Statement of Significance: Kilpara Flats, 703 Orrong Road, Toorak (March 2022)

Heritage Place: Kilpara Flats, Toorak	**PS ref no:** HO743



(Source: Extent Heritage Pty Ltd, 2021)

What is significant?

The property at 703 Orrong Road, Toorak, otherwise known as the Kilpara Flats, is significant. The height, built form, scale, fenestration and materiality of the luxury post-war modernist flats is of local significance, along with the mature Cedar (*Cedrus*) tree on the western elevation. Later alterations and additions are not significant.

How is it significant?

The Kilpara Flats are of local historical and aesthetic significance to the City of Stonnington. The flats also have associative significance as a residential apartment block designed by notable architect Barry Patten of Yuncken Freeman Architects, who resided in the building for thirty-four years.

Why is it significant?

Kilpara Flats is historically significant as an apartment building constructed during a surge in luxury, modernist high-rise living within the municipality in the post-war years. The mature Cedar (*Cedrus*) tree is historically significant as forming part of the earlier landscaping of the Aberfeldie Estate and, later, the original landscaping of the Kilpara Flats. (Criterion A)

Kilpara Flats is of aesthetic significance as a discernible example of Yuncken Freeman Architects' innovative experimentation with pure geometric form and structure in residential design, an approach that that typified the peak of the post-war modernist movement in Australia. This is most evident in its bold rectilinear form and massing, and the gridded façade which was a departure from the popular sheer curtain wall method of high-rise construction of the previous decade. It has a paired back approach to detailing – simply using steel, concrete and glass – which allows the building to appear as visually stark whilst conveying a sense of refined luxury at the same time. The mature Cedar (*Cedrus*) tree, which formed part of the original landscaping, also contributes to the intended landscape setting and aesthetic of the place. (Criterion E)

Kilpara Flats has associative significance as an intact residential flat design by the highly distinguished architectural firm Yuncken Freeman Architects, one of Melbourne's most important architectural firms of the 20th century for their significant role in re-shaping the city from the 1960s and 1970s. They were responsible for important designs such as the Former BHP House (1972), Estates House (1976), Sidney Myer Music Bowl (1959) and La Trobe University. Kilpara Flats also has associative significance as the home of Barry Patten of Yuncken Freeman Architects, who resided in the penthouse with his family for thirty-four years. (Criterion H)

Primary source

Kilpara Flats, 703 Orrong Road, Toorak, Citation Report, Extent Heritage Pty Ltd, April 2022.