

3 Presentation of officer reports

3.3 Heritage protection of 12-14 Tannock Street, Balwyn North

Abstract

The purpose of the officer report is to seek a decision of the Urban Planning Special Committee (UPSC) to request the Minister for Planning apply an interim Heritage Overlay to 12-14 Tannock Street, Balwyn North and request authorisation to commence the planning scheme amendment process to introduce a Heritage Overlay to the property on a permanent basis.

The post War, Robin Boyd designed dwelling was identified in the draft Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn) prepared by Built Heritage as an individually significant place and was recommended for heritage protection at the time. However following consideration of feedback received through the preliminary consultation process on the draft Study, the UPSC resolved on 7 September 2015 not to proceed with the implementation of the 2015 heritage study recommendations.

Subsequently on 20 March 2017, the UPSC considered a report regarding the conduct of further heritage work related to Balwyn known as the Balwyn Heritage Peer Review 2017. Given the strong community opposition to the recommendations of the draft Study, particularly in relation to the protection of post-war properties the peer review focussed on the properties constructed prior to World War II i.e. to exclude the review of places constructed in 1946 or later. Consequently, the property remains unprotected.

The property is currently on the market for sale and officers are aware of an online petition that is circulating seeking to protect the dwelling as well a planning permit application to subdivide the land (currently on hold).

Given the recommendation of the 2015 study to protect the subject property as an individually significant place and the community's interest in its protection, officers recommend the UPSC write to the Minister for Planning to request that he apply an interim Heritage Overlay to the property without delay, and to request authorisation to commence the amendment process to introduce the Heritage Overlay on a permanent basis. Should the Minister approve the application of the interim Heritage Overlay, any proposal for demolition of the existing dwelling would be subject to Council's approval through the planning application process.

It should be noted there are 18 individually significant post War properties (**Attachment 2**) that were recommended for heritage protection through the 2015 heritage study, 16 of which remain unprotected. Two of these properties 17 Yandilla Road, Balwyn North and 12-14 Tannock Street, Balwyn North are designed by architect Robin Boyd. Officers therefore recommend the UPSC to include these properties on Council's 'Possible heritage layer' until a report can be brought to a future UPSC meeting to enable the UPSC to further consider whether to progress the implementation of heritage controls for the properties. Placing these properties on the 'Possible heritage layer' will allow officers to review any report and consent application lodged for demolition of those properties under S29A of the *Building Act 1993*.

Officers' recommendation

That the Urban Planning Special Committee resolve to:

1. Adopt the heritage citation for 12-14 Tannock Street, Balwyn North contained in **Attachment 1**.
2. Write to the Minister for Planning to request authorisation to prepare and exhibit an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include 12-14 Tannock Street, Balwyn North in the Heritage Overlay.
3. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.
4. Write to the Minister for Planning to request that he prepare, adopt and approve an amendment to the Boroondara Planning Scheme under Section 20(4) of the *Planning and Environment Act 1987* to introduce an interim heritage control to 12-14 Tannock Street, Balwyn North.
5. Authorise the Director City Planning to undertake administrative changes to the amendment that do not change the intent of the amendment or any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.
6. Include the properties listed in **Attachment 2** on the 'Possible heritage layer'.

**Responsible director: Shiran Wickramasinghe
City Planning**

1. Purpose

The purpose of this report is to:

- Seek a decision of the Urban Planning Special Committee (UPSC) to request the Minister for Planning apply an interim Heritage Overlay to 12-14 Tannock Street, Balwyn North.
- Request authorisation to commence the planning scheme amendment process to introduce a Heritage Overlay to the property on a permanent basis.
- Brief the UPSC on the need to further consider the recommendations of the draft Balwyn, Balwyn North Heritage Study (incorporating Deepdene and Greythorn) to protect individually significant post War places.

2. Policy implications and relevance to community plan and council plan

Council Plan 2017-2021 and Boroondara Community Plan 2017-27

The identification and protection of identified heritage places through the Balwyn Heritage Study peer review process and amendment is consistent with the strategic objectives and strategies set out in the Council Plan 2017-2021 and the Boroondara Community Plan 2017-2027.

Specifically, the amendment is consistent with the objective to 'Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations' identified in the Council Plan and the Boroondara Community Plan under Theme 4 - Neighbourhood Character and Heritage.

