

Heritage Citation

HOUSE AND DUPLEX

Address: 42 and 44 & 46 Murray Street, Prahran

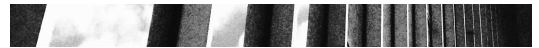
Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Ward & Carleton
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1900
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundaries



Figure 1. 46 (top) and 42 & 44 (bottom) Murray Street, Prahran (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation houses at 42 and 44 & 46 Murray Street, Prahran, three single-storey dwellings built in 1901.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing
- The house's high level of integrity to its original design.

Later alterations and additions, such as rear additions, are not significant.

How is it significant?

The houses, 42 and 44 & 46 Murray Street, Prahran are of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

The houses at 42 and 44 & 46 Murray Street, Prahran form a fine, representative group of modest Federation houses. They display typical features of the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Prahran and across Melbourne more broadly, including a picturesque overall composition with complex roof form and the use of materials such as red brick, slate roof with terracotta detail, roughcast render and timber verandah decoration (Criterion D).

The houses at 42 and 44 & 46 Murray Street, Prahran form a carefully designed and well-resolved group of Federation houses. The overall asymmetrical form, unusual and large corner tower at 46 Murray Street, timber decoration and roughcast render demonstrates a rich and highly original combination of architectural elements and materials which together present a picturesque composition of this architectural style (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in the *Stonnington Environmental History* (2009):

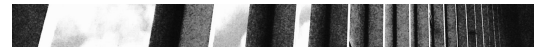
8 Building Suburbs

- 8.2 Middle-class suburbs and the suburban ideal

Locality history

The close proximity of the former Prahran municipality to the centre of Melbourne resulted in its early development and growth. The municipality comprised the localities of South Yarra (east of Punt Road), Prahran, Windsor, Toorak (west of Kooyong Road), Hawksburn, and Armadale (west of Kooyong Road). The name Prahran was derived from the Aboriginal word for the area, 'Pur-ra-ran', which is reportedly a compound of two words, meaning 'land partially surrounded by water' (City of Stonnington [CoS]).

The Prahran municipality was first surveyed for farm lots in 1840. Most original Crown grantees subdivided their allotments for resale and a hierarchy of development quickly emerged. The desirable elevated locations immediately south of the Yarra River, in Toorak and South Yarra, attracted residential development in the form of substantial houses on large allotments. By 1849, land sales had reached Dandenong Road at the southern extent of the Prahran municipality, in the lower-lying areas that were prone to flooding. Development here comprised dwellings and worker's cottages on small allotments (Context 2006:37-40; 2009:11). The commercial area at the junction of Chapel Street and Toorak Road had begun to develop by the mid 1850s. In Prahran, Windsor and parts of South Yarra, much of the land was cultivated as small market gardens in the 1850s and 1860s. The early importance of this industry is



illustrated by the opening of the Prahran Market in 1864 (Context 2006:92).

The Prahran Road District was proclaimed in 1854, soon becoming a municipality in 1855, and a Borough in 1863. In 1870 the Borough of Prahran was proclaimed a Town, and then a City in 1879 due to population growth (CoS). In the 1860s and 1870s the population of the municipality more than doubled, from approximately 10,000 in 1861 to 21,000 in 1881 (Victorian Places).

In 1860 the private Melbourne and Suburban Railway Company, opened a line through Richmond to South Yarra, Prahran and Windsor. In 1878 the Victorian Government purchased the existing railways in the municipality as part of a project to build a line through Oakleigh to Gippsland. The new Oakleigh line, which was opened in 1879, ran through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway line coincided with the start of the land boom, which resulted in considerable urban growth (Context 2006:65-7).

The Prahran municipality was serviced by a web of public transport routes when cable trams were established in Toorak Road and Chapel Street in 1888 and 1891 respectively, and major commercial centres grew along these tram routes. By 1891 the population of the municipality had again doubled from 21,000 in 1881 to almost 40,000 in 1891. By the 1890s, much of the Prahran municipality had been developed, and by 1900 the majority of large land holdings had been broken up, with subdivision often proceeding without any planning oversight. In terms of building stock, middle-class enclaves did develop throughout the former City of Prahran, however, it was in the neighbouring City of Malvern that the development of the 'suburban ideal' was to find its fullest expression (Context 2009:12). The population of the Prahran municipality grew at a steady rate from 1891 to the early 1930s, during both the 1890s and 1930s depressions (Context 2006:69; Victorian Places).

