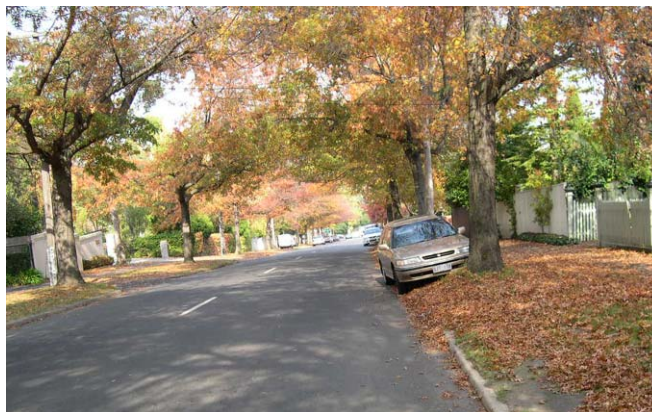


# BALWYN ROAD RESIDENTIAL PRECINCT CANTERBURY

## STAGE 2 HERITAGE PRECINCT REVIEW

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## 1 INTRODUCTION

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### 1.1 Background

The 'Camberwell Conservation Study', which was prepared in 1991 by Graeme Butler, Conservation Architect, included a number of recommendations and guidelines for the protection of the cultural heritage of Camberwell. Among the recommendations was the creation of a heritage overlay identified as Precinct 25, Balwyn Road Residential and Commercial, to be included in the *Boroondara Planning Scheme*. The proposed Precinct 25 was to include most of the sites along Balwyn Road between Canterbury Road and Whitehorse Road and the sites on the east side of Boronia Street. This recommendation has not as yet been implemented.

In January 2005, residents of Balwyn Road, Canterbury, presented a petition to Boroondara Council requesting implementation of the 'Camberwell Conservation Study' recommendations for a heritage overlay to a portion of Precinct 25. Additional research material was provided with the petition in support of a heritage overlay to essentially the southern half of Precinct 25.

Subsequently the City of Boroondara commissioned a review of the recommended Balwyn Road Residential Heritage Precinct in 2005 to be undertaken in two stages – a preliminary review (Stage 1), and subject to the findings of Stage 1, a more detailed review (Stage 2). This report is the outcome of the Stage 2 process.

### 1.2 Findings from Stage 1 Review

The Stage 1 Review was undertaken by the authors, RBA Architects and Conservation Consultants, during mid-2005. The purpose of the Stage 1 Review was to advise the City of Boroondara whether a precinct warranted inclusion in the Schedule to the Heritage Overlay.

The findings of the review can be summarised as follows:

- A revised Balwyn Road precinct should be considered for inclusion within a heritage overlay in the *Boroondara Planning Scheme*. The revised precinct differs from both the extent recommended in the 'Camberwell Conservation Study' and that proposed by the residents group.<sup>1</sup>
- Stage 2 of the review be undertaken to provide the detailed information necessary to substantiate the proposed overlay.
- The proposed precinct should include all the sites with a frontage to Balwyn Road between Canterbury Road and Mont Albert Road and thus be limited to the Canterbury section of Balwyn Road.<sup>2</sup>
- The statement of significance of the precinct should be revised to include specific reference to all elements of significance.
- Consideration should be given to reassessing individual gradings attributed to sites within the recommended precinct with the benefit of additional information available since the original assessment in 1991.

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1 RBA Architects, 'Precinct 25, Balwyn Road Residential Commercial – Stage 1 Heritage Precinct Review,' pp7-9. The individual site gradings attributed in the 'Camberwell Conservation Study' are concentrated in the southern section of the proposed precinct. In addition, none of the sites fronting Boronia Street have been attributed a grading and it is not clear as to why they had been included in the proposed precinct.

2 Properties in Balwyn Road to the north of Mont Albert Road are located in the suburb of Balwyn.

### 1.3 Brief for Stage 2 Review

Based on the findings of the Stage 1 Review, Boroondara Council commissioned Stage 2 of the Balwyn Road Heritage Precinct Review.

The goals of Stage 2 are to:

- Review and update the relevant sections of the 'Camberwell Conservation Study',
- Prepare a map of the precinct,
- Prepare individual site citations,
- Provide a comparative analysis, and
- Prepare a statement of significance for the precinct.

The report has been arranged such that the precinct citation is provided in Sections 2 to 6 of the report. The individual site citations are provided in Appendices A and B.

### 1.4 Methodology

#### 1.4.1 General

The methodology used to assess the heritage significance of the precinct has included the following:

- Research to determine the development of the precinct,
- Research and review of historical material pertaining to the precinct and the individual sites within it,
- A survey from the street of the extant building fabric,
- An analysis of the building styles,
- A comparative analysis with other precincts in the City of Boroondara, and
- An objective determination of the heritage significance of the precinct and the contribution each site makes to the significance of the precinct.

The significance of the precinct has also been assessed against amended Heritage Victoria Criteria and in accordance with the processes outlined in the *Burra Charter* (or The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance). The values considered include: aesthetic (or architectural), historic, scientific, social, and spiritual values.

The individual sites have been re-assessed according to the grading system used in the 'Camberwell Conservation Study'.

#### 1.4.2 Grading System

Most of the sites were assessed in the 'Camberwell Conservation Study' and individual citations were prepared for the most significant sites (7 individual sites were identified.).<sup>3</sup> Since the time of the preparation of that report some 15 years ago, additional information has come to light about

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3 'Camberwell Conservation Study 1991', vol 5, p7 and vol 4, pp15-23, 203-204

many of the sites. Subsequently, the sites have been reassessed and citations prepared for all of the sites (refer to Appendix A and B).

The definitions of the attributed grading levels are as follows:<sup>4</sup>

- Value A: Considered culturally valuable when compared to a similar type or style of site taken from across the State.
- Value B: Considered highly important compared to examples taken from across the Metropolitan Area.
- Value C: Considered important compared to examples taken from across the Metropolitan Area.
- Value D: Considered valuable only as good examples of common site types within the municipality with potential to form streetscapes or precincts or stand alone as faithfully preserved examples of a common type.
- Value E: As for D but altered with potential for restoration but currently none for streetscape contribution.

