

Statement of Significance: Coonac, 65 Clendon Road, Toorak, October 2023

Heritage Place: Coonac, Toorak	PS ref no: HO21
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(Source: Extent Heritage Pty Ltd, 2021)

What is significant?

The property at 65 Clendon Road, Toorak (otherwise known as Coonac) is significant. Specifically, the form, scale and detailing of the substantial 1867 mansion is of local significance, as well as the mature palm (*Arecaceae*) trees, cypress (*Cupressus*), monkey puzzle (*Araucaria araucana*) tree and a fourth unidentifiable tree to the east of the façade. The front boundary wall, tennis court and later alterations and additions to the property are not significant.

How is it significant?

Coonac is of local historical, representative, and aesthetic significance to the City of Stonnington.

Why is it significant?

Coonac is of historical significance in demonstrating the development of late Victorian mansions on estates within Toorak during the late 19th century, prior to the wider subdivision of the late Victorian estates. The mansion is also of historical significance in demonstrating residential development in the south eastern suburbs by Melbourne's wealthiest citizens during the gold rush period. (Criterion A)

Coonac is important in demonstrating the principle characteristics of a late Victorian Italianate boom era design. These features include the use of stucco render; a hipped roof form clad with slate, hidden eaves behind decorative parapet, polygonal bays, arcaded loggia and the rectilinear form. (Criterion D)

Coonac has aesthetic significance as a high-quality, fine and intact example of a late Victorian mansion on a large allotment with a deep setback. Likely designed by architect Joesph Reed, noted characteristics that contribute towards this aesthetic value include the use of stucco render, polygonal bays, scale, a decorative pediment and parapet, arched windows and arcaded loggia, and hipped slate roofing with an intact lantern. The established landscape setting and mature plantings also contribute towards the aesthetic value of the site, making it a landmark residence in Toorak. (Criterion E)

Primary source

65 Clendon Road Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.