

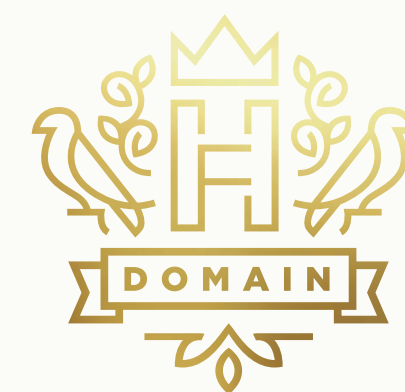
# FAWKNER HOUSE

SOUTH YARRA









FAWKNER HOUSE

SOUTH YARRA



Developed by Beulah International, Fawkner House is a residence of rare vision. The internationally awarded practice of Rob Mills Architecture & Interiors has created a new Domain precinct address that recognises the longstanding prestige of its location and responds with a strikingly original design. Commanding views over Fawkner Park, this exclusive collection of ten large-scale residences is destined to be a landmark for Melbourne's most highly esteemed locale.







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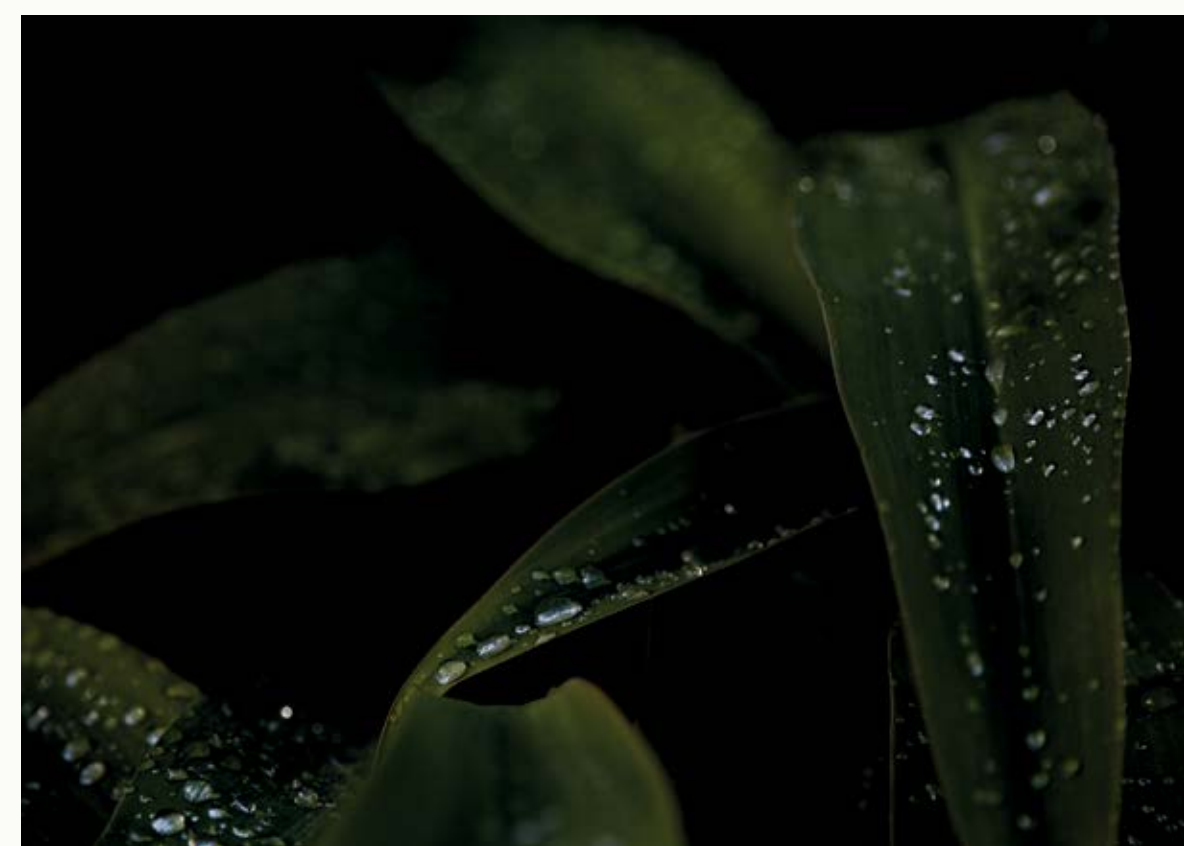


A botanic address. Overhead ivy clutches to old architectural details. A sensory locale filled with an unmistakable scent of eucalyptus and coffee, best experienced at first light; that time when the sun finds its way across distinctive Victorian façades and casts a warm shadow down characterful Melbourne streets and laneways. With a quiet and uniquely charismatic personality, the Domain Precinct is ever changing.





