

### 3 Presentation of officer reports

#### 3.1 Amendment C276 Balwyn Heritage Peer Review - Consideration of Panel Report

##### Abstract

On 18 December 2017, the Urban Planning Special Committee (UPSC) resolved to commence the planning scheme amendment process for ten individual properties and two precincts, identified through the Balwyn Heritage Study Peer Review.

Officers at the Department of Environment, Land Water and Planning (DELWP) granted authorisation for Amendment C276 under delegation from the Minister for Planning on 27 December 2017.

Exhibition commenced on 15 February 2018 and concluded on 16 March 2018 in accordance with Section 19 of the *Planning and Environment Act 1987*.

Council received a total of 27 submissions including 19 opposing and eight in support of the proposed Heritage Overlays. In addition, four submissions listed additional properties that should be investigated for heritage protection.

On 7 May 2018, the UPSC resolved to remove one property from the amendment (38 Monash Avenue, Balwyn) in response to a submission and to refer the remaining properties and submissions to a planning panel for consideration.

A panel hearing was held on 2 October 2018. The panel's report and recommendations were released to Council on 4 December 2018. This report can be viewed at **Attachment 1**.

In summary, the panel has supported Amendment C276 and recommended that the amendment be adopted, subject to the removal of 32 Winmalee Road, Balwyn. Council's heritage consultant has reviewed the Panel's recommendations, and agrees that the place (a gatelodge to a prominent former farming estate) does not meet the threshold for being included in the Heritage Overlay. Instead, it is recommended that the existing citation for HO423 at 41-45 Yarrbat Avenue, Balwyn (the former Idylwyld Estate that the gatelodge belonged to) is updated to show that the gatelodge has now been identified and located.

It is recommended that the UPSC resolve to refer Amendment C276 to an ordinary meeting of Council to be adopted, subject to the changes recommended by the Panel.

## Officers' recommendation

That the Urban Planning Special Committee resolve to:

1. Receive and acknowledge the Panel's report and recommendations, as shown at **Attachment 1**, in accordance with Section 27(1) of the *Planning and Environment Act 1987*.
2. Adopt the revised heritage citations as shown at **Attachment 2**.
3. Endorse the revised planning scheme amendment documentation as shown in **Attachment 3**.
4. Refer the updated Amendment C276 to an Ordinary Meeting of Council to be adopted in accordance with Section 29(1) of the *Planning and Environment Act 1987*.
5. Adopt changes to the heritage citation for HO423 at 41-45 Yarrbat Avenue, Balwyn as shown in **Attachment 4**, and notify affected property owners and occupiers of the proposed change.
6. Authorise the Director City Planning to undertake administrative changes to the amendment and associated planning controls that do not change the intent of the controls.

**Responsible director: Shiran Wickramasinghe  
City Planning**

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## 1. Purpose

The purpose of this report is to:

- Inform the Urban Planning Special Committee (UPSC) of the Panel's recommendations for Amendment C276 and officers' response.
- Seek a resolution from the UPSC to:
  - Receive and note the report and recommendations of the planning panel.
  - Endorse the updated citations and amendment documentation and refer them to an ordinary meeting of Council for adoption.

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

### Council Plan 2017-2021

The identification and protection of identified heritage places through the Study and amendment is consistent with the strategic 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' under Theme 4 - Neighbourhood Character and Heritage.

Specifically, it assists in implementing Council's commitment to '*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*' (Strategy 4.3).

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 peer review of the Balwyn Heritage Study 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 amendment implements 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.
- **Strategy 4.6** - Engage with owners and developers to achieve a balance between development and protection of neighbourhood character, heritage and amenity.

## 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:

- 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 HO 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 that Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

### **3. Background**

#### **Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn)**

The draft Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn) (the draft Study) was completed in June 2014 identifying 26 properties and four precincts to be included in the Heritage Overlay and recommending a further 40 properties for further investigation.

On 7 September 2015, the Urban Planning Special Committee (UPSC) resolved to not proceed with adopting the draft Study. A planning scheme amendment to implement the recommendations of the Study therefore did not commence. The UPSC reached this decision based on the community's strong opposition to the recommendations of the draft Study, particularly the emphasis on post-war architecture.

On 20 March 2017, the UPSC resolved to undertake a peer review of the draft Study. The peer review was to exclude properties that had been demolished, properties already within the Heritage Overlay and any post-World War 2 properties from consideration. Post World War 2 properties were defined as buildings which have been constructed in 1946 or later. The peer review is currently still progressing.

The UPSC also resolved to commence preliminary consultation on twelve individual properties and two precincts (comprising a total of 122 properties) that had completed heritage citations.

Preliminary consultation on these draft heritage citations was carried out with affected and adjoining property owners and occupiers of the twelve individual properties and two precincts.

The consultation period ran from 9 October 2017 to 6 November 2017.

On 18 December 2017, a report was presented to the UPSC summarising the responses received during the preliminary consultation period. The UPSC resolved to commence the planning scheme amendment process for ten individual properties and two precincts.

## **Authorisation**

Following the UPCS's decision, Strategic Planning Officers sought authorisation from the Minister for Planning to prepare and exhibit Amendment C276. Officers at the Department of Environment, Land, Water and Planning (DELWP) granted authorisation for Amendment C276 under delegation from the Minister for Planning on 27 December 2017.

## **Exhibition process**

Council's Strategic Planning Department undertook public exhibition of Amendment C276 from 15 February to 16 March 2018. This consultation process involved:

- Letters sent to all affected owners and occupiers, owners and occupiers of adjoining properties, submitters to the preliminary consultation process and community interest groups.
- Notices published in the Progress Leader and the Government Gazette.
- Publication of all amendment documentation on Council's website.

During the exhibition period, a total of 27 submissions were received. Of these, 19 were opposed and eight were in support of the proposed Heritage Overlays. In addition, four submissions listed additional properties that should be investigated for heritage protection.

## **UPSC Meeting 7 May 2018**

On 7 May 2018, following the formal exhibition process, the UPSC resolved to remove 38 Monash Ave, Balwyn from the amendment in response to a submission and to refer the remaining properties and submissions to a planning panel for consideration.

The property at 38 Monash Ave, Balwyn, was removed following an on-site inspection of the property by Council's expert heritage consultant. They found that there had been significant alterations to the front of the property and as a result the property no longer met the threshold for individual significance.

The UPSC also agreed to make some changes to some of the heritage citations to address matters brought up in submissions, to correct identified errors and to improve clarity. The revised citations were then presented to the Panel prior to the hearing.

## **4. Outline of key issues/options**

### **Planning Panel Hearing**

A Panel hearing was held on 2 October 2018 to consider the submissions made to Amendment C276.

Ultimately, none of the submitters elected to appear before the hearing, however, all submissions that had been made to the amendment were considered by the Panel.

## Planning Panel Recommendations

The Panel's report was received at Council on 4 December 2018.

The Panel supported Council's position regarding Amendemnt C276 and recommended that the amendment be adopted, subject to some suggested changes. A copy of the Panel's report can be viewed at **Attachment 1**.

### Minor changes to citations

The panel supported the changes that Council made to the heritage citations following exhibition. These changes were:

- The citation for 224 Belmore Road, Balwyn was updated to include historic information about the Frankhauser family and to make additions to the statement of significance.
- The citation for 48 Narrack Road, Balwyn was corrected by replacing references to 46 Narrack Road with 48 Narrack Road.
- The citation for Balwyn Village Commercial Precinct was updated to reflect the significance of buildings within the Balwyn Church of Christ property, and to correct references to 367, 367A and 369 Whitehorse Road, Balwyn.
- The citation for the Maude Street Maisonettes Precinct was updated to correct minor spelling errors.

These changes can be seen in the relevant citations contained in **Attachment 2**.

Strategic Planning Officers agree with the recommendations of the Panel that these changes should be made to the citations. These amended citations should be adopted as the final citations for these places.

### 32 Winmalee Road, Balwyn

The Panel did not support including 32 Winmalee Road, Balwyn in the Heritage Overlay.

This property was identified as the gatelodge for the former Idylwyld Estate at 41-45 Yarrbat Ave, Balwyn. The citation found that the property met heritage criteria B (Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity)) and C (Potential to yield information that will contribute to understanding our cultural or natural history (research potential)).

The Panel was of the opinion that the physical setting and appearance of the house in Winmalee Road did not present any visual cues to its role as a former gatelodge, nor any visual links with the Idylwyld mansion due to the location of that dwelling being several streets away and separated by well-established residential properties and mature landscaping.

It was the Panel's view that as the citation stated that the house had been 'purpose built' as a gatelodge, it needed to explain how the house demonstrates this 'purpose built' form. The Panel considered that the heritage citation did not sufficiently explain this important matter and historical connection with the Idylwyld mansion and surrounds.

There was discussion during the panel regarding the appropriate way to include this property within the Heritage Overlay. The heritage significance of this property was tied to the Idylwyld mansion, yet the heritage citation for that property (the existing HO423) does not reference the gatelodge, other than to note that there "may have been" a lodge associated with the front gates. At the time of the drafting of the mansion's citation, the gatelodge had not been identified.

Council's expert heritage consultant stated that, had the gatelodge been identified at that time, the two properties could have been included within the one citation and placed in the same Heritage Overlay to demonstrate their relationship. However, as this was not possible at that time, it was argued that the citation for the mansion could be updated to include reference to the gatelodge, now that it had been identified.

The Panel did not support this approach. The Panel considered that this work should have been undertaken ahead of the preparation for the gatelodge citation to clearly established historical and architectural merits of the heritage significance of the place.

The Panel considered there was inadequate written and physical justification that clearly identifies the role and heritage significance of the property as a former gatelodge associated with the Idylwyld mansion and grounds. It therefore did not support the property being included in the Heritage Overlay.

After reviewing this recommendation, Council's expert heritage consultant has agreed that the justification for this property does not meet the threshold for heritage significance. The property is better realised through its relation to the Idylwyld mansion in Yarrbat Avenue, and it should be identified in that capacity.

It is therefore recommended that the UPSC resolve to not pursue heritage controls for 32 Winmalee Road, Balwyn, and instead update the heritage citation for the Idylwyld mansion (HO423) to include references to the now-identified gatelodge at 32 Winmalee Road. This will ensure that the Idylwyld citation makes accurate reference to the location and existence of the gatelodge.

This will not provide any heritage protection for the house at 32 Winmalee Road, and will not include the property in the Heritage Overlay.

It is also recommended that officers notify affected property owners of the changes to the citation.

The proposed changes to the citation can be viewed in **Attachment 4**.

## Officer Recommendation

Following a review of the planning panel's report and recommendations, officers recommend that the UPSC refer Amendment C276 to an Ordinary Meeting of Council to be adopted.

Amendment C276 will introduce Heritage Overlays on a permanent basis to the following eight individual properties and two precincts:

- 86 Balwyn Road, Balwyn.
- 224 Belmore Road, Balwyn AKA, 4 Collins Court, Balwyn.
- 950 Burke Road, Deepdene.
- 231 Whitehorse Road, Balwyn.
- 192 Doncaster Road, Balwyn North.
- 17-19 King Street, Balwyn.
- 48 Narrak Road, Balwyn.
- 146-148 Winmalee Road, Balwyn.
- Maud Street Maisonette Precinct.
- Balwyn Village Commercial Precinct.

Heritage citations for these places can be viewed in **Attachment 2**.

## 5. Consultation/communication

All submitters were given the opportunity to appear at the public hearing and address the panel in support of their submission. Ultimately, no submitters took this opportunity, however all written submissions were still considered by the panel.

All submitters, as well as all affected and adjoining property owners and occupiers were sent invites to attend this meeting of the UPSC.

Following the Council's final decision on Amendment C276, all submitters, as well as all affected and adjoining property owners and occupiers will be sent written notification of the Council's decision.

## 6. Financial and resource implications

Cost associated with the preparation and implementation of Amendment C276 have been funded through the Balwyn Heritage Priority Project Budget for the 2017/2018 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 precincts and individually significant properties in the Heritage Overlay recommended by the Study would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

**Manager:** Zoran Jovanovski, Strategic Planning

**Report officer:** Nick Brennan, Senior Strategic Planner



<b>IDENTIFIER</b> HOUSES (PAIR)	
<b>Other/s</b> <i>Lujave</i> (No 17) and <i>Rahneton</i> (No 19)	
<b>Address</b> 17-19 King Street BALWYN	<b>Date/s</b> c.1893
<b>Designer/s</b> -	<b>Builder/s</b> -
<b>Theme/s</b> 2.7.3 Speculating in land: boom and bust 3.3.1 Expanding the Victorian rail network 6.7.2 Making homes for the middle classes	<b>Heritage Group</b> Residential Building (Private)
	<b>Heritage Category</b> House
	<b>Heritage status</b> -
<b>Intactness</b> Good (sympathetic rear additions)	<b>Significance</b> Local
<b>Condition</b> Excellent (restored in recent times)	<b>Recommendation</b> Include in HO as individual place



<b>Extent</b> To title boundaries	<b>Survey date</b> 10/01/12
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## History

This pair of detached weatherboard houses was erected in c.1893. The land on which they stand formed part of a large residential estate on the north-east corner of Burke Road and Gordon Street, gazetted in April 1890, which comprised a grid of north-south streets (Wills, Grey and King streets) intersecting with an east-west street (Eyes Street), providing 123 quarter-acre allotments with 66-foot (20 metre) frontages. The houses now known as 17 and 19 King Street each occupy half of what was Lot 86, on the north-western corner of King and Eyre streets. According to their respective Certificates of Title, the two properties were acquired in February 1891 by two members of the same family: Thomas Hillier, a bootmaker, acquired the southern half of Lot 86, while Fred Hillier, a linotype compositor, acquired the northern half. Research confirms that the two men were father and son, with Fred Hillier (1868-1939) being the eldest of three children (and only son) of Thomas Hiller (1825-1915). At the time of the land purchase, the younger Hillier had recently (1890) married the former Sarah Jane Stapleton (1864-1943).

The two houses on Lot 86 were probably erected during 1893, as both were recorded for the first time in the *Sands & McDougall Directory* for 1895, when Thomas Hillier and Fred Hillier were identified as their occupants. Thomas remained listed in King Street until 1899; he appears to have retained ownership for a few more years, during which time the house was briefly occupied by tenants Thomas Johnson (1900) and Benjamin Gillett (1901-02). In January 1901, the title to the property transferred to John Maling of Rochester Road, who was a carpenter. A member of a prominent local family, Maling (1870-1963) was one of several sons of the like-named John Butler Maling (1840-1931), who migrated to Australia in 1857 and, after a brief stint in Sydney, travelled to Melbourne and settled in what is now Balwyn. A builder by trade, the elder Maling was involved in the erection of some of the first public buildings in the area, including the Athenaeum Hall and St Barnabas' Anglican Church. After retiring in 1890, he turned to property development and local politics and, in 1905, became the first Mayor to the City of Camberwell. At least two of his sons, John junior and William, followed in his footsteps and became carpenters. John junior retained ownership of the house in King Street until his own death at the age of 93 years, although the mortgage had been transferred to his own son, another John Butler Maling, back in 1920. John Maling and his wife Lucy, who married in 1893, had nine children born between 1894 and 1910, of which the last five were all born in Balwyn: John Butler (1901), Edgar (1903), William (1906), Gwineth [sic] (1908) and Edna (1910). The family resided at 17 King Street until around 1925, when they moved to a new and larger bungalow-style house that had been built on the opposite corner of Eyre Street (now 15 King Street).

The adjacent house at No 19, meanwhile, remained occupied by its original owner, Fred Hillier, until 1903. In December of that year, the property title was transferred to Francis Reid, late of East Kew, who was a florist. Directories indicate that the house was occupied by Reid himself until 1906, and thence by tenants Egan (1907-08), Jenkins (1910-12) and Leo Stanton (from 1913). The latter acquired the title to the property in 1915; he retained ownership, and remained in residence, for the next two years. Subsequent owner/occupiers were Frederick and Florence Goodber (1917-23) and Caroline Peterson (1923-27). The latter died whilst in residence, and ownership passed to her unmarried sister, Olive.

During the early twentieth century, both houses had names, which were recorded for the first time in the *Sands & McDougall* directory for 1907. The house at No 17 (then still occupied by John Maling junior) was identified as "Lujave", and its neighbour at No 19 (then occupied by Jenkins) as "Rahneton".

## Description and Integrity

The houses at 17-19 King Street comprise a detached pair of single-storey double-fronted late Victorian timber villas with hipped roofs clad in corrugated steel. Following a very familiar pattern, the two houses are virtually identical in their expression and detailing: each has a symmetrical block-fronted street facade with a central doorway flanked by windows, opening onto a full-width hip-roofed verandah with cast iron columns and decorative wrought iron lacework friezes and brackets. The front entrances have timber door-cases with narrow sidelights, highlights and moulded architraves, while the windows contain timber-framed double-hung sashes (a large central window, flanked by narrower sidelights), also with moulded architraves. The roofs have narrow eaves, supported along the street frontages by timber brackets alternating with fielded panels, and are penetrated by rendered chimneys with moulded caps. Side walls are conventional weatherboard construction. Each house has a front fence made up of capped timber posts with shaped timber pickets of timber pickets and matching front gates. While these are evidently not originally, they are otherwise considered to be highly sympathetic to the style and era of the houses themselves.



Both houses appear to have been restored in relatively recent times, and appear to be in excellent condition when seen from the street. They retain much original fabric, including matching cast iron lacework friezes. The house at No 19 is evidently missing one of its original chimneys, while No 17 retains both. The latter house has otherwise been extended at the rear, with a hip-roofed weatherboard addition that considered to be sympathetic in both scale and materials. Although of two storeys, the rear addition is not considered to unduly detract from the original cottage when viewed from its principal frontage on King Street.

### Historical Context

In the Melbourne of the 1880s, it was commonplace for new residential subdivisions to be laid out along the proposed extensions of railway lines – invariably, these estates were marketed and sold some time (even several years) before the line itself actually became operational. In the study area, there were two particularly unusual cases where such speculation backfired: one, when a proposed railway line through Balwyn North failed to materialise at all, and another when a new branch line from Camberwell – the Outer Circle Railway Line – was discontinued only three years later, in 1893. Although the line subsequently reopened in 1900, the intervening period was sufficient to stagnate residential development in the area for some time to come.

The estate on which the two cottages at 17 and 19 King Street was clearly conceived to take advantage of the proximity of the Outer Circle Railway Line. The subdivision was gazetted in April 1890, less than a year before the Riversdale-to-Fairfield portion of the line commenced operation in March 1891. The nearest station, moreover, was only a few hundred metres south of the estate, between Abercrombie Street and Whitehorse Road. First listed in the *Sands & McDougall Directory* for 1895, the two cottages appear to have been the first houses erected in King Street. Subsequent editions of the directory listed another house in the street in 1896, followed by two more in 1897 (all three, apparently, on the eastern side of the street). Interestingly, these five dwellings continued to be listed as the only properties in King Street until the early 1910s. Settlement boomed after that, and this estate (along with several other underdeveloped Victorian subdivisions in the area) gradually filled out during the later 1910s and '20s.

### Comparative analysis

Today, virtually no evidence remains of Boom-period residential development in the Deepdene locality. While this particular estate contains a number of Edwardian houses (eg 19 Eyre Street), it is otherwise dominated by inter-war development (and, to some extent, by twenty-first century redevelopment). The pair of cottages at 17-19 King Street provide the only physical evidence that the estate actually dates from the early 1890s. The other three early houses in King Street, which were recorded in the directory listings prior to 1900, cannot be located and have presumably been demolished. This is indicative of a familiar pattern across much of Deepdene. While some evidence of late Victorian residential settlement still remains in the portion between Mont Albert Road and Whitehorse Road – notably the mansion at 936 Burke Road and the large villa at 16 Campbell Road – virtually nothing of comparable date survives in north of Whitehorse Road. Even looking further afield, there are relatively few comparable examples of ordinary Victorian timber cottages or villas in the entire study area, with only a handful of examples that survive (in various conditions and states of intactness), including those at 12 Power Street, 28 Leonard Street and 2 Yarrbat Avenue.

### Assessment against Criteria

The house is associated with a phase of residential subdivision and settlement spurred by the proposed Outer Circle Railway Line, which languished after the premature closure of the line after only two years (*Criterion A, Criterion C*)

The house provides extremely rare evidence of Boom-era residential development in this part of Balwyn (*Criterion B*)

### Grading and Recommendations

The houses at 17 and 19 King Street, Balwyn, are significant heritage places in the City of Boroondara. Given their virtually identical form and their overlapping and complementary histories, it is considered more appropriate for both dwelling to be covered by a single heritage overlay, rather than to apply an individual overlay to each one.



## Statement of Significance

### *What is significant?*

The houses at 17 and 19 King Street, Balwyn, once known respectively as *Lujave* and *Rahneton*, comprise a detached pair of double-fronted hip-roofed Victorian weatherboard villas with symmetrical block-fronted facades and full-width verandahs with cast iron columns and decorative wrought iron lacework friezes. Dating from c.1893, the two houses were built on a single allotment that formed part of a large subdivision laid out in 1890. Originally occupied by Thomas and Fred Hillier, father and son, the properties were later owned and occupied by members of the Maling family.

### *How is it significant?*

The houses are of historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the houses are significant for their ability to demonstrate the limited extent of residential settlement in Deepdene during the Boom period of the late 1880s and early '90s. They were built on an estate that was laid out in 1890 to take advantage of the proximity of the proposed Outer Circle Railway Line, but which, following the line's premature closure in 1893, subsequently stagnated for over a decade. Only a handful of houses were erected on the estate before the turn of the century, and these two villas now represent the sole survivors in an area otherwise strongly characterised by inter-war development (and more recent twenty-first century redevelopment). The houses thus provide rare and valuable evidence of the failure of Boom-era estates after the closure of the Outer Circle railway line.

Aesthetically, the houses are significant as representative and substantially intact examples of Victorian timber villas of a form that, while ubiquitous in the inner metropolitan area, is highly unusual in the part of Balwyn known as Deepdene. With their characteristic block-fronted symmetrical facades and wide verandahs with fluted iron columns and decorative wrought iron lacework, the houses remain as distinctive and eye-catching elements in an area otherwise dominated by twentieth century development. The houses also stand out in the streetscape due to their narrower-than-average frontages (ie both houses sharing a single standard-width block) and the fact that, as a pair, they are virtually identical in their form, finishes and detailing.

## Identified by

Built Heritage Pty Ltd

## References

Information provided by Balwyn Historical Society.



<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Stuart House (former)		
<b>Address</b>	48 Narrak Road BALWYN	<b>Date/s</b>	1926 1937; 1963 (later alterations)
<b>Designer/s</b>	Unknown (original house) Rosenfeldt, Gheradin & Ass (1963 alterations)	<b>Builder/s</b>	Unknown (original house) H Shillico? (1937 alterations)
<b>Theme/s</b>	6.3.2 Creating prestigious residential areas 6.7.1 Making homes for the upper classes	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage Status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was erected in 1926 for leading Melbourne wool-broker R A Stuart and his family. The son of German-born brickmaker Ferdinand Schubert and his Australian wife Elizabeth Pelzer, Rolf Allen Stuart (1894-1958) was born in Adelaide as Rolf Alvin Schubert. He began his career in the wool trade in South Australia before gaining further experience in England. On returning in 1914, he settled in Melbourne to take up a position as wool appraiser to the Government Wool Scheme. He anglicised his name in October 1916, presumably due to anti-German sentiment that ran rife during the First World War. Following another stint in England, he returned to Melbourne in 1921 to become a partner with Townsend, Rhodes-Smith & Company. The next year, he bought out his partners and re-badged the firm as Ralph A Stuart & Company, based at 445 Collins Street. At that time, Stuart was unmarried and living alone in Caulfield. He acquired the site for the present house, on the south-east corner of Winmalee and Narrak Roads, in September 1923.

Around 1925, Stuart married Irish-born Aileen Anna Scott Dunwoody (1896-1968). The couple initially took up residence in a flat on Malvern Road, Armadale, while planning to build a grand new house for themselves on the land that Stuart had purchased at Balwyn. As noted by Graham Butler in the *Camberwell Conservation Study* (1991), construction commenced in 1926, although the Stuarts did not take up residence there until early 1928. By then, Ralph and his wife Aileen already had one child: daughter Shirley Margaret, who was born in 1926. Two sons followed: Forster Gordon Stuart (1930-2006) and Rolf Barry Stuart (1932-2009). In 1937, Stuart engaged a builder whose name is recorded as "H Shillico" (possibly Henry Shillito, a carpenter from Armadale who lived not far from Stuart's former residence in Malvern Road) to undertake minor alterations and additions worth £290.

By the early 1950s, residents of the Balwyn house included not only Ralph and Aileen and their children Shirley and Rolf, but apparently also three members of their extended family: Albert Stuart, his wife Addie and their son Albert David. Albert senior died in 1952 and Ralph's daughter Shirley moved out after her marriage in 1954. After Ralph's death on 18 November 1958, ownership of the house (described in his probate papers as "large brick residence containing nine rooms and conveniences, garage, laundry and workshops, sheds, tennis court, etc") passed to his younger son Rolf, who also carried on his father's business interests. With city premises at 357 King Street, the family firm was renamed the Stuart Provident Investment Company Pty Ltd in 1965, but reverted to R A Stuart & Company in 1973.

Rolf Stuart and his wife Margaret remained living in the Balwyn house for many years. In 1963, he engaged architects Rosenfeld, Gheradin & Associates to undertake alterations to the kitchen and laundry at a cost of £1,000. These drawings, and a series of MMBW property sewerage plans covering earlier changes in 1937, suggests that the footprint of the house did not significantly change during the Stuart family's long period of ownership: a substantial double-storey bungalow with north-west facing verandah and a large garage to the south. Subsequent changes to the built fabric have been minor, such as the erection of a new boundary fence (1968) and an additional bay to the garage (1980). Since the 1990s, however, the curtilage of the property has been reduced by subdivision. The Winmalee Road frontage, which once included a tennis court at the eastern end, was carved up to create four new residential allotments (now Nos 134, 136, 138 and 140). The original house, now fronting the side street, was re-designated as 48 Narrak Road. This frontage has also since been subdivided; a new allotment was created at the south end and a new house built there (now 46 Narrak Road) in 1995.

## Description

Sited at an angle to the street, the house at 48 Narrak Road is a large attic-storeyed rendered brick bungalow with a prominent gabled roof clad in Marseilles-pattern terracotta tiles, with terracotta finials and a partially rendered chimney. The elevation to Narrak Road is double-fronted and asymmetrical, with a large projecting bay to the left side that incorporates a double-gabled dormer window at the attic level. A stepped verandah, with a gentler hipped roof supported on rendered piers with shaped brackets and face brick plinths, extends across the entire elevation, extending further to the south-west to create a *porte-cochere* to the garage beyond. Canted bay windows open onto the verandah, and the off-centre front entry is marked by a project gabled porch with curved flight of concrete steps leading down to ground level. Gable ends are clad in shingles; those to the sides of the house and dormers have bracketed eaves. Windows have timber-framed double-hung sashes, some with plain leaded glazing. The garage wing, to the south, is similarly detailed with tile-clad gable roof and rendered walls. The additional garage bay, added in 1980, is designed and detailed in a matching style.



A notably large Cypress hedge runs along the Narrak Road boundary, with an arched opening for the driveway. The landscaping to the front garden includes a large Canary Island date palm tree.

### **Integrity**

Externally, the house appears to remain substantially intact. The documented alterations to the house are either not evident from the street frontage (ie the internal changes to the kitchen and laundry that were made in 1963) or are deemed to be sympathetic in scale and form (eg additional garage bay added in 1980).

Although the original extent of the property has been reduced by subdivision, the house still retains a generous curtilage. While the subdivision of the Winmalee Road frontage necessitated the removal of the cypress hedge that formerly extended right along that side, the portion that still remains along Narrak Road is still a notable element.

### **Historical Context**

This part of Balwyn, centred on Fitzgerald Street, the east ends of Yarrbat Avenue and Winmalee Road, and contiguous portions of Narrak and Union Roads, began to develop as a prestigious residential area in the late nineteenth century. This trend continued into the early twentieth century and peaked during the inter-war period when wealthy Melburnians (including doctors, solicitors, retailers and merchants) built large residences, typically set well back from the street on large allotments. After the Second World War, several of these properties were subdivided for closer residential settlement. Currently retaining its reputation as Balwyn's most prestigious residential address, the area has been somewhat transformed since the 1980s, with many of the original houses extensively altered, enlarged or simply demolished and replaced.

### **Comparative Analysis**

The house at 48 Narrak Road (formerly 136 Winmalee Road) is one of a number of substantial bungalow-style dwellings that proliferated in this prestigious residential area during the later 1910s and 1920s. Some have since been demolished, including those at 90 Yarrbat Avenue (Gawler & Drummond, 1923), architect William Henderson's own house at 112 Yarrbat Avenue (Haddon & Henderson, 1925) and another by an unconfirmed designer at 65 Yarrbat Avenue. Today, this key local phase of inter-war residential settlement is demonstrated by a considerably number of surviving bungalow-style dwellings of above-average scale. These include 137 Winmalee Road (c.1923), 110 Yarrbat Avenue (Clegg & Morrow, 1924), 114 Yarrbat Avenue (c.1925), 144-146 Yarrbat Avenue (1922), 45 Narrak Road (c.1925), 286 Union Road (1920) and 269 Union Road (1926). However, the vast example at 48 Narrak Road stands out as by far the largest and grandest of them all, eclipsing in scale even the two large examples slightly further along Winmalee Road, at Nos 127 (1921) and 150 (1915), both of which are already included on the heritage overlay schedule (respectively as HO421 and HO422).

The house at 48 Narrak Road also stands out when compared to contemporaneous bungalow-style residences along Balwyn's other prestige residential strip, the so-called "Golden Mile" of Mont Albert Road. While the theme of prestigious living is well represented by a number of surviving grand Victorian and Edwardian residences, the bungalow-style dwellings of the 1920s tend to be somewhat smaller in scale, typified by those examples at Nos 88, 166 and 168 Mont Albert Road.

### **Grading and recommendation**

The house at 48 Narrak Road, Balwyn, is an individually significant heritage place in the City of Boroondara.

It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme. In order to preserve the Canary Island date palm tree in the front garden, tree controls are also recommended.

### **Statement of Significance**

*What is significant?*

Erected in 1926 for leading Melbourne businessman Ralph Stuart, the house at 48 Narrak Road, Balwyn, is a large attic-storeyed rendered brick bungalow with tile-clad gabled roof, dormer windows, verandah and projecting porch. Originally fronting (136) Winmalee Road, the property was subdivided in the 1990s, which necessitated the removal of the cypress hedge along that side. It was re-addressed to Narrak Road, where the remnant cypress hedge still remains.



The significant fabric is defined as the entire exterior of the house and garage block, excluding the second garage bay that was added in 1980. The Canary Island date palm tree in the front garden is also considered to be significant.

#### *How is it significant?*

The house at 48 Narrak Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics

#### *Why is it significant?*

The house is significant as one of the largest and grandest 1920s houses to be erected along Winmalee Road, which has long been (and continues to be) acknowledged as one of the most prestigious residential addresses in the area. Developing as an exclusive residential enclave from the late nineteenth century, this part of Balwyn attracted many leading Melbourne businessmen and professionals during the inter-war period. Erected by prominent wool-broker Ralph Stuart (and occupied by his family until the 1980s), this substantial house provides evidence of a key pattern of settlement in one of the region's most prestigious residential addresses (*Criterion A*).

The house is significant as a notably large example of a house in the English Bungalow style that became increasingly fashionable in the 1920s. It is not only notable for its sheer scale but also for its atypical angled orientation (facing north-east, towards what was originally the intersection of its two street frontages), its uncommon double-gabled dormer windows and its unusually substantial attached garage wing. Despite the partial subdivision of its original grounds, the house retains a sizeable curtilage that provides an appropriate setting, enhanced by landscape elements including the Canary Island date palm and the massive cypress hedge that remains a major element in the streetscape (*Criterion E*).

#### **Identified By**

Graeme Butler Pty Ltd, *Camberwell Conservation Study* (1991), pp 318-319 [then known as 136 Winmalee Road]

#### **References**

Certificate of Title, Volume 4782, Folio 362, created 19 September 1923.

City of Camberwell Building Permit No 7,991, dated 8 January 1937 (and later). Held by City of Boroondara.

MMBW Property Sewerage Plan No 183244. 3 pp, not dated. Held by Yarra Valley Water.

*Who's Who in Australia* (1927), p 1324.

Graeme Butler Pty Ltd, *Camberwell Conservation Study* (1991), pp 318-319



<b>IDENTIFER</b>	ST BARNABAS' ANGLICAN CHURCH		
<b>Other/s</b>	St Barnabas' Church of England; St Barnabas' Episcopalian Church		
<b>Address</b>	86 Balwyn Road BALWYN	<b>Date/s</b>	1872 (original building) 1884, 1887, 1930, 1966 (addns)
<b>Designer/s</b>	Charles Barrett (1872)	<b>Builder/s</b>	John Butler Maling (1872)
<b>Theme/s</b>	2.7.2 Developing townships and villages 8.1.1 Establishing early churches for the mainstream denominations	<b>Heritage Group</b>	Religion
		<b>Heritage Category</b>	Church
		<b>Heritage status</b>	National Trust (B2724)
<b>Intactness</b>	Fair (sympathetic additions)	<b>Significance</b>	Regional
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	Building and curtilage to street	<b>Survey date</b>	11/13/12
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## History

Balwyn Anglican Church (formerly St Barnabas' Church of England, Bawlyn) was erected in 1872. Prior to its completion, the pioneer residents of what is now Balwyn were obliged to worship at the nearest Anglican church, St John's in Camberwell, which opened in 1863. Five years later, the first local Anglican services were held in the Athaneum Hall on Balwyn Road under the Reverend Roland Hayward, Vicar of Holy Trinity in Kew. In 1870, the Balwyn area was officially absorbed into the Parish of St John, Camberwell. Herbert Taylor was appointed as lay reader, and held services for the next two years. During this period, he collected the sum of £200 for the erection of a new purpose-built church. Charles Barnett was appointed as honorary architect, and plans were drawn up for a modest stone building to accommodate 80 parishioners. Construction was undertaken by local builder (and district pioneer) John Butler Maling. The new building was officially opened on 22 December 1872. Soon after completion, the building was enlarged with the addition of a small front porch and belfry. In 1876, the church acquired and installed a pipe organ that had been originally constructed seven years earlier for a private residence in Warrnambool.

The church remained under the auspices of the Parish of St John (Camberwell) until 1883, when, consequent to the degree of settlement in the vicinity, a separate Parish of Balwyn was created. Fittingly, the church's first resident vicar was Herbert Taylor, erstwhile lay reader, who had recently returned to Melbourne after a stint as Bishop of Goulburn in New South Wales. Taylor erected a house for himself alongside the new church on Balwyn Road, which was acquired by the church to become its official vicarage. On 15 May 1884, a foundation stone was laid for additions to the church (also built by Maling), comprising an extended nave that increased capacity to 140 people, and a new timber chancel. Three years later, further additions were made: transepts were added and the wooden chancel was relocated to the new east end, which almost doubled the capacity to 240 people. A Parish Hall was added in 1896, which served as a temporary place of worship when the church proper was renovated five years later. The extent of the church reserve in the early twentieth century, and the various buildings thereon, can be seen on the MMBW plan prepared in April 1907. This shows the church with its original four-bay nave, transepts and small chancel and front porch, with the considerably larger Parish Hall to the rear. The original vicarage occupied land to the south, set well back from Balwyn Road via a long circular driveway, so that it was more or less in alignment with the Parish Hall.

It was also during 1901 that the original kerosene lamps in the church were replaced with gas burners; these, in turn, were superseded when electricity arrived in the district in 1913. That same year, a detached kindergarten hall was built at the rear of the church. The next major change to the church was the addition of a new chancel in 1930. The work was partly funded by an anonymous gift, on the condition that construction be undertaken yet again by the Maling family. The expanded church, now capable of accommodating some 400 people, was consecrated by Archbishop Head on 3 December. Facilities were further upgraded during the early post-war period. In 1950, a new kindergarten hall was erected to replace the original hall, which had been destroyed by fire four years earlier. In 1954, the original vicarage was also replaced by a new purpose-built counterpart. The new building was erected in front of the old one, which was adapted for use as church offices and meeting rooms. A few years later, in 1960, the old pipe organ was removed and replaced by a newer model, originally built in 1910, which was acquired from the North Carlton Presbyterian Church. New tennis courts were laid out in 1961 and, six years later, the small front porch of the church replaced by a larger one. Designed in a style that matched the original building, the new porch also incorporated stained glass windows that had been salvaged from the recently demolished St Barnabas' Church in South Melbourne.

In 1993, the land to the south and east of the church, which included the tennis courts, two vicarages and a brick hall, was sold off for private residential development, and a new Parish Centre was erected. To facilitate access to the new building, the pipe organ and its related infrastructure was dismantled and removed from the south transept.

## Description and Integrity

The church is a single-storey gable-roofed bichromatic brick building in the Gothic Revival style, exhibiting the traditional plan form of Western ecclesiastical architecture: a long central nave with chancel at one end and porch at the other, with flanking transepts to create a cruciform footprint. While the current form of the building is the result of several phases of expansion over a period of nearly a century (1872, 1883, 1887, 1930 and 1966), a consistent stylistic vocabulary and palette of materials has ensured a generally cohesive whole. External walls are of brown brick laid in English bond, with contrasting cream brick to the gable corbels, eaves brackets, buttresses and window surrounds.



The nave, transepts and porch have a steep pitched roofs clad in Marseilles pattern terracotta tiles, with small dormer vents near the ridge. Gable ends have rendered coping. The apex of the porch gable is crowned by a Latin cross, and the nave gable by a rendered belcote with another Latin cross. Window openings to nave, transepts, porch and chancel have chamfered reveals, splayed sills and pointed arches with drip moulds. Some windows contain stained glass, while others have plain lozenge glazing. There are large trefoil vents (also with drip moulds) to the two transept gables, and the front porch has a small circular vent with quoined surround. The porch itself formerly provided ingress from both sides via doorways with timber-framed sidelight and highlight windows; today, the north doorway has been infilled, and entry is restricted to the south doorway, which is now accessed via a flat-roofed covered walkway on brown brick piers.

The church is set back from Balwyn Road behind an asphalted circular driveway with concrete kerbing, with the front boundary marked by a low wall in red clinker brick. The church reserve (reduced since the sale of land in 1993) includes several outbuildings, notably the large gable-roofed weatherboard Parish Hall (now known as Maling Hall) to the rear of the church, and a hip-roofed brick Parish Centre to the south.

### Historical Context

St Barnabas' Anglican Church sits in the broader historical context of the Village of Balwyn, and, specifically the early appearance of community facilities, as distinct from commercial or retail services. The erection of the church in 1872 marked the beginning of a new era of formalised development with smart purpose-built community buildings, as opposed to the somewhat makeshift structures, namely the Athenaeum Hall (1861) and Common School (1869) that had predated it. The new church, which superseded the need to hold religious services in the old hall, was soon followed by a new purpose-built state school building, which similarly rendered the old common school defunct.

### Comparative analysis

The church is the oldest surviving church in the study area. It is predated by two other examples from the mid-1860s that have both long since disappeared: a makeshift timber building that was erected by the Roman Catholics in an unverified location in Elgar's Survey, and a more prepossessing brick chapel on Bulleen Road that briefly served as a mission church for the Kew Congregationalists. While several other churches were established along Balwyn Road in the later nineteenth century, all of these post-dated St Barnabas and were, in any case, located on the Canterbury side – that is, south of Mont Albert Road. Moreover, none of these early churches, which include those built for the Wesleyan (1886), Baptist (1891) and Congregationalist (1894) denominations, remain standing. St Barnabas, Balwyn, can thus be considered one of the oldest of a very small number of nineteenth century churches that still survive not in the former City of Camberwell. In this broader context, it is predated only by the former Wesleyan Methodist Church in Glen ris (1865), which admittedly survives only in a partly-demolished state. Camberwell's original Anglican church (1863) and Roman Catholic church (1887) buildings have both long since been replaced, and the few remaining nineteenth century places of worship in the area, such as the Wycliff Congregationalist Church in Surrey Hills (1889), tend to be both of smaller scale and later date than St Barnabas, Balwyn.

