

3.2 Amendment C386boro - Balwyn Interwar Heritage Assessment - Outcomes of Exhibition and Request for Panel

Executive Summary

Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcome of the exhibition of Amendment C386boro which relates to the Balwyn Interwar Heritage Assessment and to outline the officers' response to the submissions. The report also seeks a resolution to request the Minister for Planning to appoint a Planning Panel, and to refer all submissions to an independent planning panel for consideration.

Background

In February 2021 Council engaged GML Heritage (formerly Context) to undertake a review of several areas in Balwyn and Deepdene to carry out heritage assessments for a number of properties of potential local heritage significance. The review responded to community interest in the protection of these areas.

Following the detailed assessment, Council's heritage consultant identified the following properties as having local heritage significance:

- 133, 133a, 135, 135a, 137, 139 and 141 Gordon Street, Balwyn (Gordon Street Precinct)
- 41 Austin Street, Balwyn
- 5 Creswick Street, Deepdene
- 6 Creswick Street, Deepdene
- 221 Whitehorse Road, Balwyn

Following a preliminary consultation process in May/June 2022, the UPDC resolved on 5 September 2022 to:

- adopt the heritage citations for the Gordon Street Precinct, 41 Austin Street, Balwyn, 221 Whitehorse Road, Balwyn, 5 Creswick Street, Deepdene and 6 Creswick Street, Deepdene; and
- write to the Minister for Planning to request authorisation to prepare an amendment to introduce the Heritage Overlay (HO) on a permanent basis to the subject properties.

Authorisation was granted to prepare and exhibit Amendment C386boro on 27 September 2022.

Key Issues

Exhibition of the amendment commenced on 3 November 2022 and closed on 5 December 2022. Six (6) submissions were received, including four (4) objecting and two (2) supporting submissions.

The key issues raised in the submissions include:

- The inconsistency between the recommendations and findings of earlier heritage studies in the area;

- The heritage value of the properties and their ability to meet the requisite criteria for inclusion under the Heritage Overlay;
- Inaccuracies in the heritage citations used to justify the amendment;
- The lack of intactness of the Gordon Street Precinct;
- The level of change in the area undermining the homes' heritage status;
- Potential increased maintenance costs under the Heritage Overlay;
- Improper valuation of properties with regards to council rates;
- Perceived lack of transparency in the amendment process.

Officers and Council's heritage consultant have reviewed the submissions and provided a response to each submission and the key issues raised in the table at **Attachment 1** and Section 4 of this report.

In response to the submissions received, some changes are recommended to the heritage citations for 6 Creswick Street, Balwyn North. No properties are recommended to be removed from the amendment.

Next Steps

Sections 22 and 23 of the *Planning and Environment Act 1987* state that Council must consider submissions received during an amendment exhibition period and sets out Council's options for action in response to submissions.

These options are to:

- Change the amendment in the manner requested; or
- Refer the submission to an independent panel; or
- Abandon the amendment or part of the amendment.

It is recommended that the UPDC resolve to request appointment of a planning panel and refer all submissions received for consideration.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

Request for Panel (UPDC)

1. Receive and note the submissions to Amendment C386boro (**Attachment 1**) to the Boroondara Planning Scheme in accordance with Section 22 of the *Planning and Environment Act 1987*.
2. Endorse the officers' response to submissions and recommended changes to Amendment C386boro as shown at (**Attachment 1**).
3. Request that the Minister for Planning appoint a Planning Panel under Section 153 of the *Planning and Environment Act 1987* to consider all submissions to Amendment C386boro.
4. Refer the amendment and all submissions to a Planning Panel in accordance with Section 23(1) of the *Planning and Environment Act 1987*.

5. Authorise the Director Urban Living to undertake administrative changes to Amendment C386boro that do not change the intent of the amendment prior to a Panel Hearing.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the preliminary exhibition process and key issues raised in the submissions to Amendment C386boro.
- Respond to the key issues raised and summarise any changes recommended to the amendment in response to submissions (**Attachment 1**).
- Seek a resolution from the Urban Planning Delegated Committee (UPDC) to write to the Minister for Planning to appoint an independent panel and refer submissions to the Panel.

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

Boroondara Community Plan

The Boroondara Community Plan 2021-31 sets out the 10-year vision for Boroondara's future based on values, aspirations and priorities important to the community, and includes the Council Plan 2021-25.

The amendment implements the Strategic Objective of the Theme 4 of the Plan, to "Protect the heritage and respect the character of Boroondara, while facilitating appropriate, well-designed development".

Specifically, the amendment implements Strategy 4.1 - "Boroondara's heritage places are protected through ongoing implementation of heritage protection controls in the Boroondara Planning Scheme."

Heritage Action Plan 2016

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

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

- Knowing – which seeks to identify, assess and document heritage places.
- Protecting – which seeks to provide statutory protection for identified heritage places.

Boroondara Planning Scheme

The amendment is consistent with the objectives of the Planning Policy Framework. Specifically, it addresses the following Clauses:

- Clause 2.03-4 Built environment and heritage of the Municipal Planning Strategy - which includes the strategic direction to 'protect all individual

places, objects and precincts of cultural, aboriginal, urban and landscape significance’.

- Clause 15.03-1S Heritage conservation - which seeks to ‘ensure the conservation of places of heritage significance’ and to ‘identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme’.
- Clause 15.03-1L – Heritage in Boroondara - which seeks to ‘preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm’.

The Planning Policy Framework seeks to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

Plan Melbourne 2017-2050

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

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

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

Planning and Environment Act 1987

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

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

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

3. Background

Balwyn Park Estate (Tramway Heights Estate)

The Balwyn Park Estate (comprising properties along both sides of Percy, Norbert and Austin Streets, extending between Gordon Street and Whitehorse Road) was identified as a potential precinct in Graeme Butler and Chris McConville’s ‘Camberwell Conservation Study’ (1991).

In 2015 Built Heritage Pty Ltd considered and rejected this precinct from further assessment aside from a portion of Austin Street, which at the time remained substantially intact.

In early 2021 Council engaged GML Heritage to investigate a number of areas for heritage significance following a request from a community member.

As a result of a detailed review and assessment, Council's heritage consultant GML Heritage recommended the following precincts and individually significant properties for protection under the Heritage Overlay:

- 133-141 Gordon Street, Balwyn (Gordon Street Precinct)
- 41 Austin Street, Balwyn
- 5 Creswick Street, Deepdene
- 6 Creswick Street, Deepdene
- 221 Whitehorse Road, Balwyn

Preliminary consultation/exhibition process

In accordance with Council's standard process, preliminary consultation was carried out from 20 May 2022 to 17 June 2022. This consultation process involved:

- Sending letters to all owners and occupiers of directly affected and abutting properties and the relevant community groups.
- Sending emails to residents who had directly contacted Council's Planning and Placemaking Department to request Council to reinvestigate the heritage value of the properties.

As a result of the preliminary consultation process, Council received 13 submissions including:

- Seven (7) opposing submissions; and
- Five (5) supporting submissions; and
- One (1) partially supporting submission.

These were summarised and presented to the UPDC on 5 September 2022.

Adoption of Study

On 5 September 2022 the UPDC considered a report on the outcomes of the preliminary consultation process including the officers' response to the issues raised in the feedback.

The UPDC resolved to adopt the heritage citations and write to the Minister for Planning to seek authorisation to prepare and exhibit a planning scheme amendment.

Authorisation

Following the UPDC's decision, authorisation was sought from the Minister for Planning to prepare and exhibit Amendment C386boro. The Minister granted authorisation on 27 September 2022.

4. Outline of key issues/options

Exhibition outcomes

The amendment was exhibited in accordance with the requirements of Section 19 of the *Planning and Environment Act 1987* (the Act) from 3 November 2022 to 5 December 2022.

Council received six (6) submissions including four opposing and two supporting.

A summary of each submission and officer response is provided in the table at **Attachment 1**. In addition, the key issues raised in the submissions are summarised below with a detailed response from officers.

Supporting submissions

Supporting submissions referred to a number of elements of heritage value relating to the properties included in the amendment, as well as broader heritage concerns in the City of Boroondara. These submissions included recognition of the heritage value of the properties recommended for protection and the need to preserve heritage places in Balwyn, Balwyn North and Deepdene.

Supporting submitters also proposed an extension to the Gordon Street Precinct, to include 130 & 132 Gordon Street, as well as 15, 15a, 17a, 19 and 21 Cremorne Street, Balwyn (opposite the Gordon Street Precinct).

Following review and consideration of feedback by Council's heritage consultants, it is considered that the extension of the Gordon Street Precinct is not appropriate.

130 Gordon Street has a different built form to the proposed Gordon Street Precinct and is not consistent architecturally. 132 Gordon Street and 21 Walker Street are a pair of maisonettes, which are more austere than the homes in the proposed precinct. Both these homes, and 130 Gordon Street, are located across the street in isolation from the rest of the proposed precinct.

15, 15a, 17a and 19 Cremorne Street represent a mix of interwar styles constructed using different materials. The intactness and integrity of these homes is mixed, with some homes having significant second-story additions. Considering the small size of the proposed Gordon Street Precinct, the addition of these homes would have a significant negative impact on the legibility of the precinct, and would also introduce several 'non-contributory' places to the precinct, further undermining its cohesion.