The amendment also assists in implementing the following strategies:

- **Strategy 4.3** - Preserve the City's history and protect heritage properties and precincts by undertaking a municipal-wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.

The project will further assist Council in fulfilling its major initiative commitment to 'protect the City's heritage by continuing a municipal wide heritage assessment of all areas not currently subject to a Heritage Overlay in the Boroondara Planning Scheme'.

Boroondara Community Plan 2017-27

The Boroondara Community Plan 2017-27 sets out the 10 year vision for Boroondara's future based on values, aspirations and priorities important to the community.

The amendment implements Strategic Objective 4 of the Plan: *Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations.*

Specifically, the amendments will implements the following strategy:

- **Strategy 4.3** - Preserve the City's history and protect heritage properties and precincts by undertaking a municipal-wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.

Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The amendment is consistent with the following action of the Heritage Action Plan 2016:

- Continue to request that the Minister for Planning apply interim Heritage Overlays to places under imminent threat of demolition in accordance with Council's internal process (OAR11).
- Prepare and implement heritage controls to properties identified as 'individually significant' in the *Balwyn, Balwyn North and Deepdene Heritage Study* (OAR26).

Boroondara Planning Scheme

The amendment is consistent with the objectives of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF). In particular it addresses the following Clauses:

- Clause 15.03-1S *Heritage Conservation* which seeks to '*ensure the conservation of places of heritage significance*' by identifying, retaining and protecting places with identified heritage significance;
- Clause 21.04-5 - *Built Environment and Heritage* of the Municipal Strategic Statement which includes the objective '*to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance*'; and
- Clause 22.03-2 Heritage Policy which seeks to '*preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm*'.

Both the PPF and LPPF seek to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of *Plan Melbourne* which seeks to ensure that '*Melbourne is a distinctive and liveable city with quality design and amenity*'. Direction 4.4 recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places.

In particular, Policy 4.4.1 recognises the need for '*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change*'.

The amendment is consistent with these *Plan Melbourne* directions and initiatives.

Planning and Environment Act 1987

The amendment is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

This means Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

3. Background

Decision not to proceed with Balwyn and Balwyn North Heritage Study (including Deepdene and Greythorn) - 2015

Council engaged Built Heritage Pty Ltd to prepare the Balwyn and Balwyn North Heritage Study (including Deepdene and Greythorn). The draft study was completed in June 2014 and identified 26 individual properties and four precincts for heritage protection. A further 40 properties were identified for further investigation as part of the study.

The draft study identified 12-14 Tannock Street, Balwyn North as an individually significant place, designed by renowned modernist architect Robin Boyd. The dwelling was constructed in 1948-49 and identified as significant due to its association with Boyd and for demonstrating a 'degree of creative and technical' achievement in its design (**Attachment 1**). Another Boyd house recommended for heritage protection through the draft Study as an individually significant place is located at 17 Yandilla Road, Balwyn North.

Preliminary consultation was undertaken on the study 27 February 2015 to 27 March 2015. A total of 137 submissions were received during the consultation process, 94 of which objected to the study recommendations. An objecting submission was received from the property owner of 12-14 Tannock Street, Balwyn North as part of the process, citing the financial impact of the proposed heritage controls as the basis of their objection.

The UPSC considered the outcomes of the preliminary consultation process at its meeting on 7 September 2015. Officers had recommended that the UPSC adopt the Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn) subject to some changes. It should be noted that officers had not recommended any changes to the citation or recommendation to protect 12-14 Tannock Street, Balwyn North as part of the adoption of the study.

However in considering the number of objections received to the study, particularly to the recommendations to protect post War architecture, the UPSC did not support the officers' recommendation and resolved to:

1. *Receive and note the submissions made to the draft study during the preliminary consultation, as outlined in Attachment 1.*
2. *Not proceed with the Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn).*
3. *Remove all identified individual properties and precincts identified in the Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn) from Council's list of possible heritage properties.*
4. *Write to the owners and occupiers of the affected properties (and immediately adjoining properties) as well as all submitters to inform them of Council's resolution.*

Decision to undertake Balwyn Heritage Peer Review - 2017

On 20 March 2017, the UPSC resolved to undertake a peer review of the draft Study and master list of properties created through the study. The master list refers to properties either recommended for heritage protection or flagged for further investigation. A total of 370 properties were identified in the master list, of which 170 properties were identified as being constructed from the year 1950 onwards.

