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# Berwick Township

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## Location

High Street BERWICK, Casey City

## Municipality

CASEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Listing

Casey City

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## Statement of Significance

Last updated on -

What is significant?

The Berwick Township precinct, which includes the High Street precinct, Township Survey Residential precinct, Gloucester Avenue precinct, Manuka Road precinct, and the Berwick Gateway precincts.

How is it significant?

The Berwick Township precinct is of local historic, social and aesthetic significance to the City of Casey.

Why is it significant?

Historically and socially, Berwick township is significant for the following reasons:

- The High Street precinct is significant as the historic commercial and civic focus of Berwick. This section of street continues to function as the commercial centre and it is significant that built development has continued in the traditional linear arrangement of individual shops fronting the street. This shopping environment offers opportunity for specialised commercial services and community meeting places which are an important part of the continuing social value of the Berwick High Street area. It is significant as an example of an area within a

surveyed township plan which historically evolved as the commercial focus due to its topography and proximity to the junction with main roads to Harkaway and Cranbourne.

- The Gloucester Avenue precinct is significant as an early residential area within the Berwick Township, which was not part of the original township survey, but which developed due to its opportune location, linking the town's main street to the railway. The residences to the west of Gloucester Avenue, on Reserve Street and Langmore Lane demonstrate the type of modest turn-of-the-century development which probably located here for reasons of access to the main street and railway.

- The Township Survey Residential precinct is significant as evidence of how the earliest residences of Berwick were located in relation to the original township survey. This area is closer to the main street commercial area and is important for its content of key community buildings, including three churches and the primary school.

Aesthetically, the Berwick Township precinct is significant for its historic cultural landscape character, which is derived from the natural topography, which has been enhanced by buildings and landscape that demonstrate the historic development of the area from soon after first settlement until the postwar period. Many streetscapes throughout the precinct are notable for their avenue character typical of desirable residential landscaping during the nineteenth and twentieth centuries, which are complemented by many fine private gardens. The precinct also contains a number of significant civic, commercial and residential buildings, scattered throughout that include individual places and well as some key groups. All three approaches to the town are from a raised point, allowing views over the main street area, which retains its historic and picturesque character.

Specific elements within each sub-precinct include:

The High Street precinct, which comprises:

- The wide median strip containing mature exotic trees;
- The strip commercial development on both sides of the road creating a continuous wall of shop fronts on the southern side. Several significant buildings are located on the northern side;
- The corner landmark building, the Berwick Inn, marking the gateway to the township main street; and
- The cluster of institutional buildings, east of the Gloucester Avenue junction, which have historical importance as civic buildings.

The Gloucester Avenue precinct, which comprises:

- The strong avenue character of Gloucester Avenue with its eclectic mix of native and exotic plantings.
- The leafy streetscape of Langmore Lane east, and the east side of Gloucester Avenue, creating a secluded residential environment with a number of significant large residences.
- The open streetscape of Langmore Lane west, with its eclectic tree plantings and more modest turn-of-the-century and inter-war housing stock, creating a more suburban character. The uniform allotment sizes and low fencing contributes to the character of this section of the street, which developed in this area due to its proximity to the main street and railway station.
- The large Sugar Gum in the station carpark has local aesthetic significance and provides a landmark at the termination of Gloucester Avenue. The nearby Rusty Gum Myrtle at the corner of Reserve Street and Gloucester Avenue is also important.

The Township Survey Residential precinct, which comprises:

- The hilly topography, which is the historical rationale for the alignment of Peel Street, creating irregularly shaped residential blocks and visually interesting views along the streets.
- Established eclectic, exotic street tree plantings creating a strong avenue character in this area as compared to the eucalyptus plantings in the more recently developed residential area within the grid plan.
- The leafy exotic character of the garden plantings which compliment the avenue qualities of the streets, particularly the plantings in numbers 17 and 19-21 Scanlan Streets.
- The deep-set back of most houses in relation to the street boundary.
- The diversity of fence types with a predominance of low, visually unobtrusive fences, allowing views across property boundaries.