Considered in the more specific context of the Village of Balwyn, St Barnabas remains as the only non-residential building to survive from its earliest phase of development. None of the pre-1900 shops survive. The Athenaeum Hall (1861) was demolished in 1954 (although parts of the wall are said to survive inside the replacement building on the site) and the Survey Hotel (1868) has long gone. The original Common School (1869) has also disappeared, and its replacement, the original State School (1880) was destroyed by fire in 1951. Today, St Barnabas remains as the oldest purpose-built non-residential building not only in the Village of Balwyn, but in the entire study area.

### Assessment against Criteria

The church is associated with the early development of the Village of Balwyn (*Criterion A*)

The church demonstrates rarity as the only surviving nineteenth century church in the study area (*Criterion B*)

The church is a modest but representative example of the Gothic Revival style (*Criterion E*)

The church, and parish hall, retain associations with the family of local pioneer J B Maling, who built them (*Criterion H*)



## Grading and Recommendations

St Barnabas Anglican Church is an individually significant heritage place in the City of Boroondara.

### Statement of Significance

#### *What is Significant?*

St Barnabas' Anglican Church, at 86 Balwyn Road, Balwyn, is a bichromatic brick church in the Gothic Revival style, with tile-clad pitched roof, rendered copings and belcote, and quoined pointed arch windows with drip moulds. Originally erected in 1872 as a three-bay nave, the building was gradually enlarged over the following century with a small front porch (c.1873), an expanded nave (1883, 1887), two transepts (1887), a chancel (1930) and larger front porch (1967), all of which were designed to match the original building in materials, style and detailing. The church reserve also includes the former parish hall (now Maling Hall), a weatherboard building at the rear, added in 1896. Several other early outbuildings, including the original vicarage (1883) and kindergarten hall (1913) are no longer extant.

#### *How is it significant?*

The church is of historical and aesthetic significance to the City of Boroondara

#### *Why is it significant?*

Historically, the church is significant for its associations with the early development of the study area and, more specifically, with the early development of what was once known as the Village of Balwyn - an important hub of residential, commercial, retail and community activity that emerged at the intersection of Balwyn and Whitehorse Roads from the early 1860s. Completed in 1872, the church is significant as the oldest surviving building in the former village and more broadly, as the oldest surviving church (and the oldest surviving public building of any sort) in the entire study area. The church retains important historic associations with the Maling family, whose patriarch, local pioneer John Butler Maling, not only constructed the original building but was also responsible for several subsequent phases of addition. This connection is perpetuated in the naming of Maling Hall, the former parish hall at the rear of the church.

Aesthetically, the church is significant as a representative example of the Gothic Revival style, which is not otherwise well represented in the study area. The church displays many of the typical characteristics associated with that style, including the cruciform plan, bichromatic brickwork, buttresses, rendered coping and pointed arch windows with drip moulds. The small rendered belcote, on the apex of the nave gable facing the street, is a particularly distinctive and rather less common unusual motif to find in a small suburban church of this era. Set back from Balwyn Road, the church remains a distinctive element in the streetscape otherwise dominated by residential and commercial development.

### Identified by

Built Heritage Pty Ltd

### References

Timothy McLellan Thorn, *A History of St Barnabas' Church of England, Balwyn, 1872-1972*.

Gwen McWilliam, *A Balwyn Survey*, pp 110-111.

National Trust of Australia (Victoria), File No B2724.



<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Craymer House (former); <i>Humara Ghur</i>		
<b>Address</b>	146-148 Winmalee Road BALWYN	<b>Date/s</b>	1931 (house) 1932 (garden)
<b>Designer/s</b>	Unknown (house) Edna Walling (garden)	<b>Builder/s</b>	Owens & Hams
<b>Theme/s</b>	6.3.2 Creating prestigious residential areas 6.7.1 Making homes for the upper classes 6.7.4 Establishing private gardens/backyards	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage Status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was built in 1931 for retired Anglo-Indian merchant Samuel Craymer (who died soon after its completion) and his Australian-born second wife, Lilian. Born in Simla in north-eastern India, Samuel Lindsay Brice Craymer (1859-1931) spent much of his adult life as a merchant with the East India Company, which required frequent travel between India and Great Britain. He was sometimes accompanied by his wife, the former Maria Bowden (1864-1918), whom he married in Calcutta in March 1884. After her death in 1918, Craymer continued to travel between India and Great Britain. On one trip in 1928, he met a young Australian nurse, Lilian Kate Dove (1892-1985), who had arrived in London in March of that year. Leaving for Australia in September, she was joined by Craymer two months later. On 14 December, they married in Melbourne.

Intending to build a grand new house, the Craymers acquired a large block on the south side of Winmalee Road, then one of Balwyn's most prestigious residential addresses. On 25 March 1931, the City of Camberwell issued a building permit for a "ten roomed brick and timber dwelling" worth £2,767. While the architect is not cited on the permit card, the builders were listed as Owen & Hams. A partnership between Bruce Rees Owen (1904-1995) and Arthur Stanley Hams (1897-1953), the firm was based in Martin Street, Heidelberg. During the 1930s, Owen & Hams did construction work for a number of leading Melbourne architects including Edward F Billson, Clifford Cummings and A C Leith & Bartlett. The Craymers' new house was nearing completion, if not completed, by 25 August 1931, when a second permit was granted for a fibro-cement garage. Worth £100, this contract was also executed by Owen & Hams. Sadly, Samuel Craymer died barely six weeks later, on 2 October, aged 71 years. A newspaper notice, reporting his death at *Humara Ghur*, Winmalee Road, Balwyn, shows that the house was named prior to his demise: a Hindi term translating simply as "My Home".

The widowed Lilian Craymer lived alone in the house for some years. In 1932, she engaged garden designer Edna Walling to prepare a landscaping scheme. Walling's plan depicts a garden dominated by dense clusters of mature trees, interrupted by stone pathways that connected formal elements including a long rectangular front garden (with beds of herbaceous perennials and a stone seat at either end), a semi-circular grassed terrace (partially enclosed by a dwarf wall), a smaller garden to the side (with hexagonal pool and paved area with pergola), and an enclosed circular flower garden to the rear. A vegetable garden and poultry shed were also indicated at the far end of the garden. The scheme is known to have at least been partially implemented. In 1938, the grounds of *Humara Ghur* served as the venue for a garden fete held as part of the 'Prince and Princess Carnival' held by a local church (*Argus*, 29/10/1938:6).

In February 1941, Lilian Craymer married Eric Hatswell, a widowed postmaster from Goulburn, NSW, whose wife Monica had been killed in a plane crash in late 1939. Hatswell took up residence in *Humara Ghur* with son Graham and daughters Monica, Frances and Joan. Over the next few years, the property hosted social events that included more garden fetes (two of which, in 1945 and 1956, raised funds for a local Anglican kindergarten) and engagement parties. Hatswell's daughters Frances and Joan married in 1944 and 1949 respectively, and his son Graham in 1945. In 1954, he and Lilian offered the house for sale at auction, but it was passed in at £11,000, two thousand pounds short of the reserve. It was later sold privately and the Hatswell moved to Ringwood, where Eric died in 1965. The next owner of *Humara Ghur* was radiologist Dr Howell Hosking and his wife Joan, who remained there until at least the 1980s. During that time, they made a number of changes to the property. Building permit records confirm that two new carports were added in 1970 and 1971, and a concrete swimming pool in 1984. By the mid-1990s, the property had been further improved by the construction of a large hip-roofed wing to the rear of the house, and a tennis court.

## Description

Set at an angle to the street on a large allotment, the house at 146-148 Winmalee Road, Balwyn, is a two-storey brick dwelling with pale-coloured rendered finish and a low hipped roof of terracotta pantiles, with narrow eaves, slatted timber linings and plain chimneys to the east and west sides. Designed in the Mediterranean style, the house has a symmetrical street façade dominated by a tripartite loggia at ground level with a recessed balcony directly above. The loggia, which comprises three round arches and a pair of Roman Doric columns, opens onto shallow steps flanked by rendered plinths. The balcony above has a moulded sill and incorporates an elongated cartouche motif. Flanking these centrally-placed openings are pairs of rectangular windows with multi-paned timber-framed double-hung sashes, projecting sills and louvred timber shutters painted in a pale green tone. The windows along the two side elevations are similarly treated, although not all of them have louvred shutters, and some have single pane sashes rather than double-hung ones.



The house has a formal landscaped setting that is believed to retain at least some of Edna Walling's scheme from 1932 (see discussion under 'Integrity'). The street boundary is marked by a retaining wall of uncoursed stone, with ornate black-painted metal gates across the driveway, which extends around to the rear of the house. The western boundary of the property is marked by a very large cypress hedge, and a mature eucalypt tree is evident in the back yard.

### Integrity

The house itself appears substantially intact, although the original garage no longer exists. Aside from a small glimpse of the current garage, the rear extensions (c.1990s) are not visible when the property is viewed from the street.

It is understood that Walling's landscape remains partially intact. In her 1998 book, Walling expert Trisha Dixon noted that "small segments remain", mentioning the twin herbaceous borders and the semi-circular stone wall directly in front of the house. The massive hedge along the western boundary is demonstrably original, as it is indicated on Walling's garden plan. Recent aerial photographs show that most of the back yard is now taken up by the rear extension, tennis court and swimming pool. No trace appears to remain of the large circular garden bed, the hexagonal pond or the paved area with pergola. According to the *City of Boroondara Significant Tree Study* (2001), a large Lemon-scented Gum tree (*Corymbia citriodora*) in the backyard dates from c.1932 and is a notable remnant of Walling's original scheme.

### Historical Context

This part of Balwyn, centred on Fitzgerald Street, the east ends of Yarrbat Avenue and Winmalee Road, and contiguous portions of Narrak and Union Roads, began to develop as a prestigious residential area in the late nineteenth century. This trend continued into the early twentieth century and peaked during the inter-war period when wealthy Melburnians (including doctors, solicitors, retailers and merchants) built large residences, typically set well back from the street on large allotments. After the Second World War, several of these properties were subdivided for closer residential settlement. Currently retaining its reputation as Balwyn's most prestigious residential address, the area has been somewhat transformed since the 1980s, with many of the original houses extensively altered, enlarged or simply demolished and replaced.

### Comparative Analysis

With its simple forms, pale rendered finish, arcaded loggia, shuttered windows and low hipped roof clad in terracotta tiles, this house is a textbook example of the eclectic but understated architectural style defined by Apperley *et al* as Inter-War Mediterranean. Popularised by Sydney architect and academic Professor Leslie Wilkinson from 1918, the style became prevalent in more temperate parts of Australia in the 1920s and '30s. However, it rarely manifested itself in Balwyn and Balwyn North, or more broadly across the former City of Camberwell, where prevailing tastes in inter-war domestic architecture favoured the more widely accepted Californian Bungalow, Tudor Revival and Moderne idioms.

As such, there are relatively few truly pertinent local comparators to *Humara Ghur* at 146 Winmalee Road. The early influence of the Inter-War Mediterranean style can be seen in a few smaller-scaled examples from the 1920s, notably architect George Hallandall's own house at 10 Fitzgerald Street, Balwyn (1924), just around the corner from 146 Winmalee Road. Similarly double-storeyed but considerably more compact, it is broadly comparable in its low-pitched pan-tiled roof, rendered walls and symmetrical façade. A contemporaneous single-storey example at 168a Mont Albert Road, Canterbury (1923), designed by architect Lionel San Miguel for his own mother, is comparable in its smooth rendered finish, symmetry, shuttered windows and, particularly, its recessed entry porch with triple round-arched loggia. Slightly further afield, there is a large two-storeyed example at 3 Finsbury Way, Camberwell, albeit realised in a less sophisticated fashion, with classical detailing limited to a projecting columned porch. A Mediterranean character, often freely mixed with Spanish Mission or Georgian Revival influences, is also evident in some smaller single-storey dwellings, such as 460 Camberwell Road (1930).

The Craymer garden is one of many private residential commissions that Edna Walling received in what is now the City of Boroondara. There were eight in Kew, five in Hawthorn, four in Camberwell, three in Balwyn and one in Canterbury. Not all of these were realised and, of those that were, not all remain evident today. The Craymer garden is one of three that, as documented by Trish Dixon, were at least partly implemented and still remained evident in 1998. The other two are the Colville garden at 1045 Burke Road, Hawthorn East (1928) and the Whale garden at 3 Torrington Place, Camberwell (1937). The former has since been destroyed, while little appears to remain of the latter.



### Grading and recommendation

*Humara Ghur*, at 146-148 Winmalee Road, Balwyn, is an individually significant heritage place in the City of Boroondara.

It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme. Tree controls are also recommended, in order to preserve the lemon-scented gum tree that remains from Walling's garden plan.

### Statement of Significance

#### *What is significant?*

Erected in 1931, the house at 146-148 Winmalee Road, Balwyn, is a double-stored rendered brick house in the inter-war Mediterranean style, with a hipped pantiled roof and symmetrical façade with tripartite round-arched loggia, recessed first floor balcony and flanking bays of shuttered windows.

The significant fabric is identified as the exterior of the original house, excluding the 1990s rear additions. The remaining elements of Walling's garden scheme are also deemed to be significant, including both hard landscaping (paths, retaining walls and wrought iron gates) and plantings (notably the boundary hedge and the lemon-scented gum tree at the rear).

#### *How is it significant?*

*Humara Ghur* at 146-148 Winmalee Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

#### *Why is it significant?*

*Humara Ghur* is significant as a large, notable and well-sited example of an inter-war house in the Mediterranean style that was popular in Melbourne the later 1920s and early '30s. The house exhibits most of the trademark characteristics of that style, including its pale-coloured rendered exterior, low-hipped roof with distinctive terracotta pantile, shuttered windows and a subtle touch of classical detailing in the tripartite loggia with round arches and Tuscan columns. The understated monumentality of the house is enhanced by its formalised landscaped setting that includes elements of a garden designed by Edna Walling. Sited at a slight angle to the street boundary, the house and its garden, which includes an eye-catching retaining wall of uncoursed stone and a massive cypress hedge, remain a striking element in the streetscape (*Criterion E*).

*Humara Ghur* is significant for its associations with celebrated Victorian garden designer Edna Walling, who prepared an ambitious landscaping scheme for the property in 1932 that was at least partly implemented, and of which key remnants are still apparent to this day. Although Walling is known to have received more than twenty private garden commissions in what is now the City of Boroondara, not all of these were implemented and some that were have since been destroyed. The Craymer garden is one of very few known to retain significant elements of Walling's original scheme (*Criterion H*).

### Identified By

Built Heritage Pty Ltd

### References

City of Camberwell Building Permits No 2,149, dated 25 March 1931, and No 2,331, dated 25 Aug 1931.

Edna Walling, "Garden Plan for Mrs S B Craymer, Winmalee Road, Surrey Hills [sic], Victoria", undated watercolour plan held in private collection, Melbourne (blueprint copy held by Picture Collection, State Library of Victoria).

MMBW Property Sewerage Plan No 187780. 3 pp, dated 1984-85 and 1995-96. Held by Yarra Valley Water.

Trisha Dixon and Jennie Churchill, *The Vision of Edna Walling* (Hawthorn: Blooming Books, 1998), pp 48-51.

John Patrick Pty Ltd, "City of Boroondara Significant Tree Study", report dated May 2001 (revised Nov 2015), pp 225-26.



<b>IDENTIFER HOUSE</b>			
<b>Other/s</b>			
<b>Address</b>	192 Doncaster Road BALWYN NORTH	<b>Date/s</b>	1856-57
<b>Designer/s</b>	-	<b>Builder/s</b>	-
<b>Theme/s</b>	2.7 Promoting settlement	<b>Heritage Group</b>	Residential Building (Private)
	4.4.1 Growing wheat and other broad acre crops	<b>Heritage Category</b>	House
	4.4.2 Establishing Victoria's dairy industry	<b>Heritage status</b>	-
<b>Intactness</b>	Fair (additions at side/rear)	<b>Significance</b>	Local
<b>Condition</b>	Unknown (barely visible from street)	<b>Recommendation</b>	Include in HO as individual place



**Main Photo:** Gwen McWilliam, *A Balwyn Survey*, p 65

**Inset:** Roofline as seen from Balwyn Road

<b>Extent</b>	To title boundaries	<b>Survey date</b>	10/01/12
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## History

This house occupies part of Portion 4, one of the original 27 allotments that were created when Elgar's Special Survey was first surveyed in the mid-1850s. The land was divided thence into two smaller portions, designated as 4A and 4B, which were separated by what was then known as the Doncaster Road. When much of this newly-subdivided land was offered for sale in August 1856, Portion 4B (on the southwest corner of Balwyn and Doncaster Roads) was reported to comprise "69 acres, 5 roods, 28 perches, partly under cultivation". While there is no mention of a house on the land, one had certainly been erected there by the following year, when rate records noted a payment of 12/6 owing on a total property value of £25. The earliest recorded owner of the house was Henry Roberts, who also owned Lot 1 of Portion 4A, on the other side of Doncaster Road. Research by Gwen McWilliam shows that, during the early 1860s, Roberts leased the property to tenants including James & Henry Trump (by 1863) and Henry Causer (by 1865).

By 1868, Portion 4B had been acquired by George Paton Smith. A noted city barrister (and later MLA) who lived in Kew, Paton maintained a substantial property portfolio that included several portions in the former Elgar's Survey, which he leased to tenants. Gwen McWilliams' research shows that the tenants of Portion 4B included farmer Robert Watson (by 1870) and dairyman Alexander Mackie (by 1877). Paton died in 1877; an inventory of assets in his probate papers describes the property as "69 acres, 3 roods and 28 perches of land situate at the intersection of Doncaster and Bulleen Roads, Boroondara, on which is erected a weatherboard [sic] cottage in the occupation of Mr Mackie and let at a yearly rental of ninety pounds". The property was valued for probate at £960. The next owner of Portion 4B was William Lawford, who continued to rent it out to tenants including Thomas Sharp (by 1883) and M & S Sweetnam (by 1888).

The huge property was subsequently acquired by the Crown Investment & Tramway Company Ltd, which proposed to subdivide it to create a new residential estate, known as the *Heights of Kew*. It was one of a number of subdivisions conceived to take advantage of a branch railway line from Camberwell to Doncaster, passing through what is now Balwyn North, which was proposed in the 1880s but never realised. A subdivision plan for the *Heights of Kew*, included on a brochure for the auction of 22 September 1888, indicates that the estate consisted of 288 lots laid out along a grid of new north-south and east-west streets, with narrow laneways between. This ambitious scheme, however, was not a success. Two years later, Portion 4B was re-subdivided in more straightforward fashion, creating larger lots and a simplified row of east-west streets, without laneways. The original house was retained on Lot 1, a one-acre block with frontages of 281 feet to Doncaster Road, and 155 feet (47 metres) to Balwyn Road. In 1902, the allotment was purchased outright by Thomas Sharp, whose family had been tenants in the house, on and off, since at least 1883.

In 1913, Lot 1 was acquired by Horatio Panelli, who also bought up the other seven allotments in the block bounded by Doncaster Road, Balwyn Road, Griffiths Road (now Sutton Street) and Viewpoint Road (now Dight Avenue). In 1921, ownership of all this land passed thence to Charles Ogilve who, the following year, subdivided it for closer residential settlement. The new estate had a conventional grid layout, with 32 standard quarter-acre blocks arranged in two parallel rows. However, at the eastern end of the estate, a somewhat larger allotment had been provided so that the old house could be retained: Lot 2, with a street frontage of 90 feet (27 metres) and an average depth of 176 feet (53 metres).

In 1940, Lot 2 was acquired by Lilian McFail, who consolidated the property with the adjacent and slightly narrower Lot 1 (corner Balwyn and Doncaster Roads) and the two standard-size Lots 3 and 4 (fronting Doncaster Road). Ownership of Lot 2 subsequently passed to Albert Angus, hotel-keeper (1944), Ernest Cocking, doctor of science (1949) and Milton Leech, gentleman (1951). In 1967, the land was subdivided yet again, this time to create two narrower allotments with a staggered boundary to ensure that the old house could once again be retained on the eastern half. A new house (now 190 Doncaster Road) was erected on the western half.

The original stone house (now 192 Doncaster Road) has changed ownership at least six more times since then. When the property came up for auction in 1983, a newspaper article reported that the attendees included a Mrs Hephlethwaite, who stated that she had been born in the house 86 years earlier. Research confirms that she was the former Miss Myrtle Sharp (1897-1985), daughter of Thomas and Elisabeth Sharp, who had resided in the cottage from 1883 to 1913. At the time of the auction, it was also noted that "during its long history, the cottage has been renovated and changed, thankfully with a very real consciousness to the unique character". It was further noted that the facade of the building "has been restored to its original stone finish" and that, internally, the kitchens and bathrooms had "recently been remodelled".



### Description and Integrity

Set well back from the street on an elongated and relatively narrow allotment, this house is not visible from the property's Doncaster Road frontage. When viewed from the Balwyn Road side, the roofline of the house may be glimpsed above the roofs of the adjacent houses fronting Balwyn Road (see inset image, p 57). This confirms that the house consists of at least three separately articulated portions, each with its own steep hipped roof, clad in corrugated galvanised steel. A tall unpainted rendered chimney, with corbelled cap, rises up from the junction.

What follows is a generic description of the exterior of the house, based on illustrative evidence that includes an undated black and white photograph held by the City of Boroondara Library, a fairly recent colour photograph on page 65 of Gwen McWilliam's *A Balwyn Survey*, and an estate agent's perspective drawing published in the *Age* newspaper. These images consistently show that the front portion of the house (ie facing Doncaster Road) comprises a single-storey double-fronted dwelling of random-coursed stonework (described in secondary sources as sandstone or "Warrandyte stone") with a steeply hipped roof. It has a symmetrical facade that comprises a central doorway set into a recessed porch with a rendered surround, flanked by a pair of large shuttered windows with multi-paned double-hung sashes.

The irregular roof-line, as viewed from Balwyn Road, suggests that there have been at least two phases of subsequent addition to the side (west) and rear (south) of the original dwelling, each with a similarly steep hipped roof.

### Historical Context

Dating back to the mid-1850s, the house is associated with the earliest phase of post-contact settlement in the study area, coinciding with the subdivision and sale of Elgar's Special Survey under the name of the 'Boroondara Estate'. The growth of the area during these years is reflected in statistics cited by Gwen McWilliam: according to directory listings, there were only eighteen residents of Elgar's Survey in 1847 but, by the time of the first rate assessment in 1858, the number of individual properties had almost trebled to fifty.

### Comparative analysis

In a 1983 newspaper article, this house at 192 Doncaster Road was described as "without fear of contradiction... the oldest existing building in Balwyn North and possibly the eastern suburbs". Pre-dated by a number of earlier houses in Hawthorn and Kew (which date back to the early 1850s or even late 1840s), it cannot be considered as one of the oldest houses in the City of Boroondara. There is no doubt, however, that it is the oldest surviving house in the study area. While there are a number of other Victorian houses in Balwyn North, these tend to be of considerably later date – invariably, the Boom era of the later 1880s and '90s. Only one other house in the study area even comes close in terms of date: *Canonbury* at 90 Barnsbury Road, Balwyn. Erected for land and commission broker Edward Lamont, the house is believed to date from the early 1860s (with the years 1860, 1861 and 1862 being cited in various secondary sources). Aside from its date, the house otherwise has virtually nothing in common with its contemporaneous counterpart at 192 Doncaster Road. While the latter is a modest stone cottage that was occupied for many years by a succession of humble farming families, *Canonbury* is a sprawling gentleman's homestead in rendered masonry with prominent return verandah, detached coach house and grounds that contain century-old elm and oak trees.

Several notably early (pre-1870) buildings in Balwyn and Balwyn North are known to have survived into the post-war era, although none of these is now extant. The Athenaeum Hall on Balwyn Road, built of mud brick in 1861, was demolished in 1954, although parts of the wall are said to have been incorporated into the RSL hall that was subsequently erected on the site. Another early mud-brick structure dating from 1860-61, was the so-called winery building that stood in the grounds of Andrew Murray's *Balwyn House*, further south along on Balwyn Road. This stood until as late as 1965, when it was demolished for extensions to Fintona Girls' School, which had occupied *Balwyn House* since 1936.

### Assessment against Criteria

The house provides evidence of the earliest phase of post-contact settlement in the study area (*Criterion A*)

The house is extremely rare, not only as the sole building in the study area to survive from the 1850s, but also as one of very few surviving buildings that pre-date the Boom Period of the 1880s (*Criterion B*)



### Grading and Recommendations

The house at 192 Doncaster Road, Balwyn North, is an individually significant heritage place in the City of Boroondara.

### Statement of Significance

#### *What is significant?*

The house at 192 Doncaster Road, Balwyn North, is single-storey early Victorian stone cottage with a steep hipped roof clad in corrugated galvanised steel and a symmetrical double-fronted facade comprising a recessed front porch flanked by shuttered multi-paned windows. It has a number of subsequent additions to the rear. The house was evidently erected in 1856-57, between the time that Elgar's Special Survey was subdivided and sold in August 1856, and the completion of the first municipal rate assessment in October 1858 (in which the house is recorded). Originally occupying 69 acres, the property was owned by Henry Roberts and later by George Paton Smith, MLA; both men leased it to a succession of tenants engaged in agricultural pursuits. The land was gradually subdivided, leaving the original cottage on a long and relatively narrow allotment fronting Doncaster Road. The building cannot be seen from that side, although glimpses of its roof-line still remain evident from Balwyn Road.

#### *How is it significant?*

The house is of historical significance to the City of Boroondara.

#### *Why is it significant?*

Historically, the house is significant for its ability to provide rare evidence of the earliest phase of post-contact settlement in the study area. Dating back to 1856-57, the house is associated with the early subdivision and initial private sale of the land that formerly constituted Elgar's Special Survey, which was reserved in 1841. The house is unique as the only building in the entire study area to survive from the 1850s, and is also extremely rare as one of a very small number of buildings in Balwyn and Balwyn North (including St Barnabas' Anglican Church) to survive from the significant phase of development prior to the Boom Period of the 1880s.

### Identified by

Built Heritage Pty Ltd

### References

"History going under the hammer", *Herald*, 11 March 1983, p 8.

"House market strengthens", *Age*, 28 March 1983, p 8.

"Century old cottage", newspaper clipping from unidentified source (courtesy Balwyn Historical Society)



<b>IDENTIFIER</b> HOUSE			
<b>Other/s</b> Fankhauser farmhouse (former)			
<b>Address</b> 224 Belmore Road BALWYN		<b>Date/s</b> 1870s/80s	
<b>Designer/s</b>		<b>Builder/s</b>	
<b>Theme/s</b> 2.5 Migrating and making a home 4.4 Farming (horticulture)		<b>Heritage Group</b> Residential Building (Private)	
		<b>Heritage Category</b> House	
		<b>Heritage status</b>	
<b>Intactness</b> Good (typical rear additions)		<b>Significance</b> Local	
<b>Condition</b> Good		<b>Recommendation</b> Include in HO as individual place	



<b>Extent</b> Building and curtilage to street	<b>Survey date</b> 10/01/12
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## History

The Fankhauser farmhouse (former) was built for George and Louisa Fankhauser in the 1870s or 1880s. The Fankhausers were a German migrant family and pioneer farmers and orchardists in Melbourne's eastern suburbs in the second half of the nineteenth century. Johann Fankhauser (1799-1882) and his wife Elizabeth (nee) Geisler (1808-1984) were one of many families fleeing religious persecution in, firstly the Zillertal Valley in Austria (1837), then in Silesia (now part of western Poland). They left Europe from Hamburg in 1849 and arrived in Port Phillip on 2 February 1850 on the barque *Pribislaw*. While many German emigres settled in Westgarthtown, several settled in a part of Hawthorn then known as "German Paddock" due to its high migrant population. "German Paddock" fronted what is now Wattle Road, Hawthorn.

George Fankhauser (1837-1897) was the eldest son among Johann and Elizabeth's four children. He married fellow *emigre* Louisa (or Louise) Neumann (1840-1916) in 1860, and the couple moved eastwards to Elgar's Special Survey, where their first child, George Frederick, was born on 12 June 1861. A month earlier, Fankhauser had requested an extension of time to 'clear stumps and trees in Ewart's Road' (ie Belmore Road), where he had taken up land on Portion 18. According to rate records, a house of unspecified size and construction had been erected there by 1862. However, it is unlikely this refers to the present house, which, on stylistic grounds, would appear to date from the 1870s or 1880s.

The Fankhausers' property was subsequently recorded in rate books as a house on 11 acres (1875) and a house on 22 acres (1887) but with no other description. George died in 1897 and considerably more detail is available in his probate papers. Here, an inventory of assets describes the house as 'twenty three acres and eleven perches or thereabouts ... on which is erected a brick and weatherboard house, 6 rooms, pantry, scullery and dairy, WB, also WB stables, barn, cow sheds, pigsties'. The relatively modest size of the house belied the size of the Fankhauser family; George and Louisa had eight sons and four daughters, born between 1861 and 1884. It was also noted that ten acres of the land were devoted to an orchard that was then 25 years old (ie, established c.1872). Newspaper records show that the Fankhausers and other German families in the local area were exceptional orchardists, winning prizes for their many apple varieties and contributing in myriad ways to the agricultural life of Boroondara. For example, in 1883 F.T. Fankhauser was vice-president of the Boroondara Horticultural Society, owner of the Balwyn Nursery, and was admired for his 'large and varied collection of fruits, many of which were splendid specimens of cultural skill ... he had also 41 dishes of distinct varieties of apples' (*The Australasian*, 7 April 1883, p.6). George Fankhauser was also a councilor of the Nunawading Riding for many years, retiring in 1909.

Under the terms of George's will, who died in 1897, ownership of the house passed to his eldest son, George Frederick, although his widow was permitted to reside there for the rest of her life. As it turned out, Louise Fankhauser stayed there for only a few more years before returning to Hawthorn, where she lived with another son, Walter, until her own death in 1916. Four years later, ownership of the 23 acre property on Belmore Road transferred to George Frederick Fankhauser, who wasted little time in subdividing it. The following year, it was carved up to create 30 allotments with frontages to Belmore Road, Raynes Street, Flora Street and Bruce Street. Most were standard rectangular blocks for residential development, although a few larger ones were also provided. The brick farmhouse was retained on Lot 5, which was just over one acre in area and fronted Belmore Road. To the south, it abutted another one acre block, Lot 19, extending back to Rayner Street. In 1927, these two lots were consolidated under a single title (along with the adjacent but smaller Lot 18) to create a single holding of just over three acres. Ownership of the property was jointly vested in Victor and Catherine van Lavick, farmers of Doncaster Road, and one Annie Sharp of Belmore Road, who was evidently the occupant of the house. The latter is confirmed by electoral rolls of the early 1930s, which identify Annie Sharp as a resident of "Belmore Road East", along with presumed family members Harry Sharp (a carpenter), Robert Sharp (a labourer) and Ivy Phoebe Sharp (home duties). In 1946, the consolidated Lots 5, 18 and 19 were subdivided for closer settlement, creating three much smaller allotments along Belmore Road, another three on Raynes Street, and six more fronting a new *cul-de-sac*, Collins Court. The farmhouse was retained on Lot 12, fronting Collins Court, although the adjacent Lot 1, to the north, remained vacant thereafter, preserving the property's original Belmore Road frontage to the present day.



### Description and Integrity

The former farmhouse consists primarily of a single storey double fronted Victorian bichromatic brick villa with a slate clad hipped roof, to which some twentieth century brick additions have been made to the rear (south) side. External walls to the front and sides of the house are of tuckpointed dark brown brick, laid in English bond, with stringcourses, quoining, voussoirs in contrasting cream and red brick. The Belmore Road frontage retains the characteristic Victorian symmetrical facade, with a central doorway flanked by two pairs of tall rectangular windows; there are several bays of matching windows to the two side (east and west) elevations. All of these openings have segmental arched heads; the windows contain timber framed double hung sashes, while the front entrance contains an ornate timber door case with fanlight, sidelights and six panel door with prominent bolection mouldings and fielded panels. The slate clad roof (which includes some contrasting darker slates to create a chevron pattern) has narrow eaves, supported on paired brackets, and is penetrated by two pairs of brick chimneys. Only one of two front chimneys (to the west side) retains its original form with bichromatic brick plinth, banding and moulded coping; the other (to the east side) has been partially demolished to form a stub. The two rear chimneys have also been altered by the removal of their moulded coping.

The rear additions (visible from the property's Collins Court frontage) comprise a small projecting wing of clinker brick construction, which has a low hipped roof (also clad in slate) and tripartite bays of timber framed windows with brick sills. There is also a flat roofed red brick garage with a narrow vehicle doorway facing Collins Court. On this side, the property boundary is marked by a low red brick wall and a timber paling fence.

The house is set well back from the property's Belmore Road frontage, and its landscaped setting includes a mature pepper tree (*Schinus molle*).

### Historical Context

Although the present house itself evidently dates from the 1870s or '80s, it was built by a pioneer family that had originally settled in Balwyn back in 1860. As such, the house should be seen in the context of the earliest phase of post contact settlement in the study area, coinciding with the subdivision and sale of Elgar's Special Survey under the name of the 'Boroondara Estate'. The growth of the area during these years is reflected in statistics cited by Gwen McWilliam: according to directory listings, there were only eighteen residents of Elgar's Survey in 1847 but, by the time of the first rate assessment in 1858, the number of individual properties had almost trebled to fifty. The house, the land, and the extended Fankhauser family together with other German families in the area were significant contributors to Boroondara's market gardening and agricultural history in the latter half of the 19th century and first half of the 20th century.

### Comparative analysis

The former Fankhauser farmhouse is one of several residences in the study area that provide evidence of the district's nineteenth century origins as an agricultural community. While most are associated with important pioneering families on par with the Fankhausers, individual examples tend to survive with varying degrees of physical intactness and potential for clear interpretation. John Towt, who is recorded in the area as early as 1858, occupied Portions 6B, 7B and 18A and erected a brick house on the north side of Belmore Road. The property was subdivided soon after Towt's death in 1900, leaving the house on a 28 acre block fronting what is now Greythorn Road. Following further subdivision, it now occupies a site addressed as 47 51 Kenny Street that, while relatively small, is still large enough to evoke some of its former pastoral setting. Unfortunately, the house itself was either substantially remodelled or entirely rebuilt at some point in the early twentieth century, and, with its heavy rendered porch, now barely resembles a Victorian brick farmhouse.

Still with a comparably generous curtilage, and somewhat more externally intact, is the former residence of the Nott family. Following the familiar pattern, this house originally occupied land between Belmore and Gordon Streets, with its principal frontage to the latter. After twentieth century subdivision, it is now addressed as 14-16 Sevenoaks Street. While the large red brick and slate roofed dwelling has much in common with the surviving Fankhauser farmhouse, its original facade faces south (ie away from the street), and a new principal facade, with square bay windows and a central doorway with gabled porch, has been created to what was formerly a side wall, facing Sevenoaks Street.

While a number of other farmhouses exist, these tend to occupy more significantly reduced curtilages, rendering them even more difficult to interpret. A sprawling single storey weatherboard residence, built by the Tedstone family, originally



fronted Whitehorse Road (west of Balwyn Road) but now stands on a large but tight block in a cul de sac, Tedstone Crescent. While the grounds retain some remnant mature trees, the house itself appears to have been re roofed and its walls re clad in relatively recent times, diminishing the patina of age.

#### **Assessment against Criteria**

The former farmhouse is associated with early agricultural activity in the study area (*Criterion A*)

The building is one of the more intact and readily interpretable of few surviving pre Boom era residences (*Criterion B*)

The building retains associations with the Fankhausers, a German *emigre* family that were significant pioneers of agricultural activity (and specifically orchard) in Melbourne's eastern suburb (*Criterion H*)

#### **Grading and Recommendations**

The farmhouse at 224 Belmore Road, Balwyn, is an individually significant heritage place in the City of Boroondara.



## Statement of Significance

### *What is significant?*

The house at 224 Belmore Road, Balwyn, is a single storey double fronted bichromatic brick Victorian villa with a hipped roof and symmetrical facade incorporating central doorway with ornate timber door case, and narrow pairs of flanking segmental arched windows with timber framed double hung sashes. The house, believed to date from the 1870s or '80s, was erected by the Fankhausers, a German *emigre* family who, after living in Hawthorn, settled in Balwyn in 1860 and became noteworthy pioneers of agriculture and, specifically, orcharding.

### *How is it significant?*

The house is of historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the house is significant for its ability to demonstrate early important agricultural enterprises in the study area during the second half of the nineteenth century and the first decades of the twentieth century. While the present building dates from the 1870s or '80s, it occupies the remnants of a large holding of land that had been originally settled by the Fankhausers back in 1860. Although a number of remnant mid Victorian farmhouses still survive in the study area, most of have altered (in at a few cases, almost beyond recognition) and/or now occupy greatly reduced sites that render them difficult to interpret. The former Fankhauser farmhouse stands out as one that is significantly intact, still retains an extremely generous curtilage, and, furthermore, uniquely presents its principal frontage to the original road on which it was built - Belmore Road. As such, it has a physical presence, historical continuation and potential for interpretation that all other surviving examples lack.

Historically, the house is significant for associations for its original occupants, the Fankhauser family, whose name recurs throughout the history of the study area in the late nineteenth and early twentieth century. Emigrating from Germany due to religious persecution, the family initially settled in Hawthorn and moved thence to Balwyn in 1860, where they were amongst the first to take up agricultural pursuits (notably orcharding) on a commercial scale. With other members of the family settling in Doncaster, the Fankhausers are acknowledged as significant pioneers of farming in Melbourne's eastern suburbs. They were active members of the Boroondara Horticultural Society, ran nurseries, and were successful competitors, as well as contributing to the political life of the broader community.

Aesthetically, the house is significant as a representative and substantially intact example of late Victorian residential architecture. Although representing an entirely typical architectural type (ie the symmetrical double fronted villa), it is noteworthy for its lively bichromatic brickwork, comprising tuckpointed brown brick walls with stringcourses, quoining and arch voussoirs highlighted in contrasting cream and red brick. Set well back from the street on a very large and open allotment, the house is an entirely unexpected and eye catching element along a busy major thoroughfare otherwise dominated by twentieth century development.

## Identified by

Built Heritage Pty Ltd

## References

Lodged Plan No 16,987, dated 26 August 1946.

Marilyn Poole, 'German speaking Immigrants: The Finger and Fankhauser families (Part 1)', *Balwyn Historical Society Newsletter*, April 2018, pp. 3-8.

Gwen McWilliam, *A Balwyn Survey*, pp 80-81.

The Australasian, 7 April 1883, p. 6.



<b>IDENTIFER</b>	PALACE BALWYN CINEMA		
<b>Other/s</b>	Balwyn Theatre; Balwyn Classic Theatre; Cinema International; Palace Cinema		
<b>Address</b>	231 Whitehorse Road BALWYN	<b>Date/s</b>	1927-30 1968, 1993-94 (major alterations)
<b>Designer/s</b>	"Mr G Apted" (Frank Aswel Apted?) Bernard Sutton (1940s alterations) R G Monsborough (1960s alterations)	<b>Builder/s</b>	W McDonald
<b>Theme/s</b>	5.6.5 Creating Picture Palaces	<b>Heritage Group</b>	Recreation and Entertainment
		<b>Heritage Category</b>	Cinema
		<b>Heritage status</b>	-
<b>Intactness</b>	Good (major changes to cinema interior)	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	06/12/13
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## History

The Balwyn Theatre, as it was originally known, was designed c.1927, constructed in 1928-29, and officially opened in 1930. The provision of a picture theatre in the suburb was first mooted a few years earlier when, in 1923, S L Taylor proposed to build one on Balwyn Road, opposite the State School. As this site was in a residential area, the project was not approved by council. The following year, however, a local newspaper reported that "Balwyn is to have a picture theatre shortly a private residence fronting Whitehorse Road, in a central position, has been purchased, and a picture theatre is to be erected there". The project was delayed by further difficulties with rezoning. After three refusals, the proprietors proceeded with construction regardless and, in late 1927, it was moved at a council meeting that "the proprietors of the Balwyn Picture Theatre be notified that they are infringing council s by-law by proceeding with the foundations of a picture theatre within a residential area". It was not until May 1928 that the City of Camberwell finally rezoned the land along Whitehorse Road, subdividing it into blocks for commercial development. Construction of the theatre - to a slightly amended design - duly resumed and, towards the end of 1929, it was reported that "good progress is being made with the erection of the building". It was further noted that the design had been revised to incorporate equipment for screening stereoscopic films (an early form of 3D films), which had then only recently been introduced.