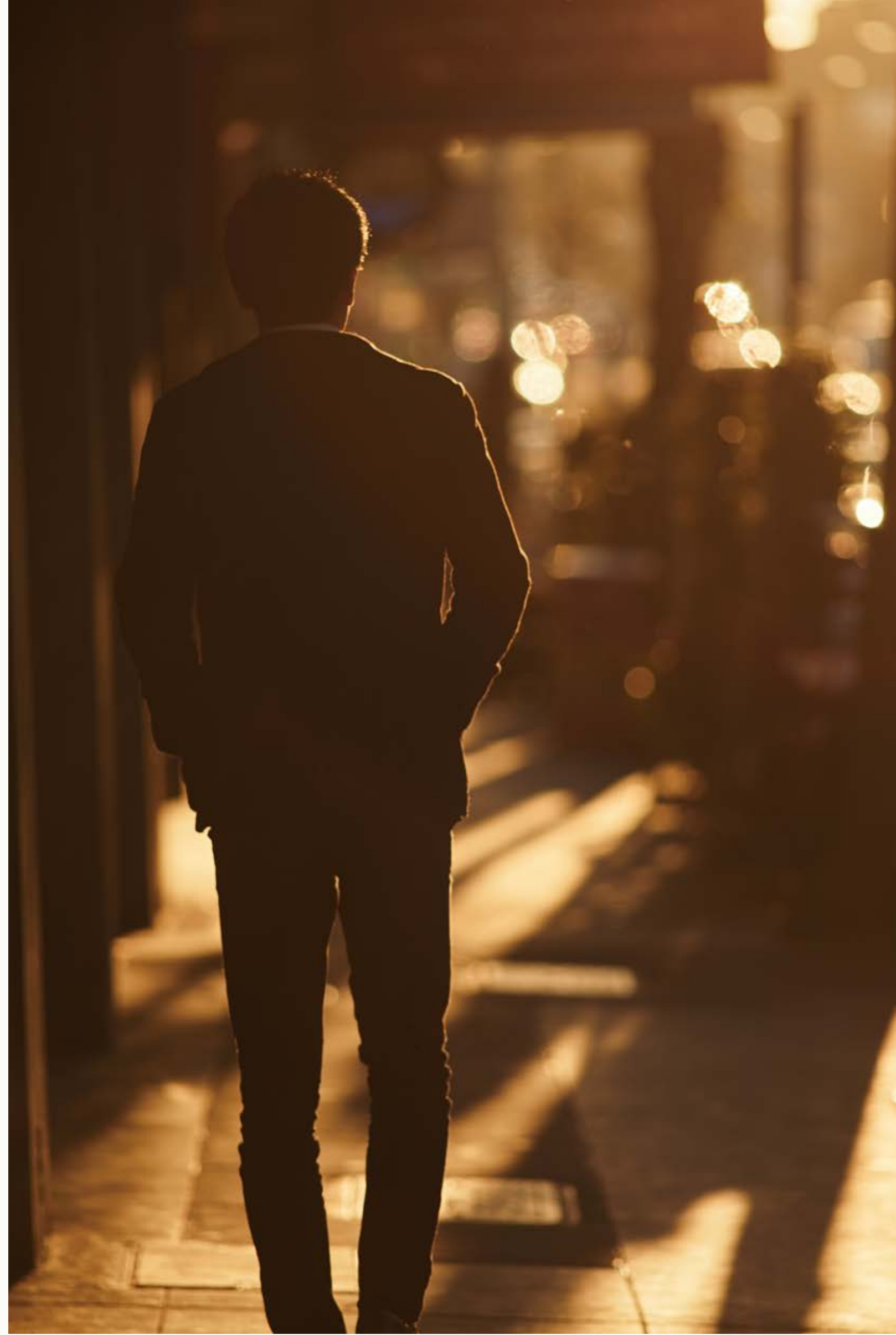
















FAWKNER HOUSE





L'Hôtel Gitan - 32 Commercial Road, Prahran

# EUROPEAN ROYALTY

One of Australia's most awarded and beloved chefs, Jacques Reymond has a long history with this part of Melbourne.

When my wife and I came in Australia in 1983, South Yarra was our first home – a little flat on Toorak Road. We just couldn't believe the beauty of this area. Beautiful buildings, beautiful houses, beautiful cars, and everybody outside enjoying life.

Our first restaurant was in Lennox Street, Richmond, for four years. However, the whole time we were there, I kept walking past this one particular mansion in Williams Road which was being used as a reception centre. I would say to my wife, one day we will have a restaurant there. Just before the lease was up in Richmond, I put a letter in the letterbox of that mansion and I got a reply. I met the owners, and they asked me if I would like to take the lease over of the mansion. I said yes, we shook hands and that was it – no lawyers, no paperwork, nothing.

