
HCV Doveton Estate

Location

Fugosia Street and Oak Avenue and Paperbark Street and Power Road and Prunus Grove and Tarata Drive and The Birches DOVETON, Casey City

Municipality

CASEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO159

Heritage Listing

Casey City

Statement of Significance

Last updated on -

What is significant?

The Housing Commission of Victoria Doveton Estate, comprising Section A of the Estate which was developed between 1954 and c.1960, at Doveton.

How is it significant?

The Housing Commission of Victoria Doveton Estate (Section A) is of local historic, aesthetic and technical significance to the City of Casey.

Why is it significant?

Historically, the HCV Doveton Estate (Section A) is significant as the earliest part of the only example of a large public housing estate in the municipality. As a late example of the work of the Architects' Panel of the HCV, it is a continuing expression of their commitment to good estate design combined with the necessity of the rapid production of housing stock. Historically, its development is associated with the post-war industrial development of GMH, Heinz and International Harvester and it represents an important phase in the development of the Shire

into the City of Berwick. (AHC criteria A4, D2 and H1)

Aesthetically, the HCV Doveton Estate (Section A) is significant as a representative and relatively intact example of a planned public housing estate. It is notable for the overall subdivision form which creates cohesive and attractive residential environments in some parts of the Estate as a result of the consistent use of prefabricated concrete or timber housing using standard designs developed by the HCV Architect's Panel. (AHC criterion E1)

Technically, the HCV Doveton Estate (Section A) is significant for its extensive use of concrete house construction, which allowed mass production of housing during the post-war period, and led to advances in concrete construction techniques that eventually enabled the HCV to construct high rise buildings in the city during the 1960s. (AHC criterion F1)

Heritage Study/Consultant	Casey - Casey Heritage Study, Context Pty Ltd, 2004; Casey - Heritage of the City of Berwick, Context Pty Ltd, 1993;
Construction dates	1954,
Hermes Number	44246
Property Number	

Usage/Former Usage

Residential

Physical Description 1

The stages in development of the Doveton Estate are apparent in the overall design, although a consistent theme of U-shaped streets and cul-de-sacs was adopted throughout. In Section A, the designers set the pattern for the rest of the Estate, creating interesting residential groupings through the layout of the estate rather than through the quality of the houses. The best groupings are those at the corners of the U-shaped streets where street and garden plantings create a pleasant and intimate setting. Some of the later sections of the estate present a more simplified plan on flatter land, with a predominance of longer streets offering long views and emphasising the repetition of housing forms. Many of these streets have no plantings, and the architecture of the buildings is the only feature, creating a much bleaker landscape than in other parts of the estate. The consistency in the streetscape is increased by the uniform low cyclone wire fences, concrete footpaths, and grassy verges, often with mature and effective street tree plantings.

In Section A, the houses were predominantly built using concrete prefabricated walls and concrete roof tiles. The concrete houses adopted two basic designs, each with a number of variations. One design was based around a broad-hipped roof form, some variations with a central entry and others with aside entry. The other basic design used a gabled roof form, generally with the main gable aligned across the site and a smaller gable projecting forward at right angles. Chimneys were often used as an important feature, and were simple entry porches. The port-hole pattern used on many porch designs is a characteristic of this period of concrete houses.

A neighbourhood centre is created by the shops and community uses just off Paperbark Street, and many of the shops retain their original character. Some original shop fronts with their tiled finish and metal-framed windows remain in the Autumn Place shopping centre.

sheet houses with low-pitched roofs, and large glazed windows. In the mid 1960s a large complex of flats, Peace Court, was built. The mid 1980s areas such as Louis and Rebecca Streets are mostly brick veneer houses.

While some may consider the repetition of a limited number of housing designs as creating a poor residential environment, it can create a consistency of scale and a quietness of architectural character, qualities sought after in the garden city designs and also in Robin Boyd's work. The resources available to the public housing architects were, however, so much less and the demands for speed of housing production and low cost much greater. In the Doveton Estate, these qualities are apparent only in parts of the Estate.

Sources

1. Overall layout plans for Doveton Estate, Section A (1954), Section B (1960), Section C (1963).
2. Doveton Neighbourhood No. 2, Section 'A' , Housing Commission of Victoria, The Architects Panel, 4 August 1954; Article (no title) Dandenong Journal, 10 June 1976. Plans for Doveton Hallam Community Health Centre, Stephenson Turner, 1985.
3. 'Doveton Library opens in a new home' Pakenham Gazette 17 August 1980, ' Library will replace garage' Times 29 April 1980.
4. Victorian Housing Commission, Annual report, 1955/56, p.20.
5. Preliminary Subdivision Plan, Doveton Neighbourhood No. 2, Section 'A', Housing Commission of Victoria, The Architects Panel, 4 August 1954.
6. Information provided by Elsbeth Longney.

Historical Australian Themes

Building settlements, towns and cities; Model residential estates

Physical Conditions

Good

Intactness

Moderate to High (Section A)

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

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