

**Boroondara Planning Scheme Amendment C386boro
Balwyn Interwar Heritage Assessment**

Panel Report

Planning and Environment Act 1987

26 May 2023

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Boroondara Planning Scheme Amendment C386boro

Balwyn Interwar Heritage Assessment

26 May 2023



Michael Ballock, Chair

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Glossary and abbreviations

2015 Study	Balwyn and Balwyn North Heritage Study (2015)
Council	Boroondara City Council
PE Act	<i>Planning and Environment Act 1987</i>
PPN01	Planning Practice Note 01 Applying the Heritage Overlay
VHR Guidelines	The Victorian Heritage Register Criteria and Threshold Guidelines (2022)

Overview

Amendment summary

The Amendment	Boroondara Planning Scheme Amendment C386boro
Common name	Balwyn Interwar Heritage Assessment
Brief description	The Amendment proposes to apply the Heritage Overlay on a permanent basis to four individual properties and one heritage precinct comprising seven properties in Balwyn and Deepdene.
Subject land	133, 133a, 135, 135a, 137, 139 and 141 Gordon Street, Balwyn 41 Austin Street, Balwyn 5 Creswick Street, Deepdene 6 Creswick Street, Deepdene 221 Whitehorse Road, Balwyn
The Proponent	Boroondara City Council
Planning Authority	Boroondara City Council
Authorisation	27 September 2022
Exhibition	3 November to 5 December 2022
Submissions	Number of Submissions: 6 Opposed: four Refer to Appendix A

Panel process

The Panel	Michael Ballock (Chair)
Directions Hearing	PPV 1 Spring Street, Melbourne, 6 April 2023
Panel Hearing	PPV 1 Spring Street, Melbourne, 1 May 2023
Site inspections	Unaccompanied, 19 May 2023
Parties to the Hearing	Boroondara City Council represented by Briana Eastaugh of Maddocks, who called expert evidence on: <ul style="list-style-type: none"> - heritage from Mark Huntersmith of GML Heritage. Thomas Jolly represented by Hew Gerrard of Glossop Town Planning who called expert evidence on: <ul style="list-style-type: none"> - heritage from Bryce Raworth of Bryce Raworth Conservation & Heritage Deepal Fernando Fraser Bell
Citation	Boroondara PSA C386boro [2023] PPV
Date of this report	26 May 2023

Executive summary

Boroondara Planning Scheme Amendment C386boro (the Amendment) seeks to apply the Heritage Overlay on a permanent basis to four individual properties and one heritage precinct comprising seven properties in Balwyn and Deepdene.

Key issues raised in submissions included:

- the area has already undergone significant change
- potential increased maintenance costs for places subject to the Heritage Overlay
- the need for Boroondara City Council to balance the needs of owners/occupiers and heritage
- technical inaccuracies in the heritage citation and statement of significance for 6 Creswick Street, Deepdene
- level of significance/threshold issues, relating to the Gordon Street Precinct, 6 Creswick Street, Deepdene and 5 Creswick Street, Deepdene.

The Panel found that the Amendment is consistent with the provisions of *Planning Practice Note 01 – Applying the Heritage Overlay* (PPN01) and strategically justified.

The Gordon Street Precinct represents a group of relatively intact interwar and postwar buildings that reflect the significant expansion of residential development in the middle suburbs of Melbourne and which once proliferated throughout this area of Balwyn.

While the house at 6 Creswick Street, Deepdene may have been the first built in the street, its construction is out-of-step with the majority of the development that occurred in the interwar period. In addition, the alterations to the house diminishes the importance of the building as an individually significant example of the Federation style.

The house at 5 Creswick Street, Deepdene is largely intact and any modifications to the fabric are relatively minor and is part of the interwar development of Deepdene, which is important to Boroondara's history. The house is comparable, although smaller in scale, to the examples provided in the comparative analysis.

No submissions were made about the application of the Heritage Overlay to 41 Austin Street, Balwyn and 221 Whitehorse Road, Balwyn.

The Panel concludes:

- It is appropriate and justified to apply the Heritage Overlay (HO947) to the Gordon Street Precinct at 133 to 141 Gordon Street, Balwyn.
- It is not appropriate and justified to apply the Heritage Overlay (HO950) to 'Corra Lynn' at 6 Creswick Street, Deepdene.
- It is appropriate and justified to apply the Heritage Overlay (HO949) to 5 Creswick Street, Deepdene.

Recommendations

Based on the reasons set out in this report, the Panel recommends that Boroondara Planning Scheme Amendment C386boro be adopted as exhibited subject to the following:

- 1. Delete the Heritage Overlay (HO950) from 6 Creswick Street, Deepdene.**

- 2. Amend the Citation and Statement of Significance for 5 Creswick Street, Deepdene (HO949) in accordance with the Panel preferred version in Appendix D.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of Boroondara Planning Scheme Amendment C386boro (the Amendment) is to apply the Heritage Overlay on a permanent basis to four individual properties and one heritage precinct comprising seven properties in Balwyn and Deepdene.

Specifically, the Amendment proposes to:

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to the places shown in Table 1.
- Amend Planning Scheme Map No. 9HO to apply the Heritage Overlay to four individual heritage places and one heritage precinct.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) to include the statements of significance for four individual heritage places and one heritage precinct.
- Amend the Schedule to Clause 72.08 (Background Documents) to include the citations for four individual heritage places and one heritage precinct as background documents.

Table 1 Properties proposed for inclusion in the Heritage Overlay

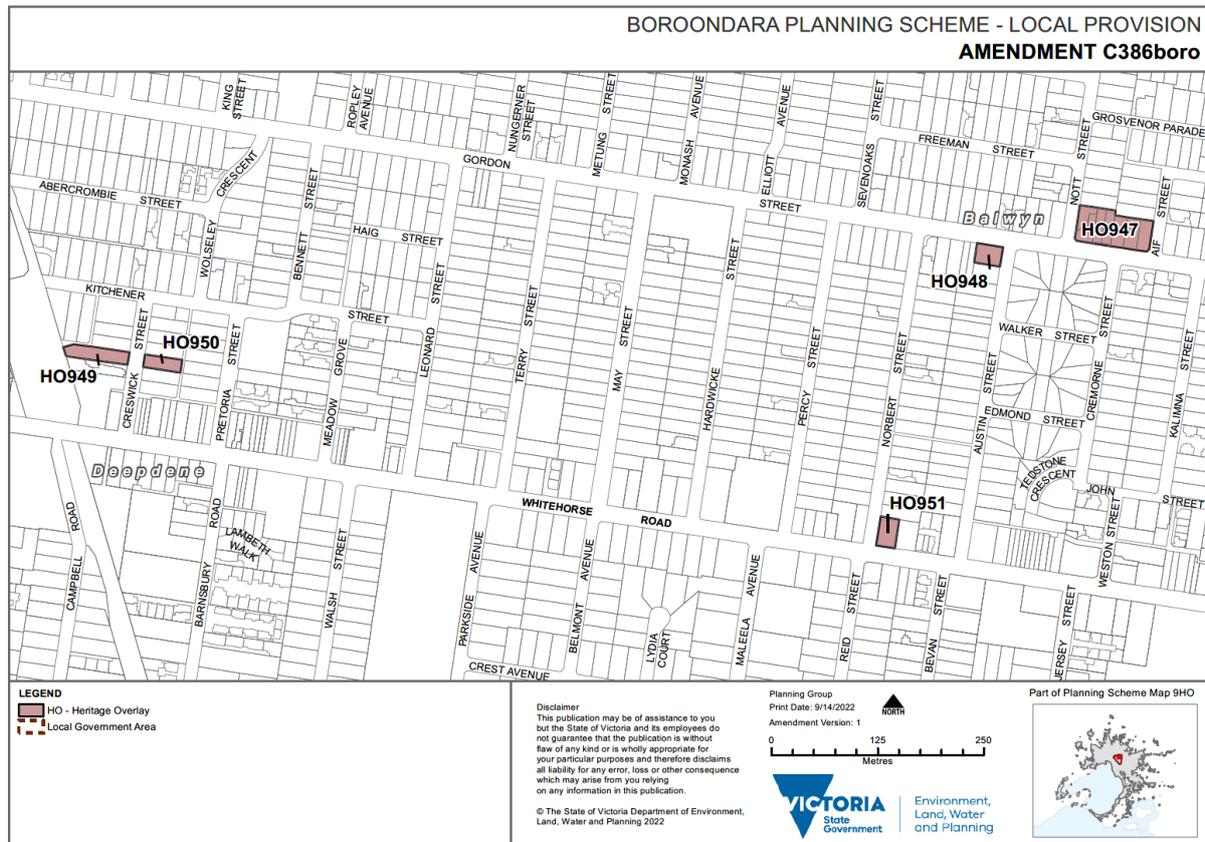
HO Number	Description of Place	Property Address
HO947	Gordon Street Precinct	133, 133a, 135, 135a, 137, 139 and 141 Gordon Street, Balwyn
HO948	House	41 Austin Street, Balwyn
HO949	House	5 Creswick Street, Deepdene
HO950	Corra Lynn	6 Creswick Street, Deepdene
HO951	House	221 Whitehorse Road, Balwyn

(ii) The subject land

The Amendment applies to the following properties, as shown in Figure 1:

- 133, 133a, 135, 135a, 137, 139 and 141 Gordon Street, Balwyn (HO947)
- 41 Austin Street, Balwyn (HO948)
- 5 Creswick Street, Deepdene (HO949)
- 6 Creswick Street, Deepdene (HO950)
- 221 Whitehorse Road, Balwyn (HO951).

Figure 1 Location of properties included in the Amendment



Source: Amendment C386boro exhibition documents

1.2 Background

In 1991, the Balwyn Park Estate was identified as a precinct of potential heritage significance in the *Camberwell Conservation Study*, prepared by Graeme Butler and Chris McConville. Of the properties included in the Amendment, only the house at 41 Austin Street, Balwyn was assessed as having any heritage significance.

In 2015 the *Balwyn and Balwyn North Heritage Study* (2015 Study) prepared by Built Heritage Pty Ltd considered the Balwyn Park Estate no longer appropriate for the application of the Heritage Overlay due to the level of redevelopment that had occurred. None of the other properties which are subject of the Amendment were considered appropriate for heritage protection in the 2015 Study.