Opposing submissions

Several opposing submissions raised concerns that were specific to technical and architectural elements of homes included in the proposal. One submission made specific suggestions to alter the heritage citation and Statement of Significance for 6 Creswick Street Deepdene, which have been acknowledged as valid. These concerns are addressed in detail in the table at **Attachment 1**.

Broader concerns raised by opposing submitters include:

- The amendment being an inappropriate use of ratepayer funds.
- The area having undergone significant change, making heritage protection redundant.
- Potential increased maintenance costs associated with the upkeep of homes under the Heritage Overlay.
- The need for Council to balance the needs of owners and occupants of heritage places against the desires of non-residents who may believe the homes to have heritage value.
- Council rates not reflecting the potential reduced property value of homes if included under the Heritage Overlay.

A response to these concerns has been provided by officers below.

Heritage amendments being an inappropriate use of ratepayer funds

Section 4(1)(d) of the Act requires the Planning Authority (Council) to identify and protect places of heritage significance through the Heritage Overlay. This is one of many roles Council as the Planning Authority must fulfil. Funding for heritage assessments and studies is provided for this as appropriate through the annual budget process, to reflect Council's policy focus.

Level of change in the area

Some submitters have argued that the introduction of Heritage Overlays comes too late, as a significant amount of change has already occurred in the area.

The level of change in the surrounding streets/area is not a relevant consideration when considering the inclusion of these properties in the Heritage Overlay. The test is whether individual places or precincts meet at least one of the relevant heritage criteria to justify their inclusion in the Heritage Overlay. Change within a particular area does not preclude the protection of properties of heritage significance.

The individually significant properties at 41 Austin Street, 221 Whitehorse Road, 5 and 6 Creswick Street do not derive their significance from other properties or their relationship to them. They have individual significance, irrespective of any other properties. In that regard, changes in the area are of no consequence.

With regards to the small precinct, Council's heritage consultant maintains that the homes forming the Gordon Street Precinct (133-141 Gordon Street) comprise a contiguous example of a series of houses that warrant protection under the Heritage Overlay. This is detailed in the heritage citation for the Gordon Street Precinct.

Potential increase in maintenance costs under the Heritage Overlay

Some submitters have expressed concerns about increased costs associated with maintaining a property in the Heritage Overlay.

The financial circumstances of owners or potential impacts of inclusion in the Heritage Overlay are not a relevant consideration in determining whether to include a property in the Heritage Overlay.

Planning panels for similar heritage amendments have in the past considered the private economic impacts of a Heritage Overlay. These Panels have consistently concluded that impacts on land values or the individual financial circumstances of the owner are outside the scope for consideration (e.g. Melbourne C207 Panel and Moreland (Merri-bek) C149 Panel). The only relevant test for the application of the Heritage Overlay is whether a property has recognised heritage value that is suitable for protection and enhancement. If so, the Heritage Overlay should be applied.

Financial matters relating to the use and development of a particular heritage place are most appropriately considered at the time planning permits are sought.

The need to balance interests

Some submitters have argued that Council needs to balance the interests of property owners and occupiers over the needs of the wider community. In essence, the submitters advance a position that places greater emphasis on the rights and needs of the property owner over the broader community.

The matters raised by the submitters are not a valid consideration when determining whether to include a property in the Heritage Overlay. As noted above, one of the objectives of planning is to identify and protect places of heritage significance. The only relevant test is whether at least one of the heritage criteria is met. The heritage citations provide the justification for the inclusion in the Heritage Overlay.

Property valuation for council rates

Some submitters have raised concerns relating to property valuation for the determination of council rates under the Heritage Overlay. The concerns relate to the potential for valuation to not take into account inclusion under the Heritage Overlay, thereby valuing the property higher than its market value.

Council rates are determined by independent valuation taking into account many factors, including a property's location, accessibility and planning controls (zones and overlays). Any potential change in property value stemming from inclusion (or exclusion) from the Heritage Overlay is therefore reflected in the rate assessment.

More broadly, potential impacts on the property value are also not a valid consideration when determining whether a property should be included in the Heritage Overlay. The purpose of the Heritage Overlay is to recognise and protect places of identified heritage significance. Challenges to the proposed inclusion of properties within the Heritage Overlay must be based around the significance of those places.

Perceived lack of transparency in the amendment process

Some submitters raised concerns around the transparency of the amendment process, as it relates to the Balwyn Interwar Heritage Assessment.

Council undertakes the investigation of potential heritage using a standardised process, which comprises a draft heritage study, a preliminary consultation process, formal public exhibition process and, as necessary, an independent Planning Panels hearing. If the amendment is adopted, it must also be reviewed at a Council Meeting, followed by final approval being granted from the Minister for Planning prior to gazettal.

All relevant parties, including directly affected property owners and occupiers and adjacent properties, relevant community groups, historical societies and government entities are notified in writing of the exhibition of an amendment. Relevant property owners are also notified at the preliminary consultation phase, all the way through all stages of this process, and prior to key public meetings including UPDC and Council meetings.

Further property-specific concerns raised

Some submitters raised concerns relating to the heritage significance of specific properties and the Gordon Street Precinct. These concerns were primarily of a technical nature and relate to elements of the heritage citations, properties not meeting the threshold for inclusion in the Heritage Overlay and the outcomes of previous heritage studies undertaken in the area.

These concerns have been reviewed by officers and council's heritage consultant and are outlined and addressed in the table at **Attachment 1**.

5. Consultation/communication

The owners and occupiers of the affected properties, as well as owners of all properties adjacent, opposite or abutting the properties included under the amendment, were notified in writing of the amendment's exhibition. The notification included a written notice inviting submissions, and links/instructions for this process. The amendment documentation (including the adopted citations) was also available on Council's website and at the planning counter.

All affected and adjoining property owners/occupiers and anyone who lodged a submission were notified of this UPDC meeting and provided with the opportunity to address the UPDC.

If the UPDC resolves to refer submissions to an independent planning panel, submitters will have the opportunity to appear at the public hearing and address the panel in support of their submission. Submitters who do not appear at the hearing will still have their written submission considered by the independent panel.

Following the release of the panel report, submitters and other interested parties will have a further opportunity to address the UPDC before a decision is made on whether to adopt the amendment.

6. Financial and resource implications

Costs associated with the preparation and implementation of the amendment will be funded through the Planning and Placemaking Department operational Budget for the 2022/23 financial year.

7. Governance issues

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

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

8. Social and environmental issues

The inclusion of the precincts and individually significant properties in the Heritage Overlay recommended by the Study would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

Manager: David Cowan, Manager Planning and Placemaking

Report officer: Emil Dickson, Strategic Planner

Attachment XX: Amendment CXXX - <<insert amendment title>>
Summary of submissions and officer response

Attachment 1: Amendment C386boro – Balwyn Interwar Heritage Assessment - summary of submissions and officer responses			
Submissi on No.	Summary of submission	Officers' response to submission	Officers' recommendation
1	<p>The submitter opposes the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The heritage value of the homes included in the amendment is low. 2. The amendment is an inappropriate use of ratepayer funds. These funds should be directed to assisting residents to climate-proof their homes. The declaration of a climate emergency should take precedent over the protection of older homes. 3. There area has undergone significant change, heritage protection is now redundant. 4. The potential heritage value of the Gordon Street Precinct does not compare to other houses already in the Heritage Overlay, including <i>Frognall</i> at 54 Mont Albert Rd, Canterbury and 9 Barnsbury Rd, Deepdene. 5. Increased maintenance costs will be caused by inclusion of properties in the Heritage Overlay. 6. Council should balance the practical needs of those who live in included homes against the desires 	<p>Officers have reviewed the points raised in the submission and provide the following responses:</p> <ol style="list-style-type: none"> 1. Council's heritage consultant has assessed the homes included in the amendment as being of heritage significance. No evidence has been put forward demonstrating the assessment carried out in accordance with relevant State Government guidance is incorrect. 2. Section 4(1)(d) of the <i>Planning and Environment Act 1987</i> (the Act) requires the Planning Authority (Council) to identify and protect places of heritage significance through the Heritage Overlay. This is one of many roles Council as the Planning Authority must fulfil. Funding for heritage assessments and studies is provided for this as appropriate through the annual budget process, to reflect Council's policy focus. 3. The level of change in the surrounding streets/area is not a relevant consideration when determining whether to include identified properties in the Heritage Overlay. The test is whether individual places or precincts meet at least one of the relevant heritage criteria to justify their inclusion in the Heritage Overlay. Change within a particular area does not preclude the protection of properties of heritage significance. 4. The Gordon Street Precinct heritage citation does not claim that the precinct is comparable to the individually significant properties at 54 Mont Albert Rd, Canterbury or 9 Barnsbury Rd, Deepdene. The comparative 	<p>No change recommended to Amendment C386boro.</p> <p>Refer Submission to Panel.</p>

