
Kooyong Precinct

Location

Monaro Road TOORAK, Stonnington City

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO181

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

The Kooyong area is of local heritage significance as an architecturally interesting and diverse group of inter-war dwellings and streetscapes which include several substantial buildings of state significance.

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|---------------------------|---|
| Heritage Study/Consultant | Stonnington - City of Stonnington Heritage Overlay Report (Stages 1-5) 1998, Bryce Raworth P/L, 1998; Stonnington - City of Malvern Heritage Study, Nigel Lewis and Richard Aitken P/L, 1992; |
| Construction dates | 1900, |
| Other Names | Centred on Monaro Road, Toorak, |
| Hermes Number | 31189 |
| Property Number | |

Physical Description 1

The urban conservation area comprises two pockets of largely Federation and interwar housing neighbouring the railway line near the Kooyong station.

The portion of the area to the north of the railway line consists of Talbot Crescent and the northern section of Elizabeth Street. The character of this area is defined by mature gardens, the Righetti oval which forms a backdrop to the area as a whole and the generous, heavily planted railway reserves which occupy the entire southern side of the street. Housing dates typically from the interwar period and encompasses a range of styles and housing types including, a number of substantial buildings drawing inspiration from English Revival sources (35, 37, 39 and 59 Talbot Crescent), a range of semi detached housing which includes an unusual modern design found at 77/79 Talbot Crescent and repeated at 114/116 Elizabeth Street, a number of unusual attic storey residences including the large bungalows at 9 and 15 Talbot Crescent and a range of interwar flats including those at 3, 5 and 61 Talbot Crescent.

Little modern redevelopment has occurred although a number of large brick fences have been constructed in response to noise generated by the nearby railway.

To the south of the railway, Avenel Road, Norford Grove, Elizabeth Street combine to create a crescent which begins and ends at Toorak Road. The absence of through traffic and the presence of the railway reserves on the north side of Norford Grove results in a second quiet pocket of interwar housing. In this area, housing stock is more typical of contemporary housing throughout the inner eastern suburbs. It contains a range of bungalows and villas noteworthy for their unusually high quality and integrity. The area is also distinguished by a small number of notable individual buildings such as the terrace houses at 73-75 Elizabeth Street and an unusual villa dating from the early 1880s and located at the rear of 90 Elizabeth Street. The building stock of Moralla Road, the southern portion of Monaro Road, the east side of Glenferrie Road and the north side of Toorak Road continues the interwar themes established in Avenel Road, containing substantial villas and bungalows on broad allotments. While each streetscape is occasionally broken by modern residential buildings, these are generally of a scale, setback and form broadly complementary to the character established in the older building stock. At the heart of the area is the mansion Wyalla, designed by Walter Butler in 1907 and considered one of his key buildings.

Local Historical Themes

8.4.1 Houses as a symbol of wealth, status and fashion 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century 8.2.1 Mansion estates and the high ground

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>