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## AGENDA

Planning Committee Meeting to be held at  
Darebin Civic Centre,  
350 High Street Preston  
on Monday 10 October 2022 at 6.30pm.



## **ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN**

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land we now call Darebin and pays respect to their Elders, past, present and emerging.

Council pays respect to all other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises, and pays tribute to, the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to self-determination in the spirit of mutual understanding and respect.





### English

This is the Agenda for the Council Meeting. For assistance with any of the agenda items, please telephone 8470 8888.

### Arabic

هذا هو جدول اعمال اجتماع المجلس. للحصول على المساعدة في أي من بنود جدول الاعمال، يرجى الاتصال بالهاتف 8888 8470.

### Chinese

这是市议会会议议程。如需协助了解任何议项，请致电8470 8888。

### Greek

Αυτή είναι η Ημερήσια Διάταξη για τη συνεδρίαση του Δημοτικού Συμβουλίου. Για βοήθεια με οποιαδήποτε θέματα της ημερήσιας διάταξης, παρακαλείστε να καλέσετε το 8470 8888.

### Hindi

यह काउंसिल की बैठक के लिए एजेंडा है। एजेंडा के किसी भी आइटम में सहायता के लिए, कृपया 8470 8888 पर टेलीफोन करें।

### Italian

Questo è l'ordine del giorno della riunione del Comune. Per assistenza con qualsiasi punto all'ordine del giorno, si prega di chiamare il numero 8470 8888.

### Macedonian

Ова е Дневниот ред за состанокот на Општинскиот одбор. За помош во врска со која и да било точка од дневниот ред, ве молиме телефонирајте на 8470 8888.

### Nepali

यो परिषद्को बैठकको एजेन्डा हो। एजेन्डाका कुनै पनि वस्तुसम्बन्धी सहायताका लागि कृपया 8470 8888 मा कल गर्नुहोस्।

### Punjabi

ਇਹ ਵੈੱਸਲ ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਏਜੰਡਾ ਹੈ। ਏਜੰਡੇ ਦੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫੋਨ ਕਰੋ।

### Somali

Kani waa Ajandaha Kulanka Golaha. Caawimada mid kasta oo ka mid ah qodobada laga wada hadlay, fadlan la xiriir 8470 8888.

### Spanish

Este es el Orden del día de la Reunión del Concejo. Para recibir ayuda acerca de algún tema del orden del día, llame al teléfono 8470 8888.

### Urdu

یہ کاؤنسل کی میٹنگ کا ایجنڈا ہے۔ ایجنڈے کے کسی بھی حصے کے بارے میں مدد کے لیے براہ مہربانی 8470 8888 پر فون کریں۔

### Vietnamese

Đây là Chương trình Nghị sự phiên họp Hội đồng Thành phố. Muốn có người trợ giúp mình về bất kỳ mục nào trong chương trình nghị sự, xin quý vị gọi điện thoại số 8470 8888.

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# Agenda

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## 1. MEMBERSHIP

Cr. Lina Messina (Mayor) (Chairperson)

Cr. Trent McCarthy (Deputy Mayor)

Cr. Emily Dimitriadis

Cr. Gaetano Greco

Cr. Tom Hannan

Cr. Tim Laurence

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

## 2. APOLOGIES

## 3. DISCLOSURES OF CONFLICTS OF INTEREST

## 4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

<b>Recommendation</b>
-----------------------

**That** the Minutes of the Planning Committee Meeting held on 12 September 2022 be confirmed as a correct record of business transacted.

## 5. CONSIDERATION OF REPORTS

### 5.1 AMENDMENT C203DARE - HEIDELBERG ROAD HERITAGE - CONSIDERATION OF PANEL REPORT AND ADOPTION

**Author:** Strategic Planner

**Reviewed By:** Interim Chief Executive Officer

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#### EXECUTIVE SUMMARY

The Heidelberg Road Corridor Project involves a review of planning provisions for land on the northern side of Heidelberg Road, including a draft built form framework, land use studies and heritage controls. Following consultation in 2021, Council received an application for demolition of 331-333 Heidelberg Road and prioritised the heritage component of the project to protect the properties from demolition.

Amendment C203dare proposes to apply a permanent Heritage Overlay to seven individual places of heritage significance along the corridor. The amendment was publicly exhibited, and submissions invited, from 11 November to 13 December 2021.

At the Planning Committee meeting on 11 April 2022, Council considered submissions received, referred them to an independent Planning Panel and resolved to commission an independent heritage consultant to undertake a further review of the potential heritage significance of four commercial/industrial properties along the Heidelberg Road corridor.

On 16 August 2022, Council received the Panel report (**Appendix A**) from the independent Planning Panel appointed to consider the amendment. In summary, the Panel considers the amendment strategically justified, supported by a rigorous and comprehensive heritage assessment and should be adopted as exhibited subject to minor changes.

This report considers the recommendations of Panel and recommends Council adopt the amendment with minor changes to apply a permanent heritage overlay to all seven individually significant heritage properties along the Heidelberg Road Corridor.

<b>Officer Recommendation</b>
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**That** the Planning Committee:

- (1) Considers the Amendment C203dare Panel Report (**Appendix A**), pursuant to section 27 of the *Planning and Environment Act 1987*.
- (2) Adopts Amendment C203dare and the Heidelberg Road Heritage Assessment – Final Report September 2020 (Amended September 2022) in accordance with section 29 of the *Planning and Environment Act 1987*, with changes reflected in **Appendices B** and **C** in accordance with the Panel's recommendations.
- (3) Authorises the Manager City Futures to make any further minor changes to the amendment documents where these are insubstantial but required for correctness, clarity or the like, including changes after approval of the Amendment by the Minister for Planning to ensure consistency with the approved planning provisions.
- (4) Submits the adopted Amendment C203dare, together with the prescribed information, to the Minister for Planning for approval pursuant to section 31 of the *Planning and Environment Act 1987*.
- (5) Writes to all submitters thanking them for their submission and advising them of Council's decision.

- (6) Notes the recommendations of the Heidelberg Road Alphington Heritage Assessment – Peer Review (Extent Heritage, September 2022, **Appendix D**) that none of the additional properties investigated are suitable for inclusion in a Heritage Overlay.

**BACKGROUND / KEY INFORMATION**

Heidelberg Road Corridor Project

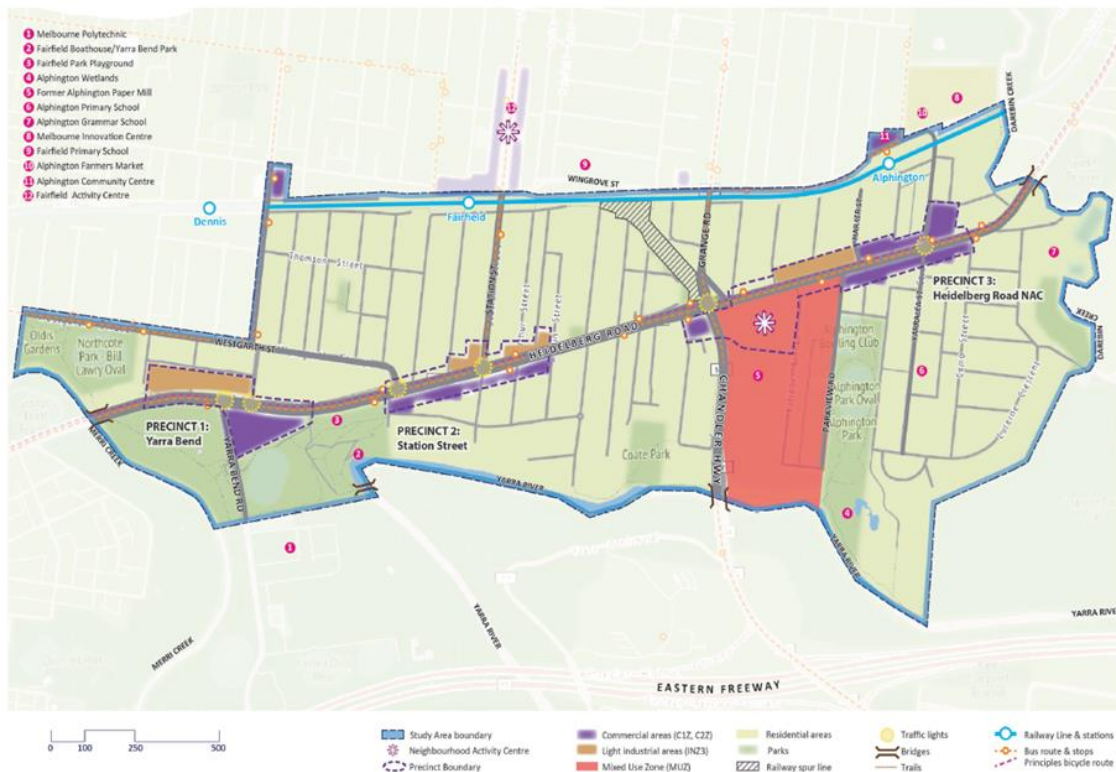
The Heidelberg Road Corridor Project involves a ‘whole of corridor’ planning approach and a shared vision for the section of Heidelberg Road between Merri and Darebin Creeks at the border of Darebin and Yarra councils.

To set the strategic planning directions for this area, Darebin City Council and Yarra City Council prepared the overarching draft Heidelberg Road Corridor Local Area Plan.

Technical studies on land use, built form and heritage were also completed to inform proposed planning responses, including heritage protections, along the Darebin side of the Heidelberg Road Corridor.

Following community consultation in 2021 it was identified that further strategic work is required to advance the land use and built form components.

At its Planning Committee Meeting on 11 April 2022, Council noted the findings of the community engagement and the need for further work to progress the land use and built form provisions.



Heidelberg Road Heritage – Amendment C203dare

Council has a duty under the *Planning and Environment Act 1987* to identify and protect local heritage places. These protections are generally in the form of a Heritage Overlay. The planning system requires a high level of information and justification to establish and apply a Heritage Overlay.

Council engaged heritage consultants Context (now **GML Heritage**) to carry out the *Heidelberg Road Heritage Assessment 2020* (the “Heritage Assessment”). The Heritage Assessment identified and recommended a permanent Heritage Overlay for seven places along the Heidelberg Road Corridor. Each of the properties is identified as ‘individually significant’ with a detailed statement of significance:

- 159-179 Heidelberg Road, Northcote: Former Fairfield Hat Mills Complex
- 257 Heidelberg Road, Northcote: residence
- 273-289 Heidelberg Road, Northcote: Church of Jesus Christ of the Latter-day Saints
- 331-333 Heidelberg Road, Northcote: former residence
- 441 Heidelberg Road, Fairfield: Marineuie Court Apartments
- 521 Heidelberg Road, Alphington: residence
- 607 Heidelberg Road, Alphington: Kia-Ora Residence

In June 2021, shortly after community engagement commenced on the Heidelberg Road Corridor Project, Council received an application for demolition under Section 29A of the *Building Act 1993* for 331-333 Heidelberg Road, Northcote. In response, and in order to protect this and potentially other of the identified significant places, Council progressed heritage protection ahead of the land use and built form aspects of the broader Heidelberg Road Corridor Project.

At its Planning Committee Meeting on 9 August 2021, Council resolved to request that the Minister for Planning apply an interim Heritage Overlay to 331-333 Heidelberg Road, Northcote via Planning Scheme Amendment C200dare. The request was granted and an interim Overlay is in place to protect the property until 31 October 2022.

At its meeting on 27 September 2021, Council resolved to request that the Minister authorise the preparation and exhibition of Amendment C203dare, proposing to apply the Heritage Overlay on a permanent basis to protect the (seven) identified heritage places within the Heidelberg Road Corridor.

Authorisation to prepare Amendment C203dare was received on 19 October 2021 and the amendment was exhibited from 11 November to 13 December 2021. A total of four submissions were received, two in support and two with concerns.

Council resolved on 11 April 2022 to refer all submissions to an independent Planning Panel for further consideration. A Directions Hearing was held on 25 May 2022 and a one-day Planning Panel Hearing was held on 20 July 2022. Of the four submitters to the amendment, none requested to be heard as part of the Panel proceedings.

The Planning Panel’s report was provided to Council on 16 August and was published on 29 August 2022.

Under section 27 of the *Planning and Environment Act 1987* Council must consider the Panel’s report before deciding whether or not to adopt the amendment.

## Previous Council Resolution

At its meeting held on 11 April 2022, the Planning Committee resolved:

*That Council, having prepared and Exhibited Amendment C203dare to the Darebin Planning Scheme under section 19 of the Planning and Environment Act 1987:*

- (1) Considers all written submissions made to Amendment C203dare to the Darebin Planning Scheme (heritage controls).*
- (2) Requests that the Minister for Planning appoint an independent Planning Panel to consider submissions to Amendment C203dare.*
- (3) Refers all submissions to the independent Planning Panel to be appointed by the Minister for Planning.*
- (4) Endorses the response to submissions outlined in this report and recommended minor changes to the Amendment documents (Appendix B, Appendix C, and Appendix E) to form the basis of Council's submission to an independent Planning Panel.*
- (5) Authorises the Manager City Futures to make alterations and corrections, where necessary to the Amendment documents that do not change the intent of the Amendment C203dare.*
- (6) Writes to all submitters to inform them of Council's decision to progress the heritage Amendment C203dare to an independent Planning Panel. (7) Notes the results of the 2021 Heidelberg Road Corridor community engagement (Appendix G) and the need for further work to progress the land use and built form provisions.*

## ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 2: Prosperous, Liveable and Flourishing

## ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 2: Prosperous, Liveable and Flourishing

## ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

4.5 We will improve the sustainability, accessibility, and design of development on private land in our city

The application of a heritage overlay will ensure future development is designed to be sensitive to the heritage fabric, and that heritage elements are protected for the benefit of the wider community and future generations.

## DISCUSSION

In response to submissions received during public exhibition of AmendmentC203dare, minor revisions to the citations and statements of significance were recommended for the following places by Council's expert heritage consultants:

- 273-289 Heidelberg Road, Northcote
- 257 Heidelberg Road, Northcote: residence
- 607 Heidelberg Road, Alphington: Kia-Ora Residence

These minor changes were endorsed by Council at its meeting on 11 April 2022 and formed the basis for Council's submission to the Planning Panel. These refinements have not altered

the intent of the Amendment and have been recommended by the Panel for inclusion in the final form of the planning provisions.

### **Overview of issues considered by the Panel**

#### General issues

Submissions considered by the Panel generally raised concerns with impacts to property value, financial implications of potentially costly maintenance requirements and restriction on future development.

In response to these general issues the Panel noted that its role is to assess the heritage merits of the Amendment and not to consider other matters that may be relevant to the planning permit process. The Panel highlighted the distinction and separation between the classification of heritage significance to a place and the question of its conservation, adaptation, alteration or demolition. Panel concluded that property value and financial implications are not relevant when assessing heritage significance.

Submissions to the Panel also raised the concern that the application of a Heritage Overlay imposes unfair restrictions on the rights of individual property owners through the limitation of what may be permissible development of the site. Affirming Council's position, the Panel noted that the wider context must be considered in determining fairness, particularly at a broader community and inter-generational level where the loss of heritage may result in the loss of net community benefit.

It was also noted that the application of the Heritage Overlay does not prohibit future development, but rather requires a planning permit and for the heritage significance of the place to be considered as part of the decision-making process.

#### Individual heritage places

Submissions relating to individual places of potential heritage significance were also raised during proceedings.

##### *257 Heidelberg Road*

The heritage value of the property at 257 Heidelberg Road, Northcote was specifically raised through a submission, noting that numerous alterations had been made to the original residence. Concerns raised in the submission also queried the identification of the masonry front fence, garage and Cypress trees, noting the trees are not native and impede driveway sightlines.

The Panel noted that the residence presents a high degree of intactness and satisfies the relevant criteria for heritage significance. References to the fence, garage and trees were also considered important context for the whole site. As such, the Panel supports revisions to the Statement of Significance to clarify the significance of the Cypress trees as typical features of 1940's garden designs.

##### *273-289 Heidelberg Road, Northcote*

Submissions to the Amendment supported the application of heritage protection to the property at 273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints) but queried whether mature eucalypts on the site should also be afforded additional protection.



The Panel agreed with Council's expert witness that while these trees are significant for their landscape contribution, they do not warrant protection on heritage grounds. Panel concluded that the Statement of Significance should be amended to acknowledge the landscape contribution of the remaining eucalyptus trees.

#### *607 Heidelberg Road, Alphington*

Submissions regarding 607 Heidelberg Road, Alphington included the general issues discussed above. Some concerns were raised with the extent of change and development in the immediate surrounds diminishing the heritage value of the site. In response, the Panel agreed with the Council's expert witness that the surrounding built form does not impinge on the heritage values of the place.

Concerns were also raised with the numerous alterations to the property that may undermine the heritage significance of the property. The Panel acknowledged these alterations and despite these, considered that the property still satisfied the relevant heritage criteria for inclusion. Modifications to the Statement of Significance as proposed by Council which detail the alterations to the property were supported by the Panel.

Refinements to the proposed citations for each individual property were presented to the Panel by Council's expert witness. The Panel have supported these revisions and recommended that a revised version of the 2020 Heritage Assessment be adopted by Council.

#### **Panel Recommendation**

The Panel considers the Amendment to be strategically justified and that the *Heidelberg Road Heritage Assessment* is rigorous, comprehensive, and consistent with the Planning Practice Note on applying the Heritage Overlay. In its report the Panel recommends that Amendment C203dare be adopted as exhibited, subject to the following minor changes which were identified in Council's expert evidence:

1. Amend 257 Heidelberg Road, Northcote (Residence) Statement of Significance to clarify the cypress trees as an element of typical 1940's suburban garden designs;
2. Amend 273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) Statement of Significance to acknowledge the landscape contribution of the remain Eucalyptus trees to the overall site;
3. Amend 607 Heidelberg Road, Alphington (Kia-Ora) Statement of Significance to clarify:
  - The date of the rear extension (pre-1968)
  - That the extant tiled roof is not original and has replaced original state roofing
  - That the tessellated veranda flooring has been removed
  - The change to the site boundary and installation of the extant low brick fence following the widening of Heidelberg Road (post-1969)
4. Adopt a revised version of the 2020 Context report including updated citations

Under section 27 of the *Planning and Environment Act 1987*, Council must consider the Panel's report before deciding whether or not to adopt the amendment.

#### **Further heritage work**

At the Planning Committee Meeting on 11 April 2022, Council resolved to commission an independent heritage consultant to undertake a further review of the potential heritage significance of the four properties along the Heidelberg Road corridor:

- 671-675 Heidelberg Road
- 725-727 Heidelberg Road
- 737 Heidelberg Road
- 749-751 Heidelberg Road

Extent Heritage was engaged to undertake this review and has provided a report (**Appendix D**) detailing that none of these properties meet the threshold for inclusion in the Heritage Overlay. This affirms the findings of GML in the Heidelberg Road Heritage Assessment, and no further work with regard to the preparation of citations or development of a planning scheme amendment is recommended.

### **Interim heritage overlay for 331-333 Heidelberg Road**

There will be a gap after the interim control applying to 331-333 Heidelberg Road has expired (31 October 2022) and before the Minister makes a decision on approval of the permanent controls. Officers have determined that the risk of demolition of 331-333 Heidelberg Road is low due to recent investment in its renovation and subsequent sale to a new owner. An alert continues to be in place across the relevant Council departments for demolition applications under Section 29a of the *Building Act 1993*, relating to any of the properties subject to Amendment C203dare. If a 29a is received the CEO can request, through delegation granted by Council, that the Minister for Planning apply an interim Heritage Overlay, while the permanent heritage controls are considered.

## **CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES**

### **Financial Management**

This matter will have no financial impact.

### **Community Engagement**

Should Council adopt the Amendment and include the recommendations of the Panel report, the following engagement will occur:

- Update to the Heidelberg Road Heritage - Planning Scheme Amendment C203dare Your Say project page will be made regarding outcome and next steps
- All submitters will be notified of Council's decision

### **Other Principles for consideration**

#### **Overarching Governance Principles and Supporting Principles**

- (a) Council decisions are to be made and actions taken in accordance with the relevant law;
- (b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;

#### **Public Transparency Principles**

- (a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

#### **Strategic Planning Principles**

- (b) strategic planning must address the Community Vision;

**Service Performance Principles**

N/A

**COUNCIL POLICY CONSIDERATIONS****Environmental Sustainability Considerations (including Climate Emergency)**

Council supports Environmentally Sustainable Development (ESD) with local policies. The proposed heritage overlay is designed to co-exist with ESD policies whilst maintaining heritage value. Both objectives are important, and generally both can be achieved.

**Equity, Inclusion, Wellbeing and Human Rights Considerations:**

An Equity Impact Assessment (EIA) was undertaken as part of the broader Heidelberg Road Corridor Planning project. The EIA was reviewed prior to exhibition with specific regard to age, disability, CALD and differences in access to digital platforms.

The impact of the EIA review informed the following necessary best practice communication strategies:

- Material translated into the top 12 languages spoken in Darebin
- Opportunity for interpreters to be requested
- Simplified FAQ's fact sheet
- Best practice font, size and colour choice (dark on light)
- Availability of Amendment documents in hard copy at Councils Preston office
- Opportunity for telephone, in person, or online discussion

**Economic Development and Cultural Considerations**

The Amendment is expected to have a positive social impact by providing protection for heritage places identified as being of local significance. The protection of heritage streetscapes and precincts contribute to an understanding of Darebin's social and architectural history, for the benefit of present and future generations.

A heritage overlay may create some additional costs for landowners and/or developers if they wish to develop their property in circumstances where there was no previous planning permit requirement. However, it is a well-established principle of the planning system that any individual impact is offset by the community nature of heritage conservation as an important cultural asset in our built environment.

**Operational Impacts**

The number of planning permit applications may increase relative to the seven (7) new proposed heritage places. Darebin's statutory planning function as Responsible Authority is set up well to consider planning permits, and this impact is considered negligible.

**Legal and Risk Implications**

Council is obligated under the *Planning and Environment Act 1987* to conserve places of cultural heritage significance. Failure to apply appropriate heritage overlay control via the planning scheme risks noncompliance with Councils duty as a responsible authority.

## IMPLEMENTATION ACTIONS

### October 2022

- Council considers the Panel report and adoption of Amendment C203dare at Planning Committee Meeting
- Submitters are informed of Council's decision
- Adopted Amendment is submitted to the Minister for Planning for approval

## RELATED DOCUMENTS

### Attachments

- C203dare Planning Scheme Amendment - Panel Report (**Appendix A**) [↓](#)
- C203dare Planning Scheme Amendment - Heidelberg Road Heritage Assessment - Amended September 2022 (**Appendix B**) [↓](#)
- C203dare Planning Scheme Amendment - Amendment Documentation (**Appendix C**) [↓](#)
- C203dare Planning Scheme Amendment - Extent Peer Review Heidelberg Road Heritage Assessments (**Appendix D**) [↓](#)

## DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

**Planning  
Panels  
Victoria**

**Darebin Planning Scheme Amendment C203dare  
Heidelberg Road Heritage**

**Panel Report**

*Planning and Environment Act 1987*

**16 August 2022**



**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 and Environment Act 1987*

Panel Report pursuant to section 25 of the PE Act

Darebin Planning Scheme Amendment C203dare

**16 August 2022**



Ian Gibson, Chair

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## Glossary and abbreviations

Council	Darebin City Council
DELWP	Department of Environment, Land, Water and Planning
HO	Heritage Overlay
PE Act	<i>Planning and Environment Act 1987</i>
PPF	Planning Policy Framework
PPN01	Planning Practice Note 1 - Applying the Heritage Overlay. August 2018



## Overview

Amendment summary	
The Amendment	Darebin Planning Scheme Amendment C203dare
Common name	Heidelberg Road Heritage
Brief description	The Amendment seeks to apply the Heritage Overlay to seven individual properties along the Heidelberg Road corridor in Northcote, Fairfield and Alphington on a permanent basis
Subject land	Seven properties along Heidelberg Road in Northcote, Fairfield and Alphington
Planning Authority	Darebin City Council
Authorisation	19 October 2021 (subject to minor revisions)
Exhibition	11 November to 13 December 2021
Submissions	Number of Submissions: 4 Opposed: 2 <ul style="list-style-type: none"> <li>- Submission 1: City of Yarra (supportive)</li> <li>- Submission 2: Church of Jesus Christ of Latter-day Saints (supportive subject to changes)</li> <li>- Submission 3: Marino Rech (opposed)</li> <li>- Submission 4: Eugenio and Antonia Rischitelli (opposed)</li> </ul>
Panel process	
The Panel	Ian Gibson (Chair)
Directions Hearing	Video Conference, 25 May 2022
Panel Hearing	Video Conference, 20 July 2022
Site inspections	Unaccompanied, 19 May 2022
Parties to the Hearing	Amy O’Keeffe, Senior Strategic Planner, Darebin City Council, who called expert evidence on: <ul style="list-style-type: none"> <li>- heritage, from Kim Roberts of GML Heritage Victoria Pty Ltd</li> </ul>
Citation	Darebin PSA C203dare [2022] PPV
Date of this report	16 August 2022

## Executive summary

Darebin Planning Scheme Amendment C203dare (the Amendment) seeks to apply the Heritage Overlay to seven properties along Heidelberg Road in Northcote, Fairfield and Alphington on a permanent basis.

The Amendment relates to the Heidelberg Road corridor on the border of the Darebin and Yarra local government areas. In 2019, Yarra and Darebin Councils jointly researched the planning context of Heidelberg Road between Merri and Darebin Creeks, including existing planning controls, development applications and built form conditions, resulting in the preparation of a draft Local Area Plan and Built Form Framework for the corridor. In turn, this led to the preparation of a report on the heritage values of the corridor by Context, *Heidelberg Road Heritage Assessment- Final Report* (September 2020), implementation of interim controls through Amendment C200dare, and the preparation and exhibition of the Amendment.

Four submissions were received, one of which supported the implementation of heritage controls, one supported the Amendment but sought consideration of heritage protection for mature eucalypt trees within the property, and two opposed the Amendment.

The main areas of concern in the two submissions that opposed the Amendment included:

General issues applying to heritage controls:

- impacts on property values and maintenance costs
- unfair restrictions on development.

Issues relating to the heritage merits of individual properties:

- alterations to the property (Submissions 3 and 4)
- changes in the character of the neighbourhood (Submission 4)
- limits on the potential for energy efficiency improvements (Submission 4)
- state of repair of the property (Submission 4)
- coverage of the Heritage Overlay (Submission 3).

### Strategic justification

The Panel concludes that there is State and local justification for the protection of heritage along Heidelberg Road; the Heidelberg Road Heritage Assessment- Final Report (September 2020) is rigorous, comprehensive and consistent with *Planning Practice Note 1 – Applying the Heritage Overlay*; and the Amendment was exhibited and submissions reviewed appropriately. It therefore considers that the Amendment is strategically justified, and supports application of the Heritage Overlay to all seven properties that were included in the exhibited Amendment.

A number of refinements to the Amendment were proposed throughout the exhibition and Panel processes, covering the detail of the Statements of Significance and the citations. These have enhanced the Amendment without transforming it, and the Panel supports their inclusion.

### General issues

The Panel addressed the general issues raised by the two opposing submitters - whether property value and financial implications of increased maintenance costs are relevant when deciding whether to apply the Heritage Overlay, and whether the Heritage Overlay imposes excessive restrictions on property owners. It concludes that the focus of the Amendment is the heritage

significance of each place, and matters such as property values, maintenance costs and excessive restrictions are not matters that relate to the Amendment stage of the planning process.

### Individual heritage places

Regarding the individual heritage places that were the subject of submissions, the Panel concludes:

- 257 Heidelberg Road, Northcote has sufficient heritage significance to justify applying the Heritage Overlay (HO322), with an amendment to the Statement of Significance
- The HO323 273-289 Heidelberg Road, Northcote Statement of Significance should be amended to acknowledge the landscape contribution of the remaining eucalyptus trees to the overall site
- 607 Heidelberg Road, Alphington has sufficient heritage significance to justify the application of the Heritage Overlay HO326, with an amendment to the Statement of Significance to clarify changes that have been made to the place.

The Heidelberg Road Heritage Assessment- Final Report (September 2020) place citations should be amended to reflect amendments to the Statements of Significance and other changes identified in the heritage evidence of Kim Roberts. The amended version date should be updated in the Schedule to Clause 72.08.

### Recommendations

Based on the reasons set out in this Report, the Panel recommends that Darebin Planning Scheme Amendment C203dare be adopted as exhibited, subject to the following:

1. **Amend 257 Heidelberg Road, Northcote (Residence) Statement of Significance to clarify how the cypresses demonstrate typical garden designs of the 1940s at Criterion D.**
2. **Amend 273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) Statement of Significance to acknowledge the landscape contribution of the remaining eucalyptus trees to the overall site at Criterion D.**
3. **Amend 607 Heidelberg Road, Alphington (Kia Ora) Statement of Significance to clarify:**
  - the date of the rear extension (pre-1968)
  - that the extant tiled roof is not original and has replaced original slate roofing
  - that the tessellated verandah flooring has been removed
  - the change to the site boundary and installation of the extant low brick fence following the widening of Heidelberg Road (post-1969).
4. **Adopt a revised version of the 2020 Context report including updated citations.**

# 1 Introduction

## 1.1 The Amendment

The purpose of the Amendment is to apply the Heritage Overlay (HO) to seven individual properties along the Heidelberg Road corridor (Figure 1) in Northcote, Fairfield and Alphington identified within the Context authored *Heidelberg Road Heritage Assessment - Final Report* (September 2020) on a permanent basis.

Specifically, the Amendment proposes to:

- amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Map 17HO and 18HO to apply the Heritage Overlay (HO319, HO321, HO322, HO323, HO324, HO325 and HO326) to seven identified properties (as shown in Table 1) along the Heidelberg Road corridor.
- amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include the updated incorporated document City of Darebin heritage study Incorporated Plan – permit exemptions (2011, amended 2021) and include the Statements of Significance for each of the seven properties.
- amend the Schedule to Clause 72.08 (Background documents) to reference the *Heidelberg Road Heritage Assessment report - Final Report* (September 2020).

**Table 1** Exhibited heritage places and submissions received

HO Reference	Place	Criteria (a)	Submission No.
HO319	331-333 Heidelberg Road, Northcote (former residence)	A, D, E	
HO321	159-179 Heidelberg Road, Northcote (former Fairfield Hat Mills Complex (later Department of Aircraft Production Branch)	A, D	
HO322	257 Heidelberg Road, Northcote (residence)	A, D, E	3
HO323	273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote)	A, D, G	2
HO324	441 Heidelberg Road, Fairfield (Marineuie Court)	A, D, E	
HO325	521 Heidelberg Road, Alphington (residence)	A, D	
HO326	607 Heidelberg Road, Alphington (Kia-Ora)	A, D, E	4

(a) Model criteria specified in Planning Practice Note 1 (see Chapter 2.4)

Source: Planning Panels Victoria

**Figure 1 Heidelberg Road study area**



Source: Context, Heidelberg Road Heritage Assessment – Final Report (September 2020), p. 4

## 1.2 Background

Darebin City Council (Council) provided the context for the Amendment in the Explanatory Report and its Part A submission to the Panel.

A key element of the Amendment is the location of the Heidelberg Road corridor on the border of the Darebin and Yarra local government areas. In 2019, Council with Yarra City Council jointly researched the planning context of Heidelberg Road between Merri and Darebin Creeks, including existing planning controls, development applications and built form conditions, resulting in the preparation of a draft Local Area Plan and Built Form Framework for the corridor.

Council’s Part A submission outlined the steps leading to the preparation of the Amendment:

For Darebin, there is a focus on several precincts that are largely zoned for industrial use (IN3Z), with a commercial (C1Z) precinct located at the eastern end of the study area in Alphington. Industrial land does not permit residential uses, and this generally limits the scale of development on these sites. A public acquisition overlay (PAO1) also limits development potential by reserving the site frontage for the purposes of road widening, to a depth of 11m to 13m.

Broad community engagement and consultation occurred between June and August 2021. The community’s views on the Heidelberg Road Heritage Assessment were canvassed along with other documents that form the Local Area Plan and Built Form Framework. The engagement findings around heritage yielded a broad level of community support.

In September 2021, Council decided to commence an amendment to apply heritage overlay protection to the identified locally significant places.

Heritage consultants GML Heritage (formerly Context) were engaged by Council to carry out the Heidelberg Road Heritage Assessment 2020..., which forms the basis of the Amendment and recommends the ...properties [that] meet the highest ‘individually significant’ local heritage grading for inclusion in a permanent heritage overlay in the Darebin Planning Scheme ...

At its Planning Committee meeting on 9 August 2021, Council resolved to protect 331- 333 Heidelberg Road, Northcote from impending demolition via Planning Scheme Amendment C200dare. The Minister for Planning approved C200dare and the property is now protected by an interim Heritage Overlay in the Darebin Planning Scheme on a temporary basis until 30 October 2022.<sup>1</sup>

The Amendment proposes to apply the heritage controls on a permanent basis.

<sup>1</sup> Council Part A submission, p. 2-3

The Part A submission also described the Council decisions relating to the Amendment:

- Council, 26 April 2021: Seek community engagement relating to planning responses for the Heidelberg Road corridor
- Planning Committee, 9 August 2021: Request the Minister to approve Amendment C200dare to introduce interim heritage controls
- Council, 27 September 2021: Endorse the Context report on Heidelberg Road Heritage Assessment (September 2020) and request the Minister to authorise the preparation and exhibition of Amendment C203dare.