Given the strong community opposition to the recommendations of the draft Study, particularly in relation to the protection of post-war properties the peer review focussed on the properties constructed prior to World War II i.e. to exclude the review of places constructed in 1946 or later. Consequently, the property remains unprotected.

Stage 1 of the peer review has been completed through Amendment C276. This amendment introduced a Heritage Overlay over eight individual properties and two precincts. Amendment C276 was gazetted and incorporated into the Boroondara Planning Scheme on 26 July 2019.

Stage 2 is currently being progressed through Amendment C318. The UPSC is due to consider a report at its meeting on 31 August 2020 on the outcomes of the Panel hearing process associated with the amendment. If approved, the heritage overlay will be applied to fifteen individual properties and one precinct. This amendment will conclude the peer review process.

4. Outline of key issues/options

Recommendation to protect 12-14 Tannock Street, Balwyn North

Officers are aware of an online petition currently circulating seeking to protect 12-14 Tannock Street, Balwyn North. Officers also note a planning permit application had been previously lodged to redevelop the site for four dwellings but was subsequently withdrawn. A planning permit application to subdivide the land into four lots has also been lodged with Council but has been placed on hold.

Given the significant community concern around the potential loss of the subject property identified to have individual significance, officers recommend the UPSC resolve to seek interim heritage protection of the property through the Minister for Planning and request Ministerial authorisation to commence the amendment process for permanent heritage protection.

It should be noted the application to the Minister would rely on the assessment undertaken in 2015. Due to COVID-19, any heritage expert would be unable to undertake a heritage inspection of the property at this time.

Recent advice from officers at the Department of Environment, Land, Water and Planning (DELWP) also indicate that Council's requests for interim heritage protection of properties in the absence of an accompanying request to commence the amendment for permanent heritage controls will not be supported. Consequently, officers recommend Council commence the amendment process for permanent controls without delay i.e. without undertaking preliminary consultation with the affected property owner. Opportunity to consult with the affected property owner on the proposal to apply the Heritage Overlay to the property is available through the public exhibition process of the amendment process for the permanent controls.

Further investigation of individually significant post War properties

To further consider heritage protection of post War heritage places identified in the Balwyn and Balwyn North Heritage Study (including Deepdene and Greythorn), officers will present a report to a future meeting of the UPSC to seek a decision on whether to protect post War properties identified for heritage protection in the 2015 study.

The 2015 study had identified 18 individually significant post War properties, two of which were designed by Robin Boyd (17 Yandilla Road, Balwyn North and 12-14 Tannock Street, Balwyn North). Two of the eighteen properties recommended for heritage protection are already included in precinct heritage overlays (39 Inverness Way, Balwyn North and 26 Kyora Parade, Balwyn) and one property (22 Riverview Road, Balwyn North) is currently on the 'Possible heritage layer'.

A number of other post War properties were recommended for protection as part a heritage precinct that remain unprotected or included in the 2015 master list that were flagged at the time for further investigation and confirmation of their heritage significance.

Officers will present a report to a future UPSC meeting to enable further consideration of the whether to protect the 18 individually significant properties identified in the 2015 study. In the interim, officers also recommend these individually significant properties be included on the 'Possible heritage layer'. This would trigger a referral to the Strategic Planning department of any application lodged for demolition under S29A of the *Building Act 1993*. In accordance with Council's S29A Internal Process (2 September 2019) an application will be made to the Minister for Planning for interim heritage protection of any of these properties considered to be under threat.

5. Consultation/communication

If the UPSC resolves to request the Minister to apply the interim Heritage Overlay to 12-14 Tannock Street, Balwyn North, officers will write to the affected property owner and real estate agent overseeing the sale of the property of Council's application.

Should the UPSC resolve to request Ministerial authorisation to commence the planning scheme amendment to introduce the Heritage Overlay to the property on a permanent basis, the affected property owner and other interested parties will be notified of the opportunity to make a submission to the proposal as part of the formal amendment exhibition process.

6. Financial and resource implications

Costs associated with the progression of interim and permanent heritage controls will be progressed through the Strategic Planning budget for the 2020/21 financial year.