It is understood that the City of Boroondara is considering implementing a new three tiered grading system (consisting of 'significant', 'contributory' and 'non-contributory places'), particularly in relation to sites within heritage precincts. This type of approach has been adopted in more recent heritage studies by most councils across Victoria. If this system is adopted by the City of Boroondara, the issue of how to adjust the gradings made in this study to reflect the new system is raised.

If the three tiered grading system was to be implemented, in general, sites that are currently graded A and B should be regraded as 'significant'. The sites that are currently graded D and E should be regraded as 'contributory'. The principal dilemma would arise in regard to the C graded sites, which according to the above definition suggests they are of the 'upper end' of local significance and therefore it may be appropriate to consider some of them for regrading to 'significant', whereas others it may be more appropriate to regrade as 'contributory'.

The following is provided as a preliminary guide to what the City of Boroondara is considering as grading definitions. It should not be understood as being fully resolved.

- 'Significant' heritage places are individually important places of State, regional or local cultural heritage. They can also be places that, when combined within a precinct, form part of the significance of the precinct.
- 'Contributory' heritage places are places that contribute to the heritage significance of a precinct. They are not considered to be a 'significant' heritage place in their own right, however, when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the heritage significance of a precinct.
- 'Non-contributory' places – ungraded places within heritage precincts. Non-contributory places are places within a heritage precinct that have no identifiable heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

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4 'Camberwell Conservation Study 1991', Vol 4, p1

## 1.5 Existing Heritage Listings

The heritage significance of several sites within the proposed precinct has been assessed by various individuals and organisations including the following:

### 1.5.1 Statutory Heritage Listings

#### Heritage Victoria

- No. 16 - *Shrublands* is included on the Victorian Heritage Register (VHR) - H2037
- No 16-20 - *Shrublands* is included on the Victorian Heritage Inventory (VHI) – H7922-0306.

#### Boroondara Planning Scheme

A. Three sites are included on the Schedule to the Heritage Overlay:

- No. 16 - (*Shrublands*) HO167  
Note: Amendment C51 adopted by Council seeks to correct mapping anomalies affecting the existing HO167. HO167 in its current extent encompasses 16-20 Balwyn Road. On gazettal of C51, two heritage overlays, HO258 (16 Balwyn Road) and HO259 (18-20 Balwyn Road), will replace HO167.
- No. 27 - HO168
- 168A Mont Albert Road (*Montalegre*) – HO255

B. Graded Sites - according to the 'Camberwell Conservation Study':

- 33 sites were graded as follows: A - 3, B - 3, C - 8, D - 19, E - 0.

### 1.5.2 Non-Statutory Heritage Listings

#### Register of the National Estate

The following sites have been included:

- No.8 - *Hazeldene* (historic)
- No.10 – *The Pines*, the tennis court (indicative)
- No.16 (18-20) – *Shrublands* (historic), presumed to include nos 18-20
- No.17 - *Maling House* and Garden (indicative)

#### National Trust of Australia [Victoria]

The following sites have been classified:

- No.8 – *Hazeldene*, house and organ (local)
- No.10 – *The Pines*, the tennis court (local)
- No.15A – Roberts Organ at the Uniting Church (State)
- No.16 (18-20) – *Shrublands* (local), presumed to include nos 18-20
- No.17 - *Maling House* and Garden (State)

## 2 HISTORY

The first European settlement in the area now known as Boroondara was in 1836, a year after Melbourne was founded, when John Gardiner brought cattle to Gardiner's Creek.<sup>5</sup> Access to the area was limited prior to the establishment of a punt near the crossing at Bridge Road in 1840. For many years the main traffic was drays transporting firewood to Melbourne from Boroondara. Some two decades later, the name of Boroondara, which means 'where the ground is thickly shaded', was still considered an apt description of the area.<sup>6</sup>

In 1841, the suburbs of Balwyn, Mont Albert, Deepdene, and parts of Box Hill and Surrey Hills were included in the Elgar's Special Survey.<sup>7</sup> The survey area was about 2,000 hectares (8 square miles or 5120 acres) bounded by Koonung Koonung Creek to the north (near the Eastern Fwy), Burke Road (west), Canterbury Road (south) and Elgar Road (east). Following the Special Survey, lots of approximately 189 acres were made available for purchase. In 1843 and again in 1844, the boundaries of the Survey were redrawn.<sup>8</sup>

The Balwyn Road Precinct which is in Canterbury was originally part of the suburb of Balwyn. The name Balwyn was established in the 1850s by local resident Andrew Murray. The name is derived from the Gaelic 'bal' and Saxon 'wyn' meaning 'house of the vine'. Murray named his house *Balwyn*,<sup>9</sup> and planted vines on his land during the late 1850s. He produced good quality wine from the outset,<sup>10</sup> and although 'Boroondara promised to become a centre of the wine industry',<sup>11</sup> the local market did not support the product.<sup>12</sup>

In 1854, local government was established with the proclamation of the Boroondara Road District. Road Districts were the earliest forms of local administration funded partly by revenue raised from tolls charged at turnpikes.<sup>13</sup> By 1859, the main roads in the district were established but with different names - Balwyn Road was known as Carter's Road, Canterbury Road was known as Delaney's Road, and Mont Albert Road was known as Survey Road.<sup>14</sup> In 1871, the Boroondara District Road Board was upgraded to the Shire of Boroondara,<sup>15</sup> and over the following two years the road names were changed to their current names.<sup>16</sup>

Ernest Carter, dentist and later vigneron, purchased 60 acres on the east side of the Balwyn Road Precinct in c1860. Shortly after he built *Shrublands*, (the mansion which remains at 16 Balwyn Road). The house was a local landmark which attracted the affluent class of professionals and men

5 D MacLean, *Balwyn 1841-1941*, pp5-6. In the following year the herd was moved to Mooroolbark.

6 D MacLean, *Balwyn 1841-1941*, p6

7 M Cannon, *Old Melbourne Town*, p393. Henry Elgar was a merchant in the West Indies and the land was bought for him by a Sydney agent, Ranulph Dacre. Elgar's Special Survey was one of three taken up before they were discontinued, having been made available by the British Government to promote immigration to Australia. The other two Special Surveys were Unwin's nearby in Bulleen and Templestowe and Dendy's at Brighton. The surveys were 5 miles from the centre of Melbourne.