Authorisation to prepare and exhibit the Amendment was received on 19 October 2021, subject to recommendations relating to minor revisions of the Explanatory Report, the Instruction Sheet and format of the statements of significance.

### 1.3 Procedural issues

At the Directions Hearing, the hearing date was set for 13 July 2022. On 14 June 2022, Council sought a postponement until 20 July 2022, because it had another Panel hearing on the same date. The Panel agreed to the postponement.

On 23 June 2022, Council requested a delay to the circulation of its Part A submission to align with the change of Hearing date. The Panel agreed to the request and modified the dates for circulation of the Part A and Part B submissions and the expert evidence, with a direction to include details of the changes on Council's website.

### 1.4 Summary of issues raised in submissions

Two of the submissions supported the implementation of heritage controls, one of which requested consideration of heritage protection for mature eucalypt trees within the property.

The main areas of concern in the two submissions that opposed the Amendment included:

- general issues applying to heritage controls
  - impacts on property values and maintenance costs
  - unfair restrictions on development
- issues relating to the heritage merits of individual properties
  - alterations to the property (Submissions 3 and 4)
  - changes in the character of the neighbourhood (Submission 4)
  - limits on the potential for energy efficiency improvements (Submission 4)
  - state of repair of the property (Submission 4)
  - coverage of the HO (Submission 3).

### 1.5 The Panel's approach

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. It has reviewed a large volume of material, and has had to be selective in referring to the more relevant or determinative material in the Report. 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:

- Planning context
- General issues
- Individual heritage places
- Modifications to the citations.

## 2 Planning context

### 2.1 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 of the *Planning and Environment Act 1987* (the PE Act):

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- 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.
- To balance the present and future interests of all Victorians.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

#### 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 21 (the Municipal Strategic Statement)

The Explanatory Report stated that the Amendment is consistent with the Municipal Strategic Statement by supporting Clause 21.02-4 (Heritage) within the Local Planning Policy Framework of the Darebin Planning Scheme. Under this clause, the Amendment supports and is consistent with Objective 1 - Heritage Places and Areas:

- To ensure that places and areas of cultural and natural heritage significance are conserved and enhanced.

Strategies under Clause 21.02-4 (Heritage) include:

- Discourage demolition or relocation of locally significant heritage buildings.
- Encourage appropriate use of heritage places in keeping with heritage significance.

The Explanatory Report concluded that the Amendment “*will assist in conserving Darebin’s built heritage while not significantly impacting upon the broader housing development objectives of the municipality*”.

### 2.2 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.

## 2.3 Planning scheme provisions

The HO purposes include:

- 
- 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 HO requires a planning permit to demolish, subdivide, build or carry out works. The HO 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.

## 2.4 Ministerial Directions and Practice Notes

### 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: Applying the Heritage Overlay (August 2018)*(PPN01) provides guidance about using the Heritage Overlay. It states that the HO 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.

PPN01 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).

## 2.5 Heidelberg Road Heritage Assessment - Final Report (September 2020)

In April 2020, Context (now GML Heritage) was engaged by Council to assess the heritage significance of places along Heidelberg Road. This led to the preparation of Heidelberg Road Heritage Assessment – Final Report (September 2020), and ultimately the Amendment.

The Heidelberg Road Heritage Assessment – Final Report (September 2020) provides details of the methodology, findings and recommendations of the heritage study. It covers the contextual history of the area, preliminary assessment of proposed sites, and detailed assessment and citations for the seven sites recommended for heritage protection.

## 2.6 Discussion and conclusion

The Panel concludes that there is State and local justification for the protection of heritage along Heidelberg Road. It considers the Heidelberg Road Heritage Assessment – Final Report (September 2020) to be rigorous, comprehensive and consistent with *Planning Practice Note 1*.

The Panel also accepts that the Amendment was exhibited appropriately, and that work subsequently carried out to respond to submissions led to its enhancement. It therefore considers that the Amendment is strategically justified.

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

## 3 General issues

This chapter refers to issues which apply across more than one individual place.

### 3.1 Property value and maintenance costs

#### (i) The issue

The issue is whether property value and financial implications of increased maintenance costs are relevant when assessing heritage significance or when deciding whether to apply the HO.

#### (ii) Evidence and submissions

The two opposing submissions both raised concerns that implementation of the HO would impose unwarranted additional costs.

Submission 3 stated:

Maintaining this property in the future will become difficult and costly. We believe it will be very difficult to find the materials we would require to keep the house authentic. Who is to pay for the upkeep and maintenance of a Heritage listed property if we cannot afford to do so? ...

A Heritage Overlay places unfair restrictions on our family in terms of what can or cannot be done. Whilst it is some people's opinion that house properties with an overlay can increase we believe it is not the case here. The house itself is only two bedrooms, one bathroom with an outside laundry. It has had rooms added to accommodate the number of people who have lived in it in the past. We imagine the cost of renovating the inside will be extremely expensive if a Heritage Overlay is placed on it. It has had rooms added to accommodate the number of people who have lived in it in the past. We imagine the cost of renovating the inside will be extremely expensive if a Heritage Overlay is placed on it.

Submission 4 provided a similar view:

Our family home at 607 Heidelberg Rd. Alphington is not the property which I purchased 58 years ago. It would be optimistic to think that in the future, someone would buy it purely to restore and renovate due to its location. The economic implications for owners of properties with a heritage overlay cannot be offset against the benefits of the community.

In its Part B submission, Council cited numerous Panel reports that had addressed the issue, including Latrobe C14 (May 2010), Frankston C53 (June 2010), Buloke C14 (July 2011), Southern Grampians C6 (March 2009), Moreland C129 (January 2013), Whitehorse C157 (May 2015) and Melbourne C207 (January 2014). These reports considered that the Amendment process should focus on the heritage merits of the place, leaving the consideration of elements such of impacts on maintenance costs or development opportunities to later stages of the planning process. They all concluded that property-specific financial considerations should not be taken into account at the Amendment stage, but are relevant at the permit application stage.

In her heritage evidence, Kim Roberts focused on the heritage significance of places:

In my evidence, I will respond only to issues related to the heritage significance of the places, such as their inherent physical characteristics, building typology, intactness (and condition where this impacts upon intactness), history and comparison to other places. I will generally not respond to issues that are not associated with confirming the heritage significance of the places and which would be better assessed as part of a planning permit

application should they be added to the Heritage Overlay. Such issues include maintenance costs, property value or future development plans.<sup>2</sup>

### (iii) Discussion

The Panel accepts that its role is to assess the heritage merits of the Amendment, not to consider the matters which may be balanced against those heritage considerations in subsequent planning permit processes. This approach separates two distinct issues: assessment of the heritage significance of the place, and the question of its conservation, adaptation, alteration or demolition. Consideration of the Amendment focuses on long term matters of heritage significance, while shorter term matters such as property values and maintenance costs should be considered when they are relevant.

While there may be alternative views regarding the impact of implementation of an HO on property values or maintenance costs, this is therefore not relevant to consideration of the Amendment.

This is also consistent with PPN01, which outlines the range of places that should be included in the HO. These include “*Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay*”<sup>3</sup>. The focus is entirely on the determination of heritage significance, not on other matters such as property values.

The issue for the Panel is therefore whether each place meets the criteria for heritage significance to justify inclusion in the Amendment.

### (iv) Conclusion

The Panel concludes that that property value and financial implications are not relevant when assessing heritage significance or when deciding whether to apply the HO.

## 3.2 Unfair restrictions on property owners

### (i) The issue

The issue is whether application of the HO imposes unfair restrictions on the rights of property owners.

### (ii) Evidence and submissions

The two opposing submissions expressed concern about the unfair nature of the restrictions imposed by the application of the HO.

Submission 3 expressed the view that:

A Heritage Overlay places unfair restrictions on our family in terms of what can or cannot be done. Whilst it is some people's opinion that house properties with an overlay can increase we believe it is not the case here.

Submission 4 concurred, with considerable intensity:

While the proposal to impose a heritage overlay on a property has some advantages for the community, as individual homeowners, we feel that the planning authority and Council is exercising excessive levels of control and not considering our rights as the property

<sup>2</sup> Kim Roberts, GML Heritage, *Darebin C203dare Statement of Evidence*, July 2022, p. 11

<sup>3</sup> Planning Practice Note 1, *Applying the Heritage Overlay* (August 2018), p. 1

owners... The proposal to place a heritage overlay on our house is unfair and entails unfair implications therefore we strongly recommend that the Council's intention to do so is reconsidered ...

Proposing a heritage overlay complete with its implications without fully understanding the state of the building or considering one's potential financial losses is also ludicrous and impudent. It is at best, an example of panicked, restorative behaviour on behalf of the planning bodies.

In proposing and implementing heritage controls, a balance needs to be established which takes into consideration property rights, individual freedom and fairness.

In its Part B submission, Council recognised that the HO imposed additional constraints on property owners, but argued that these were necessary to protect heritage:

Council acknowledges that the HO introduces another layer of control for property owners. Council accepts that a planning control which imports additional permit triggers and relevant considerations will add to the planning controls applying to these submitters' properties. However, in Council's submission, the HO is necessary to ensure that those places with the requisite level of heritage value are recognised and appropriately managed... When balancing the merits of heritage regulation against other issues raised in the submissions, it is important to remember that heritage significance is an enduring and long term concern, whereas matters of development potential, building condition, economic matters or current or mooted planning approvals are by contrast short-term in nature.<sup>4</sup>

### **(iii) Discussion**

The application of the HO is an important element in the planning system's role in protecting heritage. This does not mean that other factors such as development opportunities become redundant if property owners wish to consider changes to their properties, but that the heritage considerations must be taken into account if a planning permit is required. The HO does not impinge on the owner's right to alter the building interior or to conduct general external maintenance, which would not require a permit.

The issue of fairness also requires a wider context. Failure to protect heritage also raises the issue of inter-generational fairness at a community level, and the loss of heritage may result in a loss of net community benefit. This does not mean that the rights of owners are irrelevant, just that their interests should be balanced with long term community interests.

### **(iv) Conclusion**

The Panel concludes that the HO does impose additional restrictions on property owners, but these can be justified in the circumstances when places meet the criteria for heritage protection.

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<sup>4</sup> Council Part B submission, p. 9

## 4 Individual heritage places

### 4.1 HO322: 257 Heidelberg Road, Northcote

#### Exhibited Statement of Significance



#### What is significant?

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49 for the owner Beniamino Bortolussi, is significant.

Significant fabric includes the:

- original built form, roof and scale of the residence and separate garage;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- chimney, and steel framed windows including the curved glass to the corner windows;
- low masonry brick fence with saw tooth detailing, mild steel panels and gates; and
- front garden and landscaping including the concrete and marble-paved driveway and footpath; and
- two cypresses by the gate.

#### How is it significant?

257 Heidelberg Road, Northcote, is of local historic, representative and aesthetic significance to the City of Darebin

#### Why is it significant?

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49, is historically significant as an example of immediate postwar residential development in Darebin. A major boom commenced in the late 1940s changed the pattern of Darebin's settlement. Over 2,500 new private houses were built in the municipality between 1949 and 1954, to meet the increasing demands for housing. The building reflects the massive postwar boom and suburban expansion that characterises Darebin's postwar development. **(Criterion A)**

257 Heidelberg Road, Northcote is of representative significance, for its design characteristic of the late 1940s domestic architecture. Severe shortages of building materials and increased labour costs meant that architect-designed economic housing became favoured by new homeowners. House plans published in popular magazines and design handbooks provided solutions to maximise the efficiency of the budget and land size.

The subject residence displays the defining elements of the early postwar houses influenced by Interwar Moderne style that was popular for the interwar domestic architecture and carried onto 1950s. The

elements highly characteristic of the type include its cube forms juxtaposed with curves; horizontal emphasis to the façade through its use of bands of different coloured brickwork; tall chimney that acts as a strong vertical element; relatively formal garden and landscaping of the front setback; and low masonry fence with mild steel panels and gates. These are defining elements of the late 1940s examples that developed out of the Moderne Style of the 1930s and was popular during the immediate postwar period.

**(Criterion D)**

257 Heidelberg Road, Northcote is also aesthetically significant, distinguished by its high intactness and integrity as well as its use of well-detailed elements that reflect the influences of Moderne style architecture adapted for late 1940s residences. Key elements include the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brickwork and its unusually proportioned and detailed chimney. The overall brickwork and refinement of detail in the design are evidence of a high level of craftsmanship. The brickwork incorporating face cream, brown and dark red bricks, curved corners laid in header course, sawtooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening all bring interest and textural depth to the elevations achieved through the adaptation of cheap building materials under the Government's building restrictions.

The front garden also features distinctive features. The driveway is paved with large custom-made brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor. Other landscaping elements that are consistent with the style include the narrow garden bed that is covered with aggregate gravels and wraps around the front lawn; cypresses planted on either side of the gate; and various ornamental plants including tapestry hedge and standard roses in the front garden. **(Criterion E)**

**(i) The issue**

The issue is:

- does the heritage value of the property justify its inclusion in the Heritage Overlay (HO322)?

**(ii) Evidence and submissions**

Submission 3 strongly opposed placing an HO on the property at 257 Heidelberg Road, Northcote.

The submission raised the issues of extra cost of maintenance and unfair limitations placed on the use of the property, as discussed in Chapter 3. It also covered the following matters:

**Alterations to the place**

Submission 3 referred to the altered state of the building:

The house is not in its original condition with numerous add-ons and modifications having been made. Many of the original fittings and features have been altered thereby reducing the heritage significance of the property.

In her evidence, Kim Roberts noted that:

When inspected from the street, the primary elevation fronting Heidelberg Road appears highly intact, with no obvious additions or alterations readily visible. Our integrity statement provided in the citation acknowledges the rear addition which is not visible from public domain ...

I uphold the view articulated in the place citation that the house maintains a high degree of intactness as perceived from the street. It retains its original fabric and stylistic indicators, including:

- unpainted brick surfaces and decorative brickwork
- hipped roof and chimney
- pattern of fenestration and steel-framed windows including the curved glass to the corner windows
- low masonry brick fence with saw tooth detailing, mild steel panels and gates

- landscaping to the front garden that is consistent with the house period and style.<sup>5</sup>

In its Part B submission, Council argued that the issue of building condition is not relevant at the Amendment stage. It cited the Panel reports for Amendment C284 to the Boroondara Planning Scheme (October 2019) and Amendment C245 to the Yarra Planning Scheme (May 2020), which concluded that structural integrity or condition of a building should not be a criterion for assessing heritage significance.

On this matter, its recommendation to this Panel was:

Consistent with the approach of the C284 and C245 Panels, the Panel should proceed on the basis that building condition is not relevant to assessing the heritage significance of an individual property at this stage of the planning process. This is also necessary as there is has been no technical evidence provided to Council or before Panel confirming irrevocably poor structural condition.

This approach is also consistent with Applying the Heritage Overlay Practice Note which does not include building condition as a relevant criterion for assessing heritage significance.<sup>6</sup>

### Coverage of the Overlay

Submission 3 questioned the extent of the HO, such as whether it covers the whole house or just the façade. It also expressed concern that the Amendment should not cover the garage, the front fence or the cypress trees:

The fence has many large cracks which will need to be repaired. We cannot guarantee that this work/repair will be done or, in fact, done in the same way to keep its original appearance. The cypress trees are not native trees and, in fact, hinder the view of a driver reversing from the driveway. We question why a heritage overlay would be placed on a plant that has little or no significance, is not native and, in this case, is dangerous and not in good health.

In her evidence, Kim Roberts supported continued coverage of the garage, fence and cypress trees:

The fence and garage retain a good level of intactness and integrity. The original low masonry front fence with mild steel panels and gates, and original cream brick garage, are identified as significant elements and as such an additional control has been proposed (Fences and Outbuildings control). Future changes to these elements would require a planning permit unless they purely constituted repairs and maintenance.

Being part of the original garden design (developed through to the 1960s), the cypresses are identified as elements that contribute to the significance of the place under 'What is significant?' in the Statement of Significance.<sup>7</sup>

Regarding the issue of whether the HO should cover just the façade, Kim Roberts cited PPN01 that recommends that the whole site is included in the HO to provide adequate protection of the setting and associated land into the future.

She recommended that minor changes should be made to the Statement of Significance (Criterion D) to clarify how the cypresses demonstrate typical garden designs of the 1940s.

<sup>5</sup> Kim Roberts, GML Heritage, *Darebin C203dare Statement of Evidence*, July 2022, p. 21

<sup>6</sup> Council Part B submission, p. 6

<sup>7</sup> Kim Roberts, GML Heritage, *Darebin C203dare Statement of Evidence*, July 2022, p. 23



**(iii) Discussion****Alterations to the place**

The Panel does not accept the position that building alterations are irrelevant to consideration of heritage significance. Council's own reference to "*irrevocably poor structural condition*" implies that there can be circumstances when there is little to protect.

However, this is clearly not the case with 257 Heidelberg Road, Northcote. The house retains a high degree of intactness, despite the changes that have taken place over several decades. Many places will incur modifications, but these are not likely to be relevant in consideration of the eight criteria for heritage assessment outlined in PPN01.

The Statement of Significance proposes that the criteria for inclusion of 257 Heidelberg Road, Northcote include Criterion A (historical significance), Criterion D (representativeness) and Criterion E (aesthetic significance). The alterations to the place do not detract from any of these.

**Coverage of the Overlay**

The Panel accepts the need for the HO to cover the whole property, especially in the suburban context of Darebin City. This aligns with PPN01:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item ... In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).<sup>8</sup>

The Panel also accepts the references to fence, garage and cypress trees in the Statement of Significance, because they provide important context for the whole site. It also supports refinements to the Statement of Significance (Criterion D) to relating to the cypress trees.

**(iv) Conclusion and recommendation**

The Panel concludes:

- 257 Heidelberg Road, Northcote has sufficient heritage significance to justify the application of the Heritage Overlay (HO322), with a refinement to the Statement of Significance for Criterion D.

The Panel recommends:

- 3. Amend 257 Heidelberg Road, Northcote (Residence) Statement of Significance to clarify how the cypresses demonstrate typical garden designs of the 1940s at Criterion D.**

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<sup>8</sup> DELWP, *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018, p. 5

## 4.2 HO323: 273-289 Heidelberg Road, Northcote

### Exhibited Statement of Significance



#### What is significant?

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, comprising the c.1958 chapel and recreation hall building fronting Heidelberg Road and the c.1974- 78 new chapel fronting Westgarth Street, is significant.

Significant fabric includes the:

- original form and scale of the c.1958 chapel and recreation hall building, including its simple rectangular form, very low-pitched roof form and its asymmetric composition of the horizontal and vertical elements of hall, rectangular tower and landscaped quadrangle;
- elements that reflect the Modernist ecclesiastic designs of the c.1958 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including the original orange face brick cladding, full-height metal-frame windows, clerestory windows and steel universal columns supporting projecting eaves on the Heidelberg Road elevation;
- original form and scale of the c.1974-78 chapel, including its basilica-like plan and four-wings with low-pitched gables;
- elements that reflect the Modernist ecclesiastic designs of the c.1974-78 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including original cream face brick cladding and decorative brick and concrete panelling, pattern of fenestrations as well as the tower; and
- other original landscaping elements including the lawn and brick paving on the Heidelberg Road set back, brick paving of the quadrangle, brick garden beds built as part of the c.1958 building scheme, and early signages on the c.1958 building and in front of the c.1974-78 chapel including the dwarf brick wall.

#### How is it significant?

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is of local historic, representative and social significance to the City of Darebin.

#### Why is it significant?

273-289 Heidelberg Road, Northcote, is historically significant as a church complex consisted of a c.1958 chapel and recreation hall building fronting Heidelberg Road and a c. 1974-78 chapel fronting Westgarth Street, established for the Church of Jesus Christ of the Latter-day Saints (LDS Church) in 1958. The earlier building was built c. 1958 most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction

with the (Mormon) Church Architectural Department. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all States of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites were undertaken. The Church officials at Utah, United States oversaw the entire building program, from the selection of sites to design details and functionality. The subject site would have been ideal for the church, as a new boom commenced in Darebin in the late 1940s with more than 2,500 new private houses and some large Housing Commission of Victoria estates were established between 1949 and 1954.

As a complex, 273-289 Heidelberg Road demonstrates the evolution of design aesthetics of the Building Division of the LDS church, where, unlike many other denominations, established a standardised church designs produced by the church’s Building Division and repeated around the world. The pre-standard plan building built c. 1958, comprising a chapel and a multipurpose room, was based on the Church’s primitive prototype that formed the basis for the development of standard plans after the 1950s. The c. 1958 building is tangible evidence of the last era of custom-design meetinghouses, as one of 19 churches built in that period across Australia. The later c. 1974-78 building displays the elements of more standardised church designs that were repeated in churches built in the 1970s. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs. **(Criterion A)**

273-289 Heidelberg Road, Northcote, is of representative significance for both the c.1958 and c.1974- 78 buildings’ adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms. The representative elements include a restrained material palette of brick cladding and steel window frames and details. A linear, box-like horizontal and vertical massing of rectangular forms and simple rectangular tower (the c. 1958 building); and adapted traditional basilica-like plans, asymmetrically placed vertical tower form and linear, box-like massing (the c. 1974-78 building) echo the widely popular Late-Twentieth Century Ecclesiastical style architecture. **(Criterion D)**

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses Family History Centre, a branch of the Family History Library in Salt Lake City, Utah. The subject complex is of social significance to the City of Darebin, for its continued association with the church community. **(Criterion G)**

**(i) The issue**

Submission 2 was supportive of the Amendment and its application to the Church of Jesus Christ of the Latter-day Saints at 273-289 Heidelberg Road, Northcote, but wished to introduce measures to protect mature eucalypt trees at the site.

The issue is:

- should the tree controls be introduced or the Statement of Significance modified to include reference to protection of mature eucalypt trees on the site?

**(ii) Evidence and submissions**

Submission 2 supported inclusion of the place within the HO, but flagged a preference to include reference to mature eucalypts on the site within the Statement of Significance:

This site is significant for the built fabric of the structure, but it is also an important green open space that provides passive leisure benefits for the community. Pockets of green space such as this site provide cooling elements for the urban environment, which is essential to healthy urban living in a climate crisis. Council might like to consider including the mature eucalypts on site in the Statement of Significance to protect them, or apply an additional Environmental Significance Overlay or Vegetation Protection Overlay.

Kim Roberts’ evidence did not support inclusion of tree controls from a heritage perspective:

Tree controls were not recommended as the trees make little or no contribution to the church’s historical or aesthetic significance. However, we agree that the eucalypts overall contribute positively to the visual setting and amenity of the site, particularly the landscape presentation of the Heidelberg Road setback. We also agree that this pocket of green space

makes a positive contribution to the local urban environment and provides amenity benefits for the community.

PPN01 does not recommend application of tree control for trees' amenity value:

- ... the control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Heritage Register), or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. (p.4)

Given that these trees do not directly contribute to the heritage significance of the site it is suggested that other planning measures would be likely to provide more appropriate options for their protection than the Heritage Overlay.<sup>9</sup>

However, she did conclude that the landscape contribution of the trees could be referenced in the Statement of Significance:

I recommend in response to the submission regarding 273-289 Heidelberg Road, Northcote, that minor revisions are made to the description and Statement of Significance of the place citation to acknowledge the landscape contribution of the remaining eucalyptus trees to the overall site.

### (iii) Discussion

The Panel agrees that the eucalypts are valuable contributions to the landscape, but do not warrant protection because of their heritage value. If appropriate, other planning tools should be used to protect their significance.

### (iv) Conclusions and recommendations

The Panel concludes:

- The Statement of Significance for HO323 should be amended to acknowledge the landscape contribution of the remaining eucalyptus trees to the overall site.

The Panel recommends:

- 4. Amend 273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) Statement of Significance to acknowledge the landscape contribution of the remaining eucalyptus trees to the overall site at Criterion D.**

<sup>9</sup> Kim Roberts, GML Heritage, *Darebin C203dare Statement of Evidence*, July 2022, p.16-17

### 4.3 HO326: 607 Heidelberg Road, Alphington

#### Exhibited Statement of Significance



#### What is significant?

607 Heidelberg Road, Alphington, a single storey brick residence built in 1903 for Walter Foreman, is significant. Significant fabric includes the:

- original (1903) and early (c.1918) form and scale, terracotta tiled roof, chimneys and verandah roof form;
- red face brick surfaces, decorative cream brick banding and roughcast surfaces;
- pattern of fenestration, timber-framed windows and doors; and
- timber gable strapping and timber eave brackets, stringcourse label mould.

#### How is it significant?

607 Heidelberg Road, Alphington, is of local historic, representative, and aesthetic significance to the City of Darebin.

#### Why is it significant?

Kia-Ora at 607 Heidelberg Road, Alphington, is of historical significance for its representation of the development of Darebin and its growing prestige of Alphington as a residential area in the twentieth century. The substantial size of the allotment and fine architectural detailing of the house reflect the elevated status of the area. This is further reflected in the building's association with Benjamin Barrington Bank Sibthorpe (occupant from 1903 and owner from 1914) who was a director of MacRobertson's Pty. Ltd., a well-known confectionery business based in Fitzroy. The construction of this finely detailed villa signals the growing prestige of the area and its desirability to middle class professionals. The house also reflects the area's economic recovery following the economic crash of the 1890s before the start of World War One. **(Criterion A)**

607 Heidelberg Road, Alphington, is of representative significance, for its retention of elements characteristic of Federation era designs incorporating Queen Anne styling. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, decorative chimneys and ridge cresting. The subject building is a good representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay. **(Criterion D)**

607 Heidelberg Road, Alphington, is also aesthetically significant as a fine, early example of the Queen Anne style. Its prominent, three street facing gables with fine architectural detailing, decorative chimneys and ridge cresting and wraparound verandah, demonstrate an Australian adaptation of the picturesque

aesthetic qualities of this style. The substantial corner allotment with a low fence and mature garden setting enhances its aesthetic quality and distinguishes the building’s design as a particularly refined example within the City of Darebin. **(Criterion E)**

**(i) The issue**

The issue is:

- does the heritage value of the property justify its inclusion in the Heritage Overlay (HO326)?

**(ii) Evidence and submissions**

Submission 4 raised the issues of cost of maintenance and limitations placed on the use of the property, as discussed in Chapter 3.

The issues specific to the property were:

**Alterations to the place**

The submission outlined a series of alterations to the place since its purchase in 1968, undermining the case for a HO. The evidence of Kim Roberts addressed each of the points regarding building alterations in her evidence, with the Panel’s summary shown in Table 2.

**Table 2: Alterations to 607 Heidelberg Road: Submission and evidence**

Submitter’s points	Response of expert witness
The original turned-timber posts and fretwork on the <b>verandah</b> were replaced with iron materials not consistent with the period of the home	The ironwork to the verandah is identified as a later addition in the description, but this change is reversible and does not fundamentally weaken the place’s integrity
The <b>tessellated verandah flooring</b> had to be removed and re-concreted but the tiles were never replaced	The tessellated verandah flooring has been removed, and this should be noted in the description of the place. However, this change is not readily visible from the street, is reversible and does not fundamentally weaken the place’s integrity
The rounded <b>brick fence and fence posts</b> have gradually tilted and lean so much that both entrance gates are not aligned. In fact, the gate facing Heidelberg Road cannot be opened at all	The general physical condition of the fabric does not impact the analysis of intactness and integrity. The Victorian Heritage Register Criteria and Threshold Guidelines advise that ‘Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a very fragile condition’ (p.5)
The original <b>slate roofing</b> was removed and the entire roofing material was replaced with tiles, in turn creating maintenance problems	Noted that the original or early slate roofing was replaced with tiles prior to 1968, and the citation and Statement of Significance should be modified accordingly. The existing terracotta tiles are not out of keeping with a house of the type and period, and the restoration of the slate roof would be supported from a heritage perspective

Submitter’s points	Response of expert witness
<p>The <b>garden</b> has never been properly landscaped to a suitable design for the period, and requires substantial maintenance. The front garden was acquired by VicRoads to widen Heidelberg Road in 1970 decreasing the home’s sense of grandeur</p>	<p>The citation notes that the site was subject to a road widening order in 1968; this should be noted in the site history of the place, and in the description and integrity. There were no significant plants identified at this site, and no tree controls have been proposed. Sufficient curtilage is maintained to support an understanding of the heritage values upheld in the place citation</p>

The evidence of Kim Roberts concluded that the place retains a good level of integrity despite the later changes. She concluded:

- 607 Heidelberg Road is of local significance.
- The place retains a good level of intactness and integrity despite the later changes.
- Minor changes should be made to the citation and Statement of Significance to clarify:
  - the date of the rear extension (pre-1968)
  - that the extant tiled roof is not original and has replaced original slate roofing
  - that the tessellated verandah flooring has been removed
  - the change to the site boundary and installation of the extant low brick fence following the widening of Heidelberg Road (post-1969).<sup>10</sup>

**Neighbourhood context**

The submission noted that surrounding development and infrastructure has affected the significance and liveability of the home, the integrity of which “has been destroyed”. It considered that the house had become “an anomaly amongst a backdrop of modern, multistorey developments”, undermining its heritage value.

The evidence of Kim Roberts considered that the neighbouring developments were significant, but “do not closely encroach on the place or impinge on the ability of the place to illustrate its inherent heritage values. We maintain our view that the place has high integrity”. However, she also noted that the information regarding alterations to the property boundary provided in the submission should be reflected in the citation.<sup>11</sup>

**Limit on energy efficiency:**

Submission 4 expressed concern that it is difficult to upgrade the home for modern living, and that is likely that solar panels would not to be able to be seen from the street if the HO is implemented.

The Council response was that environmentally sustainable development and heritage protection are both important, and “generally both can be achieved”.<sup>12</sup> It accepted the position of Kim Roberts that installation of solar panels on key street frontages are generally discouraged, but that matters such as the placement of solar panels can be considered at the permit stage.

In its Part B submission, Council cited Clause 43.01-8 and Clause 65, which require consideration of Council’s commitment to environmental sustainability policies in permit applications:

When deciding an application under the HO, the Scheme will require Council to consider these policies, together with other relevant matters such as those arising under the Heritage

<sup>10</sup> Kim Roberts, GML Heritage, *Darebin C203dare Statement of Evidence*, July 2022, p. 3

<sup>11</sup> Kim Roberts, GML Heritage, *C203dare Statement of Evidence*, July 2022, p. 28

<sup>12</sup> Council Part B submission, p. 11

Overlay. In Council's view, the Scheme provides an appropriate policy framework for heritage and ESD [Environmentally Sustainable Development] considerations to be balanced at the permit application stage.

This position is also confirmed by Council's experience, in its capacity of the responsible authority under the Act, with administering its existing heritage overlays. Council's statutory planning department has advised that it has not had any situations where the achievement of both heritage and ESD objectives could not be met, and an appropriate balance struck. Both planning policy and practical experience reveal that achieving heritage outcomes is not mutually exclusive to achieving ESD outcomes.<sup>13</sup>

### **(iii) Discussion**

#### **Alterations to the place**

The residence at 607 Heidelberg Road, Alphington has been modified over the years, but retains a high degree of intactness. Several of the changes are not clearly visible from the street.

The Statement of Significance proposes that the criteria for inclusion of the property in the HO include Criterion A (historical significance), Criterion D (representativeness) and Criterion E (aesthetic significance). The alterations to the place do not diminish any of these criteria.

The Panel supports modifications to the Statement of Significance and the citation to better reflect alterations which have been implemented over a long period.

#### **Neighbourhood context**

Substantial change has taken place in the neighbourhood surrounding 607 Heidelberg Road, Alphington, and this change is likely to continue.

Nevertheless, the Panel concurs with the views of Kim Roberts, that the change in surrounding built form does not impinge on the inherent heritage values of the place. If anything, the change in character of the area reinforces the importance of heritage protection.

#### **Limit on energy efficiency**

The Panel recognises the potential conflict between heritage protection and the placement of solar panels within view of the street.

However, it is not the role of the Panel to consider the resolution of the conflict in a particular case. The role of the Panel is to consider the heritage significance of the place, and whether it warrants implementation of the HO. The balancing of support for environmental sustainability with protection of heritage is a matter to be considered at later stages of the planning process – and it is important that both matters should be considered.

The implementation of the HO therefore does not preclude consideration of environmental sustainability, but ensures that heritage protection is part of the permit process.

### **(iv) Conclusion and recommendations**

The Panel concludes:

- The HO326 607 Heidelberg Road, Alphington has sufficient heritage significance to justify the HO, with a refinement to the Statement of Significance to clarify changes that have been made to the place.

---

<sup>13</sup> Council Part B submission, p. 12



The Panel recommends:

- 5. Amend 607 Heidelberg Road, Alphington (Kia Ora) Statement of Significance to clarify:**
  - the date of the rear extension (pre-1968)
  - that the extant tiled roof is not original and has replaced original slate roofing
  - that the tessellated verandah flooring has been removed
  - the change to the site boundary and installation of the extant low brick fence following the widening of Heidelberg Road (post-1969).

## 5 Modifications to the citations

### (i) The issue

Following the review of each place to address submissions, the heritage consultants proposed refinements to the original citations, in addition to changes in the statements of significance exhibited within the Amendment.

The issues are:

- How should the refinements be included in the original report that formed the basis of the Amendment?
- What are the implications for the Amendment itself?

### (ii) Evidence and submissions

The evidence of Kim Roberts provided 'tracked changes' versions of all the citations, showing proposed modifications in the original 2020 Context report. These covered the adjustments to statements of significance as exhibited in the Amendment (and discussed in Chapter 4 of this report), as well as clarifications and additions regarding the heritage of individual places, and repair of typographical errors.