In February 2021, following community nominations in late 2020, Boroondara City Council (Council) engaged GML Heritage to undertake a review of the following areas to determine whether there were properties of local heritage significance not currently protected by the Heritage Overlay:

- Balwyn Park Estate (Tramway Heights Estate)
- Deepdene Township Estate
- Whitehorse Road, Balwyn.

GML Heritage 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 (individually significant)

- 221 Whitehorse Road, Balwyn (individually significant)
- 5 Creswick Street, Deepdene (individually significant)
- Corra Lynn, 6 Creswick Street, Deepdene (individually significant).

Preliminary consultation process was undertaken on the draft citations from 20 May to 17 June 2022 and 13 responses were received. No changes were made to the draft citations and Council proceeded to seek authorisation for the Amendment.

1.3 The Panel's approach

Key issues raised in submissions were:

- the area has already undergone significant change
- potential increased maintenance costs for places subject to the Heritage Overlay
- the need for Council to balance the needs of owners/occupiers of heritage places
- technical inaccuracies in the heritage citation and Statement of Significance for 6 Creswick Street, Deepdene
- level of significance/threshold issues, relating to the Gordon Street Precinct, 6 Creswick Street, Deepdene and 5 Creswick Street, Deepdene.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision-making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the report.

This report deals with the issues under the following headings:

- Strategic issues
- The Gordon Street Precinct (HO947)
- Individual heritage places.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Appendix D highlights key imperatives of relevant provisions and policies

Table 2 Planning context

	Relevant references
Victorian planning objectives	- section 4(1)(d) of the PE Act
Municipal Planning Strategy	- Clause 02.03-4
Planning Policy Framework	- Clause 15.03 (Heritage) - Clause 15.03-1S (Heritage Conservation) - Clause 15.03-1L (Heritage in Boroondara)
Other planning strategies and policies	- Plan Melbourne Outcome 4, Direction 4.4, Policies 4.4.1 and 4.4.4 - Boroondara Heritage Action Plan 2016
Planning scheme provisions	- Clause 43.01 (Heritage Overlay)
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 1 (Applying the Heritage Overlay), August 2018 (PPN01)

2.2 Strategic justification

(i) Evidence and submissions

Council submitted the Amendment seeks to ensure that buildings and areas of interest are included in the Heritage Overlay. This outcome is supported by implementing the recommendations of the Balwyn Interwar Heritage Assessment prepared by GML Heritage. Council informed the Panel that the Balwyn Interwar Heritage Assessment is a description of the work undertaken to identify properties included in the Amendment and does not refer to a report or published document.

Council explained GML Heritage had followed the approach outlined in PPN01 in assessing the significance of the places included in the Amendment. Council added:

The methodology involved in the Balwyn Interwar Heritage Assessment was rigorous and in accordance with best practice. The methodology is described in detail in the evidence of Mr Huntersmith. Importantly, the methodology involved preliminary historical research of the wider locality and the individual places, site inspections of the places, preparation of a description of each place, including any contributory elements and external alterations, comparative analysis and assessment undertaken in accordance with PPN01 and the Burra Charter.

Council submitted the strategic basis of the Amendment is consistent with:

- Clause 15.03-1S (Heritage Conservation) which seeks to ensure the conservation of places of heritage significance
- Council's local heritage policy at Clause 15.03-1L (Heritage in Boroondara) which highlights and seeks to preserve the importance of heritage in Boroondara

- Boroondara Community Plan 2021-2031.

Mark Huntersmith of GML Heritage gave evidence for Council. His evidence was that the former Balwyn Park and Deepdene Township Estates were nominated by a community member as potential heritage precincts. The preliminary review concluded that the areas in their entirety would be unlikely to meet the threshold for significance but further assessment should be undertaken of the following properties:

- the houses at 133-139 Gordon Street, Balwyn
- 41 Austin Street, Balwyn
- 221 Whitehorse Road, Balwyn
- 6 Creswick Street, Deepdene.

Detailed assessments of these properties were undertaken in February 2021 which were *“intended to support a future Planning Scheme Amendment.”*

He explained his methodology to assess this nomination:

... a preliminary assessment was first undertaken, in accordance with guidance provided in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* and ‘Planning Practice Note 1: Applying the Heritage Overlay’ (August 2018). A site visit of the nominated areas was carried out on 26 November 2020. A locality history of Balwyn was prepared, covering the late nineteenth and early twentieth century periods of development of the suburb. A precinct history of the nominated areas was also prepared which covered the historical subdivision and interwar period of development, the chronology of development and changes over time. Background material prepared by the nominator with historical information and detailing possible precinct boundaries was reviewed. Additional historical references were also utilised.

Similar precincts already protected within the Schedule to the Heritage Overlay of the Boroondara Planning Scheme were used as a basis for comparison and to determine whether the potential precincts were likely to reach the threshold for local significance and warrant further investigation.

Christina Branagan (Submitter 2) submitted that she supported the Amendment because a great deal of heritage in Balwyn and Balwyn North had already been lost.

(ii) Discussion

The Panel accepts Council’s submission that application of the Heritage Overlay is supported by Clauses 15.03-1S and 15.03-1L as well as the Boroondara Community Plan. The methodology employed by Mr Huntersmith is appropriate and consistent with the provisions of PPN01.

The Panel agrees with Council that the Amendment is strategically justified.

The significance of individual places is discussed in the following chapters.

(iii) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 The Gordon Street Precinct (HO947)

Exhibited Statement of Significance



What is significant?

The Gordon Street Precinct, comprising 133–141 Gordon Street, Balwyn, is significant.

Elements that contribute to the significance of the precinct include:

- The house and maisonettes constructed between 1937 and 1950, as shown on the precinct map.
- The overall consistency of single-storey built form and materials of timber or brick walls, tiled hipped roofs, asymmetrical planning and integrated entrance porches.
- Consistent street setbacks.
- Expression of individual detailing across the group, which includes rendered brick walls, face brick detailing including base brick work, roman and tapestry brick detailing, exposed brick flashes and window sill, head and jamb details (numbers 133, 133A, 135, 135A, 139), weatherboard walls with brick entry porches (numbers 137 and 141), double-hung sash windows, picture windows, leadlighting, curved walls (numbers 133A, 133 and 141) and all extant chimneys.
- Early concrete paths and drives at numbers 135, 135A and 141.

Contributory buildings include 133, 133A, 135, 135A, 137, 139 and 141 Gordon Street, Balwyn.

Features that do not contribute to the significance of the precinct include non-original alterations and additions to individual properties. Although none of the front fences are original, their low height (with the exception of no. 133) enhances the distinctive interwar character of the precinct.

How is it significant?

The Gordon Street Precinct, Balwyn, is of local historical, representative and aesthetic significance to the City of Boroondara.

Why is it significant?

The Gordon Street Precinct is of local historical significance for the evidence it provides of the extensive residential development in this section of Balwyn during the interwar and early postwar period, which was the result of improved transport connections established in the first decades of the twentieth century and the development of infrastructure (such as electricity from 1920 and sewage from 1927). It reflects the significant expansion of residential development in the middle suburbs of Melbourne during this period. Modest in scale, this small group of houses and maisonettes is representative of the interwar and early postwar housing stock that once proliferated throughout this area of Balwyn, bounded by Burke Road, Whitehorse Road, Balwyn Road and Doncaster Road, but which is now increasingly rare due to development pressures. (Criterion A).

Houses in the Gordon Street Precinct are significant as a highly intact group of dwellings that represent typical domestic architectural styling popular during the 1930s, which carried over into the immediate postwar years, and which were once prevalent throughout this area. Constructed of brick or timber, all have a simple asymmetrical built form with low pitched tiled hip roofs, each pair of maisonettes being designed to appear as a single dwelling. Features across the houses which are typical of the era include recessed entry porches; rendered brick walls with contrasting face brick work often utilising roman or tapestry bricks; flashes of face brick at the buildings' edges suggesting the decay of age-old stucco and limewash; tripartite timber double-hung sash windows, frequently with leadlight in the upper panes and large fixed 'picture' windows; and simple rendered, unadorned chimneys with face brick cap detailing. (Criterion D).

Aesthetically, the precinct is significant as a cohesive group of intact late interwar to early postwar houses that exhibit a particularly consistent expression in terms of their built form, low pitched hipped roof lines, common setback and general articulation of facades with large picture windows and asymmetrical planning. At the same time, the houses and maisonettes express a lively sense of individuality through their contrasting façade articulation which display stylistic eclecticism applied to the standard hipped roof houses of the late interwar period. This is evident in the different treatment of window surrounds (such as sills, heads and jambs brick details), finishes (weatherboard or different permutations of rendered brickwork with face brick details utilising different brick types) and detailing (including diamond and Adamesque leadlighting, curved corners and entry porch detailing). The distinctive interwar character of the precinct is enhanced by the retention of low front fences (although not original) and some early concrete paths and driveways. (Criterion E).

3.1 The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay (HO947) to the Gordon Street Precinct at 133-141 Gordon Street, Balwyn.

3.2 Evidence and submissions

Deepal Ferando (Submitter 4) submitted the five houses in the precinct reflected two different styles and were built by three different builders in the interwar and postwar periods. Consequently, the precinct lacks the coherence of a unified group. He added that the buildings lack aesthetic cohesion, possibly due to the different shapes of the properties and that the properties originate from two separate subdivisions.

In support of his view, Mr Fernando provided photographs of the Maud Street Precinct, which he submitted was visually consistent. In addition, there has been a number of modifications made to the houses at 133A, 139 and 139 Gordon Street including:

- new roof tiles
- removal of aluminium cladding in the outer walls and replaced with weatherboards
- slatted-timber fence
- brick-paved double car space in front of the house
- a flat-roofed double-story extension in the rear of the house.

He observed that no previous study had identified the buildings as having any heritage significance.

Alice Jolly (Submitter 1) submitted that the inclusion of the Gordon Street houses in the Heritage Overlay was inappropriate when compared to other properties such as 54 Mont Albert Road, 9 and 14 Barnsbury Road, Deepdene. She also questioned whether applying the Heritage Overlay to “old weatherboard homes (in average condition)” was a good use of Council’s resources.

Axel Ackermann (Submitter 3) submitted that the precinct should be expanded to include 130-132 Gordon Street and 15-21 Cremorne Street, Balwyn.

Council submitted the precinct compares well to others already in the Heritage Overlay and particularly the Maud Street Precinct. It added that a detailed assessment, consistent with the provisions of PPN01, led to the proposal to include the properties in a precinct. Furthermore, it was likely the 2015 Study had not rejected the properties as appropriate to apply the Heritage Overlay but had simply not assessed them.