8 D MacLean, *Balwyn 1841-1941*, pp10-12. This required the separate titles to be recalled and adjusted. One of the landholders Robert Campbell obtained all the titles and conveyed them to the government and disposed of them after their re-issue. Seven landowners returned title but only three were released 1845-6.

9 79 Balwyn Road, about where Fintona Girl's School is located

10 G Blainey, *A History of Camberwell*, pp23-4. In 1861, there was 42 acres of vines in the area. This increased rapidly increased threefold over the course of the next decade. Murray won a second prize for a red wine in 1866 at a Geelong National Show. From about 1877, an infestation of phylloxera gradually wiped out most of the wine industry in Victoria. It is not known if phylloxera affected the vines at Shrublands.

11 G Blainey, *A History of Camberwell*, p23. Vineyards prospered in the area until the 1890s (when more intense subdivision was occurring) however grape vines branches formed part of the Camberwell City's crest. Canterbury was part of the City of Camberwell.

12 P Reichl, *Andrew Murray of Balwyn House, Boroondara*, section IV, np

13 P Reichl, *Andrew Murray of Balwyn House, Boroondara*, section II, np

14 P Reichl, *Andrew Murray of Balwyn House, Boroondara*, section II, np; G Blainey, *A History of Camberwell*, p32. Delaney was a local publican.

15 D MacLean, *Balwyn 1841-1941*, p19

16 R Da Costa-Adams, information provided on 17 March 2005. Derived from notes of meetings of the Boroondara District Road Board.

of finance and set the pattern for substantial, architect designed houses within the precinct. Carter probably established a vineyard and orchards soon after. Much of the land in the Canterbury area was initially used for market gardens, orchards and vineyards and remained so into the 1880s.<sup>17</sup> The land was suitable as it was undulating and there was access to water by way of the West Creek, which is now a drain to the east of Rochester Road.

In these early years of settlement there was no public transport in the vicinity of Balwyn Road. Travel involved taking a train to Hawthorn station,<sup>18</sup> then a two wheeled Albert car along Burwood Road to the Tower Hotel in Camberwell.<sup>19</sup> Over the following two decades, little additional development occurred in the precinct although Carter acquired more land, owning about three-quarters of the land in the Balwyn Road Precinct (as well as neighbouring streets). To the east side of Balwyn Road, Carter extended his holdings to include all the land as part of his 87 acre holdings in 1879.<sup>20</sup> To the west side of Balwyn Road, his holdings included the properties to the southern half (now known as nos. 1a to 21). This land, originally the *Heathfield Estate*, consisted of about 15 acres purchased in two stages during 1868 and 1869,<sup>21</sup> a small house of the same name was built opposite *Shrublands* (refer figure 1). The remaining land on the west side of Balwyn Road was owned by Francis Rennick and Jonathon Ockwell. Rennick, a Chief Engineer for the Victorian Railways,<sup>22</sup> purchased a 9.5 acre site at the south-west corner of Balwyn and Mont Albert Roads in 1865.<sup>23</sup> Ockwell, a market gardener, purchased 5 acres in the middle section near View Street.<sup>24</sup>

From the late 1860s, public facilities were established beginning with the Boroondara State School (later Balwyn Primary School) in 1869 and the first church, St Barnabas adjacent at 86 Balwyn Road, in 1872. By the early 1880s the area known as Canterbury was formally separated from Balwyn being named after Viscount Canterbury, Governor of Victoria from 1866 to 1873.<sup>25</sup> By this time, development of a greater scale was promoted with the implementation of reticulated services, commencing with water and gas.<sup>26</sup> The extension of the train line to Canterbury in 1882 however was the major impetus. A contemporary watercolour by William Tibbitts marked the event (figure 1, p7) and provides an impression of the existing rural idyll of the area, which was about to be lost. The watercolour shows a long pine tree lined driveway extended from the south-east corner of Canterbury and Balwyn Roads to *Shrublands* on the crest of the hill.<sup>27</sup> On the west side of Balwyn Road, is an orchard on the land near Canterbury Road, one small house, *Heathfield* (previously at no. 21) opposite *Shrublands* and further to the north, the single storey house, *The Grange*.

With the land boom of the 1880s, the opportunity was taken to subdivide. Much of the land along both sides of Balwyn Road was made available in allotments and some of them have remained the same size as the 1880s subdivisions. Carter subdivided both his *Shrublands* and *Heathfield* holdings, although a substantial allotment was kept around *Shrublands*.<sup>28</sup> The land was described for the sales as being the most 'English-looking' and beautiful part of Canterbury.<sup>29</sup> Ockwell subdivided his holdings in 1886 as the Canterbury Mount Estate.<sup>30</sup>

Following the subdivisions, the first substantial wave of construction occurred in the Balwyn Road Precinct from 1890. It was at this time that the footpaths along Balwyn Road were asphalted and a

17 G Blainey, *A History of Camberwell*, p37

18 The station opened in 1861.

19 D MacLean, *Balwyn 1841-1941*, p20

20 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

21 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

22 D MacLean, *Balwyn 1841-1941*, pp13-14. Rennick was responsible for works at Richmond Station and the Outer Circle railway.

23 A Willingham, 'Montalegre – San Miguel Residence, 168A Mont Albert Road, Canterbury', p5. A large villa, *the Grange*, was built on the land in about 1876 further to the west along Mont Albert Road.

24 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'.