### (iii) Discussion

Although the citations were not explicitly part of the exhibited Amendment, they provide important reference material for those applying for and assessing planning permit applications. Further, there is reference to the original 2020 document in the exhibited Schedule to Clause 72.08: Background Documents, which specifies the September 2020 version of the Context report.

The Panel considers that the refinements are all valid, and do not transform the Amendment itself. Their inclusion within the reference document means that it better reflects the logic of heritage protection in Darebin.

### (iv) Conclusions and recommendation

The Panel therefore proposes that Council should prepare and adopt a revised version of the citations in the 2020 Context report when it considers this report. This version should include all the modifications proposed by Ms Roberts in her evidence. It should clearly state that it includes revisions, and is dated as the current relevant version.

This updating will require an amendment to the exhibited Schedule to Clause 72.08, to refer to the updated version of the Heidelberg Road Heritage Assessment- Final Report as a background document.

The Panel recommends:

- 6. Adopt a revised version of the 2020 Context report including updated citations.**

## Appendix A Document list

No.	Date	Description	Provided by
1	26/5/2022	Panel directions and timetable (version 1)	Planning Panels Victoria
2	14/6/2022	Email correspondence from Darebin City Council to Planning Panels Victoria requesting a postponement in the hearing date from 13 to 20 July 2022	Darebin City Council
3	14/6/2022	Email response from Planning Panels Victoria approving a postponement in the hearing date from 13 to 20 July 2022	Planning Panels Victoria
4	22/6/2022	Email from Darebin City Council to Planning Panels Victoria requesting a postponement in the dates of submissions of Part A and Part B submissions and expert witness statement	Darebin City Council
5	23/6/2022	Email from Planning Panels Victoria to Darebin City Council approving a postponement in the dates for the submission of Council's Part A and Part B submissions and their expert witness statement	Planning Panels Victoria
6	4/7/2022	Council Part A submission	Darebin City Council
7	4/7/2022	GML Heritage, <i>C203dare Statement of Evidence</i>	"
8	8/7/2022	Provision of unlocked version of GML Heritage, <i>C203dare Statement of Evidence</i>	"
9	18/7/2022	Council Part B submission	"
10	18/7/2022	Map of location of submitters	"

# CONTEXT

## Heidelberg Road Heritage Assessment

Final Report

Report prepared for City of Darebin

September 2020

(Amended September 2022)



22 Merri Street Brunswick VIC Australia 3056 T +61 3 9380 6933  
GML Heritage Victoria Pty Ltd trading as Context ABN 31 620 754 761

[www.contextpl.com.au](http://www.contextpl.com.au)

**Context**

**Report Register**

The following report register documents the development and issue of the report entitled *Heidelberg Road Heritage Assessment*, undertaken by Context in accordance with its quality management system.

Job No.	Issue No.	Notes/Description	Issue Date
2586	1	Heidelberg Road Heritage Assessment Draft Report	17 July 2020
2586	2	Heidelberg Road Heritage Assessment Final Report	24 September 2020
<a href="#">2586</a>	<a href="#">3</a>	<a href="#">Heidelberg Road Heritage Assessment Final Report (Amended)</a>	<a href="#">27 September 2022</a>

**Quality Assurance**

The report has been reviewed and approved for issue in accordance with the Context quality assurance policy and procedures.

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**Context**

## Executive Summary

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### Introduction

Heidelberg Road provides the municipal boundary, Darebin and Yarra City Councils and is an arterial thoroughfare through the suburbs of Northcote Fairfield and Alphington between Merri Creek and Darebin Creek.

Plans to redevelop the Alphington Paper Mill (APM) on the south side of Heidelberg Road has been a key driver for changes along Heidelberg Road. In response to these changes Darebin and Yarra City Councils have committed to prepare an overarching strategic plan to ensure future development and change anticipated in the AMP site and other parts along Heidelberg Road.

A draft Background Issues and Discussions Paper and a draft Local Area Plan were prepared by Darebin City Council in conjunction with Yarra City Council in 2019. These projects formed the basis of both Councils' subsequent individual Built Form Frameworks.

In April 2020, Context was engaged for preparation of City of Darebin's Heidelberg Road Heritage Assessment, which will feed into Darebin's Built Form Framework. The final findings of the study are outlined in this report, 'Heidelberg Road Heritage Assessment' (2020).

This study aimed to investigate and assess places of potential heritage value in the study area, a linear corridor of single-depth properties fronting the north side of Heidelberg Road, in Northcote, Alphington and Fairfield, generally extending between Merri Creek and Darebin Creek.

This report comprises an overview of the methodology, findings and recommendations, as well as citations for the nominated individual properties.

### Key findings

The key findings of 'Heidelberg Road Heritage Assessment' (2020) are:

- There are seven individual heritage places assessed to be of local significance (see Appendix A.1).
- There are 15 places that were initially identified and subsequently considered within Stage 1 of this Heritage Assessment but which were not recommended for the Heritage Overlay as they do not meet the threshold for local significance as individual place (Appendix A.2).

### Recommendations

It is recommended that the Darebin City Council:

- Adopt the 'Heidelberg Road Heritage Assessment' (2020), and
- Implement the 'Heidelberg Road Heritage Assessment' (2020), by:
- Adding the places assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Darebin Planning Scheme with the schedule entries shown in the place citations.



## 1.0 Introduction

---

### 1.1 Background and brief

In April 2020, Context was engaged for preparation of City of Darebin's Heidelberg Road Heritage Assessment. This Heritage Assessment will contribute to Darebin's Built Form Framework.

The Heritage Assessment was structured in two stages: Stage 1 – Preliminary assessment and Stage 2 – Detailed assessment. The final findings of the study are outlined in this report, 'Heidelberg Road Heritage Assessment' (2020).

This study aimed to investigate and assess places in the study area that are identified as having potential heritage value outside Darebin's current Heritage Overlay (HO). The study area is a linear corridor of single-depth properties fronting the north side of Heidelberg Road, in Northcote, Alphington and Fairfield, generally extending between Merri Creek and Darebin Creek.

### 1.2 Limitations

The key limitations of the study include the following:

- Physical historical and archival research was limited due to the restrictions and closure of public data repositories associated with COVID-19, which were implemented before the commencement of the study.
- In some cases, comparisons have been drawn with places protected on the HO outside the City of Darebin, where they provided a direct comparison in terms of their architectural style or type. Municipal-wide typological or comparative study was beyond the scope of this project.
- Detailed site inspections were outside the scope of this study, external visual inspections were carried out from public domain.

### 1.3 Acknowledgements

The assistance of the following people is gratefully acknowledged:

Julia Williams, Darebin City Council

Stevie Meyer, Darebin City Council

Context

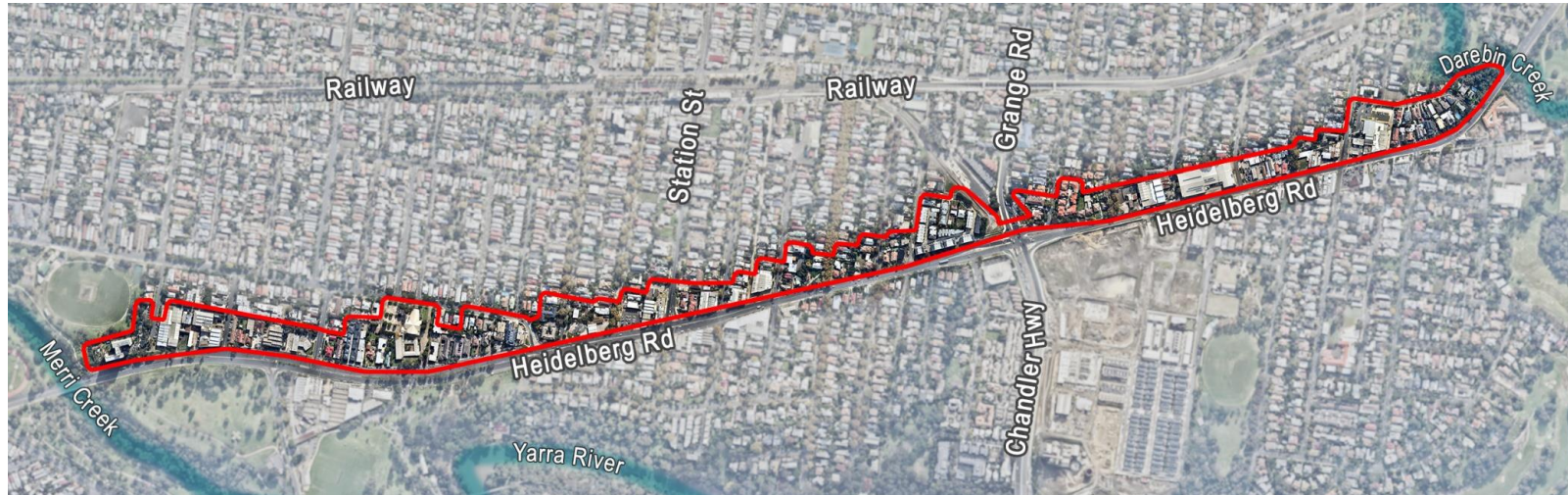


Figure 1. Study area plan, showing the north side of Heidelberg Road in red outline. (Source: Nearmap, April 2020)

## 2.0 Contextual History

The study area along the northern side of Heidelberg Road is located in the Parish of Jika Jika. The original Crown allotments here ranged in size from approximately 1000 acres at the northern end of the parish (today's Northernhay Road Reservoir) down to 92 acres in the south east (today's Alphington and Fairfield). By June 1840, all the land in the study area had been sold. The study area comprises sites that are part of Crown Allotments 89, 113, 114, 115, 116, 117, 118, 119, 120 and 121 ('Jika Jika and Melbourne no. 18' c.1851-52, State Library Victoria). The Heidelberg Road cut diagonally through these blocks. Although the area to the south of Heidelberg Road is within the City of Yarra, this has a shared history with the study area as both areas were part of the former Shire of Heidelberg and later former City of Northcote (Context 2007:64).

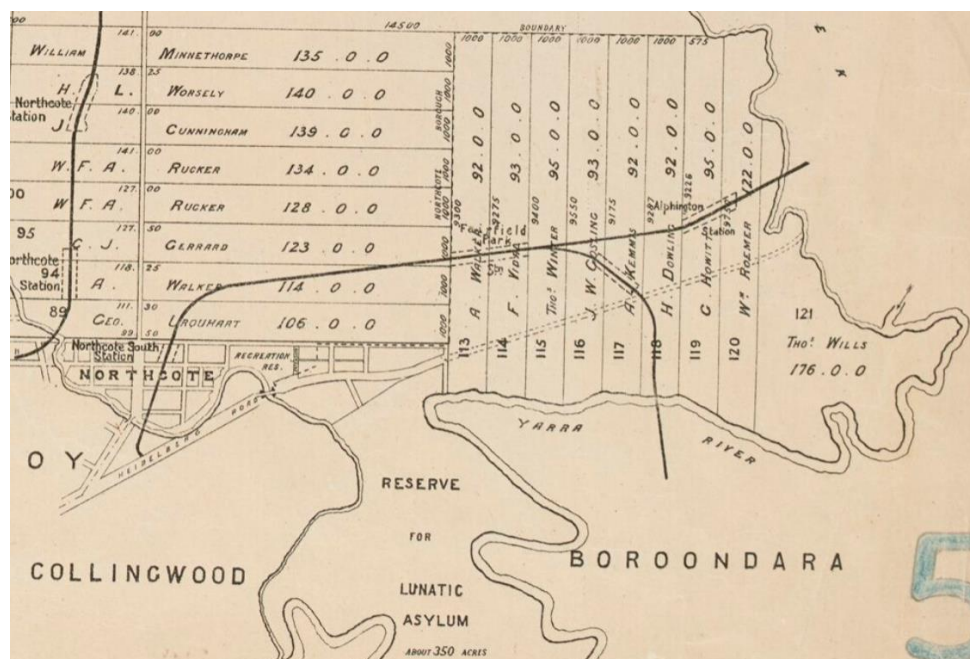


Figure 2. A section of Jika Jika Parish plan showing the Crown allotments in the study area. (Source: Department of Crown Lands and Survey Victoria, 'Jika Jika, County of Bourke' 1902)

Few of the first land buyers settled on their blocks; most were speculators looking for a quick profit by subdividing and selling their allotments. By 1843, Melbourne's first land boom had ended, and many speculators were left with land they could not sell (Context 2007:26).

Completed in 1842, Heidelberg Road was the first public road in the district and one of the first roads constructed in the Colony of Victoria (Shaw 1996:148). It replaced an earlier track that led to the village of Heidelberg, which probably followed a long-established Aboriginal track south of the new road, the junction of the Yarra River and Merri Creek was an important Aboriginal site and there were large Aboriginal camps on the river flats along Heidelberg Road in the 1840s (Context 2018:26). As Victoria's first road outside the confines of the Melbourne township, Heidelberg Road became one of the colony's busiest thoroughfares, connecting Melbourne with the village of Heidelberg. The road was constructed at the government's expense during an economic recession, and was built under the orders of Superintendent C. J. La Trobe. The road was improved with macadamisation in 1846, after the establishment of a newly constituted road trust. A toll-keeper, employed by the Heidelberg Road Trust,

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occupied a small hut on the Merri Creek where his wife collected the tolls (Context 2018:26). By the 1850s, Alphington had become a popular tourist destination, and Heidelberg Road near the Darebin Creek was developed with commercial buildings (*Argus* 29 March 1913:7). For a short distance prior to its crossing point over the Darebin Creek, the original route of Heidelberg Road was slightly south of the present alignment. The Heidelberg Road Trust constructed a new bridge over the Darebin Creek in 1852, which was replaced with an improved bridge in 1867 (Darebin Heritage).

The Heidelberg Road Trust became the Heidelberg Road District in 1861, in response to a desperate need by the mid-1850s for a properly constituted road district. Heidelberg Road District was the antecedent of the Shire of Heidelberg, which was established in 1871 (Context 2018:26).

Among the earliest developments in the study area was the ‘Alphington Village’ subdivision, created by William Montagu Manning, pastoralist and NSW solicitor-general, who acquired Crown Allotment 120 in 1852. The residential subdivision was named after Manning’s birthplace in Devon, England (Darebin Heritage, ‘Alphington’). In 1854, the allotment was subdivided into 130 lots, including commercial sites on both sides of Heidelberg Road (RBA Architects 2019:7).

The boom that accompanied Victoria’s gold rushes in the early 1850s brought new optimism and a demand for farmland close to Melbourne. Some of the landholders in the Northcote area made speculative subdivisions, but the blocks were too small for farming and too far from Melbourne for urban settlement (Context 2007:27). In 1853 the township reserve on the Merri Creek near the south-eastern end of the study area was surveyed for sale as the Northcote Township (today’s Westgarth), but again, most of the purchasers were speculators and only a few houses were built prior to the 1880s (Context 2007:27).

In the early settlement period, the study area remained sparsely settled with local farms. One of the early farms established in the area was ‘Fulham Grange’, located between Fairfield and Alphington on either side of Heidelberg Road, and bordering the Yarra River to the south. It was owned by the Perry Brothers who commissioned the notable artist Eugene von Guerard to paint the property in 1855 (Figure 4).



Figure 3. Oil painting by Eugène von Guérard, ‘The farm of Mr Perry on the Yarra’ (1855), shows orchards laid out on the north bank of the Yarra River at Alphington. (Source: Bonhams website)

One of Darebin’s most active land agents and speculators were Charles Henry James and Percy Dobson, who bought up large tracts of land in Fairfield, Alphington and Thornbury during the land boom of the 1880s (Context 2007:28; RBA Heritage 2019:8). In 1883-85, James and Dobson were responsible for the subdivision and sale of the Fulham Grange Estate, Fairfield Park and St James Park. The Fulham Grange Estate, after which Fulham and Grange roads were named, was auctioned as early as March

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1883 at a 'most successful sale' held by Gemmell, Tuckett and Co. (*Herald* 5 March 1883:3; RBA Heritage 2019:8). The estate advertised '95 full-sized valuable allotments...situated on the Heidelberg Road, near Alphington' that were suitable for 'comfortable cottage residence'. The description read:

*... the auctioneers would strongly advise those requiring land for the erection of comfortable homes, also builders and speculators, to inspect the property before the day of sale, and judge for themselves, as it is a well known fact that the WHOLE PUBLIC OF VICTORIA have always yearned for a piece of land in this DELIGHTFUL NEIGHBORHOOD and now that the chance has happily arrived, the auctioneers trust that they will embrace the opportunity, for depend upon it, the first purchasers will reap a very handsome profit in a very short time, and as a matter of course when the Alphington Railway is opened, which will not be long, first the whole of the land in this DELIGHTFUL SUBURB (which has hitherto been held in large blocks) must and will enhance fourfold or more in value (Age 2 March 1883:2).*

Further auction sales for the Fulham Grange Estate and its extension was held in May 1883, 1884 and 1885 (*Argus* 12 March 1884:1; *Argus* 7 October 1885:4).

Despite the many land sales for residential development, the area remained relatively remote from Melbourne. Alphington and Fairfield Park railway stations were not open until 1888. The construction of the Outer Circle line, which was designed to connect Fairfield with Oakleigh, commenced in 1888 and was completed by 1891. The section from Riversdale to Fairfield stations was the final section to be completed. Fulham Grange Railway Station was located near the junction of Heidelberg Road, Fulham Road and Grange Road, Alphington. The Outer Circle line proved costly and unsuccessful. It closed after only three years of operation, with the section that passed the former Fulham Grange Railway Station reused as a private siding of the Australian Paper Manufacturers (APM) paper mill at Fairfield from 1919 to 1994. As a result, many of those allotments sold in the 1880s along Heidelberg Road remained undeveloped through to the early twentieth century.

In October 1884, a section of the 350-acre government reserve for a lunatic asylum between Heidelberg Road and Westgarth Street was subdivided into 15 allotments for auction by G.D. Langridge and Son. The property included seven 'full-sized' government allotments, with 66-foot frontages that extended to a depth of 231 feet to a government right-of-way. It also included nine 'very large' government allotments with the same frontage and depths that varied from 426 feet to 564 feet. Allotments fronting Heidelberg Road and Westgarth Street were considered 'well adapted for subdivisional purposes' (*Argus* 18 October 1884:9).

In January 1885, a further 12 allotments were released for purchase. These allotments, including six fronting Heidelberg Road and six fronting Westgarth Street, had frontages of approximately 33 feet with a depth of 200 feet and a right-of-way at the rear. The auction notice read:

*... one dozen of superb allotments. Six facing Heidelberg Road. Six facing Westgarth Street. Alongside Tollgate. Stone's-throw from Merri Creek. Within few minutes' walk of the Clifton Hill omnibus route. Overlooking Studley Park, River Yarra, Melbourne, and Suburbs. Close to Outer Circle Railway. Close to terminus of proposed Clifton Tramway. Convenient frontages. Noble depths. The allotments are accurately pegged out, and are admirably adapted for residence sites... (Argus 31 January 1885:2)*

All over Melbourne land companies were floated to buy land for quick resale at large profits, resulting in fortunes being made and lost. As land prices spiralled, banks and building societies over-reached their lending capacities and borrowers borrowed beyond their capacity to repay. Eventually, in December 1891 the whole structure began to collapse (Context 2007:28).

Economic recovery and the provision of improved transport facilities in the early twentieth century brought a new era of suburban development to Darebin, and to the study area. Once again people started moving out from the crowded inner northern suburbs and a new wave of suburban development



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began. By 1914, Northcote's growth was sufficient for the municipality to be raised in status, and the City of Northcote was proclaimed (Context 2007:71). As transport services began to improve, some 1880s subdivisions began to sell, and a few new ones were developed (Context 2007:29). By 1919, the steady increase in the number of commercial and residential buildings in the region was evidenced by the buildings along Heidelberg Road. The north side of Heidelberg Road was primarily developed with residential buildings, while the south side consisted of a combination of small commercial premises as well as some residential buildings (RBA Heritage 2019:12).

'Hanslope Estate' was a large residential subdivision of the interwar period. The six-acre site, which was part of Crown Portion 116, Parish of Jika Jika, County of Bourke, was subdivided into 33 residential allotments in 1919 under the instruction of owner Francis William Tame, manufacturer, at 25 Bloomfield Avenue, Alphington (CT Vol. 4272 Fol. 319). Another interwar subdivision was the 'MacRobertson Estate', which comprised the land bound by Heidelberg Road to the south, Station Street to the west, Arthur Street to the east, and other bordering properties to the north. While residential sites were located in Arthur Street, land fronting Station Street and Heidelberg Road was divided into shop sites. Along Heidelberg Road, ten narrow-fronted shop sites were provided (CT Vol. 4605 Fol. 820).

The preliminary notice of the subdivisional sale issued in June 1921, several months prior to its first auction in October, described the estate as follows:

*The MacPherson Estate lies right between the two main Traffic Arteries – Heidelberg Road and the Railway Station; and it is reasonable to estimate that Station Street, between the abovementioned arteries will ONE DAY BE ALL SHOPS.*

*The Vendors realise this, and have provided Shop Sites along the Heidelberg Road frontage, and as many as possible along Station Street, leaving just an allotment with each of the two houses; the Arthur Street frontage will be sold in 50 ft. Villa Sites. This estate has always made a big gap between the shopping areas of Fairfield, and its subdivision is bound to be appreciated in the near future when Station Street is practically all shops (Weekly Times 25 June 1921:48).*

Further suburban development took place in Northcote during the early years of the twentieth century and the 1920s, by which time the suburb was almost fully developed. In 1921 the Whittlesea railway line was electrified as far as Reservoir. The electric trains decreased travel time considerably and ran at more frequent intervals, thus encouraging a new wave of suburban development in areas such as Alphington, which had remained undeveloped up to that time. The electric service on the Whittlesea line was extended to Thomastown (outside Darebin) via a single track in 1929 (Context 2007:36). Most of Alphington's residential development took place during this time, when the north-south running streets were developed from the southern or railway end, and extended northwards across Separation Street. By 1930 Alphington was almost fully settled (Context 2007:65).

Despite the increased popularity of the area, some allotments along both sides of Heidelberg Road were still undeveloped until the 1920s, when light commercial or manufacturing businesses took up the available land. Some of the key industrial businesses in Heidelberg Road were newly established or substantially expanded during the interwar period, along with an increase in manufacturing in Melbourne in the 1920s owing to the introduction of federal tariffs. Manufacturing operations of various scales moved into the middle suburbs such as Northcote, Fairfield and Alphington. By 1930, there were 109 factories in Northcote alone (Summerton & Lovell 1997:89).

159-179 Heidelberg Road established and expanded in stages for Fairfield Hat Mills between 1909 and 1939 and later renovated for Spry's Corn Flakes Pty Ltd in 1939 was one of the oldest remaining medium to large scale industrial complexes on the north side of Heidelberg Road. The site was acquired by the Commonwealth of Australia in 1942 for use by the Department of Aircraft Production (S&Mc).

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On the south side, the Australian Paper Mills (APM) at 626 Heidelberg Road, Alphington (HO70, City of Yarra), and the Porta timber factory at 224 Heidelberg Road, Fairfield (HO421, City of Yarra) were also major industrial developments in Heidelberg Road, however these were located on the south side of the road, just outside the municipal boundary.

Other important businesses in the north side of Heidelberg Road included the Centenary Dairy at 184-187 Heidelberg Road, Northcote, established in 1934 (Victoria’s centennial year) on a vacant site near the western end of the study area as a complex of model dairy, milk bar and residence, and continued operation into the 1980s (HO35, City of Darebin).

Small manufacturing businesses established on the north side of Heidelberg Road in the early 1920s included Henry A. Wallace’s printery, James A. Robillard’s garage, H. Hunt’s timber yards, and three bootmakers: Alex C. Graham, William L. Sibly, Alfred J. Reynolds (S&Mc 1920, 1925). The growing popularity of motor cars was apparent by 1930, with four new motor garages having opened along the north side of Heidelberg Road (S&Mc 1930).



Figure 4. A section of a 1931 aerial photograph showing Heidelberg Road between Merri Creek and Grange Road. The development of industrial sites was observed around the western end of the study area, while the middle section (around today’s Fairfield) was developed with residences and small-scale commercial or industrial sites. (Source: Central Plan Office, ‘MALDON PRISON (11/1931)’, via Landata)



Figure 5. A section of a 1945 aerial photograph showing Heidelberg Road between the Merri and Darebin creeks, showing more industrial sites developed on both sides of Heidelberg Road. (Source: ‘Melbourne 1945’, University of Melbourne)

World War II slowed any further development, before a new boom commenced in the late 1940s and changed the pattern of settlement in Darebin and the cultural make-up of the local population (Context 2007:75). This was the major period of urban expansion for suburbs in the municipality, including Reservoir and Preston, where more than 2500 new private houses and some large Housing Commission of Victoria estates were established between 1949 and 1954 (Context 2007:76). A large number of

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immigrants from Britain and continental Europe settled in the area, taking up the plentiful jobs in local factories. They were followed by immigrants from the Middle East and Asia, who established new places of worship and cultural institutions (Context 2007:76).

By 1958, vacant parcels were taken up by residences and other commercial buildings. The Church of Jesus Christ of the Latter-day Saints was also established by this time, occupying a large block of land between Heidelberg Road and Westgarth Street formerly occupied by storage yards (Figure 6). By 1974, the Heidelberg Road corridor was almost fully developed. On the north side, the sections between Jefferey Street and the Merri Creek and between Grange Road and Yarralea Street were primarily occupied by commercial and industrial buildings, while the rest of Heidelberg Road was predominantly occupied by low-rise residences (Figure 7). This pattern of development in the study area is still evident today.



Figure 6. A section of a 1958 aerial photograph showing Heidelberg Road between Merri and Parkview Road. (Source: Central Plan Office, 'MELBOURNE AND METROPOLITAN PROJECT NO.3 (3/1954)', via Landata)



Figure 7. A section of a 1974 aerial photograph showing Heidelberg Road between Merri and Darebin creeks. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (6/1974)', via Landata)



## Context

**2.1.1 References**

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## 3.0 Approach and Methodology

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### 3.1 Introduction

This study was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2018) (PPN01).

*The Burra Charter* was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The PPN01 recommends the use of the HERCON criteria for carrying out heritage assessments.

The study was carried out in accordance with the set of tasks defined in Council's Briefs (received 18 May 2020). In addition to the above, this Study also considers relevant Independent Panel reports.

### 3.2 Stage 1 – Preliminary assessment

#### 3.2.1 Introduction

In Stage 1, the properties fronting the north side of Heidelberg Road between Merri Creek and Darebin Creek were subject to a preliminary assessment, with particular reference to the following properties identified by Council's heritage officer as possessing heritage potential:

- 159 Heidelberg Road
- 257 Heidelberg Road
- 273-289 Heidelberg Road
- 331 Heidelberg Road
- 339 Heidelberg Road
- 607 Heidelberg Road
- 631, 633, 635 Heidelberg Road (\*includes two parcels)
- 749-751 Heidelberg Road
- 755 Heidelberg Road
- 737, 737a Heidelberg Road (\*within one parcel)

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### 3.2.2 Preliminary research

As the first task of this study Context undertook extensive desktop and limited archival research in order to understand the history and significance of the precinct. As part of this review we have considered the key documents including the *Darebin Heritage Review* (2000), *City of Darebin Heritage Study* (2011), and the existing Thematic Environmental History for the City of Darebin, as well as other relevant studies and databases. Some historical research was also undertaken to determine the potential heritage values of a selection of properties.

Physical historical and archival research was limited due to the restrictions and closure of public data repositories associated with COVID-19, which were implemented before the commencement of the study.

### 3.2.3 Desktop review and site inspection

In May 2020, Context staff undertook an online desktop review of all properties in the study area to determine whether there are other places with apparent heritage values in addition to those already identified by Council's heritage officer.

Following the desktop review, two Context consultants walked the entire study area and surveyed the properties of interest, taking photographs and noting alterations and any other important elements (e.g. outbuildings, fences, trees).

Site inspection involved a detailed external inspection from the public domain and documentation including field notes and photographs. These visits informed the subsequent preparation of the description in Stage 2.

### 3.2.4 Preliminary comparative analysis

Following the site inspection tasks, an internal project team workshop was held. The purpose of the workshop was to rationalise the benchmarking threshold of local significance and justify the potential significance of the investigated properties. Individual places and precincts included the Darebin Heritage Overlay were examined as part of this comparative exercise.

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. PPN01 advises that:

*To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay.*

In the preliminary comparative analysis process, similar places (in terms of built-date, type, and/or architectural style) already included in the Darebin Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

Post-war heritage is an expanding area of heritage consideration and many comparative examples are included in Heritage Overlays in municipalities across Melbourne. In absence of local examples with existing heritage controls the comparative analysis considers a range of similar post-war housing in other local government areas to establish an appropriate 'benchmark'.

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Places that were found to fall below threshold for local significance as individual place were not recommended for detailed assessment in Stage 1.

### 3.2.5 Place database

An excel master datasheet was established in Stage 1 to record all properties considered and the findings from the above tasks. Lists of all properties considered as part of the Heidelberg Road Heritage Assessment Stage 1 – Preliminary assessment are provided in Appendix A.

## 3.3 Stage 2 – Detailed Assessment

### 3.3.1 Contextual and individual place histories

A brief contextual history for the Heidelberg Road corridor was prepared, providing an overview of its nineteenth and twentieth-century periods of development.

Individual histories were prepared for each individual place, providing answers to key questions such as when the building was created/built, for whom, by whom (builder and designer, if known), and how it changed over time (both physically and in use). Biographical information on architects was also included where applicable.

Researchers drew upon the following primary and secondary sources:

- Previous heritage studies, including the *Darebin Heritage Review (2000)*, *City of Darebin Heritage Study (2011)*, and the existing Thematic Environmental History for the City of Darebin
- Planning permit records and associated plans provided by City of Darebin
- Local histories
- Certificates of title and plans of subdivision
- Central Plan Office historic aerial photography collection
- Rate books
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- University of Melbourne archives
- Sands & McDougall street directories
- Public Record Office Victoria archival collections

### 3.3.2 Description and integrity

A description of each place was prepared based on the documentation from Stage 1. This sets out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, and any alterations if noted.

## Context

A separate integrity statement was prepared to determine the intactness and legibility of each place to inform the subsequent comparative analysis and assessment benchmarking. Considerations were made for each place's retention of overall form and massing, original external finishes, pattern of fenestration, architectural detailing and setting, as well as level of alterations.

### 3.3.3 Comparative analysis

Comparative analysis is considered particularly important in justifying whether a place meets the threshold of local significance. It is also a key consideration in determining what assessment criteria applies and the relative importance of the place within in a locality or wider area.

Each comparative analysis was introduced with a brief overview of the relevant architectural style or building type. This introduction was then developed and expanded with the pertinent information from the contextual history to consider a selection of examples that provided a direct comparison in terms of their architectural providence, style or type with the subject site. A concluding discussion then considered how well the subject site compared to the comparative examples in order to benchmark its relative significance.

In most cases comparisons were sought from within the City of Darebin, and in some cases, from even farther afield where pertinent comparisons were not found within the municipality. This was where they provided a direct comparison in terms of their architectural style or type, or due to their demonstration of similar development pattern. Municipal-wide typological or comparative study was beyond the scope of this project.

### 3.3.4 Assessment against criteria

In accordance with PPN01, heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Darebin, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

*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).*

## Context

*Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

In the context of these assessments, where the criteria say, 'our cultural or natural history', it should be understood as 'Darebin's cultural or natural history'.

### 3.3.5 Statement of significance

For each individual place found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the 'Applying the Heritage Overlay' Practice Note (2018), namely:

*What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.*

*How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.*

*Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)".*

### 3.3.6 Mapping and curtilages

PPN01 states in regard to mapping:

*The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).*

*However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.*

On this basis, the individual places recommended by this study are to be mapped to the extent of the title boundaries.

### 3.3.7 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in PPN01.

### Context

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

### 3.3.8 HERMES entry

PPN01 specifies that:

*All statements of significance should be securely stored in the HERMES heritage database.*

*Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.*

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Darebin Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

**Context**

Places found not meet the threshold of local significance should be entered into the HERMES database to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.



## 4.0 Key findings

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### 4.1 Local significance

A total of seven places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

These places include:

1. Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch), 159-179 Heidelberg Road, Northcote
2. Residence, 257 Heidelberg Road, Northcote
3. Church of Jesus Christ of the Latter-day Saints, Northcote, 279-289 Heidelberg Road, Northcote
4. Former residence, 331-333 Heidelberg Road, Northcote
5. Marineuie Court, 441 Heidelberg Road, Fairfield
6. Residence, 521 Heidelberg Road, Alphington
7. Kia-Ora, 607 Heidelberg Road, Alphington

### 4.2 Not of local significance

15 places considered in Stage 1 found to fall below the threshold of local significance as individual place, the rationale for which is detailed in Appendix A.2.

No further action is recommended for these places.

## 5.0 Recommendations

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### 5.1 Adoption of Assessment

It is recommended that the City of Darebin formally adopt the 'Heidelberg Road Heritage Assessment' (2020), which comprises this report, and include this report as a Background Document in the Darebin Planning Scheme.

### 5.2 Implementation of Assessment

It is recommended that the City of Darebin implement the recommendations of this study by preparing a planning scheme amendment that will add the individual places assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Darebin Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay' (2018)

## 6.0 References

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- Yarra City Council 2019, *Heidelberg Road Corridor – Background Issues and Discussion Paper [Draft]*, in conjunction with Darebin City Council.
- Yarra City Council 2019, *Heidelberg Road Corridor – Local Area Plan*, in conjunction with Darebin City Council.

