

people place heritage

CONTEXT

BALWYN HERITAGE PEER REVIEW STAGE 2

Background report
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Prepared for the
City of Boroondara



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Report Register

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EXECUTIVE SUMMARY

Introduction

The 'Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn)' (hereafter the 'Balwyn Study') was prepared for Boroondara City Council (hereafter 'Council') by heritage consultancy Built Heritage Pty Ltd, the final draft submitted to Council in June 2014. As noted by Built Heritage, the purpose of the Balwyn Study was to identify places and areas of potential heritage significance, through desktop research, fieldwork and consultation with the local historical society. Although the emphasis was on places and areas that had not been identified in any earlier heritage studies, the brief also required the review of a number of places and areas previously documented in Graeme Butler's *Camberwell Conservation Study* (1991) that, for various reasons, had not yet been integrated into the Heritage Overlay.

Desktop research, fieldwork and consultation identified a large number (200+) of individual places with potential heritage significance and seven potential heritage precincts. This master list (which can be found in the Balwyn Study as Appendix 2) was subjected to a detailed process of review and prioritisation to identify those places and areas that were considered to represent the highest priority for local heritage protection. Following this review, a longlist of over 90 places and precincts was produced, including 'Priority 1' places (26 individual places and four precincts) assessed by Built Heritage as part of the Balwyn Study.

In September 2015, Council resolved to not proceed with adopting the Balwyn Study, and a planning scheme amendment to implement the recommendations of the study did not commence.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out an ongoing priority action being the preparation and implementation of heritage controls to properties identified as 'individually significant' in the Balwyn Study.

On 20 March 2017, Council resolved to undertake a peer review of the Balwyn Study, commissioning Context to undertake further review and investigation of the longlist produced as a result. This report covers the assessments of the Balwyn Heritage Peer Review Stage 2 (hereafter the 'Peer Review'). It includes an overview of the methodology, findings and recommendations, as well as citations for nominated individual properties and a precinct.

Key Findings

The key findings of the 'Balwyn Heritage Peer Review Stage 2' are:

- There is 1 heritage precinct assessed to be of local significance (see Appendix A.1).
- There are 16 individual heritage places assessed to be of local significance (see Appendix A.2).

Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'Balwyn Heritage Peer Review Stage 2' (2019) and include it as a Reference Document in the Planning Scheme;
- Implement the 'Balwyn Heritage Peer Review Stage 2' (2019) by:
 - Adding the precinct assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the precinct citation. The extent of registration is the whole of the precinct as shown on the precinct plan. The precinct plan identifies Contributory and Non-contributory places within the precinct boundary.

- Adding the places assessed as being of local significance, listed in Appendix A.2, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the place citations.

1 INTRODUCTION

1.1 Background and brief

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality.

The *Planning and Environment Act 1987* places an obligation on municipal councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. Consistent with this objective, the City of Boroondara has prepared numerous heritage studies that identify places of heritage significance.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out an ongoing priority action being the preparation and implementation of heritage controls to properties identified as 'individually significant' in the Balwyn Study.

The draft Balwyn Study prepared for Council in 2014 recommended 26 individual places and four precincts for inclusion in the Boroondara Heritage Overlay, and a longlist of over 90 places were recommended for further investigation and assessment.

Following a decision to not proceed with the implementation of the Balwyn Study in September 2015, Council resolved to undertake a peer review of the Balwyn Study findings. In 2017 Context was commissioned to refine the longlist of places and precincts into a shortlist to be assessed in depth. This work was to be carried out within Context's existing contract with Council.

The scope of the Peer Review does not include the following:

- Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay;
- Properties already investigated in detail and determined to not meet the threshold for inclusion in the Heritage Overlay.

This report covers the assessments of the Balwyn Heritage Peer Review Stage 2. It includes an overview of the methodology, findings and recommendations, as well as citations of places and a precinct identified as being of local significance.

1.2 Study limitations

The Peer Review does not address pre-contact Indigenous heritage, or places specifically of natural heritage. It does not assess places of potential heritage significance on Council-owned land. This, and the alternative mechanism chosen, is discussed further in section 2.2.4.