25 P Reichl, *Andrew Murray of Balwyn House, Boroondara*, section IV, np

26 D MacLean, *Balwyn 1841-1941*, p20

27 The orchards and vineyards that are outlined on the subdivision plans of the following year however are not depicted.

28 Refer Subdivision Plan, LP608 and LP609

29 Canterbury Baptist Church, 'Canterbury Baptist Church – 75 years 1891-1966', p1

30 Subdivision Plan, LP 2349

kerbing of red gum was installed.<sup>31</sup> Most of the Victorian period buildings date to the 1890s, which is a marked comparison to much of the rest of Melbourne as there was an economic depression which had a profound affect upon the building industry at the time. Some substantial homes were built including *Hazeldene* (no. 8), *Shepreth* (no. 13) and *Waitahuna*, now *Cranston*, (no. 30) as well as a number of medium-scale houses.<sup>32</sup> The *Shrublands* mansion was also considerably enlarged at this time. Most of these 1890s houses remain, although one has been substantially altered (no. 25).<sup>33</sup> A residential pattern emerged being a combination of large homes being owned by men of finance and industry separated from each other by medium-sized houses of professionals that formed the core of the area.<sup>34</sup> Prominent citizens include Alfred Golding, a shoe manufacturer, who built the original house *The Pines* at no. 10 in 1888, and two later mayors: George Granville Mercy, who built *Hazeldene* (no. 8), and John Maling, who built *Shepreth* (no. 13) in 1891.

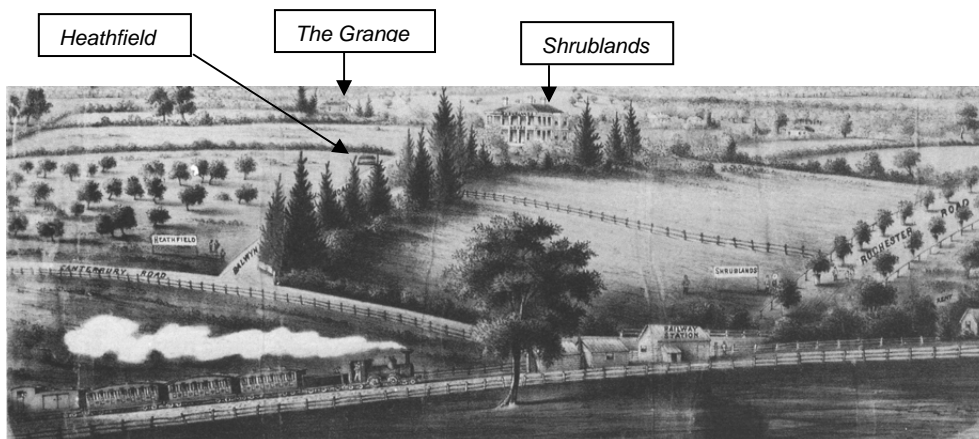


Figure 1 – W Tibbits, 'Canterbury 1882 – The Machine in the garden'  
(Source: D Gibb & S Warmington, *Visions of a Village*, fig 2)

The two non-residential sites in the precinct were also established at this time on the west side of Balwyn Road, being the Methodist Church (now Unitarians) in 1887, and the Baptist Church in 1891. Both denominations built a church soon after the subdivisions, and each church building has been subsequently replaced.

During the early part of the twentieth century, the precinct continued to be developed at a steady rate with substantial houses being built at the southern end of the west side of Balwyn Road.<sup>35</sup> Sir Aaron Danks, a noted merchant and philanthropist, made extensive additions to *Hazeldene*. Additional infrastructure came in 1910 with sewerage connections and electric lighting.<sup>36</sup> During this decade, the status and name of the local government changed several times – in 1901 it became the Shire of Camberwell and Boroondara, in 1905 the Borough of Camberwell and Boroondara, and in 1906, the Town of Camberwell.<sup>37</sup> A further change occurred in 1914, when the Town became the City of Camberwell.<sup>38</sup> Transport infrastructure to the area was provided by the extension of the tram along Whitehorse Road to Mont Albert by 1916.<sup>39</sup>

- 31 Canterbury Baptist Church, 'Canterbury Baptist Church – 75 years 1891-1966', p1
- 32 The medium-scale examples that remain are those at nos 2, 4, 34, 38 and 46 to the east side and nos 9, 15, 17 and 25 to the west side.
- 33 Three Victorian period houses have been demolished at nos 10, 21 and 23.
- 34 G Blainey, *A History of Camberwell*, p67. The area was not popular with working men due to limited work opportunities as there were few factories etc.
- 35 On the west side, the houses at 1,3, 27 and 29 Balwyn Road were built. The house at no 30 and the buildings which constitute no 8A were also constructed.
- 36 D MacLean, *Balwyn 1841-1941*, p21
- 37 G Blainey, *A History of Camberwell*, p66
- 38 G Blainey, *A History of Camberwell*, p66
- 39 D MacLean, *Balwyn 1841-1941*, p21

Further subdivision occurred, with land at the northern end of the west side of the Precinct becoming available at *The Grange* holdings in 1915, creating 31-37 Balwyn Road and 168A Mont Albert Road. Subsequently, a further six houses were built in Balwyn Road.<sup>40</sup> In 1922, more land became available with further subdivision of the *Shrublands* holdings (this being the last major subdivision). The third major phase of construction in the precinct was during the 1920s and 1930s. About thirteen houses were built during these two decades, not all of which remain. In addition two earlier houses were replaced during this period.<sup>41</sup> Among the substantial houses built during this period for prominent business families are no.14 (mid-1920s) built for the McAlpin's of the McAlpin Flour Company and no.35 (early 1930s) for the Doery's, who had a wholesale business.

A lesser phase of development occurred during the last half of the twentieth century, beginning in the early 1950s, when a few buildings were constructed. Subsequently some limited subdivision and infill development has occurred. A couple of buildings have been replaced and there have been multi-dwelling developments, however, the earlier pattern of high quality, architect designed family homes has generally been maintained.

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40 These include 5, 26, 28, 31, 33 and 48 Balwyn Road.