7. Governance issues

The officers responsible for this report have no direct or indirect interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

8. Social and environmental issues

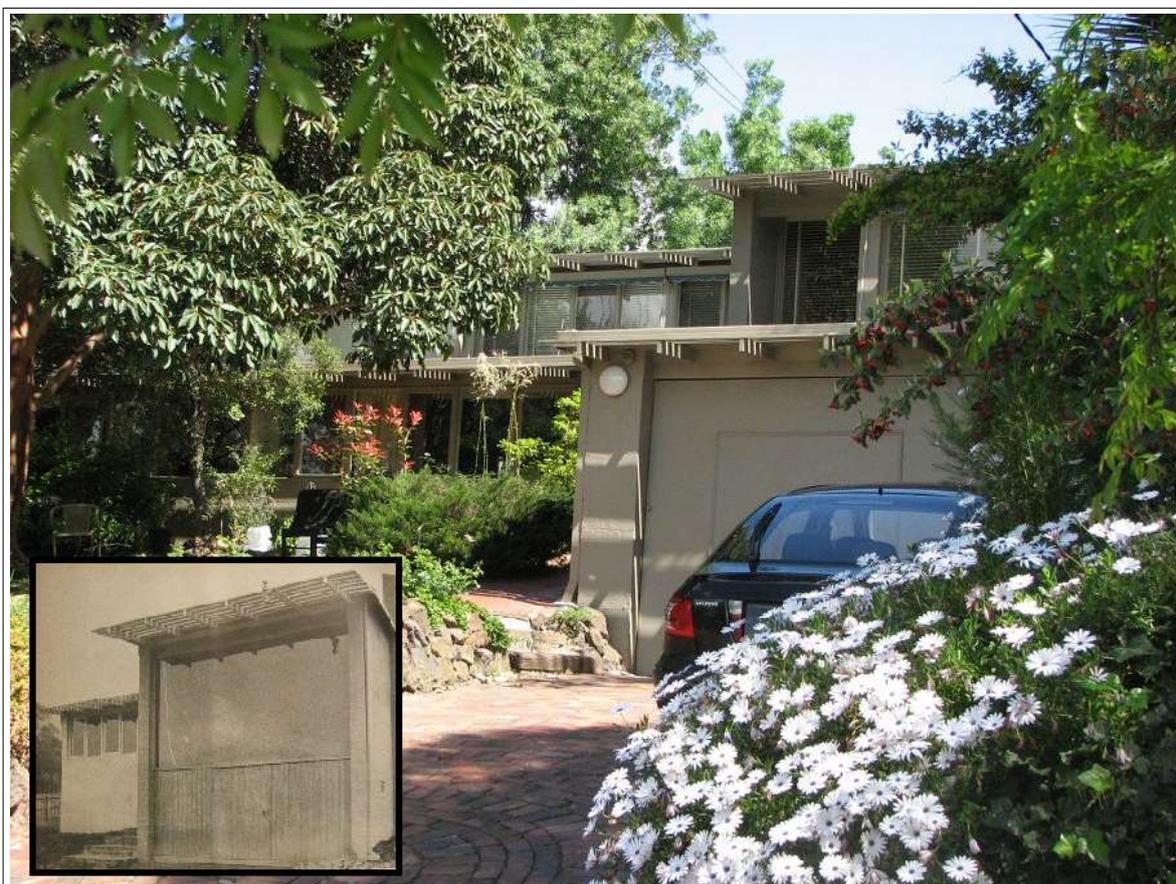
The inclusion of the property in the Heritage Overlay will have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

Manager: Shiranthi Widan, Strategic Planning

Report officer: Shiranthi Widan, Acting Manager, Strategic Planning



IDENTIFER	HOUSE		
Other/s	Wood House (former)		
Address	12-14 Tannock Street BALWYN NORTH	Date/s	1948-49 (original house) 1959, 1971 (additions by Boyd)
Designer/s	Robin Boyd Grounds, Romberg & Boyd; Romberg & Boyd	Builder/s	
Theme/s	6.3.4 Suburban infill after Second World War	Heritage Group	Residential Building (Private)
	6.7.2 Making homes for the middle classes	Heritage Category	House
	9.3.2 Designing fine buildings	Heritage status	-
Intactness	Good (sympathetic extensions by Robin Boyd)	Significance	Local
Condition	Good	Recommendation	Include in HO as individual place



Inset: *Australian Home Beautiful*, Oct 1951

Extent	To title boundaries	Survey date	10/01/12
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History

