

Subdivisions

Winmarleigh Avenue Subdivision

Fred N. Lakin

The subdivisions in the area of Winmarleigh Avenue and the northern section of Flinders Esplanade are situated on part of the land that was located to George Flexmore in 1813 and is portion of 159 1/4 acres acquired in the area by V.W. Hookey in 1877.

The Winmarleigh Avenue subdivision was named after "Winmarleigh", the residence of the late Sir John Morris. The land comprised 28 blocks and was subdivided early in 1940 by the then owners, Messrs Freeman and Smith. Approval was given for a minimum width road reservation of only 40 feet and the road was not taken over by Kingborough Council until december 1950. Construction of kerbs and gutters and sealing of the road to a width of 24 feet was not carried out until 1963.

Following a petition from residents the footpaths in Winmarleigh Avenue were left in grass, rather than provided with a part gravel surface, and an avenue of Photinia trees was planted. Only about half of these original plantings remain and many of them are so large as to prevent use of the footpaths. The trees are considered by many to be inappropriate for the limited footpath width.

In June 1949 approval was granted to the same land owners to extend a road south from Winmarleigh Avenue and to provide a further 19 building blocks. This road was named Flinders Esplanade and the width of the road reservation was increased to the then standard 60 feet. The road pavement was restricted to 24 feet.

The extension of Flinders Esplanade in a northerly direction was approved in January 1954 and resulted in a further eleven dwellings being constructed on land formerly owned by Mr C. E. Castley. As was the case with the southern extension the road reservation was 60 feet, which is quite common in Taroona. The last house in this area was built in 1967.

Although no houses were lost in this area during the 1967 bushfires, several had remarkable escapes from destruction.

Of the original twenty seven owners resident in Winmarleigh Avenue, six still remain in the same area, although two have changed houses.

The Subdivision of Land around "Winmarleigh" House

Jenny Morris

Plans were drawn up by Mr G.W. Griggs in 1958 for the Subdivision, but many negotiations took place before it was eventually passed by the Kingborough Commission in the early 1960s. This plan consisted of six blocks on the Channel Highway on either side of the house.

Negotiations for the construction of the road in the second state of subdividing were finalised with the contractor, Mr Louis Hobden from Oakleigh Avenue, Taroona, in early 1964. The road, later called after Sir John Morris, was cut straight up the hill from the Highway on the northern side of the property and turned to form a "T", thus becoming a continuation of Delta Avenue. As a result the Morris subdivision adjoined that of Mr J.C.F. Jackson. The construction of the road was of high quality with concrete kerbs and guttering.

Whilst "Winmarleigh" has been subdivided, trees and hedges are now beginning to give privacy.