Context

## Appendix A—Assessment Findings

### A.1 Places of local significance




The following individual places are recommended for inclusion in the Darebin Heritage Overlay.

	Title	Address 1	Address 2	Address 3	Recommended threshold
1	Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch)	159-179	Heidelberg Road	Northcote	Local
2	Residence	257	Heidelberg Road	Northcote	Local
3	Church of Jesus Christ of the Latter-day Saints, Northcote	279-289	Heidelberg Road	Northcote	Local
4	Former residence	331-333	Heidelberg Road	Northcote	Local
5	Marineuie Court	441	Heidelberg Road	Fairfield	Local
6	Residence	521	Heidelberg Road	Alphington	Local
7	Kia-Ora	607	Heidelberg Road	Alphington	Local





Context

**A.2 Places not recommended**

Below is the full list of places that were initially identified and subsequently considered within Stage 1 of this Heritage Assessment but which were not recommended for the Heritage Overlay as they do not meet the threshold for local significance as individual place.

No	Image	Source	Name	Address	Period/style	Relevant theme from Darebin's TEH	Rationale
1		Context fieldwork	Residence	329 Heidelberg Road, Northcote	Interwar/postwar – moderne	5.3 Twentieth century recovery	High integrity, some representative interest. Fine intact late interwar/postwar brick residence with garden and fence (overpainted) consistent with the era. Highly representative but not an outstanding or rare example. Not enough evidence to justify its inclusion at this time.
2		City of Darebin	Flats	339 Heidelberg Road, Northcote	Interwar/postwar – moderne	5.3 Twentieth century recovery	Fair integrity, some historical and representative interest. Late interwar/postwar brick flats with some visible changes to the frontage. Possibly early flats in the municipality but not an outstanding or rare example. Could be contributory within a precinct. Does not meet the threshold as an individual heritage place.
3		Context fieldwork	Residence	481-487 Heidelberg Road, Alphington	Interwar – bungalow	5.3 Twentieth century recovery	Medium integrity, low architectural value. Could be contributory within a precinct. Does not meet the threshold as an individual heritage place.



Context

No	Image	Source	Name	Address	Period/style	Relevant theme from Darebin's TEH	Rationale
4		Context fieldwork	Residence	523 Heidelberg Road, Alphington	Interwar – bungalow	5.3 Twentieth century recovery	An intact and representative example, but type is well-represented with better examples on the HO. Could be contributory within a precinct. Does not meet the threshold as an individual heritage place.
5		Context fieldwork	Residence	539 Heidelberg Road, Alphington	Interwar – bungalow	5.3 Twentieth century recovery	An intact and representative example, but type is well-represented with better examples on the HO. Could be contributory within a precinct. Does not meet the threshold as an individual heritage place.
6		City of Darebin	Residence	631 Heidelberg Road, Alphington	Interwar – mock Tudor	5.3 Twentieth century recovery	Medium integrity. Not architecturally distinctive enough and too altered (intrusive alterations include carport and wall section, and extension with new window on the right-hand side of the porch). Could be contributory within a precinct. Does not meet the threshold as an individual heritage place.
7		City of Darebin	Former residence	633 Heidelberg Road, Alphington	Interwar – mock Tudor	5.3 Twentieth century recovery	Medium integrity, low architectural interest. Limited visibility, low architectural value and too altered. Some historical interest for its long-term association with a social group (HO might not be an appropriate tool for this place).

Context



No	Image	Source	Name	Address	Period/style	Relevant theme from Darebin's TEH	Rationale
8		Context fieldwork	Residence	641 Heidelberg Road, Alphington	Postwar	5.3 Twentieth century recovery	High integrity, some representative interest. Modest late interwar/postwar brick residence. Not architecturally distinctive enough. Highly representative but also very common design across Darebin and beyond. Does not meet the threshold as an individual heritage place.
9		Context fieldwork	Shops	727-731 Heidelberg Road, Alphington	Victorian/Edwardian	4.6 Retailing	Fair integrity, with intact early ground level shopfronts. Fragmented group of shops that are not architecturally distinctive or outstanding. Does not meet the threshold as an individual heritage place.
10		City of Darebin	Shop and residence	737, 737a Heidelberg Road, Alphington	Edwardian	4.6 Retailing	Medium integrity, some historical and architectural interest given its corner location and its representation of shop and residence type, but too altered (recent tiling to the shop, intrusive awning, changes to opening patterns, new picket-fenced portico). Does not meet the threshold as an individual heritage place.

Context


No	Image	Source	Name	Address	Period/style	Relevant theme from Darebin's TEH	Rationale
11		Context fieldwork	Shops	747 Heidelberg Road, Alphington	Interwar	4.6 Retailing	Fair integrity, low architectural interest. As a group of shops, 747-755 Heidelberg Road have some historical interest, but are not comparable to Darebin's other commercial precincts, which have more extensive and cohesive streetscape along both sides of the street (e.g. HO97, HO305, HO307, HO309). The group does not retain the same degree of integrity as other small group of shops on the individual HO either (e.g. HO130, HO131, HO132). Does not meet the threshold as an individual heritage place.
12		City of Darebin	Shops	749-751 Heidelberg Road, Alphington	Edwardian	4.6 Retailing	Medium integrity, some historical and architectural interest for its design and legibility as a pair of shops and residences type building, but too altered (new penetration on no. 749, new windows, both ground level shopfronts replaced, box awnings). As a group of shops, 747-755 Heidelberg Road have some historical interest, but are not comparable to Darebin's other commercial precincts, which have more extensive and cohesive streetscape along both sides of the street (e.g. HO97, HO305, HO307, HO309). The group does not retain the same degree of integrity as other small group of shops on the individual HO either (e.g. HO130, HO131, HO132). Does not



Context

No	Image	Source	Name	Address	Period/style	Relevant theme from Darebin's TEH	Rationale
							meet the threshold as an individual heritage place.
13		City of Darebin	Shop	755 Heidelberg Road, Alphington	Edwardian	4.6 Retailing	Medium integrity, low architectural interest. As a group of shops, 747-755 Heidelberg Road have some historical interest, but are not comparable to Darebin's other commercial precincts, which have more extensive and cohesive streetscape along both sides of the street (e.g. HO97, HO305, HO307, HO309). The group does not retain the same degree of integrity as other small group of shops on the individual HO either (e.g. HO130, HO131, HO132). Ground floor shopfront altered. Does not meet the threshold as an individual heritage place.
14		Context fieldwork	Residence	815 Heidelberg Road, Northcote	Victorian – Italianate	5.3 Nineteenth century 'boom time'	Low/medium integrity, originally a substantial and finely detailed house, but appears altered. Does not meet the threshold as an individual heritage place.

Context

No	Image	Source	Name	Address	Period/style	Relevant theme from Darebin's TEH	Rationale
15		Context fieldwork	'Murweh'	825 Heidelberg Road, Northcote	Edwardian - Queen Anne	5.3 Twentieth century recovery	Low/medium integrity, originally a substantial and finely detailed house, but appears altered. Does not meet the threshold as an individual heritage place.

Context

Context

## 7.0 Appendix B—Place Citations

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Context

Context

**159-179 Heidelberg Road, Northcote**

**Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch)**

<b>Citation number:</b>	
<b>Prepared by:</b>	Context
<b>Survey Date:</b>	May 2020
<b>Place Type:</b>	Industrial
<b>Significance level:</b>	Significant
<b>Architect:</b>	-
<b>Builder:</b>	Not known
<b>Construction Date:</b>	c.1909-39
<b>Extent of overlay:</b>	To title boundaries



Figure 1. 159-179 Heidelberg Road, Northcote. (Source: Google, March 2020)



Figure 2. View into the site from Heidelberg Road. (Source: Context, May 2020)

## Context

### HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

#### 4 Developing Darebin's Economies

##### 4.3 Other manufacturing industries

#### 6 Governing

##### 6.4 Defending Australia

### PLACE HISTORY

159-179 Heidelberg Road is located on Crown allotments 12, 23, 24 and part of 11 in the Township adjoining the City of Northcote, Parish of Jika Jika in the County of Bourke (CT). The site was part of the land originally set aside in c.1851-52 as part of the 350-acre Government Reserve for a Lunatic Asylum. It was subdivided and sold to the public in 1884-85 (*Argus* 18 October 1884:9).

Between 1905 and 1907 Lilian McCrohan, wife of hat manufacturer Thomas J. McCrohan, owned Crown Allotment 24 bound by Heidelberg Road, Bower Street (today's Westfield Street) and Albert Street (CT Vol.2223 Fol.491; Vol.2254 Fol.689; Vol.3141 Fol.119). By around this time, Thomas J. McCrohan's hat manufacturing business, formerly at the corner of Westgarth Street and Bower Street, had relocated to the subject site at the corner of Heidelberg Road and Bower Street (S&Mc 1905-07).

By 1910, McCrohan entered into a partnership, McCrohan and Bardsley Pty Ltd, and commenced trading as Fairfield Hat Mills (*Argus* 21 November 1910:9). The company acquired more land including, Crown allotments 12 and 23 in 1911 and 11 by 1922 (CT Vol.3519 Fol.623; Vol.4590 Fol.994; Vol.3495; Fol.895).

In 1909, the Melbourne and Metropolitan Board of Works (MMBW) Detail Plan shows three buildings including two residences at the corner of Albert Street and Bower Street. A hat factory existed on an adjoining land fronting Albert Street. None of these structures survive today (Figure 3; MMBW Detail Plan no. 1269, 1909).

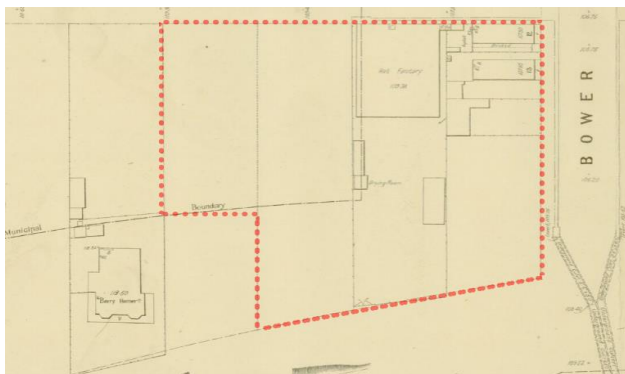


Figure 3. Section of the MMBW plan from 1909. The approximate site boundary is shown in red dotted line. (Source: MMBW Detail Plan no. 1269, 1909)

As concern over the threat of war with Germany grew, all young Australian men were subject to military training in 1909, followed by the introduction of compulsory universal training for men between the ages of 14 and 18 in 1911 (Context 2007:94). McCrohan and Bardsley was one of five felt hat manufacturers

## Context

that were awarded big hat contracts for supply of 20,000 hats to the new militia in 1912 (*Advertiser* 10 May 1912:8). A great portion of the company's employees were girls and women (*Daily Herald*, SA 14 February 1912:2).

In 1918, McCrohan and Bardsley was one of seven hat mills in Victoria (*Herald* 24 May 1918:8). In 1922, McCrohan and Sons Pty Ltd, manufacturing furriers and hatters, was formed to acquire the business of McCrohan and Bardsley Pty Ltd (*Herald* 29 March 1922:13). In 1935, the business was in liquidation and bought by the United Felt Hats Pty Ltd, which amalgamated 10 hat mills and became Fairfield Hat Co. (*Age* 14 June 1935:6; *Advertiser* 27 May 1946:2).

The 1931 aerial shows the site occupied by industrial buildings of various sizes (Figure 4).



Figure 4. Subject site in 1931, fully developed with buildings. (Source: Central Plan Office, 'MALDON PRISON (11/1931)', via Landata)

Labourers were called for demolition of 'fire job' at the Fairfield Hat Mills in May 1939, possibly indicating part of the premises were demolished (*Age* 4 May 1939:17).

In April 1939, Spry's Corn Flakes Pty Ltd acquired the property at 159-179 Heidelberg Road 'formerly occupied by the Fayrefield (likely typo of Fairfield) Hat Mills' with a capital of £100,000 to manufacture cornflakes and other cereal lines. The founder of the business, William Henry Spry, formerly a bootmaker, had invested money in a new business venture selling breakfast cereal based on wheat instead of corn, which his factory neighbour Bob Creaser had seen in the United States. The family business created well known products including Spry's Weeties (later just Weeties), corn flakes, Crispies and Vita Brits (*Herald Sun* 19 June 2018).

Spry's 'modernised and extended the building' on the subject site, which suggests the façades of the industrial building at the corner of Heidelberg Road and Westfield Street were renovated in current Interwar Moderne style by this time (*Argus* 29 April 1939:10).

After only two years of operation from the subject site, the factory was sold by Spry's during World War Two, with a large auction of grain milling machinery and other industrial fittings held on 2 December 1941 (*Age* 15 November 1941: 2). The property comprising Crown allotments 11, 12, 23 and 24 was acquired by Walker Tobacco Pty Ltd. With the exception of part of Crown Allotment 11 (today known as 155 Heidelberg Road), this land was immediately transferred to the Commonwealth of Australia in December 1942, for use by the Department of Aircraft Production (DAP) (CT Vol.6539 Fol.771). The land today known as 159-179 Heidelberg Road was formed by this time.



Context

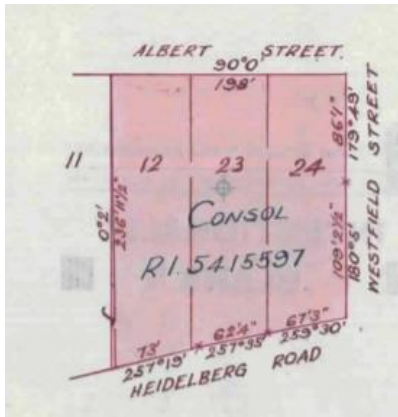


Figure 5. Crown allotments 12, 23 and 24 were consolidated following the acquisition of land by the Commonwealth of Australia in 1942. Part of Crown Allotment 11 fronting Albert Street was also held by the Commonwealth. (Source: CT Vol.6539 Fol.771)

DAP gun turrets for the Beaufort Bomber, a twin-engine aircraft designed for carrying torpedos and bombs. The site was known as ‘DAP Gun Turret’ in 1946 (*Age* 27 February 1946:12). Darebin Heritage website writes:

*Work began on the gun turrets at the Fairfield plant in the expectation it would take up to 2 years to produce the first locally manufactured turret, but this was achieved in 6 months.*

*An article in The Age explains that of the total work force across Melbourne working on the Beaufort planes, over 80% were men and women without previous factory experience. Training centres in NSW and Victoria ‘converted butchers, bakers, clerks, hairdressers and even women who had no experience beyond household duties into efficient units on the production line’.*

*‘The men and women who are building Beauforts come from the stage, the circus tent, the bake house and the bar room. The division employs a pastry cook who helps to make ship busters now instead of doughnuts’.*

*In 1944 The Age mentions distinguished service awards for pilots in the South West Pacific area and asks the question, ‘How many people recall that these Australian airmen won distinction while serving in Australian- built machines? The story of the planning and building of Australia’s great fighting plane, the Beaufort, is one of which every Australian may well be as proud, as are the men and women who turn out these famous machines’.*

*During the war years the Fairfield factory increased its range not only to different types of turrets but also undercarriage support beams and hydraulic components for other aircraft. (Darebin Heritage)*

After the end of the war, the DAP continued to operate as DAP’s Equipment Store and Aircraft Maintenance and Disposals Branch in a reduced capacity (*Age* 29 March 1947:20; 16 August 1948:4; Darebin Heritage).

The 1945 and 1954 aerials indicate that substantial changes occurred at the site since 1931. The large saw-tooth roofed industrial building fronting Albert Street and the adjoining three-storey gable roofed wing were built after 1931, possibly during Spry’s ‘modernisation and extension’ to the premises. The two-storey storage building with a narrow street frontage to Heidelberg Road was also constructed around the same time, and originally adjoined the rear (south) elevation of the Albert Street building. Parts of the site were cleared likely for vehicle access and later used as carpark (Figure 7)

Context



AUSTRALIAN WAR MEMORIAL P02825.004

Figure 3. Women assembling a Beaufort tail plane at the Department of Aircraft Production's Beaufort Division complex, c.1942. (Source: Australian War Memorial, via Darebin Heritage)



AUSTRALIAN WAR MEMORIAL P03702.033

Figure 6. View of the machine shop at the Beaufort gun turret plant, unknown date. (Source: Australian War Memorial, via Darebin Heritage)



Figure 7. The 1945 (left) and 1954 (right) aerials show substantial changes since 1931. The large saw tooth roofed building was newly built, replacing earlier buildings on site and truncating the northern section of a single-storey building. Parts of land fronting Heidelberg Road and Westfield Street was cleared likely for vehicle access and car parking. (Source: 'RINGWOOD 1945', University of Melbourne Map Collection; Central Plan Office, 'MELBOURNE AND METROPOLITAN PROJECT NO.3 (3/1954)', via Landata)

**Context**

In 1960, a public auction was held at the subject site to sell aircraft materials and general stores that were no longer required for Government purposes (*Age* 13 April 1960:6). Following the sale, the building was repurposed by the Commonwealth of Australia as the Postmaster-General’s Engineer Division Depot and Installation Depot (*Age* 24 June 1963:15; S&Mc 1965).

In 1979, tenders were invited for minor works including ‘alterations and additions to Engineering Depot’, but details of the work were not specified (*Age* 17 November 1979:116). The property was transferred to the Australian Telecommunications Commission in July 1986 (CT Vol.8053 Fol.742). The premises were sold by auction in 1994 and remain in private ownership today (CT Vol.10245 Fol. 768; *Age* 12 March 1994:85).

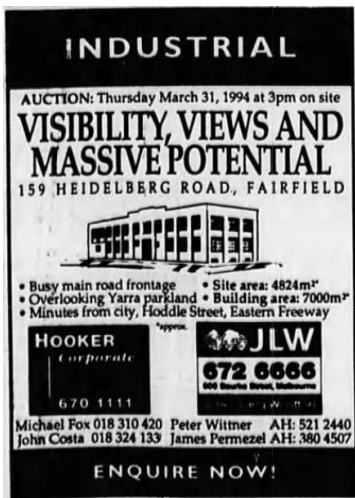


Figure 8. Illustration of the main building at the corner of Heidelberg Road and Westfield Street in a 1994 auction notice. (Source: *Age* 12 March 1994:85)

Later changes include the removal of the southern section of the Albert Street building built c.1939. As the result, the narrow-fronted building in Heidelberg Road at the southwest corner of the site became separated from the Albert Street building. The land has since been used as carpark. A new concrete building was constructed at the corner of Albert and Westfield streets in 1910 (Figure 9 and Figure 10).

The buildings fronting Heidelberg Road are used as storage facility while the buildings fronting Albert Street have been repurposed as offices.



Figure 9. The 1978 (left) and 1981 (right) aerials show the site very similar to its earlier state. A small wing or building at the corner of Albert and Westfield streets was demolished between 1954 and 1978. (Source: Central Plan Office, ‘WESTERN PORT FORESHORES (4/1978)’ & ‘WESTERN PORT FORESHORES (1/1981)’, via Landata)



Context

**DESCRIPTION**

159-179 Heidelberg Road, Northcote, is located on the northern side of Heidelberg Road, near the Merri Creek. Surrounded generally by low-rise industrial and residential buildings, the site looks across to the T. H. Westfield Reserve, part of the Yarra Bend Park, and is also in the vicinity of the Bill Lawry Oval to the west. The site is bound by Heidelberg Road to the south, Westfield Street to the east and Albert Street to the north.

Originally established by 1905-07 for the Fairfield Hat Mills and substantially renovated in 1939 for Spry's Corn Flakes Pty Ltd, the site currently comprises buildings constructed under the different ownerships. The main building at the corner of Heidelberg Road and Westfield Street was built between 1909 and 1931 and renovated in Moderne style c.1939 for Spry's Corn Flakes Pty Ltd. A two-storey face brick building with saw tooth roofs and concrete lintels fronting Albert Street, and the two-storey face brick building with a narrow street frontage to Heidelberg Road also likely date to c.1939. Other existing two-storey brick buildings were constructed during the period between 1909 and 1931 during the Fairfield Hat Mills' occupancy.

Further changes were introduced to the premises under the ownership of the Commonwealth of Australia, during when the buildings were used by the Department of Aircraft Production (1941-c.1960) and the Postmaster-General's Engineering Division Depot (c.1960-1986). By 1986, the site was owned by the Australian Telecommunications Commission until 1994 when it was transferred to private ownership. More recent additions to the site include Building 4, a single-storey 1970s storage building, and Building 8, a contemporary two-storey exposed concrete building (built 2010) at the corner of Albert and Westfield streets.

The estimated built dates for each building on the subject site are marked on Figure 10.

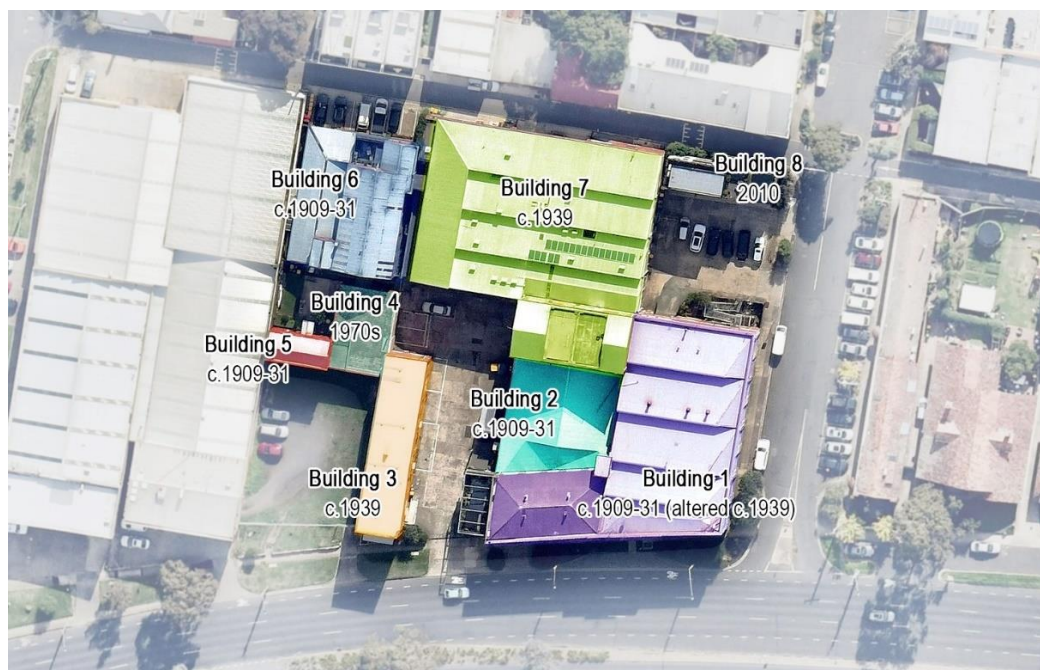


Figure 10. Estimated built dates for buildings at 159-179 Heidelberg Road, Northcote on an aerial photograph. (Source: Nearmap, with Context overlay)

## Context

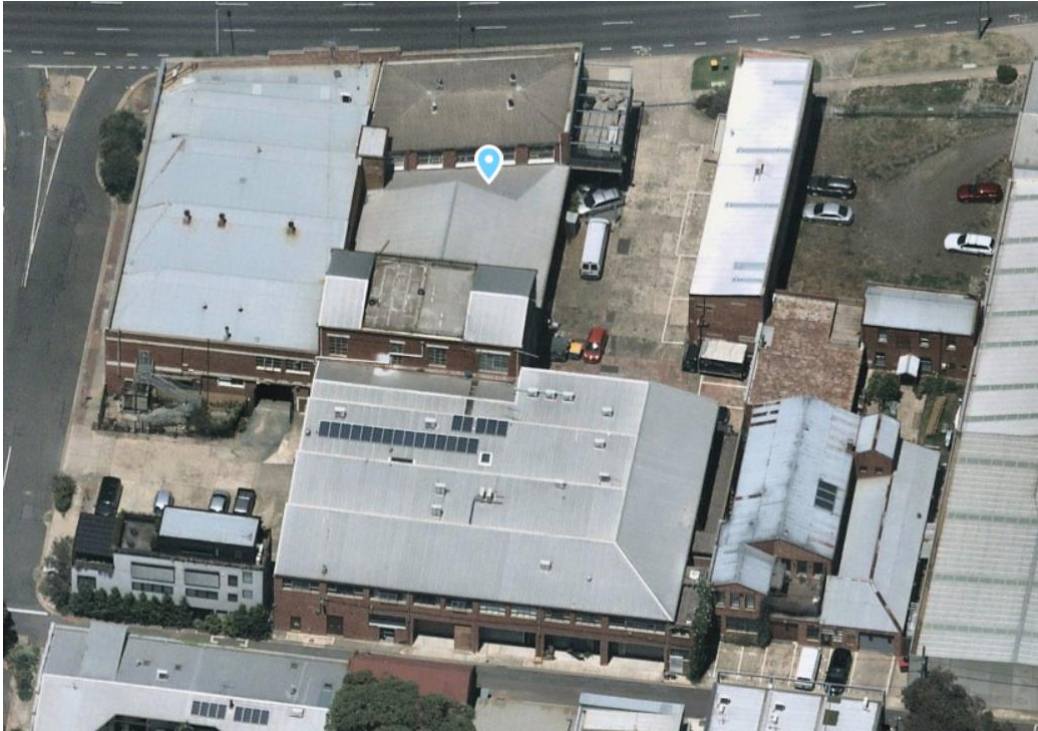


Figure 11. A bird-eye view of the subject site, looking south. (Source: Nearmap)

### *Buildings fronting Heidelberg Road*

The street facing elevations of the Moderne style Building 1 (built c.1909-31 and renovated c.1939) are generally painted render over loadbearing brickwork. They have a stepped parapet and a distinctive oversized stepped architrave around the front entrance. This architrave is inset with tiled edges (Figure 12 & Figure 13).

The building is asymmetrically composed. It has a wider western bay with a hipped roof and five windows on the upper level divided by narrow pilasters. Three windows are provided at ground level. These have window grills that appear to be later additions. The central and eastern bays have a saw-tooth roof behind the parapet, with each bay having three windows at each level. Small ventilators are provided on the recessed spandrels of the eastern bay. The multi-pane steel-frame windows on both street façades appear original. As evidence of affiliation with the Commonwealth, the Royal cypher with 'ER II' lettering with the crown symbol remains above the front door (Figure 13).

Comprising eight bays, the Westfield Street elevation is also asymmetrical, with two narrower end bays. The windows on the Westfield Street elevation are generally larger, having twelve-pane windows and sixteen-pane windows in the central four bays. The rear (north) elevation is of face brickwork and features painted concrete lintels, timber upper level door, and smaller multi-pane metal-frame windows. The large opening for vehicles on this elevation appear to be later additions.

A steel-frame balcony has been added to the western elevation of the main building.

Context

Behind the hipped roofed two-storey section of Building 1, Building 2 is an earlier (c.1909-31) single-single-storey face brick building with hip and gable roof. The door and window openings of this building have been altered.

Building 3 (built c.1939) is located on Heidelberg Road at the southwest corner of the site. Likely separated from the other c.1939 building fronting Albert Street (Building 7) after the post-1981 demolition of the southern section of Building 7, the two-storey face brick storage building has a skillion roof and an altered street façade with a flat parapet and a box awning (Figure 15). Apart from the street façade which has been altered with the introduction of new openings and a balcony, the building retains original features in the east elevation, comprising original multi-pane metal-frame windows, exposed concrete lintels, regularly spaced metal vent covers and original timber loading doors around the centre of each level. An evidence of its former storage use, an original timber hoist also survives on this elevation (Figure 16).

Adjoined to the abovementioned c.1909-1939 building, two buildings are located at the rear (Figure 18). Building 4 is a single-storey concrete building with a roller door dates from the 1970s that first appeared in the 1974 aerial photograph. Having no windows, it might have been constructed as a storage or an electric substation during the occupancy of the Postmaster-General’s Engineer Division Depot. Building 5 is a c.1909-1939 two-storey brick storage with a simple rectangular form and a gable roof, that stands behind this 1970s structure. It features windows on the north and east elevations, which appear largely intact (Figure 11).



Figure 12. The main building (Building 1) at the corner of Heidelberg Road and Westfield Street, built in 1939. (Source: Google, February 2020)



Figure 13. The Royal cypher above the entrance of the Building 1. Note the distinctive oversized stepped architrave around the front entrance that is inset with tiled edges. (Source: Context, May 2020)



Context



Figure 14. Westgarth Street and rear (north) elevation of Building 1. The Westgarth Street elevation features intact large multi-pane windows divided by narrow pilasters. The north elevation is of face brickwork with less glazing and intact upper level windows and doors. (Source: Context, May 2020)



Figure 15. C.1939 Building 3 at the southwest corner of the site. The east elevation appears largely original. (Source: Google, February 2020)

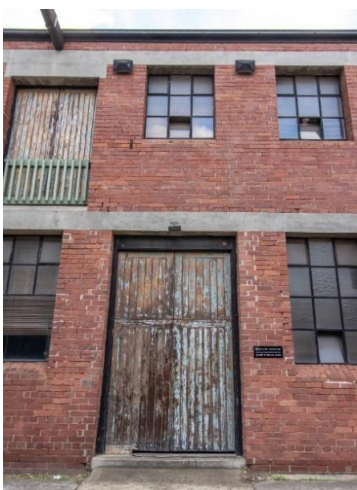


Figure 16. East elevation of Building 3, retaining original multi-pane metal-frame windows, exposed concrete lintels, regularly spaced metal vent covers, an original timber hoist and original timber loading doors on each level around the middle. (Source: Context, May 2020)

Context



Figure 17. Views of the buildings 4 (left) and 5 (right) at the rear of the Heidelberg Road buildings. (Source: Google, February 2020; Context, May 2020)

*Buildings fronting Albert Street*

Building 6 is a c.1909-31 single- and two-storey brick building on the northwest corner of the site that has a complex roof form comprising a main gabled roof with two smaller gable-roof wings and a single-storey low hipped roofed section. The narrow upper level openings on the Albert Street elevation appear new. The window and door joinery to ground level openings are also recent additions.

Building 7 is a large c.1939 two-storey building that is of loadbearing face brick construction with a saw-tooth roof. The building has been altered, with the introduction of new large recessed openings for vehicles on Albert Street (Figure 19), as well as the partial demolition of the southern section and reconstruction of the south wall after 1981. The upper level multi-pane metal-frame windows are generally original or early. Openings on each end bay appear more intact, with original ground-level openings. The original metal-frame windows and saw tooth roofs are still highly legible when viewed from Westgarth Street.

The three-storey gabled wing to the south of the saw-tooth roofed building is also part of the building. All glazing on the west and south elevations has been replaced.



Figure 18. C.1909-31 Building 6 on the northwest corner of the site (left-hand side) and its rear elevation (right-hand side). (Source: Google, February 2020; Context, May 2020)



Context

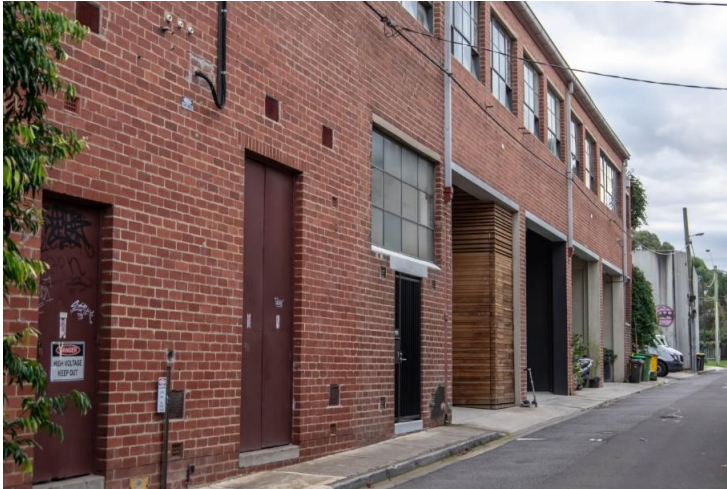


Figure 19. View along Albert Street, Showing the c.1939 Building 7 with some intact ground-level detailing (left-hand side) and new ground-level openings (right-hand side). (Source: Context, May 2020)



Figure 20. East elevation of Building 7 viewed from Westgarth Street. Note the original metal-frame windows and saw tooth roofs highly legible on this elevation. (Source: Context, May 2020)



Figure 21. View into the site from Heidelberg Road, showing the new south wall of Building 7, rebuilt after 1981 following partial demolition (left-hand side); Building 7's three-storey gabled wing with new glazing (middle); earlier single-storey Building 2 behind Building 1 (right-hand side); and the steel-frame balcony added to Building 1 (far right). (Source: Context, May 2020)

## Context

**INTEGRITY**

159-179 Heidelberg Road, Northcote, comprising a collection of industrial buildings developed in stages, is generally intact as a single industrial complex.

The main building (Building 1) at the corner of Heidelberg Road and Westfield Street is highly intact, with a few changes visible to original or early important fabric. The building retains original openings, windows, architectural detailing including the stepped parapet, pilasters and spandrels. These features reflect the restrained Moderne style. The building also retains its original built form and scale as well as its original detailing including the hipped and saw-toothed roofs and rendered finish over loadbearing brickwork.