The theatre was a project of entrepreneurs W E & W H Edmonds, who pioneered moving pictures in Australia in 1910, when their "Edmond Brothers Biograph" toured the eastern states. They subsequently opened several picture theatres in Melbourne, including a notably early one at Abbotsford (1911) and two others, the Star (1922) and the Gowerville (1926), both in Preston, before setting their sights on the eastern suburbs. According to an article in *Kino*, the architect of their new Balwyn building was "Mr G Apted". Research has failed, however, to confirm this in any primary source. It might refer to architect Frank Aswell Apted (1870-1943), who practised in Geelong and Bendigo before 1904, when he became a Methodist minister. Despite this radical change of vocation, Apted often acted as honorary architect to the congregations he served - designing, for example, a manse at Maryborough (1912) and a parish hall at Greensborough (1930). Apted registered as an architect in Victoria when it became compulsory in 1923, and maintained his registration until his death. At the time that the Balwyn Theatre was mooted in the late 1920s, he lived in Malvern East.

The new Balwyn Theatre was officially opened on 4 January 1930 with a screening of *Innocents of Paris*, a talkie musical starring Maurice Chevalier. As was succinctly noted by a local newspaper, "the new picture theatre opened in Balwyn on Saturday night. There was a crowded house". At that time, it had a capacity of 1,478 seats (comprising 852 in the stalls and 626 in the dress circle) and, according to one eyewitness, extra chairs had to be provided for the patron overflow. The venue proved popular thereafter, with film screenings as well as performances of live music and stage acts. There were a few early niggles, including fire damage in June 1930 (barely six months after opening) and again in March 1933. That year, the dress circle was altered to increase leg room, and a foot-warming system (comprising cast iron plates mounted on hot water pipes linked to a boiler and pump at the rear) was installed. In 1941, the premises was taken over by another company, Kooyong Theatres Pty Ltd, which engaged architect Bernard Sutton to make various front-of-house improvements, including a new main staircase, toilets, lounge area and offices. The bio-box was altered, and the seating was reconfigured to providing 792 in the stalls and 758 in the dress circle (thus reducing capacity to 1,370). Further changes were made (again to Sutton s design) in 1947, notably a pram parking area under the main stairs. The seating was reconfigured again in 1952 (this time by theatre specialist architects Cowper, Murphy & Appleford), reducing capacity to 591 in the stalls and 564 in the dress circle.

In 1968, the theatre was acquired by the Village chain, and was again upgraded. Carried out by noted theatre architects R G Monsborough & Associates, this work included air-conditioning, further reconfiguration of seating (bringing the total capacity to 827), and a new facade at street level, with segmental arched windows and mosaic tiled surrounds. Rebadged as the Balwyn Cinema International, it was operated by Village until 1986, when it was acquired by AZ Associated Films Ltd. In the early 1990s, when traditional single-screen cinemas began to be superseded by larger suburban multiplex cinemas, it was proposed to similarly convert the Balwyn Theatre. The area occupied by the stalls was subdivided to create two smaller cinemas, designated as Cinemas 2 and 3, while the former dress circle was altered to create Cinema 1, with a capacity of 400. While this adaptation necessitated some quite radical changes to the building (including the raising of the roof, the cutting back of the dress circle and installation of new seating), the original proscenium was retained, as were the pre-war foyers and staircase. The new Palace Cinema, as it became known, re-opened in February and March 1994, and remains in operation to this day.



### Description and Integrity

The former Balwyn Theatre is a large rendered brick building that retains the typical form of a pre-war cinema – that is, a vast gable-roofed shed (containing the cinema proper) that is largely concealed by a flat-roofed front wing (containing foyers and associated front-of-house spaces). The latter presents a symmetrical facade, slightly set back from Whitehorse Road, comprising a central projecting bay and two flanking bays, each defined by tall rusticated piers and curving parapets with moulded capping. The central bay included the words BALWYN THEATRE in rendered lettering, and segmental arched windows with multi-paned sashes (since overpainted), while the flanking bays have rectangular panels with moulded edges and cartouche-like motifs within. In the centre of the facade is a large illuminated blade sign, with the word BALWYN in a light box at the top and the six letters spelling CINEMA in a vertical row of separate light boxes. At ground floor level, the single-storey foyer is built to the boundary line and similar defined with rusticated piers and curving parapets. It has a prominent cantilevered canopy above the footpath, with chasing lights around the edge. The street entrance, as altered in 1968, has a central recessed doorway with multi-paned glazed doors, flanked by segmental-arched windows with modern multi-paned sashes. Walls are clad with green-coloured mosaic tiles, with one wind retaining the tiled word PALACE below the sill line.

Typically, the Austin Street (side) elevation of the building is far more utilitarian in its forms and finishes, aside from the Whitehorse Road end, where the a single rendered bay (with matching rusticated piers, curved parapet and moulded panels) returns down the side. The side and rear walls of the cinema proper are otherwise of painted or face brickwork, with some corrugated galvanised steel cladding, and plain gabled parapets with corbelled ends. There is also a steel-framed external fire escape stair.

Although an internal inspection of the building has not been undertaken, it would appear that certain parts of the interior, notably the ground floor foyer and staircase, still retain at least some of their pre-war fabric and finishes.

### Historical Context

Broadly speaking, the construction of the Balwyn Theatre can be seen in the context of the expansion of facilities in the area during the inter-war period, when residential settlement boomed and demand for community facilities increased. More specifically, it can be seen as evidence of the expansion of commercial activity beyond the confines of the original Village of Balwyn (which was concentrated further east along Whitehorse Road, beyond Balwyn Road). This is reflected in the fact that the land on which the theatre was built (and the surrounding land) was re-zoned from residential to commercial in 1928, thus encouraging the construction of new shops that survive to the east of the theatre.

### Comparative analysis

As recorded in the *City of Boroondara Thematic Environmental History*, the first purpose-built picture theatres in the region date back to the 1910s, with examples opening at Maling Road, Canterbury (1913), Burke Road, Camberwell (1914) and Glenferrie Road, Hawthorn (1916), belatedly followed by one at High Street, Kew (1921). All of these, however, have since disappeared, save for the example in Canterbury, which now stands as the oldest surviving picture theatre in the City of Boroondara. Mooted in the mid-1920s but not opened until 1930, the Balwyn Theatre was not only the first new cinema to be erected in the region for some years but was also the first to be erected specifically for the screening of sound films ("talkies"), as opposed to silent films. In this regard, it ushered in the new era of modern "picture palaces" in what is now the City of Boroondara. However, as the theatre was completed on the cusp of the Great Depression, quite a few years passed before this new era came to fruition. It would not take place until the later 1930s and early 1940s, when a spate of new modern theatres spread across what is now the City of Boroondara: the Vogue Theatre in Hawthorn (1936), the Regal Theatre in Hartwell (1937), the Surrey Theatre in Surrey Hills (1939), the Palace Theatre in Glenferrie (1939), the New Glen Theatre in Glenferrie (1939), the New Maling Theatre in Canterbury (1941), the Rivoli in Hawthorn East (1941) and the Time Theatre in Balwyn (1941).

### Assessment against Criteria

The Balwyn Theatre is rare as one of only two early surviving cinemas in the City of Boroondara that predate the "picture palace" boom of the later 1930s and early 1940s (*Criterion B*)



## Grading and Recommendations

The Balwyn Theatre at 231 Whitehorse Road, Balwyn, is a significant heritage place in the City of Boroondara.

## Statement of Significance

### *What is significant?*

The Balwyn Theatre at 231 Whitehorse Road, Balwyn, is a large inter-war building comprising a gable-roofed painted brick shed-like form with a flat-roofed rendered brick front wing to the street, with a symmetrical and tripartite facade of rusticated piers and curved parapets. A project of theatrical entrepreneurs W E & W H Edmonds, the building was designed by an architect named Apted (possibly architect-turned-clergyman, F A Apted) and erected by W Robinson. Although the project commenced c.1927, construction was delayed by re-zoning issues, and the theatre was not opened until early 1930. It has subsequently undergone a number of changes of ownership and alteration, over the years, most notably in the early 1990s, when it was converted from a single-screen cinema into a three-cinema multiplex.

### *How is it significant?*

The Balwyn Theatre is of historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the theatre is significant as one of the earliest purpose-built picture theatres to survive in the municipality. It is predated only by the former Canterbury Theatre in Maling Road, which, dating back to 1913, is itself the sole survivor of a number of early (pre-1920) cinemas erected in what is now the City of Boroondara. Mooted in the mid-1920s and constructed between 1927 and 1929, the Balwyn Theatre was the first picture theatre in the City of Boroondara to be purpose-built for sound films ("talkies") as opposed to silent films. As such, it anticipated the notable boom of modern "picture palaces" that took place towards the end of the 1930s, when at least eight new cinemas were opened in what is now the City of Boroondara. The Balwyn Theatre thus stands out as a notable progenitor of this phase in the history of popular entertainment in the City of Boroondara.

Architecturally and aesthetically, the house is significant as a fine example of an inter-war picture theatre in a classically-derived style that characterised this type of architecture in the 1920s, prior to the emergence of the Art Deco style that subsequently dominated cinema design in Melbourne in the 1930s. With its elegant and symmetrical rendered facade incorporating tripartite bays defined by rusticated piers, curved capped parapets and moulded panels, the Balwyn Theatre represents a striking contrast to the slicker architectural styles of such later examples such as the Rivoli Theatre in Hawthorn East (1941). With its massive bulk, prominent double-storey facade and signage, it remains a prominent and eye-catching element in this low-rise commercial and residential streetscape.

## Identified by

Built Heritage Pty Ltd

## References

Alan Windley and Fred Page, "Balwyn Theatre, Victoria", *Kino*, No 49 (September 1994), pp 4-5.

Patricia ODwyer, "The Balwyn Picture Theatre", *Balwyn Historical Society Newsletter* (November 2008).

*Box Hill Reporter*, 16 May 1924, 28 October 1927, 29 October 1929, 10 January 1930.

Public Building File No 6,900. Units 813 and 814, VPRIS 7882/P1 (Public Record Office, Victoria)



<b>IDENTIFIER</b>	MAISONNETTES		
<b>Other/s</b>	Glendene		
<b>Address</b>	950 Burke Road BALWYN	<b>Date/s</b>	1939
<b>Designer/s</b>	Stuart W Hall	<b>Builder/s</b>	John Cook
<b>Theme/s</b>	6.7.5 Developing higher density living	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	Flat
		<b>Heritage Status</b>	-
<b>Intactness</b>	Excellent	<b>Significance</b>	Local
<b>Condition</b>	Excellent	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This block of six maisonettes, known as *Glendene*, was built in 1939 by a city-based investment firm, the Direct Investment & Mortgage Company Pty Ltd. The brainchild of businessman Stanley Clifford Steele (1888-1953) and his wife Ellen "Nell" Steele (1890-1972), the firm was registered as a public company in December 1930, with a capital of £100,000 and offices at 57 Elizabeth Street. The company's remit was evidently broad; one early newspaper advertisement reported that "building blocks, shops, villas purchased for quick sale" (*Age*, 21/01/1931:1), while another adopted the slogan "we inspect promptly and buy promptly" (*Age*, 23/04/1931:12). By the mid-1930s, the company had become involved in the construction of new buildings as well as the acquisition and resale of existing ones.

Stanley and Ellen Steele, who married in 1914, lived for many years in Yarraville but moved to Mont Albert around 1930, occupying a house at the corner of Whitehorse Road and York Street. Towards the end of that decade, their company acquired land at the south-east corner of Burke and Whitehorse roads, formerly part of the grounds of the eponymous mansion *Deepdene* (by then, occupying a reduced allotment fronting 946 Burke Road). On 6 March 1939, a building permit was granted for what was described as a 36-room, two-storey, brick and timber dwelling, comprising six maisonettes. On the permit application card, the contract value was recorded as £7,500, and the builder as G A Furse. This was presumably George Furse, who lived nearby at Ross Street, Surrey Hills. Furse, however, evidently did not continue with the project, as his name is crossed out on the card and replaced by the surname 'Cook'. The MMBW sewerage plan for the building confirms this to have been John Cook, a builder from Brighton.

While no architect is named on the permit documentation, a newspaper write-up confirms that the flats were designed by Stuart W Hall. A little-known figure in Melbourne's inter-war architectural scene, Stuart William Hall (1909-1960) was born in Perth but moved to Melbourne with his family circa 1920. He began his architectural career in 1930 as an articled pupil to Harold Desbrowe-Annear, but appears to have remained there for barely a year. Nothing is known of Hall's professional activities until 1935, when he was employed as an in-house designer with the Premier Building Company. Based at 247 Collins Street, this business was founded by architect Bernard Evans and was responsible for many houses and blocks of flats in Melbourne's inner suburbs. After the Premier Building Company ceased operation in 1937, Hall began his own practice, advertising himself as an architect even though he did not become registered as such until 1940. When he applied for registration in June that year, he cited this block of flats in Balwyn as one of his recent projects.

The MMBW sewerage plan for the *Glendene* flats records that inspections took place in June 1939, and again in October. In late July, Hall's design was favourably reviewed in the property column of the *Herald* newspaper (described as being "a special interest for its size and the clever staggering of the layout"). In early September, an advertisement in the *Argus* reported that the flats were "nearing completion", with one pair already available to let. Referred to as *Glendene*, the complex was described as "six superb maisonettes", each comprising "entrance hall, large lounge, dining, model kitchen with refrigerator, three unusually bright bedrooms, tiled bathroom with HWS, [and] garage" (*Argus*, 09/09/1939:22). In November, the completed building was profiled in *Age*, described as "a good example" of the emerging trend for maisonettes, and a building that "would do credit to any suburb".

## Description

Occupying a large site at the junction of two prominent roads, the *Glendene* flats are a two-storey block of six maisonettes. Of brick construction (in contrasting bands of pink and brown brick), the L-shaped complex is laid out on an irregular rectilinear plan that presents staggered facades to both street frontages, with a circular bay at the corner. The building has a hipped roof clad in Marseille-pattern terracotta tiles, while the round bay rises to form a tower with corbelled parapet and conical roof clad in terracotta shingles. Along the two street elevations, the roofline is partly concealed behind curved or gabled parapets, and partly projects forward to form narrow eaves, with slatted timber linings. These two facades are otherwise enlivened by curving corners, rendered spandrels with horizontal flutings, projecting balconies with corbelled bases and metal railings, projecting chimney breasts and slab-like canopies to doorways at both levels. Windows vary in size but have rendered sills and metal-framed sashes; most contain clear glazing, although some have sand-blasted glass or glass blocks. The round tower has a narrow vertical strip window, and also includes the name of the flats in cursive metal letters. Entrances to individual maisonettes typically incorporate small open porches with projecting flower boxes.

To the rear of the complex is an elongated flat-roofed brick outbuilding that comprises a row of six attached garages. The two street boundaries are marked by a bagged-and-painted brick fence with concrete orbs to the piers.



## Integrity

The exterior of the complex appears to be substantially intact. The rear garage block has been painted, and at least one of its original panelled metal tilt-up garage doors has been replaced by a modern roller shutter.

The front boundary fence, of bagged-and-painted brick construction with precast concrete orbs, does not appear to be original. The six-unit letterbox and motorised metal driveway gates are also relatively recent additions.

## Historical Context

As noted in the *City of Boroondara Thematic Environmental History* (2012), residential flats proliferated in the former City of Hawthorn in the inter-war period, but were considerably rarer in the Cities of Kew and Camberwell. In Kew, this was due to limited public transport networks. In Camberwell, it was a result of greater distance from the city, by-laws that discouraged the erection of semi-detached dwellings, and some local opposition to higher density living (*Camberwell Conservation Study*, Vol 2, 22-23). Although the construction of flats was not actually banned by the City of Camberwell, relatively few examples were built there during the 1920s and early '30s. They became increasingly common in the later 1930s but, despite lingering community opposition, by-laws to control their design would not be introduced until the post-war era, when local demand for higher-density living increased and numerous blocks of flats, villa units and later townhouses were erected in Camberwell, Balwyn and Balwyn North.

## Comparative Analysis

As mentioned above, residential flats were an unusual typology in Balwyn (and across the entire City of Camberwell) in the inter-war era. It has been suggested that an example at 7 Mangan Street, erected by F W Le Leu in 1933, represents the earliest such development in Balwyn area (*Balwyn Historical Society Newsletter*, 03/2010). While it might thus be deemed of some local interest, the building itself is otherwise aesthetically undistinguished. With its simple form, plain clinker brick construction, tile-clad gabled roof and little architectural pretension, it can only be considered as a representative example of 1930s apartment design rather than a particularly notable one. The same can be said of several later examples that have been identified, such as the two adjacent double-storey blocks at 203 and 205 Whitehorse Road. Dating from c.1936 (and possibly designed by architect Verner Fick), these are similarly unprepossessing in their simple form, expression, materials and lack of architectural embellishment. Although somewhat more architecturally interesting, the former *Chaddesley Flats* at 2 Hardwick Street (formerly 199 Whitehorse Road) do not represent a pertinent comparator, as they actually comprise a former late-Victorian house that was converted into flats in 1934 by the addition of a substantial rear wing in a Tudor Revival style (apparently also by F W Le Leu). The building has since been re-converted to a single private residence.

In terms of both scale and architectural expression, the *Glendene Flats* at 950 Burke Road not only stands out amongst the few 1930s blocks in Balwyn, but also those across the former City of Camberwell. Befitting the municipality's pre-war reputation as a "dormitory suburb" characterised by housing in more conservative styles such as Spanish Mission and Tudor Revival, most 1930s blocks of flats in Camberwell and Canterbury were designed in a deliberately traditional mode. This is typified by two examples in Wattle Valley Road, at Nos 63 and 130. Designed by architects Gawler & Drummond in 1936 and 1937 respectively, both blocks drew from a conservative palette of materials and detailing including clinker brickwork and steep tiled roofs, with little architectural embellishment. The *Cloville Flats* at 31-39 Cookson Street, dating from 1939, were conceived in an even more *retardataire* quasi-Edwardian style.

Highly unusual in the City of Boroondara, the architecturally eclectic *Glendene* flats ultimately have far more in common with the more bombastic apartment developments of the later 1930s that characterise areas such as Elwood and St Kilda. In fact, two pertinent comparators in those areas would include those blocks at 110 Brighton Road and 4 St Leonards Avenue, both of which were erected by the Premier Building Company and may have included design input from Stuart W Hall.

## Grading and recommendation

The *Glendene* flats at 950 Burke Road, Balwyn, are an individually significant heritage place in the City of Boroondara. It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme.



## Statement of Significance

### *What is significant?*

Erected in 1939 to a design by architect Stuart W Hall, the *Glendene* flats at 950 Burke Road, Balwyn, are a two-storey block of brick maisonettes with a hipped terracotta tiled roof and a circular corner tower with conical roof. The stepped street facades incorporate an eclectic mix of elements and details including rendered spandrels, cantilevered canopies, projecting balconies with metal railings, and porches with planter boxes.

The significant fabric is defined as the exterior of the entire building. The detached garage block to the rear, although contemporaneous with the flats, is utilitarian in its expression and is thus considered to be only a contributory element. The metal driveway gates, brick boundary fence and landscaping are not considered to be significant.

### *How is it significant?*

The *Glendene* flats satisfy the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics

### *Why is it significant?*

The *Glendene* flats are significant as the largest, most prominent and most architecturally sophisticated block of flats to be erected in the Balwyn area in the inter-war era. With relatively few examples erected in the area until the later 1930s, the large and ambitious *Glendene* flats provide evidence of changing local attitudes towards higher density living that anticipated the subsequent proliferation of flats, villa units and town-houses in the area in the post-war era. (*Criterion A*).

The *Glendene* flats are significant for their bold and unusual architectural expression. Designed at a time when historicist architectural styles remained popular in parallel with the maturing modernist movement, this building deftly combined a mix of elements, materials and details from both camps. The corner tower with conical roof and terracotta shingles recalls the Tudor Revival idiom, while the horizontal fluted spandrel, glass blocks, vertical strip window and projecting slab-like balconies and canopies evoke the emerging Moderne style. The resulting eclecticism is eye-catching without being jarring. The unusual combination of influences, coupled with the sheer scale and prominent siting of the building at the intersection of two major thoroughfares, has resulted in an especially striking element in the suburban landscape (*Criterion E*).

## Identified By

Built Heritage Pty Ltd

## References

City of Camberwell Building Permit Application No 11,094, dated 6 March 1939.

MMBW Property Sewerage Plan No 212988. 2 pp, dated 6 Jun 1939 and 23 Oct 1939. Held by Yarra Valley Water.

"Six maisonettes planned for Camberwell", *Herald*, 26 July 1939.

"Maisonettes", *Argus*, 9 September 1939.

"Maisonettes popular", *Age*, 7 November 1939 [see also errata of 14 November 1939, correcting wrong address.]



<b>IDENTIFER</b> BALWYN VILLAGE COMMERCIAL PRECINCT			
<b>Other/s</b>			
<b>Address</b>	208-308 Whitehorse Road 347-377; 397-425 Whitehorse Road BALWYN	<b>Date/s</b>	Mostly 1910-1940
<b>Theme/s</b>	2.7.2 Developing townships and villages	<b>Heritage Group</b>	Commercial Buildings (Private)
	5.3 Marketing and retailing	<b>Heritage Category</b>	Commercial Precinct
<b>Intactness</b>	Good	<b>Heritage status</b>	
<b>Condition</b>	Good	<b>Significance</b>	Local
		<b>Recommendation</b>	Include in HO as a precinct
<b>Significant:</b>	208, 347-349, 351, 359 and 361-363 Whitehorse Road		
<b>Contributory:</b>	212-216, 222-232, 234-236, 252, 254, 256-258, 260-262, 264-266, 270-272, 274, 276-278, 280-282, 284-286, 294, 298-300, 302-306, 308, 308a-308b, 355-357, 365-367, 367a-369, 371-373, 375-377, 397-399, 401, 403-409, 411-415 and 419-425 Whitehorse Road		
<b>Non-contributory:</b>	210, 218-220, 238-244, 246-250, 268, 288-290, 292, 296-296a, 379 and 417 Whitehorse Road		
	<b>Significant</b>		<b>Extent of precinct</b>
	<b>Contributory</b>		<b>North</b>



## History

The origins of a village-like settlement at the junction of Balwyn Road and Whitehorse Road can be traced back to a modest mud-brick meeting place, loftily known as the Athenaeum Hall, that was erected on the west side of Balwyn Road in 1861. This remained the focus for local affairs for some years, serving jointly as a public hall, a mechanics institute, a school and a place of worship. The last two of these functions were subsequently transferred to purpose-built counterparts nearby: a Common School (1868) and an Anglican church (1872) both on Balwyn Road, south of Whitehorse Road. Commercial development appears to have begun with a general store and post office, which opened on the south-east corner of Balwyn and Whitehorse roads in 1874.

By 1900, retail development was concentrated on the north side of Whitehorse Road, where there were five businesses listed between Power Street and Balwyn Road: a baker, a butcher, a bootmaker, a grocer and a blacksmith. Further east, the only commercial enterprise between Balwyn Road and Mangan Street was a hay and corn store operated by David Hyland. On the south side, the Golden Key Cash Grocery stood on the east corner of Balwyn Road, and Henry Mitchell's dairy on the west corner. The former is clearly evident on the MMBW plan of April 1907, which shows that the remainder of that block of Whitehorse Road then occupied by three detached dwellings and plenty of still-vacant land. At that time, the only other commercial enterprise in the vicinity was the Survey Hotel, located further east along Whitehorse Road. By 1910, more businesses had appeared along the north side of the road, with the block between Balwyn Road and Mangan Street then being occupied by a butcher, a corner store and another grocer. Also established there by that time was the timber-yard of Edwin Le Leu, whose family was to play a prominent part in the development of Balwyn in the early twentieth century.

By 1920, there had been considerably more intense expansion of commercial activity along Whitehorse Road. On the north side, the block between Power Street and Balwyn Road included a motor garage, a blacksmith, a fruiterer, a dairy produce merchant, a butcher and a baker. Between Balwyn Road and Mangan Street were two grocers and an estate agent and, beyond Mangan Street, there was now a confectioner, another dairy produce merchant and the relocated premises of F J & F N Le Leu, timber merchants. On the south side of Whitehorse Road, there was a shoe shop and an estate agent at the corner of Rochester Road and, slightly further west, a wood yard and confectioner on the Balwyn Road corner. On the opposite corner of Balwyn Road, the directory recorded a "shop being built" in 1920. The following year, the first occupants of this new building were listed as G H Cook, chemist, and Mrs E Porteous, milliner.

In 1922, the Church of Christ was constructed on an elevated site at the corner of Cherry Road. This was the second Church of Christ to be established in the Boroondara area, following the first one in Surrey Hills in the 1890s. After the Balwyn site was purchased in May 1922, local builder and church member, Tom Dovey, led the construction of the timber church assisted by "a great deal of voluntary labour" (Thomas, 1992, np). The church was dedicated on 8 October 1922. Early photos show the timber cladding of the church finished in a dark stain or creosote with white painted trim. The church community thrived and two years later the Kindergarten Hall was constructed to the rear, facing Cherry Road, again by volunteer labour under the supervision of Tom Dovey. When the church vestry was destroyed by fire in 1943, it was again builder Tom Dovey who "rebuilt it as it was" (Thomas, 1992, np). The final building, on the eastern part of the site, is a brick hall, constructed by volunteer labour in 1955-57 under the supervision of builder Frank Haycroft.

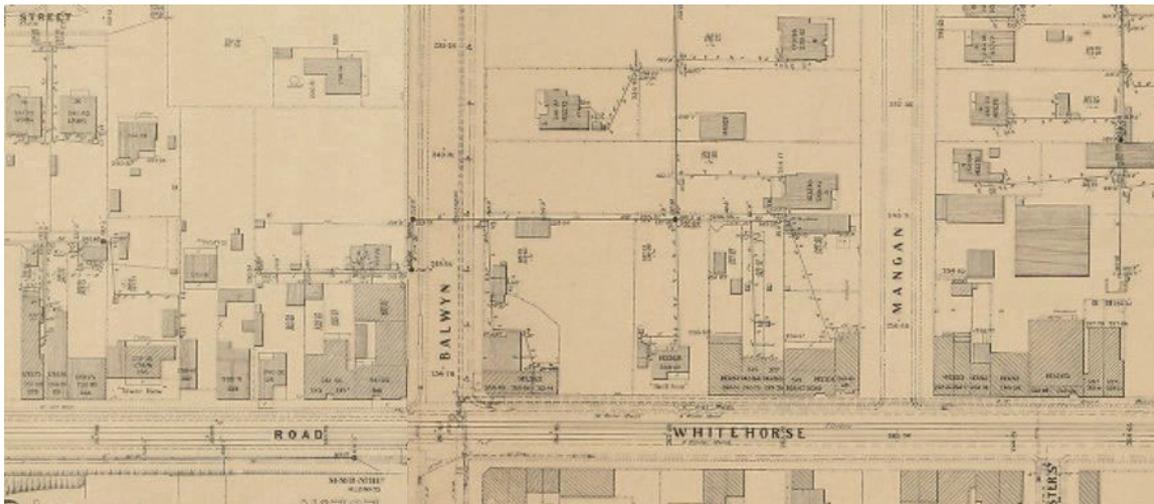
By 1925, the directory listed now fewer than 37 business on the north side of Whitehorse Road: nineteen in the block between Power Street and Balwyn Road, seven between Balwyn Road and Mangan Street, and eleven between Mangan Street and Yerrin Street. These not only included grocers, butchers, bakers, dairy produce merchants and estate agents, but also a dentist, an upholsterer, a plumber, a watchmaker and branches of the ES&A Bank and the Moran & Cato chain. On the south side of Whitehorse Road, the directory listed 24 businesses, most concentrated in the block between Balwyn Road and Rochester Street - including "two shops being built". By 1930, the total number of businesses on the north side had increased to 40, and on the south side to 34. Amongst the new additions to the latter were branches of the Commonwealth Bank and the State Savings Bank.

The MMBW plan of the area, prepared in several stages between 1927 and 1929, provides a useful snapshot of the extent of commercial development at this time. The north side of Whitehorse Road, between Power Street and Balwyn Road, was still the most densely developed part of the village, with clusters of brick or timber shops built right to the street boundary, albeit still interspersed with a few detached dwellings. East of Balwyn Road, there was a corner shop, some vacant land with a detached house (identified as *Belle Vue*) and another row of shops before Mangan Road. Beyond Mangan Road, there was another cluster of brick shops built to the street, a large tract of vacant land, then three more shops before Yerrin Street.



On the south side of Whitehorse Road, G H Cook's corner pharmacy (then occupied at the upper level by an estate agent) still remained the only shop west of the Balwyn Road junction. That block was otherwise occupied by a single detached house, some vacant land and, at the corner of Cherry Road, the new Balwyn Church of Christ, which had been erected only a few years earlier, in 1922.

It was in the 1930s, however, that the precinct underwent its most significant phase of expansion. During the first half of that decade, directories recorded several new additions, including a branch of the National Bank of Australia at No 359 (first listed in 1931) and new shops at Nos 401 (1932), 361-63 (1935), 264-66 (1936) and 365-67 (1937).



*Detail of MMBW plan, dated April 1929, showing commercial development along Whitehorse Road by that time.  
(source: Map Collection, State Library of Victoria).*

It was during the later 1930s, however, that commercial development intensified as the last few remaining pockets of open space (some which was still occupied by remnant Victorian dwellings) were infilled. Just over a dozen new shops appeared for the first time in the *Sands & McDougall Directory* for 1939, including two pairs at Nos 367a-369 and Nos 270-272, a row of four at Nos 403-409, and a particularly prominent row of five at Nos 417-425. The initial occupants of these new premises included two frock shops, two shoe shops, a cake shop, a ladies' drapery, a fancy goods shop and a florist. Over the next couple of years, the previously underdeveloped land on the south side of Whitehorse Road, west of Balwyn Road, was finally infilled. This commenced with a row of four shops at Nos 228-232 (first listed in 1940), followed by three more at No 212-216 and another pair at Nos 222-224 (all 1941). That year also saw the completion one more row of four shops at Nos 302-308, occupied by a library, a frock shop, a fruiterer and a butcher.

The precinct underwent relatively few changes in the early post-war era. While many existing shops were refurbished (invariably by replacing pre-war shopfronts with more modern counterparts), few new premises were built in the 1950s and '60s. Chief amongst these was a new modern branch bank for the ANZ Bank, which opened at No 288. More extensive redevelopment has taken place since the 1960s, including the construction of a supermarket on the north side of Whitehorse Road. Erected in the early 1970s, this took up a large site at Nos 383-395, formerly occupied by some half-a-dozen pre-war shops including the Le Leu family's long-running hardware outlet and joinery workshop. Since the 1970s, a number of other new shops have been erected along the strip, including, most recently, those at Nos 218-220.

### Description and Integrity

As outlined above, the Village of Balwyn originally extended in all four directions from the intersection of Balwyn and Whitehorse Roads. Commercial and retail development was largely concentrated along both sides of Whitehorse Road, with the public buildings (school, Anglican church and public hall) along Balwyn Road. As it exists today, the most intact remaining portion of the village extends along Whitehorse Road: one the south side from Cherry Road to a point just before Talbot Avenue, and on the north side from slightly west of Balwyn Road to just beyond Yerin Street. While comparable development continues beyond those boundaries, it tends to be less cohesive, characterised by more frequent intrusion of non-contributory buildings.



The precinct effectively comprises a continuous row of one- and two-storey commercial/retail buildings, built right to the footpath, creating a cohesive low-rise streetscape. The notable exception is the Church of Christ complex (church and halls) at No 208, which not only represents the sole purpose-built non-commercial building in the precinct, but also the only one that is entirely freestanding and set back from the street. It has been included in the precinct for its ability to demonstrate the presence of public buildings in the Village of Balwyn, and also as an appropriate termination (both historically and aesthetically) of the precinct's extreme western edge. The 1922 church is a timber Arts and Crafts Gothic building clad in shiplap-profile weatherboards with a Marseille terracotta tiled roof, whose front façade is dominated by a large lancet window with timber tracery and diamond leadlights. The building's landmark quality on Whitehorse Road is enhanced both by its elevated corner siting as well as a distinctive corner tower with a hipped roof featuring bellcast (flared) eaves. It retains much of its original rubble retaining walls and path edgings that are seen in early photos. To the rear, facing Cherry Street, is the 1924 Kindergarten Hall. It is much simpler in design, taking the classic timber church hall form of a gable-fronted mass with a gable-fronted porch at the front (no longer used as the entry). Its relationship to the church building is expressed by the use of simplified lancet-arched windows with the lancet form inscribed within a standard rectangular opening, which is also seen on the side elevations of the church. The Kindergarten Hall has been reroofed, in corrugated Colorbond steel, but the round metal roof ventilators survive. This building was linked at its east end to the 1955-57 brick hall, which is a far more utilitarian structure whose only reference to the Gothic Revival style are simple attached buttresses between bays.

The oldest surviving buildings in the precinct, located just west of the Balwyn Road junction, are two pairs of double-storey residential shops at Nos 234-236 and 347-349. Both buildings are of brick construction with tile-clad hipped roofs concealed by stepped parapets, rendered stringcourses and tall rectangular windows with timber-framed double-hung sashes. The former has a rough-cast rendered finish, a canted bay window to the upper level of one shop (No 234) and splayed corner, with shaped pediment, to the other (No 236), while the latter is of face brick with rendered window surrounds and a more articulated parapet that incorporates capped piers, pierced openings and the words BOVILL'S BUILDINGS. The adjacent corner shop at No 353, although slightly later in date, is still one of the oldest building in the precinct. Similarly two-storeyed, it has a painted brick finish, double-hung windows, and an exposed tile-clad hipped roof with a projecting cylindrical bay at the street corner, which is surmounted in a small domed belvedere.

There are a few other early (ie pre-1930) shops in the precinct, located east of Balwyn Road intersection along the south side of Whitehorse Road. A row of two-storey residential shops at Nos 252-258 comprises one pair in red brick with unpainted rendered piers (Nos 256-258), an adjacent rendered example with rusticated piers (No 254), and another rendered example with a canted bay window, capped piers and vaguely Art Nouveau ornament in pressed cement (No 252). All four of these shops have typical recessed rendered panels just below the parapet, which would have originally contained painted signage. Slightly further eastward, there are three pairs of early single-storey shops (Nos 260-262, 276-78 and 284-286), all similarly articulated with solid parapets of capped brick piers and curved walls with matching moulded capping. The third pair, at the intersection of Rochester Road, has the typical splayed corner entrance. There are also a few comparable early shops on the north side of Whitehorse Road, including a two-storey example with a painted brick facade (No 373) and some one-storey examples with stepped parapets (Nos 375-77).

Most of the precinct's pre-war fabric, however, dates from the 1930s. It is almost exclusively represented by two-storey residential shops (or shops with offices above) that exist as attached pairs, or as larger rows of three or four, rather than individual examples. A notable exception is the former branch of the English, Scottish & Australian Bank (No 359), which is a one-off single-storey building in the inter-war Greek Revival style, with a rendered facade incorporating a rusticated piers and a pair of fluted Doric columns flanked the off-centre entrance. Several contemporaneous two-storey shops have rendered facades at the upper levels, sometimes enlivened with classical-inspired details such as the Roman *fascis* motif (Nos 365-67) or a stepped and curved parapet in the Baroque mode (No 401). Another pair of rendered shops (Nos 397-99) is in the Spanish Mission style, with pantiled roof, roughly trowelled render and multi-paned windows with round arches. There are also two pairs of shops in the Tudor Revival idiom (Nos 298-300, 361-63), each with the characteristic steep roof, half-timbered gable end and clinker brickwork. In the latter example, the half-timbering extends across the entire upper facade, which also incorporates a projecting central rectangular bay window (with lozenge glazing), contrasted against a recessed entry porch at street level.

Virtually all of the remaining pre-war shops date from the later 1930s and are in the Streamlined Moderne style typical of that era. These shops exist as pairs (eg Nos 222-24, 264-66, 270-72, 367a-69) as well as in rows of three (eg Nos 212-16) or four (Nos 226-32, 403-11, 419-425). They are typically expressed with dark-coloured clinker brickwork to the upper facades, with some horizontal emphasis variously introduced by stringcourses in contrasting cream brick, rendered banding at parapet level, projecting concrete window hoods, and horizontal glazing bars to windows. A few have rendered facades (Nos 302-06, 310-12), while some incorporate contrasting vertical elements, either in face brick (Nos 226, 270-72) or rendered



(Nos 222-24, 310-12), as a counterpoint to the horizontal emphasis.

The buildings in the precinct exhibit various degrees of exterior intactness. Some are remarkably intact at the upper level, retaining original unpainted brickwork and, in one case, unpainted render. Others have been subject to over painting of brickwork, or the concealment of original facades (or individual details) behind modern signboards. Most of the shopfronts themselves have been replaced or significantly altered, although some retain parts of their original fitout such as recessed entrances, metal-framed windows and spandrels lined with mosaic or glazed tiling. Amongst the more intact shopfronts are those at Nos 234, 367 and 369. Several shops retain original cantilevered awnings over the footpath; some, notably those associated with Nos 234-36 and 419-425, still have their patterned pressed metal ceilings. Also of interest in the precinct is the survival of early signage. There is remnant painted signage on the western wall of the pre-war shop at No 361, and on the parapet of No 262 (stating "Fish Shop"). Some prominent early post-war illuminated signage also survives, typified by the roof-mounted blade signs at Nos 224 and 304 which respectively advertise a Chinese restaurant (no longer in operation) and the Oasis Coffee Shop.



Early (pre-1920) corner shop on south side (Nos 234-236)



Early (pre-1920) corner shops on north side (Nos 349, 351-353)



Branch bank (No 359) and Tudor Revival pair (No 361-363)



Various early/mid-1930s shops on northside (No 397-399, 401)



Moderne shops on south side; note roof-mounted signage



1930s shop-front (No 369) retaining original features



### Historical Context

As already outlined, the development of a village-like settlement around the junction of Balwyn and Whitehorse Roads dates back to the 1860s and, as such, has significant associations with early post-contact settlement in Balwyn. Many of the early buildings that sprung up in the village, including the Athenaeum Hall (1861), Common School (1869), Anglican Church (1872) and State School (1873) were the first of their respective types to appear in the study area. Subsequent waves of expansion, demolition and redevelopment, however, have obliterated much of this evidence. Today, only the Anglican church on Balwyn Road (qv) survives in a sufficiently intact state to demonstrate the origins of the village. None of the early commercial buildings remain; the oldest survivors appear to be the early twentieth century shops on Whitehorse Road, west of the Balwyn Road intersection. In its present form, the village retains more potent historical associations with the inter-war period, which was perhaps the most significant era of Balwyn's history in terms of the expansion not only of residential settlement, but associated retail and commercial development.