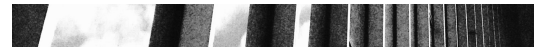
The 1903 *Australian Handbook* (as cited in Victorian Places) entry for Prahran stated that the municipality comprised rail and cable tramcar networks, a landmark town hall, numerous 'public buildings of a charitable, educational, and ecclesiastical character', 'handsome recreation areas' that beautified the neighbourhood, and many tree lined streets. The entry further noted that the 'outskirts of the municipality [were] adorned by very many elegant private houses, the residences of merchants and others in business in Melbourne' (Victorian Places).

By 1927 the Prahran municipality had five electric tram routes: Dandenong Road (1911), High Street (1910), Malvern Road (1915), Toorak Road (1927) and Chapel Street (1926). By 1933, the municipality had a population of 51,000 (Victorian Places; Context 2006:70 & 2009:6). In the 1930s, the local housing stock, comprising many small dwellings and workers cottages, was considered in reports on slum reclamation (Victorian Places). The 1946 *Australian Handbook* (as cited in Victorian Places) stated that the municipality was largely residential, with a number of factories, 80 acres of parks and gardens, and recreational facilities. In 1947, the municipality reached its peak population, at almost 60,000 people (Victorian Places).

During the early post-war period, slum reclamation projects coincided with a boom in flat development, with private flat developments in east Prahran and Housing Commission projects in Prahran and Windsor often occurring in the reclamation areas. This resulted in an influx in migrants, particularly of Greek and British nationality, in the 1950s and '60s, who occupied the old working-class houses and newly built Housing Commission flats. By 1991 the population of the municipality had declined to 42,000 (Victorian Places; Context 2006:142). The City of Malvern amalgamated with the City of Prahran in 1994, to form the City of Stonnington. In 2011, the housing stock of the Prahran locality comprised 50% flats and units, 20% row houses and 30% freestanding houses (Victorian Places).

Place history

Murray Street was originally called Ross Street (to c1870), after early property owner William Murray Ross (SHC). Percy George Gardiner, Prahran tailor, purchased the property (the current nos. 42 and 44 & 46) on the south-west corner of Murray Street and Lewisham Road North in December 1889 (LV:V2222/F314). The



1896 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan indicated that the property remained vacant. Gardiner sold to John H. Gray, Prahran manufacturer in July 1898, who in turn sold the lot to Matthew Francis Craig, architect of Mathoura Road, Toorak, in February 1900 (LV:V2222/F314).

The 1899-1900 rate books listed Craig as the owner (with Gray's name struck out) of vacant land on Murray Street (with an 82 foot frontage to Murray Street; the current nos. 42 and 44 & 46). The following year, the 1900-01 rate books recorded that Matthew Craig was the owner of an eight-room brick house at 46 Murray Street, with a Net Annual Value of 44 pounds, occupied by tenant James H. White (subsequent rate books described the house with only seven rooms). In 1900-01 Craig was also rated for two five-room brick houses at 42 and 44 Murray Street, each with a NAV of 34 pounds, both with occupants (RB). This indicates that house at 46 and duplex at 42 & 44 were built for owner architect Matthew Craig in 1900. Rate books note that the dwellings were let to various occupants under Craig's ownership (RB). Craig is known to have been an architect and surveyor, who resided with his family on Dandenong Road, Caulfield in a house he designed (address not known) (Reilly, 2007; RB). It is not known if he was connected to the architectural firm who designed the three dwellings.

