

7 Mangan Street, Balwyn Statement of Significance

Heritage Place:	7 Mangan Street BALWYN	PS ref no:	HO873
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What is significant?

The flats at 7 Mangan Street, Balwyn, built in 1932 by brothers Frederick James and Frank Le Leu, are significant.

The front fence is contributory. The parking structures are not significant.

How is it significant?

The flats at 7 Mangan Street, Balwyn, are of local historic, architectural (representative) and associative significance to the City of Boroondara.

Why is it significant?

The flats at 7 Mangan Street, Balwyn, built in 1932-33 on the Canterbury Park Estate, are of historic significance as an early example of higher density accommodation built in Balwyn. Constructed by brothers Frederick James and Frank Le Leu, the compact two-storey flats reflect the pattern of development of estates during the land boom of the 1880s and the later increase in population in Balwyn in the 1930s. It appears that these were some of the first, if not the first, block of flats built in Balwyn. (Criterion A)

The flats at 7 Mangan Street, Balwyn, are representative of an unusual building type within the municipality, flats massed to resemble single dwellings. They are a good through restrained and

highly intact example of the Old English style, and this is enhanced by extant garden elements including the original front fence, concrete paths and driveway. (Criterion D)

The flats at 7 Mangan Street, Balwyn, were built by brothers, Frank and Fred Le Leu, members of a prominent Balwyn family who actively contributed to the economic development and community of the area in the early-to-mid twentieth century. Their father, Edwin Leleu, was a builder, contractor and owner of a timber yard in Balwyn and a member of the Boroondara Progress Association. Frank and Fred Le Leu were proprietors of multiple shops, a hall named 'Le Leu's Hall', and timber yard in Balwyn. Fred Le Leu served as the honourable secretary of the Balwyn Progress Association and as a councillor, and later, mayor of Camberwell. As a councillor for Camberwell, he was generally supportive of development in the area. In response to a deputation of 100 ratepayers, concerning bylaws relating to the construction of flats, Le Leu proposed that when buildings were single-storied, 75 per cent of the land should not be built upon, and when they were of two storeys over 80 per cent of the land should be reserved. (Criterion H)

Primary source

Balwyn Heritage Peer Review Stage 2 Background report 12 April 2019

7 Mangan Street, Balwyn citation, September 2019

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*