And that was the first place where I could create the kind of restaurant I wanted, because of the surroundings, the people who live in the area, its sense of class. We would host long lunches for business people and celebrities which would extend into the early hours of the morning. It was a great time.

What we were serving was really the beginning of Australian fusion cuisine, with Asian influences, European techniques and local produce. I have always said we have probably the best food in the world here. The same can be said for our wine – especially as the Australian industry now has its own identity. There is no doubt that Melbourne is Australia's premier destination for dining, and South Yarra remains the traditional centre of that scene.



Although, perhaps I'm so fond of it because to me, this is the most European part of Melbourne. I sometimes describe South Yarra to my friends overseas as being most like Madrid – a place with plenty of great bars and restaurants, everyone immaculately dressed, a lot of greenery, and a sense of excitement.

When it came time for my restaurant to close and for new ventures, my family decided to stay in the area. People know us and we know them. There's a sense of community here.

In fact, in many ways this part of South Yarra really hasn't changed since that first day my family arrived. I still find it to be full of energy and full of beauty. It's much like the warm and welcoming atmosphere I've tried to create with my children in our new restaurants. I just find it timeless.

A stylized, handwritten signature of Jacques Reymond in black ink.

Jacques Reymond - Restaurateur





## FRANCE-SOIR

*11 Toorak Road, South Yarra*

A longstanding local institution, the compact bar, brasserie and restaurant France-Soir is often full of regular diners enjoying the joie de vivre as much as the superb menu. The decades of experience imbue every element, from the onion soup and the crème brûlée to the impeccable French-accented service.







## ENTRECÔTE

*131-133 Domain Road, South Yarra*

Entrecôte is known for its signature steak frites and vinaigrette-laced salad – a classic dish that reflects its position opposite the Botanic Gardens. With casually chic surrounds, complete with potted palms and vintage lights, the style is effortless in its elegance, much like the Domain Precinct itself.





# L'HÔTEL GITAN

*32 Commercial Road, Prahran*

L'Hôtel Gitan is one of the next generation of Jacques Reymond's family-run restaurants to offer fine French dining using Australian produce. Set within an historic pub extensively remodelled with a warm, art deco aesthetic, this popular neighbourhood destination for casual drinks and three-course meals exudes classic Parisian charm.







A neighbourhood where elements work together.

The elms, poplars and oaks line the pathways of Fawkner Park and tower over stately green expanses of lawn; a stroll will reveal Victorian shopfronts, Art Deco flats and Modernist buildings all lining the streets. Here the built environment is as beautiful as the natural environment, side by side. Ever grand, the Domain Precinct scene continues to age gracefully over time.





Artist Impression

# LIFE IN SYMMETRY

The reputation of Rob Mills and his internationally awarded practice is evident in his work on Fawkner House.

For an architect, Fawkner House represents a once-in-a-lifetime opportunity. Our work has reflected that, with ten homes of rare quality. By quality, I refer to every scale of this project, from the site itself to the architecture and the details within.

To begin with, this site sits on the crest of a hill, so the quality of light it enjoys is phenomenal. It also offers brilliant views, not only to Fawkner Park but also rooftop views over South Yarra and towards the lights of Chapel Street.

This is also one of the only sites left in South Yarra that is large enough to accommodate a first-class apartment building, allowing us to conceive very generously sized residences and outdoor spaces. This is in keeping with our belief that today, the greatest luxury is space. The more space we can create visually and physically, the more luxurious a home.

This is a building designed by one hand; we don't outsource our interior design. So, at Fawkner House, the architecture and interiors are one. They speak the same language. From the moment you see the building from the street to the moment you enter the lobby and then walk into your own residence, the forms and the material palette are consistent, with the curved walls echoing the circular motif of the exteriors.

There are many reasons we are fond of curves in our work, but the most prevalent is the way energy and light naturally flows when intersections are rounded and softened. It leads to less shadows, and light is obviously something else we're known for in our designs.



The world is becoming homogenised, so we want to give residents a different experience. One that heightens their senses on many different levels through the design story, which we've achieved here through water features, beautiful gardens, long vistas, and a spectacular entry that's three storeys high.

However, while the architecture may appear sophisticated, the interiors are seamless. The material palette, for example, while being uniformly of the highest quality, is very simple in order to create a natural flow and visual experience.

Our clients are ambitious, and as an architectural practice, I admit we are ambitious too. That's because we are always searching for a better way of living, a better way of building. We don't just want to create a better quality home. The ultimate aim is to create a better quality of life.