The Peer Review was also limited to:

- Exclude properties that have been demolished.
- Exclude properties constructed post-World War Two.
- Conduct external investigations of places from the public domain only, meaning that in most instances only the front façade and partial side elevations were viewed.

2 APPROACH AND METHODOLOGY

2.1 Introduction

The Peer Review was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 ‘Applying the Heritage Overlay’ (2018) (the ‘Practice Note’).

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called ‘values-based’ assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments. They are set out in section 2.3.5.

The Peer Review was carried out in accordance with the set of tasks defined in Council’s brief.

2.2 Stage 1 – Preliminary Investigation

2.2.1 Refining the longlist

The first step in the Peer Review was to refine a longlist of places and precincts into a shortlist to be assessed in depth.

The original longlist of over 90 places and precincts was produced by Built Heritage Pty Ltd as a result of the ‘Balwyn and Balwyn North Heritage study’ (2015). It is found in that report as Appendix 2, and includes both the “Priority 1” places that were fully assessed by Built Heritage as part of that study, as well as places of lower priority that had only had a preliminary or no assessment. For each place, the appendix provided the place name, address, approximate or known built date, and any brief historical details already gathered, particularly the architect if known. As noted by Built Heritage in that report, the list was compiled from a range of sources including previous heritage studies, local history books, consultation with heritage groups, and extensive fieldwork.

In June 2017, Natica Schmeder of Context was asked to embark upon the first steps of a peer review of this longlist. The brief was to investigate all places on the list to see if they were of potential local heritage significance and might warrant inclusion in the Boroondara Heritage Overlay. In keeping with a resolution by the Boroondara City Council, however, all places built after World War II were to be excluded from further consideration. There were 15 such places removed from the longlist. Note that the architectural or other value of these post-war places was not evaluated as part of this culling process.

Context’s investigation included preliminary research, site visits and preliminary comparative analysis where considered necessary.

2.2.2 Preliminary research and survey

Research comprised the sourcing of building permit records, particularly to confirm post-war built dates, or if a building under consideration appeared to have been altered. The existence of previous heritage citations was also checked. In cases where another heritage consultant had concluded in the past that a place did not meet the threshold of local significance, the citation was reviewed for its currency and whether the rejection appeared to have a sound basis. There were four such properties that had been assessed and rejected by heritage consultants Lovell

Chen as part of the 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' (2007) study. Context agreed with the conclusions of these citations, and all four places were removed from the longlist.

In addition, four places on the longlist were found to already be in the Boroondara Heritage Overlay, and another three were graded Significant in the Whitehorse Road Commercial Precinct (which was implemented as part of Boroondara Amendment C276). These seven places were also removed from the longlist.

After this initial cull, Ms Schmeder visited all of the places remaining on the list and photographed them from the public domain (generally the footpath). Alterations were noted at this time, and building permit plans were requested where the extent of such alterations was not clear.

2.2.3 Preliminary assessment

All houses found to be extensively altered, particularly where it affected principal views from the street, were removed from the list. This included both examples where an overly dominant and visible extension (usually upper storey) had been constructed, or where the majority of decorative details (such as a front verandah) had been removed or rebuilt in a different form. Finally, buildings that were very standard for their era, and unlikely to possess notable historical or social significance, were removed from the list as they would be contributory to a heritage precinct but judged not to meet the threshold of local significance on their own. In cases where extensive comparative analysis was required to determine where a given place might sit in relation to this threshold, the place was retained on the list so that it could be fully assessed during Stage 2 of the Peer Review.

2.2.4 Stage 1 findings

In all, 48 places from the original list of 91 were rejected due to their low level of heritage significance and no further action was recommended. Among the rejected places four were individual places that had been demolished since Built Heritage compiled the original list, as well as a small potential precinct (on Elliot Avenue) in which eight houses had been demolished.

A total of 19 places and one precinct were found to be of potential heritage significance and worthy of in-depth heritage assessment. Of these, two were Council-owned places (the Infant Welfare Centre in Cherry Road and the Centenary Tower in Beckett Park), and have been added to Council's register of places of potential heritage significance. The remaining 17 places and one precinct were then assessed in Stage 2 of the Peer Review.