41 The houses at 10 and 21 Balwyn Road.

### 3 DESCRIPTION & INTEGRITY

#### 3.1 Extent

The Balwyn Road Residential Precinct includes all the sites on Balwyn Road between Canterbury Road to the south and Mont Albert Road to the north, excluding the commercial building on the south-east corner of Canterbury Road. All the sites front Balwyn Road except for the one at the north-west corner, which has a street address of 168A Mont Albert Road.



Figure 2 – Balwyn Road Residential Precinct

### 3.2 General

The land generally slopes from the north-west to south-east. The sites at the northern end on the west side of the street are relatively flat but most of the others sites have a slope, and often have views, more so to the east side of Balwyn Road. The sites are generally deeper to the east side. The size of the allotments vary (about 500 m<sup>2</sup> to 4700m<sup>2</sup>), most however are in the order of 1000 m<sup>2</sup>.

### 3.3 Residents

Throughout the post-contact history of the Precinct, the houses have generally been owner occupied, although a few have initially been built as investment properties.<sup>42</sup> The period of ownership has commonly been lengthy. Some sites have remained in the one family's ownership for a few generations and in other instances, some existing resident's children have bought property in the Balwyn Road precinct.

Because of the often long history of certain families in the Precinct, the sense of community has been strong, as evidenced by the support (especially financial) of the religious foundations in this part of Balwyn Road by local residents. Support by some local residents has extended more broadly throughout the City of Boroondara. Some residents have served on the local council (eg George Mercy [no.8] and John Maling [no.13]) or have been employed by the council (eg Andrew Duncan [no.9]).

### 3.4 Buildings

The buildings are mostly residential, the principal exceptions being two churches to the south end on the west side (nos. 1a + 15a). One other building (no.3) previously operated as a school, but has been used as a house for many years. Two other buildings have been used for accommodation on a broader scale – no.14 was converted to a nursing home during the late 1960s and no.16 was used as St Johns Boys Home for about 75 years but has recently been returned to a private house.

Most of the buildings are visible in part from the road. Two sites on the east side (8A and 28A), which are the result of subdivisions in recent decades, have limited street presence as the respective houses are set back to the rear of the adjoining properties.

The buildings are either single storey, several with an attic level, or two storeys. Some have rear additions but these are largely hidden from the street. The buildings are generally well setback from the street, and are mostly free standing residences. There are only two multi-unit developments within the precinct of recent origin.

The buildings are predominantly constructed from brick, either face brick or rendered or a combination of both. There are a three weatherboard houses of late 19<sup>th</sup> century origin. The roofs are hipped and/or gabled and mostly clad in terracotta tiles. The principal exception being slate and corrugated sheet metal roofing to a few late 19<sup>th</sup> century houses.

Of the 46 sites in the Balwyn Road Residential Precinct, there is a near even spread of buildings to the key phases of development: Victorian (circa 1860-1900), Federation or Edwardian (early 20<sup>th</sup> century), Interwar period (1920s-30s) and post-WWII (1950s to the present). There are also two examples of the less common, Transitional style (mixture of Victorian and Federation period detailing) at nos. 9 and 30. In summary, buildings from the various periods are recognizable by the following:

- Victorian period: rendered brick or weatherboard, hip roofs clad in slate or corrugated sheet metal, and cast iron detailing,

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42 Examples include nos. 2, 4, 6 and 12 Balwyn Road.

- Federation or Edwardian period: red brick and some sections of rendered walls, terracotta clad picturesque roofs with gable ends with half-timbering and decorative ridge detailing, and timber verandahs.
- Interwar period: combination of wall materials with clinker brick, roofs clad in tiles, attic levels, and casement windows, some with lead lighting.
- Post-WWII: walls of cream, orange or brown bricks, simple roof forms, and a general lack of decoration.



Examples of Victorian (no. 34) and Federation (no. 27) period houses



Examples of Interwar (no. 44) and Post-WWII (no. 7) period houses

There are distinctive examples from all the periods, many of which have been designed by architects. Among the notable architects who have worked at sites in the precinct are John Flanagan (no.16), H M and R M King (nos. 21 + 35), Marcus Martin (no.32), Lionel San Miguel (168A Mont Albert Rd), Arthur Plaisted (nos. 12 + 14), Ussher & Kemp (no.1 and possibly no.27), John Wardle & Assoc. (nos. 15 + 26), Louis Williams (no.15A) and William Wolf (no.16). The distinctiveness of a number of other houses within the precinct suggests they were also architect designed.

### 3.5 Landscaping

The Balwyn Road Residential Precinct is a verdant strip and the landscaping provides a distinctive character, which has been identified as being English-like.<sup>43</sup> Mature oak and elm trees line Balwyn Road and provide an extensive canopy. This canopy is generally augmented over the footpath by the canopies of trees or large shrubs in the front gardens of many properties. The gardens frequently

43 Refer History section, p6

consist of well-established exotic plantings to the extent that several houses are partially obscured from the street. An individually significant private garden is that of no. 17, which retains some fabric and the general layout of its original 19<sup>th</sup> century form.

A range of front fences are evident. There are some original front fences from the first half of the 20<sup>th</sup> century, commonly low and constructed in brick. A more recent trend has been to build high fences, many in brick, especially at the southern end of Balwyn Road.

### 3.6 Infrastructure

Balwyn Road is a secondary arterial road with an asphalt surfaced carriageway. The side grassed reservations are wide but narrow at the south-west end in front of the Baptist Church, where some recessed parking is provided.

Originally the kerbing had been red gum,<sup>44</sup> however the current kerbing and channeling is a combination of earlier sections of basalt, with sections of modern concrete. Some sections of the earlier basalt channeling - the channel between the footpath and nature strip and the run-off channels extending to the gutter (for example in the vicinity of *Shrublands*) - are also evident. Most of the earlier basalt channeling to the roadside, which is exposed in part, is probably intact below the asphalt of Balwyn Road. The crossovers are constructed either in asphalt or concrete.

### 3.7 Integrity

The extant building stock is generally original although there are some replacement buildings. The buildings are well-maintained and remarkably intact to their period of construction. The additions that have been undertaken thus far have generally been set well back from the street, are only partially visible, and have been handled in a sympathetic manner.