Rob Mills

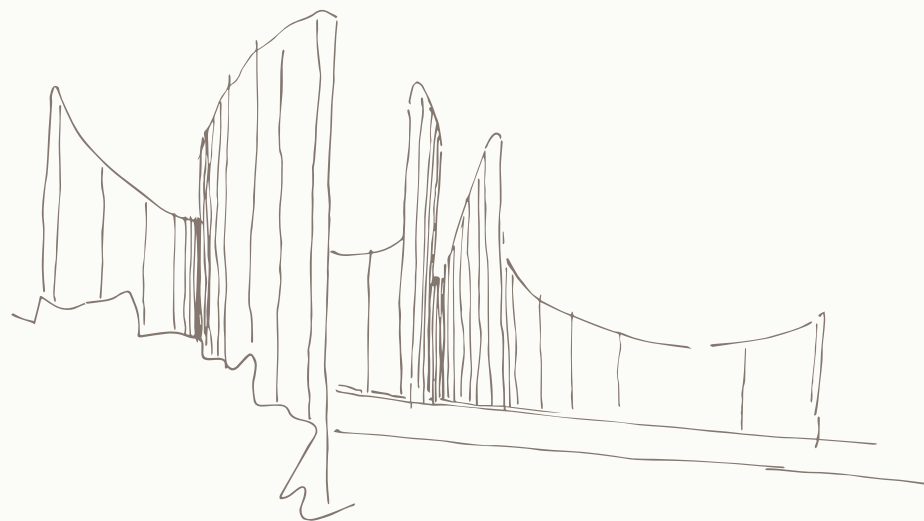
Rob Mills - Rob Mills Architecture & Interiors





“In its façade on this prominent strip of Toorak Road, the design is bold, proud, interesting, progressive, and an organic balance of architecture and landscape. It’s different to its neighbours, but its difference is the reason it can sit comfortably as part of the streetscape. The architecture does not try to relate in form or in style. It is, in its very essence, an original.”





“The form is sculptural. It’s curvaceous and beautiful. Its signature curved architectural features rise up out of the building and reach for the sky. In this way, Fawkner House has a very progressive design; a confidence of character.”







Artist Impression

“One of the qualities I like about this building is its simplicity. Your mind is not distracted. Because the design is so strong, it leads you in to the building. This journey begins through a landscaped garden arbour to a double height sculptural foyer of glass, stone and stucco.”



Artist Impression









“To live well, you need to be surrounded by landscapes. You need to be in touch with earth, plantlife and water. So we’ve designed gardens to wrap around the residences as much as possible, and to provide a range of outdoor spaces. There are intimate terraces hidden behind dynamic curves and grand spaces for outdoor entertaining.”









Artist Impression

"Upon entry to the individual residences, the sense of scale is striking. With ceilings higher than three metres and curved walls, the broad hallways are more akin to galleries. As such, the expansive walls present an ideal opportunity for residents to display collected artworks."





Artist Impression



"By using dividing glass doors, we have combined the contemporary style of open plan design with a more traditional approach to separate living areas. This allows more light to stream into the home through the windows and light wells. The steel frames are simple and elegant, and add just a touch of nostalgia."







Artist Impression













Artist Impression



“We want people to be able to bring their own personality to this place, and not be restricted by an overbearing or dictated sense of style. Whether its contemporary sculptures or antique furniture, the interiors are designed to naturally showcase the art and design of residents with respect.”

