Statement of Significance: Lang Street Precinct, South Yarra (June 2026)

Heritage Place:	Lang Street Precinct South Yarra	**PS ref no:**	HO807



Figure 1: *Examples of duplex flats and residences within the precinct* (L-R, starting at the top) *29-35, 37, 40 and 46-52 Lang Street, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Lang Street Precinct, an interwar residential subdivision containing a collection of duplex flats and semi-detached dwellings dating from 1933-37.

The precinct includes:

- Lang Street nos. 29-37 (odd nos) and 40-52 (even nos)

Elements that contribute to the significance of the place include:

- Two-storey brick duplex flats and single-storey semi-detached dwellings, typical of the Interwar English Domestic Revival and Arts and Craft styles of the 1930s
- Tile-clad hipped roofs
- Parapeted walls to the east side and external stairs to the west side of the two-storey flats

- Detailing including contrasting brickwork and render, decorative recessed, projecting and angled brickwork patterning, stepped brickwork to side parapets and gable end, broad bands of render to walls and decorative brickwork to gable end
- Multi-paned timber-framed and/or groups of sash windows
- Plain brick chimneys
- Low brick front fences at the street boundaries of the two-storey duplex flats at 29, 31, 33, 35, 37 and 40 Lang Street.

The front fences of the semi-detached dwellings at 42-52 Lang Street do not contribute to the significance of the place. The rear additions and alterations to the properties do not contribute to the significance of the place.

How is it significant?

The Lang Street Precinct, South Yarra, is of local historical and representative significance.

Why is it significant?

The Lang Street Precinct has strong associations with the development of the municipality in the interwar period. This period of development transformed the built environment and social character of the area by replacing larger properties and substantial mansion estates with higher density flat and semi-detached developments. This was largely a result of rising labour and materials costs following World War I, which made the cost of maintaining large properties difficult and led to a significant increase in the subdivision of these estates across the municipality to create higher density living. As a highly intact precinct of higher-density residential development of the interwar period, the Lang Street Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Lang Street Precinct, South Yarra contains a cohesive collection of fine and highly intact representative examples of duplex flats and semi-detached dwellings dating to the interwar period. Drawing on the English Domestic Revival and Arts and Craft styles popular at the time, the buildings display typical features of this period, including the use of face brickwork with tile-clad hipped roofs, decorative brickwork and contrasting render detail, multi-paned timber-framed windows and low brick front fences. The consistent architectural style and detailing, low-scale building forms and materiality presents a highly architecturally consistent and cohesive precinct (Criterion D).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).

Precinct map



Gradings schedule

Street address	Grading
29 Lang Street, SOUTH YARRA	Contributory
31 Lang Street, SOUTH YARRA	Contributory
33 Lang Street, SOUTH YARRA (includes 33A Lang Street, SOUTH YARRA)	Contributory
35 Lang Street, SOUTH YARRA	Contributory
37 Lang Street, SOUTH YARRA	Contributory
40 Lang Street, SOUTH YARRA	Contributory
42-44 Lang Street, SOUTH YARRA	Contributory
46-48 Lang Street, SOUTH YARRA	Contributory
50-52 Lang Street, SOUTH YARRA	Contributory