### Comparative analysis

While there are a number of comparable shopping strips in the study area that date back to the pre-Second World War era, all of these are much smaller in scale and tend to exhibit less variety and richness in both building type and architectural style. Furthermore, they are entirely associated with suburban expansion during the inter-war period - that is, they do not include any buildings earlier than c.1920. A few, in fact, are made up virtually or entirely of shops from the later 1930s or 1940s - typified by the row of eleven single-storey cream brick Moderne-style shops at 1030-1060 Burke Road (south of the Belmore Road corner), the portion of Doncaster Road between Bulleen Road and Macedon Avenue/Marwal Avenue, and the development that straddles the south-east corner of Burke and Doncaster Roads. In all cases, the commercial streetscapes have been compromised by alterations to the pre-war shops (most frequently by overprinting of previously unpainted brickwork, and replacement of shopfronts) and by the construction of new shops during the post-war era.

Only one of these local shopping strips, located further west along Whitehorse Road in Deepdene, includes any significant number of early shops from the 1920s - these include an interesting row of three single-storey rendered shops at Nos 73-77, and the adjacent row of four two-storey residential shops, in red brick, at Nos 79-85. It also includes a later example in the unusual Spanish Mission style (No 48) and another pair in an above-average Moderne mode (Nos 95-97). However, individual pre-war shops in this strip tend to be much more altered than their counterparts in the nearby Balwyn Village, and the streetscape is otherwise interspersed with a considerably higher proportion of post-war fabric. The south side of the road, between Campbell Road and Walsh Street, exhibits a particularly low level of physical integrity, with only a handful of pre-war shops (eg Nos 24, 48, 72, 74, 78 and 80) amongst an overlay of more recent redevelopment.

As noted in the Boroondara Thematic Environmental History (Built Heritage, 2012: 168), the first church buildings in Boroondara were frequently "modest timber buildings" that were replaced by more substantial and stylish buildings in the early twentieth century. In some cases, the original timber church was retained on site for use as the church hall, and a few survive at the rear of current churches. They are very simple gabled structures, comparable to the 1924 Kindergarten Hall, but quite different from the stylish 1922 church building. One must look farther afield to find closer comparisons to the church, such as the 1913-14 Anglican Church of the Epiphany in Meredith, a timber Arts and Crafts church by architect Alexander North; the 1909 St Cuthbert's Church of England in Menzies Creek which also features shiplap cladding but a simpler tower; or the 1922 Sacred Heart Catholic Church in Gembrook, designed by architect Gerald W Vanheems.

### Assessment against Criteria

Associated with the earliest phase of non-residential development in the study area ie the Village of Balwyn (*Criterion A*)

Precinct includes the only surviving examples of Edwardian shops in the study area (*Criterion B*)

Demonstrative of the expansion of commercial, retail and community facilities during the inter-war period (*Criterion D*)

Demonstrates a particularly wide variety of aesthetic styles of the period from c.1910 to 1940, including Victorian Survival, Edwardian Baroque, Classical Revival, Moderne, Spanish Mission and Tudor Revival (*Criterion E*)

Balwyn Church of Christ is an accomplished Arts and Crafts Gothic timber church featuring a corner tower with bellcast eaves, whose landmark status is further enhanced by its corner site, elevated position and retention of original rubble hard landscaping (*Criterion E*)



Includes several particularly fine examples of individual shops, and a notable Classical Revival branch bank (*Criterion F*)

### Grading and Recommendations

The Balwyn Village Commercial Precinct is a significant heritage area in the City of Boroondara.

### Statement of Significance

#### *What is significant?*

The Balwyn Village Commercial Precinct, extending along both sides of Whitehorse Road at the junction of Balwyn Road (including those properties on the south side between Cherry Road and almost to Weir Street, and on the north side from just west of Balwyn Road to just east of Yerrin Street) consists largely of low-rise retail and commercial development from the early twentieth century (c.1910 to 1940), expressed as single and double-storey shops in brick (rendered or face brick) in a range of architectural styles including Victorian Survival, Edwardian Baroque, Moderne, Spanish Mission, Tudor Revival and Classical Revival. The precinct marks the site of the original Village of Balwyn, which was the focus for community and commercial activity from the 1860s. The Balwyn Church of Christ (1922), which marks the south-western edge of the precinct, remains the only public building in the strip, and the only one set back from the street. The church building is individually significant, while the 1924 Kindergarten Hall is a contributory element of the site.

#### *How is it significant?*

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara.

#### *Why is it significant?*

Historically, the precinct is significant for associations with the original Village of Balwyn, which began to develop at the junction of Whitehorse and Balwyn Roads from the early 1860s. As the initial focus for commercial, retail, educational and other community functions in the Balwyn area, it can be considered as the cradle of post-contact settlement in the study area. While none of the early non-residential buildings from the nineteenth century remain in the village proper (the sole survivor, St Barnabas' Anglican Church, being located slightly further south on Balwyn Road, just outside the boundaries of the precinct), this part of Whitehorse Road otherwise includes some of the earliest surviving shops in the study area, prominently sited on the west corners of Balwyn Road. The remainder of the streetscape is characterised by a selection of commercial buildings that provide evidence of the gradual expansion of the surrounding suburbia over several key phases in the early 1920s, later 1920s, early 1930s and (notably) the late 1930s.

Architecturally and aesthetically, the precinct is significant for its diversity of pre-war architectural styles, as demonstrated by the shops erected between c.1910 and 1940. The earliest surviving examples, designed in the sedate Victorian Survival mode (ie the two-storey rendered corner shops at No 234-36, and *Bovill's Building*, in red brick, at No 349) contrast with the bolder Edwardian Baroque style of the other corner shop (No 351-353), with its eye-catching domed corner tower, and others that show the influence of Art Nouveau (eg red brick shop at No 252). These early shops, in turn, are complemented by the later pre-war buildings, realised in a broad range of fashionable styles of the 1920s and '30s including Spanish Mission (with shaped parapets and rough-cast render), Tudor Revival (with clinker brickwork and half-timbered gable ends) and Moderne (with their streamlined horizontal expression), as well as the single unique manifestation of the Gothic style exhibited by the Balwyn Church of Christ. This Arts and Crafts Gothic timber church features a distinctive corner tower with bellcast eaves, and its landmark status is further enhanced by its corner site, elevated position and retention of original rubble hard landscaping. The streetscape, which expresses cohesion through its generally consistent scale (mostly pairs or longer rows of two-storey residential shops, interspersed with a few smaller single-storey and/or single-fronted ones) and setback, simultaneously demonstrates an aesthetic richness through its variety of styles, forms, finishes. The period retail character of the precinct is enhanced by the survival of some of the original shopfronts, as well as some original signage (both painted signage from the pre-war era, and some illuminated signage from the early post-war era).

### Identified by

Built Heritage Pty Ltd

### References

Thomas, Don. *Seventy not out, 1922-1992: Balwyn Church of Christ*, 1992.



<b>IDENTIFER</b> MAUD STREET MAISONETTE PRECINCT			
<b>Other/s</b>			
<b>Address</b>	19-33a Maud Street 28-34a Maud Street BALWYN NORTH	<b>Date/s</b>	1938-40
<b>Theme/s</b>	6.3.3 Creating middle class suburbs 6.7.2 Making homes for the middle classes	<b>Heritage Group</b>	Residential Buildings (Private)
		<b>Heritage Category</b>	Residential Precinct
		<b>Heritage status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as a precinct
<b>Significant:</b> -			
<b>Contributory:</b> 19-19a, 21-21a, 23-23a, 27-27a, 28-28a, 29-29a, 30-30a, 31-31a, 33-33a and 34-34a Maud Street			
<b>Non-contributory:</b> 25 and 32 Maud Street; 10a Corhampton Road (rear 25 Maud Street)			



## History

The development of this precinct can be traced back to 1913, when a huge tract of land at the south-eastern corner of Doncaster Road and Burke Road was subdivided to create a new 349-lot residential estate. As well as Doncaster and Burke road, these allotments fronted seven newly-formed internal thoroughfares: Nicholson Street, Hatfield Street, Corhampton Road, Aylmer Street and Severn (originally Grenville) Street running north-south, and Maylands Road and Maud Street running east-west. With the exception of some larger blocks fronting Doncaster Road and along both sides of Maud Street (where the surveyors were obliged to negotiate a large and jagged drainage easement), the estate was comprised of typical quarter-acre allotments, mostly in the form of narrow rectangles measuring 62 feet (18 metres) by 150 feet (45 metres) or thereabouts. However, the blocks along both sides of Maud Street were of stouter proportions, measuring 130 feet (39 metres) deep with street frontages of either 75 feet (22 metres) or 82 feet (25 metres).

The new subdivision was marketed as the *Tramway Estate*, with newspaper advertisements noting that it stood "right at the junction and intersection of two proposed electric tram routes which, when completed, should double the value of the land".<sup>1</sup> Although some of the allotments were sold at that time, there was virtually no new development on the estate thereafter - not least of all because the much-anticipated tramway, which had given the estate its name, would not be completed for another twenty-five years. However, after the electric tram terminus was finally extended to the corner of Doncaster and Burke Road in 1938, a boom of residential settlement followed.

Listings in the *Sands & McDougall Directory* reveal that the portion of Maud Street defined by this precinct developed rapidly, over a period of only a few short years in the late 1930s. The first houses appeared along the north side of the street, in the block between Hatfield Street and Corhampton Road. First recorded in the directory in 1938, these comprised two pairs of maisonettes at Nos 21-21a and 23-23a and a single detached dwelling at No 25. The first house on the house side of the street, also listed for the first time in 1938, was a single residence at No 32. By the following year, development along the north side had burgeoned to include two more pairs of maisonettes, at Nos 27-27a and 31-31a. By 1940, the blocks defined by the precinct had entirely filled out, with three further pairs of maisonettes on the north side (at Nos 19-19a, 29-29a and 33-33a) and three more on the south (Nos 28-28a, 30-30a and 34-34a).

The identities of the architects and/or builders of all these maisonettes have not yet been revealed. In October 1938, a building permit was issued for "brick villa flats" in Maud Street. The builder was listed as A Withers of Caulfield, and the owner as E T Norton of St Kilda Road. Directories confirm that a Mrs E T Norton resided at 34a Maud Street, which would infer the building permit referred to the pair at No 34-34a. The following March, another permit was issued for a "brick pair" in Maud Street, built by H Hedges of Kew for T D Lovell of Miami Street, Hawthorn. This evidently refers to the maisonettes at No 29-29a, half of which was occupied by Teresa Dolores Lovell and her husband Edgar.

The professions of these original residents, as recorded in electoral rolls, provide a useful overview of the comfortable middle-class milieu that populated the area at that time. Abraham Sicree (No 19) was a cigar manufacturer, while his next-door neighbour, Neil Town (No 19a), was a photographer. Others included a merchant, a manager, a company officer, a clerk, two electricians, a butcher and a tramways employee. Interestingly, most of the precinct's original residents lived there for only a few years; directory listings reveal that, by 1946, only one-third still remained, comprising Abraham Sicree (19a), Charles Cowdery (23), Mrs J Lawrence (25), Mrs J Andrew (28), Edgar Lovell (29a), Annie Weston (30) and Ian McDonald (32). In terms of their professions, the newcomers otherwise represented a continuation of the comfortable middle-class milieu evident in earlier times, with electoral rolls recording an assessor, a banker, a commercial traveller, a tailor, a radiographer, three managers and two engineers. There was evidently more stability during the post-war period, with the 1957 directory showing that more than half of the precinct's residents had been there for ten years or more. Of these, only five were original residents from the late 1930s: Abraham Sicree (19), Jean Andrews (28), Teresa Lovell (29a) and Ivan McDonald (32). Another decade thence, only Andrews and McDonald remained of the precinct's original residents.

<sup>1</sup> *Argus*, 5 July 1913, p 16.



A notable resident of the precinct in the 1950s was artist John Brack (1920-1999), who lived at No 33 from 1952 to 1962. This period coincided with his emergence as an important modern painter in Melbourne, leading up to his appointment as head of the National Gallery's school in 1962. Not only did he complete some of his most well-known works while living in Maud Street, including *Collins Street 5pm* (1955), but he also recorded the character of his own suburb in a series of paintings with evocative titles such as *The Unmade Road* (1954), *Summer in the Suburbs* (1960), *View of an Outer Suburb* (1961) and *Segment of a Suburb* (1961). Brack also painted a depiction of the nearby Balwyn North Tram Terminus, not far from the western end of Maud Street. Most interestingly, he also produced several interior scenes that were inspired by (if not actually depicting) his own house at No 33. These include one entitled *The New House* (1953), which shows an embracing couple in front of an obviously Moderne-style fireplace, and a self-portrait (1955), showing Brack's reflection in a mirror in a tiled bathroom of the same period.

### Description and Integrity

With the exception of two non-contributory buildings of relatively recent origin, the Maud Street Maisonette Precinct consists entirely of single-storey inter-war brick dwellings in semi-detached pairs (maisonettes). All dating from the same period (ie the late 1930s), these paired houses are strikingly similar in many ways (eg form, scale, setback, fenestration, finishes and detailing), yet without any two examples being identical. Thus, by avoiding symmetry and repetition in the articulation of street frontages, each pair is expressed as a single freestanding residence in the suburban streetscape, belying the fact that each actually comprises two separate dwellings.

The maisonettes are all of brick construction, variously face brick (eg Nos 19-19a and 29-29a), face brick with roughcast render above the dado line (Nos 21-21a, 23-23a and 31-31a) or fully roughcast rendered with face brick highlights such as stringcourses, window surrounds or other feature (Nos 27-27a, 28-28a, 30-30a, 33-33a and 34-34a). The roofs, which are clad in Marseilles pattern terracotta tiles, are hipped, although a few examples (No 19a, 23-23a, 29a, 34-34a) incorporate flat gable ends. While the maisonettes differ in plan form, each is essentially based around a squat rectangular plan augmented by projecting bays to the front and/or rear. The commonest form is the U-shaped footprint, which may either be symmetrical (Nos 23-23a, 31-31a) or asymmetrical (Nos 27-27a, 33-33a), with projecting bays facing the street (Nos 28-28a, 30-30a) or the rear (Nos 27-27a). A few examples have an H-shaped footprint (Nos 29-29a, 34-34a), with projecting bays to both front and rear, while one (No 19-19a) has unique Z-shaped footprint with a stepped triple-fronted facade. Each pair of maisonettes is set back from its Maud Street boundary by about eight or nine metres. Those properties with a single street frontage (ie not at the corners of Hatfield, Corhampton and Aylmer streets) have a narrow driveway at each end of the building. Some of the houses (eg Nos 21, 23a, 29a and 31a) still retain their original detached flat-roofed brick garages towards the rear of the block.

Although displaying a strong sense of cohesion through comparable setbacks, roof forms, materials and finishes, the maisonettes otherwise exhibit considerable variety in facade treatments. Some facades are flat, or virtually flat (Nos 21-21a, 23-23a, 31-31a), while others are enlivened by the aforementioned projecting bays, which may be located at either end of the facade (Nos 28-28a, 30-30a, 34-34a) or in the centre (Nos 27-27a, 33-33a). Entry porches take many different forms. In several cases, they are recessed into the side wall of the house (Nos 28, 29-29a, 30a, 31-31a, 34-34a), while those facing Maud Street are either recessed (Nos 21, 23-23a) or projecting (Nos 27a, 28a, 30, 33). The porches also exhibit a range of details indicative of the fashionable architectural styles of the era, such as plain brick pillars (No 21a), round-arched loggias (Nos 23-23a), rusticated piers (Nos 28s, 30), Tudor-style archways with corbelled gables (Nos 27-27a) and even cantilevered slab roofs (No 33-33a). Fenestration is fairly consistent, comprising large window bays with timber-framed double hung sashes in pairs, sometimes flanking a central fixed pane. Openings are variously enlivened with contrasting brick heads and sills, projecting jambs (No 34-34a), drip-moulds and corbelled sills (No 31-31a) or narrow projecting hoods (No 33-33a). Some windows contain multi-paned sashes, while a few have leadlight glazing (Nos 23-23a). A few of the houses along the north side of Maud Street also incorporate non-standard windows for decorative effect, such as the narrow slit window (No 21), the porthole window (No 21a), the Serlian window (Nos 23-23a) and pairs of small square windows (No 31-31a).

The precinct includes two non-contributory buildings erected on the only two sites originally occupied by single detached dwellings (Nos 25 and 32). The replacement buildings are sympathetic in scale, form and setback, with the one at No 32 (in fact a semi-detached pair, 32-32a) being a modern re-interpretation of the pre-war maisonette type.



*Street scene: southern side of Maud Street, looking east*



*Streetscape: northern side of Maud Street, looking east*



*Maisonette at No 19 (side entry)*



*Maisonette at No 21a*



*Maisonette at No 23a*



*Maisonette at No 27a*



*Maisonette at No 29a*



*Maisonette pair at Nos 30-30a*



*Maisonette pair at Nos 31-31a*



*John Brack's former residence at No 33*



*Maisonette pair at Nos 34-34a*



### Historical Context

The housing in this precinct is associated with the initial burst of residential settlement in this area, which was spurred by the extension of the electric tram route to Doncaster Road in 1938. The fact that all ten pairs of maisonettes - twenty dwelling in total - were completed within two years is indicative of the intensity of residential settlement in the area at that time.

### Comparative analysis

Semi-detached interwar dwellings of this type are relatively unusual in the study area. A few isolated examples exist elsewhere in Maud Street; there are two pairs to the west of the precinct at Nos 15-15a and 16-16a, and a third pair further east, at Nos 38-38a. Other examples can be found in the immediate vicinity, including individual pairs at 4-4a Severn Street and 10-10a Maylands Road, and two adjacent pairs at 7-7a and 9-9a Highbury Street. There are also examples located on corner allotments, where the secondary street frontage provides sufficient depth required for the construction of maisonettes, as in the case of the maisonettes at 145 Balwyn Road (corner Grosvenor Parade). Other examples are recorded in Balwyn, including two pairs at 14-14b and 16-16b Austin Street (which form part of the Austin Street Precinct, qv)

Although individual pairs of maisonettes such as these can be found scattered across the study area, only one other example has been identified where they exist in a larger group. This is located in Head Street, Balwyn, where there are seven pairs of maisonettes at Nos 4-4a, 6-6a, 10-10a, 12-12a, 14-14a, 16-16a and 18-18a, plus another two just around the corner on Burke Road, at Nos 1024-1024a and 1026-1026a. There is also a single dwelling at 8 Head Street which represents the surviving half of another original maisonette pair; its partner (No 8a) having been demolished and replaced by a new detached town-house. The maisonettes themselves are very similar to those in Maud Street in terms of construction, roof form, articulation detailing and finishes. However, they do not combine to form a comparably cohesive streetscape, as, while the houses themselves are generally externally intact (with a few exceptions), their settings have been considerably altered by the reconfiguration of front gardens, and particularly, by the enlargement of driveways to create additional off-street parking (eg at Nos 4, 6a, 8, 10 and 16).

### Assessment against Criteria

Associated with intense residential development of the area after the extension of the tram route in 1938 (*Criterion A*)

Pairs of inter-war semi-detached houses are extremely unusual in the study area (*Criterion B*)

A large collection of these unusual dwellings, exhibiting cohesion in form, scale, setback and materials (*Criterion E*)

### Grading and Recommendations

The Maud Street Precinct is a significant heritage area in the City of Boroondara.

### Statement of Significance

*What is significant?*

The Maud Street Precinct comprises ten pairs of single-storey semi-detached brick maisonettes, which display consistency in their scale, setback, materials and overall expression, but otherwise display variety in their contrasting materials (face brick vs rendered brick), roof forms (hipped vs gabled), facade articulation (symmetrical vs asymmetrical) and stylistic detailing (Tudor Revival vs Moderne vs Classical influences). The maisonettes (comprising a total of ten separate dwellings) were all erected within a relatively brief period of time, between 1938 and 1940.

*Why is it significant?*

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara



#### *How is it significant?*

Historically, the precinct is significant for associations with the intense phase of residential settlement that took place in this part of the study area after the expansion of the electric tram network, which was extended to nearby Doncaster Road in 1938. The specific provision of semi-detached maisonettes along Maud Street, within short walking distance of the then newly-opened tram terminus, is indicative of a serious attempt to provide higher density living in a municipality that had actively discouraged the construction of residential flats in the pre-war era.

In its own right, the maisonette at No 33 is of some historic interest as the former home of painter John Brack, who, during his decade of residence from 1953 to 1962, recorded the expanding suburbia of Balwyn and Balwyn North in a series of highly evocative paintings, as well as a depiction of the nearby tram terminus and at least two paintings that were inspired by (if not actually depicting) his own house in Maud Street.

Architecturally the precinct is significant as a notable and substantially intact enclave of semi-detached inter-war housing (in the specific form of maisonettes), which is a type of dwelling not well represented in the study area. Although a small number of scattered examples are known to have been built in both Balwyn and Balwyn North, they remain highly unusual, and it is extremely rare to find them in any great numbers in a single area of streetscape. Maud Street remains as the larger and more intact of only two such examples in the study area (the other being located in Head Street, Balwyn, which was similarly located just off the newly-extended electric tramway route)

Aesthetically, the precinct is significant as a cohesive streetscape of late inter-war dwellings that exhibit a particularly consistent expression in terms of their semi-detached form, brick construction, low roof-lines, common setback and general articulation of facades with large picture windows and asymmetrical entry porches. At the same time, the paired houses express a lively sense of individuality through their contrasting facade articulation (eg porches variously projecting or recessed, with arches, lintels or columns), window surrounds (eg sills, heads, quoined jambs), finishes (eg different permutations of face brickwork with rendered highlights, or vice versa) and detailing (eg circular windows), which reflects a range of fashionable styles of domestic architecture of the late 1930s, including Tudor Revival, Moderne and Classical Revival. The distinctive pre-war character of the precinct is enhanced by the retention of original low brick walls across street boundaries and, in several cases, original detached garages set well back to the rear.

#### **Identified by**

Built Heritage Pty Ltd

#### **References**

Lodged Plan 6,120 (dated 12 July 1913).

*Planning and Environment Act 1987*

**Panel Report**

**Boroondara Planning Scheme Amendment C276**

**Balwyn Heritage Peer Review**

**4 December 2018**



*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the Act

Boroondara Planning Scheme Amendment C276

Balwyn Heritage Peer Review

4 December 2018



Peter Gaschk, Chair



Stephen Axford, Member

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## List of Abbreviations

2015 Draft Heritage Study	Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorne) Final Draft Report, August 2015
LPPF	Local Planning Policy Framework
Peer Review	Balwyn Heritage Peer Review
PPN01	Planning Practice Note 01: <i>Applying the Heritage Overlay</i>
PPF	Planning Policy Framework
the Act	<i>Planning and Environment Act 1987</i>
the Scheme	Boroondara Planning Scheme
UPSC	Urban Planning Special Committee

## Overview

Amendment summary	
<b>The Amendment</b>	Boroondara Planning Scheme Amendment C276
<b>Common name</b>	Balwyn Heritage Peer Review
<b>Brief description</b>	The Amendment seeks to implement the findings of the Balwyn Heritage Peer Review. It applies the Heritage Overlay to nine new individual heritage places and two new heritage precincts.
<b>Subject land</b>	The Amendment applies to nine heritage sites and two heritage precincts in Balwyn, Balwyn North and Deepdene.
<b>Planning Authority</b>	Boroondara City Council
<b>Authorisation</b>	A03698, 27 December 2017
<b>Exhibition</b>	Commenced 15 February 2018 and concluded on 16 March 2018
<b>Submissions</b>	Number of Submissions: 28 (Including one late submission), as shown in Appendix A; Opposed: 20 Support: 8 (Including 4 that listed additional properties to be investigated for heritage protection)
Panel process	
<b>The Panel</b>	Peter Gaschk, Chair and Stephen Axford
<b>Directions Hearing</b>	Planning Panels Victoria, 7 June 2018
<b>Panel Hearing</b>	Planning Panels Victoria, 2 October 2018
<b>Site inspections</b>	Unaccompanied to all of the affected properties and precincts, 5 July 2018
<b>Appearances</b>	Mr Nick Brennan for Boroondara City Council, supported by Mr Christian Wilkensen and Mr Zoran Jovanovski. Mr Brennan called expert evidence on heritage from Ms Natica Schmeder, Heritage Architect of Context Pty Ltd
<b>Citation</b>	Boroondara PSA C276 [2018] PPV
<b>Date of this Report</b>	4 December 2018

## Executive summary

### (i) Summary

Boroondara Planning Scheme Amendment C276 (the Amendment) seeks to implement the findings of the Balwyn Heritage Peer Review.

The Balwyn Heritage Peer Review (Peer Review) is a detailed review of the 'Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn)' Final Draft Report 2015 (2015 Draft Heritage Study).

Arising specifically from the Peer Review, the Amendment amends the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme maps 4HO, 8HO, 9HO and 10HO, to introduce the Heritage Overlay to the following nine individual properties and two precincts on a permanent basis:

Individually Significant Places:

- 86 Balwyn Road, Balwyn (HO757)
- 224 Belmore Road, Balwyn AKA, 4 Collins Court, Balwyn (HO758)
- 950 Burke Road, Balwyn (HO759)
- 231 Whitehorse Road, Balwyn (HO760)
- 192 Doncaster Road, Balwyn North (HO761)
- 17-19 King Street, Balwyn (HO762)
- 48 Narrak Road, Balwyn (HO764)
- 32 Winmalee Road, Balwyn (HO765)
- 146-148 Winmalee Road, Balwyn (HO766).

Precincts:

- Maud Street Maisonette Precinct (comprising 19-33a and 28-34a Maud Street, Balwyn North) (HO767)
- Balwyn Village Commercial Precinct (comprising 208-308, 347-377 and 397-425 Whitehorse Road, Balwyn) (HO768).

The Panel is satisfied that the final reviewed list of places and precincts forming part of the Amendment have been appropriately assessed and prepared in accordance with the relevant provisions of Planning Practice Note 01: *Applying the Heritage Overlay* (PPN01).

The key issues and concerns raised in submissions to the Amendment included:

- Property values and financial implications
- Future development opportunities and alterations to dwellings
- Process of introducing a Heritage Overlay and history of the 2015 Draft Heritage Study (2015)
- Accuracy of exhibited heritage citations
- Modifications or changes to the building fabric
- Insufficient historical character to justify inclusion in the Heritage Overlay
- Other places that should be considered for local heritage protection.

The Panel considers the Amendment is consistent with relevant State and Local Policy settings, as well as relevant Ministerial Directions and Practice Notes. The Panel finds the

Peer Review of the 2015 Draft Heritage Study was an important and necessary task, to ensure the final exhibited citations and Statements of Significance for the identified heritage places and precincts, were accurate and reflected current heritage policy settings.

The Panel finds the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, is consistent with the relevant Ministerial Directions and Practice Notes, well founded and strategically justified. The Amendment should proceed subject to addressing the more specific issues in submissions and Panel recommendations.

### **General issues**

A number of submitters raised concerns that were not specifically related to individual heritage places and precincts exhibited with the Amendment.

Concerns included economic impact and the equity of individual owners bearing costs for a broader community benefit that would result from the Amendment. These are noted but are considered to be outside the scope of this Panel.

The Panel acknowledges that an outcome of a building being included within a Heritage Overlay may lead to an additional planning permit requirement process. However, the Panel considers this is a matter beyond the terms of this Panel. The Panel's task is confined to ensuring that buildings that genuinely reach the threshold of heritage significance are included in the Heritage Overlay.

The Panel also notes that some buildings constructed in an earlier period, may not comply with current building regulations. These are matters appropriately dealt with at a planning permit stage, rather than a matter relevant to assessing the merits of applying a Heritage Overlay. The Panel also notes there are routine maintenance exemptions available under the Heritage Overlay provisions from particular planning permit requirements. The Panel considers that, as none of the properties in the Amendment include internal controls, there should be little impact on the ability of an owner to carry out normal repairs or minor renovations.

### **Heritage Places and Precincts**

The Panel also acknowledges individually listed heritage places exhibited with the Amendment, HO757 (86 Balwyn Road, Balwyn - St Barnabas Anglican Church), HO762 (*17-19 King Street, Balwyn*) and HO766 (*146-148 Winmalee Road, Balwyn*) did not receive any submissions opposing their inclusion into the Heritage Overlay.

#### *224 Belmore Road, Balwyn AKA, 4 Collins Court, Balwyn (HO758)*

The Panel accepts that additional information on the historical context of the Fankhauser family provided by Submitter 12 adds valuable historical information for this place. The Panel supports the recommended changes to the Citation as proposed by the Council, including reference to the use of *polychromatic* brickwork, rather than *bichromatic*, to better explain the façade treatment of the house. The revised citation with additional formatting changes is included at Appendix C.

The Panel finds that Heritage Overlay (HO758) with changes to the Heritage Citation as outlined above is appropriate for inclusion in the Heritage Overlay.

*950 Burke Road, Deepdene (HO759)*

The Panel considers the bold shape of the corner tower and its conical roof form of this place are easily observed from many public realm vantage points. The projecting balconies and the mix of modern and Tudor revival styles are also clearly visible. The Panel finds the maisonettes are architecturally significant for their period of construction and remain a prominent feature of their location and physical setting in the Balwyn area.

The Panel finds that Heritage Overlay (HO759) is justified. No further changes are recommended to the Heritage Citation as exhibited.

*231 Whitehorse Road, Balwyn (HO760)*

The Panel considers the Statement of Significance and Citation outlined in HO760, justifies inclusion of the Palace Cinema, located at 231 Whitehorse Road, Balwyn into the Heritage Overlay. The theatre is historically and architecturally significant as one of the earliest purpose-built picture theatres to survive in the municipality.

The Heritage Citation is accepted by the Panel with the inclusion of the term 'including the vertical illuminated sign' after the word 'signage' and correcting the word 'house' to 'building' under the *Why it is Significant* section of the citation.

*192 Doncaster Road, Balwyn North (HO761)*

Following confirmation from Council of its current condition and local heritage significance, the Panel is satisfied this place is appropriate for inclusion in the Heritage Overlay. No changes are recommended to the Statement of Significance in the Heritage Citation HO761.

*48 Narrak Road, Balwyn (HO764)*

The Panel finds this house is significant as one of the largest and grandest 1920s houses to be erected along Winmalee Road. This substantial house provides evidence of a key pattern of settlement in one of the region's most prestigious residential addresses.

The Panel noted it would be valuable to add further information into the citation about the original builder (or designer) when made available.

The place address in the Heritage Citation described as 46 Narrak Road has been corrected to 48 Narrak Road. No further changes are recommended to Heritage Citation HO764 for inclusion into the Heritage Overlay.

*32 Winmalee Road, Balwyn (HO765)*

The Panel finds the proposed heritage citation for the house at Winmalee Road is insufficient in its current form and content, to substantiate the heritage significance of this place. The lack of cross-referencing to the existing citation HO423 of the Idylwylde mansion is considered a significant information gap, particularly given the historical and architectural linkages that the Council sought to highlight between the two properties in the proposed Heritage Citation.

The Panel recommends that further investigation and documentation is required to establish if additional heritage links can be found between the former gatehouse building, the Idylwylde mansion and its former grounds. Further comparative analysis with other gatehouse/lodge buildings and their settings is also recommended.

The Panel recommends Heritage Citation (HO765) be deleted from the Heritage Overlay.

*Maud Street Maisonette Precinct (HO767)*

The Maud Street Precinct comprises ten pairs of single-storey semi-detached brick maisonettes, which the Panel finds display consistency in their scale, setback, materials and overall expression of Tudor Revival, Moderne and Classical influences. The maisonettes (comprising a total of ten separate dwellings) were all erected within a relatively brief period of time, between 1938 and 1940.

Submitters raised concerns about the quality of the existing houses and what they said was a lack of heritage details, or the extent of change that had occurred through earlier renovations to those houses.

The Panel found that the consistent architectural detailing, together with the consistent subdivision pattern, allows the precinct to be perceived as a single place. The Panel also found that the non-contributory buildings do not disrupt the viewer's ability to perceive the maisonettes as a distinct Heritage Precinct, due to similar setbacks to the maisonette pairs, combined with similar built form and use of common materials to facades.

Council provided an updated citation that made corrections, updates and format changes to HO767. The Panel accepts that these changes will assist to better understand the importance of the Precinct. The revised Citation is included at Appendix C.

The Panel is satisfied that the Maud Street Maisonettes meet the criteria for inclusion in the Heritage Overlay.

*Balwyn Village Commercial Precinct (HO768)*

The Balwyn Village Precinct is considered significant for associations with the original Village of Balwyn, which began to develop at the junction of Whitehorse and Balwyn Roads from the early 1860s. As the initial focus for commercial, retail, educational and other community functions in the Balwyn area, the Precinct can be considered as the cradle of post-contact settlement within Boroondara.

Some submitters/landowners opposed the inclusion of certain buildings within the Heritage Overlay. Other submissions expressed concerns over the amendment process and the impact of alterations and additions that had been undertaken on some of the buildings in the Precinct.

The Panel finds the original citations prepared by Built Heritage, as revised by the Peer Review and Context Pty Ltd, are sound. Despite noting a number of earlier errors that were subsequently corrected by Council.

The Panel accepts that the earlier changes by Council, together with the additional correction to identify 294 Whitehorse Road as non-contributory and a number of other minor formatting and individual site description changes, helps improve the accuracy and detail of the Heritage Citation.

With these additional changes to the Heritage Citation shown at Appendix C, the Panel is satisfied that the Balwyn Village Commercial Precinct meets the criteria for inclusion in the Heritage Overlay.

**(ii) Recommendations**

Based on the reasons set out in this Report, the Panel recommends that Boroondara Planning Scheme Amendment C276 be adopted as exhibited subject to the following:

1. Amend the Heritage Overlay to delete HO765 (32 Winmalee Road, Balwyn).
2. Amend the Heritage Overlay mapping to delete HO765 (32 Winmalee Road, Balwyn).
3. Delete the HO765 (32 Winmalee Road, Balwyn) Heritage Citation.
4. Amend the following Heritage Citations, as shown in Appendix C:
  - a) HO758 (224 Belmore Road, Balwyn), to provide additional information about the Fankhauser family's background and importance in the Boroondara area, change references from 'bichromatic' bricks to 'polychromatic' to recognise the use of three brick colours (brown, red and cream) to the building façade and to correct formatting errors.
  - b) HO760 (Palace Cinema at 231 Whitehorse Road, Balwyn) by adding the words "including the vertical illuminated sign" after the word "signage" and correcting the word 'house' to 'building' under *Why it is Significant*.
  - c) HO767, (Maud Street Maisonette Precinct) to correct minor errors and formatting changes.
  - d) HO768 (Balwyn Village Commercial Precinct) to identify 294 Whitehorse Road as non-contributory and to correct minor amendments of detail and formatting errors.
5. Amend the Heritage Citations to reformat each Statement of Significance to be consistent with Planning Practice Note 1 (PPN01) including specific reference to relevant Heritage Criterion.

# 1 Introduction

## 1.1 The Amendment

### 1.1.1 Amendment description

Amendment C276 (the Amendment) proposes to apply the Heritage Overlay to nine individual properties and two precincts on a permanent basis.

#### *Individually Significant Places:*

- 86 Balwyn Road, Balwyn; St Barnabas Anglican Church (HO757)
- 224 Belmore Road, Balwyn AKA, 4 Collins Court, Balwyn; (House) (HO758)
- 950 Burke Road, Deepdene; Maisonettes (HO759)
- ,231 Whitehorse Road, Balwyn Palace. Balwyn Cinema ((HO760)
- 192 Doncaster Road, Balwyn North; House (HO761)
- 17-19 King Street, Balwyn, Houses – pair; (HO762)
- 48 Narrak Road, Balwyn; House (HO764)
- 32 Winmalee Road, Balwyn; House (HO765)
- 146-148 Winmalee Road, Balwyn; House (HO766).

#### *Precincts:*

- Maud Street Maisonette Precinct (comprising 19-33a and 28-34a Maud Street, Balwyn North); (HO767)
- Balwyn Village Commercial Precinct (comprising 208-308, 347-377 and 397-425 Whitehorse Road, Balwyn); (HO768).

The general location of the properties is shown in Figure 1 below.

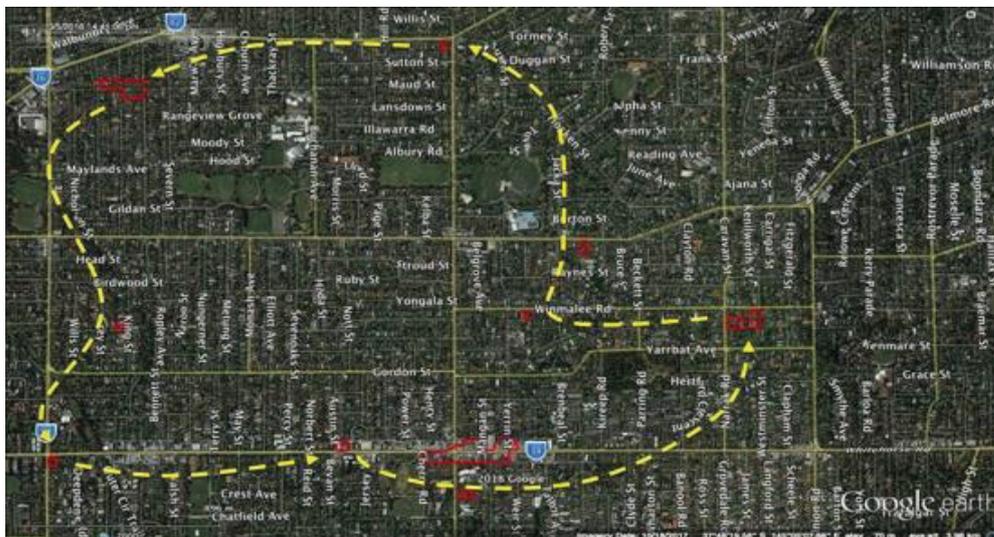


Figure 1: General location of the individual sites and the two precincts (source: Panel 2018)

### **1.1.2 Balwyn and Balwyn North Heritage Study 2015**

The Amendment is based on the Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorne) Final Draft Report, August 2015 (the 2015 Draft Heritage Study). Council did not adopt this Study and recommendations to include a number of places into the Heritage Overlay of the Boroondara Planning Scheme (the Scheme) were not undertaken at that time.

The resurrection of this Study some two and a half years later, has caused some concern within parts of the community, who may have been under the impression that the original proposals had lapsed altogether.

### **1.1.3 Amendment history**

Built Heritage Pty Ltd was appointed by Council late 2012 to carry out a heritage study of Balwyn and Balwyn North. This study was identified as a high priority project within the Boroondara Heritage Action Plan (2012). The full draft study report was completed in 2014, recommending that 26 individual places and four precincts be included in the Heritage Overlay.

The 2015 Draft Heritage Study was exhibited between 27 February and 27 March 2015 and 137 responses were received. Of these, 94 responses were opposed to the recommendations, 22 were in support and 21 were neither in favour nor opposed, making comments on other matters such as the process of identifying properties, or querying the heritage status of other buildings.

On 7 September 2015, the Urban Planning Special Committee (UPSC)<sup>1</sup> of Council resolved not to adopt the 2015 Draft Heritage Study. The Panel was advised that the UPSC reached this decision, based on the community's strong opposition to the recommendations of the draft Study at that time, particularly the emphasis on post-war architecture. All affected property owners and occupiers were informed of that decision.

### **1.1.4 Peer review process**

In February 2016, as part of Council's ongoing strategic planning processes, an internal review of the 2015 Draft Heritage Study citations was undertaken. This led to the preparation of some additional citations for properties that had not had full citations prepared during the initial study process.

On 20 March 2017, the UPSC also resolved to undertake a further peer review of the 2015 Draft Heritage Study. Context Pty Ltd was appointed to undertake this peer review.

The Panel was advised that the Peer Review included the following assessment process:

- Desktop review of 12 places and three precincts that had been prepared by Built Heritage, including citations.
- Site visits of these places considered suitable for inclusion into the Heritage Overlay.

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<sup>1</sup> The Urban Planning Special Committee (UPSC) is a fully delegated planning committee of the Council and is authorized to act on behalf of the council on planning related matters.