Council added that the additional properties recommended for inclusion in the Gordon Street Precinct represent a mix of interwar styles constructed using different materials and some with second storey additions. Given the size of the Gordon Street Precinct, it considered the inclusion of these additional properties would have a detrimental impact on the precinct’s legibility.

Mr Huntersmith’s evidence was that the Gordon Street Precinct is a cohesive group of intact late interwar to postwar houses that have a:

... consistent expression in terms of their built form, low pitched hipped roof lines, common setback and general articulation of facades with large picture windows and asymmetrical planning.

His assessment was that the Balwyn Park Estate in its entirety would not meet the threshold for application of the Heritage Overlay, except for the houses at 133-139 Gordon Street. This conclusion was based on methodology for the assessment, which is consistent with PPN01. He referred to the Melbourne Planning Scheme Amendment C387 Panel report which concluded that the failure of previous studies to identify a property with heritage significance did not disqualify it from being identified in a later study.

3.3 Discussion

The Panel was, on a number of occasions, referred to the report of the Melbourne Planning Scheme Amendment C387 Panel and its consideration of a number of matters including the weight that should be given to the absence of a property in a previous study.

In the Panel's view, assessment of heritage is not a static exercise that is completed once and remains unchanged. The omission of a property from one heritage study should not permanently rule out future application of the Heritage Overlay. Improvements in access to historical records and other information as well as project budget can result in previously unconsidered properties being reviewed and recommended for application of the Heritage Overlay.

The basis for applying the Heritage Overlay to a property is its assessment against the eight criteria outlined in PPN01. In respect of the Gordon Street Precinct the statement of significance assesses the place against Criteria A (historical significance), D (representativeness) and E (aesthetic significance).

The Panel agrees with Council's submission, reflected in the statement of significance, that the Gordon Street Precinct represents a group of relatively intact interwar and postwar building that reflects the significant expansion of residential development in the middle suburbs of Melbourne and once proliferated throughout this area of Balwyn. From this perspective, the precinct is of importance to Boroondara's cultural history, and the development of the suburb of Balwyn, and is consistent in the exhibition of the interwar aesthetic. As such the place meets the threshold of local heritage significance under Criteria A, D and E.

3.4 Conclusion

The Panel concludes:

- It is appropriate and justified to apply the Heritage Overlay (HO947) to the Gordon Street Precinct at 133 to 141 Gordon Street, Balwyn.

4 Individual heritage places

4.1 Corra Lynn 6 Creswick Street, Deepdene (HO950)

Exhibited 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 features a splayed corner with gablet
- pattern of fenestration
- block-fronted timber cladding (simulating ashlar stone work) to its principal western and southern facades
- 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 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, distinctive flat cast iron frieze and brackets in a curvilinear pattern, 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)

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay (HO950) to 'Corra Lynn' at 6 Creswick Street, Deepdene.

(ii) Evidence and submissions

Alice Jolly submitted that the Heritage Overlay was an *"unnecessary and unfair restriction"* on landowners. She added that Council should be focused on improving the energy efficiency of new homes rather imposing heritage restrictions on energy inefficient buildings.

The property owner submitted that the assessment of his house as largely intact was inaccurate and the following elements of the building were not original:

- roof cladding
- timber verandah
- turned timber verandah posts
- sections of the flat metal frieze and brackets

- windows or doors which have no leadlight
- timber scallop work to the bargeboards and verandah fascia which is a modern introduction.

With respect to application of the Heritage Overlay, the property owner stated that:

... a threshold question that must be satisfied in whether a particular place warrants heritage protection. Simple identification alone of a place is insufficient, rather a place must be rigorously assessed as being of sufficient worthiness. The justification for inclusion of a property within the Heritage Overlay further differs on whether it is proposed to form part of a broader precinct or as individually significant.

The property owner submitted the house at 6 Creswick Street Deepdene was constructed in 1916 and neither the 2015 Study or the citation places any historical significance on the pre-war period. Rather, the focus of the 2015 Study is the residential boom of the 1920s and 1930s. He added that to satisfy Criterion A the importance of the development of the subject site needs to be demonstrated. In addition, he submitted that both experts agreed that Federation dwellings are common throughout Boroondara.

He stated that the statement of significance fails to attach any elevated historical importance of the house. He added that using the *Victorian Heritage Register Criteria and Threshold Guidelines 2022* (VHR Guidelines) as a guide to local level assessment of the criteria, the house fails the first step because it has no clear association with a historically important event, phase or period and the Estate is of no historic importance to the municipality.

The property owner submitted that the threshold for local significance under Criterion D was not achieved because the house has been significantly modified. The statement of significance continues to identify the house as 'largely intact' even though the owner had submitted a list of the alterations and Council proposed revisions to the statement.

Mr Raworth gave evidence on behalf of the property owner. His evidence was that following a submission by the owner, Council amended the citation to include some of the alterations made to the house. However, the description remained incorrect because it referred to leadlight glazing which did not exist and a corrugated iron roof which was coloured corrugated steel.

Mr Raworth added that the house was not recognised in either the Camberwell Conservation Study or the 2015 Study, which was evidence of it being "*of a relatively low order of interest.*" He stated:

The citation for the property as originally exhibited included a number of inaccuracies or misidentified elements. It did not recognise that the roof cladding has been replaced, and that the timber scallop work to the bargeboards and verandah fascia is a modern introduction, and also features on the modern carport. There is no leadlight to any of the windows or doors. Additionally, extensive works to the verandah in the late 1980s have almost wholly replaced this structure. When purchased by the current owner in 1983, the verandah floor was solid concrete, and several turned timber posts were missing, as well as sections of the cast iron fretwork. The owner reintroduced the timber substructure and floor and replaced the main overhead support beams. New timber posts were turned to match the original profile, with replacements evidenced by the modern steel stirrups at the base of the posts. Some samples of the fretwork were used to cast new panels, however, the pattern is somewhat out of sequence and this has resulted in visible gaps between the individual panels.

Mr Raworth disagreed with the description of the house being 'largely intact' and questioned the validity of an individual heritage overlay where the justification is partly based on the intactness of the building.

With respect to Criterion A, his evidence was that the building may have some interest as a Federation era house in Deepdene, but it is questionable whether it meets the threshold for local significance. Because it is one of a small number of houses constructed during the First World War, it reflects that the majority of the development occurred in the interwar period.

The more decorative elements of the house, including the verandah with its cast iron brackets and frieze and the turned timber posts are not original. Consequently, the house is not a fine example of its class in Bundoora and does not meet the test for Criterion D. He explained:

The original elements, including the asymmetrical form, roof form with chimneys, timber blockwork and fenestration, do not elevate the property above what was ordinary or typical for its Federation period.

Mr Raworth said the comparative analysis used examples that are of the same period but *“are generally more architecturally sophisticated and/or have other features which elevate their level of significance.”* He concluded that application of the Heritage Overlay was not justified.

Council submitted that it accepted alterations had been made to the house and changes to the statement of significance are proposed to recognise the non-original fabric. In addition, the comparative analysis is intended to provide examples that should compare *“at least as well as others that are of a similar phase, era or class”*.

Council submitted there is no evidence that the property was specifically considered and rejected by either of the two previous studies. Consequently, it is inappropriate to draw the conclusion that because the property was not previously recommended for heritage protection that it had been considered and rejected.

Mr Huntersmith acknowledged that elements of the house had been altered and changes to the citation were proposed in response. His evidence was that these changes do not impact the integrity of the place. He referenced the VHR Guidelines which state:

Intactness: refers to the degree to which a place or object retains its significant fabric
Integrity refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example the degree to which the original design or use of the place or object can still be discerned).

He stated that changes, such as the replacement of the original roof corrugated iron, impact the intactness of the building, but not its integrity because it is still legible as a Federation house. He added:

The replacement of the posts and sections of the iron frieze like for like, while impacting intactness, does not impact on the integrity of the place. The replacement timber posts and iron frieze sections were produced from credible source material and based on the surviving original elements. As a result, the heritage values of the place remain clearly legible and are able to be understood and appreciated. As the posts and frieze have been replaced to match the originals, the house still presents itself as originally built, retaining high integrity.

His evidence was that absence of consideration of the place in previous studies could be due to a range of factors and referred to the Melbourne Planning Scheme Amendment C387 Panel Report. He added that the failure of other studies to consider the place did not diminish the appropriateness of recommending the application of the Heritage Overlay.

In considering Criterion A, Mr Huntersmith referred to the VHA Guidelines which provides for the following three tests as part of a two-step assessment:

- The place/object has a clear association with an event, phase, period, process, function, movement, custom or way of life in Victoria’s cultural history.

- The event, phase, period, process, function movement, custom or way of life is historical importance, having made a strong or influential contribution to Victoria.
- There is evidence of the association to the event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history.

Mr Huntersmith gave evidence the Deepdene Township Estate is identified in Boroondara's Thematic Environmental History and the extension of the Outer Circle Railway in 1912 resulted in subdivisions such as the Deepdene Township Estate which predates the broader development in the 1920s and 1930s. The Estate demonstrates pre-war speculative subdivisions that encouraged the development of shops, industry and public services. Finally, 6 Creswick Street was the first house built in the street only four years after its subdivision which contributes to an understanding of Deepdene's transition to suburban development in the 1910s. His assessment was that all three tests were satisfied and the Criterion A threshold was met.

He agreed with Mr Raworth that Federation houses are common throughout Boroondara but that does not diminish the historical importance of the house to the area because it provides evidence of a phase of development. He stated that, given the age of the house, it is reasonable to expect *"wear and tear on its material and that over time some fabric would need to be replaced."* His assessment that the alterations to the house largely fall into that category.

Mr Huntersmith's gave evidence:

The process of comparative analysis for local level significance does not require places to be better than others but they should compare at least as well as others that are of a similar phase, era or class.

In the comparative analysis for 6 Creswick Street, the place was compared to places in the local area of Deepdene and Balwyn. Only three places of a similar build date and architectural style were identified in the Heritage Overlay.

He informed the Panel there were a limited number of comparators in the immediate area. Nevertheless, the house at 6 Creswick Street compares best to 8 Kitchener Street, Deepdene (HO389) which is of local historical, scientific (technological) and architectural significance to Boroondara. He concluded that the changes to the statement of significance were appropriate, but no other modifications were needed.