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	<p>of non-residents who may believe the homes have aesthetic value.</p> <p>7. Rates will not match the reduced value of the property, should it be included in the Heritage Overlay.</p>	<p>analysis required under Planning Practice Note 1: 'Applying the Heritage Overlay' should be based on other similar places within the study area that share some development certain characteristics (such as development phase, era or class). Comparative analysis ensures that it is not just the grand and landmark buildings that are identified but also allows for the humbler places to be recognised as contributing to important patterns of development in Boroondara the heritage significance of the Municipality. In this instance it would be inappropriate to compare the Gordon Street precinct to places such as Frognall 54 Mont Albert Road, Canterbury and 9 Barnsbury Road Deepdene as these places are of different era and scale to the subject places and are representative of a different development stage and historic themes within the municipality. The precinct does compare well with other Contributory properties within (interwar precincts) already found in (Boroondara's) Heritage Overlay. In these existing HO precincts, the majority of Contributory buildings have a high level of external intactness (as viewed from the public domain), but there are some that have undergone a degree of (sympathetic or unsympathetic) alteration. Where a place remains clearly recognisable as relating to the reasons that the precinct is of local significance (e.g. interwar residential development), they still contribute to the significance of the precinct and are correctly graded Contributory.</p> <p>5. The financial circumstances of owners or potential impacts of inclusion in the Heritage Overlay with regards to maintenance costs are not a relevant consideration in determining whether to include a property in the Heritage Overlay.</p> <p>6. One of the objectives of planning as set out in the <i>Planning and Environment Act 1987</i> is to identify and</p>	
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		<p>protect places of heritage significance. While Council as the Planning Authority has to balance competing interests, this does not include the private or personal interests of individual property owners. Council needs to make balanced policy decisions that achieve the objectives of planning and broader strategic directions at the state level (including Plan Melbourne). That means the only relevant test is whether a property meets at least one of the heritage criteria. In this instance, Council's heritage consultant has determined through a detailed assessment in accordance with the relevant Planning Practice Note that the precinct warrants protection through the Heritage Overlay. The justification is set out in the precinct citation and no evidence is provided to change that assessment and recommendation.</p> <p>7. Council rates are determined by independent valuation taking into account many factors, including a property's location, accessibility and planning controls (zones and overlays). Any potential change in property value stemming from inclusion (or exclusion) from the Heritage Overlay is therefore reflected in the rate assessment.</p>	
2	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The heritage study finds the properties to meet the threshold for heritage protection. 2. There is significant support for heritage protection in Boroondara. 3. Balwyn and Balwyn North have undergone significant change, so the preservation of remaining 	The submitter's support and comments are noted.	<p>No change recommended to Amendment C386boro.</p> <p>Refer Submission to Panel.</p>

Attachment XX: Amendment CXXX - <<insert amendment title>>
Summary of submissions and officer response

	places of heritage value is important.		
3	<p>The submitter supports the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. There are few properties in Balwyn and Deepdene that have heritage protection, and the properties included in the amendment are of heritage value. 2. The Gordon Street Precinct should be expanded to include 130 & 132 Gordon Street, as well as 15, 15a, 17a, 19 and 21 Cremorne Street, Balwyn. 	<p>The submitter's support and comments are noted.</p> <ol style="list-style-type: none"> 1. The supporting feedback is noted. 2. 130 Gordon Street has a different built form to the proposed Gordon Street Precinct and is not consistent architecturally. 132 Gordon Street and 21 Walker Street are a pair of maisonettes, which are more austere than the homes in the proposed precinct. Both these homes, and 130 Gordon Street, are located across the street in isolation from the rest of the proposed precinct. 15, 15a, 17a and 19 Cremorne Street represent a mix of interwar styles constructed using different materials. The intactness and integrity of these homes is mixed, with some homes having significant second-story additions. Considering the small size of the proposed Gordon Street Precinct, the addition of these homes would have a significant negative impact on the legibility of the precinct, and would also introduce several 'non-contributory' places to the precinct, further undermining its cohesion. No additional properties are recommended to be included in the amendment. 	<p>No change recommended to Amendment C386boro.</p> <p>Refer Submission to Panel.</p>
4	<p>The submitter opposes the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. The citation does not address the boundaries of the study undertaken by Council's heritage consultant in identifying the properties included in the amendment. 	<p>Officers have reviewed the points raised in the submission and provide the following responses:</p> <ol style="list-style-type: none"> 1. The properties and precinct included in the amendment were nominated by a community member for heritage assessment and were not identified in this instance as part of a wider study that systematically sought to assess a section of suburb or former estate. No study boundaries are relevant or applicable in this instance. 	<p>Refer Submission to Panel.</p>

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Summary of submissions and officer response

	<p>2. The 2015 <i>Balwyn and Balwyn North Heritage Study</i> did not identify the Gordon Street Precinct as being of heritage value, due to low cohesion caused by 141 Gordon St being weatherboard and a later build (1950), 137 Gordon St also being weatherboard and 133 Gordon St's rendered façade.</p> <p>3. Other precincts recommended under the 2015 <i>Balwyn and Balwyn North Heritage Study</i>, have not been pursued for heritage protection, including 7-19 Austin St, and 20, 22, 24 and 26 Austin St, as well as 100-106 Gordon St. The amendment contradicts the findings of this previous study.</p> <p>4. The process of delivering the Balwyn Interwar Heritage Assessment (the amendment) has not been transparent.</p> <p>5. The Gordon Street Precinct does not meet the threshold for inclusion under the Heritage Overlay.</p>	<p>2. The submitter is correct that earlier heritage studies did not identify the proposed Gordon Street Precinct as warranting heritage protection. However, based on a new detailed assessment, council's heritage expert is of the opinion that the homes in the proposed precinct do meet the threshold for inclusion in the Heritage Overlay. This was based on use of additional historical references as well as comparisons to similar precincts in Boroondara that are already in the Heritage Overlay.</p> <p>3. Preliminary assessments undertaken for this study concluded that the broader nominated areas (covering Austin St properties and the other Gordon St properties at nos. 100-106) would be unlikely to meet the threshold for local significance. The preliminary assessment did however identify the existing proposed Gordon Street Precinct (133-139 Gordon St) as having potential merit as a smaller, cohesive precinct. This heritage significance was confirmed through a detailed heritage assessment in accordance with relevant industry standard and Planning Practice Note 1.</p> <p>4. The process Council uses to identify and protect places of heritage significance is a standardised, multi-step process. Relevant property owners and notified from the Preliminary Consultation phase onwards, as required, prior to Council's decision to commence the planning scheme amendment.</p> <p>5. Council's heritage consultant has identified the Gordon Street Precinct as meeting the threshold for inclusion in the Heritage Overlay under Criterion A (Historical Significance), Criterion D (Representativeness) and Criterion E (Aesthetic Significance). No evidence has been provided ... (from first submission).</p>	
5	The submitter opposes the amendment	6 Creswick Street is identified as an individually significant	Recommend updating the

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Summary of submissions and officer response

	<p>for the following reasons:</p> <ol style="list-style-type: none"> 1. The property at 6 Creswick St Deepdene does not meet the threshold for inclusion under the Heritage Overlay. 2. The heritage assessment underpinning the amendment has flaws and inaccuracies. Contrary to the statement that 6 Creswick St is 'largely intact, having very few changes to the original or early fabric visible from the street', the following changes have been made: <ol style="list-style-type: none"> a. The roof cladding has been replaced. b. The timber verandah floor and verandah posts are not original. c. Sections of the flat metal frieze and brackets are not original. d. There is no leadlight in any windows or doors. e. Timber scallop work to the bargeboards and verandah facia is modern introduction. 3. Heritage assessments should be reviewed by council to ensure accuracy. 4. 6 Creswick St Deepdene has little commonality with properties referenced as similar under the citation. It is less intact, less ornate 	<p>place.</p> <p>Officers have reviewed the points raised in the submission and provide the following responses:</p> <ol style="list-style-type: none"> 1. Council's heritage consultant has identified the property at 6 Creswick St Deepdene as meeting the threshold for inclusion in the Heritage Overlay under Criterion A (Historical Significance) and Criterion D (Representativeness). 2. With regard to alterations that have occurred, council's heritage consultant advises the following after a site visit provided the opportunity to have a detailed look at some of the changes raised by the submitter: <ol style="list-style-type: none"> a. It is acknowledged that the roof cladding has been replaced. While this impacts the intactness of the place, it does not impact the overall integrity and assessment of the significance of the place. The heritage citation and Statement of Significance will be amended accordingly. b. While it is acknowledged that the timber verandah floor and verandah posts are not original, these features do not impact the overall assessment of the significance of the place. The replacement of an earlier concrete verandah floor with a timber one is most probably closer to the original verandah, which would likely have been timber. The reinstating of the verandah floor to timber can be considered a positive heritage alteration. The heritage citation and Statement of Significance will be amended accordingly. c. It is acknowledged that the metal frieze and brackets are not original. While this impacts the intactness of the place, it does not impact the overall assessment of the significance of the place. The heritage citation 	<p>heritage citation and Statement of Significance for 6 Creswick Street Deepdene to acknowledge the status of the roof cladding, verandah floor, verandah posts, sections of metal frieze and brackets, timber scallop work and facia as not original, and to reflect the absence of leadlight windows.</p> <p>Retain property in amendment as individually significant place.</p> <p>Refer Submission to Panel.</p>
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Attachment XX: Amendment CXXX - <<insert amendment title>>
Summary of submissions and officer response