2.3 Stage 2 – Detailed assessment and reporting

2.3.1 Locality and thematic histories

Contextual histories for Balwyn, Balwyn North and Deepdene were prepared, covering nineteenth and twentieth-century periods of development of various kinds (residential, commercial, community). These locality histories were edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.

In some cases, a thematic history was added as well when this was considered more appropriate to understand the context of a given place. For example, a thematic history of Presbyterian (Uniting) churches in Boroondara was prepared for the citation of a Presbyterian church.

2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

For individual places, the histories seek to answer fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how it changed over time (both physically and in use). Where an associated person, e.g., owner,

architect, builder, was found to be important in Balwyn or a wider area, biographical information on that person was also included.

For the precinct, the history covered the background to the original subdivision and/or most important period(s) of development, the chronology of development (construction) in the precinct, details of any properties considered to be particularly important, any particularly important people associated with its foundations (e.g., developers, architects, builders, important early residents), and changes to the precinct over time.

Researchers drew upon primary and secondary sources such as the following:

- Building permit index cards and associated plans. The City of Boroondara retains records from the former City of Camberwell. In some cases, records from as early as the 1930s survive, but most material is post-WWII in date and not all plans from this period survive.
- Previous heritage studies and the 2012 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- Miles Lewis' Australian Architectural Index and Melbourne Mansions index
- University of Melbourne archives
- Sands & McDougall street directories

When the building permit records did not record the name of the original building designer, as was often the case for pre-WWII places, tender notices were searched in newspapers around the time of construction and/or Property Service Plans were purchased from Yarra Water, but this did not always yield results, even when a building was clearly designed by an architect.

2.3.3 Site visit and documentation

Each place and precinct was visited again during Stage 2 (in September-December 2018) for a more detailed inspection and recording (in notes and photographs). This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

A description of each individual place and precinct was prepared. For individual places, this sets out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if noted.

Descriptions of precincts included a broad description of the precinct and its context, street layout, garden setbacks, scale of development, and the types of buildings within it. Generally, there was a discussion of the different built eras and building types, as well as particularly important properties.

2.3.4 Comparative analysis

Comparative analysis is an essential step to determining, if a place or precinct meets the local (or State) threshold for heritage significance. The 'Applying the Heritage Overlay' Practice Note (2018) advises that:

... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Peer Review, the suburbs of Balwyn, Balwyn North and Deepdene were considered the minimal scope for comparative analysis to establish local significance, but in most cases, comparisons were sought more broadly from within the former City of Camberwell or the current City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

In this process, similar places and precincts (in terms of built-date, building type, and/or use/theme) already included in the Boroondara Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places and precincts were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the 'benchmarks' it was judged to meet the threshold of local significance and considered worthy of inclusion in the Boroondara Heritage Overlay.

Places that were found to be of a lesser quality than the 'benchmarks' were not recommended for inclusion in the Heritage Overlay.

2.3.5 Assessment against criteria

In accordance with the 'Applying the Heritage Overlay' Practice Note (2018), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In the context of this suburb assessment, where the criterion says ‘our cultural or natural history’, it should be understood as ‘Balwyn’s, Balwyn North’s, Deepdene’s or Boroondara’s cultural or natural history’.

For each individual place and precinct, a discussion was prepared for each criterion that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion, and was thus only of ‘local interest’.

2.3.6 Statement of significance

For each individual place or precinct found to meet the threshold of local significance for at least one criterion, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the ‘Applying the Heritage Overlay’ Practice Note (2018), namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

2.3.7 Gradings within precincts

Once it was established that the identified heritage precinct satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property in the identified precinct was given a heritage grading.

Consistent with the ‘Applying the Heritage Overlay’ Practice Note (2018) and Boroondara’s Heritage Policy (Clause 22.03) the following gradings are attributed to properties in heritage precincts:

- *Significant - ‘Significant’ heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. ‘Significant’ graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.*
- *Contributory - ‘Contributory’ heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other ‘significant’ and/or ‘contributory’ heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*
- *Non-contributory - ‘Non-contributory’ places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent ‘significant’ or ‘contributory’ heritage places.*

Whether a place is ‘Significant’, ‘Contributory’ or ‘Non-contributory’ to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

A ‘Significant’ grading is attributed to buildings in a precinct that exhibit particular architectural merit or other distinguishing characteristics, and which have a comparatively high level of external intactness.