(iii) Discussion

The Panel is faced with the challenging situation of two experts with significantly differing assessments of the same building and with both relying on interpretations of the VHR Guidelines to support their position. While the absence of any clear guidance on how a threshold can be met in PP01 is challenging, using the VHR Guidelines can be helpful but also has inherent risk because they guide assessment of state-level heritage significance which have a different threshold than local-level heritage significance.

As discussed above, the basis for the application of the Heritage Overlay is meeting the threshold on one of the eight criteria detailed in PPN01. In this case, Council and Mr Huntersmith identified Criteria A and D as relevant.

Criterion A is defined in PPN01 as *"Importance to the course or pattern of our cultural or natural history (historical significance)"*. The VHR Guidelines provide three tests, outlined in Mr Huntersmith's evidence to assess whether the threshold of importance is achieved. Mr Huntersmith's view is that this early house is important and Mr Raworth's view is the significant

development of Deepdene occurs in the interwar period and this initial development is not typical of what occurs after the First World War.

The Panel agrees with the property owner and Mr Raworth that the 2015 Study, pays little attention to the period 1900 to 1920 as significant in the development of the area. While the house at 6 Creswick Street may have been the first built in the street, its construction is out of step with the majority of the development that occurred from 1920 onwards. Consequently, this Federation house does not have a clear association with the interwar bungalows that underpinned what the 2015 Study called the residential and commercial boom of the 1920s and 1930s. The Panel concludes that the place does not meet the threshold for Criterion A.

Criterion D is defined in PPN01 as *“Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)”*. The VHR Guidelines provide three tests to assess importance, which refer to importance to Victoria. In this context the reference should be the local significance to Boroondara.

While Mr Huntersmith considered the modifications would sufficiently alter the appearance of a building to no longer make it suitable for application of the Heritage Overlay, Mr Raworth considered the existing alterations to the building were sufficient to make it unsuitable for the Heritage Overlay.

While both experts agreed that Federation houses are well represented in Boroondara, Mr Huntersmith’s view was the alterations were consistent with the age of the building. Mr Raworth’s opinion was the building has a backward looking aesthetic because:

... it is a very late or retardataire example of the style, constructed in 1916 when many buildings were incorporating features that were precursors to interwar styles.

In his view this diminished the importance of the building as an individually significant example of the Federation style.

The Panel agrees with Mr Raworth that the alteration to the house diminishes its importance to an extent it does not meet the threshold of local heritage significance for Criterion D.

(iv) Conclusion and recommendation

The Panel concludes:

- It is not appropriate and justified to apply the Heritage Overlay (HO950) to ‘Corra Lynn’ at 6 Creswick Street, Deepdene.

The Panel recommends:

- 1. Delete the Heritage Overlay (HO950) from 6 Creswick Street, Deepdene.**

4.2 5 Creswick Street, Deepdene (HO949)

Exhibited Statement of Significance



What is significant?

5 Creswick Street, Deepdene, built in 1919 by Dunlop & Hunt Pty Ltd, is significant.

Elements that contribute to the significance of the place include:

- an asymmetrical built form with a recessed porch along its southern façade
- terracotta tiled, steeply pitched gable roof with a principal transverse gable and projecting street gable
- exposed rafter ends
- roughcast rendered chimneys
- weatherboard clad walls to three-quarter wall height and roughcast render above
- pattern of fenestrations
- pair of canted bay windows across the principal elevation which sit under a continuous terracotta tile window hood
- substantial brick and rough cast tapered pier at the porch's southeast corner
- front door set in a frame with leadlight sidelights and overlights
- casement leadlight and plain glass windows
- attic windows
- lattice work at the apex of the gable ends
- timber eaves brackets to gable ends

- garden setting with set back off Creswick Street.

The rear flat-roofed addition added in 1976 and gable-roofed carport adjacent to the entry porch added in 1988 are not significant.

How is it significant?

The house at 5 Creswick Street, Deepdene, is of local historical and representative significance to the City of Boroondara.

Why is it significant?

5 Creswick Street, Deepdene, is of historical significance for demonstrating early residential development in the Balwyn–Deepdene area, spurred on by improved transport provided by the Outer Circle Railway and the later electric tramline extension, terminating at Burke Road. The development of the Deepdene Township Estate predates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s.

The house at 5 Creswick Street, Deepdene, erected in 1919, is a rare surviving example of a residence planned and constructed by Dunlop & Hunt Pty Ltd, home builders, in the Deepdene–Balwyn locality and more widely in metropolitan Melbourne. Dunlop & Hunt Pty Ltd was one of the leading homes builders in suburban Melbourne in the early decades of the twentieth century. They specialised in popular designs, such as Queen Anne villas and Attic Bungalows, catering largely for a middle-class market. (Criterion A)

The house at 5 Creswick Street, Deepdene, is significant as an Attic Bungalow that demonstrates the transition in the early interwar period from the picturesque forms of the Federation era to the clean lines and reliance on strong massing and contrasting material textures of the interwar years. Characteristic Federation era details include the leadlight casement windows, window hoods and front door set in a frame with leadlight sidelights and overlights. In contrast, the clean lines of the high attic roof, the incorporation of a small porch within the principal building envelope, the tapered porch pier, and the contrasting weatherboard and roughcast rendered walls are all distinguishing features of the interwar Californian Bungalow style. (Criterion D)

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay (HO949) to 5 Creswick Street, Deepdene.

(ii) Evidence and submissions

The property owner's submission to the Amendment was supported by a letter from Mr Raworth. At the Hearing the property owner produced a letter from Mr Barrett from Peter Andrew Barrett which outlined his assessment of the house at 5 Creswick Street (Document 14). The Panel also provided Council with the opportunity to consider and respond to Document 14 which it did with its Part C submission (Document 15). Mr Barrett's assessment was largely included in the property owner's submission. Council's Part C submission addressed the letter from Mr Barrett and included its closing remarks.

The property owner submitted that he was unaware of the proposal to apply the Heritage Overlay to the property when he purchased it in 2022. He added that this style of interwar building is

prominent throughout Boroondara. The house is of simple, mostly timber construction, and in an almost unliveable condition.

He submitted the association to Dunlop and Hunt, volume builders in the area, is interesting but the type of building is not rare and a number of alterations have been made to the house including:

- The pair of casement windows are unusually hung, with both casements hinged at the right, instead of one left and one right.
- The leadlight glazing detail differs slightly from the leadlight detail on the ground floor. The floral motif on the attic windows is more elongated than on the windows on the ground floor, which does not correspond to the squarer portions of their representative casements.
- Timber beaded boards, often found as linings on exterior spaces, line the underside of the rafter skin to a closet fitted in this part of the attic, where as the remainder of the wall and ceiling finishes of the room have been plastered. Another room in the attic has inconsistent wall finishes indicating change has occurred there too.

He submitted the citation describes the house as demonstrative of the shift from the Federation style to that of Californian Bungalow. While the citation accurately describes typical features of Californian Bungalows, these features are absent on this house which demonstrates more of a Federation style. The term attic-style bungalow and Californian Bungalow are not interchangeable and represent different styles.

He acknowledged the house is part of the interwar phase of development of Deepdene, but its rarity is overstated and one of a number of attic-style bungalows in Boroondara. He submitted the house may have a contributory value to a precinct but did not reach the threshold for individual significance.

Mr Bell included a consulting engineers report with his submission which concluded that the building had been neglected and had a number of serious issues.

Council submitted the citation correctly described the house as an interwar Attic Bungalow and not a Californian Bungalow. In responding to the alterations to the house Council stated:

... these are minor details which do not demonstrate that features of the house are non-original or demonstrate that the house has been altered to an extent that lessens the significance of the property.

Mr Huntersmith gave evidence the structural condition of a building is not a relevant matter in the consideration of whether the Heritage Overlay should apply to a property. He added it is important not to confuse the condition of a place with its intactness.

He undertook an assessment similar to the one he used for Corra Lynn with respect to t Criterion A and concluded that:

... interwar attic-style bungalows are common throughout Boroondara and that similar dwellings are included in the Heritage Overlay. Notwithstanding this, there are few houses in the Heritage Overlay that evidence the early interwar development of the Deepdene/Balwyn area.

He acknowledged that the use of the word 'rare' in the statement of significance could be misleading, and that Dunlop and Hunt were:

prolific builders during the interwar years offering affordable yet well-designed housing.

Consequently, Mr Huntersmith recommended changes to the statement of significance to clarify this description by removing the description of the "*house is a rare surviving example*".

He agreed with the view Mr Raworth expressed in his letter that the house demonstrated the Attic Bungalow style and emphasised that places, at the local level should be better than typical, rather than remarkable or exceptional, which was a view supported by the Melbourne Planning Scheme Amendment C387 Panel.

Mr Huntersmith concluded:

A representative place should demonstrate most of the principal characteristics of the class in a manner that is clearly evident. 5 Creswick Street is a highly intact interwar Attic Bungalow that demonstrates most of the characteristics of its class.

(iii) Discussion

A number of Panels have been of the opinion that the structural condition of a building is not a relevant consideration in the application of the Heritage Overlay and is generally a matter for assessment as part of the planning permit process. This Panel is no different and accepts Mr Huntersmith's evidence in this regard.

The statement of significance clearly identified the house as an Attic Bungalow and makes reference to some elements of the Californian Bungalow style. Both Mr Raworth (in his letter attached to the property owner's submission) and Mr Huntersmith agree the house demonstrates the interwar Attic Bungalow style. They disagree on significance of the building. The Panel accepts Mr Huntersmith's view the house is largely intact and any modifications to the fabric are relatively minor. The property at 5 Creswick Street, Deepdene is part of the interwar development of Deepdene which is important to Boroondara's history and meets the threshold of Criterion A.

The Panel agrees with Mr Huntersmith that the house is "highly intact" and is comparable, although smaller in scale, to the examples provided in the comparative analysis. The modifications to the house are minor do not impact the integrity of the building. Consequently, the house meets the threshold for Criterion D.

Council provided the Panel with a modified version of the citation (Document 19) that included Mr Huntersmith's and other post-exhibition changes. The

(iv) Conclusions and recommendation

The Panel concludes:

- It is appropriate and justified to apply the Heritage Overlay (HO949) to 5 Creswick Street, Deepdene.
- The Statement of Significance should be amended in accordance with the evidence of Mr Huntersmith.
- The citation for 5 Creswick Street, Deepdene (HO949) should be amended to reflect the Panel's recommendations.