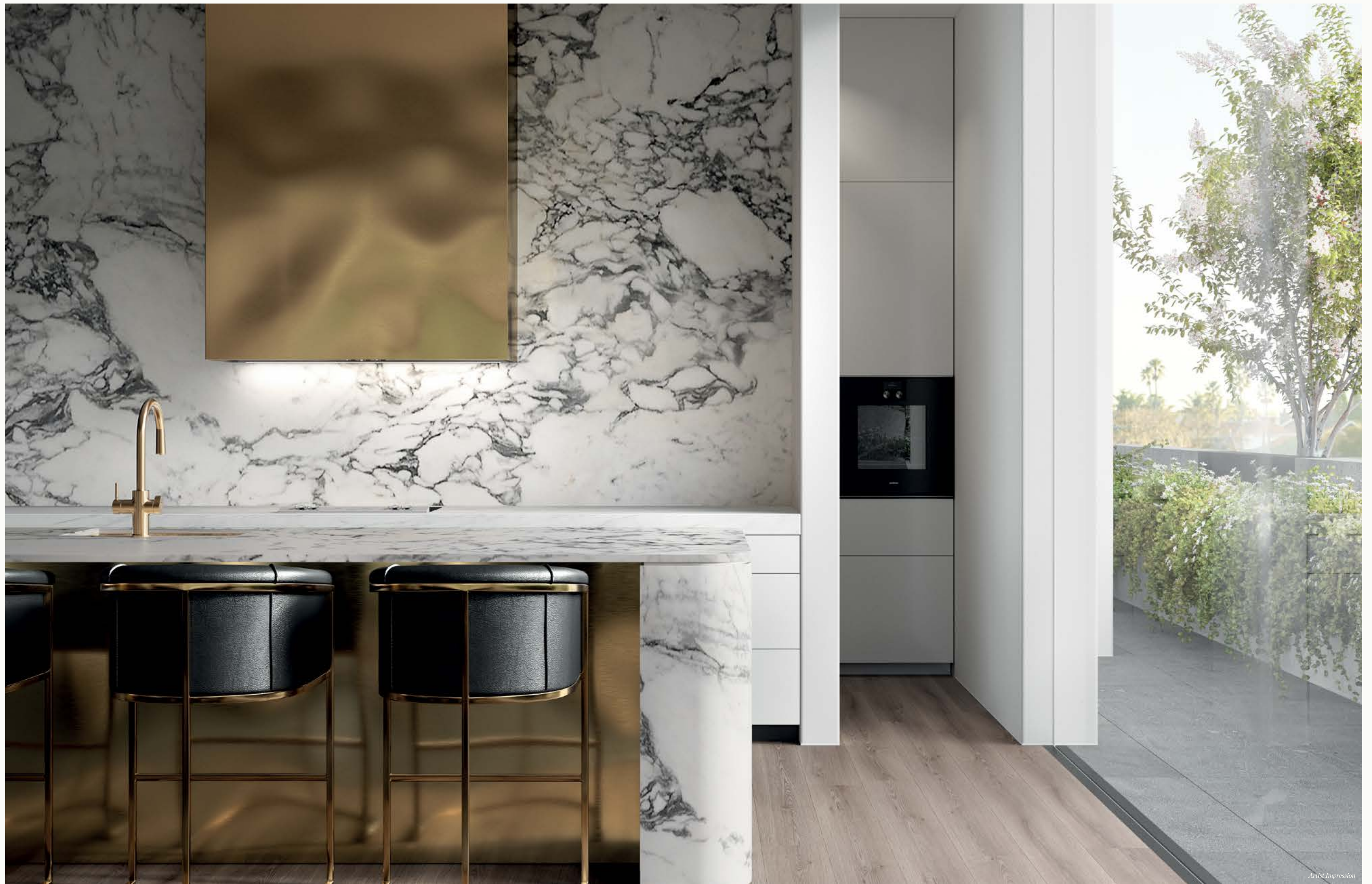


Artist Impression













Artist Impression







“The architecture and interiors are driven by a desire to discover what it is that makes a great life. Not just the obvious qualities of comfort – warm in winter, cool in summer – we consider the qualities of sound too. Within the home, you need to feel separated from the bustle of city life. We’ve introduced massing in the walls throughout to achieve a superb acoustic quality, so that each residence is a true sanctuary.”







Artist Impression



"An abundance of marble and natural stone extends to the bathrooms, with a fine use of brass around the mirrored cabinets and tapware. Other ensuites and powder rooms are finished to the same high level of quality as the master bedroom ensuite to create personal spaces of quiet beauty."



Artist Impression





Artist Impression





Artist Impression





The sound of a cricket ball hitting a bat followed  
by polite cheers from a crowd. The picture of tranquillity  
as people promenade through the parks. The feeling of  
fellowship as friends gather at restaurants long into the night.

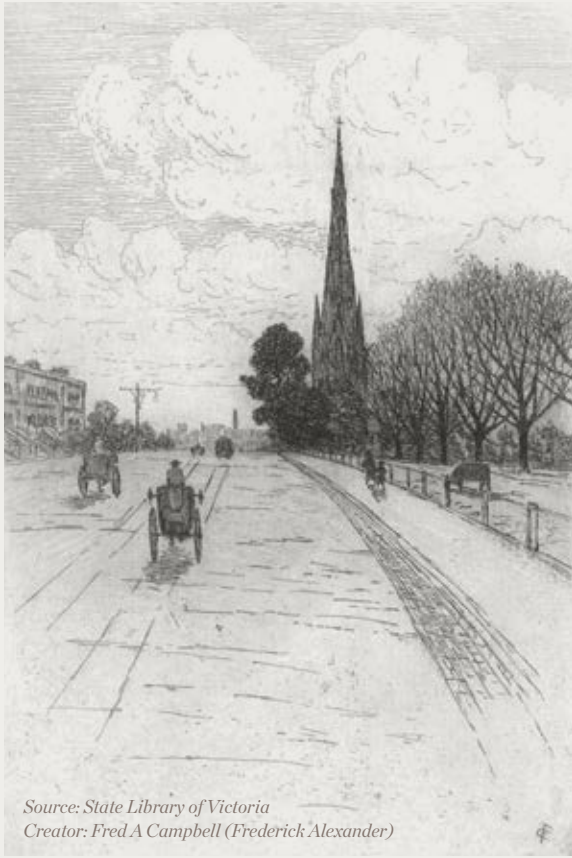
The history of the Domain Precinct is one illustrated  
by memorable moments in a picture book setting.