The MMBW Property Sewerage Plan (Figure 2) indicates that the three dwellings were designed by the architectural firm Ward & Carleton. The Property Sewerage Plan for the properties were on one plan, dated 1900, with the owner confirmed as Matthew Francis Craig of 18 Mathoura Road, Toorak, and the agent recorded as Ward & Carleton of 342 Collins Street, Melbourne. The plan showed the footprints of the new dwellings. The 1900 footprint of the duplex showed the verandahs to each façade, and each dwelling with a two-tiered section extending to the rear; an annotation to the plan noted that these back sections were 'wood'. The footprint of the house at no. 46 is the same as the footprint in 2017 (refer to Figure 7), comprising the return verandah to the façade, and larger return verandah to the rear of the house. No outbuildings were located to the rear of no. 46 in 1900 (PSP).

Craig retained ownership of 42 and 44 & 46 Murray Street until 1954, when the properties were transferred to his daughter Sybil Craig, a prominent Melbourne artist (RB; LV: V2222/F314; Reilly, 2007). Council valuation records indicate that in the late 1960s, the Dimitroulis family purchased nos. 42-46 (Valuers Field Book). No. 46 was subdivided in 1972, no. 44 in 1973, and no. 42 was transferred in 1985 (LV: V2222/F314).

When compared to the footprints on the 1900 PSP, aerials in 2017 (see Figure 7) indicate that additions have been constructed to the rear of both duplex dwellings. Alterations and additions were carried out to no. 44 in 1991, comprising the demolition of a rear section of the house and construction of an addition. Alterations were carried out to no. 42 in 1985, comprising works to the kitchen and bathrooms (Valuers Field Book). The date of the outbuildings to the rear of the house at no. 46 along the west boundary, are not known. A carport was erected at a later date on the south-east boundary, to the rear of the house.

Ward & Carleton, architects

Ward & Carlton, of 341 Collins Street, was formed by J. Vincent T. Ward (1872-1927) and Alfred Carleton in 1898. The firm was active in the greater Melbourne area during the Federation period and undertook modest domestic, commercial and industrial commissions, with a majority of their residential work located in the eastern suburbs (Gurr & Willis 2012:503; AAI).

The firm is known to have designed the Queen Anne house at 1093 Burke Road Hawthorn, 'Isted' at 109-11 Millswyn Street, South Yarra (1909), duplexes at 113-115 Millswyn Street, South Yarra (1905) and 42-44 Murray Street, Prahran (1900) and the row of five brick houses at 72-80 Stawell Street, Richmond. Of note was their design for St Hildas Missionary Training Home, 1-19 Clarendon Street, East Melbourne (1907) (in the Victorian Heritage Register, VHR0481) and the warehouse for Griffiths Bros Tea Merchants (now Hotel Lindrum) at 36-30 Flinders Street, Melbourne (1900). The firm later became Carleton & Carleton (with son C. R. Carleton) in 1919, then Carleton & Henderson in 1946 (SLV).

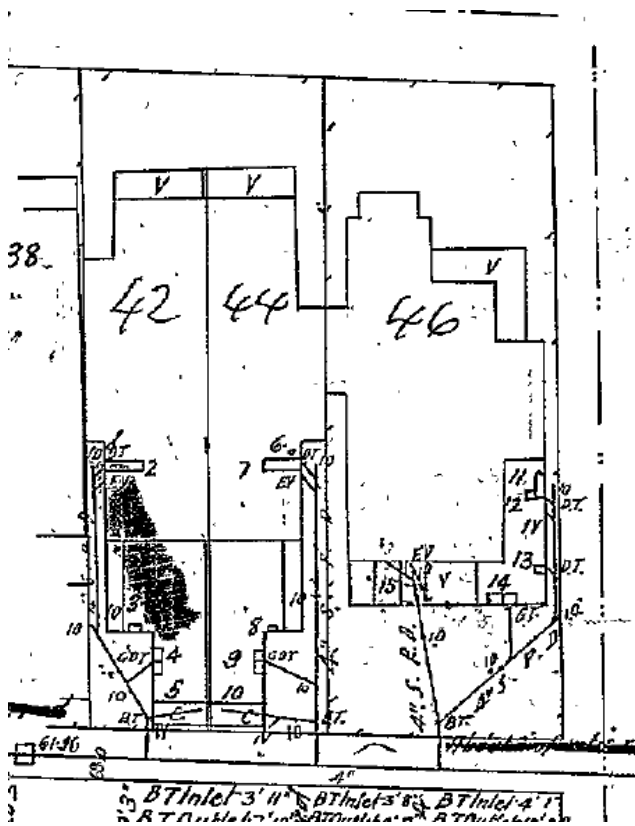


Figure 2. The 1900 footprints of the corner house and duplex (PSP).