The Panel recommends:

- 2. Amend the Citation and Statement of Significance for 5 Creswick Street, Deepdene (HO949) in accordance with the Panel preferred version in Appendix D.**

Appendix A Submitters to the Amendment

No	Submitter
1	Alice Jolly
2	Christina Branagan
3	Axel Ackermann
4	Deepal Fernando
5	Thomas Jolly
6	Fraser Bell

Appendix B Document list

No.	Date	Description	Provided by
1	13/04/2023	Panel Directions and Hearing Timetable (version 1)	Planning Panels Victoria (PPV)
2	17/04/2023	Submitters' location map	Boroondara City Council (Council)
3	17/04/2023	Council Part A submission	Council
4	17/04/2023	2015 Balwyn and Balwyn North Heritage Study	Council
5	18/04/2023	Hearing Timetable (version 2)	PPV
6	20/04/2023	Hearing Timetable (version 3)	PPV
7	26/04/2023	Hearing Timetable (version 4)	PPV
8	26/04/2023	Expert evidence statement of Bryce Raworth of Bryce Raworth Conservation and Heritage	Glossop Town Planning (Glossop)
9	26/04/2023	Expert evidence statement of Mark Huntersmith of GML Heritage	Council
10	28/04/2023	Submission on behalf of Thomas Jolly	Glossop
11	28/04/2023	Council Part B submission	Council
12	02/05/2023	Submission by Deepal Fernando	D. Fernando
13	02/05/2023	Submission by Fraser Bell	F. Bell
14	02/05/2023	Letter from Peter Andrew Barrett assessing 5 Creswick Street, Deepdene	F. Bell
15	05/05/2023	Council Part C closing submission	Council
16	05/05/2023	HO950 - Corra Lynn 6 Creswick Street, Deepdene - Heritage citation [post-exhibition mark-up]	Council
17	05/05/2023	HO950 - Corra Lynn 6 Creswick Street, Deepdene - statement of significance [clean]	Council
18	05/05/2023	HO949 - 5 Creswick Street, Deepdene - heritage citation [post-exhibition mark-up]	Council
19	05/05/2023	HO949 - 5 Creswick Street, Deepdene - heritage citation [clean]	Council

Appendix C Planning context

C:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) 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
- balance the present and future interests of all Victorians.

Planning Policy Framework

The Amendment supports:

- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
 - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
 - Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
 - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific or social significance.
 - Encourage appropriate development that respects places with identified heritage values.
 - Retain those elements that contribute to the importance of the heritage place. Encourage the conservation and restoration of contributory elements.
 - Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- **Clause 15.03-1L (Heritage in Boroondara)**
 - To preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.
 - To facilitate sympathetic new buildings which extend the life of 'significant' heritage places.
 - To retain and conserve 'contributory' places and fabric in the Heritage Overlay which are visible from the primary street frontage.
 - To facilitate sympathetic additions, alterations and new buildings to 'contributory' heritage places which are massed, detailed, finished and located to preserve the presentation of the place from the street.
 - To ensure buildings and works to 'non-contributory' properties are sympathetic to the heritage values of the precinct and complement the precinct's heritage built fabric by being respectful of the scale, massing, rhythm and detailing.

C:2 Other relevant planning strategies and policies

i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne's development to 2050 to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The following are relevant to the Amendment:

- **Outcome 4:** Melbourne is a distinctive and liveable city with quality design and amenity
 - **Direction 4.4:** Respect Melbourne’s heritage as we build for the future
 - **Policy 4.4.1:** Recognise the value of heritage when managing growth and change
 - **Policy 4.4.4:** Protect Melbourne’s heritage through telling its stories.

ii) Boroondara Community Plan 2021-2031

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 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.”*

C:3 Planning scheme provisions

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

C:4 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions

The Explanatory report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this report.

That discussion is not repeated here.

Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the HERCON criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes Version 1.5, April 2022 sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the VPP in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Appendix D Panel preferred version of the Citation and Statement of Significance for 5 Creswick Street, Deepdene (HO949)

5 Creswick Street, Deepdene

Prepared by: GML Heritage

Address: 5 Creswick Street, Deepdene

Name: House

Survey Date: November 2021

Place Type: House

Architect: n.k.

Grading: Significant

Builder: Dunlop & Hunt Pty Ltd

Extent of Overlay: To title boundaries

Construction Date: 1919



Figure 2. 5 Creswick Street, Deepdene. (Source: Context 2021)

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 Shaping 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' (ADB 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.

BALWYN TOWNSHIP ESTATE,
BALWYN
GADD & LYLE
WILL BE SOLD BY AUCTION, on the GROUND on
SATURDAY, APRIL 7,
At Three O'Clock,
28 VALUABLE BUSINESS & VILLA SITES
W.B. COTTAGE.

TERMS: £10 deposit, balance 3, 6, 9 and 12 months at 6 per cent.

TITLE CERTIFICATE.
IAN YEAN ON THE GROUND.

Solicitor: W. H. FORD,
21, Dorset Buildings,
William Street.

BRUFORD & BRAIM
AUCTIONEERS & ESTATE AGENTS,
47 CHANCERY LANE,
MELBOURNE.

PROPOSED LINE FROM DONCASTER TO CANTERBURY.
CANTERBURY STATION
PROPOSED SECTION

COTHRAM ROAD To LILYDALE

41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

RAILWAY STATION.

BALWYN ROAD.

ROAD

CANTERBURY RAILWAY STATION.

UNIVERSAL PRINTING COMPANY, Limited, 28 and 30 Little Collins Street, West.

GADD & LYLE,
46 COLLINS ST. EAST.
BUREL ROAD, CAMBERWELL.

The Balwyn Township Estate is situated in the centre of the Township adjoining the Post Office, State School, etc., being undoubtedly the most business place, and will, within a very short time, be worth from £12 to £25 per foot. When we look at Camberwell, Surrey Hill, and Box Hill land which was only a few months ago sold at £5 and £6 per foot, but within this last month changed hands at £20 and £30 per foot. We feel confident that having such immense advantages with Railway accommodation, which no other place in Victoria can boast of, viz. the proposed Railway to Doncaster, the Station at Balwyn being within one minute from the ground, the outer circle Station within 10 minutes' walk and the Canterbury Station within 12 minutes' walk, make Balwyn the commercial centre of this rating district.

LUNCHEON.
RAILWAY PASSES.

Figure 3. 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 5 Creswick Street, Deepdene, comprising a double-storey brick dwelling built in 1919, is north of Whitehorse Road and east of Burke Road. The site occupies land that was part of Elgar's Special Survey.

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 close 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 Kitchener 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 built on (MMBW 1926).

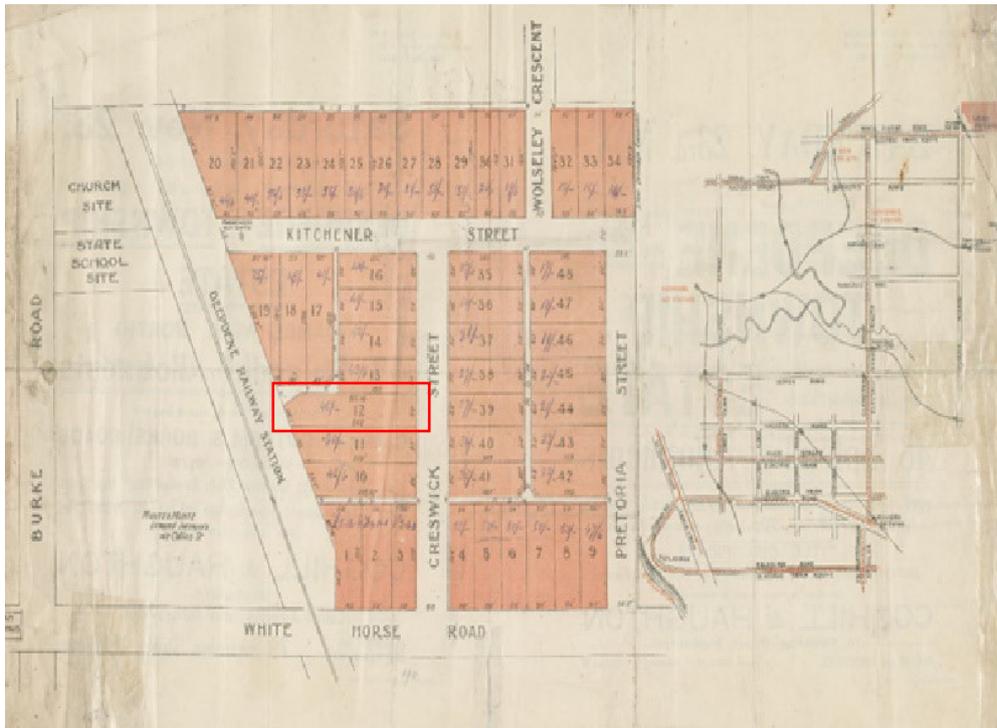


Figure 4. Deepdene Township Estate subdivision plan, 1912, showing the location of 5 Creswick Street, Deepdene, as Lot 12 (red outline). (Source: State Library Victoria, with GML overlay)

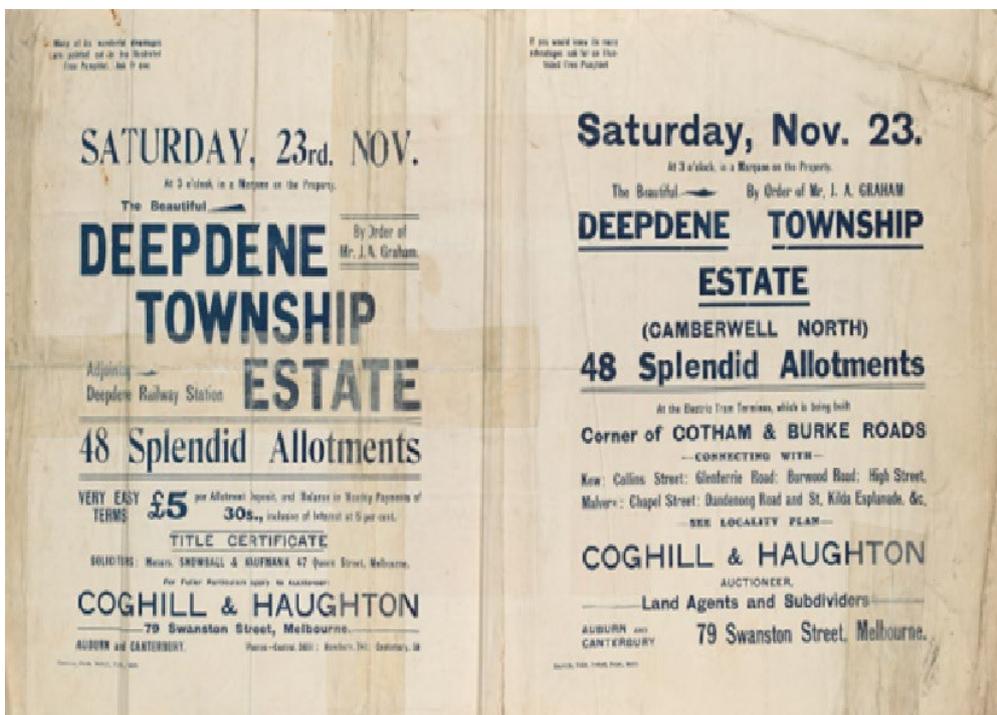


Figure 5. Flyer advertising the sale of allotments by Coghill & Haughton in the Deepdene Township Estate, c.1912. (Source: State Library Victoria)