Source: National Gallery of Victoria. Creator: Henry Tulbot

# LIVING HERITAGE



Source: State Library of Victoria  
Creator: Fred A Campbell (Frederick Alexander)

While South Yarra has long been regarded as one of Melbourne’s most highly sought-after places to live, the small pocket known as the Domain Precinct is undoubtedly its most exclusive address.

Bound by two of the city’s defining avenues and parklands (St Kilda Road, the Royal Botanic Gardens, Punt Road and Fawkner Park), this is a distinguished enclave of quiet, away from the vibrant scene of nearby Toorak Road and Chapel Street, yet still within walking distance of all the fine restaurants and shopping for which those streets are famous.

Not that this locale is without its own local life. Domain Road is home to restaurants, cafés, a bookshop and other boutiques. Not far away are the stately grounds and bluestone buildings of Melbourne Grammar, one of the city’s oldest and most revered schools. And down a laneway within the grid of tree-lined residential streets is St Martins, the independent theatre which has been cultivating Australian actors for generations.

Perhaps the greatest attraction for this pocket of South Yarra, however, is the wide expanses of greenery to explore at leisure. By day, the winding paths of the Royal Botanic Gardens provide seemingly endless places to wander surrounded by exotic plants and rolling lawns, as well as a serene way to walk into the CBD or down to the banks of the Yarra River. By evening, in the warmer months, it is transformed into a venue for Shakespeare in the Park, Moonlight Cinema, and music under the stars at the nearby Sidney Myer Music Bowl.

Mirroring the green grandeur of the Royal Botanic Gardens on the opposite side of the Domain Precinct is Fawkner Park, directly opposite

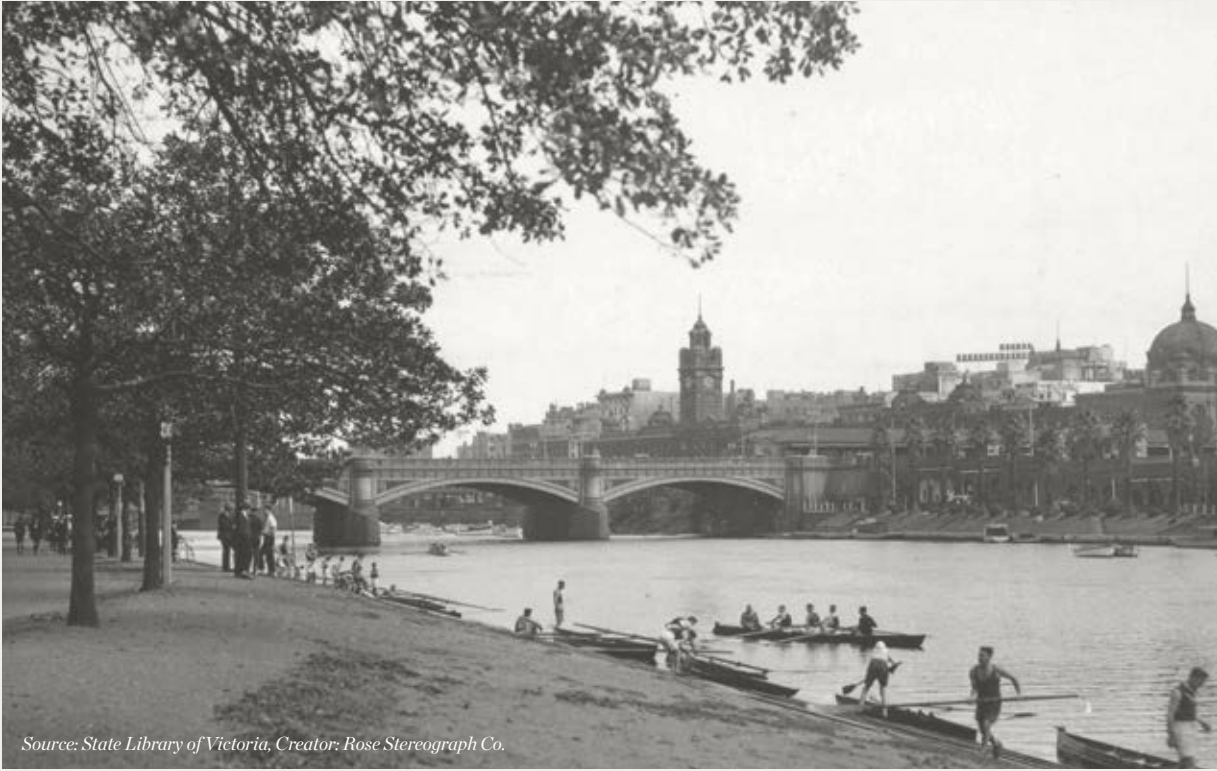
Fawkner House. Named after Melbourne’s co-founder, John Pascoe Fawkner, and first reserved in 1862, this popular park remains largely unchanged from its original design. Home to tennis courts, ovals and meandering paths lined with Moreton Bay figs, elms, poplars and oaks, this is a decidedly attractive park in all seasons. In summer, cricket matches here have a traditional English village green atmosphere, with spectators often settling in for barbecues and picnics around the boundary.