The Berwick Gateways precinct, which include three entrances from the west, north and east are significant features of the landscape, marking traditional points of entry into the town's main street. At the Princes Highway and High Street 'gateways', the plantings form landmarks, defining the area of more dense residential subdivision associated with the township area. Key elements include:

- The strong avenue character of the High Street entry (Poplar Avenue of Honour) with spectacular views to the edge of Berwick High Street commercial precinct from the hill east of the Berwick Boulevard.

- Landmark plantings of mature pines on the escarpment adjacent to Wilson Hill which signal the entry to the Berwick township area.

- The winding approach to the township from the north, along Harkaway Road and Lyall Road, lined in the northern sections by hawthorn hedges, and having a rural character without kerbs and guttering.

On this basis, the following places contribute to the significance of the Berwick Township precinct (\*Denotes that the place has an individual citation in this Study):

- House, 15 Brisbane Street\*
- Caseldene, 31 Brisbane Street\*
- House, 64-66 Brisbane Street\*
- House, 65-67 Brisbane Street\*
- Mary Blackwood House, 76-80 Brisbane Street\*
- Glenwood, 87 Brisbane Street
- Glenfalloch, 88-92 Brisbane Street\*
- Berwick Grammar School Avenue of Honour, Church Street\*
- Christ Church vicarage (Former), 1 Church Street\*
- Clyde Cottage (Former), 11 Clyde Road\*
- House, 6 Edwardes Street
- Carinya, 11 Edwardes Street
- Coronation tree, Gibb Street\*
- River Red Gum, Gloucester Avenue
- Sugar Gum, Gloucester Avenue
- St Margaret's School complex, 27-47 Gloucester Avenue\*
- Gloucester Cottage, 66 Gloucester Avenue\*
- Berwick & Beaconsfield Avenue of Honour, High Street\*
- Boulevard Reserve, High Street
- Mexican Cypress, High Street
- Red Cross Tree, High Street
- Deodar Cedar, High Street

- Port Jackson Fig, High Street
- Berwick Inn, 9 High Street\*
- Mechanics' Institute, 15 High Street\*
- Shops, 71-75 High Street\*
- Paternoster's Store (Former), 81 High Street\*
- Inveresk, 93 High Street\*
- Post Office & Court House (Former), 102-104 High Street\*
- St Andrews Uniting Church, 105 High Street\*
- Rechabite Hall (Former), 106 High Street\*
- Christians Meeting House (Former), 108 High Street\*
- House, 123 High Street\*
- St Michael's Church & School complex, 125-137 High Street\*
- House, 139 High Street
- House, 175 High Street
- House, 187 High Street
- House, 191 High Street\*
- House, 5 Langmore Lane
- House & garden, 9 Langmore Lane
- Doctor's surgery & residence, 26-30 Langmore Lane\*
- Kingussie, 40-42 Langmore Lane\*
- Clover Cottage & garden, 54-60 Manuka Road, Berwick
- Minard, 62-70 Manuka Road, Berwick
- Christ Church of England, 8 Palmerston Street\*
- House, 26 Palmerston Street\*
- Kinross, 41 Palmerston Street\*
- Macadamia Tree, Paternoster Lane\*
- Black Bean Tree, Paternoster Lane\*
- Berwick Primary School (Former) & trees, 1-11 Peel Street\*
- Dhuringa (including house and Bhutan Cypressess), 59 Peel Street\*
- House (Former Sunbury), 61 Peel Street

- House, 19 Reserve Street\*
- House, 24 Reserve Street\*
- Rusty Gum Myrtles, Reserve Street near Gloucester\*
- House, 7 Rutland Road
- a'Beckett house, 11 Rutland Road\*
- House, 15 Rutland Road\*
- Bunya Bunya Pines, Rutland Road & Peel Street\*
- Sweeney House, 8-10 Scanlan Street\*
- English Oak, 19-21 Scanlan Street
- Kensworth Cottage, 8-10 Scotsgate Way\*

Heritage Study/Consultant Casey - Casey Heritage Study, Context Pty Ltd, 2004;

Hermes Number 44242

Property Number

## Physical Description 1

### INTRODUCTION

The history of development of the Berwick township is reflected in the variation in heritage character between the different areas of the township. There are five distinct sub-precincts as follows:

- High Street precinct
- Township Survey Residential precinct
- Gloucester Avenue precinct
- Manuka Road precinct
- Berwick Gateway Entrance precincts.