On 12 April 1918, Lilian Martha Cant of Gordon Street, Balwyn, became the proprietor of the site, then identified as Lot 12 on Plan of Subdivision No. 5913 between Kitchener Street and the Deepdene Railway station (Figure 4) (CT V4111 F197). No house had been erected at that time (RB 1918). The western boundary of the property adjoined the Outer Circle railway reserve in the vicinity of Deepdene station (MMBW 1926). The Sands & McDougall directory for 1919 noted that a house on the western

side of Creswick Street, between Kitchener Street and Whitehorse Road, was in the course of construction (S&McD 1919), but the street address of the house referred to is not known.

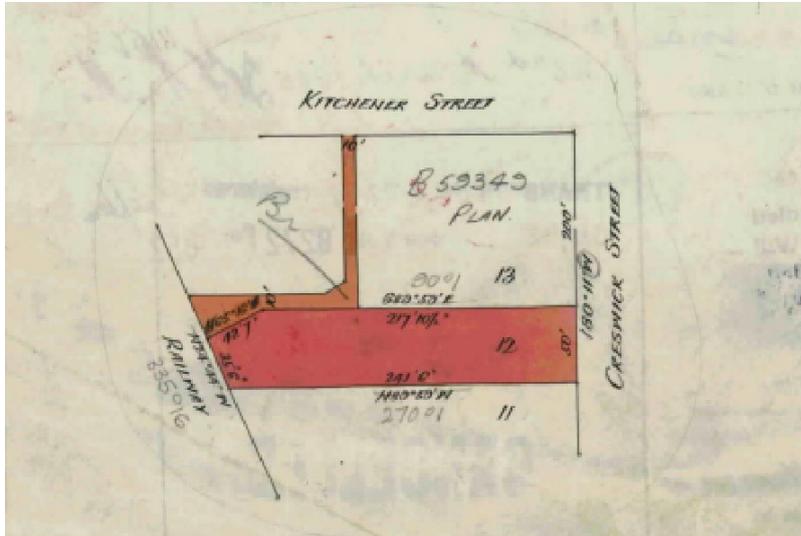


Figure 6. Detail from Certificate of Title 4111/197 showing the parcels of land delineated and coloured brown and pink that were transferred to Lilian Martha Cant in 1918. (Source: LANDATA)

Percy Allan Cant, a manufacturer's agent, who was married to Lilian Cant, was rated for Lot 12 in Creswick Street in April 1919. A house had not been erected on the block by that time (RB 1919), but construction is likely to have commenced after 22 September 1919, when a portion of the mortgage was passed on to Dunlop & Hunt Home Builders (CT V4111/F197). By 1920 Percy Cant was occupying a house on the western side of the street (S&McD 1920; BDM, WA 612; ER 1927).

Dunlop & Hunt Pty Ltd of 317 Collins Street, Melbourne, provided home-buyers with planning and construction services, as well as financing, which made 'every man his own landlord' (*Hawthorn, Kew & Camberwell Citizen*, 19 February 1915:5). In 1918 they advertised their services as follows:

Anyone having a block of land or about 50 (pounds) in cash may arrange with Dunlop and Hunt to erect a house for them, from hundreds of designs and plans, of the best of material, the balance of the cost to be paid on rent terms ... any arrangement suitable to the home lover may be made. He may select any design, have it altered to suit his wishes, or may have plans prepared himself, and may pay cash or arrange terms to suit himself (Prahran Telegraph, 12 January 1918:6).

Dunlop & Hunt emphasised the flexibility and accessibility of this arrangement, making home ownership available 'to everyone who desired to become the possessor of a home' (*Prahran Telegraph*, 12 January 1918:6) and which remedied the 'numerous disadvantages of the average rent payer' (*Geelong Advertiser*, 15 November 1919:8).

WE BUILD TO ORDER



VILLAS, COTTAGES, FACTORIES, SHOPS, all designs, all sizes.
Small Deposit, balance Easy Rent Terms or Cash. All erected under leading Architects. **Obtain our Free Illustrated Booklet.**

DUNLOP & HUNT Pty. Ltd.,
 BUILDERS AND CONTRACTORS,
 317 COLLINS STREET. 'PHONES { 10104.
 10105. Established 1894.

Figure 7. Advertisement for Dunlop & Hunt Pty Ltd, from *Australian Home Builder* 1914. (Source: Trove)

Dunlop & Hunt were leading home builders in suburban Melbourne between about 1904 and the mid-1920s, providing a range of house styles to suit different budgets and tastes. They ceased operations in the mid-1930s. Prior to the advent of the popular State Savings Bank housing scheme in 1920, Dunlop & Hunt played a key role in financing new homes with attractive borrowing arrangements. There is no comprehensive data on the extent of their output in Melbourne, but they appear to have been active in the southern, south-eastern and eastern suburbs, particularly around St Kilda, Elwood and Caulfield (Heritage Alliance 2008: 125). Dunlop & Hunt prided themselves on their fine quality homes and provided prospective buyers with a 'free illustrated booklet' titled *Modern Homes* that included a range of house plans, which were designed and built by 'leading architects' (*Advance Australia*, 15 January 1917: 441). There is at least one other documented example of a Dunlop & Hunt house erected in the Deepdene Township Estate, at 11 Pretoria Street (Built Heritage 2015: 24).

The MMBW detail plan of 1926 shows the footprint of a double-fronted detached timber house on a fenced block at 5 Creswick Street. The house is shown with twin bay windows to the front (east) elevation and hoods to the windows on the north side. A timber outbuilding is shown at the rear of the house (Figure 7) (MMBW 1926). The MMBW detail plan also shows a number of homes with a similar footprint, suggesting they were erected by the same builder. Many were double fronted with a central projecting porch and often with twin bay front windows.

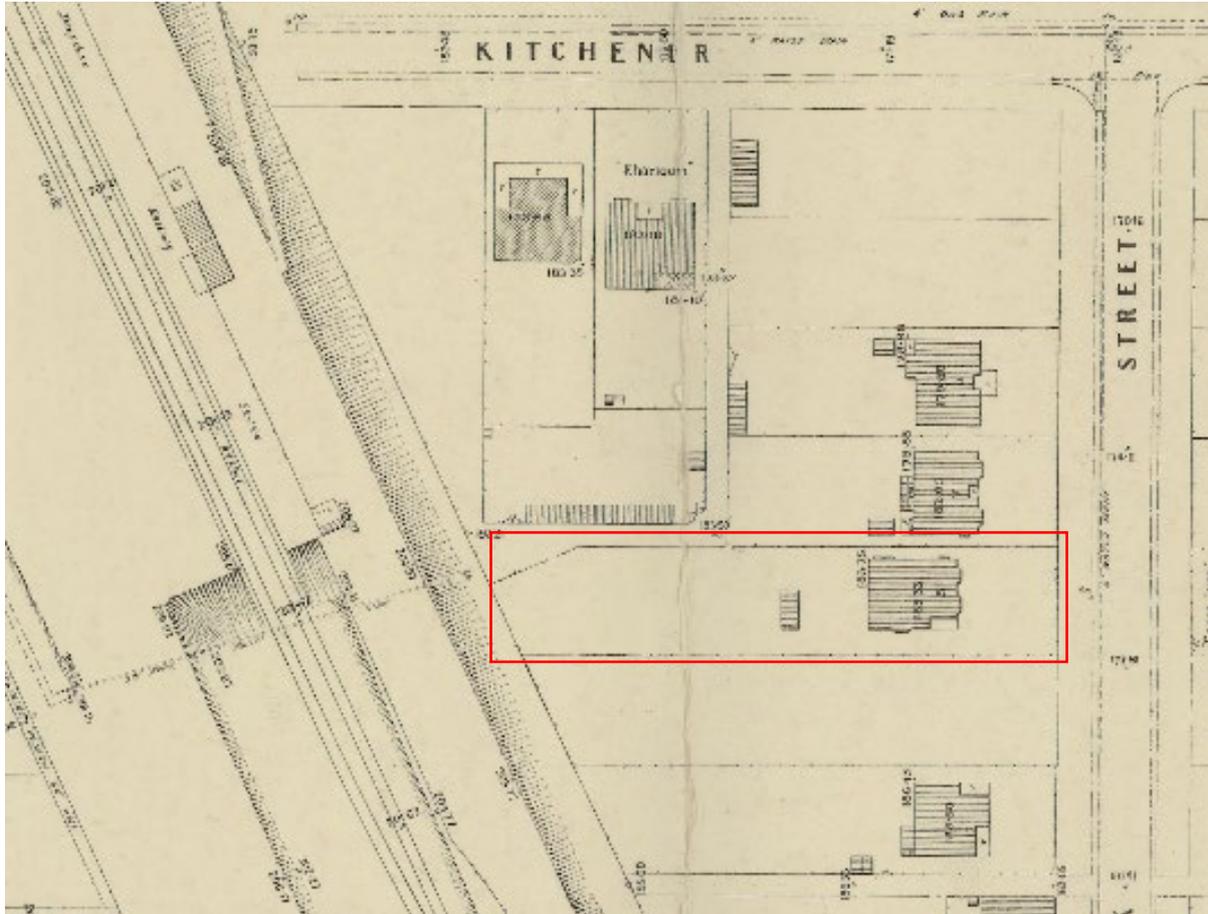


Figure 8. Detail from Melbourne & Metropolitan Board of Works detail plan No. 2954, Municipality of Camberwell, 1926. 5 Creswick Street is outlined in red. (Source: State Library Victoria)

After May 1938, ownership of 5 Creswick Street changed hands until optometrist Maurice James Doolan and wife Shirley Anne Doolan became joint proprietors in 1964. The property has remained in consistent ownership since 1964.