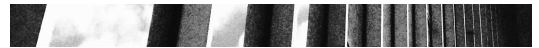
Description

The three houses at 42 and 44 & 46 Murray Street, constructed as a group, comprise a single-storey duplex at 42 & 44 Murray Street and one single-storey detached dwelling at 46 Murray Street, set on a corner allotment. The dwellings draw on the Federation style incorporating a number of fine details. No. 46 features diagonal emphasis in plan, and is strongly oriented by its unusual square tower. The dwellings, all constructed in 1910, remain in good condition.

Nos. 42 & 44 Murray Street

The duplex is symmetrically composed and features two dominant street fronting gables, with roughcast render (overpainted) to the gable ends and plain timber bargeboards supported on timber brackets (Figure 3). The duplex is constructed of red brick, with a smooth rendered band (overpainted) at sill level and a moulded dado band (overpainted). The gable roof to no. 44 is clad in interlocking terracotta Marseilles tiles with decorative fern finial, however the roof to no. 42 has been replaced with corrugated iron. The chimneys are red brick with rendered mouldings and unpainted roughcast render tops (Figure 3). The party wall between the dwellings features a smooth rendered coping (overpainted) with simple moulding at the verandah gutter line. The verandahs have corrugated iron roofs supported on turned timber posts with solid timber brackets and decorative arcaded frieze (Figure 3). The verandah floor is raised with encaustic tiles and bluestone edging. Windows are original double hung sashes with bottom panels, and are paired on the front façade. Windows towards the rear have decorative timber aprons with radiating brick voussoir heads (no. 42).

The sites are bounded by modern fences – a timber picket fence to no. 42 and a tall rendered pier and timber picket infill fence to no. 44.



No.46 Murray Street

Designed to be viewed from two street frontages, the north and east elevations of 46 Murray Street feature the majority of the decorative elements. The wall construction is tuckpointed red brick, laid in a stretcher bond with smooth rendered banding at dado level, and a moulded rendered band at sill level (both overpainted). The hip-and-gable roof is clad in slate with terracotta cappings and fern finials (Figure 4). The chimneys are red brick, with rendered mouldings and unpainted roughcast render tops (Figure 4). The northern elevation features a flying gable with exposed rafter tails and timber boards to the eaves and roughcast render infill (overpainted) to the gable end, with a pair of timber casement windows with highlight below. The corner is dominated by a large square tower with a pyramidal slate roof and finial and roughcast walls with timber strapping above a brick base (Figure 5). Two moulded, rendered bands (overpainted) run at both sill level and at the base of the tower. The tower has six-pane arched windows with textured glass (Figure 4). The tower sits above a small return verandah with a corrugated metal roof and supported on turned timber posts, with simple solid brackets and decorative arcaded frieze. A secondary Dutch gable roofed section is located east of the tower, close to the street boundary (Figure 4). The small gablet is ventilated with timber louvres, and the eastern elevation features double hung sash windows with brick voussoir heads. The front door is timber panelled, with large coloured glass windows adjacent on the side and return of the porch. These windows feature decorative timber aprons (Figure 6).

A single-storey section to the rear of the main dwelling comprises a half hip slate roof, with street fronting roughcast gable and sheet metal lean to section. The walls are red brick with a smooth rendered band and small windows. The site is bounded by a modern timber picket fence with spade tops. A modern double carport is located on the south-east boundary, to the rear of the house.