Other face brick storage facilities (buildings 2, 3, 5, 6 and 7) on the subject site display some degree of alterations and changes, including those to openings and glazing. Partial demolition and reconstruction are evident in Building 3 fronting Albert Street and Building 2. Despite the changes, the buildings are still highly legible as industrial buildings retaining the typical elements such as large multi-pane metal-frame windows and/or industrial saw tooth roofs for natural light, and simple brickwork with concrete lintels and utilitarian elements such as hoists and timber loading doors.

Overall, as an example of a single industrial complex 159-179 Heidelberg Road, Northcote, has high integrity.

**COMPARATIVE ANALYSIS***Industrial sites in Darebin*

In the nineteenth and early twentieth century, Darebin's main industries were brick making and potteries, bacon curing and tanning (Context 2007:51). There was an increase in manufacturing in Melbourne in the 1920s owing to the introduction of the federal tariffs and small manufacturing operations moved into the middle suburbs. Darebin has seen development of other industries in the early twentieth century, with 109 factories located in Northcote in 1930 (Summerton & Lovell 1997:89). Industries common in Darebin in the nineteenth to the interwar period were dyeing and dry-cleaning, leather manufacturing, clothing and hat manufacturing, furniture making and small engineering (Context 2007:51)

New manufacturing businesses were established on Heidelberg Road in the early twentieth century associated with a general growth in manufacturing industries in the municipality. These were typically small in scale except for a few of examples. The Australian Paper Mills (APM) at 626 Heidelberg Road, Alphington (HO70, City of Yarra) and the Porta timber factory at 224 Heidelberg Road, Fairfield (HO421, City of Yarra) are two medium to large scale industrial sites in Heidelberg Road, however these are located on the south side of the road, just outside the municipal boundary.

The subject site comprises a collection of low-rise buildings built of loadbearing brick construction with minimal decorative elements, reflecting its industrial use. The main building (built c.1939) at the corner of Heidelberg Road and Westfield Street features some elements influenced by the Moderne style, including the stepped parapet and non-traditional moulded architrave inset with tiled edges to the entrance. Consistent with other twentieth-century industrial buildings in metropolitan Melbourne, all subject buildings display a utilitarian design aesthetic and feature plain walls and large multi-pane metal-frame windows.

The brick factories, warehouses or storages constructed in the early twentieth century and interwar period are generally of a simple utilitarian character, utilising loadbearing face brick external walls with either a steel post and beam or reinforced concrete internal structure. Windows are generally large,

### Context

designed to maximise access to natural light at a time when artificial lighting was not adequate for the manufacturing process.

Early twentieth century industrial buildings in Darebin that are currently included on the City of Darebin's Heritage Overlay as individual places include the following.

Watson & Paterson Former Bacon-Curing Factory, on the corner of Dundas Street and Plenty Road, Preston (HO30), was established in 1862. In c.2000, two buildings existed (dating from c.1900 and the 1920s) were still used for small goods manufacture, appear to be the last remnant of an important nineteenth century industry in what was then the rural district of Preston. Preston was a centre of pig farming from the 1860s and was the location of several bacon and ham curing works. The former Watson and Paterson bacon-curing factory is of historical significance to Darebin City.

The former Howe Leather Factory at 99-103 High Street, Preston (HO128) was operative since at least the early 1880s, possibly apart from a period in the 1890s and early 1900s, and has been occupied by the Howe tanning company continuously since 1910. One of the industries associated with local farming activities in the nineteenth century, the Howe factory is among the last tanneries remaining in Preston. The substantially intact and distinctive elevations facing High Street and Warrs Avenue form a notable local landmark. The former Howe Leather Factory is of local historical and architectural significance to Darebin City.

The former Northcote Pottery at 85a Clyde Street, Thornbury (HO176) was built just before the turn of the century in 1898. The pottery moved out in the 2000s, and the buildings have since been converted for residential uses. No Statement of Significance is available for this place.

Joshua Pitt Pty Ltd Tannery at 52-60 and 71 Gadd Street, Northcote (HO180) was established on this site in 1900. The earliest warehouse and industrial buildings, generally on the north side of Gadd Street date from the early twentieth century when the firm established operations on this site. As the firm expanded further buildings were added and from the 1930s buildings began to be constructed on the south side of the street. The complex comprised a group of brick industrial and administrative buildings on both sides of Gadd Street until the early 1910s. Pitts was the largest tannery complex in Northcote. The former industrial complex of Joshua Pitt Pty Ltd in Gadd Street, Northcote is of local historic significance to Darebin City.

Context



Figure 22. Former Watson & Paterson Bacon-Curing Factory (HO30), at the corner of Dundas Street and Plenty Road, Preston c.2000 (upper) and in 2019 (lower).



Figure 23. Former Howe Leather Factory (HO128) at 99-103 High Street, Preston c.2000 (upper) and in 2019 (lower). The complex has been converted to an apartment block in the early 2000s. (Source: VHD Place ID 24274; Google, July 2019)



Context



Figure 24. Former Northcote Pottery (HO176) at 85a Clyde Street, Thornbury during the demolition work in late 2009 (upper) and after conversion into apartments in 2019 (lower). (Source: Google, December 2009; January 2019)



Figure 25. Former Joshua Pitt Pty Ltd Tannery (HO180) at 52-60 and 71 Gadd Street, Northcote in 2009 (upper) and 2019 (lower). Buildings on both sides have been demolished, and the surviving building from the early twentieth century was converted to apartments. (Source: Google, November 2009; July 2019)

**Context**

In the past two decades, Darebin's industrial complexes on the HO have seen substantial changes, although the level of changes differ from place to place. As manufacturing moved out to regional areas in the more recent past, former manufacturing premises from the early twentieth century in Darebin have been redeveloped as residential apartments. The buildings with main street frontages (former Watson & Paterson Bacon-Curing Factory, former Howe Leather Factory and former Northcote Pottery) or the key buildings (former Joshua Pitt Pty Ltd Tannery) were the structures retained in the above HO-listed examples.

As a single site, the subject complex at 159-179 Heidelberg Road compares well with all above HO-listed examples in their original intact conditions prior to substantial changes introduced after 2000. Darebin's former industrial complexes typically comprised multiple low-rise utilitarian buildings, built of loadbearing brick in utilitarian designs, which were simultaneously developed in stages as businesses expanded rather than to a consolidated building scheme. All above examples were developed in stages from the Edwardian period to the late interwar period, during the municipality's key expansion period of manufacturing industries.

Like the subject main building at the corner of Heidelberg Road and Westfield Street, the street-fronting buildings at the former Howe Leather Factory at 99-103 High Street, Preston and former Northcote Pottery at 85a Clyde Street, Thornbury featured relatively more elaborate detailing than other buildings on site which had more stripped-back, utilitarian designs. The more elaborate design of these buildings reflected their function as offices that provided a public presence for the businesses who ran these complexes. In terms of the use of architectural styles popular during the interwar period, the front building at the former Howe Leather Factory complex is comparable to the subject main building, although the subject building adopted non-traditional Moderne style elements whereas the Howe Leather Factory building used stripped Classical style detailing.

In most cases, the factory or storage buildings were often located at the rear of the main or key buildings have generally been subject to a greater level of change and alteration. This reflects both the rate of historical change in the development of industrial use of the sites and changes associated with more recent use and adaptation. Various degrees of changes of this type are observed in all the above examples including the subject complex.

For its retention of early building footprints, massing, materiality and built elements reflective of its original and continuing industrial use, the subject complex at 159-179 Heidelberg Road, Northcote, provides important tangible evidence of the interwar expansion of light manufacturing industry in the early twentieth century to the late interwar period. The site's direct historical association with the Commonwealth of Australia and its departments including the Department of Aircraft Production (DAP) and Postmaster-General's Engineering Division Depot is also important factor that sets this place apart from many other industrial sites in Darebin.

**Context**

**ASSESSMENT AGAINST CRITERIA**

✓	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p><b>CRITERION G</b> 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).</p>
	<p><b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

**STATEMENT OF SIGNIFICANCE**

**WHAT IS SIGNIFICANT**

159-179 Heidelberg Road, Northcote, comprising buildings built between 1909 and 1939 for the Fairfield Hat Mills and the subsequent owner Spry’s Corn Flakes Pty Ltd, is significant.

Significant fabric includes the:

- Two-storey main building at the corner of Heidelberg Road and Westfield Street built c.1939, including its original built form and scale, and materiality including the rendered finish over loadbearing brickwork (street frontages) and face brickwork with concrete lintels (rear elevation);
- Main building’s architectural detailing including the original fenestrations, multi-pane steel-frame windows, bays with pilasters and spandrels and other elements influenced by Moderne style such as the stepped parapet and distinctive oversized stepped architrave around the front entrance that is inset with tiled edges;
- Overall representation of the site as an industrial complex evidenced in the assemblage of early brick buildings developed between c.1909 and c.1939; and

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- Original or early built form and scale, loadbearing face brickwork, and the utilitarian characteristics of the existing c.1909-39 buildings, including: concrete lintels, original openings with intact large multi-pane metal-frame windows, timber loading doors and hoist.

The c.1970s single-storey building and the 2010 exposed concrete building at the corner of Albert and Westfield streets are not significant.

**HOW IT IS SIGNIFICANT**

159-179 Heidelberg Road, Northcote, is of local historic and representative significance to the City of Darebin.

**WHY IT IS SIGNIFICANT**

The complex at 159-179 Heidelberg Road, Northcote, is historically significant for its continued industrial use and development over time under the management of various businesses. The complex was originally established and expanded between 1905-07 and the 1930s for the Fairfield Hat Mills, and substantially renovated in 1939 for Spry's Corn Flakes Pty Ltd. The Moderne style main building at the corner of Heidelberg Road and Westfield Street was completed during the 1939 renovation and extension. The Commonwealth of Australia acquired the property in 1941, after when the buildings were used by the Department of Aircraft Production (1941-c.1960) and the Postmaster-General's Engineering Division Depot (c.1960-1986). By 1986, the site was owned by the Australian Telecommunications Commission until 1994.

The industrial complex is significant for its demonstration of the development of manufacturing businesses in Darebin in the early twentieth century, when light industry, including garment and hat making and food production, became the key industries of the municipality.

The site's association with the production of military hats during the Fairfield Hat Mills era in 1912, and its later operation as a Department of Aircraft Production branch from 1941 to c.1960 is also an important demonstration of Darebin's wartime efforts in the past. (Criterion A)

The complex comprising the Moderne style main building and other utilitarian brick buildings at 159-179 Heidelberg Road, Northcote, is of representative significance as an industrial complex consisting of a group of low-rise loadbearing brick buildings constructed in the first half of the twentieth century. It is one of a small group of surviving and intact industrial complexes established in Darebin during this period. With its distinctive Moderne office building and supporting group of more utilitarian industrial buildings, the complex provides important tangible evidence of Darebin's industrial in its early built form, massing and materiality. (Criterion D)



Context



Figure 26. Significance of individual elements of 159-179 Heidelberg Road, Northcote. (Source: Nearmap, with Context overlay)

**RECOMMENDATIONS**

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

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

**DAREBIN PLANNING SCHEME**

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Context

OTHER

N/A

**Context****REFERENCES**

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Context

**257 Heidelberg Road, Northcote**

**Residence**

<b>Citation number:</b>	
<b>Prepared by:</b>	Context
<b>Survey Date:</b>	May 2020
<b>Place Type:</b>	Residential
<b>Significance level:</b>	Significant
<b>Architect:</b>	-
<b>Builder:</b>	Not known
<b>Construction Date:</b>	c.1948-49
<b>Extent of overlay:</b>	To title boundaries



Figure 1. 257 Heidelberg Road, Northcote. (Source: Context, May 2020)



Figure 2. 257 Heidelberg Road, Northcote, looking into the front gate. (Source: Context, May 2020)

**Context**

**HISTORICAL CONTEXT**

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

5 Building Suburban Darebin

5.3 Twentieth century recovery

**PLACE HISTORY**

257 Heidelberg Road, Northcote, was built c.1948-49. The land known as 257 Heidelberg Road, Northcote, was part of Crown Allotment 27 near Northcote, Parish of Jika Jika, County of Bourke (CT Vol. 2929 Fol. 734).

The land was vacant until 1945 (S&Mc 1945). The existing residence was listed in the 1950 Sands & McDougall postal directory, likely constructed after the transfer of land to Beniamino Bortolussi in 1948 (S&Mc 1950; CT Vol. 2929 Fol. 734). Beniamino and his wife Linda Bortolussi resided at 257 Heidelberg Road, Northcote, until they died in 1981 (CT Vol. 2929 Fol. 734).

Beniamino Bortolussi (also known as Benjamin Bortolussi) was in partnership with Domenico Pertile and Nello Buriani, carrying out business of granolithic and marble contractors, under the name of Anglo-Italian Granolithic Co. (formed by 1926), at 210A Leister Street, Carlton. In 1935, N. Buriani retired, and D. Pertile in 1954. B. Bortolussi carried on the business in Carlton from 1954 (*Age* 11 September 1926:1; 13 August 1935:15; 23 June 1954:9). The company continues today as Anglo-Italian Concrete today.

The aerial photographs from 1954, 1969 and 1981 show few changes over time (Figure 3). The house, garage and the vegetable patch at the rear of the property existed by 1954. Landscaping including the front garden setting and planting, two sheds and concrete pavement at the rear of the property were completed by the 1960s. By 1981, a tree planted in the front garden prior to 1954 had been removed. The original c.1948-49 house was extended to the north after 1981, with a patio and new hipped roofed sections attached to the northwest corner of the original house (Figure 3 and Figure 4).

257 Heidelberg Road remains as a private residence today.

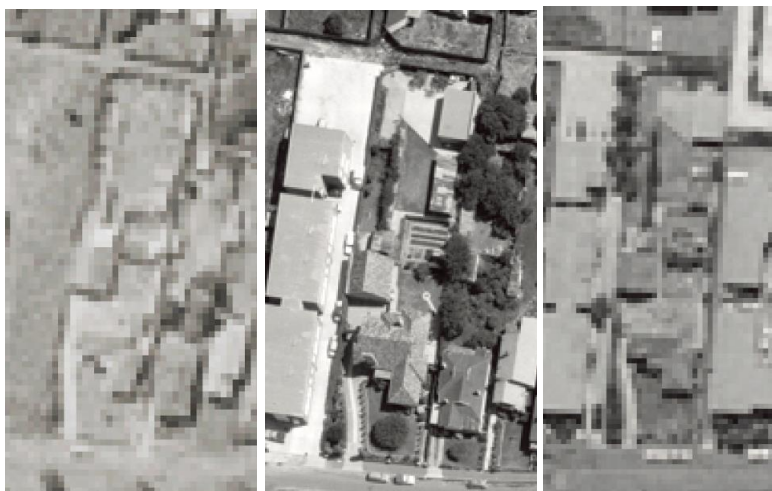


Figure 3. 257 Heidelberg Road, in 1954 (left), 1969 (middle) and 1981 (right). (Source: Central Plan Office, 'MELBOURNE AND METROPOLITAN PROJECT NO.3 (3/1954)', 'EASTERN FREEWAY PROJECT (1/1969)' & 'WESTERN PORT FORESHORES (1/1981)', via Landata)



## Context



Figure 4. Aerial photograph of 257 Heidelberg Road. (Source: Nearmap)

## DESCRIPTION

257 Heidelberg Road, Northcote, is a single-storey cream face brick residence, built c.1948-49 (designer unknown) for the owner Beniamino Bortolussi.

The narrow rectangular allotment is located within a largely residential strip on the north side of Heidelberg Road across the Fairfield Park. The building has a terracotta tile hip and gable roof, with a hipped roofed wing extending to the south intersected at its mid-point by a transverse gable-roofed wing that fronts the west. The roof is distinguished by exaggerated eave overhangs (accentuated by curved corner windows) lined with narrow timber lining boards. A smaller hipped roofed bay exists on the north. There are a patio and new hipped roofed sections attached to the northwest corner of the original house. An original separate garage built of cream brick (front elevation) and textured red brick (side elevations) is located near the northwest corner of the house. An open carport has been constructed to the north elevation of the original garage.

The brick house is clad with cream brick laid in fletcher bond (curved corners are laid in in header courses), with thin recessed brown brick bands running across the façade of the street-fronting wing. On the principal elevation, the lowermost three courses of brickwork are of unglazed dark red brick.

**Context**

Terracotta vents are inserted in these bottom courses. The brick windowsills of the corner windows are laid in angle, and the projected 'brick on edge' effect continues across the street-fronting elevation.

The **dominating** key decorative features of the house are: its curved corners with wide steel-framed corner windows fitted with curved glass; bands of recessed slim darker-coloured bricks; and an unusually proportioned wide, yet thin and tall chimney that acts as a strong vertical element. This is in contrast to the otherwise horizontal emphasis given to the treatment of the façade through its use of bands of different coloured brickwork, horizontal glazing bars and thin feature tiles that protrude fin-like at regular intervals up the corner of the chimney. These are defining elements of the late 1940s examples referred to as 'Waterfall' style houses that developed out of the Moderne style of the 1930s and were popular during the immediate postwar period. The entrance porch is not visible from public domain.



Figure 5. Views of 257 Heidelberg Road showing the key decorative elements and driveway. (Source: Context, May 2020)

The garden with original landscaping elements in the front setback is largely consistent with the initial construction period. The driveway and footpath are paved with large brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor.

Cypresses on either side of the gate are possibly planted in the c.1960s during the ownership of the Bortolussi family or like-for-like replacements (see Figure 3). Various ornamental plants including tapestry hedge and standard roses are planted in the front garden. At the rear of the property, there are cypresses and vegetable patch.

The front fence is constructed of matching cream brick laid in fletcher bond with brown and dark red brick accents. A distinctive saw tooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening. Curved corners are laid in header course. The mild steel fence panels and gates all appear original. Tree hedging extends along both the eastern and western allotment

## Context

boundaries. A shed and watertank [isare](#) located at the rear of the property. The sections of the back garden are concrete-paved, with footpaths to the house and around the vegetable patch.



Figure 6. Details of the front fence of 257 Heidelberg Road, constructed of matching cream brick laid in header course with brown and dark red brick accents. Mild steel gates and fence panels are also original. (Source: Context, May 2020)

## INTEGRITY

257 Heidelberg Road, Northcote is highly intact with limited changes visible to original or early fabric. The early postwar residence retains the original street frontages and built form with gable and hipped roofs. Intact original elements include cream face brick walls with brown- and dark red brick bands, terracotta tile roofs, curved corners with wide steel framed corner windows fitted with curved glass, strong verticality of the chimney, low masonry fences with mild steel gate and fence panels, and landscaping features to the front garden. The discreet rear additions are not visible from public domain. Overall, the building has very high integrity.

## COMPARATIVE ANALYSIS

### *1940s Moderne style domestic architecture*

After the beginning of the World War Two, the Government introduced building restrictions in 1941 that allowed only houses not exceeding a total cost of £3000 to gain a permit. Rationing of building and other materials limited new constructions and building work ceased by 1942, resulting in a short supply of housing during the wartime and postwar years. By 1946, after the end of the War, suburbs were springing up. An Influx of immigrants in the postwar period was another factor that accelerated densification of areas formerly considered outer suburbs. From 1945 to 1955, around when the wartime building restrictions became relaxed, 576,440 houses were completed. However, severe shortages of building materials and increased labour costs meant that economic housing designed by architects and mass-produced by builders became favoured by new homeowners:

*The many low-cost design books or catalogues which became available in the immediate post-war era are an indication of the demand for housing. The Sun's Book of Post-War Homes, published by Melbourne's Sun News-Pictorial in 1946, was the product of an architectural competition. The Australian House, by Norman Jenkins, contained fifty houses... Your Post-War Home by Watson Sharp offered 'Home plans of distinction for Australians who are planning to build'... (Cuffley:40)*



## Context

Books, magazines and catalogues of house designs had a powerful influence in maintaining popular ideals as well as in identifying or directing trends. Magazines such as the *Australian Home Beautiful*, the *Home*, *Australian House and Garden* and *Australian Homemaker* were among the influential media (Cuffley:35). Plans published in these magazines and design handbooks provided solutions to maximise the efficiency of the budget and land size, often encouraging construction of smaller homes in anticipation of future extensions (Cuffley:74). Garages, whether or not integrated with the house itself, and formal gardens with ornamental or flowering plants were also commonly featured with the houses in the 1940s magazines and handbooks.

Melbourne's regional interpretation of the international popular Mid-century Modern or International style architecture was not fully developed until the early 1950s with the stereotypical forms and massing of detached interwar houses carried on into the 1950s. The subject residence displays the defining elements of houses that were popular during the wartime and immediate postwar period built under building restrictions. Houses from this period often employ austere design with cube forms often juxtaposed with curved and cylindrical forms derived from Moderne style architecture of earlier decades.

Moderne architecture favoured geometric forms, especially plain wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a clear articulation of forms, often emphasising horizontal, vertical, or diagonal lines.

In the 1940s, the pressed imperial-size bricks were particularly popular as standard 'modular' building or cladding material. Overfired clinker bricks, cream bricks and machine-textured or 'tapestry' bricks became fashionable. Colours and textures were employed to give a desired effect, such as the use of string courses to enhance the modern horizontal emphasis or as trims and textures. Examples with vertical elements with curved or falling effects are also referred to as 'Waterfall' front houses (Cuffley:118-119).

On the Darebin's Heritage Overlay, many interwar examples are single residences predominantly in Old English/Tudor Revival and Californian bungalow style. There are only a small number of Moderne residences identified as being Individually significant in Darebin.

The Sandland Family Houses at 36 Cooper Street and 40 Cooper Street, Preston (HO208) are a pair of houses developed for the locally important Sandland family. The house at 36 Cooper Street is a rendered brick inter-war villa with a hipped roof clad in terracotta tiles. Its design features elements influenced by the Moderne style. Two projecting bays flank a central porch. The bay to the right has a curved wall at the corner of the building. The curved corner window in this location has a horizontal hood above its window. The upper walls of the house are rendered brick and the bases of the walls are face brick. The windows of the house are steel framed and contribute to the Moderne character of the dwelling. The front boundary fence is complementary and has a brick base, rendered brick pillars and wrought iron railings between each pillar. The house, garden and front fence at 36 Cooper Street, Preston are elements that contribute to the significance of the place. The pair at 36 and 40 Cooper Street are of local historic, architectural and aesthetic significance to Darebin City.

499 St Georges Road, Thornbury is a substantial early 1940s cream brick Moderne style building, originally a combined house and surgery. It has an L-shaped and geometric form relieved by the partly cantilvered and curved balconies (structural support added as a later addition), the umber brick plinth and tapestry brick banding ('speedlines'). Fenestration includes original timber doors with porthole window and timber-framed corner windows. The extended cuboid wing, which addresses Fyffe Street, incorporated both the former surgery and garage. 499 St Georges Road is recommended as individually

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significant in Thornbury Park Estate precinct (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020).

8,9 and 10 Kelley Grove, Preston, are included in the Kelley Grove Precinct (HO103). They are all 1940s examples constructed of face cream brick with variegated brick detailing, asymmetrical arrangement and terracotta tiled roofs. The Kelley Grove Precinct has a highly consistent and intact streetscape.



Figure 7. 36 Cooper Street, Preston (HO208). (Source: Google, July 2019)



Figure 8. 499 St Georges Road, Thornbury (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020). (Source: Google, July 2019)



Figure 9. 10 (left) and 8 (right) Kelley Grove, Preston, in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 10. 9 Kelley Grove, Preston, in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)

**Context**

257 Heidelberg Road, Northcote, compares well with these examples and like them features design elements that are evocative of the Moderne style that was popular for the interwar domestic architecture and carried onto 1950s.

The use of curved corners and/or windows, low masonry fences with mild steel work, terracotta tiled hipped roofs (with or without gabled bays) and cream brick walls (except for 36 Cooper Street, Preston) with darker-coloured brick details are the common features observed in these examples. With the use of curved elements and stepping down chimneys as the primary vertical element in the street frontages, 9 and 10 Kelley Grove (in HO103 Kelley Grove Precinct) are representative examples of the 'Waterfall' front houses. 499 St Georges Street is a more representative of the late interwar Moderne domestic architecture, with its geometric two-storey and partly cantilevered and curved balconies.

257 Heidelberg Road, Northcote, is a better example than the group of places in the Kelley Grove Precinct (HO103). 257 Heidelberg Road is distinguished for its fine detailing and high integrity. This is evident in the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brick work and its unusually proportioned and detailed chimney. It is further distinguished by its retention of key characteristics of the 1940s domestic setting including its relatively formal landscaping and original garage. The discreet rear additions are not visible from the public domain and do not diminish the place's integrity. The intact postwar ornamental garden in the front setback also complements to the place's representativeness.

The subject building compares favourably to the Moderne style examples at 36 Cooper Street, Preston (part of HO36) and 499 St Georges Road, Thornbury (recently assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020) in terms of its architectural qualities, integrity and its use of decorative face brick cladding, curved windows, simplified asymmetrical form and solid massing.

## Context

**ASSESSMENT AGAINST CRITERIA**

✓	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p><b>CRITERION G</b> 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).</p>
	<p><b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

**STATEMENT OF SIGNIFICANCE****WHAT IS SIGNIFICANT**

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49 for the owner Beniamino Bortolussi, is significant.

Significant fabric includes the:

- original built form, roof and scale of the residence and separate garage;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- chimney, and steel framed windows including the curved glass to the corner windows;
- low masonry brick fence with saw tooth detailing, mild steel panels and gates; and
- front garden and landscaping including the concrete and marble-paved driveway and footpath; and
- two cypresses by the gate.

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### HOW IT IS SIGNIFICANT

257 Heidelberg Road, Northcote, is of local historic, representative and aesthetic significance to the City of Darebin.

### WHY IT IS SIGNIFICANT

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49, is historically significant as an example of immediate postwar residential development in Darebin. A major boom commenced in the late 1940s changed the pattern of Darebin's settlement. Over 2500 new private houses were built in the municipality between 1949 and 1954, to meet the increasing demands for housing. The building reflects the massive postwar boom and suburban expansion that characterises Darebin's postwar development. (Criterion A)

257 Heidelberg Road, Northcote, is of representative significance, for its design characteristic of the late 1940s domestic architecture. Severe shortages of building materials and increased labour costs meant that architect-designed economic housing became favoured by new homeowners. House plans published in popular magazines and design handbooks provided solutions to maximise the efficiency of the budget and land size.

The subject residence displays the defining elements of the early postwar houses influenced by Interwar Moderne style that was popular for the interwar domestic architecture and carried onto 1950s. The elements highly characteristic of the type include its cube forms juxtaposed with curves; horizontal emphasis to the façade through its use of bands of different coloured brickwork; tall chimney that acts as a strong vertical element; relatively formal garden and landscaping of the front setback; and low masonry fence with mild steel panels and gates. These are defining elements of the late 1940s examples that developed out of the Moderne Style of the 1930s and was popular during the immediate postwar period. The front garden provides a setting that is consistent with the period, retaining a pair of cypresses near the gate, other ornamental trees, and a hedge, all typical garden design elements for 1940s houses. (Criterion D)

257 Heidelberg Road, Northcote, is also aesthetically significant, distinguished by its high intactness and integrity as well as its use of well-detailed elements that reflect the influences of Moderne style architecture adapted for late 1940s residences. Key elements include the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brickwork and its unusually proportioned and detailed chimney. The overall brickwork and refinement of detail in the design are evidence of a high level of craftsmanship. The brickwork incorporating face cream, brown and dark red bricks, curved corners laid in header course, saw tooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening all bring interest and textural depth to the elevations achieved through the adaptation of cheap building materials under the Government's building restrictions.

The front garden also features distinctive features. The driveway is paved with large custom-made brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor. Other landscaping elements that are consistent with the style include the narrow garden bed that is covered with aggregate gravels and wraps around the front lawn; cypresses planted on either side of the gate; and various ornamental plants including tapestry hedge and standard roses in the front garden. (Criterion E)

## Context

**RECOMMENDATIONS**

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

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

**DAREBIN PLANNING SCHEME**

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	Yes - Masonry fence
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

**OTHER**

Low masonry fence with mild steel panels and gates, and original cream brick garage.

**Context****REFERENCES**

Age, as cited.

Central Plan Office, *Historic Aerial Photography - 1930s to 1990s*, via Landata.com.au, as cited.

Context 2008, *City of Darebin Heritage Study Volume 1: Draft Thematic Environmental History*, prepared for City of Darebin.

Cuffley, Peter 1993, *Australian Houses of the Forties & Fifties*, Five Mile Pres:Rowville.

Land Victoria, Certificates of Title (CT), as cited.

Sands & McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.



Context

**273-289 Heidelberg Road, Northcote**

**Church of Jesus Christ of the Latter-day Saints, Northcote**

<b>Citation number:</b>
<b>Prepared by:</b> Context
<b>Survey Date:</b> May 2020
<b>Place Type:</b> Religious
<b>Significance level:</b> Significant
<b>Architect:</b> (likely) Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department
<b>Builder:</b> Not known
<b>Construction Date:</b> c.1958 & c.1974-78
<b>Extent of overlay:</b> To title boundaries

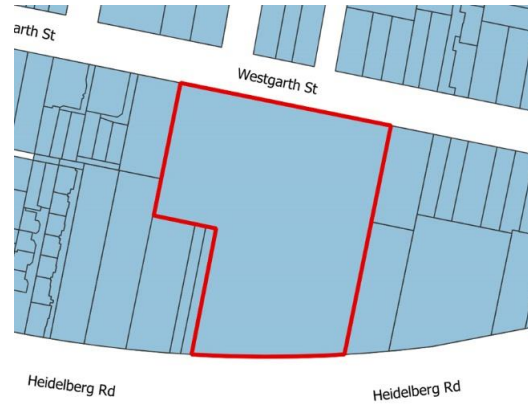


Figure 1. Quadrangle fronting Heidelberg Street, Northcote. (Source: Context, May 2020)



Figure 2. Chapel fronting Westgarth Street, Northcote. (Source: Google, June 2019)



**Context****HISTORICAL CONTEXT**

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

7 Community and Culture

## 7.1 Worshiping

**PLACE HISTORY**

273-289 Heidelberg Road, Northcote, is a church and community complex built for the Mormon Church c. 1958, most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department.

Prior to the construction of the church complex, it appears that the land did not have any permanent structures erected on site. A plan dated to 1909 shows the land as empty, with the majority of the surrounding blocks also undeveloped (MMBW Detail Plan no. 1270, 1909). According to street directories, the land was used by Sidney Panther as 'storage' from at least 1925 until 1955 (S&Mc 1925, 1955). This storage was likely to have been linked to Panther's timber business (*Advocate* 16 May 1949:7).

The Church of Jesus Christ of the Latter-day Saints (known commonly as the Mormon or LDS Church) has its origins in the American religious movement founded by Joseph Smith in the early nineteenth century. The movement had an established presence in Australia since the 1840s. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all states of Australia between 1956 and 1958. During this time 19 chapels and additions to existing sites were undertaken at a cost of one million dollars and an estimated half-million dollars in donated labour from church members (Cummings 1961:221). A further 15 parcels of land intended for use as chapel sites had also been purchased by this time (Cummings 1961:221). All building work was designed by Arnold Ehlers and A. (Amos) Neff Taylor in conjunction with the Mormon Church's Architectural Department (Cummings 1961:221). The consistent contribution and oversight of works from Neff Taylor, Ehlers and the Department, all based in Utah (America), meant the designs for the sites around Australia conformed to general standards, design features and materiality which were also common in LDS buildings around the world.

The church at the subject site was most likely constructed in 1958 towards the end of this period of expansion between 1956 and 1958. An aerial photograph shows the building being built in June 1958 (Figure 5). The building was completed by January 1960 (Figure 3).

In 1961 the church was described in the following terms:

*In a lovely setting of spacious lawns and gardens on Heidelberg Road, Fairfield, stands the chapel erected by the Melbourne Branch of the Church of Jesus Christ of the Latter-day Saints... this grand edifice not only contains a very lovely chapel, but a large recreation hall, individual classrooms for Sunday School work, committee rooms, and a beautifully appointed kitchen. These rooms are built around a large quadrangle, in which seats set on a paved area are surrounded by lawns and gardens with flowering shrubs... what a wonderful impression the landscaped grounds must make on the passer-by! If so much thought and work has been put into the beautification of the surrounding of the building, one straight away visualizes the beauty of the interior." (Cummings 1961:229)*

This description indicates that the first buildings, inclusive of the original chapel and community centre with courtyard, were designed as a cohesive structure.

Context

In 1974-78, a new chapel was built to the north of the c.1958 building (Figure 7). A passage connecting the two buildings was constructed by 1981 (Figure 8).

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses a Family History Centre, a branch of the Family History Library in Salt Lake City, Utah (*Newsroom* 13 April 2020).