A ‘Contributory’ grading is attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a Contributory grade. In some instances, an altered building (new windows, change in roof cladding, overpainting, verandah rebuilt, minor additions) may still be considered ‘Contributory’ if its connection to the themes of the precinct can still be understood. In addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.

A ‘Non-contributory’ grading is attributed to buildings that have no association with the significance of the heritage place, or places that would otherwise be considered ‘Contributory’ but have been substantially altered to the point that their origins and relationship to the precinct’s significance are no longer legible.

The grades of all properties in a precinct area are documented and listed in a Gradings Schedule at the end of the precinct citation.

It is important to note that buildings of a Contributory quality that are located outside of a defined heritage precinct cannot be protected by the Heritage Overlay, as they do not meet the threshold of local heritage significance as individual heritage places in their own right.

2.3.8 Mapping and curtilages

The ‘Applying the Heritage Overlay’ Practice Note (2018) states in regard to mapping:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a ‘curtilage’ and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, there are three types of mapping for places and precincts recommended by the Peer Review:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.
- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, are discussed below.
- Precincts, which cover multiple properties. A precinct map has been prepared showing the Contributory and Non-contributory places within the precinct and the recommended precinct boundary (the Angle Road Precinct does not include any Significant places). A map is included at the start of the precinct citation.

HO curtilages

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note in order to: *retain the setting or context of the significant building, structure, tree or feature* and to *regulate development (including subdivision) in close proximity to the significant building, tree or feature*.

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report. An example is provided below, showing the extra land (the ‘curtilage’) around a heritage building that is recommended for inclusion in the Heritage Overlay.



Figure 2. Proposed curtilage for All Hallows Catholic Church-School (former), in yellow, within the larger school grounds at 3-7 Brenbeal Street, Balmlyn.

The All Hallows Catholic Church-School (former) on Brenbeal Street has been mapped with a curtilage that is less than the title boundaries but that will ensure that the significant features and views from the public domain are protected.

2.3.9 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the ‘Applying the Heritage Overlay’ Practice Note (2018).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).

- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

2.3.10 HERMES entry

The ‘Applying the Heritage Overlay’ Practice Note (2018) specifies that:

All statements of significance should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department’s HERMES heritage database.

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Boroondara Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found to not meet the threshold of local significance should be entered into the HERMES database to note that they have been ‘Researched but NOT recommended’. These records are not published for the general public to see but are accessible to Council staff.

3 KEY FINDINGS

3.1 Local significance

3.1.1 Precincts

One precinct assessed in the Peer Review is considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus is worthy of protection in the Heritage Overlay.

This is listed in Appendix A.1, and the citation is found in Appendix C.

3.1.2 Individual places

A total of 15 individual places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

These places are listed in Appendix A.2, and their place citations are found in Appendix C.

After the Stage 2 detailed investigations, one individual place was found to be built in 1947, falling outside the scope of the Peer Review which excluded properties built in the post-World War Two period. It is anticipated that this property will be included in a future study. It is listed in Appendix A.4.

3.2 Not of local significance

One individual place shortlisted in Stage 1 was assessed against the HERCON criteria during Stage 2 of the Peer Review and found to fall below the threshold of local significance. This was due to the discovery of more extensive alterations than first thought.

No further action is recommended for this place. It is listed in Appendix A.3.

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of the Peer Review. They are:

- Adoption of the 'Balwyn Heritage Peer Review Stage 2' (2019) by the Boroondara City Council.
- Implementation of the 'Balwyn Heritage Peer Review Stage 2' (2019) by the Boroondara City Council.

4.2 Adoption of Peer Review

It is recommended that the Boroondara City Council formally adopt the 'Balwyn Heritage Peer Review Stage 2' (2019), which comprises this report, and include this report as a Reference Document in the Boroondara Planning Scheme.