The High Street precinct contains the town's commercial core, which has a distinct character of its own, located skew to the main grid at the intersection of Lyall and Clyde Roads. It is a densely developed precinct containing historically important civil and commercial premises.

Adjoining the High Street precinct to the east is the Township Residential precinct, which is contained within the original surveyed section of Berwick township. It has a distinct grid plan aligned parallel to the section of Princes

Highway running approximately north-west to south-east.

Other residential areas include the Gloucester Avenue precinct, which is located south of the highway, (outside the original town survey), and north of the railway line. At the eastern end of the town, the Manuka Avenue precinct lies at what was the edge of the original township survey overlooking what was originally Berwick Common (now Akoonah Park).

The Gateway precincts at the entries to the township have particular landscape significance. The Berwick Avenue of Honour enters the town along the highway from the south-east. In the opposite direction, Wilson Botanic Park and adjacent escarpment create a landmark gateway. From the north, the road from Harkaway and also Beaumont Road are important features of the landscape with historical landscape integrity.

The Berwick township precinct as a whole is notable for the distinctive cultural landscape character created by the many plantings (as specimens, avenues or groups) of now mature exotic and native trees. Specific streets which have mature plantings include Langmore Lane, Gloucester Avenue, Peel Street, Rutland Road, Edwards Street, and High Street. These mixed avenues, which each contain an eclectic mix of mature exotic plantings (often with species alternating), are an interesting phenomena of the 1920s to 1940s and are reminiscent of streets in Berkeley Hills, (California), where street planting is the responsibility of householders (1). Other avenues are uniform plantings of ash, creating a pleasant residential quality to many of the streetscapes in the older part of Berwick township.

## HIGH STREET PRECINCT

The Berwick High Street precinct is the section of the Princes Highway running approximately east-west from the intersection of Lyall and Clyde Roads and extending to the Wheeler Street intersection, the point at which the Highway turns south-east and commences the Avenue of Honour.

Originally known as Berwick Boulevard, this precinct is notable for its mature street plantings within the central median that make an important contribution to the streetscape. Individually significant examples include:

- The large poplar (*Populus x canadensis*) at the western apex of the reserve near Lyall Street.
- Large specimens of Peppercorn (*Schinus molle*) and a Bunya Bunya Pine (*Araucaria bidwillii*) are large specimens located midway along the reserve.
- A large Mexican Cypress (*Cupressus lusitanica*) (2).

There are several other mature plantings in this reserve which do not merit local significance status, but which contribute to the character of the area.

Large areas of the median have been developed as car parking with other additions including a public toilet block and seating. Near the intersection of Lyall Road stands a war memorial and two lion statues. The lion statues were moved to this site from Brentwood in the 1970s.

The Berwick Inn is an important landmark at the western entrance to the street. It marks the beginning of the older commercial strip, which was mainly built on this side of the road. Directly opposite is a large willow, another local landmark. Other significant buildings along this street front include the old Mechanics' Institute and the former Paternoster Store, strategically located at the top of the block.

Across the road, on the southern side of High Street, dense attached commercial development is all relatively modern, extending from Clyde Road to Gloucester Avenue.

North of Gloucester Avenue is an important collection of institutional buildings, including the former Post Office and Court House (facing Gloucester Avenue), the Masonic Hall and the former Christians Meeting House.

## GLOUCESTER AVENUE PRECINCT

The Gloucester Avenue Area is defined by the following streetscapes, comprising allotments fronting those streets:

- the entire length of Gloucester Avenue, including the intersection with Reserve Street, and the vicinity of Berwick Railway Station;
- the entire length of Langmore Lane, extending both sides of Gloucester Avenue;
- the entire length of Reserve Street.
- the west side of Clyde Road

Gloucester Avenue contains a small number of significant houses dating from late last century, and is most noted for its spectacular oak plantings along a large portion of the street. At the entrance from High Street is a cluster of commercial and civic buildings aligned with a series of uniform allotments extending to the Langmore Lane intersection. Beyond this point the residential blocks vary in size with St Margaret's School dominating the eastern area, but still maintaining the residential character of the street.