	<p>and was not designed by a significant architect.</p> <p>5. Previous heritage studies have not identified 6 Creswick St Deepdene for heritage protection.</p>	<p>and Statement of Significance will be amended accordingly.</p> <p>d. It is acknowledged that there are no leadlight panels in the windows or doors of the home. The heritage citation and Statement of Significance will be amended accordingly.</p> <p>e. It is acknowledged that the scallop frieze and fascia is not original. While this impacts the intactness of the place, it does not impact the overall integrity and assessment of the significance of the place. The heritage citation and Statement of Significance will be amended accordingly.</p> <p>3. Heritage citations are reviewed by council officers to identify any notable issues that may be present. However; the citations and the in-depth assessments made are the work of the expert heritage consultant, who holds the ultimate ownership of the citation in terms of technical observations made. Council officers do not have the technical expertise nor familiarity with each house recommended to identify every error or inaccuracy. In response to the submission, Council's heritage consultant is recommending updates to the heritage citation to accurately capture changes made to the building and any non-original features.</p> <p>4. Planning Practice Note 1: 'Applying the Heritage Overlay' requires that a comparative analysis be undertaken with regard to the significance of a given place. The process of comparison for place considered for local level significance does not require places to be better than others, but that they should compare at a similar level to places of a similar era or class. In the professional opinion of Council's heritage consultant, 6 Creswick St Deepdene compares well with the examples provided in the citation, as it demonstrates key characteristics of the Federation style. The</p>	
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Attachment XX: Amendment CXXX - <<insert amendment title>>
Summary of submissions and officer response

		<p>comparison places listed are appropriate, with the exception only of 6 Kitchener St Deepdene with respect to its use of pre-cast concrete, and 1 Reumah Ct Balwyn with respect to its scale and architectural detail.</p> <p>5. While previous studies may not have specifically recommended 6 Creswick Street for inclusion in the Heritage Overlay, this does not automatically mean the house is not of heritage significance. Previous assessments may be undertaken with varying levels of analysis, scope or detail. Heritage significance is also a concept that can shift with time, as places may become rarer examples of their style or period, and new appreciation or historical information may come to light. Council's heritage consultant has found that after substantial analysis, the property at 6 Creswick Street Deepdene does meet the threshold for protection in the Heritage Overlay.</p>	
6	<p>The submitter opposes the amendment for the following reasons:</p> <ol style="list-style-type: none"> 1. Previous heritage studies have not identified 5 Creswick St Deepdene for heritage protection. The <i>Camberwell Conservation Study 1991</i> did not note the property as being worthy of heritage protection despite nearby properties being identified. The 2015 <i>Balwyn and Balwyn North Heritage Study</i> did not identify the home as being of heritage value either. 2. The home has limited historic value, being of a style common across Boroondara, and contributes 	<p>5 Creswick Street is identified as an individually significant place.</p> <p>Officers have reviewed the points raised in the submission and provide the following responses:</p> <ol style="list-style-type: none"> 1. While previous studies may not have specifically recommended 5 Creswick Street for inclusion in the Heritage Overlay, this does not automatically mean the house is not of heritage significance. Previous assessments may be undertaken with varying levels of analysis, scope or detail. Heritage significance is also a concept that can shift with time, as places may become rarer examples of their style or period, and new appreciation or historical information may come to light. Council's heritage consultant has found that after substantial analysis, the property at 5 Creswick Street 	<p>No change recommended to Amendment C386boro.</p> <p>Refer Submission to Panel.</p>

Attachment XX: Amendment CXXX - <<insert amendment title>>
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	<p>little to understanding the development of the area.</p> <ol style="list-style-type: none"> 3. The association between the home and the builder <i>Dunlop & Hunt</i> does not allow the home to meet Criterion A (Historical Significance) as this operated across many Melbourne suburbs for several decades and is not indicative of rarity. 4. The home's representative significance (Criterion D) demonstrates the interwar attic bungalow style in a standard and non-notable way. There are many other examples of the interwar attic bungalow style in Boroondara, as noted in the citation. Other homes used as comparators in the citation are more substantial examples. 5. That the home has not been identified as having architectural or aesthetic significance under Criterion E is evidence the home does not meet the threshold for inclusion. 	<p>Deepdene does meet the threshold for protection in the Heritage Overlay.</p> <ol style="list-style-type: none"> 2. Council's heritage consultant has identified the property at 5 Creswick St Deepdene as meeting the threshold for inclusion in the Heritage Overlay under Criterion A (Historical Significance) and Criterion D (Representativeness). 3. Council's heritage expert maintains that 5 Creswick St Deepdene does meet Criterion A (Historical Significance) with regard to its builder, <i>Dunlop & Hunt</i>. There are a limited number of places currently in the Heritage Overlay built by <i>Dunlop & Hunt</i>, either in Boroondara or elsewhere in Melbourne. <i>Dunlop & Hunt</i> is acknowledged as a significant and prolific local builder during the interwar years, having a significant impact on the development of suburban Melbourne. The identification of 5 Creswick St as a <i>Dunlop & Hunt</i> home is demonstrative of the company's activity within the municipality during a period of significant expansion, particularly in the Balwyn and Deepdene areas. 4. Council's heritage consultant is of the opinion that 5 Creswick St Deepdene is a notable example of the interwar attic bungalow style. The rationale for this response is based in 5 Creswick St Deepdene; <ol style="list-style-type: none"> a. Clearly demonstrating most of the characteristics of its class; b. Exhibiting these characteristics at the same or higher level than example places of comparison provided in the heritage citation; c. Being ascribed to Dunlop & Hunt, while builders, were widely respected for well-designed homes, which stands ahead of the comparison places, which are not credited to known architects. 5. A heritage place only needs to meet one of the criteria for inclusion in the Heritage Overlay. That the property 	
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Attachment XX: Amendment CXXX - <<insert amendment title>>

Summary of submissions and officer response

		at 5 Creswick Street Deepdene does not meet Criterion E, is not relevant as the home has been determined to meet Criterion A and D.	
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Corra Lynn

Prepared by: GML Heritage

Address: 6 Creswick Street, Deepdene

Name: Corra Lynn	Survey Date: November 2021
Place Type: House	Architect: n.k.
Grading: Significant	Builder: n.k.
Extent of Overlay: To title boundaries	Construction Date: 1916



Figure 1. 6 Creswick Street, Deepdene (Source: GML February 2022)

Historical Context

This place is associated with the following historic themes taken from the *Boroondara Thematic Environmental History* (2012):

6.0 Building Towns, Cities and the Garden State

6.3 Shading the suburbs



Locality History

Balwyn is a residential suburb 10 kilometres east of central Melbourne. To its south are Deepdene, Canterbury and Surrey Hills, and to the north is Balwyn North, which is separated from Balwyn by Belmore Road. Deepdene, historically part of Balwyn, became a separate suburb in 2008.

Development to 1914

The beginning of post-contact settlement in the Balwyn area dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions, whereby 5120 acres could be purchased at £1 per acre on the condition that survey was carried out by the purchaser. According to a map of May 1841, two squatters occupied the large area known as Elgar's Special Survey at the time that he purchased it: Charles Mullins in the southeast corner and Arundel Wright in the northeast. (Donald Maclean, cited in Built Heritage 2015:7). By 1847, the Port Phillip Directory listed eighteen people with the address of 'Elgar's Survey', including ten 'agriculturists', two farmers, two 'artificiers' and a grazier (Gwen McWilliam, cited in Built Heritage 2015:7).

In October 1853, residents of the area signed a petition calling for improvements to roads between Richmond Bridge and Bulleen. A subsequent petition specifically demanded 'a proper line of road to be laid down from the Koonung Creek to the west side of Elgar's Special Survey' (Gwen McWilliam, cited in Built Heritage 2015:7). Over the next few years, several new roads were marked out across the area, including Bulleen Road, Doncaster Road, Whitehorse Road and Belmore Road (Built Heritage 2015:7).

In September 1856, allotments of land in Elgar's Survey totalling more than 1000 acres were offered for sale in Melbourne as the Boroondara Estate. Increased settlement followed, including the establishment of the industries of viticulture and tree felling (Built Heritage 2015:8). One of the allotments for sale in the 1856 subdivision was purchased by Scots editor and journalist, Andrew Murray. He built a house near the site of the present-day Fintona Girls' School in Balwyn Road (Victorian Places 2015). Murray planted a vineyard on the slope of the hill and named his house 'Balwyn', meaning 'home of the vine', using a compound of the Scots Gaelic 'bal (baile)' and the Saxon 'wyn' (Camfield 1974).

By the early 1860s the village of Balwyn, centred on the intersection of Balwyn and Whitehorse roads, comprised a Congregationalist chapel on the western side of Bulleen Road, opened in 1857; a modest Catholic school-house, near the corner of Balwyn and Belmore Roads, which existed by 1858; and the Athenaeum Hall, on the western side of Balwyn Road, built in the mid-1850s. A Common School opened in 1868, and in 1872 the St Barnabas Anglican Church opened on an adjacent site to the south. (The Anglican congregation had formerly met in the Athenaeum Hall, which was adapted for use as a post office c.1872.) By 1872 Balwyn comprised five public buildings and 14 residences in the area between Whitehorse Road and Koonung Creek (Built Heritage 2015:8-9).