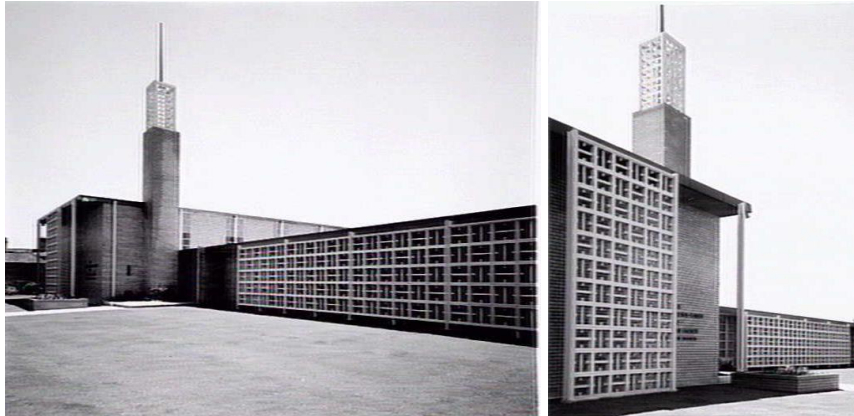


Figure 3. The building facing Heidelberg Road in January 1960. Note that the decorative screens and the spire on the tower have been removed. (Source: Lyle 1960, 'Church of Latter Day Saints', State Library Victoria Accession No: H92.20/6790)

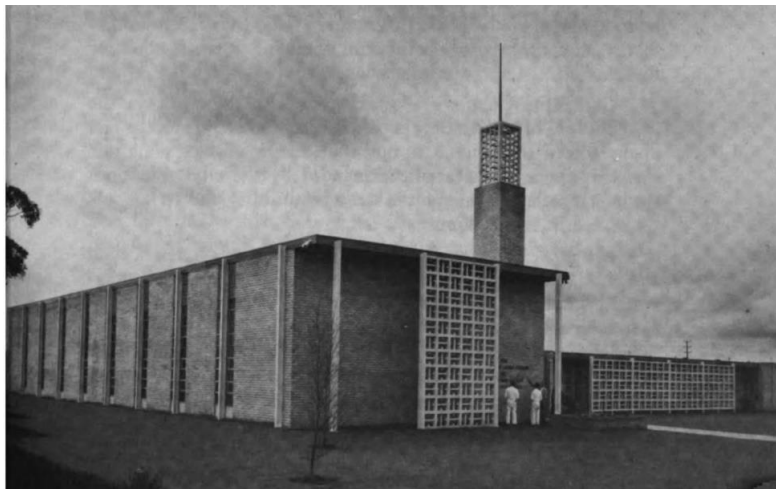


Figure 4. The building facing Heidelberg Road, at completion. Note that the decorative screens and the spire on the tower have been removed. (Source: Cummings 1961:223)

Context



Figure 5. 273-289 Heidelberg Road in Heidelberg Road being built in June 1958. (Source: Central Plan Office, 'MELBOURNE OUTER SUBURBS NO.2 PROJECT (6/1958)' via Landata)



Figure 6. 273-289 Heidelberg Road in January 1969. The early landscaping shown is largely intact. (Source: Central Plan Office, 'EASTERN FREEWAY PROJECT (1/1969)' via Landata)



Figure 7. 273-289 Heidelberg Road in April 1978. Note the new chapel was completed by this time. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (4/1978)' via Landata)



Figure 8. 273-289 Heidelberg Road in January 1981. Note the passage between the earlier building and the new chapel was completed by this time. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (1/1981)' via Landata)

## Context

*A. (Amos) Neff Taylor, Architect*

A. Neff Taylor was born in 1919 in Utah. Taylor's grandfather had been the third president of the Latter-day Saints Church, and was involved with Joseph Smith and Brigham Young in the foundational years of the religion (*Deseret News*, 2 November 1946:8). After serving in the navy during World War Two, A. Neff Taylor joined the Latter-day Saints Church as a designer of chapels, and later, temples, for the organisation for over 26 years (*Salt Lake Tribune* 28 February 1980:32). By 1961, Taylor had been appointed the head of the technical and research section of the Church's architectural department (*Deseret News*, 26 August 1961:6). An active member of the church, Taylor held positions as a bishop, high council member and stake executive secretary until his death in 1980 (*Salt Lake Tribune* 28 February 1980:32).

*Arnold Ehlers, Architect*

Arnold Ehlers was born in 1901 in Hamburg, Germany, later moving with his family to Utah, America. Ehlers graduated from the Blaine School, Salt Lake City in 1917 having earlier attended the Carlisle School. Following his graduation, Ehlers took courses in mathematics and engineering at the Latter-day Saints High School, Salt Lake City, in preparation for a career in architecture. Serving as a draughtsman at multiple architectural practices, Ehlers undertook mostly minor commercial and public projects until 1939. During this time, Ehlers eventually became the Chief Draughtsman for the firm of Anderson and Young in Salt Lake City. In 1939, he left to set up a partnership with Lorenzo Young in the same city, however the firm was interrupted by the onset of World War Two (Archifact 2013:52).

Practicing intermittently through the war, Ehlers eventually obtained a position as Supervising Architect for the Latter-day Saints Building Committee, while continuing to undertake private commissions. Between 1952 and 1954, Ehlers acted as Supervising Architect for the Church Building Committee, New Zealand, followed by contributing towards the building program in Australia later in the decade (Archifact 2013:52).

Continuing to work in other roles as an Area Architect for the Church, Ehlers had a brief time in practice with his son, Jack, in 1964 and 1965. Ehlers was then charged with the Meetinghouse remodelling Programme for the Church Building Department until he retired in 1971 (Archifact 2013:52).

**DESCRIPTION**

The Church of Jesus Christ of the Latter-day Saints complex comprises a recreation hall fronting the northern side of Heidelberg Road (c.1958) and a later chapel (c.1974-78). fronting Westgarth Street to the south. The buildings are connected via a passage (c.1978-81). The site is generally flat and has generous front setback.

*Chapel and community centre (c.1958)*

Set back from the street, the c.1958 building comprising the original two storey chapel and single storey community centre is a dominant building in the Heidelberg Road streetscape. The steel-framed buildings are constructed in orange brick with a pinkish tint laid in stretcher bond and have a low-pitch roof clad in metal sheets that float above an expressed steel beam that acts as a modern interpretation of a classic entablature.

## Context

The original two-storey chapel is built to the west of and is attached to the single storey community centre. The community centre is built around a large internal quadrangle and originally housed a large recreation hall, individual classrooms for Sunday School work, committee rooms, and a kitchen. A tower topped with decorative panels is located along the eastern wall of the chapel where it intersects with the community centre building. The community centre is accessed from an entrance on the east.

Along the southern elevation, facing Heidelberg Road, projecting eaves are supported by regularly spaced steel universal columns. Two-storey in height across the front of the Chapel and single storey across the community centre, these columns create a colonnade effect across the buildings. At the eastern end of the community centre the building projects forward to be in line with the colonnade and its sheer wall surface is broken up by narrow recessed vertical panels in the brickwork that maintain the rhythmic spacing of the columns. Narrow full height vertical openings are provided on the west, north and south elevations of the building and are commonly placed either side of an expressed steel member. Breaking the wall surface into regular bays these openings replicate the vertical emphasis created by the colonnades across the front of the buildings. Fitted with metal framed windows that are divided into a square module, the top and bottom panels of each of these windows are fitted with opaque glass. Highlight windows exist on the eastern wall of the chapel. The east elevation features a full-height metal-framed window and clerestory windows.

The landscaping around the building including the lawn, concrete pavement and brick garden beds (in matching bricks) appear original, as shown in Figure 6. [Four eucalypts \(\*Eucalyptus sp.\*\) Gumtrees planted after 1981 exist<sup>ed</sup> in front of the c.1958 building close to the footpath. \[Two trees were removed in late 2021 \\(Nearmap\\). The remaining two trees and lawned area are important urban elements that provide amenity benefits for the congregation and wider community.\]\(#\)](#)

The courtyard within the quadrangle is paved with brick. The c.1978-81 passage is built in cream brick, with large steel-framed windows and flat roof.

### *New chapel (c.1974-78)*

Constructed of cream bricks laid in stretcher bond, the north-facing chapel is a modern style church building, within the broader Late Twentieth-Century Ecclesiastical idiom. The building has a traditional basilica-like plan with four wide low-pitched gabled wings comprising narthex, nave, apse, choir, and transepts.

The primary elevation facing Westgarth Street is distinguished by its sheer brick wall that steps back from the street line and incorporates a large central section constructed from panels of interlocking off form concrete that emphasise verticality. A spire rises from above the main recessed entry that is set from Westgarth Street and features geometric concrete formwork.

The roof form of the chapel is constructed using four interlocking low-pitched gables and continues towards the ground over the main entry, anchoring the building to the site at this point. Each of the minor gable ends feature a central panel of pale rock faced brickwork that is set between vertical slim projecting brick columns. These panels provide a contrasting ribbed texture to the otherwise unadorned wall surfaces of the building.

Large rectangular steel-framed windows are provided on the east and west elevations. Small windows are on the south, and the north elevation features strip windows behind the projecting wall plane.

**Context**

At the front of the Chapel a lawn area is broken up by a brick paved path that leads to the entry and appears original. Garden beds planted with small shrubs surround the building and a group of eucalypts mark the entry. A Low brick fence runs along the Westgarth Street boundary and a dwarf brick wall inset with the church name stands on the lawn behind the low fence. The 'visitors welcome' appended after the 'Church of Jesus Christ of the Latter-day Saints' is part of the Church's standard style of logo from c.1980.

**INTEGRITY**

As a whole, the Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is largely intact with some changes visible to original or early important fabric.

The c.1958 building is relatively intact, retaining the original built form of the original chapel and a community centre built around a quadrangle. The building's steel-frame construction, orange brick walls, tower with decorative top panels, full-height and clerestory windows, and the landscaping including the orange brick garden beds are part of the important early elements. Despite the loss of decorative panels along the colonnade and the spire above the tower, the original design of the building is still highly legible.

The c.1974-78 chapel fronting Westgarth Street represents a slightly later mode of design within the denomination's architecture. The building appears highly intact, with its retention of important elements such as the basilica-like floor plan, steel-frame construction with cream brick cladding, gable roofs with a shallow pitch, decorative stonework on each gable end and a spire.

The building has been altered, with the removal of original decorative panels along the Heidelberg Road elevation and the spire above the tower. The logo 'Church of Jesus Christ of the Latter-day Saints' on this elevation is also a later addition dating from after 1980. The earlier signage was located near the right-hand side edge of the wall (Figure 3).

The site's intact early landscaping, c.1981 passage connecting the two buildings, and its continuous use as a place of worship are other factors that contribute to the importance of the place. Overall, the building has high integrity.

**COMPARATIVE ANALYSIS***Post-war Mormonist architecture*

A church architect has been a feature of the Church of Jesus Christ of the Latter-day Saints since 1847. Building a ward chapel involves constant consultation with the Church Design and Architecture Division, housed in the central church offices in Salt Lake City (Starrs 2009:335). The Church officials oversaw the details from building design, temperature control, size, square footage to decorations, grading, logos facing, and signage. Unlike temples, which are used for particular rituals with exclusive access, the ward chapels (commonly known as meetinghouses) are often mass-produced with simpler designs. Since the 1920s, Mormons have repeated more or less standardised designs for the ward chapel architecture, although there was no single standard plan adopted until after the 1950s (Starrs 2009:335).

In the 1930s, the church building slowed due to the economic depression, but it was the period when some of the most original architectural work of the church was developed, influenced by art deco and International School motifs (Starrs 2009:335). The period was followed by the church's key expansion period in the immediate postwar period. From 1945 to 1955, three firms in Salt Lake City designed more than 1000 stake and ward meetinghouses. Standardisation of plans largely advanced during this period, due to the lack of time for specialisation. In the 1950s, a standard plan prototype became established.



**Context**

In the ward meetinghouse, a multipurpose room was provided close to the chapel. The multipurpose room is adaptable into a gymnasium, stage, or rehearsal facilities, and all adjoined a kitchen and classrooms. (Starrs 2009:335-336).

A Church Building division was formed in 1955, with Harold Burton as church architect. Burton moved to a more modern, ecclesiastical architecture (Starrs 2009:336). In 1959, a senior church design official issued a blanket statement: ‘A church should embody architectural beauty, dignity, simplicity, structural stability, and functional livability [sic], and at the same time be economic in its cost and give long service with low expenditure and maintenance’ (Starrs 2009:336). The church advocated the use of a generic and place-unspecific standard design. Modern meetinghouses were enthusiastically described by church leaders as positive proof of church’s success in the mission field.

In 1964, the growth in the building program of the Church led to the reorganisation of the Building Division, and the subsequent establishment of an office dedicated to standard plans (Bradley 1981:24). By the late 1970s, a complete set of 23 drawings was available. Every building was designed to accommodate the largest possible zoning regulations. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs (Figure 9) (Starrs 2009:337-338). Modifications of the basic plan often included changes of basic massing, façade decoration and steeple forms. It was common to apply a decorative theme throughout the design (Bradley 1981:26).

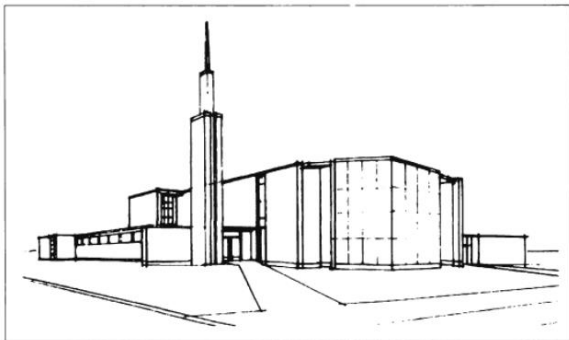


Figure 9. An example of a standard-plan drawing, known as the 'Fairmont' style. (Source: Meinig 2009:339)

In Australia, 19 chapels and additions to existing chapels were built between 1956 and 1968. The following are a selection of examples in Victoria, that are likely contemporaneous with the c.1974-78 building on the subject site. These designs were repeated across Australia, with similar designs existent in other states. None of these have heritage protection.



Context

Figure 10. LDS Church in Gladstone Road, Dandenong North (No HO). (Source: Google, March 2020)



Figure 11. LDS Church in Hewish Road, Croydon (No HO). (Source: Google, September 2019)



Figure 12. LDS Church in Glenroy Road, Glenroy (No HO). (Source: Google, February 2020)

Figure 13. LDS Church in Hawthorn Road, Hawthorn (No HO). (Source: Ware 2016, via Google)

An example in Greenwich, New South Wales, features decorative screens similar to the c.1958 building. It is likely another pre-standard plan building, which was constructed through the expansion program in all states of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites.



Figure 14. LDS Church in Greenwich Road, Greenwich, New South Wales. (Source: Google, November 2019)

The subject site as a whole, the LDS church complex at 273-285 Heidelberg Road is distinctive for its unique design approach, and for its demonstration of the Church's changed design tastes in the post-war period. Combining a chapel and multi-purpose recreational hall with a box-like massing and form, the c. 1958 building is a rarer, pre-standard design church that represents profound influence of International style. The c. 1974-78 building represents the Church's fully developed standard plan designs actively adopted around the world. These elements reflect the church's original design scheme and is consistent with the aesthetics of modernist architecture, as well as those of the Mormon church's architectural department in Utah, United States. The site as a whole is an unusual important example in Victorian context, comprising both the pre- and established standard design LDS church buildings.

*Post-war churches in Darebin*

The subject site is characteristic of churches of various denominations set within complexes of associated buildings and grounds, such as chapels, halls, Sunday schools and gardens. As a complex, Church of Jesus Christ of the Latter-day Saints in Northcote illustrates the progression of Heidelberg Road during the post-war boom and the evolving role of the church community in providing both educational and spiritual services to the growing community.



### Context

Post-war churches in Darebin, as in Victoria and Australia more widely, fall into a range of architectural styles, ranging through various Revival styles, Modernist, or what has been broadly categorised as a Late Twentieth-Century Ecclesiastical style. While Revival styles continued to reference strongly historical precedents such as the Gothic or Romanesque basilica or cathedral designs, Modernist designs sought to break from tradition, sometimes radically, for example by using 'round' plans or other geometric or organic forms. Between these two paths, the Late Twentieth Century Ecclesiastical style in Australia retained 'a traditional attitude', comprising a vertical motif such as the 'finger pointed to the traditional heaven' but combined with broader naves and shorter plans to emphasise 'the ministry of the word' (Apperly, Irving & Reynolds 1994:230). Familiar materials such as brick and timber were used to integrate the church into the community and to reflect the residential settings in which they were located.

The Modernist churches in Darebin that are currently included on the City of Darebin's Heritage Overlay as individual place include the following.

Regent Baptist Church complex at 726-34 High Street, Reservoir (HO271) comprises a 1918 timber chapel with a clinker brick porch added in 1923, and a 1964 church designed by Keith Reid. The Modernist church has two brown brick bays that flank a central entrance. Above the door in this entrance is a large stained-glass window and a steeply pitched roof clad in terracotta tiles crowns the composition. A cone-shaped copper spire extends up from the roof at its High Street end. A bay projects to the south at rear. The Regent Baptist Church complex is of local historic, aesthetic and social significance to Darebin City.

St George's Anglican Church, 32-34 Ralph Street, Reservoir (HO279) was constructed in 1964, designed by the noted architectural firm of Mockridge, Stahle and Mitchell. It is a Modernist Anglican church built of steel and concrete, which is of a cubic form and displays structural expressionism in its use of a space frame truss roof that appears to float above the building. A tall spire set on a raised platform is placed centrally above the roof. St George's Anglican Church is of local historic, architectural and social significance to Darebin City.

St Gabriel's Catholic Church Complex at 237-243 Spring Street, Reservoir (HO280) comprises a church designed by S. J. Moran and constructed by F. O. Dixon in 1960, and a presbytery at 237-243 Spring Street. The church is constructed of cream brick in the Modernist style with a roof clad in terracotta tiles. It is built on a diagonal to the Spring Street and Viola Street corner. The church has a recessed entrance which is faced with glazed white tiles and panels of small green mosaic tiles. At right of the entrance is a bell tower with a cross at its top. There is a foundation stone at the base of the tower. Further west along Viola Street is a cream brick Presbytery that is contemporaneous with the church, and sympathetic to it in terms of its materials. St Gabriel's Catholic Church Complex is of local historic, architectural and social significance to Darebin City.

Holy Name Catholic Primary School & Church Complex, 2-26 Robb Street, Reservoir (HO249), Darebin City (HO249) was built in stages from 1939 to 1966. The church was designed by J. P. Saraty and constructed by 1964 and the mural and artworks were created for the church by Voitre Marek. The Modernist form of the church and its setting behind an open forecourt is integral to the significance of the place. The Holy Name Church complex is of local historic, architectural, aesthetic and social significance to Darebin City.

Context



Figure 15. Regent Baptist Church complex at 726-34 High Street, Reservoir (HO271).



Figure 16. St George's Anglican Church, 32-34 Ralph Street, Reservoir (HO279).



Figure 17. St Gabriel's Catholic Church Complex at 237-243 Spring Street, Reservoir (HO280).



Figure 18. Holy Name Catholic Primary School & Church Complex, 2-26 Robb Street, Reservoir (HO249).

For its adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms, both the c.1958 and c.1974-78 buildings at 273-289 Heidelberg Road, Northcote compare well with all of the above examples of post-war churches in Darebin. The HO-listed churches and the subject buildings utilise a restrained material palette of brick cladding and steel window frames and details.

Built with a linear, box-like horizontal and vertical massing of rectangular forms, the subject c.1958 building assumes a more functionalist aesthetic and includes a quadrangle that was part of the original design scheme. The simple rectangular tower functions as a strong vertical element that plays off against the horizontal character of its low-lying rectangular form of the recreational wing, establishing prominence in the streetscape.

The subject c.1974-78 building is distinguished from these other modern designs by its adoption of a standard design that was provided by the centralised church offices in Utah, United States. This building adopts a more traditional basilica-like plans, less typically seen in Modernist church designs. Yet, its adoption of asymmetrically placed vertical tower form and linear, box-like massing echoes the widely popular Late-Twentieth Century Ecclesiastical style idioms that are also represented in all the above HO-listed examples.

As a group, modern post-war churches in Darebin display an eclectic character, ranging from traditional basilica forms, to the modern cubic-form church. Post-war churches are not well represented in the Heritage Overlay. The LDS church in Northcote compares favourably to other post-war churches in the

**Context**

municipality in terms of its architectural qualities, integrity and its use of brick cladding, plain walls and simplified forms.

The two post-war chapels demonstrate the evolution of architectural custom and Modern ecclesiastical design of the LDS church, where, unlike many other denominations, established a standardised church designs produced by the church's Building Division and repeated around the world.

**ASSESSMENT AGAINST CRITERIA**

✓	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
✓	<p><b>CRITERION G</b> 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).</p>
	<p><b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

**STATEMENT OF SIGNIFICANCE**

**WHAT IS SIGNIFICANT**

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, comprising the c.1958 chapel and recreation hall building fronting Heidelberg Road and the c.1974-78 new chapel fronting Westgarth Street, is significant.

Significant fabric includes the:

- original form and scale of the c.1958 chapel and recreation hall building, including its simple rectangular form, very low-pitched roof form and its asymmetric composition of the horizontal and vertical elements of hall, rectangular tower and landscaped quadrangle;
- elements that reflect the Modernist ecclesiastic designs of the c.1958 building produced by the Church of Jesus Christ of the Latter-day Saints’ Building Division in Utah, United States, including the original orange face brick cladding, full-height metal-frame windows, clerestory windows and steel universal columns supporting projecting eaves on the Heidelberg Road elevation;
- original form and scale of the c.1974-78 chapel, including its basilica-like plan and four-wings with low-pitched gables;

**Context**

- elements that reflect the Modernist ecclesiastic designs of the c.1974-78 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including original cream face brick cladding and decorative brick and concrete panelling, pattern of fenestrations as well as the tower; and
- other original landscaping elements including the lawn and brick paving on the Heidelberg Road set back, brick paving of the quadrangle, brick garden beds built as part of the c.1958 building scheme, and early signages on the c.1958 building and in front of the c.1974-78 chapel including the dwarf brick wall.

Two eucalypts (*Eucalyptus sp.*) planted in the Heidelberg Road setback contribute to the setting of the place but are not significant in their own right.

**HOW IT IS SIGNIFICANT**

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is of local historic, representative and social significance to the City of Darebin.

**WHY IT IS SIGNIFICANT**

273-289 Heidelberg Road, Northcote, is historically significant as a church complex consisted of a c.1958 chapel and recreation hall building fronting Heidelberg Road and a c. 1974-78 chapel fronting Westgarth Street, established for the Church of Jesus Christ of the Latter-day Saints (LDS Church) in 1958. The earlier building was built c. 1958 most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all states of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites were undertaken. The Church officials at Utah, United States oversaw the entire building program, from the selection of sites to design details and functionality. The subject site would have been ideal for the church, as a new boom commenced in Darebin in the late 1940s with more than 2,500 new private houses and some large Housing Commission of Victoria estates were established between 1949 and 1954.

As a complex, 273-289 Heidelberg Road demonstrates the evolution of design aesthetics of the Building Division of the LDS church, where, unlike many other denominations, established a standardised church designs produced by the church's Building Division and repeated around the world. The pre-standard plan building built c.-1958, comprising a chapel and a multipurpose room, was based on the Church's primitive prototype that formed the basis for the development of standard plans after the 1950s. The c. 1958 building is a tangible evidence of the last era of custom-design meetinghouses, as one of 19 churches built in that period across Australia. The later c.-1974-78 building displays the elements of more standardised church designs that were repeated in churches built in the 1970s. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs. (Criterion A)

273-289 Heidelberg Road, Northcote, is of representative significance for both the c.1958 and c.1974-78 buildings' adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms. The representative elements include a restrained material palette of brick cladding and steel window frames and details. A linear, box-like horizontal and vertical massing of rectangular forms and simple rectangular tower (the c.-1958 building); and adapted traditional basilica-like plans, asymmetrically placed vertical tower form and linear, box-like massing (the c.-1974-78 building) echo the widely popular Late-Twentieth Century Ecclesiastical style architecture. (Criterion D)

**Context**

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses Family History Centre, a branch of the Family History Library in Salt Lake City, Utah. The subject complex is of social significance to the City of Darebin, for its continued association with the church community. (Criterion G)

**RECOMMENDATIONS**

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

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

**DAREBIN PLANNING SCHEME**

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

**OTHER**

N/A

**Context****REFERENCES**

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Bradley, Martha Sonntag 1992, 'The Mormon Steeple: A Symbol of What?' in *Sunstone Magazine*, September 1992, pp.39-48.

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Context

**331-333 Heidelberg Road, Northcote**

**Former residence**

<b>Citation number:</b>
<b>Prepared by:</b> Context
<b>Survey Date:</b> May 2020
<b>Place Type:</b> Residential
<b>Significance level:</b> Significant
<b>Architect:</b> -
<b>Builder:</b> Not known
<b>Construction Date:</b> 1913
<b>Extent of overlay:</b> To title boundaries



Figure 1. 331-333 Heidelberg Road, Northcote. (Source: Context, May 2020)



Figure 2. 331-333 Heidelberg Road, Northcote. (Source: Context, May 2020)



**Context****HISTORICAL CONTEXT**

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

5 Building Suburban Darebin

## 5.3 Twentieth century recovery

**PLACE HISTORY**

331-333 Heidelberg Road, Northcote, was built in 1913 for the owner Henry Samuel Trevena, contractor. By September 1912, H. S. Trevena was the proprietor of the Crown Allotments 46 and 47, near the City of Northcote, Parish of Jika Jika, County of Bourke. The residence known today as 331-333 Heidelberg Road, Northcote is located on allotments 47 and part of 46 (CT Vol. 8532 Fol. 743). In 1913, the residence first appeared in the Sands and McDougall postal directory described as 'vacant' (S&Mc 1913). By early 1914, H. S. Trevena and his wife Ellen Gertrude resided at the residence then known as 106-108 Heidelberg Road, Fairfield (ER 1914). They continued to live here until 1918.

In 1910-11, H. S. Trevena was the Mayor of Collingwood, where he was born in 1868 (Ancestry; *Table Talk* 15 September 1910:18). In 1914, Trevena relocated his sewerage and plumbing business to the Fairfield and Alphington area (*Heidelberg News and Greensborough and Diamond Creek* 3 January 1914:3).

In November 1918, Baillieu, Allard Pty. Ltd. advertised the sale of the house under instructions from H. S. Trevena. The property, described as a 'beautiful modern brick villa residence, facing south overlooking Fairfield Park', was built on land having a frontage of 142 feet and depth of 210 feet through to Westgarth Street. The advertisement read as follows:

*This magnificent home contains wide entrance hall, drawing room (16 x 16 [ft]), dining room (25 x 20), billiard room (23 x 18 ft 6 in), bedrooms (16 x 16, 15 x 12, 15 x 12), study, maids' rooms, kitchen, bathroom (with hot and cold water), pantry, storerooms, 2 w.c.'s [water closets] and every possible modern convenience.*

*The outhouses comprise 3-stall stable, garage, extensive model poultry houses, aviaries, conservatory and fernery, and large workshop.*

*The land is laid out in beautiful garden and lawns (Heidelberg News and Greensborough and Diamond Creek 30 November 1918:2).*

Between 1920 and 1964, the property remained under the ownership of Abraham Newmark, tanner, and his wife Nahammah (or Nehama), whose family members were the owner-occupiers until the late 1950s (CT Vol. 8532 Fol. 743, Vol.6460 Fol. 921; S&Mc 1955, 1960). Following A. Newmark's death in 1935, the properties now known as 329 Heidelberg Road and 214 Westgarth Street were subdivided from the original land parcel of the subject property in 1940-41. These properties were transferred to both Ariel and Zaheerah Newmark, children of Abraham and Nahammah (CT Vol. 3593 Fol. 527; Ancestry).

The original residence was converted to flats between 1965 and 1967, during the ownership of Goneli Bros. Pty. Ltd., builders. In 1967, the property was transferred to Giovannbattista Iacuone, fishmonger, and his wife Hilda Marie, who was residing at 339 Heidelberg Road (CT Vol. 8532 Fol. 743). 216 Westgarth Street was subdivided from the subject land in 1985. It is likely that the former residence was converted for commercial use in 1987, when the title was transferred to a private company (CT Vol. 8532 Fol. 743). The former residence is now used as psychotherapy consulting rooms.

## Context

**DESCRIPTION**

331-333 Heidelberg Road, Northcote, is a single storey brick residence built in 1913 (architect unknown) for Samuel Trevena.

The building exhibits features consistent with the Queen Anne style, particularly evident in its layout, picturesque hipped roof and fine architectural detailing. The house is asymmetrically arranged, with a hipped slate roof accentuated with decorative terracotta ridge cresting, gargoyles and finials. The roof is bell cast towards the southern and eastern elevations forming a verandah that wraps these sides of the front section of the house. To its western end of the southern elevation, this verandah features a protruding octagonal bay over a box bay window with narrow leaded sash windows that demonstrate influences of art nouveau styling. The elaborate roof of this southwestern bay is counter balanced by the octagonal bay window with distinctive candle snuffer roof located at the northern end of the east-facing verandah. This window has narrow, timber framed sash leaded windows that continue around the form of the tower. Above the windows is roughcast cladding framed within gridded timber strapping.

The front section of the house to the south is squarish in plan form. Two narrow rectangular forms with an M shaped hip roof form its northern wings. The building is constructed of red face brick and has two narrow red brick chimneys, one on each of the rectangular rear wings. Each chimney has a simple corbelled brick cornice capped with terracotta chimney pots.

The front entrance is located beneath the eastern wing of the verandah. There is a porthole window adjacent to the front door and two sash windows framed by segmental arches. A low face brick wall with rendered cement coping surrounds the verandah. Brick columns are regularly spaced along the wall, each supporting a rendered square doric colonette. The bricks comprising the verandah balustrade wall and colonettes are possibly interwar alterations.

The western elevation of the house features a small low skillion roofed extension toward the rear section of the house to the west.

To the northwest corner of the house is a small, single storey, red brick extension that appears to date from c.1980s. The addition features a simple pedimented parapet with decorative finial concealing a hipped roof of corrugated metal cladding. A wide set window presents on its principal elevation facing Heidelberg Road. An access ramp with simple metal handrail leads up to it from the driveway.

The building is well set back from the street and has a driveway to the east. The front boundary has a tall fence of corrugated metal interspersed with decorative posts at regular intervals, indicating the more transparent earlier fence that matches the gate has been overclad. Decorative double width palisade gates open onto a wide, paved entrance driveway. The fence appears to be a recent Victorian replica addition. The western portion of the yard features a swimming pool, large ornate fountain and cast-iron streetlight; these are all recent additions. Several medium sized trees are dotted in the yard as well as a range of floral and shrub plantings along the verandah and boundary fencing.

**Context**

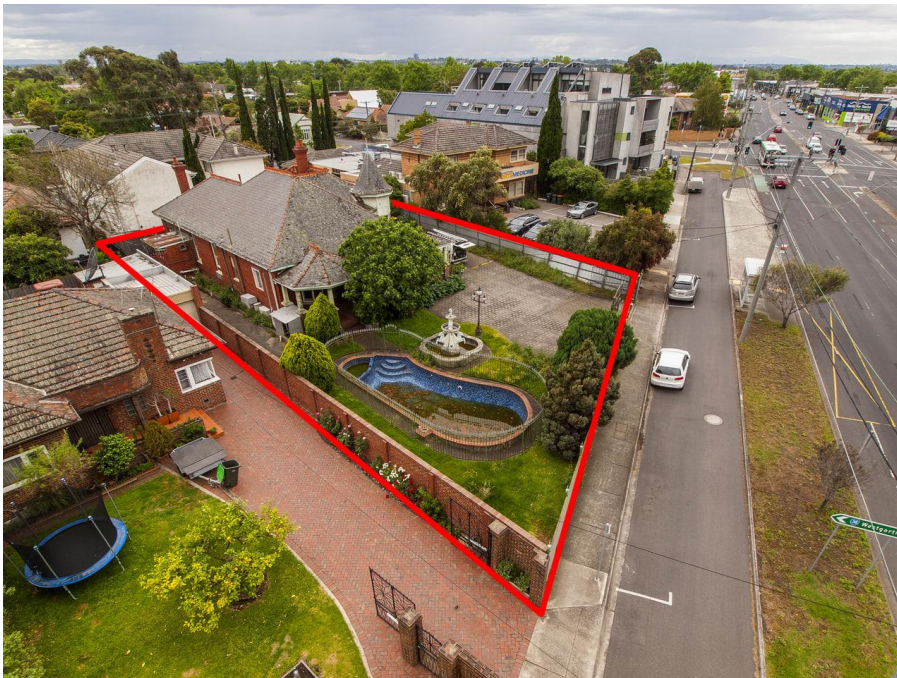


Figure 3. A bird-eye view of 331-333 Heidelberg Road, Northcote. (Source: Commercial Real Estate, June 2020)

**INTEGRITY**

331-333 Heidelberg Road, Northcote, is largely intact with some degree of changes visible to original or early significant fabric. Changes include alterations to the verandah, the single storey extension on the northwest corner, and the addition of new fencing. The building retains its original roof form including architectural detailing and chimneys, its pattern of fenestration, and highly intact turret tower. The building also retains its original built form and scale, verandah roof, red brick planar surfaces and window joinery. The addition and early alterations to the verandah do not significantly diminish the legibility of the building as an example of Queen Anne domestic design. Overall, the building has good integrity.

**COMPARATIVE ANALYSIS**

*Federation and Queen Anne villas*

The Queen Anne style emerged in Australia during the Federation era, sometimes also referred to as the Edwardian era, which dates from roughly 1890 to the start of the First World War in 1914. The style presents a lighter, more picturesque aesthetic that departs from the symmetry and formalism of earlier Victorian era styles. Commonly associated with domestic architecture, the style in Australia was influenced by English and American designs but with notable regional variations. One such variation was the integration of a wide wrap-around verandah.

