

Historical Background of Land in Leicester Street, Preston

In response to the submission from EPA, Council officers completed an investigation into the history of the properties in Leicester Street, Preston. The historical background of the properties in Leicester Street, Preston and the surrounding area is summarised as follows:

1850s – 1870s	The land between High Street, Bell Street, James Street and Murray Road (which includes the land affected by the Amendment) was originally in single ownership and was used for sheep grazing.
1874	The land between High Street, Bell Street, James Street and Murray Road was subdivided into 107 ‘small farming’ lots. Several of these lots later became HP Zwar Reserve and the Northern Metropolitan Institute of TAFE (NMIT).
1907	Several major industries operated in Preston during this time including a tannery which was located on the south-west corner of High Street and Gower Street, a brickworks factory which was located south of Bell Street between St Georges Road and the railway line, and two (2) bacon factories in Oakover Road.
1925	A weatherboard dwelling was constructed at 24 Leicester Street, Preston.
1935	A weatherboard dwelling was constructed at 2 Leicester Street, Preston.
1937	NMIT (then known as Preston Technical School) was established on the west side of St Georges Road, Preston (north of Leicester Street). Between 1937 and 1967, the Preston Technical School expanded to include: <ul style="list-style-type: none"> • Trade and engineering workshops (1947) • Education facilities for girls (1956) • Diploma block and gymnasium (1963) • Trades block (1967)
Late 1940s – early 1950s	Metropolitan Dairies established a pasteurising and bottling plant at 18-22 Jessie Street, Preston.
1954	Based on the planning scheme maps from 1954: <ul style="list-style-type: none"> • The properties in Leicester Street, Preston were included in the Residential C Zone. • HP Zwar Reserve was included in the Open Space- Public Existing Reservation (at this time HP Zwar Reserve occupied a larger area – i.e. part of the land which is currently occupied by NMIT). • NMIT was included in Public Purposes – Existing – Technical School. • 43 and 45 Cramer Street, Preston were included in the Residential C Zone.
1959	Based on the planning scheme maps from 1959: <ul style="list-style-type: none"> • The properties in Leicester Street, Preston were included in the Residential C Zone. • HP Zwar Reserve was included in the Public Open Space- Existing Reservation. • NMIT was included in Public Purposes – Existing – Technical School

	<p>(NMIT had expanded to occupy several properties in Cramer Street, Preston).</p> <ul style="list-style-type: none"> • 43 and 45 Cramer Street, Preston were included in the Residential C Zone.
1968	<p>Based on the planning scheme maps from 1968:</p> <ul style="list-style-type: none"> • The properties in Leicester Street, Preston were included in the Residential C Zone. • HP Zwar Reserve was included in the Public Open Space- Existing Reservation. • NMIT was included in Public Purposes – Existing – Technical School (NMIT had further expanded to occupy additional properties in St Georges Road, Preston and Jessie Street, Preston). • 43 and 45 Cramer Street, Preston were included in the Residential C Zone. <p>Based on an aerial photograph of the area from 1968:</p> <ul style="list-style-type: none"> • The properties in Leicester Street, Preston were occupied by dwellings. • HP Zwar Reserve comprised a number of large ovals. • NMIT largely extended along the western side of St Georges Road, Preston. • 43 and 45 Cramer Street, Preston were occupied by dwellings.
1974	<p>Based on an aerial photograph of the area from 1974:</p> <ul style="list-style-type: none"> • The properties in Leicester Street, Preston were occupied by dwellings. • HP Zwar Reserve still comprised a number of large ovals. • NMIT largely extended along the western side of St Georges Road, Preston. • 43 and 45 Cramer Street, Preston were occupied by dwellings.
1984	<p>Based on an aerial photograph of the area from 1984:</p> <ul style="list-style-type: none"> • The properties in Leicester Street, Preston were occupied by dwellings. • HP Zwar Reserve still comprised several large ovals, however, NMIT had extended along part of the northern boundary of properties fronting Leicester Street. • 43 and 45 Cramer Street, Preston were still occupied by dwellings, however, there was an additional outbuilding in the rear yard area. <p>In March 1984, Council officers completed an inspection of the properties in Leicester Street, Preston which were part of NMIT (including the five (5) properties in Leicester affected by the Amendment) and the following land uses were noted:</p> <ul style="list-style-type: none"> • 2 Leicester Street, Preston – Building Projects Office • 6 Leicester Street, Preston – Child Minding Centre • 14 Leicester Street, Preston – Rented House • 16 Leicester Street, Preston – Off Campus Studies • 20 Leicester Street, Preston – Storage • 22 Leicester Street, Preston – Adult HSC Education • 24 Leicester Street, Preston – Adult HSC Education • 32 Leicester Street, Preston – Rented House • 36 Leicester Street, Preston – Storage