Figure 3. 42 & 44 Murray Street – gable end, chimney and verandah detail (GJM Heritage/Purcell, June 2016)



Figure 4. 46 Murray Street – roof and chimney detail (GJM Heritage/Purcell, June 2016)



Figure 5. 46 Street Murray – tower detail (GJM Heritage/Purcell, June 2016)

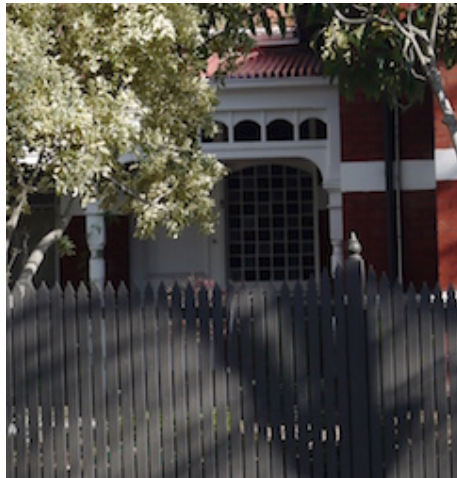


Figure 6. 46 Murray Street – door detail (GJM Heritage/Purcell, June 2016)

Integrity

The three houses retain a high degree of integrity to the Federation Queen Anne style, in fabric, form and detail. While all three houses have undergone some alterations and additions, these do not diminish the ability to understand and appreciate the dwellings as fine examples of Federation houses.

Comparative Analysis

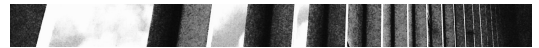
The three houses at 42 and 44 & 46 Murray Street, Prahran are of note as modest, but fine and intact examples of the Federation Queen Anne style that was commonly applied to the design of houses in Victoria from the late 1880s through to the early twentieth century. It was the dominant style in Victorian domestic architecture during the decades immediately before and after 1900 and was applied to both large and modest designs. Originally an English revival of both traditional rural design and elements from a range of periods, this style was seen in the work of English architects such as Norman Shaw. This 'Old English' style became popular in the United States and influences of both English and American Queen Anne can be seen in a distinctly Federation Queen Anne style which developed in Australia.

Predominantly a domestic style, houses were designed in a picturesque manner with asymmetrical forms, dominant and complex roofs with multiple gables, conical towers, dormer windows and tall chimneys. Houses were often single storey and sprawled over large suburban sites. They share a basic set of materials: usually red brick for walls, timber for verandah posts and decoration, half-timbering with roughcast in the gable ends, and terracotta tiles, or less commonly slate, with decorative terracotta ridge capping and finials for the roof. Other typical characteristics include a variety of bay windows, multi-paned windows with decorative coloured glass sashes and diagonally projecting corners with surrounding verandahs, particularly on corner sites.

A number of leading Melbourne architects designed houses in the Queen Anne style particularly in the 1890s and 1900s and it was commonly adopted in the City of Stonnington in developing suburbs, such as Malvern and Glen Iris, and in wealthy, established areas, such as Armadale and Toorak. Architects associated with this style include Beverley Ussher, Henry Kemp and Christopher Cowper.

Within the City of Stonnington a small number of Federation Queen Anne style houses are included in the Heritage Overlay on an individual basis. These include:

- Darnlee, 33 Lansell Road, Toorak (HO69 & VHR H1024) c1899
- Edzell, 76 St Georges Road, Toorak (HO101 & VHR H0691) 1892



- Redcourt, 506 Orrong Road, Armadale (HO166) 1887
- Chesterfield, 6 Mayfield Avenue, Malvern (HO275) 1891

Two of these houses have identified significance at the state level. These are Darnlee, 33 Lansell Road, Toorak and Edzell, 76 St Georges Road, Toorak and will not be considered further here. The other dwellings are both large and early examples of the Federation Queen Anne style. They are both recognised as fine and early examples of the style in the City of Stonnington and display typical characteristics of the Federation Queen Anne style. They are noted as follows:

- Redcourt, 506 Orrong Road, Armadale (Reed, Henderson & Smart, 1887) is a fine and very early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house, set on a large allotment, with tiled roof, jettied gables supported on ornate, timber brackets, half-timbered gable ends, segmental arched windows, large oriel bay window and tall buttressed chimneys.
- Chesterfield, 6 Mayfield Avenue, Malvern (Phillip E Treeby, 1891) is an accomplished and early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house with steeply pitched tiled roofs, prominent half-timbered gables, multiple tall chimneys with rendered strapwork, jettied gables supported on ornamental timber brackets, bay windows and tall chimneys.