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44 Canterbury Baptist Church, 'Canterbury Baptist Church – 75 years 1891-1966', p1

## 4 COMPARATIVE ANALYSIS

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### 4.1 Introduction

This section of the report provides a comparative analysis of the Balwyn Road Residential Precinct. Firstly, a comparison with other precincts included in the Schedule to the Heritage Overlay within the *Boroondara Planning Scheme* is provided. Secondly, a comparison with other precincts identified in the 'Camberwell Conservation Study', which have not as yet been further considered for heritage protection.

### 4.2 Precincts listed in the Boroondara Planning Scheme

Within the central part of Boroondara, many of the heritage overlay precincts contain building stock from a particular period especially that of the Interwar period. This in part reflects the contemporaneous circumstances of the former City of Camberwell, which was undergoing the greatest population expansion in metropolitan Melbourne during the late 1920s.<sup>45</sup> As such, there is usually greater consistency in the appearance of buildings in many other precincts as they mostly date to a certain period. Several were residential estates and were generally high grade speculative ventures. Typically these estates do not include many architect designed houses, such that they are usually less distinctive although nonetheless good examples of their type. Examples of such precincts include: Holyrood Estate (HO228) and Hassett's Estate (HO191) in Camberwell, and Goodwin Street and Somerset Road (HO226) in Glen Iris.<sup>46</sup>

There are a few precincts, which contain residential building stock from a similar range of periods as evident in the Balwyn Road Residential Precinct, which are discussed below. Two of these precincts are similarly lineal, Sackville Street and Glenferrie Hill, and two are broader precincts, Maling Road and Prospect Hill Road.

The Sackville Street Precinct in Kew (HO162) is a longer precinct and contains more mansions in general, including several Victorian period examples at the west end. Most of the mansions however are now being used for other purposes, primarily educational (Preshil, Carey). The allotments are generally large and there is also a strong landscape character. The precinct is also currently undergoing some change at the western end due to the recent subdivision of *La Verna* at no 39. The amount of architect designed buildings in the precinct is undefined.<sup>47</sup>

The Glenferrie Hill Precinct in Hawthorn (HO 149) is of comparable size to the Balwyn Road Precinct, extending southwards from Riversdale Road to opposite Scotch College. The precinct similarly extends along an arterial road but also encompasses the north side of Callintina Road. The building stock is similarly of from several periods. The most significant buildings are Victorian period houses and Interwar period flats. The buildings are often more prominent than those along Balwyn Road, and there is less landscape character.

In the vicinity, the Maling Road Precinct in Canterbury (HO 145) is a large precinct but has comparable building stock. The development of this precinct was likewise strongly affected by the expansion of the railway system. Much of the historic building stock dates to the Victorian and Edwardian periods but is a combination of residential and commercial premises. Many of the houses are less substantial, as indicated by a considerable number of timber examples,<sup>48</sup> and less distinctive than those in the Balwyn Road Residential Precinct.

The Prospect Hill Road Precinct (HO159) contains much historic housing stock from the late 19<sup>th</sup> century through to the 1930s. The area contains several estates which were mainly developed in a

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45 G Butler, 'Camberwell Conservation Study', vol 3, p3-1

46 Refer to precincts 6, 15, and 11 respectively in G Butler, 'Camberwell Conservation Study', vol 3, for details.

47 The information available for this precinct does not identify the architects who have designed buildings.

48 G Butler, 'Camberwell Conservation Study', vol 3, precinct 22 (Maling Road Shopping Centre and residential environs)

limited time frame so that there tend to be clusters of houses from the same period (Victorian, Edwardian or Interwar).

### 4.3 Other precincts within the City of Boroondara

There are two other proposed precincts as recommended in the 'Camberwell Conservation Study' which have a mixed housing stock dating from the late 19<sup>th</sup> century onwards. These are precinct 16 (unnamed) and precinct 24 (Mont Albert Road west). Neither of the recommended precincts have received heritage overlay protection although a number of sites within the precincts have individual heritage overlays.

Precinct 16 encompasses a number of quiet residential streets to the east of Burke Road between Mont Albert and Canterbury Roads. It is characterized by a few Victorian mansions (including Parlington), some Edwardian houses and a considerable amount of Interwar building stock, with a preponderance of Bungalow-style houses.

The proposed Mont Albert Road West precinct extends from Burke Road (west) to Balwyn Road (east), thus being about three times as long as the proposed Balwyn Road Residential Precinct. The Mont Albert Road West Precinct is another example of a secondary arterial road which predominantly consists of residential buildings with some non-residential sites (St David's Uniting Church, Camberwell Grammar School and Belmont Park). There are more mansions in the proposed Mont Albert Road West precinct and similarly notable buildings from the late Victorian, Edwardian and Interwar periods. The road is likewise lined with oak trees, and there are many well-established gardens which provide a strong landscape quality. In recent years however this proposed precinct has undergone some change and overall there is less cohesion than the Balwyn Road Residential Precinct.

### 4.4 Conclusion

The Balwyn Road Residential Precinct is distinguished by a relative preponderance of high quality houses, many of them architect designed, across all periods of development. The precinct provides a remarkable snapshot of development of the City of Boroondara as a whole as there is a near even spread of building stock from the four key periods of development – Victorian, Edwardian, Interwar and Post war. There is one landmark building, *Shrublands*, but otherwise the relative consistency in allotment size and landscaping unifies the other medium and large scale houses.

There are few direct comparisons in the City of Boroondara that include high quality buildings from the Victorian period through to post-World War Two. In the vicinity, in the former City of Camberwell, many of the precincts contain housing stock primarily from the Interwar period. The Sackville Street Precinct in Kew and Maling Road Precinct in Canterbury probably offers the closest comparisons but nonetheless have different emphasizes – more mansions in the former and more modest, timber buildings to the latter – such that the Balwyn Road Residential Precinct is readily distinguished/unique in the City of Boroondara.

## 5 SIGNIFICANCE

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### 5.1 Introduction

This section of the report provides an assessment of the heritage significance of the Balwyn Road Residential Precinct.