September 1985	A planning permit was issued for the use of 38 Leicester Street, Preston and part of 36 Leicester Street, Preston as a child care centre.
May 1989	Council officers noted that 2 Leicester Street, Preston accommodated the educational planning function of NMIT with entrance to the property gained via a rear gate which was adjacent to the car park.
1996	Based on an aerial photograph of the area from 1996: <ul style="list-style-type: none"> • The properties in Leicester Street, Preston were occupied by dwellings. • HP Zwar Reserve comprised a large oval and a pavilion. • NMIT had extended along the entire northern boundary of the properties fronting Leicester Street. • 43 and 45 Cramer Street, Preston were occupied by dwellings. <p>A new dwelling was constructed at 22 Leicester Street, Preston.</p>
1997	New dwellings were constructed at 16, 24 and 36 Leicester Street, Preston.
December 1999	Based on the planning scheme maps from 1999: <ul style="list-style-type: none"> • The properties in Leicester Street, Preston were included in the Residential 1 Zone. • HP Zwar Reserve was included in the Public Park and Recreation Zone. • NMIT was included in the Public Use Zone 2 – Education. • 43 and 45 Cramer Street, Preston were included in the Residential 1 Zone.
June 2003	As part of Amendment C36 to the Darebin Planning Scheme, 2, 16, 22, 24 and 36 Leicester Street, Preston were rezoned from Residential 1 Zone to Public Use Zone 2 – Education. <p>The two (2) parcels of land forming part of HP Zwar Reserve were also rezoned from Public Park and Recreation Zone to Public Use Zone 2- Education as part of Amendment C36 to the Darebin Planning Scheme.</p>

Ministerial Direction No. 1 – Potentially Contaminated Land

The purpose of *Ministerial Direction No.1 – Potentially Contaminated Land* is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by any contamination.

In this direction, ‘potentially contaminated land’ means land used or known to have been used for:

- a) industry,
- b) mining, or
- c) the storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of the land).

The direction requires that a planning authority must satisfy itself that the environmental conditions of land proposed to be used for a sensitive use (defined as a residential use, a child care centre, a pre-school centre or a primary school), agriculture or public open space are, or will be, suitable for that use.

The *General Practice Note – Potentially Contaminated Land (June 2005)* provides guidance about how to identify if land is potentially contaminated. Among other things, the following steps may assist in identifying the potential for contamination:

Step	Comment
Complete a site inspection	
Identify whether an Environmental Audit Overlay applies to the land.	An Environmental Audit Overlay does not apply to any of the properties affected by the Amendment.
Review any site analysis submitted as part of a planning permit application for residential development.	Not Applicable
<p>Consider any available information about:</p> <ul style="list-style-type: none"> • Current and previous zoning, ownership and activities carried out on the land. • Any previous investigations or site assessments. • Any potential contamination from surrounding land uses. 	<p>The properties in Leicester Street, Preston are currently in the Public Use Zone 2 – Education. The available records indicate that the properties have also been included in the Residential C Zone and the Residential 1 Zone.</p> <p>The properties in Leicester Street, Preston are currently in private ownership and are used for residential purposes. The properties were previously owned by NMIT/Department of Education (refer to previous table for information about land use activities carried out on the land).</p> <p>The properties in Leicester Street, Preston were also owned by Council from 1993 to 1994 (except No. 2 Leicester Street).</p> <p>Council officers were unable to find any records indicating that previous site investigation/assessments had been undertaken.</p> <p>Available information indicates that the surrounding land has been used for the following activities in the last 150 years:</p> <ul style="list-style-type: none"> • Sheep grazing • Tannery (corner High Street and Gower Street) • Brickworks (south of Bell Street between St Georges Road and the railway line) • Bacon factories (Oakover Road) • Dairy (Jessie Street) • Land fill (south of Bell Street on St Georges Road – now the Ray Bramham Gardens) • Service station (corner of Bell Street and St Georges Road) • Dwellings • Education purposes • Public park
Review lists of Certificates and Statements of Environmental Audit.	The list of Certificates and Statements of Environmental Audit was reviewed on 19 May 2009. No Certificates or Statements of Environmental Audit have been issued for the properties in Leicester Street, Preston.
Review the EPA Priority Sites Register for information about sites with a current EPA Notice.	<p>The five (5) properties in Leicester Street, Preston which are affected by the Amendment are not included on the EPA Priority Sites Register (as of 19 May 2009).</p> <p>There are three (3) properties within 1km of Leicester Street,</p>

	<p>Preston that are included on the EPA Priority Sites Register (as of 19 May 2009):</p> <ul style="list-style-type: none">• 67-79 High Street, Preston (Current Service Station – requirements assessment and/or clean up).• 140 High Street, Preston (Former industrial site – requires assessment and/or clean up).• 3 Newman Street, Preston (Former industrial site - requires assessment and/or clean up).
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