4.3 Implementation of Peer Review

It is recommended that the Boroondara City Council implement the recommendations of this Peer Review by preparing a planning scheme amendment to the Boroondara Planning Scheme that will:

- Add the precinct assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the precinct citation. The extent of registration is the whole of the precinct as shown on the precinct map in the citation. The grading of each property (Contributory or Non-contributory) is shown on the precinct map and in the grading schedule at the end of the citation.
- Add the individual places assessed as being of local significance listed in Appendix A.3 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay' (2018).

APPENDIX A – ASSESSMENT FINDINGS

A.1 Precinct of local significance

The following precinct is recommended for inclusion in the Boroondara Heritage Overlay.

LP	Precinct	Street addresses	Locality
1	Angle Road Precinct	1-13 & 2-10 Angle Road	Deepdene

A.2 Places of local significance

The following individual places are recommended for inclusion in the Boroondara Heritage Overlay.

Lp	Place	No.	Street	Locality
1	'Rexmoor'	8	Boston Road	Balwyn
2	'Aloha'	9	Boston Road	Balwyn
3	'All Hallows Catholic Church-School (former)'	3	Brenbeal Street	Balwyn
4	Flats	7	Mangan Street	Balwyn
5	'Reumah'	1	Reumah Court	Balwyn
6	'Evandale' (formerly 'Dewrang')	269	Union Road	Balwyn
7	'Bel-Air'	113	Yarrbat Avenue	Balwyn
8	'Silver Birches' (formerly 'Hillsborough') and garden	129	Yarrbat Avenue	Balwyn
9	'Church House'	146	Yarrbat Avenue	Balwyn
10	House and garden	171	Doncaster Road	Balwyn North
11	House	1	Mountain View Road	Balwyn North
12	'Frank Paton Memorial Church'	958	Burke Road	Deepdene
13	'Khartoum'	8	Kitchener Street	Deepdene
14	'Mararoa'	28	Leonard Street	Deepdene
15	'1st Deepdene Scout Hall'	32	Whitehorse Road	Deepdene

A.3 Not of local significance – no action

No further action is recommended for the following place, which does not meet the threshold of local significance.

LP	Place	Address	Locality
1	'Stenton'	248-250 Belmore Road	Balwyn

A.4 Outside scope of the Peer Review

LP	Place	Address	Locality
1	'Vedere'	44 Panoramic Road	Balwyn North

APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay for the following place does not correspond to the cadastral boundary, being a smaller portion of land containing the heritage place within a protective curtilage.

The recommended extent is illustrated on the aerial photo below, with the cadastral boundary shown in dotted red lines and the recommended extent of the Heritage Overlay shown in yellow.

All Hallows Catholic Church-School (former)



APPENDIX C – PRECINCT AND PLACE CITATIONS

Angle Road Precinct

Prepared by: Context

Address: 1–13 & 2–10 Angle Road, Deepdene

Name: Angle Road Precinct	Survey Date: September 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: George William Simpson (attributed)
Extent of Overlay: See precinct map	Construction Date: c1922-1925



Historical Context

Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn's history.

Interwar development

A number of significant infrastructure projects established from the first decades of the twentieth century provided opportunities for extensive residential development in Balwyn and Deepdene. A short section of the Outer Circle Railway, between East Camberwell and Deepdene, was reopened in 1900 and was serviced by the 'Deepdene Dasher' steam train until 1927. Close to the Deepdene Station, a hotel operated in Deepdene in the early 1900s. The Prahran & Malvern Tramways Trust

extended its electric tramway service from Malvern along Glenferrie Road and Cotham Road to Deepdene in 1913. Near the tram terminus the new Deepdene State School was erected in 1914. In 1916, the tram line reached Mont Albert, but was not through-routed to the city by the Melbourne & Metropolitan Tramways Board until 1929. The Burke Road tram reached Camberwell Railway Station in 1917, and in 1918 reached Cotham Road, Deepdene. In 1920 sewerage and electricity were established, with sewerage extending to Balwyn by 1927, and reaching North Balwyn in 1938 (Built Heritage 2015:10). A number of small farms and orchards in Balwyn were carved up for suburban housing in the late 1920s and 1930s. Many new home-buyers erected affordable detached timber bungalows during this period under the credit foncier scheme provided by the State Savings Bank of Victoria. Californian Bungalows, English Revival and other interwar styles, which were built to designs provided in the State Bank pattern books, predominated across large areas of Balwyn, including that bounded by Whitehorse Road, Belmore Road, Burke Road and Balwyn Road. An elevated area on the north side of Whitehorse Road was developed in the 1930s as the prestigious Reid Estate.