At the southern end of Gloucester Avenue, Reserve Street runs parallel to the railway line, with a cluster of modest residences, including the former Station Master's House at 24 Reserve Street. A massive Sugar Gum, (*Eucalyptus cladocalyx*), stands in the station carpark, providing a dramatic termination to the Gloucester Avenue



landscape. It is typical of large windbreak species planted in rural Berwick, and has aesthetic significance for its contribution to the landscape (3). Another significant tree is the native Rusty Gum Myrtle (*Angophora costata*), at the corner of Reserve Street, and Gloucester Avenue.

Langmore Lane has a different streetscape character either side of Gloucester Avenue. The eastern side contains established street trees complimented by mature plantings in some of the larger properties. Oak plantings, (*Quercus robur*), dominate the mixed street plantings and are complimented by large plantings of mature exotic species in the gardens on the southern side of Kingussie and the Doctor's Surgery and residence (4). Other species of note in the gardens of Langmore Lane, include the weeping cypress, (*Cupressus macrocarpa* 'Conybearii'), which is of striking appearance and also appear in several Peel Street Houses (5). The western section of the street is more open, with sparsely planted front gardens and an eclectic mix of street trees.

## TOWNSHIP SURVEY RESIDENTIAL PRECINCT

This area is broadly defined by the grid of the original township survey, which is bounded by parts of the following roads and including the streetscapes of these roads:

- Brisbane Street to the north and north-west, from Lyall Road to the junction with Sandgate Place.
- High Street to the south and south-west, between the intersections of Wheeler Street and Peel Street;
- Lyall Road to the west, excluding the area bounded by High Street, Wilson Street and Wheeler Street.
- William Street, Campbell Street, and Sandgate Place to the south-east.

This precinct has a distinct cultural landscape character created by avenues of mature exotic plantings. Predominantly a residential area, it also contains Berwick Primary School, the three oldest churches in the town and many of the larger homes with historical significance.

The relatively hilly topography of this area is a feature which contributes to the cultural landscape character, allowing views only short distances along leafy avenues. The diagonal alignment of Peel Street creates irregular blocks and interesting views. The predominance of exotic street tree plantings is complemented by garden plantings of a similar nature. The post-war residential development in this area is also identified by its established canopied gardens.

Peel Street has a particularly strong avenue character, with a line of Algerian Oaks (*Quercus canariensis*) of considerable size and early age, which are of local significance on aesthetic grounds. A section of continuous planting on Peel and Rutland Streets are conspicuous landscape features and include two Bunya Bunya Pines (*Araucaria bidwillii*), a Norfolk Island Pine (*Araucaria excelsa*) and a Canary Island Pine (*Pinus canariensis*), a Moreton Bay Fig (*Ficus macrophylla*), and several Algerian Oaks (*Quercus canariensis*). These trees have local

aesthetic significance, and could have further historical significance if more information about the planters were to become available. Other plantings of importance on Peel Street include an overgrown Monterey Cypress hedge, (*Cupressus macrocarpa*) and a small avenue of Italian Cypresses (*Cupressus sempervirens*) which presumably once lined an entrance to a residence, now gone (6).

A triangle of land at Peel and Edwardes Street is another site of botanical interest, containing Monterey Pines (*Pinus radiata*) and oaks. This area could provide a good opportunity to preserve these pines which provide a backdrop to many plantings in Berwick (7). Scanlan Street contains large specimens of English Oak (*Quercus robur*), which are of local aesthetic significance, while a large Camphor Laurel (*Cinnamomum camphora*) in 17 Scanlan Street, is also worthy of local significance status, for its rarity and contribution to the landscape (8).

Brisbane Street forms a definite border to the grid, with more recent subdivisions to the north having a distinctly different streetscape quality compared to this older area.