During the 1880s two significant developments in public works spurred residential settlement. A mains water supply from Yan Yean Reservoir was constructed between 1880 and 1882, from Cotham Road along Whitehorse Road, as far as Balwyn Road. In addition, the construction of the Outer Circle Railway, passing through Ashburton, Camberwell, Deepdene and Kew East, commenced in 1887. As a result, land in the Balwyn area became highly sought after by speculators who established residential estates. The subdivisions included Deepdene estate (1884), Belmore Park Estate in



Deepdene (1888) and others further north, including the Kew Park Estate (1888), the Heights of Kew Estate (1888), and the Kew Vale Estate (1889) – all located on the south side of Doncaster Road in what is now Balwyn North, (Built Heritage 2015:9), and in Balwyn township itself (see Figure 1). A small number of mansion houses were erected in the more elevated parts of Balwyn in the late 1880s and early 1890s, taking advantage of fine views to the north and east.



Figure 2. Advertisement for business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

The northern section of the Outer Circle Railway – extending from East Camberwell to Fairfield and skirting Balwyn's southwest corner at Deepdene – was opened in 1891 but closed after only two years. Today only a few modest Victorian-era cottages remain in the Deepdene area that represent this period of development (Built Heritage 2015:10).

Interwar development

New public transport connections to the area that were established from the first decades of the twentieth century encouraged residential development in Balwyn and Deepdene. A short section of the Outer Circle Railway, between East Camberwell and Deepdene, was reopened in 1900 and was serviced by the 'Deepdene Dasher' steam train until 1927; part of the line remained open as goods-only service until 1943. Close to the Deepdene Railway Station, a hotel operated in Deepdene in the early 1900s. The Prahran & Malvern Tramways Trust extended its electric tramway service from



Malvern along Glenferrie Road and Cotham Road to Deepdene in 1913. Near the tram terminus the new Deepdene State School was erected in 1914. In 1916, the tram line reached Mont Albert, but was not through-routed to the city by the Melbourne & Metropolitan Tramways Board until 1929. The Burke Road tram reached Camberwell Railway Station in 1917, and in 1918 reached Cotham Road, Deepdene. In 1920 sewerage and electricity were established, with sewerage extending to Balwyn by 1927, and reaching North Balwyn in 1938 (Built Heritage 2015:10).

After scattered development in the early 1910s, residential development in Balwyn and Deepdene increased after World War I. A number of small farms and orchards in Balwyn were carved up for suburban housing in the late 1920s and 1930s. Many new home-buyers erected affordable detached timber bungalows during this period under the credit foncier scheme provided by the State Savings Bank of Victoria. Californian Bungalows, English Revival and other interwar styles, which were built to designs provided in the State Bank pattern books, predominated across large areas of Balwyn, including that bounded by Whitehorse Road, Belmore Road, Burke Road and Balwyn Road. Most houses in that part were modest timber (and less often brick) homes built for those seeking an affordable home in the suburbs. Alongside the proliferation of State Bank houses in Balwyn, other building companies active in the area included Dunlop & Hunt. An elevated area on the north side of Whitehorse Road was developed in the 1930s as the prestigious Reid Estate, which permitted only brick construction. With its concrete roads and large double-storey homes on large allotments, this area attracted more discerning home-buyers of a high socio-economic standing who were seeking a better-quality home. In effect, Whitehorse Road delineated the two distinctly different areas of housing in Balwyn. Other areas of Balwyn, including the area north of Gordon Street and the area east of Balwyn Road, were also built up largely in the interwar period. The lower area north of Gordon Street, west of Balwyn Road, included a large area of war widows' housing.

Improvements in infrastructure coincided with several successive changes in municipal status. The former Shire of Boroondara (as it had been known since 1871) was renamed the Shire of Camberwell and Boroondara in May 1902, then upgraded to a Borough in April 1905, a Town in May 1906, and finally the City of Camberwell in April 1914 (Built Heritage 2015:10).

In 1925, Balwyn was described in *Australian Home Beautiful*.

Charming indeed is this new suburb of Balwyn, to the eastward of Melbourne, towards that spot where the morning sun rises over the top of the Dandenong Ranges to stretch its light across one of the most beautiful environs in the city. Here the land is undulating and the eye wanders for miles upon miles across farm and orchard land to the blue distance of the hills to the east, so to the northeast, where the Healesville and Warburton ranges lie – more distant still – in the faint blue of cloud-land. All this erstwhile farming land is revealing the urge of the expansion of the great city, and red-tiled roofs and new homes now dot (and in some places cover) the land of the Orchardist and the Farmer; but “the vistas” are there and there are miles upon miles yet to go before suburban settlement can reach the tall slopes of the Dandenongs. Just as the little farms and glades are varied, both in colour and form, so do the new houses show that pleasing variety which betokens individual interest in the problem of the new home. Gone are the old ideas of slate or iron roofs and party-coloured bricks and cast iron trimmings, and now, pleasing colour notes of red, brown and green nestle into the newly-formed gardens of these outer suburbs (cited in Built Heritage 2015:11).



The interwar period saw significant expansion in Balwyn and Deepdene. A weatherboard Church of Christ was built at the corner of Cherry Road (1922) and two brick Catholic church-schools were built in Whitehorse Road, Deepdene (1923), and in Brenbeal Street, Balwyn (1930). Around the same time, St Barnabas Anglican Church on Balwyn Road was extended. There was extensive commercial development, including shops and banks, along both sides of Whitehorse Road in Balwyn. A shopping strip developed along Whitehorse Road, Deepdene, while smaller strips appeared along Burke Road (at Belmore Road, and later at Doncaster Road), and near the junction of Bulleen and Doncaster roads. Other new churches appeared during this period, while some of the older existing church buildings were entirely rebuilt to cater for enlarged congregations, notably the Balwyn Baptist Church on Whitehorse Road (1937), and the Frank Paton Memorial Presbyterian Church on Burke Road in Deepdene (1941) (Built Heritage 2015:11). Fintona Girls' School, which had opened in Hawthorn in 1896, was relocated to David Syme's former mansion 'Tourmont' in Balwyn Road in 1936. The Anglican Mission of St James and St John opened a babies' home on Whitehorse Road, Balwyn, in 1934. Hotels were prohibited in Balwyn and Deepdene following the Local Option vote of 1920, a reflection of the strong temperance views of the local population, but other opportunities for leisure included three picture theatres that operated in Whitehorse Road in the 1930s and 1940s, one of which (the Balwyn Theatre) survives. Beckett Park was well patronised, as were the adjacent Maranoa Gardens. There was limited industrial development in Balwyn; an exception was the Oslo Bakery in Deepdene. The textile company Holeproof Ltd established a large factory in Whitehorse Road, Deepdene, in the early 1940s.

Place history

The property at 6 Creswick Street, Deepdene, comprising a single-storey timber dwelling built in 1916, is north of Whitehorse Road and east of Burke Road. The site occupies land that was part of Elgar's Special Survey.

Residential development of the Balwyn (Deepdene) area began in a limited way in the 1880s but gathered pace in the early 1900s. John Graham of Creswick purchased approximately 11 acres of Elgar's Special Survey in 1912, which he subdivided the same year to form the Deepdene Township Estate. There was 'strong demand' for allotments in the estate due to its proximity to the Deepdene railway station and the new 'electric tram terminus' which reached the corner of Cotham Road and Burke Road in 1913 (*Prahran Telegraph*, 23 November 1912:5). Before the arrival of the electric tramway, the Outer Circle railway had 'been the only means of communication with the city' (*Herald*, 29 April 1915:8). The tramway offered prospective purchasers a new convenience that was a key factor in the success of the Deepdene Township Estate.



In 1912 Coghill & Haughton advertised the sale of allotments in 'the Beautiful Deepdene Township Estate'. The estate comprised forty-eight 'splendid allotments' with frontages to Wolseley Crescent, Pretoria Street, Creswick Street, Whitehorse Road and Kitcheners Street (Figure 3). The allotments sold in 'record numbers' between 1912 and 1926 (*Herald*, 28 November 1912:3). By 1926 most of the blocks had been developed (MMBW 1926).

