

Kooyong Tennis Stadium at 489 Glenferrie Road, Kooyong Incorporated Plan, 16 February 2004

1.0 Application

This incorporated plan applies to the Kooyong Tennis Stadium at 489 Glenferrie Road, Kooyong.

2.0 Statement of significance¹

The 1920's sections of the Kooyong Tennis Stadium at 489 Glenferrie Road, Kooyong, are of State significance and parts of the 1920's, 1930's and 1950's sections are of Local significance:

- As the first sporting stand in the State to almost surround an outdoor sporting arena in this type of horse-shoe amphitheatre architectural form.
- As the first to use reinforced concrete in a circular stadium configuration and among the earliest group of reinforced concrete stands in any configuration.
- For the association with the designers, JT Knox and the firm Bates Smart & McCutcheon, both renowned in their field within the State.
- As, by far, the most substantial sporting structure designed for tennis in Victoria and Australia over a long period after its construction.
- As the venue for most international tennis championships held here until the 1980s, as well as a number of major popular music concerts in the 1970s and 1980s.
- As, from its construction in the 1920s, the focus for tennis in Victoria, following the lead of Wimbledon in promoting tennis through the construction of large and modern facilities as a comparison with the many more traditional grandstands at sporting grounds already constructed throughout the state.
- For its association with most of the internationally famous names in tennis of the 20th century, as a primary venue for their contest within the sport.

¹ Refer to the reference document, *Heritage Overlay Citations*, City of Stonnington (HO263) for the full citation and assessment against the Australian Heritage Commission criteria

3.0 Elements of particular significance

The following external elements are of particular significance:

- The stadium, with emphasis on external fabric from its major construction stage in the 1920s and the secondary contribution of the 1930's and 1950's additions.
- Associated land of particular significance (as defined by the outside perimeter of the stadium). This excludes the buffer land outside the stadium perimeter.

The 1920's external fabric of primary significance includes:

- 10-sided horseshoe-shape stadium, set on an east-west axis, opening to Glenferrie Road.
- A central tennis court area within the horseshoe-shape plan.
- 12 bays of reinforced concrete, raked and elevated tiered seating, supported on two spans with perimeter and central column rows.
- Arcaded reinforced concrete under-croft, with a concrete arch and flanking piers for each bay.
- A 1.5m wide promenade (formerly with a 3 pipe and formed post balustrade), encircling the upper deck of the stadium.
- Two approach bridges linking Glenferrie Rd to the promenade, with 4 pipe balustrade, plus capped and formed concrete posts.

The 1930's external fabric of secondary significance includes:

- Northern stand extension providing an additional 2,000 seats, in 3 northern bays added to former 1920's promenade upper perimeter.

The 1950's external fabric of secondary significance includes:

- Added reinforced concrete tiered bays or galleries added to the former 1920's promenade perimeter, and supported on two rows of rectangular section reinforced concrete columns (linked with beams plus some arched concrete gussets at stair wells) plus a perimeter cantilever, to complete the double-layer horse-shoe form.
- Added reinforced concrete T-shape stair flights (1.65m and 3.3m wide) set in stair wells, with reinforced concrete solid balustrade and single pipe handrail, linking existing 1920's promenade level with ground.
- Pipe balustrade added to top perimeter of stadium.

4.0 Elements of no significance or elements below the local significance threshold

Elements of no significance or elements below the local significance threshold:

- Additions, not listed above in Section 3, created after the 1920s that cover or change the significant 1920's fabric, including the arcade or archway infill walls such as for 'LTAV Public Conveniences' added in the 1950s under the north stand, the Stadium Bar; plus all external services, pipes, conduits, wires, cables, lights.
- Rebound Ace surface to the central tennis court area.

- The regraded and reclad parts of the former sloping bank (now known as the Eastern Terrace).
- Existing buildings and works on the buffer land as mapped outside of the stadium (title land over 10m from existing stadium perimeter).

5.0 No planning permit required

A planning permit is not required under Clause 43.01 of the Stonnington Planning Scheme for the following development, provided there is no external change to the above *elements of particular significance*:

- Demolition of the above *Elements of no significance or elements below the local significance threshold*.
- Reconstruction of the sloping bank on the east side of the horseshoe plan, adjoining Glenferrie Road (as shown in the 1927 photo²).
- Reconstruction of the grassed surface on the central tennis court area.
- Resurfacing of the central tennis court with an alternative tennis court surface material.

For buildings or works that require a building permit under the *Building Act 1993* and the *Building Regulations 1994*, a development plan must:

- be submitted to the responsible authority; and
- demonstrate compliance with this clause, to the satisfaction of the responsible authority

prior to any buildings or works being carried out on the site in accordance with this clause.

6.0 References

The following should be referred to in order to assist in the identification of 1920's, 1930's and 1950's fabric:

- Malvern Building Permit Application Plan Collection, held at the City of Stonnington Malvern archives: ref 1,0335,07500.

7.0 Definitions

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric. New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance. For the purposes of this plan, reconstruction is confined to minor parts of each single element making up the place unless to an approved development plan.

² Refer photo of J Crawford V G Patterson Victorian Singles Final 1927.

Plan (Not to scale, north to top of page: site plan derived from *Stonnington Planning Scheme* and building permit drawings: dimensions given are nominal only with all boundaries determined by perimeter of existing structures)