The assessment has been undertaken according to the framework described in the *Burra Charter* (or *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*). This process involves the objective and careful assessment of the values that contribute to distinguishing a particular *place*. The site has been assessed against an amended form of the Heritage Victoria Criteria.

The 1991 'Camberwell Conservation Study' recommendation for the creation of a heritage overlay identified as Precinct 25, Balwyn Road Residential and Commercial, was to include most of the sites along Balwyn Road between Canterbury Road and Whitehorse Road and the sites on the east side of Boronia Street. The significance of this larger proposed precinct was defined in the 'Camberwell Conservation Study' as follows:<sup>49</sup>

The significance lies with a strong architectural character provided by individually important sites from different but key eras in the city's history and supporting adjacent sites, all reinforced by the existing street tree planting. The presence of many important residents in the street is another less obvious significance factor which underscores the desirable residential location it has presented throughout Camberwell's history.

Whilst the authors of this report corroborate the essence of this definition of the proposed precinct significance, some further elucidation has been possible as a result of additional research that has been undertaken since 1991. In addition, different formats have been adopted for the presentation of the significance of sites. The results are outlined in the following sections.

### 5.2 Assessment against the amended Heritage Victoria Criteria

*CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.*

- The pattern of development within the precinct reflects that of Boroondara generally. The area was largely used for market gardens and orchards prior to the introduction of the railway in 1882, which brought about a wave of subdivision and the first substantial phase of development. Subsequently there have been major development phases during the Federation and Interwar periods and a lesser one from WWII to the present.
- The precinct has associations with several notable architects including, John Flanagan, H M and R M King, Marcus Martin, Lionel San Miguel, Arthur Plaisted, Ussher & Kemp, John Wardle & Assoc., Louis Williams and William Wolf.
- There are associations with several prominent people, both locally and in a broader context, who built houses in the area such as Ernest Carter, who set the pattern with *Shrublands*. Among the many other notable citizens or families are Sir Alfred Danks, the Doerys, the Goldings, George Mercy, the Malings, and the McAlpins.

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49 G Butler, Camberwell Conservation Study, 1991, vol 3, precinct 25

*CRITERION B: The importance of a place or object in demonstrating rarity or uniqueness.*

- In much of Boroondara, one or two development periods might be represented in any one precinct, however in the Balwyn Road Residential Precinct all periods are nearly equally represented, and as such the precinct is a microcosm of the broad sweep of development across the City. The buildings from the various periods are mostly of a high quality and several of them are individually significant sites.

*CRITERION C: The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Boroondara's cultural heritage.*

- The four main periods (Victorian, Federation, Interwar, post-WWII) of development in the City of Boroondara are represented to equal degrees in the precinct and therefore provide an opportunity to understand the broad pattern in a small area.
- Generally the buildings are remarkably intact and provide an opportunity to appreciate good, if not distinguished, examples of a variety of architectural styles in a largely original state.

*CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

- The precinct provides good, and often distinctive, examples of residential architecture from the four main periods (Victorian, Federation, Interwar, post-WWII) of development in the City of Boroondara.

*CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

- The buildings in the precinct are generally of a high aesthetic standard including some individually notable buildings. Many of the houses and the two churches in the precinct were designed by architects.
- Landscaping, provided by the street planting of established oak trees with a wide canopy and extensive, well-maintained, private gardens with largely exotic planting, complements the buildings providing a verdant setting.

*CRITERION F: The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.*

- Not applicable

*CRITERION G: The importance of the place or object in demonstrating social or cultural associations.*

- The precinct has consistently attracted affluent people, many who were also prominent citizens, as evidenced by the scale and good condition of the houses and is indicative of the demographic that lives generally in the area.

## 5.3 Statement of Significance

### 5.3.1 What is Significant?

The development of the Balwyn Road Residential Precinct, which extends along Balwyn Road, a secondary arterial road, between Canterbury and Mont Albert Roads, occurred in distinct phases from the late 19<sup>th</sup> century to the end of the 1930s, with a lesser period of development since WWII. The first development occurred in the early 1860s but did not accelerate until after the extension of the railway in 1882 and the introduction of reticulated services, water and gas, about the same time. Subdivision was undertaken from 1883-6 and construction from about 1890. Further waves of subdivision occurred in 1915 and 1922. Construction however, continued at a relatively steady pace through the Federation and Interwar periods. Since WWII, there has been infill development and some limited subdivision.

The blocks are generally substantial and there are opportunities to take advantage of topography, which provides hill side views from the east side of the precinct in particular. These aspects, in combination with the landscaping, have attracted an affluent class among whom have been several eminent people, either through their business interests and/or their involvement within the local community: George Mercy and Aaron Danks (no 8), the Goldings and Marfleets (no 10), John Maling (no 13), McAlpins (no 14) and Doery's (no 35). Academics, artists and notable sports people have also resided in the precinct. There has been considerable continuity of ownership of sites and family members have bought into the precinct.

The buildings are primarily residential except for two churches. The houses are generally substantial, free-standing family homes that are setback from the front and side boundaries, are well-maintained and remarkably intact externally to their period of construction. There are individually notable sites from the Victorian (*Hazeldene* [no. 8], *Shepreth* [no. 13] and *Shrublands* [no. 16]), Federation (*Mervyl* [no.1] and *Kira* [no. 27]) and Interwar (no.35 and *Montalegre* [168A Mont Albert Road]) periods.

There is an extensive street canopy provided by the oak and elm trees of the wide reservations and many well-kept mature private gardens with that of no.17 being unusually intact to its nineteenth century form and appearance. There are also sections of early kerbing and channeling to the road, reservations, and footpaths.

### 5.3.2 How is it Significant?

The Balwyn Road Residential Precinct is of local historic, aesthetic and social significance to the City of Boroondara.

### 5.3.3 Why is it Significant?

The Balwyn Road Residential Precinct is of historic significance because the pattern of development reflects that of Boroondara generally. In much of Boroondara one or two periods might be represented in any one precinct, however in the Balwyn Road Residential Precinct all periods are nearly equally represented. As such, the precinct is a microcosm of the broad sweep of development across the City. The relative consistency in the allotment width and/or size across the different phases of development serves to unify the precinct.