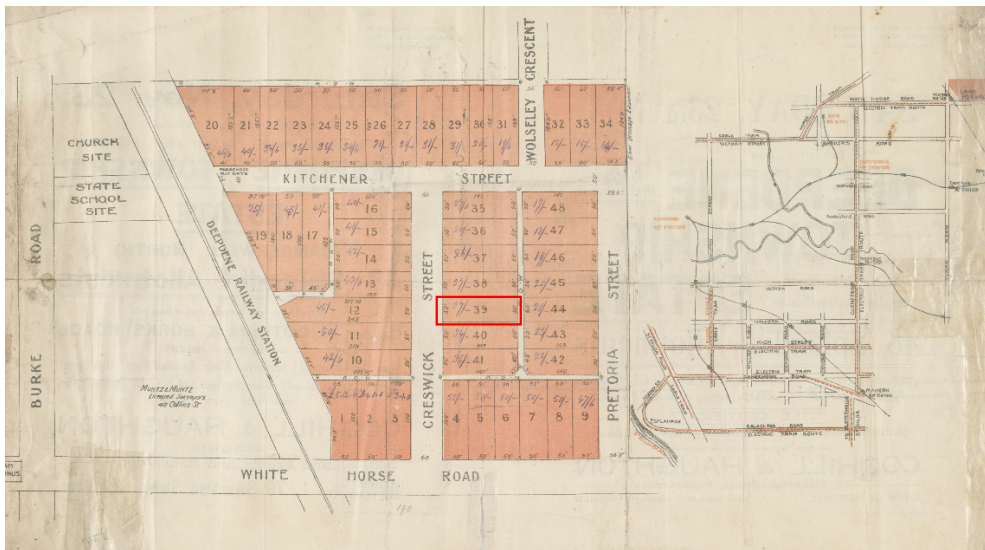


Figure 3. Deepdene Township Estate subdivision plan, 1912, showing the location of 6 Creswick Street, Deepdene, as Lot 39 (red outline). (Source: State Library Victoria, with GML overlay)

Many of its wonderful advantages are printed out in the Illustrated Free Pamphlet. Ask for one.

SATURDAY, 23rd. NOV.

At 3 o'clock, in a Marquee on the Property.

The Beautiful **DEEPEENE TOWNSHIP ESTATE** By Order of Mr. J. A. GRAHAM.

Adjoining Deepdene Railway Station

48 Splendid Allotments

VERY EASY TERMS **£5** per Allotment deposit, and Balance in Monthly Payments of **30s.** inclusive of Interest at 5 per cent.

TITLE CERTIFICATE

SOLICITORS: Messrs. SNOWBALL & KAUFMANN, 47 Queen Street, Melbourne.

For Further Particulars apply to Auctioneer:

COGHILL & HAUGHTON

79 Swanston Street, Melbourne.

AUBURN and CANTERBURY.

If you would know its many advantages ask for an Illustrated Free Pamphlet.

Saturday, Nov. 23.

At 3 o'clock, in a Marquee on the Property.

The Beautiful **DEEPEENE TOWNSHIP ESTATE** By Order of Mr. J. A. GRAHAM.

(CAMBERWELL NORTH)

48 Splendid Allotments

At the Electric Tram Terminus, which is being built

Corner of COTHAM & BURKE ROADS

CONNECTING WITH—

Kew: Collins Street: Glenferrie Road: Burwood Road: High Street, Malvern: Chapel Street: Dandenong Road and St. Kilda Esplanade, &c.

SEE LOCALITY PLAN—

COGHILL & HAUGHTON

AUCTIONEER, Land Agents and Subdividers.

79 Swanston Street, Melbourne.

AUBURN and CANTERBURY.

Figure 4. Flyer advertising the sale of allotments by Coghill & Haughton in the Deepdene Township Estate, c.1912. (Source: State Library Victoria)



In 1913 Elizabeth Rose Elder, married woman, of Blackburn Road, Doncaster, became the proprietor of the subject site, then identified as Lot 39 on Plan of Subdivision No. 5913 (CT V3667/F217). The Sands & McDougall directory for 1916 noted that a house on the east side of Creswick Street, off Whitehorse Road, was in the course of construction (S&McD 1916). Elizabeth Elder of Doncaster Road, Blackburn, was rated as the owner of a 6-roomed weatherboard house at lot 39 Creswick Street in May 1916; the occupant at that time was Gertrude Bailey (RB 1916). This was the first house built in the street.

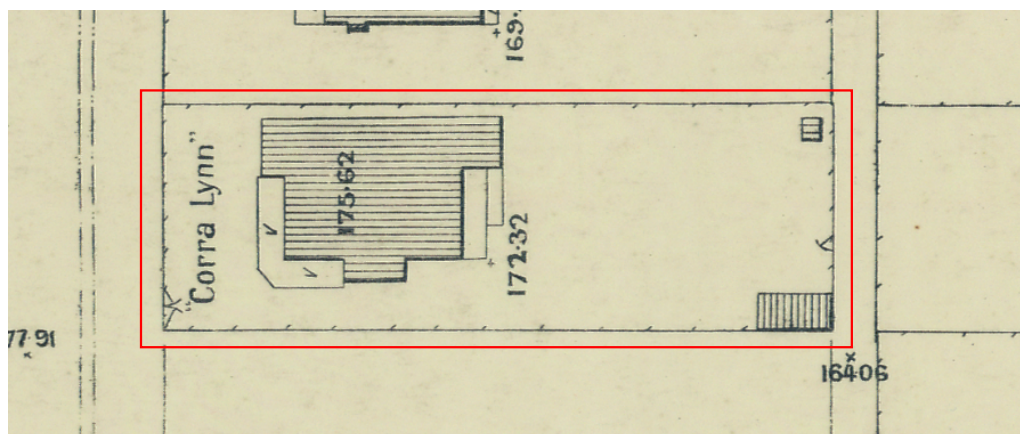


Figure 5. Detail from Melbourne and Metropolitan Board of Works detail plan No. 2954, Municipality of Camberwell, 1926. (Source: State Library Victoria, with GML overlay)

The MMBW detail plan of 1926 shows the footprint of a double-fronted detached timber house situated on a fenced block at 6 Creswick Street. The house has two timber outbuildings at its rear (MMBW 1926) (see

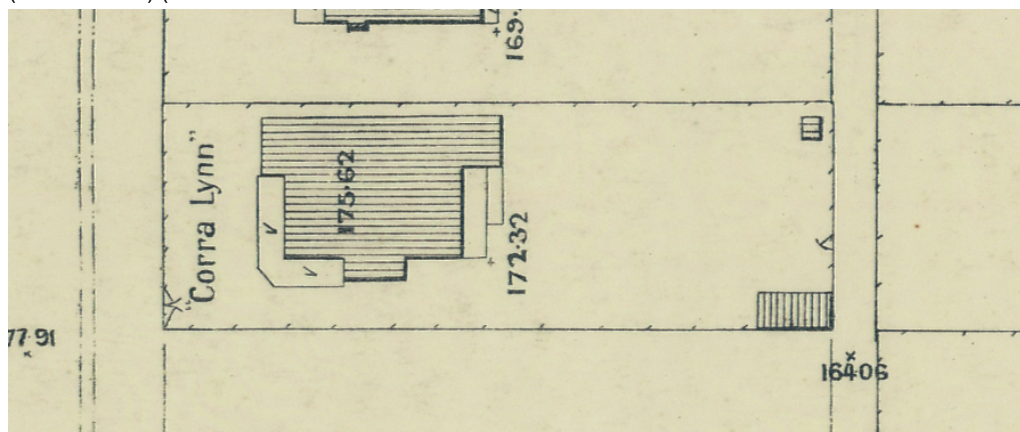


Figure 5). The smaller of the two outbuildings is most likely the outside toilet, accessed for waste disposal via a gate to the rear lane; the MMBW connected the sewerage to this area in 1920 (Built Heritage 2015: 10).

Elizabeth Elder was the proprietor of 6 Creswick Street, Deepdene, until her death in 1932, when she left the property to Thomas William Elder, orchardist (CT V3667/F217). Margaret Manners Johnson,



married woman, and Francis Albert Charles Johnson, gardener, who were already living at 6 Creswick Street, became joint proprietors of the property in 1946, and Margaret Johnson became sole proprietor in 1964 (CT V3667/F217). Thomas William Jolly, design draftsman of Glen Iris, became the proprietor in 1983 (CT V3667/F217).

In 1960 a free-standing steel-framed garage was erected on the property, and minor alterations were made to the rear of the house in 1985 (BP 26975; BP 79102). The garage and addition have since been demolished.

In the early 1980s the front verandah underwent some reconstruction work. The concrete verandah floor was removed and replaced with timber. By 1983, the majority of verandah posts had been replaced with square posts, sections of the iron work were missing, and the house did not have the timber scallop work across the fascia boards and gable ends. One original post remained at the northern end of the verandah. The owner took this post to a manufacturer who specialises in the manufacturer of authentic period style fences, gates and verandahs and had it copied to make new posts to replace all the square posts. The owners also took the iron frieze and had matching panels made to replace the missing sections. The scallop work to the verandah fascia, and gable ends was explained to be a new intervention. The corrugated iron sheets of the roof have also been replaced. (Property owner, pers. comm., February 2023)

In 1990 an extension was added to the rear north-eastern corner of the house providing a bathroom and store at the main floor level and a rumpus room below (BP 91846). Further additions, still extant, were made towards the rear of the house along its southern boundary in 2011.