Improvements in infrastructure coincided with several successive changes in municipal status. The former Shire of Boroondara (as it had been known since 1871) was renamed the Shire of Camberwell and Boroondara in May 1902, then upgraded to a Borough in April 1905, a Town in May 1906, and finally the City of Camberwell in April 1914 (Built Heritage 2015:10).

In 1925, Balwyn was described in *Australian Home Beautiful*:

Charming indeed is this new suburb of Balwyn, to the eastward of Melbourne, towards that spot where the morning sun rises over the top of the Dandenong Ranges to stretch its light across one of the most beautiful environs in the city. Here the land is undulating and the eye wanders for miles upon miles across farm and orchard land to the blue distance of the hills to the east, so to the northeast, where the Healesville and Warburton ranges lie – more distant still – in the faint blue of cloud-land. All this erstwhile farming land is revealing the urge of the expansion of the great city, and red-tiled roofs and new homes now dot (and in some places cover) the land of the Orchardist and the Farmer; but “the vistas” are there and there are miles upon miles yet to go before suburban settlement can reach the tall slopes of the Dandenongs. Just as the little farms and glades are varied, both in colour and form, so do the new houses show that pleasing variety which betokens individual interest in the problem of the new home. Gone are the old ideas of slate or iron roofs and party-coloured bricks and cast iron trimmings, and now, pleasing colour notes of red, brown and green nestle into the newly-formed gardens of these outer suburbs (cited in Built Heritage 2015:11).

The interwar period saw significant expansion of Balwyn and Deepdene. A weatherboard Church of Christ was built at the corner of Cherry Road (1922) and two brick Catholic church-schools were built in Whitehorse Road, Deepdene (1923), and in Brenbeal Street, Balwyn (1930). Around the same time, St Barnabas Anglican Church on Balwyn Road was also extended. There was extensive commercial development, including shops and banks, along both sides of Whitehorse Road in Balwyn. A shopping strip developed along Whitehorse Road, Deepdene, while smaller strips appeared along Burke Road (at Belmore Road, and later at Doncaster Road), and near the junction of Bulleen and Doncaster roads. Other new churches appeared during this period, while some of the older existing church buildings were entirely rebuilt to cater for enlarged congregations, notably the Balwyn Baptist Church on Whitehorse Road (1937), and the Frank Paton Memorial Presbyterian Church on Burke Road in Deepdene (1941) (Built Heritage 2015:11). Fintona Girls' School, which had opened in Hawthorn in 1896, relocated to David Syme's former mansion 'Tourmont' in Balwyn Road in 1936. The Anglican Mission of St James and St John opened a large babies' home on Whitehorse Road, Balwyn, in 1934. Hotels were prohibited in Balwyn and Deepdene following the Local Option vote of 1920, a reflection of the strong temperance views of the local population, but other opportunities for leisure included three picture theatres that operated in Whitehorse Road in the 1930s and 1940s, one of which (the Balwyn Theatre) survives. Beckett Park was well patronised as were the adjacent Maranoa Gardens. There was limited industrial development in Balwyn; an exception was the Oslo Bakery in Deepdene. The textile company Holeproof Ltd established a large factory in Whitehorse Road, Deepdene, in the early 1940s.

History

The precinct is located on part of Elgar's Special Survey of 5120 acres (Parish Plan Boroondara 1931).

As part of the development of the Balwyn area in the 1880s, the subject precinct was advertised as part of Glencoe Estate and St Ronans Estate in Camberwell in 1885 and 1887 respectively (see Figures 2 and 3). As part of these estate subdivisions, the precinct was addressed as Montrose Road, which, by 1922, had been renamed Angle Road. From this time on, Angle Road was variously included as part of Canterbury, Deepdene or Balwyn (*Argus* 15 November 1922:7).

Forty-two allotments on Glencoe Estate, Camberwell, with frontages to Burke, Mont Albert, Argyle, Campbell Roads, and Montrose Road, with Yan Yean water laid on, were put up for auction in October 1885 (*Argus* 17 October 1885:3) (see Figure 2).