In 1976 an extension was added to the rear of the dwelling. The extension was designed as a 'single storey family room at the rear of the existing building'. Specifications for the new room included a 'concrete floor with timber stud walls, timber framed glazed windows and doors and a metal deck roof' (BP 1976).

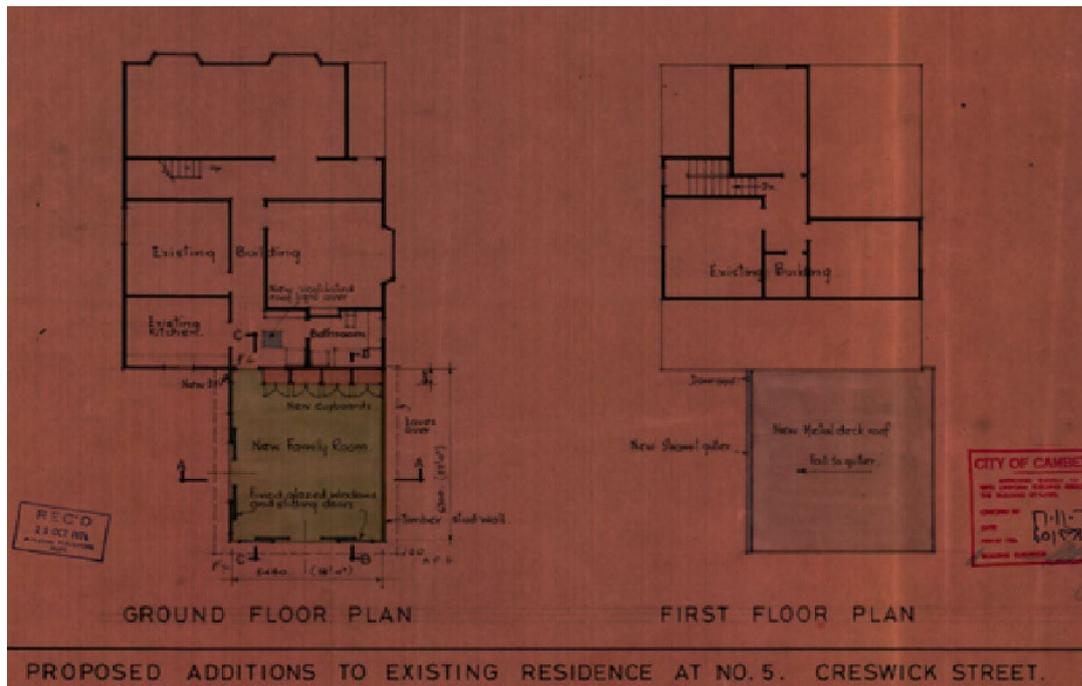


Figure 9.

Drawing by A. F. Colafella Pty Ltd Consulting Engineers, depicting the proposed extension to 5 Creswick Street, Deepdene. The City of Camberwell approved the drawings in 1976 and issued Building Permit No. 60158. (Source: Boroondara City Council)

In 1988, builders Rule and Reblock D. English were employed to construct a carport to the east of the dwelling. The carport remains extant (BP 1988).

Description

5 Creswick Street, Deepdene, is an early interwar timber attic bungalow built in 1919. It has a deep setback from the street on the west side of Creswick Street, midway between Whitehorse Road and Kitchener Street, and the land falls from west to east, affording the house an elevated position.

The house has a simple attic form set under a steeply pitched transverse gable roof, which runs north–south and is intersected by a large, projecting gable facing Creswick Street. Constructed of timber, the walls are clad in weatherboards up to three-quarter height and roughcast render above. Asymmetrically arranged, a recessed entry porch is located at the southern end of the principal façade, which sits under the continuation of the roofline of the street-facing gable albeit at a lower pitch. The porch is supported by a substantial brick and rough cast rendered tapered pier at its southeastern corner. Across the principal façade facing Creswick Street a pair of canted bay windows sit under a continuous terracotta tiled window hood that runs the width of the façade. Each bay is fitted with leadlight sash windows and leadlight overlights. A pair of leadlight attic windows in the street-facing gable sit below timber lattice work in the apex of the gable. A third canted bay window is located along the southern façade of the house and features a window hood and leadlight windows similar to the pair of bay windows which face the street.

Original and defining features of the house are:

- an asymmetrical built form with a recessed porch along its southern façade

- terracotta-tiled, steeply pitched gable roof with a principal transverse gable and projecting street gable
- exposed rafter ends
- roughcast rendered chimneys
- weatherboard clad walls to three-quarter wall height and roughcast render above
- pattern of fenestrations
- pair of canted bay windows across the principal elevation which sit under a continuous terracotta tile window hood
- substantial brick and rough cast tapered pier at the porch's southeast corner
- front door set in a frame with leadlight side lights and overlights
- casement leadlight and plain glass windows
- attic windows
- lattice work at the apex of the gable ends
- timber eaves brackets to gable ends
- garden setting with set back off Creswick Street.

Alterations and additions include:

- a rear flat-roofed extension added in 1976
- a gable-roofed carport adjacent to the entry porch, added in 1988.



Figure 10. Principal elevation of 5 Creswick Street, Deepdene. Note the canted bay window with leadlight casement sash window, window hood, brick and roughcast rendered porch pier and Federation-style front door surround. (Source: GML 2021)

Integrity

5 Creswick Street, Deepdene, is highly intact, exhibiting very few changes to the original or early fabric. The building retains its original built form that includes a steeply pitched gable roof, recessed entry porch, weatherboard and roughcast rendered walls, canted bay windows with window hoods, fenestrations, and extant roughcast rendered chimneys. The integrity of the house is enhanced by the intactness of these main elements, which includes details such as leadlight sash windows, leadlight front door and surrounds, brick and roughcast rendered tapered porch pier, attic windows, and exposed rafter ends. The flat-roofed addition at the rear of the house is discreet and does not detract from the overall integrity of the house. While the carport is slightly intrusive, being built against the entry porch, it could be removed without disturbing original fabric. Overall, the place has very high integrity.

Comparative Analysis

Built in 1919, 5 Creswick Street, Deepdene, is an early interwar Attic Bungalow, the architectural detailing of which illustrates the transition from late Federation styling to that of the interwar Californian Bungalow. Houses built at this time frequently cast off the picturesque complexities and decorative elements of the Queen Anne style and introduced features associated with the Californian Bungalow style. This included an emphasis on carpentry details and natural materials, with a simple massing and roof forms.

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 double-fronted) in red brick, weatherboard, or timber block front to create a lighter and more picturesque appearance by the use of timber columns and decoration, projecting gables, verandahs (often under the main roof form), mixed roof forms, and orange terracotta roof tiles.

Originating in North America around the turn of the twentieth century, the Californian Bungalow style was introduced to Australia during the years immediately prior to World War I and was greatly popularised in the 1920s.

The Californian Bungalow sat midway in pretention between a cottage and villa (to use popular nineteenth-century terminology) and provided a quintessential pre-war and interwar dwelling suited to Australia's relatively large allotments and garden city ethos as a domestic repose in an industrial world.

Typical features of the Californian Bungalow style were its low-slung building form, substantial exterior transitional spaces sheltered under expansive verandahs with roofs supported on exaggerated piers or less typically as large, recessed porches enveloped by the main roof, generally relating to a single dominant building form (often transverse in orientation).

5 Creswick Street, Deepdene marks a transition away from the Federation Attic Bungalow towards that of the interwar Californian Bungalow. It is therefore most comparable to other early interwar Attic Bungalows. There are currently no examples of interwar attic bungalows listed as individually significant in Deepdene, and only a small number in Balwyn. These include 'Evandale' (formerly 'Dewang') at 269 Union Road, Balwyn (HO883), 127 Winmalee Road, Balwyn (HO421), and 146 Yarrbat Avenue, Balwyn (HO881).

Further afield within the City of Boroondara, there are numerous individually significant examples of interwar attic bungalows included on the Heritage Overlay. However, these houses are typically of masonry construction and more substantial than the subject place and as such are not directly comparable. An exception to this is 118 Walpole Street, Kew (HO357).



HO883: 269 Union Road, Balwyn, built in 1927 (Source: Hermes)

269 Union Road, Balwyn, is of local architectural (representative) significance. The house is a substantial unpainted roughcast and brick attic style residence dating from the interwar war era displaying characteristics of the California Bungalow style. It is a good representative example of an externally intact 1920s attic bungalow with transverse gable roof, dominant entrance porch supported by piers and the use of craftsman details including exposed rafter ends, roughcast and face brick detailing. (Source: Hermes)



HOO421: 127 Winmalee Road, Balwyn, built c.1920. (Source: Hermes)

127 Winmalee Road, Balwyn, is of local historical and architectural significance. It is a fine, relatively intact and early example of a simply composed attic plan house with a round arched entry that became popular in Melbourne suburbs in the 1920s. The house is direct in its treatment and beautifully sited. It reads as a skilled synthesis of British and American Arts and Crafts influences, yet, as with the more successful Australian designs in this period, reveals itself in part as a simplification of Federation houses. (Source: Hermes)



HO881: 'Church House' 146 Yarrbat Avenue, Balwyn, built in 1921. (Source: Hermes)

146 Yarrbat Avenue, Balwyn, is of local architectural (representative) significance. It is a good representative and externally intact example of a substantial 1920s attic-style bungalow, constructed in keeping with the wealth and status of its owner. It is distinguished by its striking flat-roofed entrance porch and shed dormer with a Japanese influence, flanked by roughcast rendered chimneys which rise above the roofline and act as a pair of columns. Its use of densely spaced rafters with reverse chamfered ends, roughcast render, face brick detailing and timber shingling is representative of the English Arts and Crafts movement in the 1920s. (Source: Hermes)



HO357: 118 Walpole Street, Kew, built in 1926.