This house was built in 1950 for pharmacist Don Wood, to the design of architect Robin Boyd. Born in Lilydale, Donald Charles Wood (1920-1987) was living in Kew with his wife, Lilian Mary "Joan" Wood (1923-2008) by September 1942, when he enlisted to serve in the Second World War. Attached to the 2/7 Field Regiment, he was discharged on 8 November 1945 with the rank of Lieutenant. Barely three weeks later, Wood (identified as a "student") acquired the consolidated title to two adjacent blocks of land in Balwyn North. Located on the west side of Tannock Street, these comprised Lots 422 and 423 of a huge subdivision. The Woods, however, did not develop the land immediately. According to electoral rolls, they lived in Morang Road, Hawthorn in 1949, by which time Wood's occupation was definitively recorded as "chemist". Directories confirm that his business premises was located at 235 High Street, Kew.

To design their new house, the Woods turned to architect Robin Boyd (1919-1971), who, at that time, had only recently established his office as a sole practitioner. Although well-known in Melbourne's tightly-knit architectural fraternity, Boyd was still three years away from forming his celebrated partnership of Grounds, Romberg & Boyd, and honing his craft as an astute critic and architectural writer, which, within a decade, would make him a household name. It has not been established exactly how Donald Wood came to commission Robin Boyd to design his new house. The two men were almost exact contemporaries, and both had served in the Second World War. Wood, who had previously lived in both Kew and Hawthorn, may have been aware of earlier projects that Boyd (then in partnership with Kevin Pethebridge and Frank Bell) undertook in the area, namely the Pettrigrew House (1945) and the Dainty Frock factory (1946). The project for the Woods' new house at Balwyn North has been cited as Robin Boyd's first independent commission after leaving the partnership of Pethebridge and Bell. The working drawings, although bearing the title block of "Robin Boyd, 58 Riversdale Road, WF7950", are dated November 1948. By that time, Boyd had already undertaken two other projects under his own name: the White House in Mentone (late 1947) and the Nichol House in Warrandyte (early 1948).

Completed in 1949, the Woods' house was belatedly published in the *Australian Home Beautiful* in October 1950. The author noted that "free planning in this unusual small house in Balwyn North takes full advantage of space and outlook and most of the work out of housework". Attention was drawn to the split-level planning (still unusual at that time), the projecting living room with huge north-facing plate glass window, and the subtle but effective colour scheme of olive yellow, amethyst grey, pale grey-blue and off-white. The interior was described in detail: raked ceilings with exposed rafters and knotty pine lining boards, a painted brick chimney, built-in furniture and a modern lighting scheme that included wall-mounted lamps in spun aluminium, and pendant lights with tulip-shaped glass shades.

The Woods were sufficiently pleased with their architect that, over the next two decades, they engaged him four more times to undertake projects for them – rendering them as Boyd's most frequently recurring private clients. In 1953, Wood commissioned him to design a new pharmacy in the developing commercial strip along Doncaster Road, at the foot of Tannock Street. The premises, with its boldly angled glazed facade, built-in fittings and stylised graphics, also attracted much publicity as benchmark in modernist retail design. In 1959, the couple turned to Boyd to enlarge the Tannock Street house. He proposed a large addition to the south end (providing two more bedrooms and a recreation room) and a new flat-roofed garage that projected from the living room, just below the sill of the huge window. With the original designer at the helm, the additions were conceived in a wholly sympathetic fashion, with brickwork, fenestration and low-pitched roofs that seamlessly connected to the existing fabric. Three years later, Wood engaged Boyd to make changes to the chemist's shop on Doncaster Road and then, in 1971, to further enlarge the house. This time, Boyd proposed an addition across the street frontage (at a slightly lower level so that the original windows remained exposed, and enlarged the garage by extending its north wall. Again, these changes were carefully detailed to match the original building, forming a smooth integration between the old and the new. While the working drawings for the additions are dated June 1971, Boyd is said to have given final instructions for the project from his hospital bed on the night before he died on 19 October that year – making it the final project with which he was personally involved before his death.

When the Woods finally sold their house in late 1985, the estate agent labelled it as "timeless", noting that "when you enter the house, you find it very hard to believe that it was built 36 years ago. It is an outstanding work of contemporary design". The couple subsequently moved to Ringwood, where Don Wood died in 1987. His widow retained a soft spot for the work that Boyd had done for them, and, in 1993, donated a collection of memorabilia relating to the house and chemist's shop (including photographs, drawings, press cuttings and ephemera) to the State Library of Victoria.