Even back in the 1800s, Fawkner Park was always a favourite place for nearby residents to enjoy sports, leisure or “promenading”. In 1887, a WP Buckhurst wrote to the Argus calling for a bowling green to be established in the park, adding, “We want to enjoy the fresh air at the parks, set aside, I take it, for staid citizens to enjoy as well as larrikins.” During the Second World War, the park was acquired by the Army and was the headquarters of the Australian Corps of Signals, and in the post-war years, it was a camp for British migrants.

Today the history of the Domain Precinct can be read clearly in its parks and its streetscapes, with its sense of prestige set to continue for generations to come.



# STORIES OF SOUTH YARRA



Source: State Library of Victoria, Creator: Rose Stereograph Co.

## YARRA RIVER

Running 242km from its source at Mt Baw Baw to Port Phillip Bay, the Yarra River is an iconic part of Melbourne’s landscape, with the section winding through the city’s sporting, gardens and Domain precincts its most picturesque.

Long before English settlement, the Yarra River was known as ‘Birrarung’, or ‘a place of mists and shadows’. For thousands of years its clean waters provided the peoples of the Kulin nation with abundant fish, while its banks provided important meeting points for clans.

Initially named ‘Yarrow Yarrow’ by surveyor John Wedge, in 1837 Governor Bourke would proclaim it ‘perhaps the finest river I have seen’. In the second half of the nineteenth-century, the Yarra was a place of both industry and leisure.

While today most riverside factories have gone, the Yarra River remains a favourite place for picnics and promenades, as well as rowing, with several historic clubs still in use.

## ROYAL BOTANIC GARDENS

In 1857, the German-born Government Botanist, Ferdinand von Mueller, took over as director of Melbourne’s Botanic Gardens which had been established in 1846. He emphasised the scientific value of the gardens, introducing plants from around the globe. In 1873, the next director, William Guilfoyle, remodelled the gardens to introduce beautiful landscapes among the exotic plantings.

Today, the general layout of this picturesque park is much as it was in the early twentieth century, and it continues to provide a place for casual strolls and social events for all Melburnians, as an oasis of immaculate grand garden design close to the city.



Source: State Library of Victoria, Creator: Rose Stereograph Co.

## FASHION BOUTIQUES

While South Yarra is known as Melbourne’s finest suburb to shop for fashion, it was once also a centre for the manufacturing of clothing, from small home dressmakers and tailors to workrooms above retail stores and larger factories.

With the coming of tramways in the late 19th century, traditional shopping moved beyond the CBD to a bustling new strip of shops along Toorak Road and Chapel Street. At the same time, the city’s tailors and dressmakers flourished. A newspaper ad from 1879 proclaimed Mrs Nelson of 56 Toorak Road to be a ‘Dressmaker and Costumier – First-class style guaranteed. Charges Moderate. Strict Punctuality.’

Almost a century later, in the 1960s, fashion houses sprung up once again in South Yarra from a desire to emulate the boutique culture of London. The celebrated designer Prue Acton has described the local industry then as ‘a lifestyle – it was social as well as business.’

Known as Melbourne’s fashion mecca in the 1980s, Chapel Street is still regarded as one of the best places to find local and independent fashion in this city.



Source: State Library of Victoria, Creator: Mark Strizic / Newspix



Source: State Library of Victoria, Creator: News Ltd / Newspix.