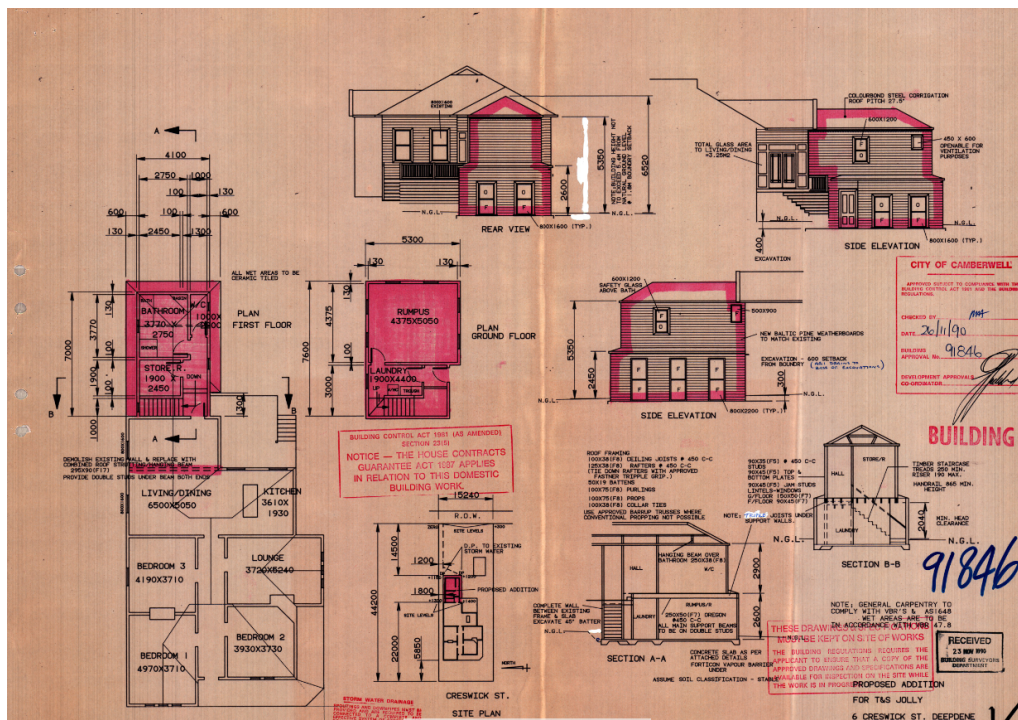


Figure 6. Building plans from 1990, showing a rear extension to the house, providing a bathroom and store at the main floor level and a rumpus room below. (Source: City of Camberwell, BP 91846)

Description and Integrity

'Corra Lynn' at 6 Creswick Street, Deepdene, is a single-storey detached timber dwelling built in 1916. Located on the eastern side of Creswick Street, the house is set behind a timber picket fence (which is not original) and, due to the fall of the land from west to east, sits slightly below street level.

Asymmetrical in plan with projecting rooms along its west and south elevations, the block-fronted timber house sits under a hip and gable corrugated iron roof with a gablet at the apex of the main hip roof. Three red brick chimneys with corbelled caps and strapwork are extant. A return verandah under the continuation of the main roof runs between the projecting rooms and is splayed at its corner with a gablet. The verandah posts are of turned timber and are set with a distinctive flat cast-iron frieze and brackets in a curvilinear pattern. Flattened cast iron patterns such as this one were still common in the 1910s, and sought to emulate the planar surfaces of timber fretwork.

Key features of the building and landscape are:

- asymmetrical built form with projecting rooms along the west and south elevations
- corrugated iron hip and gable roof with exposed rafter ends and a gablet at the apex of the main hip roof
- return verandah with timber floor that sits under the continuation of the main roof line and features a splayed corner with gablet, and including original and replacement turned timber posts and 'flat' cast iron frieze and brackets



- pattern of fenestration
- block-fronted timber cladding (simulating ashlar stone work) to its principal western and southern façades
- weatherboard cladding to its secondary façades
- roughcast render to its gable ends and gablets
- turned timber verandah posts set with a distinctive 'flat' cast iron frieze and brackets in a curvilinear pattern.
- red brick chimneys with corbelled brick caps and strapwork;
- double-hung timber sash windows;
- window hoods;
- front door and door at eastern end of the verandah with leadlight and moulded surround;
- decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah;
- garden setting with side drive and timber picket fence (not original).

Alterations and additions include some reconstruction of the front verandah as detailed above. There is an extension to the rear north-east corner of the house providing a bathroom and store at the main floor level and a rumpus room below built in 1990, and additions towards the rear of the house along its southern boundary in 2011.



Figure 7. South elevation, showing the projecting room with window hood and the rear extension. (Source: GML, February 2022)



Figure 8. Detail of flat cast-iron frieze and brackets. Note the block treatment to the weatherboards to simulate ashlar stone. (Source: GML, February 2022)



Figure 9. West-facing window with window hood.
(Source: GML, February 2022)



Figure 10. North (side) elevation of the house. Note the extant double-hung sash windows and window hood.
(Source: GML, February 2022)

Integrity

6 Creswick Street, Deepdene, is largely intact, having **somevery few** changes to the original or early fabric to parts of the house that are visible from the street. The building retains its original built form, which includes a hip and gable roof with gablets, return verandah with gablet, timber ashlar block work and weatherboard clad walls, red brick chimneys and fenestrations. The integrity of the house is enhanced by the intactness of these main elements, including details such as double-hung sash windows, front door and verandah door **with leadlight with and** moulded surround, roughcast render to its gable ends and gablets and window hoods, turned timber verandah posts and flat cast-iron frieze, roughcast render to its gable ends and gablets and, window hoods, and decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah.

The reinstating restoration reconstruction works to the verandah in the 1980s do not impact on integrity of the place. At this time, works included replacement of the concrete floor with a timber floor, replacement of turned timber verandah posts to match the original surviving post, and replacement flat cast-iron frieze sections to match the original surviving sections. of the timber verandah floor turned timber verandah posts and sections of the iron frieze with exactly matched like for like material, while impacting on the intactness of the place, does not impact on its integrity. It would be expected for a house of this age to experience wear and tear on its material and that over time some fabric would need to be replaced. The house's heritage values are still clearly legible and able to be understood and appreciated. As the posts and frieze have been replaced to match the originals, the house still presents as originally built, retaining high integrity. The two additions made in 1990 and 2011 are discreet and do not detract from the overall integrity of the original house.

OverallOverall, the place has high integrity.

Comparative analysis

6 Creswick Street, Deepdene, is a 1916 Federation villa that displays characteristics of the Queen Anne revival style popular in Australia between 1890 and 1915. ---



The Federation style is named after the Federation of the Australian colonies in 1901 following a decade-long national discussion about constitutional change and then further years of adaption by the newly federated Australian states.

The Federation style was common across Australia from about 1890 to the start of the First World War in 1914, but (depending on locality and availability of materials) there were many regional variations within a common design idiom.

The Federation style is commonly associated with domestic architecture and its adaption of a simple nineteenth-century building form (single- or doubled-fronted) in red brick, weatherboard, or timber block front to create a lighter and more picturesque appearance by use of timber columns and decoration, projecting gables, verandahs (often under the main roof form), mixed roof forms, and orange terracotta roof tiles. The style is closely related to the local Queen Anne style adapted from examples from England and America, but given a local flavour by integration of Queen Anne decorative details with the wrap-around verandah incorporated into the main roof of early Australian homesteads.

In the Balwyn area, this style and period of development is under-represented when compared with Kew, Hawthorn, Canterbury and Camberwell. Places on the Heritage Overlay in Balwyn and Deepdene (either as precincts or individuals) predominantly date from the interwar or early postwar periods, representing the dominant period of development of the suburb. Comparable examples of Federation era houses on the Heritage Overlay in Balwyn/Deepdene are described below.



HO874: 'Khartoum'. 8 Kitchener Street, Deepdene, built in 1913–14. (Source: Hermes)

'Khartoum', 8 Kitchener Street, Deepdene, built in 1913–14, is of local architectural (representative) and associative significance as an intact and good representative example of a late Federation villa, distinguished by its symmetrical front façade and arched recessed entrance incorporated under the main roof form. It retains typical Queen Anne details, including orange terracotta roof tiles, terracotta decorative ridge cappings and finials, projecting gabled bays with box windows, half-timbering and roughcast detailing to the gable ends, and leadlight glazing.



HO389: 6 Kitchener Street, Deepdene, built in 1913.
(Source: Hermes)

6 Kitchener Street, Balwyn, is of local historical, scientific (technological) and architectural significance as a single-storey double-fronted Edwardian bungalow built in 1913. The residence is of local historical, scientific (technological) and architectural significance as a relatively early surviving example of a concrete residence. While relatively conventional in terms of its form and architectural style, the building incorporates some unusual features (projecting king post and slender verandah posts) which might be related to its concrete construction.



HO871: 'Reumah', 1 Reumah Court, Balwyn built c.1908–09, partly rebuilt 1919. (Source: Hermes)

'Reumah' at 1 Reumah Court, Balwyn, is of local architectural (representative) significance as a substantial and largely intact Federation house of which the massing and details are a fine example of the style. It is a well-designed and carefully detailed example and bears similarities to the work of pre-eminent architects of that time, particularly Ussher and Kemp and their hipped genre, which has been identified as a distinctive Melbourne Queen Anne (or Federation) style.

Other similar places in the Heritage Overlay are within precincts: 1 Salisbury Street, Balwyn and 1–3 Myambert Avenue, Balwyn, are both significant within the Reid Estate Precinct (HO192), but neither is directly comparable to the subject place as they have earlier build dates, are of brick construction, and are much larger and architecturally more elaborate.