Description and Integrity

The house at 12-14 Tannock Street is a split-level skillion-roofed early modernist house, of brick construction with a bagged and painted finish. Occupying a double width allotment, the house has an elongated rectilinear plan that spreads out across the entire block. As originally built in 1949, the house had a slender L-shaped plan form, with a long north-south portion and a projecting east wing at the north end. Two subsequent phases of expansion in 1959 and 1971 have increased the length and width of the north-south portion, and extended the east wing by the addition of a flat-roofed double garage. Designed by the original architect, these additions are sympathetic in scale, form and materials. While they can, to some extent, be perceived as later additions (due to the stepping of floor and roof levels), they otherwise closely follow the fabric of the original house in their detailing and finishes. The overall plan form still remains generally L-shaped, albeit with some smaller projecting elements to the north and west.

Seen from the street, the house has an elongated, asymmetrical and stepped facade. To the rear, the original north-south wing (with 1959 addition at one end) is partly concealed by the 1971 addition, set down at a lower level. Both parts have continuous bays of timber-framed sash windows with slatted timber eaves. At the north end, the living room has a huge plate glass window with slatted timber eaves. To the left is the present front entrance, which formed part of the 1971 works. Set back into an alcove defined by a wing wall, it has a timber door with tall fanlight that aligns with the big living room window. The double garage, projecting forward from the sill of the living room window, is expressed with a single tilt-up panel door between brick piers, with another slatted eave. A retaining wall of volcanic rocks extends across the front property line and up the driveway. This incorporates an angled flight of steps with timber sleepers, also dating from 1971. The concrete path and driveway shown on the 1971 plans have been replaced by brick paving.

Externally, the house remains notably intact to the extent of its original Boyd fabric – that is, the 1949 house and subsequent phases of addition in 1959 and 1971. The additions, made by the original architect, cannot be considered unsympathetic or intrusive; rather, they add an additional layer of significance for the way in which they demonstrate how Boyd, at various later stages of his career, approached the problem of extending one of his earliest houses.

Historical Context

Dating from 1948-49, this house is associated with the emergence of post-war homebuilding in Balwyn North – that is, the period from the late 1940s to the early 1950s. Large parts of that suburb had remained notably underdeveloped until 1938, when the extension of the electric tram route to Doncaster Road spurred a significant residential boom. This, however, was soon cut short by the onset of the Second World War, and it would not resume until the later 1940s. Even then, private homebuilding was still hampered by restrictions on labour and materials that had been imposed during the War. As a result, the initial burst of post-war homebuilding in Balwyn North was relatively modest compared to the massive influx that took place from the early 1950s, when these wartime restrictions were finally relaxed.

Comparative analysis

Resuming private architectural practice after the Second World War, Robin Boyd designed a house for himself and his wife in Riversdale Road, Camberwell (1946) and subsequently undertook a number of commissions in the suburbs that now constitute the City of Boroondara. In an early partnership with Kevin Pethebridge and Frank Bell (1945-47), he designed two houses in Kew and a factory in Hawthorn. Opening his own office in 1948, Boyd designed a number of houses in the developing Balwyn/Balwyn North area. The Dunstan House in Yandilla Avenue (1948-49) was the first of these, soon followed by a house for the architect's cousin, J P Boyd, at 46 Fortuna Avenue (1948-49), the Wood House in Tannock Street (1949-50) and the Gillison House in Kireep Road, Balwyn (1952). After entering into partnership with Roy Grounds and Frederick Romberg in 1953, Boyd maintained his connections with Balwyn North, designing the Richard Latchford House at 72 Longview Road and the Alan Brown House at 39 Woodville Street (both 1953-54) and, over a period of years, undertaking several phases of addition to all three of his earlier pre-partnership houses there.

Today, the six Boyd houses in the study area survive in varying degrees of intactness. The Brown House has been altered virtually beyond recognition, while the Latchford House (identified in an earlier heritage study, but since reviewed and downgraded) has similarly been subject to a number of unsympathetic alterations. The J P Boyd House in Fortuna Avenue has been enlarged on three occasions: twice to Boyd's design (in 1955 and 1966) and, more recently, by others. As seen today, it is somewhat difficult to interpret the various stages of construction.