## ARCHITECTURE OF ROBIN BOYD

It was in the South Yarra of the 1950s and 60s that the modernist style of architecture made its biggest mark on Melbourne. One of Australia’s most influential architects (as well as an author, critic, public educator and urban design visionary) Robin Boyd, designed two ground breaking buildings.

Boyd’s own family home, built on Walsh Street in 1958, has been described as one of the seminal works of 1950s Australian domestic architecture with its series of platforms as a basis for each activity zone, a sweeping curved roofline and integrated indoor-outdoor spaces. This was relatively unusual in Australian domestic architecture at the time, but is more familiar to our style of living today. This remarkable house has been preserved by the Robin Boyd Foundation.

Far more prominent, however, was Robin Boyd’s 20-storey apartment building on Domain Road, built in 1963. Overlooking the Botanic Gardens and with sweeping views of Melbourne, these were some of the first high-rise residential flats in Australia and one of Boyd’s only large-scale projects. As with his own home, Boyd designed custom-built-in furniture, including walnut joinery, for the flats. Many of these original features are still intact today within this iconic, mid-century addition to the area’s rich architectural landscape.

## WINSTON CHARLES DISCOTHEQUE

In 1967, what was once the popular Toorak Café and Cabaret from the 1920s to the 1940s, was reborn as the Winston Charles Discotheque with opening acts The Why Four, Max Merritt & The Meteors and The Clefs. Supposedly the first fully-licensed disco in Melbourne, an ad in 1968 proclaimed it to be for ‘the more sophisticated swingers’.

At that time, a three dollar cover charge included entertainment and a three-course meal. The venue also played host to dinner dances, twenty-first birthday parties and fashion shows, and was a well-known place to bump into music industry figures such as Glenn Shorrock, Ronnie Burns and Molly Meldrum. The Winston Charles ran until the late 1970s, when the local nightclub scene moved on to nearby Chapel Street.



Source: Museum Victoria, Creator: Unknown

1846

Melbourne’s Botanic Gardens established after the success of a similar garden in London.

1862

Fawkner Park on Toorak Road West and Commercial Roads established.

1888

Princes Bridge opens, connecting South Yarra to the city tram network.

1920

Edward Prince of Wales (later Edward VIII) visits Prahran on 31 May.

1925

Luxurious 2000-seat cinema the Regent Theatre opens on Toorak Road.

1980

Queen Elizabeth II enjoys a buffet lunch provided by South Yarra restaurant Maxim’s.





A meeting of minds. Fawcner House represents a collaboration between Australia's most respected names in property, architecture and garden design. With a shared respect for one another, for the unique qualities of this address, and for the superior lifestyle it will create, this partnership is as distinguished as the homes themselves.





Artist Impression - Paragon Lobby

# BEULAH INTERNATIONAL



Beulah International delivers high-end residences which both epitomise luxury living and create value for owners. As well as a keen eye for design, Beulah prides itself on seeing opportunities where others do not. Project locations are in established areas, and project teams comprise only the industry's finest in every aspect of development including architecture, design and on-market service.

In a short space of time, Beulah has established itself as a leading and award-winning figure in the competitive Australian property industry, with a range of premium apartments and townhouses. Fawkner House represents its most prestigious development yet.

[beulahinternational.com](http://beulahinternational.com)



Artist Impression - Paragon Penthouse



Artist Impression - Paragon Penthouse



# ROB MILLS ARCHITECTURE & INTERIORS



Stuart Street, Armadale



Stuart Street, Armadale



Rob Mills Architecture  
& Interiors

Good design, according to Rob Mills, is about purity of thought and execution. It is this philosophy that Mills and his team of 22 engage with and respect when working on each project. Central to this philosophy is the holistic approach adhered to by the practice, where architecture, interior design and landscaping services are all offered within a single design concept.

The success of the practice is underpinned by its empathy with clients and its belief that every design is unique and client-specific while offering an exceptional quality of life.

[robmills.com.au](http://robmills.com.au)

# PAUL BANGAY GARDEN DESIGN

## PAUL BANGAY

Paul Bangay is one of Australia's pre-eminent landscape designers and gardening authorities. The author of nine books, his work has also been featured in a dozen other titles, and in countless magazines over the course of his thirty-year career.

Aside from his professional achievements, Bangay has consistently given his time to charitable, philanthropic, and civic endeavours. He has served as a Foundation Board Member for the Stephanie Alexander Kitchen Garden Foundation since 2011, and as an Ambassador for the Murdoch Children's Research Institute (MCRI) since 2014. In 2000, Bangay was recognised with the Centenary Medal (General List).

[paulbangay.com](http://paulbangay.com)



White Garden view



Melbourne International Flower & Garden Show. Creator: Simon Griffiths





FAWKNER HOUSE





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