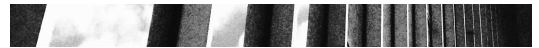
In addition Stonnington Planning Scheme Amendment C225 recently included the following four Federation Queen Anne houses in the Heritage Overlay in the Stonnington Planning Scheme on an individual basis:

- Coomaroo, 63 Albany Road, Toorak
- Maroondah, 177 Kooyong Road, Toorak
- Quantock, 179 Kooyong Road, Toorak
- Helenslea, 181 Kooyong Road, Toorak

These are recognised as fine representative examples of the Federation Queen Anne style in the City of Stonnington. They display the principal characteristics of the style and are noted as follows:

- Coomaroo, 63 Albany Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house with tiled roof, prominent and distinctive crenellated turret with crowning cast iron balustrade and multiple half-timbered gable ends.
- Maroondah, 177 Kooyong Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house (front overpainted) with slate roof, asymmetrical facade with prominent half-timbered and stuccoed gabled bay window and verandah with smaller gable.
- Quantock, 179 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey red brick house with tiled roof, large moulded and strapped chimney, central transverse ridge and projecting front gables.
- Helenslea, 181 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays a fusion of Victorian and Federation style characteristics. It is a single-storey, bichromatic brick house with slate roof, terracotta roof cresting, large corbelled and strapped chimneys, asymmetrical front facade with projecting gable end with canted bay window, half-timbering, stucco finish and decorative timber brackets, and a verandah roof integral with the main roof.

42 and 44 & 46 Murray Street, Prahran comprises three attached houses: a main dwelling on a corner block and an adjoining duplex. As a group they display a range of characteristics which have strong associations



with the Federation Queen Anne style and the houses remain highly intact to demonstrate these strong associations.

The houses at 42 and 44 & 46 Murray Street, Prahran demonstrate the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form of the corner house with oversized square tower and complex roof form
- Red brick walls and chimneys with roughcast render caps
- Slate roofs with terracotta ridge capping and finials
- Roughcast render gable ends
- Turned timber verandah posts and timber fretwork detailing

There are also large numbers of Federation Queen Anne style houses that are included in the Heritage Overlay in the Stonnington Planning Scheme as significant and contributory places in Heritage Precincts. These are included in precincts such as HO130 Armadale Precinct, HO133 Gascoigne Estate, HO156 Claremont Avenue Precinct and HO375 Coonil Estate Precinct Malvern.

Assessment Against Criteria

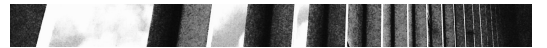
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

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

The houses at 42-46 Murray Street, Prahran form a fine and representative group of modest Federation houses. They display typical features of the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Prahran and across Melbourne more broadly, including a picturesque overall composition with complex roof form and the use of materials such as red brick, slate roof with terracotta detail, roughcast render and timber verandah decoration.

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

The houses at 42-46 Murray Street, Prahran form a carefully designed and well-resolved group of Federation houses. The overall asymmetrical form, oversized square corner tower of 46 Murray Street, timber decoration, and roughcast render demonstrates a rich and highly original combination of architectural elements and materials which together present a picturesque composition of this architectural style.



Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

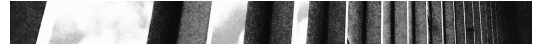
External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the purple polygon on the aerial below.



Figure 7. 2017 aerial of subject site (Source: Stonnington City Council).

**References:**

Australian Architectural Index (AAI), copyright Miles Lewis, <<http://www.mileslewis.net/australian-architectural/index.html>>, accessed March 2017. All records for 'Ward & Carleton'.

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