The treatment and ornamentation of roofs is a key characteristic of Queen Anne architecture. Designs of this style feature picturesque roofscapes that consist of various roof forms. They are frequently clad in terracotta or slate and accentuated by terracotta ridging, apex ornamentation, and elongated chimneys capped with terracotta pots. Typically constructed of red brick, other common wall surfaces include roughcast panelling and wall-hung timber shingles. Asymmetrical facades often incorporated striking elements, such as low towers or sinuous Art Nouveau detailing, contribute to the romantic appearance of the style. Bay, oriel and round accent windows were popularly applied.

**Context**

In the City of Darebin, this period of development is relatively under-represented, and examples of Queen Anne styles included as individual places within the Heritage Overlay are largely concentrated within Preston. The examples provided below are generally have a more modest design than the subject building and reflect a transitional style that incorporates elements of the interwar bungalow. Comparable examples on the Heritage Overlay include:

The house at 4 Mount Street, Preston (HO237), constructed by 1917, is an early twentieth century bungalow constructed in brick with a low-pitched hip slate roof. It is of historical and architectural significance to the City of Darebin. Architecturally, it has a unique design, with an unusual combination of features that illustrates the transition in styles from with the Federation era Queen Anne style, to the bungalows that emerged during the inter-war period. The house reflects the recovery in development in Preston following the economic crash of the late 1890s and prior to the post-First World War boom. It has had some recent alterations and additions made, including the outbuildings, the front fence and gates and skillion at the rear of the house.

The house formerly known as 'Balleer', constructed c.1910, at 648 Bell Street, Preston (HO204) has historical and architectural significance to the City of Darebin. It is a transitional Federation era house with a relatively unusual form comprising a main gable and two subsidiary gables, which addresses the corner, and has a relatively high degree of external integrity. The house is described as having Arts and Crafts detailing, notably in the way that the design addresses its corner siting by the inclusion of subsidiary gables to the Bell Street elevation. However, it exhibits several elements that are characteristic of the Queen Anne style, including the picturesque, decorated roof, red face brick walls with roughcast panel accents, and asymmetrical composition. Later alterations and additions include the lean-to extension and other outbuildings to the rear.

The house known as 'Somerset', at 93 Cramer Street, Preston (HO209) constructed c.1915, it is described as a substantial single-storey Edwardian villa set back from the street behind a mature garden. The house is of brick construction and has a hipped and gabled roof with slate tile roofing. The roof features the complex intersection of forms characteristic of the style and includes terracotta ridge capping, apex ornamentation and tall brick chimneys complete with terracotta chimney pots. A bay projects towards side of the street facing elevation and a verandah with a timber frieze and brackets continues across the remainder of this façade. Another bay projects from the side of the house, contributing to its picturesque qualities. It is of local historic and architectural significance to the City of Darebin. Historically, the house is significant as evidence of the first phase of suburban development in this part of Preston in the early years of the twentieth century. Its scale and grandeur, not common in housing in Preston during that period demonstrates the diversity of its residents and their means. The house is architecturally significant as an unusually substantial brick Edwardian villa, not commonly found throughout Darebin, and is a good representative example of Edwardian villa design. Its significance is heightened by the house's intactness and good condition. The house has aesthetic qualities as a villa within a garden setting. Its front fence, outbuildings, alterations, and additions are recent developments.

1 Flinders Street, Thornbury (HO122), is a substantial brick villa constructed in 1910. The house is red brick with a terracotta tiled and ornamented roof and wide verandah with timber fretwork - all elements that are consistent with the Queen Anne style. Its symmetrical arrangement is uncommon for designs of this style and contribute to its aesthetic significance.

'Kia-Ora' at 607 Heidelberg Road, Alphington, built 1903, is a substantial red brick residence. Kia-Ora is sited on a substantial and irregular sized corner allotment with prominent street frontages to Grange Road, Heidelberg Road, and Fullham Road. The building design exhibits features associated with the

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Queen Anne style, notable in its varied building and roof forms, red face brick surfaces, its architectural detailing including decorative chimneys and ridge cresting. Early additions, including the western gable wing (dating from c.1911-1919) and the low brick fence with strapped cast iron gate (likely from the interwar period), are complimentary in style and materials. A verandah wraps around the south-western corner. Kia-Ora has a mature garden setting enhances the integrity of the place. Being a highly intact example of a Queen Anne style building, 607 Heidelberg Road has been identified as having potential historic, representative and aesthetic significance to the City of Darebin and recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme in the ‘Heidelberg Road Heritage Assessment’, Context 2020.



Figure 3. 4 Mount Street Preston (HO237).



Figure 4. ‘Balleer’ 648 Bell Street Preston (HO204).



Figure 5. ‘Somerset’ 93 Cramer Street Preston (HO209).



Figure 6. 1 Flinders Street Thornbury (HO122).

331-333 Heidelberg Road, Northcote, is a substantial brick villa finely articulated in the Queen Anne style. Like Balleer, Somerset, the house at 1 Flinders Street, Thornbury, and 607 Heidelberg Road, the subject building exhibits key features of the style in its complex and picturesque assemblage of roof forms punctuated by tall chimneys and decorative terracotta ridge capping and finials. Like the subject building, Somerset and 1 Flinders Street have wide verandah rooves that connect to the roof of the built form in one sweeping unbroken line. In terms of its scale and the elaborateness of its design, 331-333 Heidelberg Road is most directly comparable to Somerset and 607 Heidelberg Road. The dramatic roof composition with the tower and bay window counterpoints distinguishes the subject building as a more complex and elaborate example of the style. Although the house at 4 Mount Street, Preston, is a later

**Context**

and more modest example, its slate clad roof, tall narrow chimney with terracotta caps, projecting bay window and red brick surfaces are comparable design elements.

Houses of the late Federation period often combine elements of the bungalow style resulting in different (and generally simpler) forms. The asymmetry of Federation-era villas may be replaced with a more symmetrical form and may include a porch (either projecting or recessed). The examples provided above generally reflect this later development. The house at 331-333 Heidelberg Road is distinct as a fine example of early Federation era design in Darebin. Its integrity is comparable to 4 Mount Street, Somerset and Balleer, all of which have had recent modifications and additions including new fences. The high level of intactness in the roof forms, tower and bay window elements



**Context**

**ASSESSMENT AGAINST CRITERIA**

✓	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p><b>CRITERION G</b> 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).</p>
	<p><b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

**STATEMENT OF SIGNIFICANCE**

**WHAT IS SIGNIFICANT**

331-333 Heidelberg Road, Northcote, a single storey brick residence constructed in 1912 for Samuel Trevena, is significant.

Significant fabric includes the:

- original form, slate roof, turret tower and projecting bay window
- face brick cladding, roughcast gridded panels, pattern of fenestration and timber window and door joinery
- terracotta ridge cresting, gargoyles, finials, chimneys; and
- deep set back from the street

**HOW IT IS SIGNIFICANT**

331-333 Heidelberg Road, Northcote, is of local historic, representative, and aesthetic significance to the City of Darebin.



Context

**WHY IT IS SIGNIFICANT**

331-333 Heidelberg Road, Northcote is of historical significance as a physical representation of the development of the Darebin area and its growing prestige in the twentieth century. The building’s substantial setback from the street and fine architectural detailing reflect the status of the building’s original owner, the former Mayor of Collingwood Samuel Treven. The construction of this elaborate villa signals the growing prestige of the area. The building reflects the recovery in development in Darebin following the economic crash of the 1890s and before the start of World War One. (Criterion A)

331-333 Heidelberg Road, Northcote, is of representative significance, for its retention of elements characteristic of Federation era designs. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, and decorative roof ornamentation. The subject building is a sound representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay (Criterion D)

331-333 Heidelberg Road, Northcote, is also aesthetically significant as a fine, early example of the Queen Anne style. Its dramatic, varied roof composition with contrasting slate and terracotta materials, decorative ornamentation and sweeping bellcast verandah, demonstrate the picturesque aesthetic. The low tower and projecting bay window add romantic detail and distinguish the building’s design as a particularly elaborate example within the City of Darebin. The retention of the original windows and deep setback further enhance the building’s aesthetic quality. (Criterion E)

**RECOMMENDATIONS**

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

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

**DAREBIN PLANNING SCHEME**

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

**OTHER**

N/A

**Context****REFERENCES**

*Argus*, as cited.

Australian Electoral Commission, *Electoral Rolls, 1903-1980*, via Ancestry.com, accessed online June 2020.

*Heidelberg News and Greensborough and Diamond Creek*, as cited.

Land Victoria, Certificates of Title (CT), as cited.

Sands & McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

Context

**441 Heidelberg Road, Fairfield**

**Marineuie Court**

<b>Citation number:</b>	
<b>Prepared by:</b>	Context
<b>Survey Date:</b>	May 2020
<b>Place Type:</b>	Residential
<b>Significance level:</b>	Significant
<b>Architect:</b>	-
<b>Builder:</b>	Not known
<b>Construction Date:</b>	1939
<b>Extent of overlay:</b>	To title boundaries



Figure 1. East elevation of 441 Heidelberg Road, Fairfield. (Source: Context, May 2020)



Figure 2. South elevation of 441 Heidelberg Road, Fairfield. (Source: Context, May 2020)

**Context****HISTORICAL CONTEXT**

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

5 Building Suburban Darebin

## 5.3 Twentieth century recovery

**PLACE HISTORY**

The two-storey brick flats Marineuie Court at 441 Heidelberg Road, Fairfield, were built c.1939 for the owner Walter James Marriner, licenced victualler (CT Vol. 6234 Fol. 621).

The subject land consisted of allotments 37, 38, 39 and 40 of the 1921 subdivisional sale known as MacRobertson Estate. The MacRobertson Estate originally included expansive grounds occupied by an 1893 mansion 'Carmelea' at today's 43 Station Street. Carmelea was the private residence of MacPherson Robertson, who was the director of the successful confectionary business MacRobertson Pty. Ltd. The MacRobertson Estate also included Robertson's daughter's residence at 31 Station Street ('Carmelea' HO80, City of Darebin).

The MacRobertson Estate covered the land bound by Heidelberg Road to the south, Station Street to the west, and Arthur Street to the east and other properties to the north. While villa sites were located in Arthur Street, land fronting Station Street and Heidelberg Road was divided into shop sites. Along Heidelberg Road, ten narrow-fronted shop sites were provided (CT Vol. 4605 Fol. 820).

The preliminary notice of the subdivisional sale issued in June 1921 described the Estate as below:

*The MacPherson Estate lies right between the two main Traffic Arteries – Heidelberg Road and the Railway Station; and it is reasonable to estimate that Station Street, between the abovementioned arteries will ONE DAY BE ALL SHOPS.*

*The Vendors realise this, and have provided Shop Sites along the Heidelberg Road frontage, and as many as possible along Station Street, leaving just an allotment with each of the two houses; the Arthur Street frontage will be sold in 50 ft. Villa Sites. This estate has always made a big gap between the shopping areas of Fairfield, and its subdivision is bound to be appreciated in the near future when Station Street is practically all shops (Weekly Times 25 June 1921:48).*

The first auction of the subdivision was held in October 1921 (*Argus* 1 October 1921:2).

Walter James Marriner was one of the first purchasers of the subdivision. He was granted with the Certificate of Title for the allotments 38, 39 and 40 in October 1922 (CT Vol. 4605 Fol. 820). Fronting Heidelberg Road, each of the allotments, 38, 39 and 40 had a frontage of 20 feet. They were originally indented as shop sites. The land remained vacant up until October 1938 when Marriner purchased adjoining allotment 37 in the same subdivision for the development of the brick block of flats that is extant at 441 Heidelberg Road (CT Vol. 6234 Fol. 621).

Marineuie Court became listed in the Sands & McDougall postal directory in 1940, indicating that the building existed by 1939 (S&Mc 1938, 1940). When completed, it was the first block of flats built in Heidelberg Road between Merri and Darebin creeks (S&Mc 1940).

Marriner died in 1955 at East Preston, and the property was transferred to Walter James Marriner Jnr., wholesale jeweller, and Ivan Arkwright Fortescue Croft, solicitor. The property was again transferred in 1968, being subdivided into strata titles in the following year (*Herald* 13 March 1954:8; CT Vol. 6234 Fol. 621).

## Context

The Marineuie Court remains in use as residential flats today.

**DESCRIPTION**

Marineuie Court at 441 Heidelberg Road, Fairfield, is a two-storey block of brick flats built by 1939 for the owner Walter James Marriner, licenced victualler. The block contains four residential units and is accessed via a driveway the eastern boundary of the allotment.

Marineuie Court, the first block of flats built in the study area, displays elements that were influenced by the Moderne style. These include the simple geometric built form, non-traditional decorative motifs and curved corners. Marineuie Court features distinctive face clinker brick walls laid in stretcher-bond with horizontal bands of variegated tapestry brickwork, and selectively placed vertical cream brick motifs. The windowsills are demarcated in header course brickwork and the lintels are soldier course.

The building has a hipped roof clad with terracotta tiles with projecting eaves and four brick chimneys. Two curved concrete balustrades are provided on the upper level balconies on the east elevation. Another upper-level balcony is on the west elevation.

The east and west-facing windows are timber-framed double-hung sash and appear original. There are three south-facing, timber framed windows on each level. The central windows in these locations are wider than those to either side. On the north elevation, there are two smaller timber-framed double-hung windows.

Thin metal signage reading: 'Marineuie Court', is located on the Heidelberg Road (south) elevation. The lower section of this elevation has been patched with cement.

The footpaths are paved with concrete. A single-storey brick garage with iron-clad roof and metal tilt-doors is located at the rear of the property. The garage appears to date from the same era as the flats. The garage has a simple rectangular form with a concrete lintel running across the front, above the openings. There is a small room with a double-hung sash window and timber door attached to the west of the garage.

The flats have modest front and side setbacks. The front garden is planted with a number of ornamental trees and shrubs. The low brick fence along the title boundary appears to be a later replacement.



Figure 3. Showing details including the brick lintel, embossed cream brick detailing and timber-framed double-hung sash windows. (Source: Context, May 2020)



Context



Figure 4. Showing the thin metal signage 'Marineuie Court' and brickwork incorporating clinker brick and varigated tapestry brick. (Source: Context, May 2020)



Figure 5. Original brick carport at the rear of the block of flats. (Source: Context, May 2020)

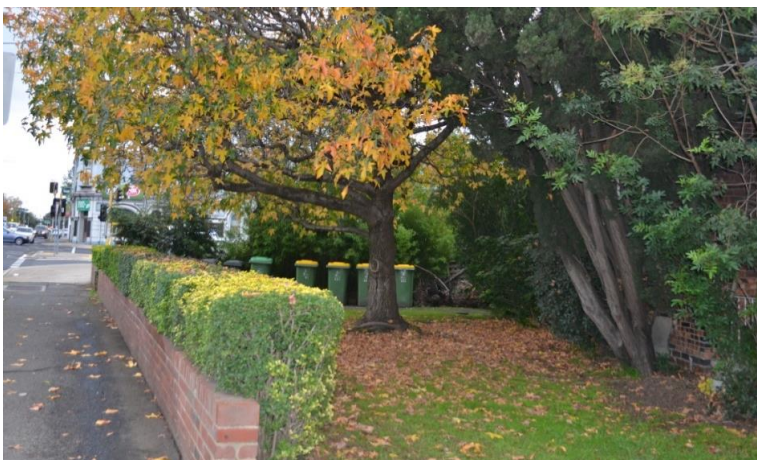


Figure 6. Garden bed in the front setback. The low brick wall appears to be a later replacement. (Source: Context, May 2020)

## Context

**INTEGRITY**

The Marineuie Court at 441 Heidelberg Road, Fairfield is highly intact with a very few changes visible to original or early fabric. The building retains important design elements including the distinctive exposed brickwork contrasted with smooth curbed concrete balconies on the upper level. The building retains its original hipped roof form and terracotta tile cladding, original chimneys, timber-framed windows, early brick carports, and the thin metal signage reading 'Marineuie Court'. Retaining its original built form and scale, materials and stylistic details, overall, the Marineuie Court has high integrity.

**COMPARATIVE ANALYSIS**

The following comparative examples are split into two groups. The first is a selection of individually significant Moderne style residences in City of Darebin. The second group of comparisons is group of Moderne style flats within other municipalities that have individual Heritage Overlays. This second group will provide the comparative benchmark for the assessment of 441 Heidelberg Road, Fairfield.

*Moderne style examples in Darebin*

The Moderne style was to architecture what Art Deco was to the decorative arts – a modern break from past styles, escapist rather than intellectual, inherently decorative rather than stridently functional. The Moderne style straddled the Depression of the late 1920s and early 1930s, when simple lines held the promise of reduced cost and decoration was an achievable form of home improvement, an economical sentiment that carried through to the years of World War II. Moderne architecture favoured geometric forms, especially plain wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a clear articulation of forms, often emphasising horizontal, vertical, or diagonal lines.

In Australia, while initially taken up for use on commercial buildings, the Moderne idiom started to be adopted by a number of architects for use on residential commissions in the early 1930s. By the mid-1930s the style was becoming more widely embraced by the broader community, gaining popularity amongst middle-class homeowners.

On the Darebin's Heritage Overlay, many interwar examples are single residences predominantly in Old English/Tudor Revival and Californian bungalow style. There are only a small number of Moderne residences identified as being Individually significant in Darebin.

The Sandland Family Houses at 36 Cooper Street and 40 Cooper Street, Preston (HO208) are a pair of houses developed for the locally important Sandland family. The house at 36 Cooper Street is a rendered brick inter-war villa with a hipped roof clad in terracotta tiles. Its design features elements influenced by the Moderne style. Two projecting bays flank a central porch. The bay to the right has a curved wall at the corner of the building. The curved corner window in this location has a horizontal hood above its window. The upper walls of the house are rendered brick and the bases of the walls are face brick. The windows of the house are steel framed and contribute to the Moderne character of the dwelling. The front boundary fence is complementary and has a brick base, rendered brick pillars and wrought iron railings between each pillar. The house, garden and front fence at 36 Cooper Street, Preston are elements that contribute to the significance of the place. The pair at 36 and 40 Cooper Street are of local historic, architectural and aesthetic significance to Darebin City.

499 St Georges Road, Thornbury is a substantial early 1940s cream brick Moderne style building, originally a combined house and surgery. It has an L-shaped and geometric form relieved by the partly cantilvered and curved balconies (structural support added as a later addition), the umber brick plinth



### Context

and tapestry brick banding ('speedlines'). Fenestration includes original timber doors with porthole window and timber-framed corner windows. The extended cuboid wing, which addresses Fyffe Street, incorporated both the former surgery and garage. 499 St Georges Road is recommended as individually significant in Thornbury Park Estate precinct (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020).



Figure 7. 36 Cooper Street, Preston (HO208). (Source: Google, July 2019)



Figure 8. 499 St Georges Road, Thornbury (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020). (Source: Google, July 2019)

Marineuie Court at 441 Heidelberg Road, Fairfield, compares well with these examples and like them features design elements that are evocative of the Moderne style. The building has simple two-storey geometric form that is accentuated vertically by tall chimneys. The non-traditional ornamentation including patterned brickwork bands and motifs and the conspicuous curved and smooth-surface elements juxtapose with the wall surface are all elements that reflect the characteristics of the style. The values expressed in these buildings suggest a confident and progressive modernity, representing the unique nature of the area as a new affluent suburb.

### *Development of flats and apartment living*

The first apartment buildings or flats began to be constructed in Melbourne in the first decades of the twentieth century. In many municipalities, restrictive building codes were enacted to control or stop this new form of development, ostensibly for safety reasons. The municipalities of Prahran and St Kilda were two that allowed flat development to occur, with the earliest purpose-built examples dating from the beginning of the 1910s (Context 2007:144). Widespread development of purpose-built flats began in metropolitan Melbourne by the 1920s however flats were slow to become socially acceptable (Context 2007:145). Apart from changing the physical character of the suburbs, the flats also changed the social mix by encouraging more single people to live within the area. Until the development of flats, the accommodation choices for single people were very limited, and the new form of accommodation provided additional freedom, particularly for unmarried women (Context 2007:145).

The following individually significant examples include freestanding two-storey Moderne style flats in adjacent municipalities including Moreland, Yarra and Banyule. In these municipalities blocks of flats or apartments were built on main thoroughfares or in residential streets taking up land that became available.

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The block of flats at 33 Dwyer Street, Clifton Hill (significant in HO316 Clifton Hill Eastern Precinct, City of Yarra) were created in 1937 for Miss Ida E Aspinall. This place is significant as a two-storey clinker brick block of flats that are well preserved and distinctive for the area. It is distinguished as an example of a late but significant phase of development in the North Carlton and Princes Hill precinct. The flat block incorporates motifs from the English Domestic Revival, including multi paned double hung timber windows, tall slender chimneys and a Georgian Revival influenced entry portico. 33 Dwyer Street, Clifton Hill is historically and architecturally significant to the City of Yarra (VHD Place ID. 102813).

The block of flats at 51 Heidelberg Road, Clifton Hill (significant in HO316 Clifton Hill Eastern Precinct, City of Yarra) was created in 1939-1942 (during WW2) for Mrs Linda Winifred Baines. The Baines' flats are significant as a two-storey cream brick and hipped roof Moderne style flat block with original fence. 51 Heidelberg Road, Clifton Hill are architecturally significant to the City of Yarra (VHD Place ID. 92433).

The Milton Courts Flats at 423 Canning Street, Carlton North (significant in HO326 North Carlton Precinct, City of Yarra) were created in 1938 for Rae Helmer. The Milton Courts Flats are significant as a well-preserved two-storey hipped roof clinker brick flat block of four flats. Each flat has four rooms each and feature rounded balustrading to their balconies that are particularly evocative of the Moderne style. It is distinguished as an example of a significant later phase of development in the North Carlton precinct. 423 Canning Street, Carlton North is historically and architecturally significant to the City of Yarra (VHD Place ID. 104016).

The flats at 83-85 The Boulevard, Ivanhoe (HO152, City of Banyule) were constructed c. 1941 and are of local significance to the City of Banyule. The flats at 83-85 The Boulevard represent an early and unusual form of development along The Boulevard. Built during the Second World War in 1941 by Rose Krieger, this building predates much of the development in this area. As a purpose designed block of flats it is unusually early in Banyule and represents a new way of housing people that was to become much more common after World War Two. The place is associated with the post war wave of architectural innovation particularly amongst European emigres. The flats are notable for the sweeping entry staircase built into the hillside, the detached garaging, the face brick walls in contrasting cream and brown panels and the high level of intactness of these exterior elements. 83-85 The Boulevard is of local historic and aesthetic significance to the City of Banyule (VHD Place ID 121512).

Three Moderne apartments blocks at 37, 301 and 434C Lygon Street, Brunswick East (Serial Listing HO443, City of Moreland) are all freestanding, two-storey apartment blocks. They are non-contiguous in location. Built between 1940-1946, the series of buildings reflects the evolution of housing types in the city of Moreland in the late interwar and early postwar periods. During this time housing underwent a change from the single-storey, freestanding houses that were erected during the 1920s and early 1930s, and began including more two-storey, multi-family flats. The group of flats is of aesthetic (architectural) and historical significance to the City of Moreland (VHD Place ID 184691).

Context



Figure 9. 33 Dwyer Street, Clifton Hill (significant in HO316 Clifton Hill Eastern Precinct, City of Yarra). (Source: Google, July 2019)



Figure 10. 51 Heidelberg Road, Clifton Hill (significant in HO316 Clifton Hill Eastern Precinct, City of Yarra). (Source: Google, July 2019)



Figure 11. 423 Canning Street, Carlton North (significant in HO326 North Carlton Precinct, City of Yarra). (Source: Google, November 2019)



Figure 12. 83-85 The Boulevard, Ivanhoe (HO152, City of Banyule). (Source: VHD Place ID. 121512)



Figure 13. 37 Lygon Street, Brunswick East (Serial Listing HO443, City of Moreland). (Source: Google, September 2019)



Figure 14. 301 Lygon Street, Brunswick East (Serial Listing HO443, City of Moreland). (Source: Google, September 2019)

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Figure 15. 434C Lygon Street, Brunswick East (Serial Listing HO443, City of Moreland). (Source: Google, September 2019)

Marineuie Court at 441 Heidelberg Road, Fairfield compares well with the above examples for its retention of early important elements including the original face brick finish, building and roof form and original features including windows, doors and decorative detailing, the garden setting and layout, low walls set along the title boundary and modest front and side setbacks.

441 Heidelberg Road, Fairfield demonstrates the integration of common domestic forms and details of traditional architecture, such as hipped roofs and double-hung sash windows into a new building style.

The flats at 441 Heidelberg Road shows similar application of Moderne-influenced elements such as projecting curved balustrades, seen at 304 and 434C Lygon Street, Brunswick East, and decorative brickwork, displayed at 51 Heidelberg Road, Clifton Hill, 434C Lygon Street, Brunswick East and 83-85 The Boulevard, Ivanhoe. The subject block of flats is distinguished by its highly decorative, well-detailed brickwork incorporating at least four different kinds of bricks including clinker, cream and tapestry bricks and variegated bricks.

Unlike inner municipalities such as Moreland and Yarra where the level of high density living had been already established before the emergence of flats, densification of suburbs was more apparent in the immediate post-war years in middle-ring municipalities including Darebin and Banyule. Driven by the Housing Commission of Victoria (HCV), large estates of houses and flats were built in Darebin, accommodating 10,000 people from the 1940s by 1966. Built in 1939 as the earliest flats on the section of Heidelberg Road between Merri and Darebin creeks, Marineuie Court is one of the less common examples that demonstrates the earlier development of flats in the City of Darebin in the late interwar period. It illustrates the historical shift from the predominance of single-storey, freestanding houses erected during the 1920s and early 1930s to the gradual social acceptance of multi-storey flats.

**Context****ASSESSMENT AGAINST CRITERIA**

✓	<b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).
	<b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
	<b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
✓	<b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
✓	<b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	<b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	<b>CRITERION G</b> 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).
	<b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

**STATEMENT OF SIGNIFICANCE****WHAT IS SIGNIFICANT**

Marineuie Court at 441 Heidelberg Road, Fairfield, a block of flats built in 1939 for Walter J. Marriner, is significant.

Significant fabric includes the:

- original freestanding two-storey building form and hipped roof;
- face brick finish and well-detailed brickwork incorporating at least four different kinds of bricks including clinker, cream and tapestry bricks and variegated bricks
- other early decorative elements influenced by Moderne style, including the curved balustrades to the upper level balconies, and thin metal signage 'Marineuie Court' on the Heidelberg Road (south) elevation;
- original timber-framed windows
- original brick carports at the rear of the property; and



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- modest front and side setbacks, as well as the garden setting and layout.

**HOW IT IS SIGNIFICANT**

Marineuie Court at 441 Heidelberg Road, Fairfield is of local historic, representative and aesthetic significance to the City of Darebin.

**WHY IT IS SIGNIFICANT**

Marineuie Court at 441 Heidelberg Road, Fairfield, built in 1939 for Walter James Marriner, licenced victualler, is historically significant as the earliest flats built in the section of Heidelberg Road between Merri and Darebin creeks. Walter J. Marriner was one of the first purchasers of the 1922 MacRobertson Estate subdivision which envisioned full commercial development along Station Street between Heidelberg Road and the Railway Station. The land remained vacant up until October 1938 when Marriner purchased another allotment in the same subdivision for the development of brick flats now extant at 441 Heidelberg Road. Marineuie Court is one of the less common examples that demonstrates the earlier development of flats in the City of Darebin in the late interwar period. It illustrates the historical shift from the predominance of single-storey, freestanding houses erected during the 1920s and early 1930s to the gradual social acceptance of multi-storey flats. (Criterion A)

Marineuie Court at 441 Heidelberg Road, Fairfield is of representative significance for its retention of early important elements including the original face brick finish, building and roof form, external materials, original features including windows, doors and decorative detailing, the garden setting and layout. Its modest front and side setbacks and open presentation to Heidelberg Road over a low fence (later addition) along the title boundary are also important. (Criterion D)

441 Heidelberg Road, Fairfield is also aesthetically significant, distinguished by its highly decorative, well-detailed brickwork that incorporates at least four different kinds of bricks. Marineuie Court features walls laid in distinctive face clinker brick walls laid in stretcher-bond with horizontal bands of variegated tapestry brickwork, and selectively placed vertical cream brick motifs. The windowsills are demarcated in header course brickwork and the lintels are soldier course.

441 Heidelberg Road is also important for its demonstration of decorative elements influenced by Moderne style, including the curved balustrades in upper level, and thin metal signage ‘Marineuie Court’ on the Heidelberg Road (south) elevation. (Criterion E)

**RECOMMENDATIONS**

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

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

**DAREBIN PLANNING SCHEME**

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No

**Context**

OUTBUILDINGS OR FENCES	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

**OTHER**

N/A



**Context****REFERENCES**

*Argus*, as cited.

Context 2007, *Stonnington Thematic Environmental History*, prepared for City of Stonnington.

*Herald*, as cited.

Land Victoria, Certificates of Title (CT), as cited.

Sands & McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

*Weekly Times*, as cited.

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Context

**521 Heidelberg Road, Alphington**

**Residence**

<b>Citation number:</b>
<b>Prepared by:</b> Context
<b>Survey Date:</b> May 2020
<b>Place Type:</b> Residential
<b>Significance level:</b> Significant
<b>Architect:</b> -
<b>Builder:</b> Not known
<b>Construction Date:</b> c.1941
<b>Extent of overlay:</b> To title boundaries



Figure 16. Southern elevation of 521 Heidelberg Road, Alphington.



Figure 17. Southern elevation of 521 Heidelberg Road, Alphington in 2009 showing fenestration and second portico opening. (Source: Google, 2009)

## Context

### HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

#### 5 Building Suburban Darebin

##### 5.3 Twentieth century recovery

### PLACE HISTORY

The brick residence at 521 Heidelberg Road, Alphington, was built by 1942 for the owner Vincent J. O'Meara, dairy produce merchant (CT Vol. 4935 Fol. 990).

The land today known as 521 Heidelberg Road was formed and sold as part of the subdivisional sale known as Hanslope Estate (*Argus* 12 October 1920:3). The six-acre land part of Crown Portion 116, Parish of Jika Jika, County of Bourke, had been subdivided into 33 residential allotments in 1919 under the instruction of the owner Francis William Tame, manufacturer, at 25 Bloomfield Avenue, Alphington (CT Vol. 4272 Fol. 319). The subject land was purchased by Charles Arthur Pleasants, furrier, in 1924, and V. J. O'Meara took ownership in September 1940 (CT Vol. 4935 Fol. 990).

By 1942 a brick residence had been erected on the vacant property (S&Mc 1940). Vincent James O'Meara and his wife Joyce Isabel occupied the new house until 1949. From 1951 until 1975, Thomas Roy Booth, fruiterer, and his wife Jean Frances (died in 1958) were the owner-occupiers (CT Vol. 4935 Fol. 990).

521 Heidelberg Road remains as a private residence today.

### DESCRIPTION

521 Heidelberg Road, Alphington, is a single storey variegated cream brick residence, built c.1941 (designer unknown), for the owner Vincent J. O'Meara.

The building occupies a large allotment with a street frontage facing south to Heidelberg Road. It has a hipped, concrete tiled roof with a central bay set forward of the main built form. This bay incorporates a projecting entrance portico with an eaveless gable end. A very low brick chimney is located at the centre of the roof just south of the ridgeline. The principal built form is rectangular with solid massing set horizontally on an east-west alignment. The facades and internal layout are asymmetrically arranged. A small, single storey lean-to structure extends from the main form on the western side of its northern elevation.

521 Heidelberg Road exhibits features associated with the Old English style, most notably in the corbelled portico detail, fenestration, and decorative brickwork. It is constructed of cream clinker bricks with narrow variegated tapestry bricks laid decoratively in a stepped pattern around window surrounds and at the gable end. Framing the portico opening, a ring of tapestry bricks forms a shallow four-centred arched entrance. A second opening to the portico, with a narrower arch, exists on its eastern elevation, it is likely that a third opening mirrors this arch on the portico's western wall.

Along the southern façade the building has three sets of matching timber-framed windows, two are located west of the portico and one is located on its eastern side. The windows have a tripartite arrangement comprising a large central glazed section framed on either end by narrow double-hung sash windows. Each window has a simple projecting brick sill. The entrance is accessed through the portico via three concrete steps, the front door faces the street but is not visible due to the hedge that

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screens the house from the street. Three windows of varying sizes are located along the east and north elevation. The western elevation has two window openings.

A tall brick fence extends along the street boundary with a wide gateless driveway opening on the eastern portion. It is painted except for bands of unpainted cream clinker brick matching the building to pillar cappings and on the lower, slightly protruding, section of the fence, indicating that this is likely to be original. Recessed sections of the fence between the columns indicate that this section of the fence has been in-filled between the pillars to increase the overall height of the fence. Dense tree hedging extends above the fence, enhancing screening from the busy Heidelberg Road. The front yard has a crossover and wide unsealed driveway to the east, lawn and beds of mature low and medium plantings along the western allotment boundary and front façade.

**INTEGRITY**

521 Heidelberg Road, Alphington, is highly intact with few changes visible to original or early significant fabric. The building retains its original built form and surface materials and stylistic details. The building also retains its original pattern of fenestration, window joinery and decorative brickwork. The front fence, although altered, remains intact. The changes which have been made to it are readily reversible. Overall, the building has very high integrity.