There are historical associations with several eminent families (Danks, Goldings, Marfleets, McAlpins, etc). Of further interest is the profile that some residents have had at a broader level (either State, national or international) and the manifold connections between various residents within the precinct and the City of Boroondara.

The Balwyn Road Residential Precinct is of aesthetic significance for the many high quality buildings, some of which are of individual significance at a broader level, and others that are generally good examples of their architectural style. The buildings are remarkably intact to their

period of construction and have been well maintained. There has been limited change of building stock. A high proportion of the buildings have been architect designed. Although there are a range of styles evident, there is a consistency in scale and setbacks.

The extensive and well maintained landscaping both to the street (with trees and wide reservations) and the private gardens, provides a level of cohesion. One of the gardens (no.17), is a rare example of a late nineteenth century intact suburban garden. In addition, some of the early road and paving infrastructure is intact.

## 6 RECOMMENDATIONS

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### 6.1 Introduction

This section provides the key recommendations of the study. They include the approach to listing the precinct within the Schedule to the Heritage Overlay of the *Boroondara Planning Scheme*, nominations to heritage registers and some discussion of heritage policy issues.

### 6.2 Heritage Overlay

It is recommended that the Balwyn Road Residential Precinct as defined in figure 2 be afforded heritage protection in the *Boroondara Planning Scheme* by way of a heritage overlay on the basis of the significance of the precinct as defined in the previous section. To this end, it would be necessary for the City of Boroondara to prepare and exhibit an amendment to the Boroondara Planning Scheme. It would be necessary for the City of Boroondara to consult with the owners within the precinct regarding the proposal to create a heritage overlay.

The precinct should be included on the Schedule to the Heritage Overlay in the *Boroondara Planning Scheme*. The associated map, no.13HO, should also be amended in accordance with the recommended boundary outlined (figure 2).

### 6.3 Nominations to Heritage Registers

Several individually significant sites within the precinct have already been included on the Victorian Heritage Register (VHR), Register of the National Estate (RNE), and Register of the National Trust of Australia [Victoria].

It is apparent from the research and analysis undertaken for this study that there are no additional sites that would be recommended by the authors for nomination to the VHR. There are several sites however that it would be appropriate to nominate to the RNE and/or the National Trust as they are of a high level of local significance. Anyone can nominate a site to either register however it is recommended that the owners of a site are the instigators of such action or at least accepting of it if another party does the nominating.

There would be no additional legal impacts by including a privately owned site on the Register of the National Estate, which is administered by the Australian Heritage Council, or the Register of the National Trust of Australia [Victoria] as these organizations have no statutory authority over privately owned sites.

The advantage of including sites on the RNE or National Trust register is that it adds to important repositories of information regarding sites of cultural significance. In addition, it raises awareness and fosters appreciation of Boroondara's cultural heritage in particular, and Australia's in general, and so encourages appropriate conservation of these significant sites.

The sites within the precinct recommended to be nominated to either register are nos 1, 13, 27 and 35 Balwyn Road and 168A Mont Albert Road.

### 6.4 Heritage Policy

It may be appropriate to include this report as a reference document within the *Boroondara Planning Scheme*. This would require an amendment to the planning scheme to be enacted. If this was to occur, reference to the document should be made in the relevant local planning provisions - clause 22.05 (Heritage Policy) and possibly clause 21.05 (Urban Character).

It may not be necessary to include this report as a reference document as it is understood that the City of Boroondara are currently preparing a revised clause 22.05 (Heritage Policy). More detailed, general guidelines for applications for demolition, restoration and reconstruction, additions, infill

development, subdivision, etc are to be included as well as specific policies for the various precincts included on the Schedule to the Heritage Overlay.

If the Balwyn Road Residential Precinct is approved by Council and the Minister, specific policies are likely to be included in the revised clause 22.05 accordingly. It would be appropriate to base any such guidelines on information provided in this report. In this circumstance, it would be recommended that specific guidelines be developed for subdivision as the significance of the precinct is closely related to the subdivision pattern from the 19<sup>th</sup> century to the 1930s. The issue of subdivision was an impetus for undertaking this study and is likely to be an ongoing pressure, as is common across much of Melbourne.

Currently in the *Boroondara Planning Scheme*, there are some general guidelines by which to assess an application for subdivision in clause 43.01 (Heritage Overlay) but there is no specific reference to subdivision within clause 22.05 (Heritage Policy). In the interim period, that is before the revised clause 22.05 is realised, it is recommended that any application for further subdivision within the precinct be carefully considered so as not to diminish the significance of the existing scale of the allotments and the key phases of subdivision.

## 6.5 Heritage Strategy for Public Areas

In lieu of a broad document for the precinct being prepared, it is recommended that a heritage strategy be developed for conserving the character of the public areas which are integral to the significance of the precinct - the carriageway and grassed reservations (nature strips). Some suggestions in regards to these elements are outlined below.

### Hard surfaces

In regards to the carriageway, the principal heritage issues relate to the treatment of the edging. Currently for example, much of the earlier bluestone kerbing and channeling is being concealed and an *ad hoc* approach is being undertaken in regard to new crossovers etc.

Some recommended actions are:

- Developing a unified and sympathetic approach to hard surfaces in the precinct.
- Remove asphalt to both the carriageway and footpath where possible to reveal underlying bluestone fabric and undertake repairs works where necessary.
- Replace modern concrete detailing with traditional or more sympathetic materials.

### Landscaping

The tree planting to the street is a key component of the precinct and so it would be appropriate to develop policies in regards to this landscaping. Issues that should be addressed include:

- Health of trees.
- Approach to pruning (if not already covered by other general policies within the Boroondara Planning Scheme).
- Impact of overhead wiring.
- Approach to future replacement of tree stock.

## 7 REFERENCES

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- |   |   |
|---|---|
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## **APPENDIX A – PLACE CITATIONS**

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