## MANUKA ROAD PRECINCT

North of Allan Street, large blocks on the east side of Manuka Road retain something of Berwick's early rural character. Clover Cottage at 54 Manuka Road still has extensive grounds, which includes the gardens originally established by Frederick Tuckfield. Minard, a Neo-Gothic late 1890s brick villa at 62-70 Manuka Road, was originally part of the large Manuka Park property with its gracious homestead (now gone), the home of Malwyn G. a'Beckett.

Fritzlaff Court, now closed off at the Manuka Road intersection and continuing at Allan Street, forms part of the triangular block comprising suburban allotments 26A and 26B purchased by M. Keany in 1868 and R. Bain, the owner of the Berwick Hotel, in 1871. Fritzlaff Court relates to an early road that led to the Recreation and Swimming Reserve in 26C and an early track to the Cardinia Creek.

## BERWICK GATEWAY ENTRANCES PRECINCT

There are three gateways to the township of Berwick that retain elements of historic character are as follows:

- The west gateway along the Princes Highway entrance (as defined on the attached map), is defined by the escarpment on the north side of Princes Highway, between the intersection with Lyall Road and the entrance to Berwick Brae Retirement Village.
- The north gateway along the Harkaway/Lyall Road entrance (as defined on the attached map) is the section of Harkaway Road in the vicinity of the historic Old Coach Road intersection.
- The east entrance to Berwick Township along High Street is defined by the Poplar Avenue of Honour. This gateway essentially forms a continuous precinct with the strong avenue planting within the Berwick High Street precinct.

These three historic gateways all intersect at the western end of the Berwick High Street precinct. The fourth historic gateway to Berwick along Clyde Road was redeveloped during the development of the Berwick Bypass and no longer retains features of historical importance.

## PRINCES HIGHWAY GATEWAY

This important entry to the Berwick town centre from the west is marked by a prominent escarpment on the northern side of the road. The high pine plantings along this ridge are visually reinforced by the landmark plantings at the hill crest in the Wilson Botanic Park.

## HARKAWAY/LYALL ROAD GATEWAY

Harkaway Road approaches Berwick from the north with an arc around the base of Wilson Hill. It adjoins Lyall Road in the vicinity of Berwick Primary School, and meets the High Street at the acute corner marked by the Berwick Inn.

The Harkaway Road route has heritage character with fragmented hawthorn hedge plantings north of Old Coach Road.

The undeveloped nature of the kerb and verge of this section of Harkaway Road, plus the open views east of the road, contribute to the rural character of this historic route to Berwick.

## HIGH STREET GATEWAY (POPLAR AVENUE OF HONOUR)

This section of High Street runs parallel to the longitudinal roads in the original township grid plan. A spectacular avenue of poplars now lines the entry to Berwick from the vicinity of Cardinia Creek to the east, rising over the hill and descending towards Berwick High Street. At the crest of the hill, Edrington, the historically important mansion, now surrounded by a subdivision, is a landmark feature. Wide, grassy verges accompany the avenue plantings, protecting the residential development on both sides from traffic.

This avenue is on the Register of Significant Trees of Victoria as an important memorial avenue and has regional significance for aesthetic and historical reasons. It is listed in the Trees and gardens section as a significant place.

There are a number of older historically significant houses on the northern side of High Street, ranging in style from Lumeah, an 1890s weatherboard cottage at 163 High Street, to the Federation timber villa at 175 High Street and the 1920s timber house at 191 High Street. Edrington stands apart as a landmark on the hill on the opposite side of High Street.

## SOURCES

1. P. Lumley: Tree assessment: City of Berwick heritage Conservation Study.
2. P. Lumley: Tree assessment: City of Berwick heritage Conservation Study.
3. P. Lumley, Tree assessment: City of Berwick Heritage Conservation Study.
4. P. Lumley, Tree assessment: City of Berwick Heritage Conservation Study.
5. P. Lumley, Tree assessment: City of Berwick Heritage Conservation Study.
6. P. Lumley, Tree assessment: City of Berwick Heritage Conservation Study.
8. P. Lumley, Tree assessment: City of Berwick Heritage Conservation Study.

## **Historical Australian Themes**

Developing settlements, towns and cities

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*