Ms Schmeder from Context Pty Ltd, advised the Panel that she had carried out a detailed review and assessment of the final list of places and precincts on behalf of Council, using the HERCON criteria recommended by Planning Practice Note 01: *Applying the Heritage Overlay* (PPN01).

Preliminary consultation was undertaken from 9 October to 6 November 2017 on the revised list of heritage places and precincts and Statements of Significance.

On 18 December 2017, the UPSC resolved to adopt all of the draft citations of the reviewed 2015 Draft Heritage Study, subject to some changes to site descriptions and citations. These changes also deleted two properties from the original heritage places list. This resulted in the final number of heritage places reduced from 12 places down to ten individual places and two precincts within the Balwyn and Balwyn North area. This revised list formed the basis of the Amendment for authorisation from the Minister for Planning.

The Panel is satisfied that the final reviewed list of places and precincts forming part of the Amendment have been appropriately assessed and compiled in accordance with the advice in PPN01.

## **1.2 Amendment process**

### **1.2.1 Authorisation and exhibition**

Council received authorisation from the Minister for Planning to prepare and exhibit the Amendment on 27 December 2017.

The Amendment was exhibited from 15 February to 16 March 2018 under section 19 of the *Planning and Environment Act 1987* (the Act).

A total of 28 submissions were received in response to exhibition of the Amendment (including one late submission). Of these, 20 were opposed and eight were in support of the places proposed for the Heritage Overlay. In addition, four of these submissions listed additional properties that should be investigated for heritage protection.

The key issues raised in the submissions are summarised in chapter 1.3.

On Friday 4 May 2018, Council officers and Ms Schmeder, undertook on-site inspections of the Balwyn Church of Christ at 208 Whitehorse Road (that formed part of the Balwyn Village Commercial Precinct - HO768) and 38 Monash Avenue, Balwyn.

This inspection resulted in Council no longer pursuing the Heritage Overlay proposed to 38 Monash Avenue.

On 7 May 2018, the UPSC resolved to:

- Endorse the officers' response to submissions and recommended changes to the Amendment.
- Remove 38 Monash Avenue, Balwyn from the Amendment and not refer the corresponding submission to the Planning Panel.
- Request that the Minister for Planning appoint a Planning Panel under section 153 of the Act to consider all submissions to the Amendment.

- Include all additional properties nominated within submissions that had not previously been investigated on a register for future heritage investigation.

### **1.2.2 Panel appointment and Hearing**

A Panel to consider the Amendment was appointed under delegation from the Minister for Planning on 11 May 2018 and comprised Mr Peter Gaschk (Chair) and Mr Stephen Axford.

The Panel held a Directions Hearing on 7 June 2018. Directions arising included the circulation of expert witness statements and a further inspection of the Church of Christ buildings located at 208 Whitehorse Road, Balwyn. Following the Directions Hearing, the Panel undertook an unaccompanied inspection of all heritage places and precincts identified in the Amendment.

The Panel met at Planning Panels Victoria on 2 October 2018. A number of individual submitters scheduled to present advised they were unable to attend the hearing, but requested the Panel still consider their written submissions.

### **1.3 Summary of issues raised in submissions**

Key issues raised in submissions are summarised as follows:

- Detrimental impact on property value
- Unfair limitation on future redevelopment plans
- Concerns about the structural condition of the building
- Maintenance and repairs of heritage places
- Requests for additional properties to be included in a Heritage Overlay
- Property should not be included in the Heritage Overlay
- Financial compensation for affected property owners
- Changes to the suburb and loss of properties with heritage value
- Property values and financial implications
- Future development opportunities and alterations to dwellings
- Process of introducing a Heritage Overlay and history of the 2015 Draft Heritage Study
- Accuracy of exhibited heritage citations
- Support for the protection of particular heritage places and additional places that should be added to the exhibited Amendment.

### **1.4 Issues dealt with in this Report**

The Panel considered all written submissions made in response to the exhibition of the Amendment, its observations from site visits, evidence and other material presented to it during the Hearing.

This Report deals with the issues under the following headings:

- Planning context
- General issues
- Individual Heritage Places
- Heritage Precincts

## 2 Planning context

This Chapter discusses relevant strategic planning context and policy setting. Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed Council's response and the policy context of the Amendment, and has made a brief appraisal of the relevant planning strategies, Ministerial Directions and Practice Notes that apply.

### 2.1 Strategic policy context

This section will address how the Amendment responds to the provisions and objectives of the Planning Policy Framework (PPF), including the Local Planning Policy Framework (LPPF) of the Scheme. It will also consider other relevant strategic documents, Planning Practice Notes and Ministerial Directions that have informed and provide justification for the Amendment.

The key documents that provide the strategic context for considering this Amendment are:

- Metropolitan Strategy – *Plan Melbourne*
- Planning Policy Framework (PPF)
- Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement (Clause 21) and local planning policies (Clause 22)
- City of Boroondara Heritage Action Plan (2016)
- Planning Practice Note 1: *Applying the Heritage Overlay* (PPN01).

#### 2.1.1 Metropolitan Strategy - Plan Melbourne

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

Policy 4.4.1 also 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*'.

A detailed discussion and assessment of key directions contained within this policy was provided as part of the Explanatory Report provided by Council to the Panel.

The Panel is satisfied the Amendment is generally consistent with these Strategy outcomes and policies.

#### 2.1.2 Planning Policy Framework (PPF)

Clause 15.03-1S (Heritage Conservation) seeks to '*ensure the conservation of places of heritage significance*' by identifying, retaining and protecting places with identified heritage significance.

Council considered the Heritage Overlay as the most appropriate mechanism for recognising and protecting the cultural heritage significance of the identified places and precincts sought under this policy objective.

A more detailed assessment of the Amendment against relevant PPF clauses and Ministerial Directions was provided to the Panel as part of the Explanatory Report exhibited with the Amendment.

The Panel is satisfied the Amendment is generally consistent with the objectives of the PPF.

### **2.1.3 Local Planning Policy Framework (LPPF)**

The current LPPF provides the relevant context and support for the Amendment. This includes:

- Clause 21.04-5 (Built Environment and Heritage) of the Municipal Strategic Statement includes the objective *‘to identify and protect all individual places, objects and precincts of cultural heritage, aboriginal, townscape and landscape significance’*.
- Clause 22.03-2 (Heritage Policy) seeks *‘to preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm’*.

The Panel is satisfied the Amendment is generally consistent with the relevant objectives of the LPPF.

### **2.1.4 Boroondara Heritage Action Plan (2016)**

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

Council submitted the Amendment is consistent with ‘ongoing’ priority action OAR26 of the Heritage Action Plan 2016 that states:

- *‘Prepare and implement heritage controls to properties identified as ‘individually significant’ in the Balwyn, Balwyn North and Deepdene Heritage Study.’*

### **2.1.5 Planning Practice Note 1: Applying the Heritage Overlay (PPN01)**

PPN01 provides guidance for assessing proposed heritage places and applying the Heritage Overlay.

More particularly, PPN01 outlines the requirements for including places in the Heritage Overlay, noting that:

- *The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay” and that, “the documentation for each place should include a statement of significance that clearly establishes the importance of the place.*

PPN01 recognises the following model criteria for assessing the value of a heritage place:

- *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).*

Council made changes to some citations and Statements of Significance following exhibition of the Amendment. The Panel comments on these changes in the following chapters.

Overall, the Panel is satisfied that the heritage citations prepared for the properties affected by the Amendment comply with PPN01 requirements for writing Statements of Significance.

### **2.1.6 Amendment VC148**

Amendment VC148 was introduced into the Victoria Planning Provisions and all planning schemes on 31 July 2018. Among other changes, a Statement of Significance for each heritage place must now be incorporated in the planning scheme. Transitional provisions apply as the Amendment was prepared and authorised by the Minister for Planning prior to the gazettal of Amendment VC148.

## **2.2 Other Ministerial Directions and Practice Notes**

### **Ministerial Directions**

Council submitted that the Amendment also satisfies the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

### **2.3 Discussion**

The Panel is satisfied the Amendment is consistent with the relevant State and Local Policy settings, as well as the respective Ministerial Directions and Practice Notes outlined above.

The Panel finds the Peer Review of the 2015 Draft Heritage Study was important to ensure the exhibited citations and Statements of Significance for the identified heritage places and precincts were accurate and reflected current heritage policy settings.

## **2.4 Conclusion**

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is consistent with relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified. The Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

### 3 General issues

This Chapter considers a number of general issues that were common to a range of properties. Any issues raised in submissions discussed in this Chapter are not repeated in the subsequent chapters dealing with specific sites/precincts.

The Panel also acknowledges individually listed heritage places exhibited with the Amendment, HO757 (86 Balwyn Road, Balwyn; St Barnabas Anglican Church), HO762 (17-19 King Street, Balwyn) and HO766 (146-148 Winmalee Road, Balwyn) did not receive any submissions opposing their inclusion into the Heritage Overlay.

#### 3.1 Property value and financial impacts

##### 3.1.1 The issue

The issue is whether applying the Heritage Overlay will adversely impact on property values and is relevant to the Amendment.

##### 3.1.2 Submissions

A number of written submissions raised concerns that applying the Heritage Overlay would reduce property values; or that there would be other negative financial impacts. Concern was expressed about the financial burden on individual owners such as:

- additional approval processes
- restrictions on renovation, renewal or redevelopment
- depressed property values.

Several submitters expressed concern about equity, noting that preserving and protecting heritage places was carried out for the benefit of the broader community, but with the perceived costs being borne by the individual property owner. They noted that Council offered no direct benefits to affected property owners such as reduced Council rates or charges.

Council submitted that potential private economic impacts were not a valid consideration when determining whether a property should be included in the Heritage Overlay. Council considered that the purpose of the Heritage Overlay was to recognise places of identified heritage significance. Challenges to the proposed inclusion of properties within the Heritage Overlay must therefore be based around the heritage significance of those places.

Council also noted that other Planning Panels have considered economic impacts. These Panels have consistently concluded that impacts on land values, or the individual financial circumstances of the landowner, are outside the scope for consideration (see Melbourne Amendment C207 Panel and Moreland Amendment C149 Panel). Council submitted the valid test for the application of the Heritage Overlay was whether a property had recognised heritage value that was suitable for protection and enhancement. If so, the Heritage Overlay should apply.

Council said that financial matters relating to the use and development of a particular heritage place were most appropriately considered at the time planning permits were sought.

Council accepted that the timing of heritage studies would not always align with landowner intentions for their properties and this could influence change to those plans. Nevertheless, the process of applying the Heritage Overlay had to be commenced at some point and Council submitted this was a reality of the process and subject to availability of resources.

Council advised it did not levy a variable rate on properties already included or proposed to be included in the Heritage Overlay. It submitted that any positive or negative impact on property value would ultimately be reflected in the rates payable on a property. State Government Regulation set relevant planning fees and Council followed these.

### **3.1.3 Discussion**

The Panel agrees with Council that potential individual private financial impacts are not a valid consideration when determining whether a property should be included in the Heritage Overlay. The Panel agrees that the purpose of the Heritage Overlay is to recognise places of identified heritage significance. Challenges to the proposed inclusion of properties within the Heritage Overlay must be based around the heritage significance of those places.

The Panel accepts that concerns about economic impact are genuinely held by a significant percentage of submitters. The Panel appreciates that Council did not specifically address it on these matters.

The Panel asked Council whether it offered improvement grants for designated heritage places. The Panel was informed that some grants were available, however most of these were limited to properties of state or national heritage significance.

### **3.1.4 Conclusions**

The Panel concludes:

- The concerns about financial impact are noted, however they are not relevant matters for this Panel.
- Concerns about the equity of individual owners bearing costs for a broader community benefit are noted but are outside the scope of the Amendment.

## **3.2 Limitation on future redevelopment plans**

### **3.2.1 The issue**

The issue is whether applying the Heritage Overlay may limit future redevelopment plans of property owners.

### **3.2.2 Submissions**

Submissions 1, 2, 6, 7, 9, 13, 23 and 24 objected to the application of the Heritage Overlay on the basis this would prevent redevelopment of their properties.

Council submitted that the potential impacts on any redevelopment plans were not a valid consideration when deciding whether a Heritage Overlay should be applied. It said the purpose of the Heritage Overlay was to *'conserve and enhance places of identified heritage significance'*.

Council acknowledged the introduction of the Heritage Overlay could be seen as an additional layer of planning control. However, it said the Heritage Overlay did not prohibit alterations or additions, but triggered the requirement for a planning permit for development and associated works.

### **3.2.3 Discussion**

The Panel acknowledges that an outcome of a building being included within a Heritage Overlay may result in an additional planning permit required for buildings and works. The Panel also notes there are some exemptions to this requirement in the parent overlay control.

However, the Panel's task is confined to ensuring that buildings that demonstrate heritage significance are included in the Heritage Overlay.

### **3.2.4 Conclusion**

The Panel concludes:

- Additional permit application processes that may be triggered under the Heritage Overlay however this is not a relevant matter to the Amendment.

## **3.3 Structural condition of a building**

### **3.3.1 The issue**

The issue is whether the structural condition of a building is a relevant matter to the application of a Heritage Overlay.

### **3.3.2 Submissions**

A number of submitters raised concerns about the structural condition of their building; querying if poor condition would negate any heritage value.

Submissions 2, 6, 7 and 9 raised questions of structural integrity, cracking, or poor construction technique, such as inadequate footings that could contribute to structural cracking. Submission 2 cited poor foundations leading to the need for regular maintenance. Submissions 6 and 7 (adjoining properties) cited cracking in the front portion of their house (with most of the house having been renewed) with *'the possibility of demolition of certain sections.'* Submission 9 cited consultation held with a structural and soils engineer, who stated *'that the foundations are not in accordance with the relevant regulations and were compromised when the houses were originally built.'*

Council referred the Panel to PPN01 which outlines relevant criteria to be considered when nominating a place for inclusion in the Heritage Overlay. The Council highlighted the Practice Note does not include the condition of the property, maintenance or repairs, as a reason not to include a property within a Heritage Overlay.

Council concluded that it had the responsibility to identify and protect places of local heritage significance. If evidence was provided that a building was structurally unsafe, then Council said this would be considered at the planning permit assessment stage.

### **3.3.3 Discussion**

The Panel accepts that PPN01 does not include the condition of a property as relevant criteria when considering a property for inclusion in a Heritage Overlay. The Panel's task is therefore limited to deciding if the property meets the PPN01 criteria threshold for inclusion into the Heritage Overlay. This includes assessment of the level of intactness of the building in question, rather than a focus on its structural condition.

The Panel notes that some buildings constructed in an earlier period, may not comply with current building regulations. However, no specific submissions were made in evidence to the Panel on the structural condition of any of the buildings listed in the exhibited Amendment.

The Panel considers these are matters appropriately dealt with at a planning permit stage, rather than a matter relevant to assessing the merits of applying the Heritage Overlay as part of the Amendment.

### **3.3.4 Conclusion**

The Panel concludes:

- The structural condition of a building is not a relevant matter when assessing inclusion of a building or place in the Heritage Overlay.

## **3.4 Maintenance and repairs of Heritage Places**

### **3.4.1 The issue**

The issue is whether applying the Heritage Overlay will prevent or increase costs on property owners undertaking repairs and maintenance of their property.

### **3.4.2 Submissions**

Submissions 1, 2, 6, 7, 9, 13, 23 and 24 submitted that inclusion in the Heritage Overlay would unduly restrict their ability to carry out maintenance, or would require them to spend significant resources in maintaining the property to a particular standard. Some submitters also raised general concerns about the increased costs of maintaining a heritage place.

Council submitted that the Heritage Overlay did not place a statutory obligation on the owner to upkeep and maintain the heritage building to a particular heritage standard. It also submitted that that Heritage Overlay included exemptions from planning permit requirements for routine maintenance and repair, that replaced materials like-for-like and did not change the external appearance of the building.

Council also submitted that the financial circumstances of owners were not a valid consideration in the assessment of heritage significance of a place.

### **3.4.3 Discussion**

The Panel agrees that any costs associated with maintaining a heritage property is not a valid consideration when assessing whether a property should be included in a Heritage Overlay.

However, the Panel acknowledges there are routine maintenance planning permit exemptions available under the Heritage Overlay provisions. The Panel considers that, as none of the properties will include internal controls, there should be little impact upon the ability of an owner to carry out normal repairs or minor renovations where exemptions applied under the Heritage Overlay.

The Panel also considers the Heritage Overlay is unlikely to affect the cost of regular maintenance. Noting there is no statutory requirement for a minimum standard of maintenance for a Heritage listed property.

#### **3.4.4 Conclusions**

The Panel concludes:

- Routine maintenance planning permit exemptions are available under the Heritage Overlay provisions.
- Properties recommended for the Heritage Overlay in the Amendment do not require planning permit controls for internal works.

### **3.5 Requests for additional properties to be included in the Heritage Overlay**

#### **3.5.1 The issue**

The issue is whether the additional properties recommended for further heritage investigation should have the Heritage Overlay applied to them as part of the Amendment.

#### **3.5.2 Submissions**

Submissions 3, 5, 8, 15 and 27 identified additional properties that should have been considered for heritage controls. Submission 27 also noted that the Heritage Overlay controls should have been considered earlier to protect some buildings that had now been demolished.

Council submitted that the list of properties considered for the Amendment had been taken from the master list of properties that formed the basis of the 2015 Draft Heritage Study. In March 2017, Council's Urban Planning Special Committee (UPSC) resolved to carry out the Peer Review of recommendations from that study. This review had led to the more confined list of properties under consideration in the Amendment.

Council submitted that properties nominated for additional consideration in the Heritage Overlay would now be considered through Stage 2 of the Peer Review. This was expected to commence in coming months.

#### **3.5.3 Discussion**

The Panel notes that the list of properties in the Amendment was a result of the Peer Review assessment and Council's decision in March 2017. The Panel acknowledges Council's further advice that many of the additional properties identified by submitters, will now be considered within Stage 2 of the Peer Review Process. The Panel supports this approach.

### **3.5.4 Conclusion**

The Panel concludes:

- Additional places identified as having potential heritage significance should not have the Heritage Overlay applied to them through the Amendment because they will be addressed through Council's Stage Two Peer Review Process.

## 4 Individual Heritage Places

This Chapter considers the nine individual places for which Statements of Significance were prepared. This includes:

- 86 Balwyn Road, Balwyn; St Barnabas Anglican Church (HO757)
- 224 Belmore Road, Balwyn AKA, 4 Collins Court, Balwyn; (House) (HO758)
- 950 Burke Road, Deepdene; Maisonettes (HO759)
- 231 Whitehorse Road, Balwyn; Palace Balwyn Cinema (HO760)
- 192 Doncaster Road, Balwyn North; House (HO761)
- 17-19 King Street, Balwyn, Houses – pair; (HO762)
- 48 Narrak Road, Balwyn; House (HO764)
- 32 Winmalee Road, Balwyn; House (HO765)
- 146-148 Winmalee Road, Balwyn; House (HO766).

The heritage places presented in this Chapter are in the order Council received submissions during exhibition of the Amendment. Heritage places HO757, HO762 and HO766 are acknowledged in Chapter 3 of this Report.

### 4.1 Maisonettes / Glendene, 950 Burke Road, Balwyn (HO759)

#### 4.1.1 The Place



Figure 2: 950 Burke Road, Balwyn (Source: Citation, Built Heritage).

## Exhibited Statement of Significance

### What is significant?

Erected in 1939 to a design by architect Stuart W Hall, the Glendene flats at 950 Burke Road, Balwyn, are a two-storey block of brick maisonettes with a hipped terracotta tiled roof and a circular corner tower with conical roof. The stepped street facades incorporate an eclectic mix of elements and details including rendered spandrels, cantilevered canopies, projecting balconies with metal railings, and porches with planter boxes.

The significant fabric is defined as the exterior of the entire building. The detached garage block to the rear, although contemporaneous with the flats, is utilitarian in its expression and is thus considered to be only a contributory element. The metal driveway gates, brick boundary fence and landscaping are not considered to be significant.

### How is it significant?

The Glendene flats satisfy the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics.

### Why is it significant?

The Glendene flats are significant as the largest, most prominent and most architecturally sophisticated block of flats to be erected in the Balwyn area in the inter-war era. With relatively few examples erected in the area until the later 1930s, the large and ambitious Glendene flats provide evidence of changing local attitudes towards higher density living that anticipated the subsequent proliferation of flats, villa units and town-houses in the area in the post-war era. (Criterion A).

The Glendene flats are significant for their bold and unusual architectural expression. Designed at a time when historicist architectural styles remained popular in parallel with the maturing modernist movement, this building deftly combined a mix of elements, materials and details from both camps. The corner tower with conical roof and terracotta shingles recalls the Tudor Revival idiom, while the horizontal fluted spandrel, glass blocks, vertical strip window and projecting slab-like balconies and canopies evoke the emerging Moderne style. The resulting eclecticism is eye-catching without being jarring. The unusual combination of influences, coupled with the sheer scale and prominent siting of the building at the intersection of two major thoroughfares, has resulted in an especially striking element in the suburban landscape (Criterion E).

### 4.1.2 The issue

The issue is whether the maisonettes at 950 Burke Road are of sufficient heritage significance to justify inclusion within the Heritage Overlay.

### 4.1.3 Evidence and submissions

Submission 4 opposed the Heritage Overlay being applied to 950 Burke Road on the grounds the building was considered:

*'a normal and simple double brick building which has no historical, architectural, legendary, memorial monument, landmark, museum,*

*mausoleum, colossal neoclassical sculpture structural significance and importance.'*

Council relied upon the evidence of Ms Schmeder. Ms Schmeder stated that far from a 'normal and simple' building, 950 Burke Road was a very unusual landmark building, which had successfully combined a number of architectural styles of the 1930s.

She submitted that while the citation did not claim every kind of significance for this 1939 block of flats, it highlighted its historical and aesthetic significance within the Balwyn area. Ms Schmeder's evidence stated the building represented '*the largest, most prominent and most architecturally sophisticated blocks of flats to be erected in the Balwyn area in the inter-war era.*' Ms Schmeder concluded her evidence by stating the maisonettes were considered architecturally significant for their '*bold and unusual architectural expression.*'

#### **4.1.4 Discussion**

The Panel inspected 950 Burke Road on 5 July 2018. The Panel's inspection confirmed the maisonettes, also known as *Glendene*, occupied a prominent position at the corner of Burke Road and Whitehorse Road.

The bold shape of the corner tower and conical roof form of the building were easily observed by the Panel from many public realm vantage points. Further south on Burke Road, the projecting balconies and the mix of modern and Tudor revival styles were also clearly visible.

The Panel agrees with the evidence of Ms Schmeder that the maisonettes are architecturally significant for their period of construction and remain a prominent heritage feature of their location and physical setting in the Balwyn area.

The Panel notes the citation indicates the significant fabric is defined as the exterior of the entire building, while the detached garage block to the rear is only a contributory element. The metal driveway gates, boundary fence and landscaping are not considered significant. The Panel agrees with this assessment and supports its inclusion into the Heritage Overlay.

#### **4.1.5 Conclusions**

The Panel concludes:

- The Heritage Overlay (HO759) is justified and has been appropriately mapped.
- The place citation provides a clear and convincing argument for Glendene's historical and architectural significance to the Balwyn area.
- No changes are required to the Heritage Citation HO759 as exhibited.

## 4.2 Stuart House (former), 48 Narrak Road, Balwyn (H0764)

### 4.2.1 The Place



Figure 3: 48 Narrak Road, Balwyn (Source: Citation, Built Heritage).

#### Exhibited Statement of Significance

##### What is significant?

Erected in 1926 for leading Melbourne businessman Ralph Stuart, the house at 48 Narrak Road, Balwyn, is a large attic-storied rendered brick bungalow with tile-clad gabled roof, dormer windows, verandah and projecting porch. Originally fronting (136) Winmalee Road, the property was subdivided in the 1990s, which necessitated the removal of the cypress hedge along that side. It was re-addressed to Narrak Road, where the remnant cypress hedge still remains.

The significant fabric is defined as the entire exterior of the house and garage block, excluding the second garage bay that was added in 1980. The Canary Island date palm tree in the front garden is also considered to be significant.

##### How is it significant?

The house at 48 Narrak Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

Criterion A: Importance to the course or pattern of our cultural or natural history;

Criterion E: Importance in exhibiting particular aesthetic characteristics.

**Why is it significant?**

The house is significant as one of the largest and grandest 1920s houses to be erected along Winmalee Road, which has long been (and continues to be) acknowledged as one of the most prestigious residential addresses in the area. Developing as an exclusive residential enclave from the late nineteenth century, this part of Balwyn attracted many leading Melbourne businessmen and professionals during the inter-war period. Erected by prominent wool-broker Ralph Stuart (and occupied by his family until the 1980s), this substantial house provides evidence of a key pattern of settlement in one of the region's most prestigious residential addresses (Criterion A).

The house is significant as a notably large example of a house in the English Bungalow style that became increasingly fashionable in the 1920s. It is not only notable for its sheer scale but also for its atypical angled orientation (facing north-east, towards what was originally the intersection of its two street frontages), its uncommon double-gabled dormer windows and its unusually substantial attached garage wing. Despite the partial subdivision of its original grounds, the house retains a sizeable curtilage that provides an appropriate setting, enhanced by landscape elements including the Canary Island date palm and the massive cypress hedge that remains a major element in the streetscape (Criterion E).

**4.2.2 The issue**

The issue is whether the former Stuart House at 48 Narrak Road is of sufficient heritage significance to justify inclusion within the Heritage Overlay.

**4.2.3 Evidence and submissions**

Council received one submission specific to 48 Narrak Road. Submission No 8 queried why the following nearby houses were not considered for inclusion within the Heritage Overlay:

- 45 Narrak Road, Balwyn
- 286 Union Road, Balwyn
- 125 Yarrbat Avenue, Balwyn
- 129 Yarrbat Avenue, Balwyn.

The submitter stated that, if these properties were in the Heritage Overlay, this would have assisted in the ongoing protection of their own property.

The submitter also provided some further information about the builder of the house, but was unable to recall the builder's name. The submitter noted the address in the exhibited citation was incorrectly stated as 46 Narrak Avenue.

Ms Schmeder indicated that the exhibited citation had been updated to show the correct address. She also supported any additional information on the original designer or builder of the house into the Citation.

**4.2.4 Discussion**

48 Narrak Road is a substantial house that presents as a particularly old example of the English bungalow style. The substantial Cypress Hedge that forms an impressive arch to the driveway and house behind limits some views from the street. However, the Panel found that the house could be viewed through the hedge opening, with its angled setting on the site being clearly visible and suggestive of the substantial grounds the house once sat in. The

hedge itself adds to the presence of the place and contributes towards its heritage significance. This is noted in the citation that states the building is:

*... 'enhanced by landscape elements including the Canary Island Date Palm and the massive cypress hedge that remains a major element in the streetscape.'*

The Panel notes the correction of the street address in the Citation. Council has also identified 129 Yarrbat Avenue for further investigation and assessment as part of the second stage of the Peer Review. The Panel also notes Council will conduct further investigations of the other properties raised by submitters as part of the Stage 2 Peer review process. The Panel considers this an appropriate action that appropriately addresses this Submitter's concerns.

The Panel also supports Council pursuing further details from the original owners on the builder details as raised by the submitter.

#### **4.2.5 Conclusions**

The Panel concludes:

- The Heritage Overlay (HO764) is justified and has been appropriately mapped.
- The place address in the Heritage Citation as 46 Narrak Road has been corrected to 48 Narrak Road and is supported by the Panel.
- The current history of 48 Narrak Road contained in the place citation does not contradict the information provided in the submission.
- It would be valuable to add further information into the Heritage Citation on the original builder (or designer) when information is made available.
- No further changes are recommended to Heritage Citation HO764.

### 4.3 Fankhauser Farmhouse, 224 Belmore Road, Balwyn (HO758)

#### 4.3.1 The Place



Figure 4: 224 Belmore Road, Balwyn (Source: Citation, Built Heritage).

#### Exhibited Statement of Significance

##### What is significant?

The house at 224 Belmore Road, Balwyn, is a single storey double fronted bichromatic brick Victorian villa with a hipped roof and symmetrical facade incorporating central doorway with ornate timber door case, and narrow pairs of flanking segmental arched windows with timber framed double hung sashes. The house, believed to date from the 1870s or '80s, was erected by the Fankhausers, a German *emigre* family who, after living in Hawthorn, settled in Balwyn in 1860 and became noteworthy pioneers of agriculture and, specifically, orcharding.

##### How is it significant?

The house is of historical and aesthetic significance to the City of Boroondara.

##### Why is it significant?

Historically, the house is significant for its ability to demonstrate early agricultural occupation of the study area in the second half of the nineteenth century. While the present building dates from the 1870s or '80s, it occupies the remnants of a large holding of land that had been originally settled by the Fankhausers back in 1860. Although a number of remnant mid Victorian farmhouses still survive in the study area, most of have altered (in at a few cases, almost beyond recognition) and/or now occupy greatly reduced sites that render them difficult to interpret. The former Fankhauser farmhouse stands out as one that is significantly intact, still retains an extremely

generous curtilage, and, furthermore, uniquely presents its principal frontage to the original road on which it was built - Belmore Road. As such, it has a physical presence, historical continuation and potential for interpretation that all other surviving examples lack.

Historically, the house is significant for associations for its original occupants, the Fankhauser family, whose name recurs throughout the history of the study area in the late nineteenth and early twentieth century. Originally from Germany, the family initially settled in Hawthorn and moved thence to Balwyn in 1860, where they were amongst the first to take up agricultural pursuits (notably orcharding) on a commercial scale. With other members of the family settling in Doncaster, the Fankhausers are acknowledged as significant pioneers of farming across Melbourne's entire eastern suburbs.

Aesthetically, the house is significant as a representative and substantially intact example of late Victorian residential architecture. Although representing an entirely typical architectural type (ie the symmetrical double fronted villa), it is noteworthy for its lively bichromatic brickwork, comprising tuckpointed brown brick walls with stringcourses, quoining and arch voussoirs highlighted in contrasting cream and red brick. Set well back from the street on a very large and open allotment, the house is an entirely unexpected and eye catching element along a busy major thoroughfare otherwise dominated by twentieth century development.

#### **4.3.2 The issue**

The issue is whether the house at 224 Belmore Road, Balwyn is of sufficient heritage significance to justify its inclusion as an individually significant place within the Heritage Overlay.

#### **4.3.3 Evidence and submissions**

Submissions 10 and 12 relate to 224 Belmore Road, Balwyn.

Submission 10 opposed the inclusion of the house into the Heritage Overlay. The submitter identified the place as 4 Collins Court, which the Panel understood to be the rear entrance to 224 Belmore Road, adjacent to the submitter's property. The submitter said the property was unkempt and outbuildings were in poor condition. The submitter said the house lacked redeeming features and was of less historical interest than more substantial houses that had already been demolished.

Submission 12 supported the inclusion of the former farmhouse into the Heritage Overlay and provided further historical information related to the Fankhauser family. The submitter stated the case for this property should be strengthened in the Heritage Citation by making the connection to the Fankhauser family and German immigrant families more prominent. The Submitter provided additional information on the family history and the reasons why the Fankhauser family emigrated to Victoria.

Council submitted the property at 224 Belmore Road was a fine example of early Victorian architecture, being one of the last representations of early agricultural activity in Balwyn.

Council relied upon the evidence of Ms Schmeder. Ms Schmeder found the house was significant for both its historical links to the early history of Balwyn and the aesthetic quality of the building. Ms Schmeder considered the house was largely intact, particularly from its Belmore Road address.

Ms Schmeder stated Submission 12 provided a convincing case for the significance of connections between the Fankhauser House and early German-speaking immigration families in Victoria.

Ms Schmeder had followed up this submission and requested references to the documents relied on by the submitter. The submitter had provided this information. The Statement of Significance was then revised to update historical context. Council had also corrected a small number of formatting errors.

#### **4.3.4 Discussion**

The Panel acknowledges the concerns of submitter 10. However, these concerns appear to be related to the condition of the outbuildings and the way they present to the Collins Court address. The Panel notes that Statement of Significance does not refer to the outbuildings on the site, with the focus being upon the main house and its address and presence to Belmore Road.

The Panel accepts the additional information on the historical context of the Fankhauser family provided by Submitter 12 adds valuable historical information on this place. The Panel supports the recommended changes to the Citation proposed by Ms Schmeder, including amending the reference to the use of *polychromatic* brickwork, rather than *bichromatic* to help explain the façade treatment of the house. The revised citation is included at Appendix C.

#### **4.3.5 Conclusions**

The Panel concludes:

- The Heritage Overlay (HO758) is justified and has been appropriately mapped.
- The additional information on the Fankhauser family's background and importance in the Boroondara area as provided by Submitter 12 has strengthened the historical significance of the place (HO758).
- Formatting changes recommended by the Council's Heritage Expert should be included in the Heritage Citation.
- References to "bichromatic" bricks in the Citation should be changed to "polychromatic" to recognise the use of three brick colours in the building facade (brown, red and cream).
- No further changes are recommended to Heritage Citation HO758.

#### **4.3.6 Recommendation**

The Panel recommends:

**Amend the following Heritage Citation as shown in Appendix C:**

- a) HO758 (224 Belmore Road, Balwyn), to provide additional information about the Fankhauser family's background and importance in the Boroondara area, change references from 'bichromatic' bricks to 'polychromatic' to recognise the use of three brick colours (brown, red and cream) to the building façade and to correct formatting errors.**

## 4.4 192 Doncaster Road, Balwyn (HO761)

### 4.4.1 The Place



Figure 5: 192 Doncaster Road, Balwyn (Source: Citation, Built Heritage).

### Exhibited Statement of Significance

#### What is significant?

The house at 192 Doncaster Road, Balwyn North, is single-storey early Victorian stone cottage with a steep hipped roof clad in corrugated galvanised steel and a symmetrical double-fronted facade comprising a recessed front porch flanked by shuttered multi-paned windows. It has a number of subsequent additions to the rear. The house was evidently erected in 1856-57, between the time that Elgar's Special Survey was subdivided and sold in August 1856, and the completion of the first municipal rate assessment in October 1858 (in which the house is recorded). Originally occupying 69 acres, the property was owned by Henry Roberts and later by George Paton Smith, MLA; both men leased it to a succession of tenants engaged in agricultural pursuits. The land was gradually subdivided, leaving the original cottage on a long and relatively narrow allotment fronting Doncaster Road. The building cannot be seen from that side, although glimpses of its roof-line still remain evident from Balwyn Road.

#### How is it significant?

The house is of historical significance to the City of Boroondara.

**Why is it significant?**

Historically, the house is significant for its ability to provide rare evidence of the earliest phase of post-contact settlement in the study area. Dating back to 1856-57, the house is associated with the early subdivision and initial private sale of the land that formerly constituted Elgar's Special Survey, which was reserved in 1841. The house is unique as the only building in the entire study area to survive from the 1850s, and is also extremely rare as one of a very small number of buildings in Balwyn and Balwyn North (including St Barnabas' Anglican Church) to survive from the significant phase of development prior to the Boom Period of the 1880s.

**4.4.2 The issue**

The issue is whether 192 Doncaster Road is of sufficient heritage significance to justify its inclusion within the Heritage Overlay.

**4.4.3 Evidence and submissions**

Submission 14, a former owner of the property, supported the inclusion of 192 Doncaster Road into the Heritage Overlay, stating the house continued to have heritage value.

**4.4.4 Discussion**

The subject building is not easily seen from the street, being hidden behind a tall front fence. The Panel was able to gain only a limited view of the building from the tram stop area opposite, this area being slightly elevated.

At the hearing the Panel sought further clarification from Council on the heritage integrity and status of the building.

Ms Schmeder informed the Panel she had been able to view the property and that the form of the farmhouse was more clearly visible from the street to the rear (as depicted in the photographs attached to the Citation). Ms Schmeder confirmed that the building was largely intact and in her view satisfied the PPN01 criteria for inclusion in the Heritage Overlay.

The Panel is satisfied the former farmhouse is substantially intact and has heritage significance that justifies its inclusion into the Heritage Overlay.

**4.4.5 Conclusions**

The Panel concludes:

- The Statement of Significance and Citation detail outlined in HO761 justifies inclusion of the house at 192 Doncaster Road, Balwyn into the Heritage Overlay.
- No changes are required to the Statement of Significance in the Heritage Citation HO761.

## 4.5 Idylwylde Gate Lodge, 32 Winmalee Road, Balwyn (HO765)

### 4.5.1 The Place



Figure 6: 32 Winmalee Road, Balwyn (Source: Citation, Built Heritage).

#### Exhibited Statement of Significance

##### What is significant?

The building at 32 Winmalee Road, Balwyn, is a single storey inter war rendered brick house with hipped tile clad roof and a symmetrical triple fronted facade incorporating a tripartite multi paned window bay and entry porch. Dating from the mid 1930s, the dwelling was erected as the gate lodge to *Idylwylde*, the large mansion estate of drapery magnate Oliver Gilpin, who spent over a decade building the house and developing its grounds but died in 1942 before work was completed. Later occupied by a religious order, the property was subdivided in the early 1980s. The mansion was retained on a large lot fronting Yarrbat Avenue and the former gate lodge on a standard block fronting Winmalee Road - separated by a sprawling new residential estate.

##### How is it significant?

The former gatehouse is of historical and architectural significance to the City of Boroondara.

##### Why is it significant?

Historically, the former gate house is significant for associations with *Idylwylde*, the erstwhile mansion estate of drapery magnate Oliver Gilpin, which was by far the largest, grandest, most expensive and most celebrated twentieth century residence ever built in the study area (and arguably in the entire municipality). Originally covering 21 acres between Winmalee Road and Yarrbat Avenue, Gilpin's estate included not only the massive residence but also extensive numerous outbuildings (including an indoor swimming pool, power station and several dozen aviaries) in a landscaped setting (incorporating a lake, orchards and private zoo). When the property was slated for subdivision in the early 1980s, the lake was infilled and most of the grounds cleared. The former gate lodge, retained as a private dwelling on a small block Winmalee Road, is the only surviving outbuilding. It not only provides evidence of the originally vast extent of the property, but also the location of its original driveway entrance on the Winmalee Road frontage.

Architecturally, the house is significant as a late example of a dwelling that was purpose built as a gate lodge for a private residential estate. As a typology, such dwellings are most commonly found

in the context of large nineteenth century mansions (as well as some institutional properties, such as mental hospitals, cemeteries and private schools). There are considerably rarer in the twentieth century, and even more so in the late inter war period. This example, which is unique in the study area as a gate lodge from any era, is likely to be rare in a broader municipal or even metropolitan context, as notably late example from the 1930s.

#### 4.5.2 The issue

The issue is whether the former gatehouse building at 32 Winmalee Road is of sufficient heritage significance to justify its inclusion as an individual place within the Heritage Overlay.

#### 4.5.3 Evidence and submissions

Submission 17 questioned the heritage significance of the building at 32 Winmalee Road. The Submitter considered that all visible heritage characteristics had been lost since the original gates and entry were removed. The submitter considered there was no other evidence that tied the building to its previous role as a gatehouse.

Specific points arising from Submission 17 and Council's response to these matters are set out below.