Further afield within Boroondara, there are numerous individually significant examples of timber Federation villas which are included on the Heritage Overlay. The most comparable to 6 Creswick Street include:



HO327: 17 O'Shaughnessy Street, Kew, built in 1907–08. (Source: Hermes)

17 O'Shaughnessy Street, Kew, is of local historical and architectural significance. The house is a single-storey, double-fronted timber Federation villa.

The expansive hipped and gabled roof scape has been reclad with terracotta tiles finished with terracotta ridge cresting and finials. Gables are finished with carved barges with fretwork screens.

The asymmetrical weatherboard façade is screened by a return verandah with timber posts, fretwork frieze and floor. Fenestration is irregular and includes faceted and rectangular bay windows.



HO526: 48 Foley Street, Kew, built in 1907–08. (Source: Hermes)

48 Foley Street, Kew, is of local historical and architectural significance as a single storey asymmetrical double-fronted Federation timber house.

The weatherboard walls feature shingled boards to dado height and a roughcast frieze. The gabled roof is clad with slate and features terracotta ridge cresting. Gable ends are bracketed and finished with roughcast and carved timber fretwork screens. The verandah has a timber floor, turned timber posts and arched fretwork.



HO328: 57 Pakington Street, Kew (1898–99). (Source: Hermes)

57 Pakington Street, Kew, is of local historical and architectural significance. This earlier example is a single-storey timber villa designed in a transitional mode on an asymmetrical plan. The complex hipped and gabled roofscape is clad with red-brown slate.

The walls are clad with weatherboards and feature a roughcast frieze to the facade and a shingled frieze to the sides. Timber details are prominent and include one original timber finial, a fretwork screen to the porch and arched fretwork to the side verandah. The fenestration is irregularly placed, but



the windows consistently contain timber-framed casement sashes with multi-paned highlights and arched transoms. The house is highly intact.

In comparison with other Federation/Edwardian houses on the Heritage Overlay in Balwyn and Deepdene, 6 Creswick Street, Deepdene, ~~compares well as an~~ ~~is an equally intact example of~~ a Federation style villa. While the other examples all incorporate more distinctly Queen Anne influences, 6 Creswick Street demonstrates all the key characteristics of the prevailing Federation style of the time. These include its adaption of a simple nineteenth-century building form to create a lighter and more picturesque appearance. This is achieved by incorporating a gable and hip roof form, red brick chimneys with corbelled caps, projecting gable ends and a return verandah which sits under the main roof and features a splayed corner with gablet, turned timber posts and fretwork. While 6 Creswick Street is also comparable to 6 Kitchener Street, being modest in scale and of similar architectural details, 6 Kitchener Street is highly unusual for its use of pre-cast concrete construction.

6 Creswick Street, Deepdene, is also comparable to 17 O'Shaughnessy Street, Kew, 48 Foley Street, Kew, and 57 Pakington Street, Kew. These houses are of a similar scale, architectural detailing and timber construction. Being of an earlier build date the Kew examples all exhibit decorative detailing which is more reminiscent of Queen Anne styling. 6 Creswick Street has a lower pitched roof which has resulted in the house having a lower profile. This adaptation reflects the beginning of the transition away from overt Queen Anne references to the lower slung bungalow form of the 1920s.

In plan, 6 Creswick Street is most comparable to 17 O'Shaughnessy Street, Kew. Asymmetrically arranged with a return verandah that is splayed at the corner, both houses exhibit decorative flourishes with the splayed corner being emphasised by a large gable end and curved fretwork at O'Shaughnessy Street and a decorative gablet ~~with scalloped timber work to the barge boards~~ at Creswick Street.

6 Creswick Street is one of only a few remaining and largely intact Federation houses from the early residential development in Deepdene. In the wake of the ambitious Boom-era subdivisions in the mid-1880s associated with the proposed development of the Outer Circle railway, the Deepdene/Balwyn area was slow to develop until the early twentieth century when the Outer Circle railway was reopened to Deepdene in 1900 following its initial closure in 1893 (Built Heritage 2015: 148). It was the first house built in Creswick Street.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

'Corra Lynn' at 6 Creswick Street, Deepdene, built in 1916, is of historical significance as one of the few surviving dwellings constructed as part of the early residential development in the Balwyn–Deepdene area, encouraged by the reopening of the Outer Circle railway to Deepdene in 1900 and the extension of the electric tramline to the corner of Cotham Road and Burke Road in 1913. Built on



an allotment of the Deepdene Township Estate that was subdivided in 1912, the house at 6 Creswick Street was the first house built in the street and one of only a handful built during the war years on the estate. The development of the Deepdene Township Estate pre-dates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute understanding the City of Boroondara's cultural or natural history (research potential).

N/A

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

6 Creswick Street, Deepdene, built 1916, is significant as a largely intact example of a Federation dwelling. Features of the house which express the ~~typical~~ characteristics of its class include its asymmetrical built form with a hip and gable roof with gablets, red brick chimneys, weatherboard clad walls with block fronting to the west and south elevations that simulates ashlar stone work, roughcast render to its gable and gablet ends, return verandah ~~with~~, distinctive flat cast-iron frieze and brackets in a curvilinear pattern ~~and turned timber verandah posts~~, ~~decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah~~, double-hung sash windows, window hoods and front door and eastern verandah door with ~~leadlight and~~ moulded surround, ~~turned timber verandah posts~~.

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

N/A

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

N/A

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).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A



Statement of Significance

What Is Significant?

6 Creswick Street, Deepdene, built in 1916, is significant.

Elements that contribute to the significance of the place are:

- an asymmetrical built form with projecting rooms along the west and south elevations
- corrugated iron hip and gable roof with exposed rafter ends and a gablet at the apex of the main hip roof
- return verandah ~~with timber floor that sits under the continuation of the main roof line and which~~ features a splayed corner with gablet, ~~original and replacement turned timber posts and original~~ and replacement 'flat' cast iron frieze and brackets
- pattern of fenestration
- block-fronted timber cladding (simulating ashlar stone work) to its principal western and southern façades
- weatherboard cladding to its secondary façade
- roughcast render to its gable ends and gablets
- ~~turned timber verandah posts set with a distinctive 'flat' cast iron frieze and brackets in a curvilinear pattern.~~
- red brick chimneys with corbelled brick caps and strapwork
- double-hung timber sash windows
- window hoods
- front door and door at eastern end of the verandah with ~~leadlight and~~ moulded surround.
- ~~decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah~~

Additions made to the property in 1990 and 2011 are not significant. Although the front picket fence is not original, it contributes to the setting of the place.

How Is It Significant?

The house at 6 Creswick Street, Deepdene, is of local historical and representative significance to the City of Boroondara.

Why Is It Significant?

'Corra Lynn' at 6 Creswick Street, Deepdene, built in 1916, is of historical significance as one of the few surviving dwellings constructed as part of the early residential development in the Balwyn–Deepdene area, encouraged by the Outer Circle Railway that was reinstated in 1900, and the electric tram to the city, which reached the corner of Cotham Road and Burke Road in 1913. Built on an allotment of the Deepdene Township Estate, which was subdivided in 1912, the house at 6 Creswick Street was the first house built in Creswick Street and one of only a handful built during the war years



on the estate. The development of the Deepdene Township Estate predates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s. (Criterion A)

6 Creswick Street, Deepdene, built 1916, is significant as a largely intact example of a Federation-era dwelling. Features of the house which express the **typical** characteristics of its class include its asymmetrical built form with a hip and gable roof with gablets, red brick chimneys, weatherboard clad walls with block fronting to the west and south elevations that simulates ashlar stone work, roughcast render to its gable and gablet ends, return verandah **with** distinctive flat cast-iron frieze and brackets in a curvilinear pattern **and turned timber verandah posts**, ~~decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah~~, double-hung sash windows, window hoods and front door and eastern verandah door with ~~leadlight and~~ moulded surround, and turned timber verandah posts. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External paint controls	
<i>Is a permit required to paint an already painted surface?</i>	No
Internal alteration controls	
<i>Is a permit required for internal alterations?</i>	No
Tree controls	
<i>Is a permit required to remove a tree?</i>	No
Outbuildings and fences exemptions	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	No
Victorian Heritage Register	
<i>Is the place included on the Victorian Heritage Register?</i>	No
Prohibited uses may be permitted	
<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal heritage place	
<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
Incorporated plan	
<i>Does an incorporated plan apply to the site?</i>	No

Identified by:

Context 2021





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BOROONDARA PLANNING SCHEME

Corra Lynn, 6 Creswick Street, Deepdene Statement of Significance, November 2021

Heritage Place:	Corra Lynn, 6 Creswick Street Deepdene	PS ref no:	HO950
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What is significant?

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- pattern of fenestration
- block-fronted timber cladding (simulating ashlar stone work) to its principal western and southern façades

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- weatherboard cladding to its secondary façade
- roughcast render to its gable ends and gablets
- ~~turned timber verandah posts set with a distinctive 'flat' cast iron frieze and brackets in a curvilinear pattern.~~
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Primary source

Corra Lynn, 6 Creswick Street, Deepdene Heritage Citation (GML Heritage, November 2021)

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

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