of Stonnington planning scheme and building permit drawings)
Plan A (Site Plan)



**WOODSIDE
CRESCENT**

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ADOPTED AMENDMENT NO.....C 6 (LB)
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General Manager Planning and Development
City of Stonnington