##### (i) Definition of a gate lodge

*The submitter noted that a gate lodge is, by definition, a building enclosing or accompanying a gateway. Thus a house **not** part of a gated entrance is **not** a gate lodge.*

Ms Schmeder did not agree with the submitter and said the removal of the gates beside the gate lodge did not *'erase its history or necessarily its heritage significance.'* She referred to other examples of gate lodges that existed in similar settings, such as Invergowrie Gate Lodge and Overnewton Gatehouse. Both buildings are listed in the Victorian Heritage Register. However, to clarify its former role and function, Ms Schmeder suggested the name of the place in the Citation could be changed to the *'Former gate lodge (Idylwylde).'*

##### (ii) The loss of the gates

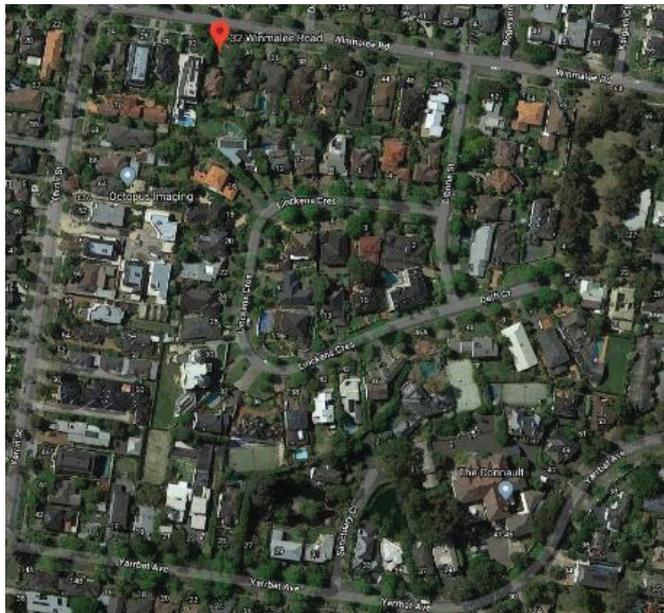
*The submitter stated that the Mary's Mount subdivision took place in the late 1970s and early 1980s. During this period 'the imposing entrance to the estate was dismantled. ... when those gates and pillars were removed, so too was the "unique" heritage character of that house.'*

In response, Ms Schmeder conceded that it was no longer obvious that the house had been built as the gate lodge to Idylwylde. She also agreed that the retention of the gates or gateposts would have made this building as a gate lodge far more legible when viewed from the public realm. She also accepted there was a large residential subdivision between the former gate lodge and the Idylwylde mansion. Ms Schmeder provided aerial photos to the Panel that illustrated this separation. These are provided below at Figures 7 and 8.

**Figure 7: Gatehouse identified in yellow; Idylwylde identified in green (Source: Landata Aerial Photo, 1945)**



**Figure 8: Idylwylde mansion (bottom right) in its original grounds (Source: Goggle Maps, 2018)**



Ms Schmeder stated that *‘the larger the original property, the more likely the mansion and gatehouse were separated by some distance’*. She considered this situation was not unusual and, in her opinion, did not affect the heritage significance of the house in Winmalee Road as a former gatehouse.

**(iii) Sub issue 3****Absence of the gate lodge in previous citations**

The submitter stated *'the Victorian Heritage Database makes **no** mention of the lodge in its description ... Surely if the lodge were of such significance, it would have rated an inclusion in that list [of landscape and outbuilding elements].'*

Ms Schmeder stated that while the description of the Idylwylde Heritage Citation in HO423 did not mention the gate lodge, the previous and current citations prepared for the mansion, had both noted presence of a gatehouse as part of the Idylwylde mansion complex.

Ms Schmeder also noted the first citation commissioned for Idylwylde from the 1991 'Camberwell Conservation Study' by Graeme Butler & Associates, had given no indication that the location or survival of the gate lodge was known at that time. However, the later Lovell Chen citation prepared in 2005, stated *'it is thought that a four-room lodge may have been located on the property, next to an imposing wrought iron set of entrance gates'*. From this, Ms Schmeder stated it was clear the survival and location of the former gate lodge was not known at the time, and that Built Heritage had *'discovered'* the building during the 2015 Draft Heritage Study.

**4.5.4 Discussion**

The Panel has concerns that the physical setting and appearance of the house in Winmalee Road does not present any visual cues to its role as a former gatehouse. Nor does it provide any visual links with the Idylwylde mansion. This is due to the location of that dwelling being several streets away and separated by well-established residential properties and mature landscaping.

In her evidence, Ms Schmeder conceded, *'that it is no longer obvious that this house was built as the gate lodge to Idylwylde beyond its diminutive size and its early built date in context.'* However, the Panel notes the exhibited Citation for the house in Winmalee Road highlights *'the house is significant as a late example of a dwelling that was purpose built (Panel emphasis added) as a gate lodge for a private residential estate (Criterion E).'*

To the casual observer, the house is located on a standard sized residential lot, alongside other residential houses of similar proportions, age and physical appearance. In the Panel's view, having included the specific statement in the Citation that the house has been 'purpose built' as a gatehouse, it then needs to explain how the house demonstrates this 'purpose built' form. The Panel does not consider the Citation adequately addresses this matter. The Panel finds there is a gap in the Heritage Citation that explains this important matter and historical connection with the Idylwylde mansion and surrounds.

The Panel also notes that relevant guidelines in PPN01 under the heading *'Group, thematic and serial listings'* (as revised January 2018) recommends the following approach be undertaken for places that are not physically connected:

*Places that share a common history and/or significance but which do not adjoin or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a*

*common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.*

The Council conceded that cross-referencing the HO423 Citation for the Idylwylde mansion would have been useful and suggested that this work could be undertaken later, following inclusion of the gatehouse into the Heritage Overlay.

The Panel does not agree with this approach. In the Panel's view, this work should have been undertaken ahead of the preparation for the Winmalee House citation. This approach would have clearly established historical and architectural merits of the heritage significance of the place in Winmalee and demonstrated whether these were of sufficient strength and veracity, to support inclusion of the house into the Heritage Overlay.

Ultimately, the Panel must be satisfied that the former role of the building as a gatehouse, and its association with the historic entry and gardens of the Idylwylde mansion is clearly established in a local heritage context. The Panel must be satisfied that an appropriate level of heritage significance has been established in the Statement of Significance to warrant inclusion of the Winmalee house into the Heritage Overlay.

Based on the evidence presented to the Panel, the Panel considers there is inadequate written and physical evidence before it, that clearly identifies the role and heritage significance of the building in Winmalee Road as a former gatehouse associated with the Idylwylde mansion and grounds.

In the light of these comments, the Panel recommends that further investigation and documentation is required by Council to establish what level of physical, architectural and historical links exist between the former gatehouse building and its association with the Idylwylde mansion and its former grounds. Further comparative analysis with other gatehouse/lodge buildings and their settings would also assist in this analysis, particularly where those gatehouses are standing alone, as is the case with this site. Council should also undertake this additional work in association with its consideration of the existing HO423 Heritage Citation, to determine if an appropriate level of heritage significance exists between the two places and one single Heritage Citation could be pursued as per PPN01.

The Panel concludes that insufficient evidence has been presented to the Panel at this time, to warrant the inclusion of the Winmalee Road property into the Heritage Overlay.

#### **4.5.5 Conclusions**

The Panel concludes:

- The assessment of heritage significance for the property at 32 Winmalee Road has not satisfied the criteria thresholds within PPN01 to warrant inclusion of this place into the Heritage Overlay.
- Further investigation is recommended to establish historical and physical links that may exist with the Idylwylde mansion and former surrounds, as described in Heritage Citation HO423 and the proposed Heritage Citation for the house located at 32 Winmalee Road, Balwyn.

#### 4.5.6 Recommendations

The Panel recommends:

**Amend the Heritage Overlay to delete HO765 (32 Winmalee Road, Balwyn).**

**Amend the Heritage Overlay mapping to delete HO765 (32 Winmalee Road, Balwyn).**

**Delete the HO765 (32 Winmalee Road Balwyn) Heritage Citation.**

### 4.6 Palace Cinema 231 Whitehorse Road, Balwyn (HO760)

#### 4.6.1 The Place



Figure 9: Palace Cinema, Balwyn (Source: Citation, Built Heritage).

#### Exhibited Statement of Significance

##### What is significant?

The Balwyn Theatre at 231 Whitehorse Road, Balwyn, is a large inter-war building comprising a gable-roofed painted brick shed-like form with a flat-roofed rendered brick front wing to the street, with a symmetrical and tripartite facade of rusticated piers and curved parapets. A project of theatrical entrepreneurs W E & W H Edmonds, the building was designed by an architect named Apted (possibly architect-turned-clergyman, F A Apted) and erected by W Robinson. Although the project commenced c.1927, construction was delayed by re-zoning issues, and the theatre was not opened until early 1930. It has subsequently undergone a number of changes of ownership and alteration, over the years, most notably in the early 1990s, when it was converted from a single-

screen cinema into a three-cinema multiplex.

#### How is it significant?

The Balwyn Theatre is of historical, architectural and aesthetic significance to the City of Boroondara.

#### Why is it significant?

Historically, the theatre is significant as one of the earliest purpose-built picture theatres to survive in the municipality. It is predated only by the former Canterbury Theatre in Maling Road, which, dating back to 1913, is itself the sole survivor of a number of early (pre-1920) cinemas erected in what is now the City of Boroondara. Mooted in the mid-1920s and constructed between 1927 and 1929, the Balwyn Theatre was the first picture theatre in the City of Boroondara to be purpose-built for sound films ("talkies") as opposed to silent films. As such, it anticipated the notable boom of modern "picture palaces" that took place towards the end of the 1930s, when at least eight new cinemas were opened in what is now the City of Boroondara. The Balwyn Theatre thus stands out as a notable progenitor of this phase in the history of popular entertainment in the City of Boroondara.

Architecturally and aesthetically, the house is significant as a fine example of an inter-war picture theatre in a classically-derived style that characterised this type of architecture in the 1920s, prior to the emergence of the Art Deco style that subsequently dominated cinema design in Melbourne in the 1930s. With its elegant and symmetrical rendered facade incorporating tripartite bays defined by rusticated piers, curved capped parapets and moulded panels, the Balwyn Theatre represents a striking contrast to the slicker architectural styles of such later examples such as the Rivoli Theatre in Hawthorn East (1941). With its massive bulk, prominent double-storey facade and signage, it remains a prominent and eye-catching element in this low-rise commercial and residential streetscape.

#### 4.6.2 The issue

The issue is whether The Palace Cinema at 231 Whitehorse Road is of sufficient heritage significance to justify its inclusion within the Heritage Overlay.

#### 4.6.3 Evidence and submissions

No submissions were received related to the Palace Cinema. The Council did not lead any evidence on the proposed Heritage Citation.

#### 4.6.4 Discussion

The Panel questioned Council whether the vertical sign on the building should be specifically mentioned within the Heritage Citation. Noting that the only reference in the Citation is a generic reference to 'signage.'

The Panel considers the vertical sign provides a very strong presence in the streetscape, particularly from the middle distance approaches along Whitehorse Road. From the Panel's experience, this presence would become stronger at night when the sign is illuminated.

Ms Schmeder agreed with the Panel the sign was a prominent feature. However she was not certain that it was a later addition or in its original format. Her view was the sign was most likely modified or added to, sometime around mid twentieth Century. She agreed that

this sign was relatively typical of cinema signs from the pre-war period and was in keeping with the architecture. Ms Schmeder noted the decorative edge lighting under the verandah would also be a prominent feature at night, but could be a later addition.

The Panel accepts evidence from Council that it was not able to accurately determine if the present sign was original or a later addition. However, even if a later addition, the Panel considers that the sign is indicative of the development of suburban cinemas in their most popular period. The Panel finds the sign forms an important part of the façade and is a contributory element to that built form. The Panel recommends the sign should be referenced in the Heritage Citation.

The Panel accepts that the under-verandah lighting is likely more ephemeral and does not need to be specifically recognised within the Heritage Citation.

#### **4.6.5 Conclusions**

The Panel concludes:

- The Statement of Significance and Heritage Citation outlined in HO760 justifies inclusion of the Palace Cinema located at 231 Whitehorse Road, Balwyn into the Heritage Overlay.
- The Citation is accepted with the inclusion of the term “including the vertical illuminated sign” after the word “signage” and correction to the term ‘house’ to ‘building’ under *Why it is significant of the Citation*.
- No other changes are recommended to the Heritage Citation HO760.

#### **4.6.6 Recommendations**

The Panel recommends:

**Amend the following Heritage Citation:**

- a) **HO760 (Palace Cinema at 231 Whitehorse Road, Balwyn) by adding the words “including the vertical illuminated sign” after the word “signage” and correcting the word ‘house’ to ‘building’ under *Why it is Significant*.**

## 5 Heritage Precincts

### 5.1 Maud Street Maisonette Precinct (HO767)

The Amendment proposes to apply HO767 to 19-33a Maud Street, Balwyn North and 28-34a Maud Street, Balwyn North, within a defined precinct that extends from Hatfield Street in the west to Aylmer Street to the east. Between Hatfield Street and Corhampton Road, the proposed precinct applies to the north side of the street. Between Corhampton Road and Aylmer Street the proposed precinct applies to both the north and south sides.

The majority of the properties in the proposed Maud Street Maisonette Precinct are graded Contributory. Three properties, 25 and 32 Maud Street and 10a Corhampton Road (rear of 25 Maud Street) are graded non-contributory. The extent of the proposed Precinct and the location of the contributory buildings are shown in Figure 10.

#### 5.1.1 The Place

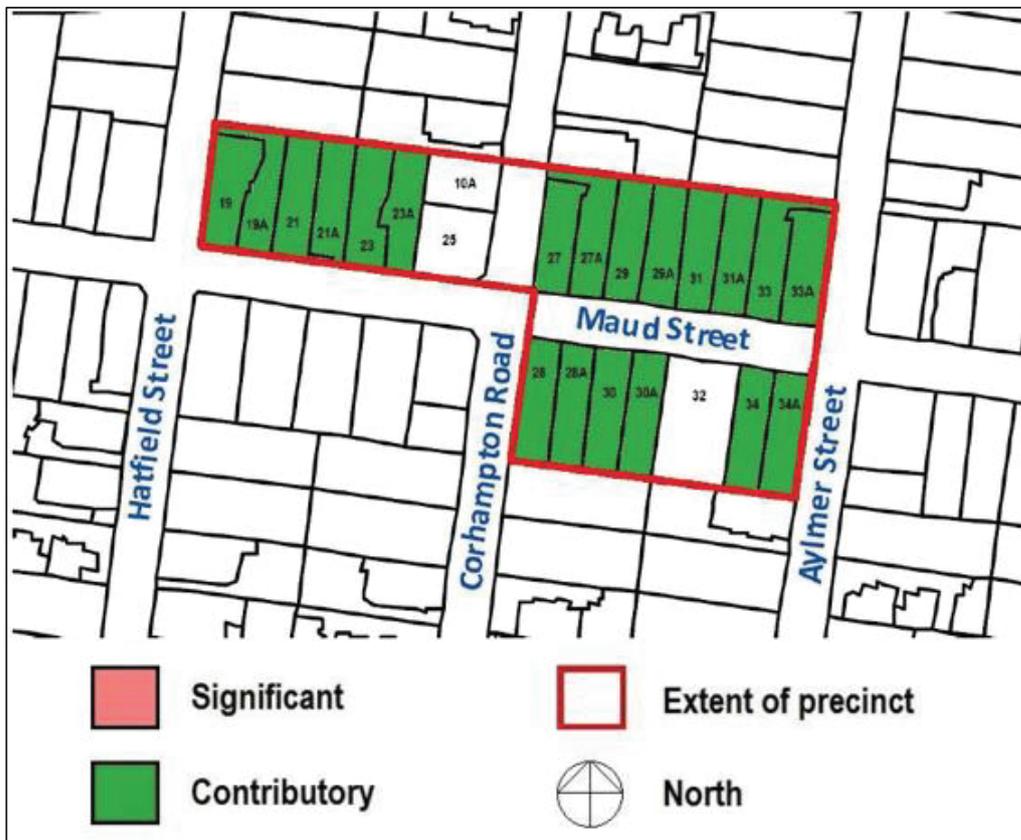


Figure 10: Maud Street Maisonette Precinct, Balwyn (Source: Citation, Built Heritage).

## Exhibited Statement of Significance

### What is significant?

The Maud Street Precinct comprises ten pairs of single-storey semi-detached brick maisonettes, which display consistency in their scale, setback, materials and overall expression, but otherwise display variety in their contrasting materials (face brick vs rendered brick), roof forms (hipped vs gabled), facade articulation (symmetrical vs asymmetrical) and stylistic detailing (Tudor Revival vs Moderne vs Classical) influences. The maisonettes (comprising a total of ten separate dwellings) were all erected within a relatively brief period of time, between 1938 and 1940.

### How is it significant?

Historically, the precinct is significant for associations with the intense phase of residential settlement that took place in this part of the study area after the expansion of the electric tram network, which was extended to nearby Doncaster Road in 1938. The specific provision of semi-detached maisonettes along Maude Street, within short walking distance of the then newly-opened tram terminus, is indicative of a serious attempt to provide higher density living in a municipality that had actively discouraged the construction of residential flats in the pre-war era.

In its own right, the maisonette at No 33 is of some historic interest as the former home of painter John Brack, who, during his decade of residence from 1953 to 1962, recorded the expanding suburbia of Balwyn and Balwyn North in a series of highly evocative paintings, as well as a depiction of the nearby tram terminus and at least two paintings that were inspired by (if not actually depicting) his own house in Maud Street.

Architecturally the precinct is significant as a notable and substantially intact enclave of semi-detached inter-war housing (in the specific form of maisonettes), which is a type of dwelling not well represented in the study area. Although a small number of scattered examples are known to have been built in both Balwyn and Balwyn North, they remain highly unusual, and it is extremely rare to find them in any great numbers in a single area of streetscape. Maud Street remains as the larger and more intact of only two such examples in the study area (the other being located in Head Street, Balwyn, which was similarly located just off the newly-extended electric tramway route)

Aesthetically, the precinct is significant as a cohesive streetscape of late inter-war dwellings that exhibit a particularly consistent expression in terms of their semi-detached form, brick construction, low roof-lines, common setback and general articulation of facades with large picture windows and asymmetrical entry porches. At the same time, the paired houses express a lively sense of individuality through their contrasting facade articulation (e.g. porches variously projecting or recessed, with arches, lintels or columns), window surrounds (e.g. sills, heads, quoined jambs), finishes (e.g. different permutations of face brickwork with rendered highlights, or vice versa) and detailing (e.g. circular windows), which reflects a range of fashionable styles of domestic architecture of the late 1930s, including Tudor Revival, Moderne and Classical Revival. The distinctive pre-war character of the precinct is enhanced by the retention of original low brick walls across street boundaries and, in several cases, original detached garages set well back to the rear.

### Why is it significant?

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara.

### 5.1.2 The Issue

The issue is whether the proposed Maud Street Maisonette Precinct is of sufficient heritage significance to justify inclusion within the Heritage Overlay and, if so, whether the contributory grading applied to individual properties within the Precinct are appropriate.

### 5.1.3 Evidence and Submissions

Submissions 1, 2, 6, 7, 9, 18, 21, 23, 24 and 25 opposed the Heritage Overlay being applied to properties known as the Maud Street Maisonette Precinct.

Six submissions generally supported the Amendment, but did not refer specifically to dwellings within the Maud Street Maisonette Precinct. These submissions have been addressed in Chapter 3.

Many of the submissions that opposed the inclusion of the Maud Street Maisonette Precinct into the Heritage Overlay, also raised issues regarding the perceived disadvantages homeowners would suffer, including economic and additional processing issues. These matters have also been discussed in Chapter 3.

Other submissions raised the question of structural or physical problems with individual houses. Although these submissions are specific to individual properties, they raised the general issue whether structural condition was a relevant matter to be considered by this Panel. Hence the question of structural condition has also been dealt with as a general issue in Chapter 3.

The following submissions raised specific concerns regarding the intactness of houses and whether alterations have impacted upon their heritage significance.

**(i) 21, 23, 27, 27A, 29A, 30, 30A, 31 & 34A Maud Street (submissions 1, 2, 6, 7, 9, 18, 23, 24 and 25)**

The submitters raised concerns about the quality of the existing houses and what they considered was a lack of heritage details in these dwellings (see photos below).

Submission 2 considered many of the houses did not contain original features due to poor original construction and many modifications had been necessary as a consequence of these alterations.

Submissions 6 & 7 considered there was limited heritage fabric associated with their properties due to renovations undertaken in 1994/95. They submitted that the only part of their property that had not been renovated was the front façade.

A similar sentiment was raised by Submitter 1 who stated the heritage overlay would *'adversely affect my options to renovate my property and also future sales value.'*

Submission 9 considered *'a large proportion of my house is now modern, with only 2 original windows remaining.'*

Submissions 18, 23, 24 and 25 were concerned that any heritage overlay applied to their properties would not be financially supported by the Council, particularly to help renovate affected buildings.

Submission 24 referred to the impact of alterations and additions undertaken to 21 Maud Street, stating that *'many of the modifications are not in line with heritage significance.'*

In her evidence, Ms Schmeder stated that the 1930s maisonettes, or semi-detached dwellings in the precinct, were all graded Contributory. This meant it was their contribution to the streetscape which was of importance, not internal alterations or alterations and extensions to the rear of houses.

Her evidence was that the contributory maisonettes in the precinct had a high level of intactness, as viewed along Maud Street. This included front facades, side elevations as seen down side driveways and retention of many original brick front fences.



**Figure 11: 27 Maud Street, Balwyn North (Source: Context, Sept. 2018)**

Ms Schmeder noted that 27 Maud Street had a single-storey extension made to the rear that was visible from the side street. It had been constructed from the same materials palette and with an extension of the hipped roof form, but was still legible as a later change due to the brick 'quoins' that marked the original extent of the house. Apart from this sympathetic extension, Ms Schmeder considered both the front and Corhampton Street elevations of the house were highly intact. The house also retained its original brick and render front fence.



**Figure 12:** Rear extension to 27 Maud Street, Balwyn North, as viewed from Corhampton Street (Source: Context, Sept. 2018)



**Figure 13:** 30 Maud Street, Balwyn North - Note the original front fence (Source: Context, Sept. 2018)



**Figure 14: 30A Maud Street, Balwyn North (Context, Sept. 2018)**

30 and 30A Maud Street comprised an attached pair of brick and render dwellings. They retained a shared brick front fence (plus an additional timber superstructure at no. 30A). Ms Schmeder stated that both houses were highly intact viewed from the street, and any alterations to the rear were not visible from the public realm/street view.



**Figure 15: 34A Maud Street, Balwyn North (Context Sept. 2018)**

Ms Schmeder stated that, while 34A Maud Street has a single-storey rear extension visible from Aylmer Street (as it is on a corner site), the front façade and side entry (facing Aylmer Street) remained intact. The house also retained its original low brick front fence. Ms Schmeder noted the decorative brickwork had been painted over on the Aylmer Street side, but the front façade brickwork remained exposed. It was possible that the front window to the recessed part of the front façade had been enlarged, but according to Ms Schmeder this was difficult to determine due to restricted views of the site. Ms Schmeder considered the semi-detached pair of houses remained contributory to the Precinct.



**Figure 16: 21 Maud Street, Balwyn North (Context, Sept. 2018)**

With reference to submissions 21 and 24, Ms Schmeder noted there had been changes made to the maisonette at 21 Maud Street. This included a lightweight carport attached to the west side of the house and visible from the street. Aerial photos revealed that the rear portion of the house (or just the roof) had been demolished and replaced with a large, flat-roofed extension. In Ms Schmeder's opinion, none of this was visible from the street. Ms Schmeder's evidence was that the front façade and roof form of the dwellings were highly intact.

It was Ms Schmeder's opinion, that the intactness of 21 Maud Street and all the maisonette pairs generally in the Precinct, exhibited features within the bounds of what she considered acceptable for a Contributory property in the Precinct.

#### **5.1.4 Discussion**

The Panel's site inspection noted that there was a high level of intactness of the front facades of houses in the Precinct. The Panel observed there were no significant alterations or additions visible from Maud Street, including front fences and visible parts of side

elevations. Where an addition was visible, notably on 34A Maud Street, in the Panel's view, this had been carried out in a manner that did not detract from the front façade of the building.

Where alterations remained visible from the street, as with 21 Maud Street, the Panel considered these were relatively minor with the main façade of the building still effectively intact. In fact, the Panel observed that all of the houses recommended as contributory, were similarly intact with respect to front facades, although some had lost their original fences.

The Panel is satisfied that the buildings in this Precinct meet the threshold criteria under PPN01 for grading as Contributory. The Panel considers that any changes which have occurred to houses in the Precinct are either minor, or largely confined to the interior of the building or rear of the property. In the Panel's view, contributory significance is therefore not compromised.

The Panel accepts Council's submission on the heritage significance of the houses located in this Precinct and agrees that the Heritage Overlay is the most appropriate planning response given historical, architectural and aesthetic interest of the maisonettes.

The Panel was particularly struck by the combination of variety of designs, with hardly any two pairs being exactly the same, and yet consistency is achieved through the use of materials. This was achieved through simple details such as decorative bands around windows, expressed entries through porches or recessed verandahs and decorative brick detailing.

The Panel considers that the consistent architectural detailing, together with the consistent subdivision pattern which is readily perceived as being '*finer grain*' than the surrounding subdivision, allows the Precinct to be perceived as a single heritage place.

The Panel finds that the non-contributory buildings does not disrupt the viewer's ability to perceive the maisonettes as a distinct Heritage Precinct. This is due to similar setbacks to the maisonette pairs, combined with similar built form and use of materials explained above.

The Panel is satisfied that the Maud Street Maisonettes meet the threshold criteria for inclusion in HO767 with a grading of Contributory.

The Panel observed that this area of Balwyn is experiencing pressure for growth and renewal. This was evidenced by a number of redevelopment projects occurring within the Precinct and surrounding streets.

In this context, the Panel suggests Council investigate future design issues involved in renovating these buildings (including second level additions to the rear) through a Design Guide. The Panel considers that, as the maisonettes are all graded contributory, a simplistic approach of requiring additions not to be visible from the street may be excessive. Particularly given the constrained nature of these buildings and the limited site areas. Instead, the Panel suggests that '*limited visibility*' could be considered a good design outcome. Provided the detailing and format of any such extensions results in a form that is recessive, sympathetic to the design and style of the maisonettes and leaves the facades as the clearly dominant expression to the street.

The Panel notes that Council has provided an updated citation that makes a number of corrections and format changes to HO767. The Panel accepts these changes are minor in nature and will enable better understanding of the importance of the Precinct. The revised Citation is included at Appendix C.

### 5.1.5 Conclusions

The Panel concludes:

- The Maud Street Maisonettes meet the criteria for inclusion as contributory buildings within HO767.
- The Heritage Citation should be revised to correct minor errors and formatting changes as shown as Appendix C.

### 5.1.6 Recommendations

The Panel recommends:

**Amend the following Heritage Citation, as shown in Appendix C:**

- HO767, (Maud Street Maisonette Precinct) to correct minor errors and formatting changes.

## 5.2 Balwyn Village Commercial Precinct (HO768)

### 5.2.1 The Place

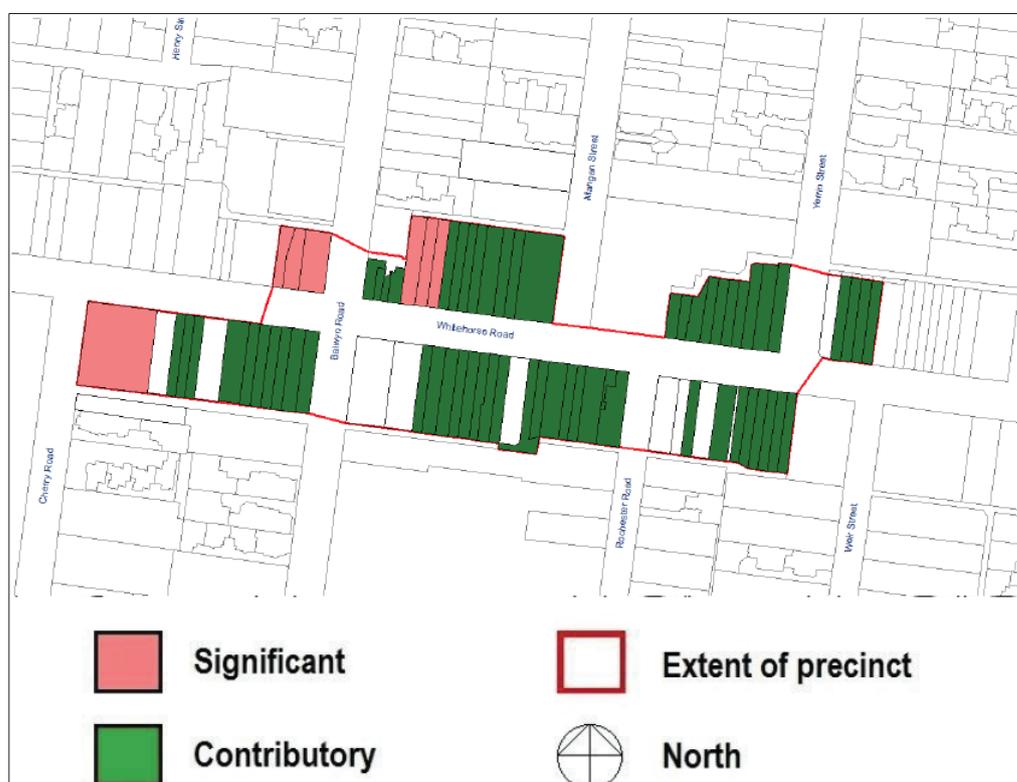


Figure 17: Balwyn Village Commercial Precinct (source: Citation, Built Heritage).

## Exhibited Statement of Significance

### What is significant?

The Balwyn Village Commercial Precinct, extending along both sides of Whitehorse Road at the junction of Balwyn Road (including those properties on the south side between Cherry Road and almost to Weir Street, and on the north side from just west of Balwyn Road to just east of Yerrin Street) consists largely of low-rise retail and commercial development from the early twentieth century (c.1910 to 1940), expressed as single and double-storey shops in brick (rendered or face brick) in a range of architectural styles including Victorian Survival, Edwardian Baroque, Moderne, Spanish Mission, Tudor Revival and Classical Revival. The precinct marks the site of the original Village of Balwyn, which was the focus for community and commercial activity from the 1860s. The Balwyn Church of Christ (1922), which marks the south-western edge of the precinct, remains the only public building in the strip, and the only one set back from the street.

### How is it significant?

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara.

### Why is it significant?

Historically, the precinct is significant for associations with the original Village of Balwyn, which began to develop at the junction of Whitehorse and Balwyn Roads from the early 1860s. As the initial focus for commercial, retail, educational and other community functions in the Balwyn area, it can be considered as the cradle of post-contact settlement in the study area. While none of the early non-residential buildings from the nineteenth century remain in the village proper (the sole survivor, St Barnabas' Anglican Church, being located slightly further south on Balwyn Road, just outside the boundaries of the precinct), this part of Whitehorse Road otherwise includes some of the earliest surviving shops in the study area, prominently sited on the west corners of Balwyn Road. The remainder of the streetscape is characterised by a selection of commercial buildings that provide evidence of the gradual expansion of the surrounding suburbia over several key phases in the early 1920s, later 1920s, early 1930s and (notably) the late 1930s.

Architecturally and aesthetically, the precinct is significant for its diversity of pre-war architectural styles, as demonstrated by the shops erected between c.1910 and 1940. The earliest surviving examples, designed in the sedate Victorian Survival mode (ie the two-storey rendered corner shops at No 234-36, and *Bovill's Building*, in red brick, at No 349) contrast with the bolder Edwardian Baroque style of the other corner shop (No 351-353), with its eye-catching domed corner tower, and others that show the influence of Art Nouveau (eg red brick shop at No 252). These early shops, in turn, are complemented by the later pre-war buildings, realised in a broad range of fashionable styles of the 1920s and '30s including Spanish Mission (with shaped parapets and rough-cast render), Tudor Revival (with clinker brickwork and half-timbered gable ends) and Moderne (with their streamlined horizontal expression), as well as the single unique manifestation of the Gothic style exhibited by the Balwyn Church of Christ. The streetscape, which expresses cohesion through its generally consistent scale (mostly pairs or longer rows of two-storey residential shops, interspersed with a few smaller single-storey and/or single-fronted ones) and setback, simultaneously demonstrates an aesthetic richness through its variety of styles, forms, finishes. The period retail character of the precinct is enhanced by the survival of some of the original shopfronts, as well as some original signage (both painted signage from the pre-war era, and some illuminated signage from the early post-war era).

### 5.2.2 The issue

The issue is whether the Balwyn Village Commercial Precinct is of sufficient heritage significance to justify inclusion within the Heritage Overlay.

### 5.2.3 Evidence and submissions

Two submissions (19 and 26) and one late submission (28) were received opposing the inclusion of certain buildings within the Heritage Overlay. These submissions also included general concerns about the amendment process and the impact of alterations and additions to specific buildings in the Precinct. These matters have also been discussed in Chapter 3.

Submission 19 referred specifically to 367 Whitehorse Road Balwyn. The submitter raised concerns about a number of errors within the exhibited citation, including misidentifying No. 367 as one of a pair with No. 369 and citing No. 367 as one of the more intact shopfronts in the Precinct. The submitter also raised concerns about the heritage value of No. 367 stating: *'The property itself has no significant features of heritage value and has been subjected to over painting of brickwork and instalment of modern signboards. The contributory grading is not justified and the property should not be included in the Heritage Overlay.'*

Submission 26 opposed the Heritage Overlay on their property at 296-296A Whitehorse Road. They submitted the original Built Heritage study could not be relied upon. They pointed to the proposed grading of 294 Whitehorse Road as contributory, when in fact it was a recently completed two storey contemporary building. They also queried why there was no detailed assessment of their property at 296 and 296A Whitehorse Road, and submitted that the present Commercial Zone, together with the Design and Development Overlay, already provided adequate planning safeguards. They submitted any additional controls were unnecessary and confusing.

Council relied upon the evidence of Ms Schmeder, who stated the citations were generally sound and could be supported with a number of corrections. These included the re-grading of Nos. 288, 290 and 292 Whitehorse Road as non-contributory, as advised prior to consideration of the Amendment by the Urban Planning Special Committee in December 2017. She submitted that errors in the Citations had generally been minor in content and had been corrected when brought to Council's attention.

With respect to Submission 19, Ms Schmeder agreed the address was incorrect and that mentioning No. 367 as having one of the most intact shopfronts was also an error. She stated that this commentary should be changed to 367a. These matters have been corrected in the revised Heritage Citation.

Ms Schmeder disagreed with the Submitter that No. 367 had no heritage features or values. Her evidence was that the building was built as an integral part of a pair, with No. 365 in the Stripped Classical style. Ms Schmeder also said the level of ornamentation on the building was not uncommon in the late interwar era and characteristic of the Stripped Classical style. She stated the two buildings had retained their original cantilevered awning, and No. 365 retained a largely intact shopfront. Her evidence confirmed the buildings were one of the many and visually varied pairs of interwar shops that characterised the Precinct.

With respect to the errors raised by Submission 26, Ms Schmeder agreed with the submitter. She agreed it was inappropriate to grade the building as contributory. She explained that the demolition and reconstruction of the built form had occurred after the Built Heritage study. A fact that was later supported by a search of Council building records. This was identified in the final analysis, but was not addressed in the Peer Review, by omission. The matter had now been addressed in the revised Heritage Citation, subsequent to final submissions. She submitted the identified error should not call into question the overall analysis undertaken as part of that Study.

One late submission was also received and accepted by the Council (Submission 28). This submitter stated that for a property to be considered of heritage significance, it should demonstrate definite qualities representing past significant architectural character. The submitter considered a balance was required between protecting heritage and accommodating future development. The submitter considered that listing every old building as heritage, would have a negative impact on development demands and future requirements.

The submitter stated the façade of their building at 302 Whitehorse Road and nearby buildings eastwards up to number 308, did not demonstrate heritage quality, such as Victorian or Edwardian architecture. The submitter considered these buildings were built in 1940-1941 and should be considered late era modern shops, with no particular characteristic such as the neighbouring building at 300 Whitehorse Road, Balwyn.

Ms Schmeder considered the submitter's interpretation of heritage significance was too narrow. She acknowledged the introduction of a Heritage Overlay would be an additional layer of planning control but this did not prohibit alterations or additions. The overlay triggered the requirement for a planning permit for development and associated works. This was necessary to ensure that any proposed works did not detrimentally impact the significant features of these heritage places.

Council noted the citations identified these buildings had contributory significance. It acknowledged the buildings were not of individual significance, nor was it making this claim within the Heritage Citation. Council considered these properties as a whole, would continue to contribute to the ongoing heritage significance of the Precinct.

#### **5.2.4 Discussion**

The Panel accepts that the errors in the exhibited citations were generally minor in nature and subsequently corrected when brought to Council's attention by submissions and further investigation. The Panel considers these minor errors do not undermine the integrity of the overall heritage analysis and the Heritage Citations that arose from this work.

The Panel also acknowledges that 294 Whitehorse Road was demolished and re-built after the Built Heritage study. This mistaken grading does not undermine the integrity of the overall Amendment. Further review work had now been undertaken by Council to ensure the Amendment was accurate. The Panel supports the recommended corrections and edits submitted by Council, including changes to the list of contributory buildings and changing the grading of 294 Whitehorse Road to non-contributory in the Precinct.

The Panel is also satisfied that the Precinct is not interrupted by any new development and accepts that non-contributory buildings can be incorporated into the Heritage Overlay on that basis.

In response to the submission lodged on behalf of the Church of Christ complex located at 208 Whitehorse Road (Submission 13), at its Directions Hearing, the Panel requested Council review the Statement of Significance and conduct a further inspection of the buildings to re-assess the level of significance of the respective buildings located on the site. This was undertaken with a Church representative and Council's expert heritage consultant before the Hearing.

As a result, Council modified the Statement of Significance for the church complex to recognise the heritage significance of the place lay primarily in the 1922 Church main building. While also recognising that the 1924 Hall behind the Church building should be a lesser grading due to its simpler detailing and new roof sheeting. The second brick hall was also identified as being of 1950's origin and shared little with the Church or Hall. This building is now proposed to be graded non-contributory.

On the basis of these changes to the Heritage Citation, the Church of Christ withdrew its submission and did not appear before the Panel.

The Panel agrees with Council's review. The timber Church Hall is of lesser significance than the Church building itself. Though in the style of the church, it is more basic in its detailing, with simplified windows and a more basic weatherboard profile. In addition, it shows evidence of some later modification. The Panel agrees that a grading of Contributory is appropriate for the timber hall. The brick hall set behind the Church and main hall is clearly of more recent origin. The Panel agrees that a grading of non-contributory is also appropriate for this building. The Panel notes the Heritage Citation has been amended to reflect these changes and supports the changes as submitted by Council at the Hearing.

The Panel considers there would also be some merit in Council preparing design objectives and principles for future redevelopment of the supermarket site located in the Precinct. The Panel considers the size and location of this place in the Precinct makes this site a prime candidate for redevelopment.

It is important to ensure that any future redevelopment of this particular site responds to the heritage character objectives now established for the Village. The Panel suggests this could include adopting specific Guidelines outlining a preferred architectural form across the site, that presented new development to the street as a series of smaller scale forms, rather than one larger single form.

With respect to the group of non-contributory buildings to the east of Rochester Road, the Panel is satisfied that these buildings are recessive and adopt a form and detail that is responsive to the traditional streetscape.

Council has also corrected a number of minor errors and updated particular site details in the Precinct that were raised by submitters during exhibition of the Heritage Citation. The amended citation is shown at Appendix C. The Panel accepts these changes to the Heritage Citation.

### 5.2.5 Conclusions

The Panel concludes:

- The proposed precinct HO768 meets the local significance threshold for inclusion into the Heritage Overlay.
- 294 Whitehorse Road should be graded non-contributory and the location diagram amended.
- No further changes are recommended to the Heritage Citation, other than those shown at Appendix C.

### 5.2.6 Recommendation

The Panel recommends:

**Amend the following Heritage Citation as shown in Appendix C:**

- a) **HO768 (Balwyn Village Commercial Precinct) to identify 294 Whitehorse Road as non-contributory and to correct minor amendments of detail and formatting errors.**

## 5.3 General drafting matters

### 5.3.1 The issue

The issue is whether there is an appropriate level consistency in content and formatting in all Heritage Citations.

### 5.3.2 Discussion

During assessment of the detailed and revised Heritage Citations, the Panel noted that some Citations included specific mention of the relevant Heritage Criterion expressed under PPN01, some did not. For purposes of consistency, the Panel recommends Council ensure that each Citation include specific reference to the relevant Criterion relied upon (i.e. specify 'Criterion A' if the Statement of Significance refer to matters of historical importance).