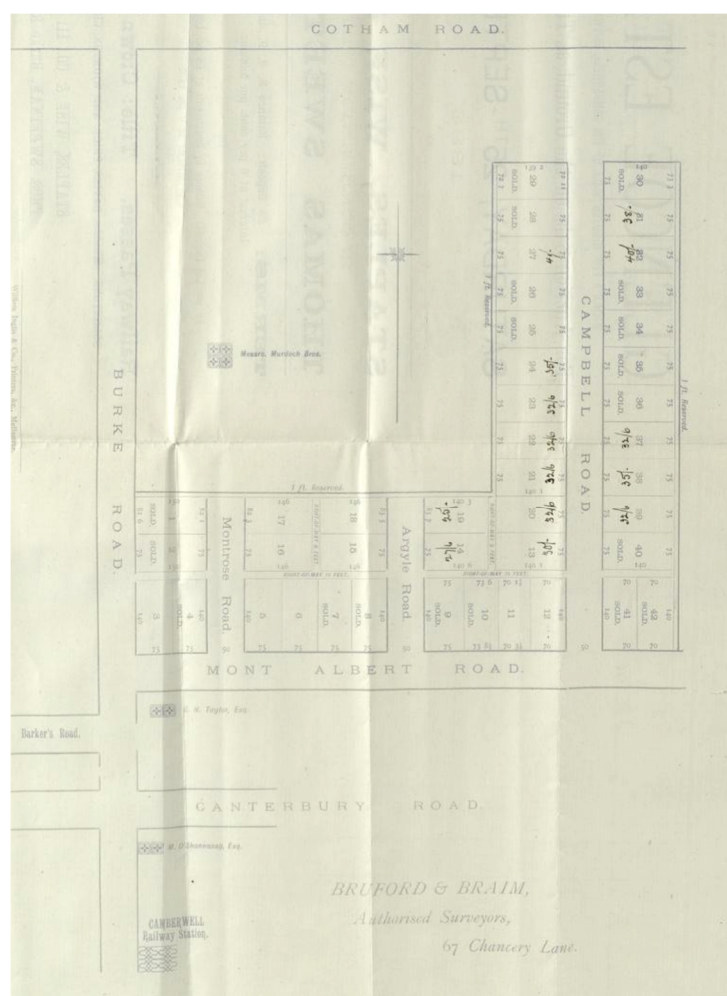


Figure 1. Showing the subject precinct in Montrose Road (later named Angle Road) in 1886 as part of the Glencoe Estate sale. (Source: 'Glencoe Estate' 1886, SLV)

St Ronans estate, 41 'magnificent allotments' (including some formerly advertised as part of the Glencoe Estate) and others subdivided on Murdoch's orchard were advertised for sale in 1887. Described as adjoining the Smythesdale, Glencoe and Deepdene estates, Yan Yean water was laid on, and omnibuses, running from Camberwell station to the corner of Burke Road and Cotham Road, regularly passed the estate (*Age*, 1 October 1887:2).

In 1889, timber merchant James Macintosh purchased lots 3-9 (today's 1-13 Angle Road) and lots 36-41 (today's 2-12 Angle Road) of St Ronans estate (see Figure 2) (CT:V2160 F878). In 1887,

Macintosh lived at 'Verulam' (now 'Parlington') at 46 Parlington Street, Canterbury (VHR H731), a residence built for William Eldson of the Melbourne and Hobson's Bay Railway Company, to which McIntosh made substantial additions (Butler 1991: 215-216).



Figure 2. Showing the subject precinct in Montrose Road (later Angle Road) in 1887 as part of the St Ronans estate sale in Camberwell. (Source: 'St Ronans Camberwell' 1887, SLV)

Macintosh died in 1895, and in July 1919 Victor Henderson became the owner of the subject land, and in the same month, builder George William Simpson of Burwood Road, Hawthorn, became the proprietor of the allotments, which, in that year, remained vacant.