By contrast, the Dunstan House and the Wood House are notably intact: neither has any significant post-Boyd additions, and both stand out for the clarity in which original buildings, and their subsequent phases of addition, can be clearly interpreted. Although of similar date, the two houses are markedly different in their composition: while the Dunstan House is was a low-cost compact brick dwelling with broad gabled roof and large multi-paned window walls, the Wood house has a elongated spreading plan with skillion roof, continuous window bays and huge single-pane picture window. Together, these two houses (and the Gillison House in Balwyn, which already has a HO) provide a valuable snapshot of the early solo architectural career of this eminent and influential designer prior to his more celebrated partnership with Roy Grounds and Frederick Romberg.

Assessment against Criteria

One of relatively few surviving examples of Robin Boyd's early work prior to his celebrated partnership (*Criterion B*)

An excellent example of modern residential architecture dating from the austere early post-war period (*Criterion F*)

A noted and intact example of the work of Robin Boyd, who had a recurring association with the study area (*Criterion H*)

Grading and Recommendations

The house at 12-14 Tannock Street, Balwyn North, is a significant heritage place in the City of Boroondara.

Statement of Significance

Architecturally, the house is significant as an early and notably intact example of the work of the eminent designer and writer Robin Boyd. Documented in late 1948, the house was one of the first projects undertaken by Boyd when he left the partnership of Kevin Pethebridge and Frank Bell to open his own sole practice. Today, it remains as one of relatively few surviving examples from this seminal phase of Boyd's career, prior to his celebrated partnership with Roy Grounds and Frederick Romberg. Along with the Gillison House in Kireep Road, Balwyn (1951) and the Dunstan House in Yandilla Road (1950), it is one of three outstanding early and substantially intact houses by Robin Boyd in the study area, which, considered collectively, provide rare and valuable evidence of the innovation, boldness and fresh design approaches of a young architect on the cusp of an illustrious career.

Architecturally, the house is also significant as an a notable achievement in modern homebuilding at a time when materials and labour were still due to wartime restrictions. The house encapsulated many ideas, such as open-planning, split-levels and window walls (in this case, an improbably large plate glass window), that were extremely innovative at the time. Later adopted by others, they would also recur notably throughout Boyd's own subsequent career. In contrast to the contemporaneous Dunstan House in Yandilla Road, conceived as a three-stage project (gradually realised in 1949-50, 1951 and 1962), the Wood House was a stand alone dwelling subsequently enlarged in two stages, both to Boyd's design, in 1959 and 1971. These provide evidence of Boyd's high level of sensitivity in making additions to his own work, simultaneously demonstrating a continuity of form, finishes and details while still being readily identifiable as later accretions.

Identified by

Built Heritage Pty Ltd

References

"Two level living", *Australian Home Beautiful*, October 1950.

"Boyd house sells for \$175,000", *Age*, 16 December 1985, p 27.

Information (including working drawings) provided by Tony Lee, Executive Director of the Robin Boyd Foundation.

Attachment 2 - Individually significant properties to be included on Possible Heritage layer

Source: Draft Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn) (2015)

No.	Property Address	Construction Date
1	2 Barnsbury Court, BALWYN NORTH	1970-71
2	7 Bernard Street, BALWYN NORTH	1959
3	1 Caravan Street, BALWYN	1956
4	67 Hill Road, BALWYN NORTH	1964
5	94 Maude Street, BALWYN NORTH	1949-50
6	7 Milfay Court, BALWYN NORTH	1956
7	47 Mountain View Road, BALWYN NORTH	1966
8	24 Orion Street, BALWYN NORTH	1958
9	2 Salford Avenue, BALWYN	1963
10	9 Seattle Street, BALWYN NORTH	1975
11	69 Sylvander Street, BALWYN NORTH	1962
12	9 Tormey Street, BALWYN NORTH	1958
13	17 Trentwood Avenue, BALWYN NORTH	1958
14	32 Ursa Street, BALWYN NORTH	1950
15	17 Yandilla Road, BALWYN	1949

Properties already included in the Heritage Overlay or Possible Heritage layer

No.	Property address	Construction Date
16	39 Inverness Way BALWYN NORTH	1954
17	26 Kyora Parade, BALWYN NORTH	1950
18	22 Riverview Road, BALWYN NORTH	1949