A final check should also be made of the Heritage Citations to ensure they are reflective of the changes agreed upon and are consistent in formatting and style as required by the Ministerial Direction on the 'Form and Content of Planning Schemes'.

### 5.3.3 Conclusions

The Panel concludes:

- All Heritage Citations should include specific reference to relevant Heritage Criterion in each Statement of Significance as required under PPN01.
- Council should review the final Heritage Citations to ensure they reflect the changes agreed upon and remain consistent in formatting and style, as required by the Ministerial Direction on the 'Form and Content of Planning Schemes'.

### **5.3.4 Recommendation**

The Panel recommends:

**Amend Heritage Citations to:**

- a) reformat each Statement of Significance to be consistent with Planning Practice Note 1 (PPN01) including specific reference to relevant Heritage Criterion.

## Appendix A Submitters to the Amendment

No.	Submitter
1	Norman Sir Wei Tan
2	Iris Haywood
3	Robin Kelly
4	Manuj Sharma
5	Mathalda Strasburg
6	Sau Bing and See Yeap
7	Sau Wei Yeap
8	Vicky and Greg Milner
9	Adina Moore
10	Nicholas Nielsen
11	Department of Education and Training
12	Marilyn Poole
13	Balwyn Church of Christ
14	Jenny Glennon
15	Ramina Milleiou
16	Submission withdrawn
17	Margaret White
18	Alastair Phillips
19	Joseph D Hu
20	Valerie A Goldsworthy
21	Lau Wong
22	National Trust of Australia (Victoria)
23	Chris and Celia Paine
24	Helen Gabriel
25	Jason Trionfi
26	Anthony Bonomo
27	Boroondara Residents Action Group
28	Dr Safwat Bassili

## Appendix B Document list

No.	Date	Description	Provided by
1	7/9/2018	Council Part A Submission	Mr Nick Brennan
2	7/9/2018	Expert Witness Statement from Ms Natica Schmeder from Context Pty Ltd	Mr Nick Brennan
3	2/10/18	Council Part B Submission	Mr Nick Brennan

## Appendix C Panel recommended Heritage Citations

This appendix contains Heritage Citations where the Panel has accepted changes or has proposed further changes/edits.

Note: Citations with no changes proposed from the exhibition version are not included here.

<b>IDENTIFIER</b> HOUSE			
<b>Other/s</b>	Fankhauser farmhouse (former)		
<b>Address</b>	224 Belmore Road BALWYN	<b>Date/s</b>	1870s/80s
<b>Designer/s</b>		<b>Builder/s</b>	
<b>Theme/s</b>	2.5 Migrating and making a home 4.4 Farming (horticulture)	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage status</b>	
<b>Intactness</b>	Good (typical rear additions)	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	Building and curtilage to street	<b>Survey</b>	10/01/12
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## History

~~This house~~ The Fankhauser farmhouse (former) was ~~erected~~ built for George and Louisa Fankhauser in the 1870s or 1880s, ~~who~~ The Fankhausers were ~~members of~~ a German migrant family and that pioneered ~~farmers~~ ing and ~~orchardists~~ ing in Melbourne's eastern suburbs in the second half of the nineteenth century. ~~Migrating from Prussia in 1853, patriarch~~ Johann Fankhauser (1799- 1882) and ~~his wife, the former~~ Elizabeth (nee) Geisler (1808- 1984) ~~were~~ one of many families fleeing religious persecution in, firstly the Zillertal Valley in Austria (1837), then in Silesia (now part of western Poland). They left Europe from Hamburg in 1849 and arrived in Port Phillip on 2 February 1850 on the barque Pribislaw. While many German emigres settled in Westgarthtown, several settled in a part of Hawthorn ~~that was~~ then known as "German Paddock" due to its high migrant population. "German Paddock" fronted what is now Wattle Road, Hawthorn.

George Fankhauser (1837 1897) ~~was~~ the eldest son ~~of among~~ Johann and Elizabeth's four children. ~~He~~ married fellow ~~emigre~~ emigre Louisa (or Louise) Neumann (1840- 1916) in 1860, and the couple moved eastwards to Elgar's Special Survey, where their first child, George Frederick, was born on 12 June 1861. A month earlier, Fankhauser had requested an extension of time to 'clear stumps and trees in Ewart's Road' (ie Belmore Road), where he had taken up land ~~of on~~ Portion 18. According to rate records, a house (of unspecified size and construction) had been erected there by 1862. ~~However, it~~ is unlikely, ~~however, that~~ this refers to the present house, which, ~~would appear~~, on stylistic grounds, would appear to date from the 1870s or 1880s.

The Fankhausers' property was subsequently recorded in rate books ~~as~~ a house on 11 acres (1875) and a house on 22 acres (1887) ~~but with no other description, albeit without providing any further descriptive detail.~~ George died in n 1897 and considerably more detail is available available. It in his probate papers, was not until after George's death in 1897 that the property was described more definitely Here, (in an inventory of assets in his probate papers) describes the house as "twenty three acres and eleven perches or thereabouts ... on which is erected a brick and weatherboard house, 6 rooms, pantry, scullery and dairy, WB, also WB stables, barn, cow sheds, pigsties". The relatively modest size of the house belied the size of the Fankhauser family; George and Louisa had eight sons and four daughters, born between 1861 and 1884. It was also noted that ten acres of the land ~~was~~ were devoted to an orchard that was then 25 years old (ie, established c.1872). Newspaper records show that the Fankhausers and other German families in the local area were exceptional orchardists, winning prizes for their many apple varieties and contributing in myriad ways to the agricultural life of Boroondara. For example, in 1883 F.T. Fankhauser was vice-president of the Boroondara Horticultural Society, owner of the Balywn Balwyn Nursery, and was admired for his 'large and varied collection of fruits, many of which were splendid specimens of cultural skill ... he had also 41 dishes of distinct varieties of apples' (The Australasian, 7 April 1883, p.6). George Fankhauser was also a councilor of the Nunawading Riding for many years, retiring in 1909. The relatively modest size of the house belied the size of the Fankhauser family, which comprised eight sons and four daughters, born between 1861 and 1884.

Under the terms of George's will, who died in 1897, ownership of the house passed to his eldest son, George Frederick, although his widow was permitted to reside there for the rest of her life. As it turned out, Louise Fankhauser stayed there for only a few more years before returning to Hawthorn, where she lived with another son, Walter, until her own death in 1916. Four years later, ownership of the 23 acre property on Belmore Road transferred to George Frederick Fankhauser, who wasted little time in subdividing it. The following year, it was carved up to create 30 allotments with frontages to Belmore Road, Raynes Street, Flora Street and Bruce Street. Most were standard rectangular blocks for residential development, although a few larger ones were also provided. The brick farmhouse was retained on Lot 5, which was just over one acre in area and fronted Belmore Road. To the south, it abutted another one acre block, Lot 19, extending back to Rayner Street. In 1927, these two lots were consolidated under a single title (along with the adjacent but smaller Lot 18) to create a single holding of just over three acres. Ownership of the property was jointly vested in Victor and Catherine van Lavick, farmers of Doncaster Road, and one Annie Sharp of Belmore Road, who was evidently the occupant of the house. The latter is confirmed by electoral rolls of the early 1930s, which identify Annie Sharp as a resident of "Belmore Road East", along with presumed family members Harry Sharp (a carpenter), Robert Sharp (a labourer) and Ivy Phoebe Sharp (home duties). In 1946, the consolidated Lots 5, 18 and 19 were subdivided for closer settlement, creating three much smaller allotments along Belmore Road, another three on Raynes Street, and six more fronting a new *cul-de-sac*, Collins Court. The farmhouse was retained on Lot 12, fronting Collins Court, although the adjacent Lot 1, to the north, remained vacant thereafter, preserving the property's original Belmore Road frontage to the present day.

### Description and Integrity

The former farmhouse consists primarily of a single storey double fronted Victorian bichromatic brick villa with a slate clad hipped roof, to which some twentieth century brick additions have been made to the rear (south) side. External walls to the front and sides of the house are of tuckpointed dark brown brick, laid in English bond, with stringcourses, quoining, voussoirs in contrasting cream and red brick. The Belmore Road frontage retains the characteristic Victorian symmetrical facade, with a central doorway flanked by two pairs of tall rectangular windows; there are several bays of matching windows to the two side (east and west) elevations. All of these openings have segmental arched heads; the windows contain timber framed double hung sashes, while the front entrance contains an ornate timber door case with fanlight, sidelights and six panel door with prominent bolection mouldings and fielded panels. The slate clad roof (which includes some contrasting darker slates to create a chevron pattern) has narrow eaves, supported on paired brackets, and is penetrated by two pairs of brick chimneys. Only one of two front chimneys (to the west side) retains its original form with bichromatic brick plinth, banding and moulded coping; the other (to the east side) has been partially demolished to form a stub. The two rear chimneys have also been altered by the removal of their moulded coping.

The rear additions (visible from the property's Collins Court frontage) comprise a small projecting wing of clinker brick construction, which has a low hipped roof (also clad in slate) and tripartite bays of timber framed windows with brick sills. There is also an flat roofed red brick garage with a narrow vehicle doorway facing Collins Court. On this side, the property boundary is marked by a low red brick wall and a timber paling fence.

The house is set well back from the property's Belmore Road frontage, and its landscaped setting includes a mature pepper tree (*Schinus molle*).

### Historical Context

Although the present house itself evidently dates from the 1870s or '80s, it was ~~erected~~-built by a pioneer family that had originally settled in Balwyn back in 1860. As such, the house should be seen in the context of the earliest phase of post contact settlement in the study area, coinciding ~~the~~ with the subdivision and sale of Elgar's Special Survey under the name of the 'Boroondara Estate'. The growth of the area during these years is reflected in statistics cited by Gwen McWilliam: according to directory listings, there were only eighteen residents of Elgar's Survey in 1847 but, by the time of the first rate assessment in 1858, the number of individual properties had almost trebled to fifty. [The house, the land, and the extended Fankhauser family together with other German families in the area were significant contributors to Boroondara's market gardening and agricultural history in the latter half of the 19th century and first half of the 20th century.](#)

### Comparative analysis

The former Fankhauser farmhouse is one of several residences in the study area that provide evidence of the district's nineteenth century origins as an agricultural community. While most are associated with important pioneering families on par with the Fankhausers, individual examples tend to survive with varying degrees of physical intactness and potential for clear interpretation. John Towt, who is recorded in the area as early as 1858, occupied Portions 6B, 7B and 18A and erected a brick house on the north side of Belmore Road. The property was subdivided soon after Towt's death in 1900, leaving the house on a 28 acre block fronting what is now Greythorn Road. Following further subdivision, it now occupies a site addressed as 47 51 Kenny Street that, while relatively small, is still large enough to evoke some of its former pastoral setting. Unfortunately, the house itself was either substantially remodelled or entirely rebuilt at some point in the early twentieth century, and, with its heavy rendered porch, now barely resembles a Victorian brick farmhouse.

Still with a comparably generous curtilage, and somewhat more externally intact, is the former residence of the Nott family. Following the familiar pattern, this house originally occupied land between Belmore and Gordon Streets, with its principal frontage to the latter. After twentieth century subdivision, it is now addressed as 14 16 Sevenoaks Street. While the large red brick and slate roofed dwelling has much in common with the surviving Fankhauser farmhouse, its original facade faces south (ie away from the street), and a new principal facade, with square bay windows and a central doorway with gabled porch, has been created to what was formerly a side wall, facing Sevenoaks Street.

While a number of other farmhouses exist, these tend to occupy more significantly reduced curtilages, rendering them even more difficult to interpret. A sprawling single storey weatherboard residence, built by the Tedstone family, originally

fronted Whitehorse Road (west of Balwyn Road) but now stands on a large but tight block in a cul de sac, Tedstone Crescent. While the grounds retain some remnant mature trees, the house itself appears to have been re roofed and its walls re clad in relatively recent times, diminishing the patina of age.

**Assessment against Criteria**

The former farmhouse is associated with early agricultural activity in the study area (*Criterion A*)

The building is one of the more intact and readily interpretable of few surviving pre Boom era residences (*Criterion B*)

The building retains associations with the Fankhausers, a German *emigre* family that were significant pioneers of agricultural activity (and specifically orchard) in Melbourne's eastern suburb (*Criterion H*)

**Grading and Recommendations**

The farmhouse at 224 Belmore Road, Balwyn, is an individually significant heritage place in the City of Boroondara.

## Statement of Significance

### *What is significant?*

The house at 224 Belmore Road, Balwyn, is a single storey double fronted bichromatic brick Victorian villa with a hipped roof and symmetrical facade incorporating central doorway with ornate timber door case, and narrow pairs of flanking segmental arched windows with timber framed double hung sashes. The house, believed to date from the 1870s or '80s, was erected by the Fankhausers, a German *emigre* family who, after living in Hawthorn, settled in Balwyn in 1860 and became noteworthy pioneers of agriculture and, specifically, orcharding.

### *How is it significant?*

The house is of historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the house is significant for its ability to demonstrate early [important agricultural occupation enterprises of in the study area in-during the second half of the nineteenth century and the first decades of the twentieth century](#). While the present building dates from the 1870s or '80s, it occupies the remnants of a large holding of land that had been originally settled by the Fankhausers back in 1860. Although a number of remnant mid Victorian farmhouses still survive in the study area, most of have altered (in at a few cases, almost beyond recognition) and/or now occupy greatly reduced sites that render them difficult to interpret. The former Fankhauser farmhouse stands out as one that is significantly intact, still retains an extremely generous curtilage, and, furthermore, uniquely presents its principal frontage to the original road on which it was built - Belmore Road. As such, it has a physical presence, historical continuation and potential for interpretation that all other surviving examples lack.

Historically, the house is significant for associations for its original occupants, the Fankhauser family, whose name recurs throughout the history of the study area in the late nineteenth and early twentieth century. [Originally Emigrating from Germany due to religious persecution](#), the family initially settled in Hawthorn and moved thence to Balwyn in 1860, where they were amongst the first to take up agricultural pursuits (notably orcharding) on a commercial scale. With other members of the family settling in Doncaster, the Fankhausers are acknowledged as significant pioneers of farming [across-in Melbourne's entire-eastern suburbs. They were active members of the Boroondara Horticultural Society, ran nurseries, and were successful competitors, as well as contributing to the political life of the broader community.](#)

Aesthetically, the house is significant as a representative and substantially intact example of late Victorian residential architecture. Although representing an entirely typical architectural type (ie the symmetrical double fronted villa), it is noteworthy for its lively bichromatic brickwork, comprising tuckpointed brown brick walls with stringcourses, quoining and arch voussoirs highlighted in contrasting cream and red brick. Set well back from the street on a very large and open allotment, the house is an entirely unexpected and eye catching element along a busy major thoroughfare otherwise dominated by twentieth century development.

## Identified by

Built Heritage Pty Ltd

## References

Lodged Plan No 16,987, dated 26 August 1946.

[Marilyn Poole, 'German speaking Immigrants: The Finger and Fankhauser families \(Part 1\)', \*Balwyn Historical Society Newsletter\*, April 2018, pp. 3-8.](#)

Gwen McWilliam, *ABalwyn Survey*, pp 80- 81.

[The Australasian, 7 April 1883, p. 6.](#)

<b>IDENTIFER</b> MAUD STREET MAISONETTE PRECINCT			
<b>Other/s</b>			
<b>Address</b>	19-33a Maud Street 28-34a Maud Street BALWYN NORTH	<b>Date/s</b>	1938-40
<b>Theme/s</b>	6.3.3 Creating middle class suburbs 6.7.2 Making homes for the middle classes	<b>Heritage Group</b>	Residential Buildings (Private)
		<b>Heritage Category</b>	Residential Precinct
		<b>Heritage status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>		<b>Recommendation</b>	Include in HO as a precinct
<b>Significant:</b>	-		
<b>Contributory:</b>	19-19a, 21-21a, 23-23a, 27-27a, 28-28a, 29-29a, 30-30a, 31-31a, 33-33a and 34-34a <del>Maud</del> Maud Street		
<b>Non-contributory:</b>	25 and 32 <del>Maud</del> Maud Street; 10a Corhampton Road (rear 25 Maud Street)		
<p>The map shows a street grid with Maud Street running horizontally. A red rectangle outlines the precinct extent, covering properties from 19 to 34 on Maud Street. Green shading indicates contributory properties: 19, 19A, 21, 21A, 23, 23A, 27, 27A, 29, 29A, 31, 31A, 33, 33A, 28, 28A, 30, 30A, 34, and 34A. A legend below the map defines the symbols: a red square for 'Significant', a green square for 'Contributory', a red outline for 'Extent of precinct', and a circle with a cross for 'North'. Street names Hatfield Street, Corhampton Road, and Aylmer Street are also labeled.</p>			

## History

The development of this precinct can be traced back to 1913, when a huge tract of land at the south-eastern corner of Doncaster Road and Burke Road was subdivided to create a new 349-lot residential estate. As well as Doncaster and Burke road, these allotments fronted seven newly-formed internal thoroughfares: Nicholson Street, Hatfield Street, Corhampton Road, Aylmer Street and Severn (originally Grenville) Street running north-south, and Maylands Road and Maud Street running east-west. With the exception of some larger blocks fronting Doncaster Road and along both sides of Maud Street (where the surveyors were obliged to negotiate a large and jagged drainage easement), the estate was comprised of typical quarter-acre allotments, mostly in the form of narrow rectangles measuring 62 feet (18 metres) by 150 feet (45 metres) or thereabouts. However, the blocks along both sides of Maud Street were of stouter proportions, measuring 130 feet (39 metres) deep with street frontages of either 75 feet (22 metres) or 82 feet (25 metres).

The new subdivision was marketed as the *Tramway Estate*, with newspaper advertisements noting that it stood "right at the junction and intersection of two proposed electric tram routes which, when completed, should double the value of the land".<sup>1</sup> Although some of the allotments were sold at that time, there was virtually no new development on the estate thereafter - not least of all because the much-anticipated tramway, which had given the estate its name, would not be completed for another twenty-five years. However, after the electric tram terminus was finally extended to the corner of Doncaster and Burke Road in 1938, a boom of residential settlement followed.

Listings in the *Sands & McDougall Directory* reveal that the portion of Maud Street defined by this precinct developed rapidly, over a period of only a few short years in the late 1930s. The first houses appeared along the north side of the street, in the block between Hatfield Street and Corhampton Road. First recorded in the directory in 1938, these comprised two pairs of maisonettes at Nos 21-21a and 23-23a and a single detached dwelling at No 25. The first house on the house side of the street, also listed for the first time in 1938, was a single residence at No 32. By the following year, development along the north side had burgeoned to include two more pairs of maisonettes, at Nos 27-27a and 31-31a. By 1940, the blocks defined by the precinct had entirely filled out, with three further pairs of maisonettes on the north side (at Nos 19-19a, 29-29a and 33-33a) and three more on the south (Nos 28-28a, 30-30a and 34-34a).

The identities of the architects and/or builders of all these maisonettes have not yet been revealed. In October 1938, a building permit was issued for "brick villa flats" in Maud Street. The builder was listed as A Withers of Caulfield, and the owner as E T Norton of St Kilda Road. Directories confirm that a Mrs E T Norton resided at 34a Maud Street, which would infer the building permit referred to the pair at No 34-34a. The following March, another permit was issued for a "brick pair" in Maud Street, built by H Hedges of Kew for T D Lovell of Miami Street, Hawthorn. This evidently refers to the maisonettes at No 29-29a, half of which was occupied by Teresa Dolores Lovell and her husband Edgar.

The professions of these original residents, as recorded in electoral rolls, provide a useful overview of the comfortable middle-class milieu that populated the area at that time. Abraham Sicree (No 19) was a cigar manufacturer, while his next-door neighbour, Neil Town (No 19a), was a photographer. Others included a merchant, a manager, a company officer, a clerk, two electricians, a butcher and a tramways employee. Interestingly, most of the precinct's original residents lived there for only a few years; directory listings reveal that, by 1946, only one-third still remained, comprising Abraham Sicree (19a), Charles Cowdery (23), Mrs J Lawrence (25), Mrs J Andrew (28), Edgar Lovell (29a), Annie Weston (30) and Ian McDonald (32). In terms of their professions, the newcomers otherwise represented a continuation of the comfortable middle-class milieu evident in earlier times, with electoral rolls recording an assessor, a banker, a commercial traveller, a tailor, a radiographer, three managers and two engineers. There was evidently more stability during the post-war period, with the 1957 directory showing that more than half of the precinct's residents had been there for ten years or more. Of these, only five were original residents from the late 1930s: Abraham Sicree (19), Jean Andrews (28), Teresa Lovell (29a) and Ivan McDonald (32). Another decade thence, only Andrews and McDonald remained of the precinct's original residents.

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<sup>1</sup> *Argus*, 5 July 1913, p 16.

A notable resident of the precinct in the 1950s was artist John Brack (1920-1999), who lived at No 33 from 1952 to 1962. This period coincided with his emergence as an important modern painter in Melbourne, leading up to his appointment as head of the National Gallery's school in 1962. Not only did he complete some of his most well-known works while living in ~~Maud~~Maud Street, including *Collins Street 5pm* (1955), but he also recorded the character of his own suburb in a series of paintings with evocative titles such as *The Unmade Road* (1954), *Summer in the Suburbs* (1960), *View of an Outer Suburb* (1961) and *Segment of a Suburb* (1961). Brack also painted a depiction of the nearby Balwyn North Tram Terminus, not far from the western end of Maud Street. Most interestingly, he also produced several interior scenes that were inspired by (if not actually depicting) his own house at No 33. These include one entitled *The New House* (1953), which shows an embracing couple in front of an obviously Moderne-style fireplace, and a self-portrait (1955), showing Brack's reflection in a mirror in a tiled bathroom of the same period.

### Description and Integrity

With the exception of two non-contributory buildings of relatively recent origin, the Maud Street Maisonette Precinct consists entirely of single-storey inter-war brick dwellings in semi-detached pairs (maisonettes). All dating from the same period (ie the late 1930s), these paired houses are strikingly similar in many ways (eg form, scale, setback, fenestration, finishes and detailing), yet without any two examples being identical. Thus, by avoiding symmetry and repetition in the articulation of street frontages, each pair is expressed as a single freestanding residence in the suburban streetscape, belying the fact that each actually comprises two separate dwellings.

The maisonettes are all of brick construction, variously face brick (eg Nos 19-19a and 29-29a), face brick with roughcast render above the dado line (Nos 21-21a, 23-23a and 31-31a) or fully roughcast rendered with face brick highlights such as stringcourses, window surrounds or other feature (Nos 27-27a, 28-28a, 30-30a, 33-33a and 34-34a). The roofs, which are clad in Marseilles pattern terracotta tiles, are hipped, although a few examples (No 19a, 23-23a, 29a, 34-34a) incorporate flat gable ends. While the maisonettes differ in plan form, each is essentially based around a squat rectangular plan augmented by projecting bays to the front and/or rear. The commonest form is the U-shaped footprint, which may either be symmetrical (Nos 23-23a, 31-31a) or asymmetrical (Nos 27-27a, 33-33a), with projecting bays facing the street (Nos 28-28a, 30-30a) or the rear (Nos 27-27a). A few examples have an H-shaped footprint (Nos 29-29a, 34-34a), with projecting bays to both front and rear, while one (No 19-19a) has unique Z-shaped footprint with a stepped triple-fronted facade. Each pair of maisonettes is set back from its Maud Street boundary by about eight or nine metres. Those properties with a single street frontage (ie not at the corners of Hatfield, Corhampton and Aylmer streets) have a narrow driveway at each end of the building. Some of the houses (eg Nos 21, 23a, 29a and 31a) still retain their original detached flat-roofed brick garages towards the rear of the block.

Although displaying a strong sense of cohesion through comparable setbacks, roof forms, materials and finishes, the maisonettes otherwise exhibit considerable variety in facade treatments. Some facades are flat, or virtually flat (Nos 21-21a, 23-23a, 31-31a), while others are enlivened by the aforementioned projecting bays, which may be located at either end of the facade (Nos 28-28a, 30-30a, 34-34a) or in the centre (Nos 27-27a, 33-33a). Entry porches take many different forms. In several cases, they are recessed into the side wall of the house (Nos 28, 29-29a, 30a, 31-31a, 34-34a), while those facing Maud Street are either recessed (Nos 21, 23-23a) or projecting (Nos 27a, 28a, 30, 33). The porches also exhibit a range of details indicative of the fashionable architectural styles of the era, such as plain brick pillars (No 21a), round-arched loggias (Nos 23-23a), rusticated piers (Nos 28s, 30), Tudor-style archways with corbelled gables (Nos 27-27a) and even cantilevered slab roofs (No 33-33a). Fenestration is fairly consistent, comprising large window bays with timber-framed double hung sashes in pairs, sometimes flanking a central fixed pane. Openings are variously enlivened with contrasting brick heads and sills, projecting jambs (No 34-34a), drip-moulds and corbelled sills (No 31-31a) or narrow projecting hoods (No 33-33a). Some windows contain multi-paned sashes, while a few have leadlight glazing (Nos 23-23a). A few of the houses along the north side of Maud Street also incorporate non-standard windows for decorative effect, such as the narrow slit window (No 21), the porthole window (No 21a), the Serlian window (Nos 23-23a) and pairs of small square windows (No 31-31a).

The precinct includes ~~a~~two non-contributory buildings erected on the only two sites originally occupied by single detached dwellings (Nos 25 and 32). The replacement buildings are sympathetic in scale, form and setback, with the one at No 32 (in fact a semi-detached pair, 32-32a) being a modern re-interpretation of the pre-war maisonette type.



*Street scape: southern side of Maud Street, looking east*



*Streetscape: northern side of Maud Street, looking east*



*Maisonette at No 19 (side entry)*



*Maisonette at No 21a*



*Maisonette at No 23a*



*Maisonette at No 27a*



*Maisonette at No 29a*



*Maisonette pair at Nos 30-30a*



*Maisonette pair at Nos 31-31a*



*John Brack's former residence at No 33*



*Maisonette pair at Nos 34-34a*

### Historical Context

The housing in this precinct is associated with the initial burst of residential settlement in this area, which was spurred by the extension of the electric tram route to Doncaster Road in 1938. The fact that all ten pairs of maisonettes - twenty dwelling in total - were completed within two years is indicative of the intensity of residential settlement in the area at that time.

### Comparative analysis

Semi-detached interwar dwellings of this type are relatively unusual in the study area. A few isolated examples exist elsewhere in Maud Street; there are two pairs to the west of the precinct at Nos 15-15a and 16-16a, and a third pair further east, at Nos 38-38a. Other examples can be found in the immediate vicinity, including individual pairs at 4-4a Severn Street and 10-10a Maylands Road, and two adjacent pairs at 7-7a and 9-9a Highbury Street. There are also examples located on corner allotments, where the secondary street frontage provides sufficient depth required for the construction of maisonettes, as in the case of the maisonettes at 145 Balwyn Road (corner Grosvenor Parade). Other examples are recorded in Balwyn, including two pairs at 14-14b and 16-16b Austin Street (which form part of the Austin Street Precinct, qv)

Although individual pairs of maisonettes such as these can be found scattered across the study area, only one other example has been identified where they exist in a larger group. This is located in Head Street, Balwyn, where there are seven pairs of maisonettes at Nos 4-4a, 6-6a, 10-10a, 12-12a, 14-14a, 16-16a and 18-18a, plus another two just around the corner on Burke Road, at Nos 1024-1024a and 1026-1026a. There is also a single dwelling at 8 Head Street which represents the surviving half of another original maisonette pair; its partner (No 8a) having been demolished and replaced by a new detached town-house. The maisonettes themselves are very similar to those in Maud Street in terms of construction, roof form, articulation detailing and finishes. However, they do not combine to form a comparably cohesive streetscape, as, while the houses themselves are generally externally intact (with a few exceptions), their settings have been considerably altered by the reconfiguration of front gardens, and particularly, by the enlargement of driveways to create additional off-street parking (eg at Nos 4, 6a, 8, 10 and 16).

### Assessment against Criteria

Associated with intense residential development of the area after the extension of the tram route in 1938 (*Criterion A*)

Pairs of inter-war semi-detached houses are extremely unusual in the study area (*Criterion B*)

A large collection of these unusual dwellings, exhibiting cohesion in form, scale, setback and materials (*Criterion E*)

### Grading and Recommendations

The Maud Street Precinct is a significant heritage area in the City of Boroondara.

### Statement of Significance

#### *What is significant?*

The Maud Street Precinct comprises ten pairs of single-storey semi-detached brick maisonettes, which display consistency in their scale, setback, materials and overall expression, but otherwise display variety in their contrasting materials (face brick vs rendered brick), roof forms (hipped vs gabled), facade articulation (symmetrical vs asymmetrical) and stylistic detailing (Tudor Revival vs Moderne vs Classical influences). The maisonettes (comprising a total of ten separate dwellings) were all erected within a relatively brief period of time, between 1938 and 1940.

#### *Why is it significant?*

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara

*How is it significant?*

Historically, the precinct is significant for associations with the intense phase of residential settlement that took place in this part of the study area after the expansion of the electric tram network, which was extended to nearby Doncaster Road in 1938. The specific provision of semi-detached maisonettes along [MaudeMaud](#) Street, within short walking distance of the then newly-opened tram terminus, is indicative of a serious attempt to provide higher density living in a municipality that had actively discouraged the construction of residential flats in the pre-war era.

In its own right, the maisonette at No 33 is of some historic interest as the former home of painter John Brack, who, during his decade of residence from 1953 to 1962, recorded the expanding suburbia of Balwyn and Balwyn North in a series of highly evocative paintings, as well as a depiction of the nearby tram terminus and at least two paintings that were inspired by (if not actually depicting) his own house in Maud Street.

Architecturally the precinct is significant as a notable and substantially intact enclave of semi-detached inter-war housing (in the specific form of maisonettes), which is a type of dwelling not well represented in the study area. Although a small number of scattered examples are known to have been built in both Balwyn and Balwyn North, they remain highly unusual, and it is extremely rare to find them in any great numbers in a single area of streetscape. Maud Street remains as the larger and more intact of only two such examples in the study area (the other being located in Head Street, Balwyn, which was similarly located just off the newly-extended electric tramway route)

Aesthetically, the precinct is significant as a cohesive streetscape of late inter-war dwellings that exhibit a particularly consistent expression in terms of their semi-detached form, brick construction, low roof-lines, common setback and general articulation of facades with large picture windows and asymmetrical entry porches. At the same time, the paired houses express a lively sense of individuality through their contrasting facade articulation (eg porches variously projecting or recessed, with arches, lintels or columns), window surrounds (eg sills, heads, quoined jambs), finishes (eg different permutations of face brickwork with rendered highlights, or vice versa) and detailing (eg circular windows), which reflects a range of fashionable styles of domestic architecture of the late 1930s, including Tudor Revival, Moderne and Classical Revival. The distinctive pre-war character of the precinct is enhanced by the retention of original low brick walls across street boundaries and, in several cases, original detached garages set well back to the rear.

**Identified by**

Built Heritage Pty Ltd

**References**

Lodged Plan 6,120 (dated 12 July 1913).

<b>IDENTIFER</b> BALWYN VILLAGE COMMERCIAL PRECINCT	
<b>Other/s</b>	
<b>Address</b> 208-308 Whitehorse Road 347-377; 397-425 Whitehorse Road BALWYN	<b>Date/s</b> Mostly 1910-1940
<b>Theme/s</b> 2.7.2 Developing townships and villages 5.3 Marketing and retailing	<b>Heritage Group</b> Residential Buildings (Private)
	<b>Heritage Category</b> Residential Precinct
<b>Intactness</b> Good <b>Condition</b>	<b>Heritage status</b>
	<b>Significance</b> Local <b>Recommendation</b> Include in HO as a precinct
<b>Significant:</b> 208, 347-349, 351, 359 and 361-363 Whitehorse Road	
<b>Contributory:</b> 212-216, 222-232, 234-236, 252, 254, 256-258, 260-262, 264-266, 270-272, 274, 276-278, 280-282, 284-286, <del>288-290, 292</del> , 294, 298-300, 302-306, 308, 308a-308b, 355-357, 365-367, 367a-369, 371-373, 375-377, 397-399, 401, 403-409, 411-415 and 419-425 Whitehorse Road	
<b>Non-contributory:</b> 210, 218-220, 238-244, 246-250, 268, <del>288-290, 292</del> , 296-296a, 379 and 417 Whitehorse Road	
<b>Significant</b> <b>Contributory</b>	<b>Extent of precinct</b> <b>North</b>

## History

The origins of a village-like settlement at the junction of Balwyn Road and Whitehorse Road can be traced back to a modest mud-brick meeting place, loftily known as the Athenaeum Hall, that was erected on the west side of Balwyn Road in 1861. This remained the focus for local affairs for some years, serving jointly as a public hall, a mechanics institute, a school and a place of worship. The last two of these functions were subsequently transferred to purpose-built counterparts nearby: a Common School (1868) and an Anglican church (1872) both on Balwyn Road, south of Whitehorse Road. Commercial development appears to have begun with a general store and post office, which opened on the south-east corner of Balwyn and Whitehorse roads in 1874.

By 1900, retail development was concentrated on the north side of Whitehorse Road, where there were five businesses listed between Power Street and Balwyn Road: a baker, a butcher, a bootmaker, a grocer and a blacksmith. Further east, the only commercial enterprise between Balwyn Road and Mangan Street was a hay and corn store operated by David Hyland. On the south side, the Golden Key Cash Grocery stood on the east corner of Balwyn Road, and Henry Mitchell's dairy on the west corner. The former is clearly evident on the MMBW plan of April 1907, which shows that the remainder of that block of Whitehorse Road then occupied by three detached dwellings and plenty of still-vacant land. At that time, the only other commercial enterprise in the vicinity was the Survey Hotel, located further east along Whitehorse Road. By 1910, more businesses had appeared along the north side of the road, with the block between Balwyn Road and Mangan Street then being occupied by a butcher, a corner store and another grocer. Also established there by that time was the timber-yard of Edwin Le Leu, whose family was to play a prominent part in the development of Balwyn in the early twentieth century.

By 1920, there had been considerably more intense expansion of commercial activity along Whitehorse Road. On the north side, the block between Power Street and Balwyn Road included a motor garage, a blacksmith, a fruiterer, a dairy produce merchant, a butcher and a baker. Between Balwyn Road and Mangan Street were two grocers and an estate agent and, beyond Mangan Street, there was now a confectioner, another dairy produce merchant and the relocated premises of F J & F N Le Leu, timber merchants. On the south side of Whitehorse Road, there was a shoe shop and an estate agent at the corner of Rochester Road and, slightly further west, a wood yard and confectioner on the Balwyn Road corner. On the opposite corner of Balwyn Road, the directory recorded a "shop being built" in 1920. The following year, the first occupants of this new building were listed as G H Cook, chemist, and Mrs E Porteous, milliner.

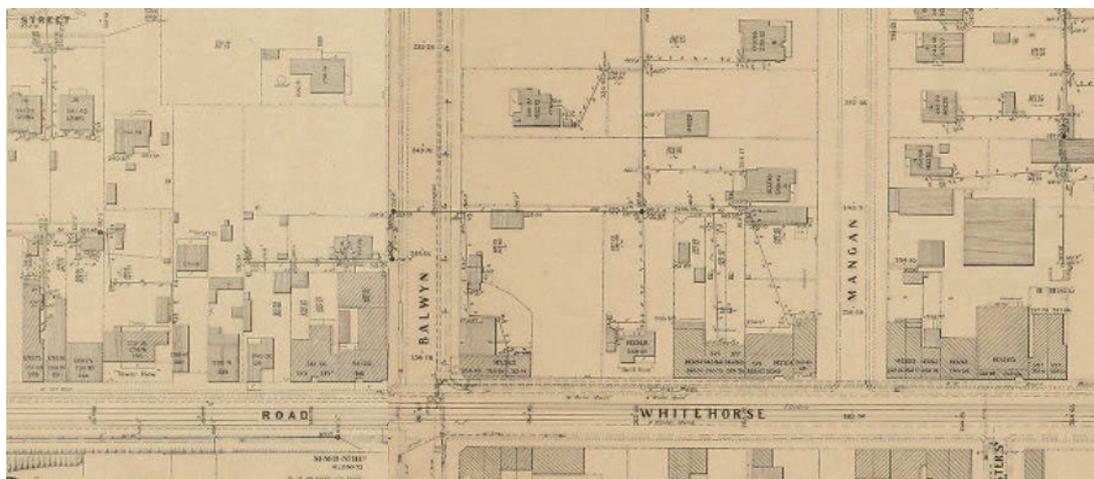
[In 1922, the Church of Christ was constructed on an elevated site at the corner of Cherry Road. This was the second Church of Christ to be established in the Boroondara area, following the first one in Surrey Hills in the 1890s. After the Balwyn site was purchased in May 1922, local builder and church member, Tom Dovey, led the construction of the timber church assisted by "a great deal of voluntary labour" \(Thomas, 1992, np\). The church was dedicated on 8 October 1922. Early photos show the timber cladding of the church finished in a dark stain or creosote with white painted trim. The church community thrived and two years later the Kindergarten Hall was constructed to the rear, facing Cherry Road, again by volunteer labour under the supervision of Tom Dovey. When the church vestry was destroyed by fire in 1943, it was again builder Tom Dovey who "rebuilt it as it was" \(Thomas, 1992, np\). The final building, on the eastern part of the site, is a brick hall, constructed by volunteer labour in 1955-57 under the supervision of builder Frank Haycroft.](#)

By 1925, the directory listed now fewer than 37 business on the north side of Whitehorse Road: nineteen in the block between Power Street and Balwyn Road, seven between Balwyn Road and Mangan Street, and eleven between Mangan Street and Yerrin Street. These not only included grocers, butchers, bakers, dairy produce merchants and estate agents, but also a dentist, an upholsterer, a plumber, a watchmaker and branches of the ES&A Bank and the Moran & Cato chain. On the south side of Whitehorse Road, the directory listed 24 businesses, most concentrated in the block between Balwyn Road and Rochester Street - including "two shops being built". By 1930, the total number of businesses on the north side had increased to 40, and on the south side to 34. Amongst the new additions to the latter were branches of the Commonwealth Bank and the State Savings Bank.

The MMBW plan of the area, prepared in several stages between 1927 and 1929, provides a useful snapshot of the extent of commercial development at this time. The north side of Whitehorse Road, between Power Street and Balwyn Road, was still the most densely developed part of the village, with clusters of brick or timber shops-built right to the street boundary, albeit still interspersed with a few detached dwellings. East of Balwyn Road, there was a corner shop, some vacant land with a detached house (identified as *Belle Vue*) and another row of shops before Mangan Road. Beyond Mangan Road, there was another cluster of brick shops built to the street, a large tract of vacant land, then three

more shops before Yerrin Street. On the south side of Whitehorse Road, G H Cook's corner pharmacy (then occupied at the upper level by an estate agent) still remained the only shop west of the Balwyn Road junction. That block was otherwise occupied by a single detached house, some vacant land and, at the corner of Cherry Road, the new Balwyn Church of Christ, which had been erected only a few years earlier, in 1922.

It was in the 1930s, however, that the precinct underwent its most significant phase of expansion. During the first half of that decade, directories recorded several new additions, including a branch of the National Bank of Australia at No 359 (first listed in 1931) and new shops at Nos 401 (1932), 361-63 (1935), 264-66 (1936) and 365-67 (1937).