118 Walpole Street, Kew, is of local historical and architectural significance as a good and externally relatively intact example of an attic bungalow of the 1920s which combines elements from both the Californian and Craftsman bungalow forms. With its broad frontal gable and projecting side dormers, 118 Walpole Street is a striking and skilful composition. The use of Tuscan columns is of interest and looks back to a number of transitional Federation-Bungalow houses of the 1910s. (Source: Hermes)

Built in 1919, 5 Creswick Street, Deepdene, is a fine and intact example of an early interwar Attic Bungalow. Its cross-ridge attic form and recessed side porch with tapered brick and roughcast rendered pier is indicative of the simple massing of forms and introduction of craftsman elements that marked a transition between the Federation Queen Anne and the interwar Californian Bungalow. Other details, such as the twin canted bays with leadlight casement windows, window hoods, and front door surround with sidelights and overlights, illustrate the survival of many elements from the Federation/Edwardian era.

Although constructed in timber and more modest in scale, 5 Creswick Street, Deepdene, compares well to the above examples in terms its architectural detailing and intactness. It shares with these examples a simple massing of forms and combination of craftsman elements with Federation detailing that, as discussed, marked the transition between the Federation Queen Anne and interwar Californian Bungalow. It is more comparable to 118 Walpole Street, Kew (HO357), being of timber construction and with a broad front gable and recessed side porch, however 118 Walpole Street has a later build date of 1926.

5 Creswick Street can also be compared to other places built in the interwar years by Dunlop & Hunt.

There is only one other documented example of a Dunlop & Hunt house known to have been erected in Deepdene, at 11 Pretoria Street (Built Heritage 2015: 24). Of brick construction, this house demonstrates a similar attic form to the subject place with a broad street facing gable and recessed side entry porch. It is distinguished by a recessed balcony in its gable end with a round arch and projected timber-shingled balustrade. Although this place is not included on the Heritage Overlay, it has been recommended for assessment.

Eleven places built by Dunlop & Hunt are included on heritage overlays across metropolitan Melbourne: ten within the City of Port Phillip and one in the City of Bayside (Hermes). All but one (an Attic Bungalow at 62 South Road, Brighton, HO593) are flats, duplexes or shops and therefore not directly comparable to the subject place. Although 62 South Road is more substantial than 5 Creswick Street, it does bear similarities. Both houses share a cross-ridged gable roof with prominent street gable. Both feature twin windows across the principal façade with a recessed side porch that sits under a continuation of the gable roof, albeit at a lower pitch. Built during the interwar period in 1927, 62 South Road demonstrates little influence of the Federation style and is a refined example of the interwar craftsman’s detailing that is evident in the much earlier Creswick Street example of their work.



11 Pretoria Street, Deepdene, built by Dunlop & Hunt.
(Source: GML, March 2022)

Built by Dunlop & Hunt, the red-brick house features a steeply pitched cross-gabled roof with recessed side porch and balcony in its gable end with a round arch and projected timber-shingled balustrade. Although this place is not included on the Heritage Overlay, it has been recommended for assessment.



HO593: 62 South Road, Brighton, built in 1927 by Dunlop & Hunt (Source: Hermes)

The house is architecturally significant as a fine and intact example of the work of Dunlop Home Builders Ltd, one of the leading housing companies in Melbourne in the early twentieth century. While this company was responsible for the design and erection of countless single-storeyed bungalow style residences around Melbourne in the 1920s, the present building stands out as one of their more substantial and well-articulated attic-storeyed dwellings.

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).

The dwelling at 5 Creswick Street, Deepdene, built in 1919, is of historical significance for demonstrating early residential development in the Balwyn–Deepdene area, spurred on by improved transport provided by the Outer Circle railway and the later electric tramline extension, terminating at Burke Road. The development of the Deepdene Township Estate pre-dates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s.

The ~~house is a rare surviving example of a~~ residence was planned and constructed by Dunlop & Hunt Pty Ltd, who were home builders, in the Deepdene–Balwyn locality and more widely in metropolitan Melbourne. Dunlop & Hunt Pty Ltd was one of the leading homes builders in suburban Melbourne in the early decades of the twentieth century. The company specialised in popular designs such as Queen Anne villas and Attic Bungalows, catering largely for a middle-class market.

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).

The house at 5 Creswick Street, Deepdene, is significant as an Attic Bungalow that demonstrates the transition in the early interwar period from the picturesque forms of the Federation era to the clean lines and reliance on strong massing and contrasting material textures of the interwar years. Characteristic Federation-era details include the leadlight casement windows, window hoods, and front door set in a frame with leadlight sidelights and overlights. In contrast, the clean lines of the high attic roof, the incorporation of a small porch within the principal building envelope, the tapered porch pier, and the contrasting weatherboard and roughcast rendered walls are all distinguishing features of the interwar Californian Bungalow style.

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?

5 Creswick Street, Deepdene, built in 1919 by Dunlop & Hunt Pty Ltd, is significant.

Elements that contribute to the significance of the place include:

- an asymmetrical built form with a recessed porch along its southern façade
- terracotta tiled, steeply pitched gable roof with a principal transverse gable and projecting street gable
- exposed rafter ends
- roughcast rendered chimneys
- weatherboard clad walls to three-quarter wall height and roughcast render above
- pattern of fenestrations
- pair of canted bay windows across the principal elevation which sit under a continuous terracotta tile window hood
- substantial brick and rough cast tapered pier at the porch's southeast corner
- front door set in a frame with leadlight sidelights and overlights
- casement leadlight and plain glass windows
- attic windows
- lattice work at the apex of the gable ends
- timber eaves brackets to gable ends
- garden setting with set back off Creswick Street.

The rear flat-roofed addition added in 1976 and gable-roofed carport adjacent to the entry porch added in 1988 are not significant.

How Is It Significant?

The house at 5 Creswick Street, Deepdene, is of local historical and representative significance to the City of Boroondara.

Why Is It Significant?

5 Creswick Street, Deepdene, is of historical significance for demonstrating early residential development in the Balwyn–Deepdene area, spurred on by improved transport provided by the Outer Circle railway and the later electric tramline extension, terminating at Burke Road. The development of the Deepdene Township Estate predates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s.

[The residence was planned and constructed by Dunlop & Hunt Pty Ltd, who were home builders, in the Deepdene–Balwyn locality and more widely in metropolitan Melbourne. Dunlop & Hunt Pty Ltd was one of the leading homes builders in suburban Melbourne in the early decades of the twentieth century. The company specialised in popular designs such as Queen Anne villas and Attic Bungalows, catering largely for a middle-class market. \(Criterion A\)](#)

~~The house at 5 Creswick Street, Deepdene, erected in 1919, is a rare surviving example of a residence planned and constructed by Dunlop & Hunt Pty Ltd, home builders, in the Deepdene-Balwyn locality and more widely in metropolitan Melbourne. Dunlop & Hunt Pty Ltd was one of the leading homes builders in suburban Melbourne in the early decades of the twentieth century. They specialised in popular designs, such as Queen Anne villas and Attic Bungalows, catering largely for a middle-class market. (Criterion A)~~

The house at 5 Creswick Street, Deepdene, is significant as an Attic Bungalow that demonstrates the transition in the early interwar period from the picturesque forms of the Federation era to the clean lines and reliance on strong massing and contrasting material textures of the interwar years. Characteristic Federation-era details include the leadlight casement windows, window hoods, and front door set in a frame with leadlight sidelights and overlights. In contrast, the clean lines of the high attic roof, the incorporation of a small porch within the principal building envelope, the tapered porch pier, and the contrasting weatherboard and roughcast rendered walls are all distinguishing features of the interwar Californian Bungalow style. (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

References

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House, 5 Creswick Street, Deepdene Statement of Significance, November 2021

Heritage Place:	House, 5 Creswick Street Deepdene	PS ref no:	HO949
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What is significant?

5 Creswick Street, Deepdene, built in 1919 by Dunlop & Hunt Pty Ltd, is significant.

Elements that contribute to the significance of the place include:

- an asymmetrical built form with a recessed porch along its southern façade
- terracotta tiled, steeply pitched gable roof with a principal transverse gable and projecting street gable
- exposed rafter ends
- roughcast rendered chimneys
- weatherboard clad walls to three-quarter wall height and roughcast render above
- pattern of fenestrations
- pair of canted bay windows across the principal elevation which sit under a continuous terracotta tile window hood
- substantial brick and rough cast tapered pier at the porch's southeast corner

- front door set in a frame with leadlight sidelights and overlights
- casement leadlight and plain glass windows
- attic windows
- lattice work at the apex of the gable ends
- timber eaves brackets to gable ends
- garden setting with set back off Creswick Street.

The rear flat-roofed addition added in 1976 and gable-roofed carport adjacent to the entry porch added in 1988 are not significant.

How is it significant?

The house at 5 Creswick Street, Deepdene, is of local historical and representative significance to the City of Boroondara.

Why is it significant?

5 Creswick Street, Deepdene, is of historical significance for demonstrating early residential development in the Balwyn–Deepdene area, spurred on by improved transport provided by the Outer Circle railway and the later electric tramline extension, terminating at Burke Road. The development of the Deepdene Township Estate predates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s.

[The residence was planned and constructed by Dunlop & Hunt Pty Ltd, who were home builders, in the Deepdene–Balwyn locality and more widely in metropolitan Melbourne. Dunlop & Hunt Pty Ltd was one of the leading homes builders in suburban Melbourne in the early decades of the twentieth century. The company specialised in popular designs such as Queen Anne villas and Attic Bungalows, catering largely for a middle-class market. \(Criterion A\)](#)

~~The house at 5 Creswick Street, Deepdene, erected in 1919, is a rare surviving example of a residence planned and constructed by Dunlop & Hunt Pty Ltd, home builders, in the Deepdene–Balwyn locality and more widely in metropolitan Melbourne. Dunlop & Hunt Pty Ltd was one of the leading homes builders in suburban Melbourne in the early decades of the twentieth century. They specialised in popular designs, such as Queen Anne villas and Attic Bungalows, catering largely for a middle-class market. (Criterion A)~~

The house at 5 Creswick Street, Deepdene, is significant as an Attic Bungalow that demonstrates the transition in the early interwar period from the picturesque forms of the Federation era to the clean lines and reliance on strong massing and contrasting material textures of the interwar years. Characteristic Federation-era details include the leadlight casement windows, window hoods, and front door set in a frame with leadlight sidelights and overlights. In contrast, the clean lines of the high attic roof, the incorporation of a small porch within the principal building envelope, the tapered porch pier, and the contrasting weatherboard and roughcast rendered walls are all distinguishing features of the interwar Californian Bungalow style. (Criterion D)

Primary source

5 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*