Report Register

This report register documents the development and issue of the report entitled *Balwyn Heritage Peer Review Stage 2* undertaken by Context in accordance with our internal quality management system.

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EXECUTIVE SUMMARY

Introduction

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

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

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

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

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

Key Findings

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

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

Recommendations

It is recommended that the Boroondara City Council:

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

1.1 Background and brief

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

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

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

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

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

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

• Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay;

• Properties already investigated in detail and determined to not meet the threshold for inclusion in the Heritage Overlay.

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

1.2 Study limitations

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

The Peer Review was also limited to:

• Exclude properties that have been demolished.

• Exclude properties constructed post-World War Two.

• Conduct external investigations of places from the public domain only, meaning that in most instances only the front façade and partial side elevations were viewed.
2 APPROACH AND METHODOLOGY

2.1 Introduction

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

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

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

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

2.2 Stage 1 – Preliminary Investigation

2.2.1 Refining the longlist

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

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

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

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

2.2.2 Preliminary research and survey

Research comprised the sourcing of building permit records, particularly to confirm post-war built dates, or if a building under consideration appeared to have been altered. The existence of previous heritage citations was also checked. In cases where another heritage consultant had concluded in the past that a place did not meet the threshold of local significance, the citation was reviewed for its currency and whether the rejection appeared to have a sound basis. There were four such properties that had been assessed and rejected by heritage consultants Lovell...
Chen as part of the ‘Review of B-graded buildings in Kew, Camberwell and Hawthorn’ (2007) study. Context agreed with the conclusions of these citations, and all four places were removed from the longlist.

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

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

### 2.2.3 Preliminary assessment

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

### 2.2.4 Stage 1 findings

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

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

### 2.3 Stage 2 – Detailed assessment and reporting

#### 2.3.1 Locality and thematic histories

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

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

#### 2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

For individual places, the histories seek to answer fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how it changed over time (both physically and in use). Where an associated person, e.g., owner,
architect, builder, was found to be important in Balwyn or a wider area, biographical information on that person was also included.

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

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

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

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

2.3.3 Site visit and documentation

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

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

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

2.3.4 Comparative analysis

Comparative analysis is an essential step to determining, if a place or precinct meets the local (or State) threshold for heritage significance. The ‘Applying the Heritage Overlay’ Practice Note (2018) advises that:
...some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

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

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

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

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

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

2.3.5 Assessment against criteria

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

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

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

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

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

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

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

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

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

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
In the context of this suburb assessment, where the criterion says ‘our cultural or natural history’, it should be understood as ‘Balwyn’s, Balwyn North’s, Deepdene’s or Boroondara’s cultural or natural history’.

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

2.3.6 Statement of significance

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

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

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

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

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

2.3.7 Gradings within precincts

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

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

* Significant - ‘Significant’ heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. ‘Significant’ graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.

* Contributory - ‘Contributory’ heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other ‘significant’ and/or ‘contributory’ heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

* Non-contributory - ‘Non-contributory’ places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent ‘significant’ or ‘contributory’ heritage places.
Whether a place is ‘Significant’, ‘Contributory’ or ‘Non-contributory’ to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

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

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

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

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

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

### 2.3.8 Mapping and curtilages

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

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

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

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

- **Individual places to be mapped to the extent of the title boundaries.** The majority of individual places are to be mapped in this way.

- **Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments).** This type of mapping, and the associated curtilages, are discussed below.

- **Precincts, which cover multiple properties.** A precinct map has been prepared showing the Contributory and Non-contributory places within the precinct and the recommended precinct boundary (the Angle Road Precinct does not include any Significant places). A map is included at the start of the precinct citation.
**HO curtilages**

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

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

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

![Proposed curtilage for All Hallows Catholic Church-School (former), in yellow, within the larger school grounds at 3-7 Brenbeal Street, Balwyn.](image)

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

### 2.3.9 Statutory recommendations

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

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

- **External Paint Controls** – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
• Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.

• Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.

• Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.

• Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.

• Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.

• Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.

• Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this Study.

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

2.3.10 HERMES entry

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

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

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

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

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

3.1 Local significance

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

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

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

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

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

3.2 Not of local significance
One individual place shortlisted in Stage 1 was assessed against the HERCON criteria during Stage 2 of the Peer Review and found to fall below the threshold of local significance. This was due to the discovery of more extensive alterations than first thought.

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

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

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

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

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

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

### A.1 Precinct of local significance

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

<table>
<thead>
<tr>
<th>LP</th>
<th>Precinct</th>
<th>Street addresses</th>
<th>Locality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Angle Road Precinct</td>
<td>1-13 &amp; 2-10 Angle Road</td>
<td>Deepdene</td>
</tr>
</tbody>
</table>

### A.2 Places of local significance

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

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

### A.3 Not of local significance – no action

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

<table>
<thead>
<tr>
<th>LP</th>
<th>Place</th>
<th>Address</th>
<th>Locality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>‘Stenton’</td>
<td>248-250 Belmore Road</td>
<td>Balwyn</td>
</tr>
</tbody>
</table>

### A.4 Outside scope of the Peer Review

<table>
<thead>
<tr>
<th>LP</th>
<th>Place</th>
<th>Address</th>
<th>Locality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>‘Vedere’</td>
<td>44 Panoramic Road</td>
<td>Balwyn North</td>
</tr>
</tbody>
</table>
APPENDIX B – NON-CADAstral MAPPING

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

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

**All Hallows Catholic Church-School (former)**
APPENDIX C – PRECINCT AND PLACE CITATIONS