*Detail of MMBW plan, dated April 1929, showing commercial development along Whitehorse Road by that time.  
(source: Map Collection, State Library of Victoria)*

It was during the later 1930s, however, that commercial development intensified as the last few remaining pockets of open space (some which was still occupied by remnant Victorian dwellings) were infilled. Just over a dozen new shops appeared for the first time in the *Sands & McDougall Directory* for 1939, including two pairs at Nos 367a-369 and Nos 270-272, a row of four at Nos 403-409, and a particularly prominent row of five at Nos 417-425. The initial occupants of these new premises included two frock shops, two shoe shops, a cake shop, a ladies' drapery, a fancy goods shop and a florist. Over the next couple of years, the previously underdeveloped land on the south side of Whitehorse Road, west of Balwyn Road, was finally infilled. This commenced with a row of four shops at Nos 228-232 (first listed in 1940), followed by three more at No 212-216 and another pair at Nos 222-224 (all 1941). That year also saw the completion one more row of four shops at Nos 302-308, occupied by a library, a frock shop, a fruiterer and a butcher.

The precinct underwent relatively few changes in the early post-war era. While many existing shops were refurbished (invariably by replacing pre-war shopfronts with more modern counterparts), few new premises were built in the 1950s and '60s. Chief amongst these was a new modern branch bank for the ANZ Bank, which opened at No 288. More extensive redevelopment has taken place since the 1960s, including the construction of a supermarket on the north side of Whitehorse Road. Erected in the early 1970s, this took up a large site at Nos 383-395, formerly occupied by some half-a-dozen pre-war shops including the Le Leu family's long-running hardware outlet and joinery workshop. Since the 1970s, a number of other new shops have been erected along the strip, including, most recently, those at Nos 218-220.

#### **Description and Integrity**

As outlined above, the Village of Balwyn originally extended in all four directions from the intersection of Balwyn and Whitehorse Roads. Commercial and retail development was largely concentrated along both sides of Whitehorse Road, with the public buildings (school, Anglican church and public hall) along Balwyn Road. As it exists today, the most intact remaining portion of the village extends along Whitehorse Road: one the south side from Cherry Road to a point just before Talbot Avenue, and on the north side from slightly west of Balwyn Road to just beyond Yerrin Street. While comparable development continues beyond those boundaries, it tends to be less cohesive, characterised by more frequent intrusion of non-contributory buildings.

The precinct effectively comprises a continuous row of one- and two-story commercial/retail buildings, built right to the footpath, creating a cohesive low-rise streetscape. The notable exception is the [Baptist Church of Christ](#) complex (church and [manse](#)halls) at No 208, which not only represents the sole purpose-built non-commercial building in the precinct, but also the only one that is entirely freestanding and set back from the street. It has been included in the precinct for its ability to demonstrate the presence of public buildings in the Village of Balwyn, and also as an appropriate termination (both historically and aesthetically) of the precinct's extreme western edge. [The 1922 church is a timber Arts and Crafts Gothic building clad in shiplap-profile weatherboards with a Marseille terracotta tiled roof, whose front façade is dominated by a large lancet window with timber tracery and diamond leadlights. The building's landmark](#)

quality on Whitehorse Road is enhanced both by its elevated corner siting as well as a distinctive corner tower with a hipped roof featuring bellcast (flared) eaves. It retains much of its original rubble retaining walls and path edgings that are seen in early photos. To the rear, facing Cherry Street, is the 1924 Kindergarten Hall. It is much simpler in design, taking the classic timber church hall form of a gable-fronted mass with a gable-fronted porch at the front (no longer used as the entry). Its relationship to the church building is expressed by the use of simplified lancet-arched windows with the lancet form inscribed within a standard rectangular opening, which is also seen on the side elevations of the church. The Kindergarten Hall has been reroofed, in corrugated Colorbond steel, but the round metal roof ventilators survive. This building was linked at its east end to the 1955-57 brick hall, which is a far more utilitarian structure whose only reference to the Gothic Revival style are simple attached buttresses between bays.

The oldest surviving buildings in the precinct, located just west of the Balwyn Road junction, are two pairs of double-storey residential shops at Nos 234-236 and 347-349. Both buildings are of brick construction with tile-clad hipped roofs concealed by stepped parapets, rendered stringcourses and tall rectangular windows with timber-framed double-hung sashes. The former has a rough-cast rendered finish, a canted bay window to the upper level of one shop (No 234) and splayed corner, with shaped pediment, to the other (No 236), while the latter is of face brick with rendered window surrounds and a more articulated parapet that incorporates capped piers, pierced openings and the words BOVILL'S BUILDINGS. The adjacent corner shop at No 353, although slightly later in date, is still one of the oldest building in the precinct. Similarly two-storeyed, it has a painted brick finish, double-hung windows, and an exposed tile-clad hipped roof with a projecting cylindrical bay at the street corner, which is surmounted in a small domed belvedere.

There are a few other early (ie pre-1930) shops in the precinct, located east of Balwyn Road intersection along the south side of Whitehorse Road. A row of two-storey residential shops at Nos 252-258 comprises one pair in red brick with unpainted rendered piers (Nos 256-258), an adjacent rendered example with rusticated piers (No 254), and another rendered example with a canted bay window, capped piers and vaguely Art Nouveau ornament in pressed cement (No 252). All four of these shops have typical recessed rendered panels just below the parapet, which would have originally contained painted signage. Slightly further eastward, there are three pairs of early single-storey shops (Nos 260-262, 276-78 and 284-286), all similarly articulated with solid parapets of capped brick piers and curved walls with matching moulded capping. The third pair, at the intersection of Rochester Road, has the typical splayed corner entrance. There are also a few comparable early shops on the north side of Whitehorse Road, including a two-storey example with a painted brick facade (No 373) and some one-storey examples with stepped parapets (Nos 375-77).

Most of the precinct's pre-war fabric, however, dates from the 1930s. It is almost exclusively represented by two-storey residential shops (or shops with offices above) that exist as attached pairs, or as larger rows of three or four, rather than individual examples. A notable exception is the former branch of the English, Scottish & Australian Bank (No 359), which is a one-off single-storey building in the inter-war Greek Revival style, with a rendered facade incorporating a rusticated piers and a pair of fluted Doric columns flanked the off-centre entrance. Several contemporaneous two-storey shops have rendered facades at the upper levels, sometimes enlivened with classical-inspired details such as the Roman *fascies* motif (Nos 365-67) or a stepped and curved parapet in the Baroque mode (No 401). Another pair of rendered shops (Nos 397-99) is in the Spanish Mission style, with pantiled roof, roughly trowelled render and multi-paned windows with round arches. There are also two pairs of shops in the Tudor Revival idiom (Nos 298-300, 361-63), each with the characteristic steep roof, half-timbered gable end and clinker brickwork. In the latter example, the half-timbering extends across the entire upper facade, which also incorporates a projecting central rectangular bay window (with lozenge glazing), contrasted against a recessed entry porch at street level.

Virtually all of the remaining pre-war shops date from the later 1930s and are in the Streamlined Moderne style typical of that era. These shops exist as pairs (eg Nos 222-24, 264-66, 270-72, 367-69) as well as in rows of three (eg Nos 212-16) or four (Nos 226-32, 403-11, 419-425). They are typically expressed with dark-coloured clinker brickwork to the upper facades, with some horizontal emphasis variously introduced by stringcourses in contrasting cream brick, rendered banding at parapet level, projecting concrete window hoods, and horizontal glazing bars to windows. A few have rendered facades (Nos 302-06, 310-12), while some incorporate contrasting vertical elements, either in face brick (Nos 226, 270-72) or rendered (Nos 222-24, 310-12), as a counterpoint to the horizontal emphasis.

The buildings in the precinct exhibit various degrees of exterior intactness. Some are remarkably intact at the upper level, retaining original unpainted brickwork and, in one case, unpainted render. Others have been subject to over painting of brickwork, or the concealment of original facades (or individual details) behind modern signboards. Most of the shopfronts themselves have been replaced or significantly altered, although some retain parts of their original fitout such as recessed entrances, metal-framed windows and spandrels lined with mosaic or glazed tiling. Amongst the more intact shopfronts are those at Nos 234, 367 and 369. Several shops retain original cantilevered awnings over the footpath; some, notably those associated with Nos 234-36 and 419-425, still have their patterned pressed metal ceilings. Also of interest in the precinct is the survival of early signage. There is remnant painted signage on the western wall of the pre-war shop at No 361, and on the parapet of No 262 (stating "Fish Shop"). Some prominent early post-war illuminated signage also survives, typified by the roof-mounted blade signs at Nos 224 and 304 which respectively advertise a Chinese restaurant (no longer in operation) and the Oasis Coffee Shop.



Early (pre-1920) corner shop on south side (Nos 234-236)



Early (pre-1920) corner shops on north side (Nos 349, 351-353)



Branch bank (No 359) and Tudor Revival pair (No 361-363)



Various early/mid-1930s shops on north side (No 397-399, 401)



Moderne shops on south side; note roof-mounted signage



1930s shop-front (No 369) retaining original features

### Historical Context

As already outlined, the development of a village-like settlement around the junction of Balwyn and Whitehorse Roads dates back to the 1860s and, as such, has significant associations with early post-contact settlement in Balwyn. Many of the early buildings that sprung up in the village, including the Athenaeum Hall (1861), Common School (1869), Anglican Church (1872) and State School (1873) were the first of their respective types to appear in the study area. Subsequent waves of expansion, demolition and redevelopment, however, have obliterated much of this evidence. Today, only the Anglican church on Balwyn Road (qv) survives in a sufficiently intact state to demonstrate the origins of the village. None of the early commercial buildings remain; the oldest survivors appear to be the early twentieth century shops on Whitehorse Road, west of the Balwyn Road intersection. In its present form, the village retains more potent historical associations with the inter-war period, which was perhaps the most significant era of Balwyn's history in terms of the expansion not only of residential settlement, but associated retail and commercial development.

### Comparative analysis

While there are a number of comparable shopping strips in the study area that date back to the pre-Second World War era, all of these are much smaller in scale and tend to exhibit less variety and richness in both building type and architectural style. Furthermore, they are entirely associated with suburban expansion during the inter-war period - that is, they do not include any buildings earlier than c.1920. A few, in fact, are made up virtually or entirely of shops from the later 1930s or 1940s - typified by the row of eleven single-storey cream brick Moderne-style shops at 1030-1060 Burke Road (south of the Belmore Road corner), the portion of Doncaster Road between Bulleen Road and Macedon Avenue/Marwal Avenue, and the development that straddles the south-east corner of Burke and Doncaster Roads. In all cases, the commercial streetscapes have been compromised by alterations to the pre-war shops (most frequently by overprinting of previously unpainted brickwork, and replacement of shopfronts) and by the construction of new shops during the post-war era.

Only one of these local shopping strips, located further west along Whitehorse Road in Deepdene, includes any significant number of early shops from the 1920s - these include an interesting row of three single-storey rendered shops at Nos 73-77, and the adjacent row of four two-storey residential shops, in red brick, at Nos 79-85. It also includes an a later example in the unusual Spanish Mission style (No 48) and another pair in an above-average Moderne mode (Nos 95-97). However, individual pre-war shops in this strip tend to be much more altered than their counterparts in the nearby Balwyn Village, and the streetscape is otherwise interspersed with a considerably higher proportion of post-war fabric. The south side of the road, between Campbell Road and Walsh Street, exhibits a particularly low level of physical integrity, with only a handful of pre-war shops (eg Nos 24, 48, 72, 74, 78 and 80) amongst an overlay of more recent redevelopment.

As noted in the Boroondara Thematic Environmental History (Built Heritage, 2012: 168), the first church buildings in Boroondara were frequently "modest timber buildings" that were replaced by more substantial and stylish buildings in the early twentieth century. In some cases, the original timber church was retained on site for use as the church hall, and a few survive at the rear of current churches. They are very simple gabled structures, comparable to the 1924 Kindergarten Hall, but quite different from the stylish 1922 church building. One must look farther afield to find closer comparisons to the church, such as the 1913-14 Anglican Church of the Epiphany in Meredith, a timber Arts and Crafts church by architect Alexander North; the 1909 St Cuthbert's Church of England in Menzies Creek which also features shiplap cladding but a simpler tower; or the 1922 Sacred Heart Catholic Church in Gembrook, designed by architect Gerald W Vanheems.

### Assessment against Criteria

Associated with the earliest phase of non-residential development in the study area ie the Village of Balwyn (*Criterion A*)

Precinct includes the only surviving examples of Edwardian shops in the study area (*Criterion B*)

Demonstrative of the expansion of commercial, retail and community facilities during the inter-war period (*Criterion D*)

Demonstrates a particularly wide variety of aesthetic styles of the period from c.1910 to 1940, including Victorian Survival, Edwardian Baroque, Classical Revival, Moderne, Spanish Mission and Tudor Revival (*Criterion E*)

Balwyn Church of Christ is an accomplished Arts and Crafts Gothic timber church featuring a corner tower with bellcast

[eaves, whose landmark status is further enhanced by its corner site, elevated position and retention of original rubble hard landscaping \(Criterion E\)](#)

Includes several particularly fine examples of individual shops, and a notable Classical Revival branch bank (*Criterion F*)

**Grading and Recommendations**

The Balwyn Village Commercial Precinct is a significant heritage area in the City of Boroondara.

## Statement of Significance

### *What is significant?*

The Balwyn Village Commercial Precinct, extending along both sides of Whitehorse Road at the junction of Balwyn Road (including those properties on the south side between Cherry Road and almost to Weir Street, and on the north side from just west of Balwyn Road to just east of Yerrin Street) consists largely of low-rise retail and commercial development from the early twentieth century (c.1910 to 1940), expressed as single and double-storey shops in brick (rendered or face brick) in a range of architectural styles including Victorian Survival, Edwardian Baroque, Moderne, Spanish Mission, Tudor Revival and Classical Revival. The precinct marks the site of the original Village of Balwyn, which was the focus for community and commercial activity from the 1860s. The Balwyn Church of Christ (1922), which marks the south- western edge of the precinct, remains the only public building in the strip, and the only one set back from the street. [The church building is individually significant, while the 1924 Kindergarten Hall is a contributory element of the site.](#)

### *How is it significant?*

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the precinct is significant for associations with the original Village of Balwyn, which began to develop at the junction of Whitehorse and Balwyn Roads from the early 1860s. As the initial focus for commercial, retail, educational and other community functions in the Balwyn area, it can be considered as the cradle of post-contact settlement in the study area. While none of the early non-residential buildings from the nineteenth century remain in the village proper (the sole survivor, St Barnabas' Anglican Church, being located slightly further south on Balwyn Road, just outside the boundaries of the precinct), this part of Whitehorse Road otherwise includes some of the earliest surviving shops in the study area, prominently sited on the west corners of Balwyn Road. The remainder of the streetscape is characterised by a selection of commercial buildings that provide evidence of the gradual expansion of the surrounding suburbia over several key phases in the early 1920s, later 1920s, early 1930s and (notably) the late 1930s.

Architecturally and aesthetically, the precinct is significant for its diversity of pre-war architectural styles, as demonstrated by the shops erected between c.1910 and 1940. The earliest surviving examples, designed in the sedate Victorian Survival mode (ie the two-storey rendered corner shops at No 234-36, and *Bovill's Building*, in red brick, at No 349) contrast with the bolder Edwardian Baroque style of the other corner shop (No 351-353), with its eye-catching domed corner tower, and others that show the influence of Art Nouveau (eg red brick shop at No 252). These early shops, in turn, are complemented by the later pre-war buildings, realised in a broad range of fashionable styles of the 1920s and '30s including Spanish Mission (with shaped parapets and rough-cast render), Tudor Revival (with clinker brickwork and half-timbered gable ends) and Moderne (with their streamlined horizontal expression), as well as the single unique manifestation of the Gothic style exhibited by the Balwyn Church of Christ. [This Arts and Crafts Gothic timber church features a distinctive corner tower with bellcast eaves, and its landmark status is further enhanced by its corner site, elevated position and retention of original rubble hard landscaping.](#) The streetscape, which expresses cohesion through its generally consistent scale (mostly pairs or longer rows of two-storey residential shops, interspersed with a few smaller single- storey and/or single-fronted ones) and setback, simultaneously demonstrates an aesthetic richness through its variety of styles, forms, finishes. The period retail character of the precinct is enhanced by the survival of some of the original shopfronts, as well as some original signage (both painted signage from the pre-war era, and some illuminated signage from the early post-war era).

### Identified by

Built Heritage Pty Ltd

### References

[Thomas, Don. \*Seventy not out, 1922-1992: Balwyn Church of Christ, 1992.\*](#)

*Planning and Environment Act 1987*

## **BOROONDARA PLANNING SCHEME**

### **AMENDMENT C276**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

This amendment has been prepared by the Boroondara City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Boroondara City Council.

##### **Land affected by the amendment**

The amendment applies to eight individual properties and two precincts in Balwyn, Balwyn North and Deepdene.

##### **What the amendment does**

The amendment proposes to include eight new individual properties and two new precincts in the Heritage Overlay on a permanent basis.

Specifically, the amendment:

1. Amends the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme maps 4HO, 8HO, 9HO and 10HO to introduce the Heritage Overlay to the following eight individual properties and two precincts:

Heritage Overlay Number	Description of Heritage Place	Affected property/properties
HO757	St Barnabas Anglican Church	86 Balwyn Road, Balwyn
HO758	House	224 Belmore Road, Balwyn AKA, 4 Collins Court, Balwyn
HO759	Maisonettes	950 Burke Road, Deepdene
HO760	Palace Balwyn Cinema	231 Whitehorse Road, Balwyn
HO761	House	192 Doncaster Road, Balwyn North
HO762	Houses (pair)	17-19 King Street, Balwyn
HO764	House	48 Narrak Road, Balwyn
HO766	House	146-148 Winmalee Road, Balwyn
HO767	Maud Street Maisonette Precinct	19-33a Maud Street, Balwyn North 28-34a Maud Street, Balwyn North
HO768	Balwyn Village Commercial Precinct	208-308 Whitehorse Road, Balwyn 347-377; 397-425 Whitehorse Road, Balwyn

##### **Strategic assessment of the amendment**

##### **Why is the amendment required?**

The draft *Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn)* (the draft Study) was completed in June 2014 and identified 26 properties and four precincts to be included in the Heritage Overlay. On 7 September 2015, the Urban Planning Special Committee (UPSC) resolved to not proceed with adopting the draft Study.

On 20 March 2017, the UPSC resolved to undertake a peer review of the draft Study. Following the completion of Stage 1 of the peer review, on 18 December 2017 the UPSC adopted the ten heritage citations that form the basis of this amendment.

The significance of the precincts and individual properties has been assessed against the standard criteria contained in Practice Note 01 *Applying the Heritage Overlay* (September 2012) and are considered to meet the threshold for local heritage protection under the Heritage Overlay. Amendment C276 is required to implement the recommendations of the Study and peer review by including the ten places and precincts in a Heritage Overlay on a permanent basis.

The Heritage Overlay is the appropriate planning provision to protect the heritage values of the precincts and individual properties, as the Heritage Overlay requires a planning permit to be obtained for building and works, including demolition, that could affect the significance of these precincts and individual properties.

#### **How does the amendment implement the objectives of planning in Victoria?**

The amendment is consistent with the objectives of planning in Victoria by implementing the objective detailed at section 4 (1) of the *Planning and Environment Act 1987* which states:

*“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.”*

The heritage values associated with each heritage precinct and property proposed for inclusion in the Heritage Overlay are outlined in their respective heritage citation.

#### **How does the amendment address any environmental, social and economic effects?**

The amendment is expected to have a positive social effect by protecting and promoting places of cultural heritage significance in the City of Boroondara.

The amendment is not expected to have any adverse environmental or economic effects.

#### **Does the amendment address relevant bushfire risk?**

The land affected by the amendment are not subject to bushfire risk or a Bushfire Management Overlay, and the amendment is unlikely to result in any significant increase to the risk to life, property, community, infrastructure or the natural environment from bushfire.

#### **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the Ministerial Direction on the form and content of Planning Schemes as identified at section 7 (5) of the *Planning and Environment Act 1987*.

The amendment is consistent with *Ministerial Direction No. 9 Metropolitan Planning Strategy* which requires amendments to have regard to *Plan Melbourne 2017-2050*. The amendment is consistent with *Direction 4.4* which recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places.

The amendment is not considered to compromise the implementation of the Metropolitan Planning Strategy.

The amendment also addresses the requirements of *Ministerial Direction No. 11 - Strategic Assessment of Amendments*.

#### **How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment is consistent with the State Planning Policy Framework, in particular Clause 15.03-1 (Heritage) and implements the policy by including places and precincts which have been identified and assessed as having local cultural heritage significance in the Schedule to the Heritage Overlay.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment is consistent with the Local Planning Policy Framework, particularly Clauses 21.05 (Heritage, Landscapes and Urban Character) and 22.03 (Heritage Policy), which relate specifically to the cultural heritage significance of places within the City of Boroondara. These policies seek to identify, protect and enhance the cultural heritage significance of places within the municipality.

**Does the amendment make proper use of the Victoria Planning Provisions?**

The Heritage Overlay is the most appropriate planning provision for recognising and protecting the cultural heritage significance of the identified places and precincts.

**How does the amendment address the views of any relevant agency?**

The views of relevant agencies have been sought through the public exhibition phase of the amendment. No objections were received from any relevant agencies.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not expected to have any significant impact on the transport system.

**Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority.

**Where you may inspect this amendment**

The amendment is available for public inspection, free of charge, during office hours at the following place:

Boroondara City Council  
Planning Counter  
Level 1, 8 Inglesby Road  
CAMBERWELL VIC 3124

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

*Planning and Environment Act 1987***BOROONDARA PLANNING SCHEME****AMENDMENT C276****INSTRUCTION SHEET**

The planning authority for this amendment is the Boroondara City Council.

The Boroondara Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of four attached map sheets.

**Overlay Maps**

1. Amend Planning Scheme Map Nos.4HO, 8HO, 9HO and 10HO in the manner shown on the eight attached maps marked "Boroondara Planning Scheme, Amendment C276".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

BOROONDARA PLANNING SCHEME

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

21/12/2017  
C273

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<u>HO757</u>	<u>St Bamabas Anglican Church</u> <u>86 Balwyn Road, Balwyn</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>HO758</u>	<u>House</u> <u>224 Belmore Road, Balwyn AKA,</u> <u>4 Collins Court, Balwyn</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>HO759</u>	<u>Maisonettes</u> <u>950 Burke Road, Deepdene</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>HO760</u>	<u>Palace Balwyn Cinema</u> <u>231 Whitehorse Road, Balwyn</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>HO761</u>	<u>House</u> <u>192 Doncaster Road, Balwyn</u> <u>North</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>HO762</u>	<u>Houses (pair)</u> <u>17-19 King Street, Balwyn</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>HO764</u>	<u>House</u> <u>48 Narrak Road, Balwyn</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>HO766</u>	<u>House</u> <u>146-148 Winmalee Road, Balwyn</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>

BOROONDARA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<a href="#">HO767</a>	<a href="#">Maud Street Maisonette Precinct: 19-33a Maud Street, Balwyn North</a> <a href="#">28-34a Maud Street, Balwyn North</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
<a href="#">HO768</a>	<a href="#">Balwyn Village Commercial Precinct: 208-308 Whitehorse Road, Balwyn</a> <a href="#">347-377: 397-425 Whitehorse Road, Balwyn</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>

**BOROONDARA PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C276**



**LEGEND**  
 HO - Heritage Overlay  
 Local Government Area

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Part of Planning Scheme Maps 4HO & 9HO

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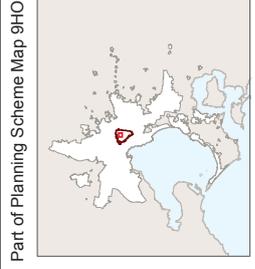
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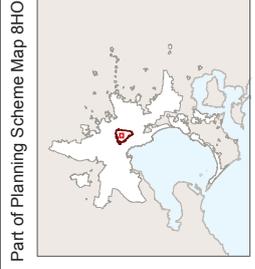
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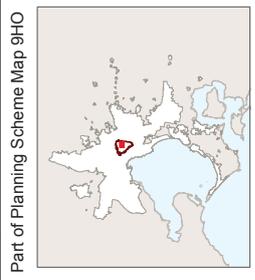
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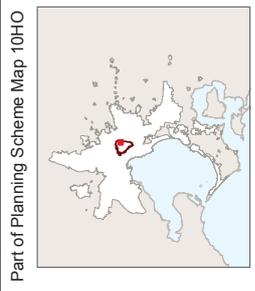
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 and Planning



Boroondara Heritage Review B Graded Buildings  
Building Citation

Lovell Chen 2005  
Amended 2009  
*Draft changes 2019*

<b>Name</b>	<i>Idlewyde/Idylwylde; Mary's Mount</i>	<b>Reference No</b>	
<b>Address</b>	41-45 Yarrbat Avenue, Balwyn	<b>Survey Date</b>	25 November 2005
<b>Building Type</b>	Residence	<b>Grading</b>	A
<b>Date</b>	1933	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

<b>Intactness</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	
<b>Heritage Status</b>	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> Rec. BPS Heritage Overlay

#### History

Oliver Gilpin applied for a building permit for a twenty-four roomed brick and timber dwelling in 1928, to be built by D.O. Gilpin at a massive estimated cost of £20,000,<sup>1</sup> however this project appears not to have gone ahead.<sup>2</sup>

In 1933 Gilpin again applied for a building permit, this time for a forty-one roomed brick and timber dwelling at an estimated cost of £40,000, a lodge, garages and sheds.<sup>3</sup> The builder nominated on the application was M. Stanby.<sup>4</sup> Directories first list Oliver Gilpin at this address in 1934 previously giving his place of residence as 50 Finch Street, Malvern.<sup>5</sup>

The Trustees of the Gilpin estate auctioned the property on 17<sup>th</sup> February, 1945.<sup>6</sup> Then the residence was described as having five suites of bedrooms and bathrooms, glassed sunroom, a 28 feet wide kitchen, butler's pantry, strong room, indoor swimming pool and many extras including substantial servants' quarters.<sup>7</sup> The building also contained music, billiard and card rooms and a ballroom.<sup>8</sup> The 20 acres of grounds featured a concrete and glass conservatory, fish ponds, large artificial lake and fish hatcheries, 34 special Kraal aviaries and approximately two acres of covered orchards.<sup>9</sup> A four roomed lodge, *probably built in c1930 completed by 1935*, stood beside the imposing wrought-iron entrance gates.<sup>10</sup> *Idlewyde/Idylwylde* was passed in at auction on a bid of £38,500 from the Missionary Sisters of the Sacred Heart.<sup>11</sup> The purchase of the property was finalised on 27<sup>th</sup> February, 1945 with an offer of £45,000 on behalf of the Sisters and they officially became owners on 21<sup>st</sup> April<sup>12</sup>. The property, renamed Mary's Mount, was used to house the Provincialate and the Novitiate of the order and as a convalescent home for missionaries released from internment camps in the islands after the war.<sup>13</sup> Late in 1945 the indoor swimming pool was covered over and the area turned into a chapel. The property was later sold to the Uniting Church.<sup>14</sup>

Oliver Gilpin, son of Diana and William John Gilpin, was born at Euroa in 1874 and educated at the local State School.<sup>15</sup> At the age of seventeen he started his career with the drapery firm of Messrs. A. Miller & Company of Euroa. After two years with this firm he joined Messrs. A.P. Gardiner and

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remained there for another two years before moving to Melbourne to work for Messrs. Ball & Welch of Carlton. In 1895, when only twenty-one years of age, he began his own softgoods business in Korumburra. By 1921 his mail order service boasted forty-eight country branches scattered throughout Victoria, New South Wales and South Australia. The business grew to incorporate ninety-five stores throughout the above mentioned states as well as Tasmania. Goods were transported between the branches by the firm's own motor vehicles.<sup>16</sup> On 17 February 1928, aged 54, Gilpin married Muriel Doris Longford-Round.<sup>17</sup> A son was born to the couple in the early 1930s.<sup>18</sup>

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

### **Description & Integrity**

*Idlewyde/Idylwylde*, now the *Connaght* nursing home, was a huge house and landscape undertaking, rivaling that of the Douglas Fairbanks Senior house in Los Angeles designed ten years earlier and with a similar aura of the exotic utopia on the hill.

The house was, in fact, a group of connected buildings: the family was to live in the central part, a basically rectangular, roughly symmetrical block with a terracotta tiled roof in three hips, with a fourth hip over the north-facing apsidal balcony and a fifth hip over the square porte-cochere to the east side. The roofs were sealed with boxed eaves, each almost a metre deep. The walls and original outside balustrading were stuccoed and keyed to ceremonial steps down into the garden. The north porch entrance is approached by a flight of wide splayed stairs and has a mosaic floor inscribed in italics with the initials of the first owner, Oliver Gilpin. The porch walls are paneled to dado height in a combination of polished and unpolished granite. The granite also frames the three arched entrance doorways – a pair of timber-framed glazed doors flanked by single leaf timber framed glazed doors which retain their beveled glazing. Above the porch is a thick-walled balcony, supported on a set of oddly primitive-looking untapered Tuscan columns. There was a balcony immediately overhead, and that was protected by a shallow-pitched, half conical roof, forming an apse. A porte-cochere juts out the main block to the east, carrying an extended bedroom of the main house out on its upper storey: this has leadlit glass in an Adam brothers' pattern on one side as a screen from the morning sun.

The porte-cochere leads into a service courtyard, framed on the south by a dormitory wing that contained what was probably servant's quarters and is now a ward, and on the east by a low conservatory wing, which reads to the service yard as a decorative and interesting elevation, and conceals another surprise: a triangular plan.

The dormitory block balances one side of the house against the south entrance; and on the other side (to the south-west), to balance, is an indoor pool with a square floor plan. The pool has been treated in a more decorative manner when compared with the restrained detailing of the former mansion. Notable is the wide stepped parapet, central steel framed circular lantern and main walls with regular fenestration pattern of multiple elongated metal arched windows with settings consisting of Art Deco Style capitals and a pair of dolphins to the arch. The northern most opening on the west elevation is a doorway with a later porch with steel poles and a gable roof. Internally, the elaborate tiling appears to be original.<sup>19</sup>

A group of garages stands to the south-east of the site at one side of a large concrete yard, rather as the asphalt and concrete service yard works on *Idlewyde/Idylwylde*'s east side. This concrete paving is weathered and of long standing, though whether it is original or was added a few years later is hard to tell. The former concrete drive and parking area at the north side in front of the semicircular porch has been asphalted, and paling fences now close in the north garden just beyond the car park. The garden has been subdivided close in at the northeast side as well, and down the entire west side. Here, a lake is placed in a hollow at the centre of this tract of garden, now owned by others. Butler notes that the grounds once also held a concrete and glass conservatory (on the eastern side), fish ponds, fish hatcheries, 34 kraal aviaries, and two acres of covered orchards.<sup>20</sup> While documentation is not complete, it is thought that a A four-room lodge may have been was located on at the north-east corner of the property, next to an imposing wrought iron set of entrance gates. The lodge survives at 32 Winmalee Road, surrounded by later residential development. It is a small building with a tiled hipped roof and rendered walls.<sup>21</sup> The aviaries were along the east side of the site, where Yarrbat Avenue curled round before climbing the Hill toward the Maranoa Gardens.

In plan the house had its share of oddities and surprises. The entry to the main living room was unexpectedly abrupt, through a shallow entrance vestibule. The living area was paneled in a rich Art Deco, not unlike the interior of contemporary ocean liners. This sense was heightened as the living

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room had no external windows, being instead, a semi-circulation space, leading variously to a music room and library on either side of the north entry, a billiard room, card room, dining room, powder and bathrooms, through which the principal stair went. The main bedroom, interestingly, was on this floor as well. The porte-cochere entry, as broad as that for a suburban cinema, led simply into the dining room, and the large balcony above it was an extension of the one major upstairs bedroom not to have an ensuite bathroom. The back or service stair was, again surprisingly, on the main general axis from the north porch, and led up to another curious combination of spaces. Clockwise these were, via a centrally placed ballroom over the living room below, four bedrooms, interspersed with the service stair, a vestibule, two more bedrooms, a small lounge opening onto the north balcony, and two more bedrooms on the east side. All but one of the major bedrooms had its own bathroom, virtually unheard of in the 1930s. The servants' rooms, their bathrooms, the kitchen and scullery areas were distributed through a rectangular wing stretching south toward Yarrbat Avenue. The basement held three cellars, a group of workrooms and plant rooms serving both the house and the pool.

When the house was taken over by the Missionary Sisters of the Sacred Heart, and adapted for use as a residential care facility, extensive internal alterations were made. A 1997 study of existing conditions at *Idlewylde/Idylwylde* showed that all first floor rooms surrounding the ballroom had been turned into wards, as had the servants' wing to the immediate south. The ground floor of the main house had been re-used for administrative rooms, and the former dining room was turned into an extra lounge. The eastern conservatory was turned into a day room. External alterations appear to be relatively minor, and to be generally limited to changes to door and window openings, with the main building forms reasonably intact. Later stairs have been added to the south and west sides of the main block.

### **Historical Context**

This area of Balwyn had been partly developed by the interwar period, the c. 1932 MMBW Detail Plan showing a mix of standard, regular building blocks, interspersed with more generous allotments. The plan appears to show an earlier Victorian house with return verandah on the subject site, but no trace of this remains. The surrounding houses were in the main bungalows of standard size, though quite a number of these have been demolished. Robin Boyd's D&J Gillison house of 1951-2 graded A, is 200 metres east up Yarrbat Avenue at the Kireep Road corner.<sup>22</sup>

### **Comparative Analysis**

There are few, if any, direct Melbourne comparisons for this building. In scale and bulk it compares with Hollywood or Long Island Mansions and with some of the 'Cretan Palaces' that appeared to designs by Neville Gruzman, Peter Muller and Douglas Snelling on the Sydney Harborside and Pittwater regions in the 1950s.<sup>23</sup> In its amalgam of Colonial and Mediterranean style, as applied here, *Idlewylde/Idylwylde* has something of Neville Hampson's 1933 *Boomerang*, by Sydney Harbour, another utopia in the hollow, or other interwar precincts such as Bilgola on Sydney's Northern Beaches. In its lavishness, scale, and ornamented grounds, it can be compared in the Melbourne region with other large interwar mansions such as *Ilyuka* at Portsea or *Burnham Beeches* at Sassafras, both by Harry Norris. The apsidal north porch and balcony recall the porch at Henry Robertson's *Fernhill* of 1840-1, a well-known and published house at Mulgoa, NSW, and the east side recalls Bates, Peebles and Smart's *Netherby* in Studley Avenue Kew, of 1915, rated A in the Kew survey of 1988.<sup>24</sup> However, it lacks the general assurance of these earlier and contemporary examples. *Idlewylde/Idylwylde* also lacks Norris' constant formal experimentation and interweaving of structure and surface expression. It is, by comparison, an assemblage of 'completed' forms, a generally austere and rather ungainly composition without real assurance in its application of style.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria*

*CRITERION G: The importance of the place or object in demonstrating social or cultural associations*

*Idlewylde/Idylwylde*, at 41-45 Yarrbat Avenue, Balwyn is one of the largest and most lavish interwar mansions in Victoria. In its original form, the house and grounds, including elaborate and extravagant outbuildings and garden, combined to demonstrate one version of the lifestyle of the very wealthy in the early 1930s, with extremely lavish entertaining and recreational facilities. As is the case for the Nicholas residence, *Burnham Beeches*, the complex was all the more extraordinary for having been constructed

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at a time when Australia was still in the grip of economic depression. The ability of the place to demonstrate the interests and aspirations of its original owner, Oliver Gilpin, has been diminished by the truncation of the grounds and the removal of many of the original features.

### Statement of Significance

*Idlewylde* at 41-45 Yarrbat Avenue, Balwyn is of municipal historical and architectural significance. Though architecturally relatively undistinguished, as constructed, it was one of the largest and most lavish interwar private residential complexes in the state, with elaborate and extravagant outbuildings and garden, including a lake. In its original form, *Idlewylde* demonstrated one version of the lifestyle of the very wealthy in the early 1930s, with extremely lavish entertaining and recreational facilities.

As is the case for the Nicholas residence, Burnham Beeches, the complex was all the more extraordinary for having been constructed at a time when Australia was still in the grip of economic depression. The ability of the place to demonstrate the interests and aspirations of its original owner, Oliver Gilpin, have been diminished by the truncation of the grounds and the removal of many of the original features, though the lake and gate lodge remains. The indoor swimming pool is of note for its intactness and elaborate decoration and tiling.<sup>25</sup>

### Grading Review

Unchanged

### Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

### Identified By

G Butler, Camberwell Conservation Study, 1991.

### References

*General:* G Butler, Camberwell Conservation Study, 1991.

*Specific:*

<sup>1</sup> Building Application (cited by Butler) 1928, # 2436.

<sup>2</sup> Building Application (cited by Butler) 1928, # 2436.

<sup>3</sup> Building Application (cited by Butler) 1933, # 3681.

<sup>4</sup> Building Application (cited by Butler) 1933, # 3681.

<sup>5</sup> *Sands & McDougall Directory of Victoria*, 1935; 1932.

<sup>6</sup> Kane, K.D. *The M.S.C. Sisters in Australia*, 1928-1978, p.62f.

<sup>7</sup> Kane, K.D. *The M.S.C. Sisters in Australia*, 1928-1978, p.62f.

<sup>8</sup> [National Trust of Australia (Vic.) File no. 4760.

<sup>9</sup> National Trust of Australia (Vic.) File no. 4760.

<sup>10</sup> National Trust of Australia (Vic.) File no. 4760; City of Camberwell Rate Books, 1930-31, 5271. [Built Heritage, Balwyn and Balwyn North Heritage Study \(incorporating Deepdene and Greythorne\), 2015.](#)

<sup>11</sup> National Trust of Australia (Vic.) File no. 4760; City of Camberwell Rate Books, 1930-31, 5271.

<sup>12</sup> National Trust of Australia (Vic.) File no. 4760; City of Camberwell Rate Books, 1930-31, 5271.

<sup>13</sup> [Kane, K D. *M.S.C. Sisters in Australia*, 1928-1978], p.63f.

<sup>14</sup> [Kane, K D. *M.S.C. Sisters in Australia*, 1928-1978], p.63f. Building Application (cited by Butler) 1945, # 17118.

<sup>15</sup> *Who's Who in Australia*, 1935, p. 201.

<sup>16</sup> *Victorian Centenary Book, Section 1*, p.158.

<sup>17</sup> National Trust of Australia (Vic.) File no. 4760

<sup>18</sup> National Trust of Australia (Vic.) File no. 4760.

<sup>19</sup> Further detail relating to the poolhouse is taken from the peer review by RBA Architects and Conservation Consultants, October 2008.

<sup>20</sup> G Butler, *Camberwell Conservation Study* 1991, vol. 4, pp. 321-2.

<sup>21</sup> G Butler, *Camberwell Conservation Study* 1991, vol. 4, pp. 321-2, G Butler, Camberwell Conservation Study 1991, p. 321. [Built Heritage, Balwyn and Balwyn North Heritage Study \(incorporating Deepdene and Greythorne\), 2015.](#)

<sup>22</sup> Butler, *Camberwell Conservation Study* 1991, vol. 4, p. 152. Its actual address is 43 Kireep Road.

<sup>23</sup> Discussed in material being prepared by P Goad, C Hamann, and G London for *An Unfinished Experiment in Living: the Architect-Designed Detached House in Australia, 1950-1965*, Miegunyah, Melbourne, scheduled for publication 2007.

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<sup>24</sup> *Fernhill* had been published in Ure Smith's *Domestic Architecture in Australia*, Sydney, 1919, and in Hardy Wilson's *Old Colonial Architecture in New South Wales and Tasmania*, Privately published, London, 1928. Norris' work was well known in the Melbourne area and had been published in *Home Beautiful* and elsewhere. For *Netherby*, also well-known, see Philip Goad et al., *Bates Smart*, Thames and Hudson, Melbourne, 2004, esp Julie Willis' Part 3, pp. 116-7, 119, and Pru Sanderson, City of Kew Urban Conservation Study, 1988, Citation 51.

<sup>25</sup> Specific reference to the pool has been included on the recommendation of the Panel for Amendment C64. Additional descriptive material on the pool (based on the RBA Architects peer review of October 2008) was also added under Description and Integrity.

DRAFT