Simpson, a master-builder, was also a mayor of Hawthorn, retiring from council in 1942. He was also actively associated with other local activities, including the Hawthorn Red Cross branch (*Argus* 6 March 1944:5). As a well-known local builder and developer in the areas of Hawthorn and Camberwell in the first decades of the twentieth century, Simpson rapidly built up entire unified streetscapes in the municipality, including many groups of houses in the nearby Parlington Estate Precinct in Canterbury.

In 1920, no houses existed in Montrose Road (Angle Road), and allotments were valued at a net annual value (NAV) of £6 (RB). Simpson sold each allotment that forms the subject precinct in Angle Street to individual owners between 1920 and 1923: today's number 1 was sold in 1920; numbers 3-11 and 4 in 1921; and 2, 6-10 and 13 in 1922; and number 12 in 1923 (CT:V2160 F878).

As evidenced by ratebook records, which show a NAV increase from £6 in 1920 to £65-£75 in 1922, houses had been constructed at numbers 1, 4 and 3-13 Angle Road by 1922 (RB). It is highly likely that Simpson, who was a master builder and owner of the land, was responsible for

their construction. By this year, Simpson had sold the houses at numbers 1-13 Angle Road to Gertrude Alison Parratt and number 4 to Ada Banbury (RB).

By 1925, houses had been built at 2-12 Angle Road, Canterbury, and it is likely, given the consistency in form, materials and decorative detailing among the dwellings in the subject precinct, that Simpson also built these houses (S&Mc 1925). Garages were constructed at 2, 5, 7, 9 and 12 Angle Road between 1929 and 1938 (BP).

Description & Integrity

This small precinct comprises the section of Angle Road running east-west, ending at Deepdene Road to the east. Angle Road is a quiet, L-shaped residential street, located in the north-eastern pocket created by the intersection of Burke and Mont Albert roads.

It is a consistent, though small, streetscape of interwar brick bungalows on both sides of the street, constructed by the same builder, highly likely to be master-builder George Simpson, between c.1922 and 1925. Basalt kerbs and channels, and moderately sized nature strips planted with liquidambar (*Liquidambar styraciflua*) trees, some of which appear to date from the 1920s, unify the precinct visually. There are two Non-contributory dwellings at numbers 7 and 12, which recently replaced interwar bungalows.



Figure 3. Houses at 4, 6 and 8 Angle Road. (Source: Context 2018)

Each dwelling has a consistent front setback behind a modest garden, most with grassed areas bordered by low plantings. Each house has a timber fence: some are picket; others are capped. While none of the fences are original, they are sympathetic in appearance.

Generally, the dwellings are characterised by an asymmetrical, bungalow form set beneath a dominant roof clad with terracotta tiles, typically resting on exposed rafter ends. Roofing configurations to each house incorporate either a gabled roof sheltering a subsidiary projecting gable, a main gabled roof form with an intersecting transverse gable to the principal façade, a main hip with projecting gabled bay or gablet, or a transverse gabled roof.

Gable end details vary among the dwellings, and typically comprise an arrangement of shingles with either roughcast or panel board with timber strapping to emulate half-timbering. Other noteworthy features include: small porches supported by timber posts atop heavy brick piers, some with

decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted.

Notable features of individual houses include:

1 Angle Road (c1922) – Contributory



Figure 4. 1 Angle Road. (Source: Context 2018)

A red brick Californian bungalow, its main gabled roof form incorporates an unusual intersecting transverse gable at the principal façade, both tiled in terracotta and resting on exposed rafters. It is similar in composition to number 9. The house retains its three tall brick chimneys though they have been overpainted. The gable end incorporates panel board and timber strapping with timber lattice detailing to the apex, and a tripartite window to the attic storey. The southern slope of the transverse gable extends to cover the front porch, supported by simple timber posts atop clinker brick piers. The clinker brick balustrading to the porch has small rectangular voids and is topped with cement-rendered capping. Steps to the porch are flanked with squat piers that match the balustrading. Walls are of red brick with a two-course clinker band at sill height, and clinker brick to the base of the bow window. The house retains double-hung timber-framed windows with leaded upper sashes to the principal façade, and a timber front door with wide timber-panelled, leaded sidelight and rectangular fanlights.

A brick garage, constructed in 1955, adjoins the west elevation. There is an addition built in 1970 to the rear of the house, which is not visible from the public domain.