**COMPARATIVE ANALYSIS***Old English architecture*

The Old English style, sometimes also known as Tudor Revival, emerged in Australia in the nineteenth century and experienced a resurgence in the interwar period. Influenced by the English rural and village architecture of the Tudor period, the style reflects a picturesque, rustic aesthetic distinct from the academic qualities of Gothic architecture that had dominated the earlier medieval period. The style sought to marry the respectability of age with a spirit of progress, whereby rubbed brickwork, ancient oak, and leaded glass casements were deftly turned out in pressed reds and clinkers, veneered beams, and double-hung sashes. Hallmarks of the Old English style included asymmetrical forms, the low pointed Tudor arch, half-timbered construction (especially of upper floors or gable ends), steeply pitched (and generally tiled) roofs, prominent chimneys, and snug porches under the main roof sweep. By the 1930s there was less use of half-timbering, and a dominance of brick walling, often enlivened by decorative brick patterning or colours. Decorative applications of texture, clinker, heeler herringbone or corbelled brickwork characterise later examples of Old English architecture.

The interwar revival of the Old English style had a significant impact on Australia's suburbs and assumed its greatest prominence during the 1930s. It was popularised in suburban Australian domestic architecture by speculative builders during the interwar period. The Old English style can be found in residences for the middle classes, often sitting with smug comfort amid rows of Spanish Mission, Moderne, and occasional Georgian Revival interwar dwellings.

In the City of Darebin, the Old English style is relatively underrepresented in the Heritage Overlay. The interwar period represents a period of growth and development in the area and the introduction of the Old English style in residential architecture reflects the increasingly middle-class status of Darebin's suburbs from this period. Only one of the examples provided below is included as an individual listing, the others are included as contributory within precincts.

18 Barton Street, Reservoir (HO260), is a post-war house in the Old English style, constructed in clinker brick. It has a steeply pitched transverse gable roof with a projecting gable toward the street. There is a

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brick and wrought iron front fence and gates, which appears to be contemporary with the house. The now mature garden provides an appropriate setting. The house at 18 Barton Street, Reservoir is significant as a representative example of a house that is associated with the second phase of suburban development in Reservoir during the 1950s. It is a well-detailed example of a post-war house in the 'Old English' style in a garden setting and is complemented by a fence detailed to match the house.

26 William Street, Preston (C1 graded in 'Heart of Preston' (William Street) precinct, HO183) is a modest, later example of the Old English style with clinker face brick walls, stepped eaveless gable ends and variegated brick window surrounds. Historically, the 'Heart of Preston' (William Street) precinct is significant as evidence of the 'stop-start' pattern of residential development in Preston during the late nineteenth and early twentieth century. It illustrates how estates subdivided during the 1880s boom were not fully developed until the interwar period. Within this precinct, 26 William Street demonstrates the third era of residential development.

3-5, 9 and 10 Kelley Grove, Preston, are included in the Kelley Grove precinct (HO103). They are all late interwar examples constructed of face cream brick with variegated brick detailing, asymmetrical arrangement and terracotta tiled rooves. The Kelley Grove precinct is a highly consistent and intact streetscape.



Figure 18. 18 Barton Street, Reservoir (HO260).



Figure 19. Close up of 18 Barton Street, Reservoir, showing the portico entrance.



Figure 20. 10 Kelley Grove, Preston, contributory Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 21. 7 Kelley Grove, Preston, contributory in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



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Figure 22. 3-5 Kelley Grove, Preston, contributory in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 23. 9 Kelley Grove, Preston, contributory in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 24. 26 William Street, Preston, C1 graded in the 'Heart of Preston' (William Street) Precinct (HO183).

521 Heidelberg Road, Alphington, exhibits architectural characteristics consistent with the Old English style, notably in its decorative face brickwork, roof form, solid asymmetrical massing and fenestration. The comparative examples above are generally later constructions but all feature wide window bays, face brickwork and hipped terracotta tiled hipped rooves. Like the subject building, 18 Barton Street and 7, 9 and 10 Kelley Grove, Preston, and 26 William Street, Preston, feature eaveless projecting gable ends with stepped, or corbelled, brickwork detailing. Horizontally composed tripartite window arrangements are found within the subject building, 18 Barton Street, 3, 5, 7 and 2-8 Kelley Grove. 5 and 7 Kelley Grove are also notable for their inclusion of a pronounced portico entrance that forms the principle design feature of the street façade. Stylistically, 521 Heidelberg Road displays finer architectural detailing than the examples included in precincts.

The subject building is comparable to the provided individually significant examples in its levels of integrity. Unlike the examples given, the subject building's fence has been altered. However, it appears that the original fence is extant, and the modification is reversible. Overall, 521 Heidelberg Road is highly legible as an interwar example of the Old English style.

The subject building compares favourably to other interwar examples of the Old English style in the municipality in terms of its architectural qualities, integrity and its use of decorative face brick cladding, wide, finely detailed gabled portico, timber framed tripartite windows, simplified asymmetrical form and solid massing.



**Context****ASSESSMENT AGAINST CRITERIA**

✓	<b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).
	<b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
	<b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
✓	<b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
	<b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	<b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	<b>CRITERION G</b> 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).
	<b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

**STATEMENT OF SIGNIFICANCE****WHAT IS SIGNIFICANT**

521 Heidelberg Road, Alphington, a single storey brick residence built c.1941 for Vincent J. O'Meara, is significant.

Significant fabric includes the:

- original built form, roof and scale;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- arched entrance portico, chimney, timber window joinery; and
- low brick fence with brick pillars.

**HOW IT IS SIGNIFICANT**

521 Heidelberg Road, Alphington, is of local historic and representative significance to the City of Darebin.

Context

**WHY IT IS SIGNIFICANT**

521 Heidelberg Road, Alphington, built c.1941, is of historic significance as a later example of interwar residential development in Darebin. The building reflects the transitional period between the gradual growth and elevated status of the area in the interwar period to the massive growth and suburban expansion that characterises its post-war development. (Criterion A)

The house demonstrates key characteristics of the interwar Old English style that was popularised in suburban domestic architecture in the interwar period including its stepped projecting gabled portico, decorative brickwork and tripartite timber framed windows. The style is relatively underrepresented within Heritage Overlay to the City of Darebin planning scheme. It is a modest but architecturally refined and highly intact example of the Old English style, enhanced by extant garden elements including the original front fence, and unsealed driveway. (Criterion D)

**RECOMMENDATIONS**

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

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

**DAREBIN PLANNING SCHEME**

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	Yes – Masonry fence
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

**OTHER**

Tall masonry fence along the street boundary.

**Context****REFERENCES**

*Argus*, as cited.

Land Victoria, Certificates of Title (CT), as cited.

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

Context

**607 Heidelberg Road, Alphington**

**Kia-Ora**

<b>Citation number:</b>	
<b>Prepared by:</b>	Context
<b>Survey Date:</b>	May 2020
<b>Place Type:</b>	Residential
<b>Significance level:</b>	Significant
<b>Architect:</b>	-
<b>Builder:</b>	Not known
<b>Construction Date:</b>	1903, c.1918



**Extent of overlay:** To title boundaries



Figure 1. 607 Heidelberg Road, Alphington. (Source: Context, May 2020)

## Context



Figure 2. 607 Heidelberg Road, Alphington. (Source: Context, May 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

### 5 Building Suburban Darebin

#### 5.3 Twentieth century recovery

## PLACE HISTORY

'Kia-Ora' at 607 Heidelberg Road, Alphington, was built by 1903, on part of Crown Portion 117, Parish of Jika Jika, County of Bourke, held by Walter Foreman, gentleman, since 1885 (CT Vol. 1757 Fol. 281). The land was part of the housing estate known as the Fulham Grange Estate. The site was formerly part of the land occupied by Perry brothers Nurseries from the 1850s before being subdivided and auctioned in 1883-85 (*Argus* 7 February 1883:2; *Argus* 24 September 1885:3).

In 1889, southern section of the allotment was acquired by the Victorian Railways Commissioners, for construction of the Outer Circle railway line. The construction of Outer Circle line commenced in 1888 and was completed by 1891. Riversdale to Fairfield was the final section to be completed. Fulham Grange Railway Station was located near the junction of Heidelberg Road, Fulham Street and Grange Street, Alphington. The costly and unsuccessful Outer Circle line closed after three years of operation, and the section that passed the former Fulham Grange Railway Station was reused as a private siding of the Australian Paper Manufacturers (AMP) from 1919 to 1994 ('Fulham Grange Station on the Outer Circle Line (Demolished)' VHD Place ID 27252).

After its completion, in 1903, the brick residence at 607 Heidelberg Road, Alphington, was occupied by Benjamin B. Sibthorpe and his family (ER 1903). The property was depicted in the 1910 Melbourne and Metropolitan Board of Works (MMBW) plan and is labelled as 'Kia-Ora'.

Context

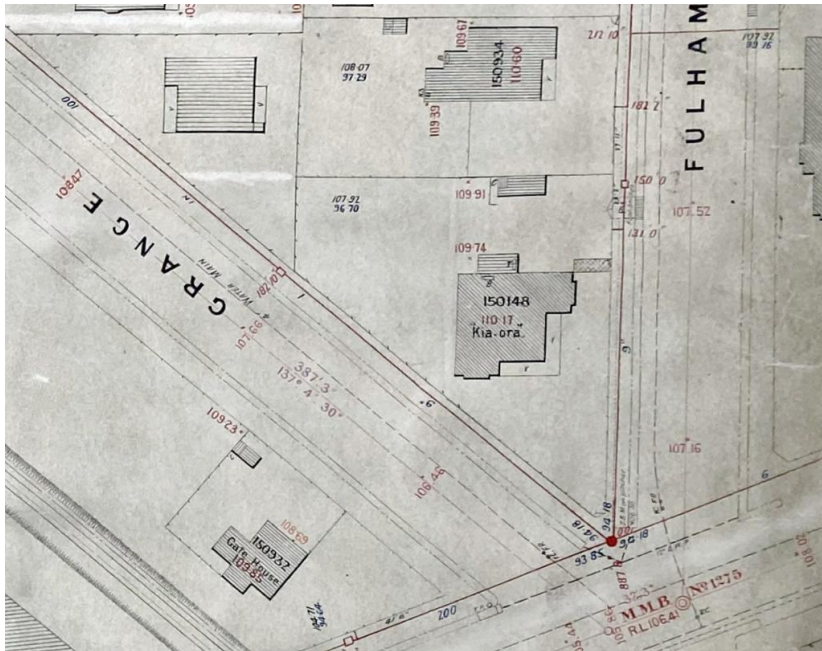


Figure 3. 'Kia-Ora', at 607 Heidelberg Road between Grange and Fulham streets. (Source: MMBW Detail Plan no.2478, 1910)

The property was still held by Walter Foreman until his death in May 1913, and was transferred to Walter Foreman Jnr. And George Alfred Stephens shortly after (CT Vol. 1757 Fol. 281).

In 1914, Benjamin B. Sibthorpe became the owner of the property (CT Vol. 1757 Fol. 281; S&Mc 1974). Benjamin Barrington Bank Sibthorpe was a director of MacRobertson's Pty. Ltd., a well-known confectionery business based in Fitzroy. The founder of MacRobertson's, a prominent businessman and philanthropist MacPherson Robertson was also living in the vicinity, near Heidelberg Road, at 43 Station Street, Fairfield ('Carmelea' HO80, City of Darebin).

By 1918, dentist Ernest Barrington Sibthorpe, son of Benjamin Sibthorpe, commenced dental practice at the subject premises (S&Mc 1917-18). The existing western wing was added between 1910 and 1931 (Figure 4). It is likely that the western wing was constructed c.1918 to house Ernest Sibthorpe's dental clinic.

Benjamin Sibthorpe died in 1940 and his family members continued to reside at 'Kia-Ora' through to 1968 (Age 11 September 1940:10; S&Mc 1955). During the ownership of the Sibthorpe family, the extant rear extension was made. The residence was sold for \$16,050 after Elizabeth Mary Sibthorpe's death in 1968. At that time, the property was described as a brick house with nine rooms on site of 12,7100 sq. feet subject to road widening order (Age 1 July 1968:10). A small portion of the front garden was acquired by VicRoads to widen Heidelberg Road c.1970. The low brick fence and garden plantings are additions following this change (Figure 6). The widening of Heidelberg Road c.1970 reflects the road's continued importance as a major thoroughfare.

607 Heidelberg Road remains as a private residence today.



Context



Figure 4. 607 Heidelberg Road in 1931, showing the western wing added c.1918. (Source: Central Plan Office, 'MALDON PRISON (11/1931)', via Landata)

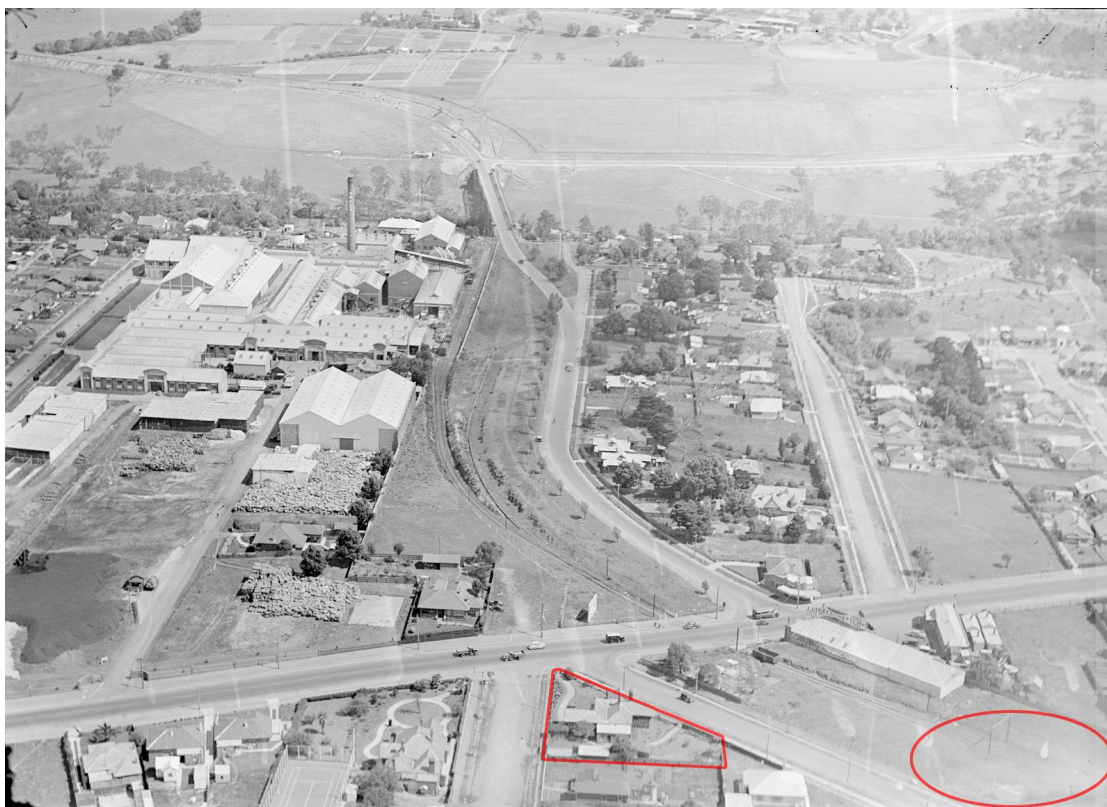


Figure 5. A c.1945 aerial photograph of Heidelberg Road looking south, showing 607 Heidelberg Road, Alphington and the approximate location of the demolished Fulham Grange Station to the bottom-right highlighted in red. (Source: Pratt 1945, 'Australian Paper Manufacturing mill (APM) at Fairfield', State Library Victoria, Accession no.: H91.160/169)



Context



Figure 6. Extract of a 1969 aerial showing the earlier allotment boundary (red outline). Note the extent of the current allotment following the acquisition of part of the land by VicRoads c.1970 (yellow dashed line). (Source: Central Plan Office, 'Eastern Freeway Project' (1/1969), via Landata)

**DESCRIPTION**

607 Heidelberg Road, Alphington, is a single storey brick residence built in 1903 (architect unknown) for the owner Walter Foreman.

Kia-Ora is sited on a substantial and irregular sized corner allotment with prominent street frontages to Grange Road, Heidelberg Road, and ~~Fullham~~Fulham Road. The building design exhibits features associated with the Queen Anne style, notable in its roof form, layout, fine architectural details, and surface materials.

The original built form has a squarish plan and composite hip roof with two projecting gable wings oriented to the east and south. A third projecting gable wing (built c.1918) extends from the western elevation. An L-shaped corrugated metal skillion roof wraps around the north-western corner of the main built form. The northern section of this roof shelters a small red brick extension that is original. The roof along the western elevation forms an open pergola (Figure 7).

### Context



Figure 7. Aerial photograph of 607 Heidelberg Road. (Source: Nearmap)

The building has a non-original but sympathetic terracotta tiled hip and gable roof with terracotta ridge cresting. Three tall chimneys punctuate the roof. The chimneys feature decorative raised brickwork arranged in a geometric pattern and robust corbelled cornices. The eastern- and western-most chimneys are wider, and each is capped with two terracotta chimney pots, the central chimney is narrow and has a single terracotta pot.

Kia-Ora is constructed of red face brick. Two rows of cream, stretcher laid bricks form a continuous decorative banding along the eastern and southern wall surfaces. Above the arched openings are soldier course lintels. The original gable wings have wide overhanging eaves, simple timber barge boards and timber fretwork brackets. The gable ends have regularly spaced half-timber strapping interspaced with roughcast surfaces. Wide, segmentally arched windows present on the eastern and southern gable ends. The timber-framed windows comprise six panes of decorative leaded and coloured glass, the bottom ones have vertical proportions and the shorter upper panes follow the curvature of the arch. Underneath the window openings are simple projecting sills. Along the eastern façade is a tall timber-framed sash window and the front entrance door which features timber surrounds and sidelights. On the southern façade are two tall sash windows with leaded glass upper panes.

On the western elevation is a third gable wing dating from c.1911-1919. This early addition matches the original gable wings in its stylistic detail and materials. It is constructed of face brick and has wide eaves and timber fretwork brackets (of a slightly different design to the original brackets). The gable ends also have half-timber strapping and roughcast surfaces. Distinct from the other gable wing openings, this wing has a box bay window comprising narrow sash windows. A low, flat corrugated metal roof shelters the box bay window. At the rear section of the western façade there is a sash segmental arch window with a stringcourse label mould.

A verandah wraps around the south-western corner. It has decorative ironwork valances and posts that appear to be a later addition. Timber fretwork and turned posts were more commonly used in Federation era verandah designs. The retention of the original timber eave brackets on this building indicates that the verandah detailing may also have been timber. The tessellated verandah flooring has been removed.

## Context

Four outbuildings of various sizes are dotted along the northern boundary of 607 Heidelberg Road. The largest of these, a corrugated metal clad garage fronting ~~Fulham~~Fulham Road, is a later addition. Comparison of contemporary aerial photographs with historical plans and plans indicate that the smaller corrugated metal clad outside lavatory behind the garage is original. The other smaller shed structures are obscured from street view but appear to be recent additions.

Kia-Ora has a ~~mature~~ garden setting and retains ~~early c. 1970s low brick~~ fencing along boundary of the principal street frontages ~~to Heidelberg Road, Grange Road and Fulham Road~~. It has a low clinker brick ~~wall fence~~ with strapped cast iron gate, ~~suggesting that the fence dates from the interwar period~~. The brick ~~fence-wall~~ has a decorative pattern made up of a central row of soldier course bricks between two rows of header bricks. Brick piers modulate the wall, adding height and visual interest. Several of these columns appear to have been repaired or reconstructed in like material. The low height of the fence and its use of red brick modulated with piers complement the building and garden. The rear section of the allotment has a timber paling fence and Colorbond gate concealing a concrete driveway off ~~Fulham~~Fulham Road. A concrete path leads from the corner gate to the verandah entrance. The garden features dense vegetation and plantings along the principle facades. Two mature trees in the front yard appear to be original or early plantings, a pineapple palm and Norfolk Island palm.

## INTEGRITY

607 Heidelberg Road, Alphington, is a highly intact Queen Anne style house exhibiting ~~minimal a few~~ changes visible to original or early significant fabric.

The building retains original and early features, including its ~~decorative ridge cresting~~, chimneys, gable end detailing, timber framed windows and door and its pattern of fenestration. The building also retains its original built form and scale, materials and stylistic details. Early additions, including the western gable ~~wing and the low brick fence~~, are complimentary in style and materials. They contribute to the aesthetic qualities of the place. ~~Later changes including the terracotta tiled roof which replaced an earlier slate roof, pre-1986 rear addition, removal of tessellated verandah flooring and c.1970s low brick fence~~ and do not diminish the legibility of the original building.

The ~~mature~~ garden setting, ~~including the two mature tree specimens~~, enhances the integrity of the place.

Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

*Federation Queen Anne villas*

The Queen Anne style emerged in Australia during the Federation era (sometimes also referred to as the Edwardian era) which dates from roughly 1890 to the start of the First World War in 1914. The style presents a lighter, more picturesque aesthetic that departs from the symmetry and formalism of earlier Victorian era styles. Commonly associated with domestic architecture, in Australia the style was influenced by English and American designs but with notable regional variations. One such variation was the integration of a wide wrap-around verandah.

The treatment and ornamentation of roofs is a key characteristic of Queen Anne architecture. Designs of this style feature picturesque roofscapes that consist of various roof forms. They are frequently clad in terracotta or slate and accentuated by terracotta ridging, apex ornamentation, and elongated chimneys capped with terracotta pots. Typically constructed of red brick, other common wall surfaces include roughcast panelling and wall-hung timber shingles. Asymmetrical facades often incorporated

### Context

striking elements, such as low towers or sinuous Art Nouveau detailing, contribute to the romantic appearance of the style. Bay, oriel and round accent windows were popularly applied.

In the City of Darebin, this period of development is relatively under-represented, and examples of Queen Anne styles included as individual places within the Heritage Overlay are largely concentrated within Preston. The examples provided below generally have similar scale and exhibit similar stylistic features to the subject building. Comparable examples on the Heritage Overlay include:

The house at 4 Mount Street, Preston (HO237), constructed by 1917, is an early twentieth century bungalow constructed in brick with a low-pitched hip slate roof. It is of historical and architectural significance to the City of Darebin. Architecturally, it has a unique design, with an unusual combination of features that illustrates the transition in styles from the Federation era Queen Anne style, to the bungalows that emerged during the inter-war period. The house reflects the recovery in development in Preston following the economic crash of the late 1890s and prior to the post-First World War boom. It has had some recent alterations and additions made, including the outbuildings, the front fence and gates and skillion at the rear of the house.

The house formerly known as 'Balleer', constructed c.1910, at 648 Bell Street, Preston (HO204) has historical and architectural significance to the City of Darebin. It is a transitional Federation era house with a relatively unusual form comprising a main gable and two subsidiary gables. The house has a relatively high degree of external integrity. The house is described as having Arts and Crafts detailing, notably in the way that the design addresses its corner siting with the inclusion of secondary gables to the Bell Street elevation. However, it exhibits several elements that are characteristic of the Queen Anne style, including the picturesque, decorated roof, red face brick walls with roughcast panel accents, and asymmetrical composition. Later alterations and additions include the lean-to extension and other outbuildings to the rear.

The house known as 'Somerset', at 93 Cramer Street, Preston, (HO209) constructed c.1915, it is described as a substantial single-storey Edwardian villa set back from the street behind a mature garden. The house is of brick construction and has a hipped and gabled roof with slate tile roofing. The roof features the complex intersection of forms characteristic of the style and includes terracotta ridge capping, apex ornamentation and tall brick chimneys complete with terracotta chimney pots. A bay projects towards the side of the street facing elevation and a verandah with a timber frieze and brackets continues across the remainder of this façade. Another bay projects from the side of the house, contributing to its picturesque qualities. It is of local historic and architectural significance to the City of Darebin. Historically, the house is significant as evidence of the first phase of suburban development in this part of Preston in the early years of the twentieth century. Its scale and grandeur, not common in housing in Preston during that period demonstrates the diversity of its residents and their means. The house is architecturally significant as an unusually substantial brick Edwardian villa, not commonly found throughout Darebin, and is a good representative example of Edwardian villa design. Its significance is heightened by the house's intactness and good condition. The house has aesthetic qualities as a villa within a garden setting. Its front fence, outbuildings, alterations, and additions are recent developments.

1 Flinders Street, Thornbury (HO122), is a substantial brick villa constructed in 1910. The house is red brick with a terracotta tiled and ornamented roof and wide verandah with timber fretwork - all elements that are consistent with the Queen Anne style. Its symmetrical arrangement is uncommon for designs of this style and contributes to its aesthetic significance.

331-333 Heidelberg Road, Northcote, built 1913, is a substantial red brick residence that demonstrates elements of the Queen Anne style. The building features an asymmetrical layout with picturesque roof,



Context

a striking corner tower, and wraparound verandah with octagonal bay windows. Its substantial setback from the street, fine architectural detailing and the substantial size of the residence reflects the development and growing prestige of the Darebin area in the twentieth century. The building has good integrity withstanding some alterations, including modifications to the verandah, a single storey brick addition to the northwest corner and loss of the original fence. 331-333 Heidelberg Road has been identified as having potential historic, representative and aesthetic significance to the City of Darebin and recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme in the 'Heidelberg Road Heritage Assessment', Context 2020.



Figure 3. 4 Mount Street, Preston (HO237).



Figure 4. 'Balleer' 648 Bell Street, Preston (HO204).



Figure 5. 'Somerset' 93 Cramer Street, Preston (HO209).



Figure 6. 1 Flinders Street, Thornbury (HO122).



## Context

Figure 7. 331-333 Heidelberg Road, Northcote (recommended for inclusion in the Darebin Planning Scheme Heritage Overlay in the Heidelberg Road Heritage Assessment, Context 2020)

Kia-Ora at 607 Heidelberg Road, Alphington, is a substantial brick villa articulated in the Queen Anne style.

Like Balleer, Somerset and the houses at 1 Flinders Street, Thornbury, and 331-333 Heidelberg Road, Northcote, Kia-Ora exhibits key features of the style including prominent gable ends, terracotta ridge cresting, tall elaborate chimneys and roughcast and red face brick surfaces. Unlike these three examples, Kia-Ora does not have apex ornamentation or finials. Somerset, 1 Flinders Street and 331-333 Heidelberg Road also have wraparound verandahs comparable to the subject building, demonstrating the Australian variation of the style.

The house at 4 Mount Street, Preston, is a later construction, and has a more modest design, it retains elements of the Queen Anne style in its face brickwork, tall, corbel capped brick chimney with terracotta chimney pot, and in its fenestration. Built slightly later than the other examples, 4 Mount Bay Street has a box bay window that is comparable to the early addition at Kia-Ora.

In terms of its scale and its level of architectural detailing, 607 Heidelberg Road is most directly comparable to Somerset and 331-333 Heidelberg Road. The subject building is a refined example of the style, distinguished by its accent brickwork, decorative timber framed windows, gable ends and its mature garden setting. This is further enhanced by the substantial size and corner location of the allotment and its prominent street frontages.

Houses of the late Federation period often combine elements of the bungalow style resulting in different (and generally simpler) forms. The asymmetry of Federation-era villas may be replaced with a more symmetrical form and may include a porch (either projecting or recessed). Balleer, Somerset and 4 Mount Street reflect this transition between architectural styles. The early additions to Kia-Ora, including the western projecting gable and low brick fence, also reflect this transition and are complimentary in style and materials to the original design. Kia-Ora is distinguished by its fine detailing and substantial allotment and garden setting. Its level of integrity compares favourably to the comparative examples for its retention of early and original fabric. The recent pergola on the western elevation, timber paling fence and garage do not diminish the legibility of the subject building. 4 Mount Street, Somerset, Balleer and 331-333 Heidelberg Road have also had recent modifications and additions, including new fences and sheds.

**ASSESSMENT AGAINST CRITERIA**

✓	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p><b>CRITERION G</b> 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).</p>
	<p><b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

**STATEMENT OF SIGNIFICANCE**

**WHAT IS SIGNIFICANT**

607 Heidelberg Road, Alphington, a single storey brick residence built in 1903 for Walter Foreman, is significant.

Significant fabric includes the:

- original (1903) and early (c.1918) form and scale, terracotta tiled main roof form, chimneys and verandah roof form;
- red face brick surfaces, decorative cream brick banding and roughcast surfaces;
- pattern of fenestration, timber-framed windows and doors; and
- timber gable strapping and timber eave brackets, stringcourse label mould.

**HOW IT IS SIGNIFICANT**

607 Heidelberg Road, Alphington, is of local historic, representative, and aesthetic significance to the City of Darebin.



**Context**

**WHY IT IS SIGNIFICANT**

Kia-Ora at 607 Heidelberg Road, Alphington, is of historical significance for its representation of the development of Darebin and its growing prestige of Alphington as a residential area in the twentieth century. The substantial size of the allotment and fine architectural detailing of the house reflect the elevated status of the area. This is further reflected in the building’s association with Benjamin Barrington Bank Sibthorpe (occupant from 1903 and owner from 1914) who was a director of MacRobertson’s Pty. Ltd., a well-known confectionery business based in Fitzroy. The construction of this finely detailed villa signals the growing prestige of the area and its desirability to middle class professionals. The house also reflects the area’s economic recovery following the economic crash of the 1890s before the start of World War One. (Criterion A)

607 Heidelberg Road, Alphington, is of representative significance, for its retention of elements characteristic of Federation era designs incorporating Queen Anne styling. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, ~~and decorative chimneys and ridge cresting~~. The subject building is a good representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay. (Criterion D)

607 Heidelberg Road, Alphington, is also aesthetically significant as a fine, early example of the Queen Anne style. Its prominent, three street facing gables with fine architectural detailing, decorative chimneys ~~and ridge cresting~~ and wraparound verandah, demonstrate an Australian adaptation of the picturesque aesthetic qualities of this style. The substantial corner allotment with a low fence and mature garden setting enhance its aesthetic quality and distinguish the building’s design as a particularly refined example within the City of Darebin. (Criterion E)

**RECOMMENDATIONS**

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

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

**DAREBIN PLANNING SCHEME**

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Context

OTHER

N/A

**Context****REFERENCES**

*Age*, as cited.

*Argus*, as cited.

Australian Electoral Commission, *Electoral Rolls, 1903-1980*, via Ancestry.com, accessed online June 2020.

Central Plan Office, *Historic Aerial Photography - 1930s to 1990s*, via Landata.com.au, as cited.

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Land Victoria, Certificates of Title (CT), as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Pratt, C. D. 1945, 'Australian Paper Manufacturing mill (APM) at Fairfield', State Library Victoria: Airspy collection of aerial photographs, Accession no.: H91.160/169

Sands & McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

*Planning and Environment Act 1987*

## DAREBIN PLANNING SCHEME

### AMENDMENT C203 DARE

#### EXPLANATORY REPORT

##### Who is the planning authority?

This amendment has been prepared by the Darebin City Council, who is the planning authority for this amendment.

The Amendment has been made at the request of Darebin City Council.

##### Land affected by the amendment

The amendment applies to seven (7) properties along the Heidelberg Road corridor in Northcote, Fairfield and Alphington, Victoria, as shown in the maps.

The amendment applies to individual properties at the following addresses:

- 159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch)
- 257 Heidelberg Road, Northcote (Residence)
- 273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote)
- 331-333 Heidelberg Road, Northcote (Former Residence)
- 441 Heidelberg Road, Fairfield (Marineuie Court)
- 521 Heidelberg Road, Alphington (Residence)
- 607 Heidelberg Road, Alphington (Kia-Ora)

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

##### What the amendment does

The amendment proposes to implement the recommendations of the *Heidelberg Road Heritage Assessment report - Final Report, September 2020 (Amended September 2022)* by applying the Heritage Overlay (HO319, HO321, HO322, HO323, HO324, HO325 and HO326) to the seven (7) individually significant properties identified in the report and listed above.

Specifically, the Amendment makes the following changes to the Darebin Planning Scheme:

1. Amends the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Map 17HO and 18HO to apply the Heritage Overlay (HO319, HO321, HO322, HO323, HO324, HO325 and HO326) to seven identified properties along the Heidelberg Road corridor.
2. Amend the Schedule to Clause 43.01 to update references to the *City of Darebin Heritage Study Incorporated Plan – Permit Exemptions (2021)* to *City of Darebin Heritage Study Incorporated Plan – Permit Exemptions (2022)*.
3. Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include the updated incorporated document *City of Darebin Heritage Study Incorporated Plan – Permit Exemptions (2022)* and include the statements of significance for each of the seven properties.
4. Amends the Schedule to Clause 72.08 (Background documents) to reference the *Heidelberg Road Heritage Assessment report- Final Report, September 2020*

(Amended September 2022)

## Strategic assessment of the amendment

### Why is the amendment required?

In accordance with the Planning Policy Framework (PPF), it is State policy to ensure the conservation of heritage significant places. To do this, places, buildings and objects must be identified, assessed and documented as places of natural and cultural heritage significance, as a basis for their inclusion in Victorian planning schemes.

Darebin City Council has an obligation to conserve and protect Darebin's cultural and built heritage. To do this Council undertakes heritage reviews and gap studies to investigate the significance of place and the appropriateness of their protection via a Heritage Overlay, and subsequent inclusion in the Darebin Planning Scheme. This is consistent with the Darebin Council Plan (2021-2025) to protect valued neighbourhood character. The planning scheme is the most appropriate means of protecting heritage places and achieving the desired outcome.

The amendment proposes to implement the recommendations of the *Heidelberg Road Heritage Assessment report - Final Report, September 2020 (Amended September 2022)*. This study provides strategic justification to support the amendment. In total seven properties along Heidelberg Road were identified as locally significant and worthy of individual protection in the Heritage Overlay. The desired outcome will be to formally protect places of local heritage significance in the Darebin Planning Scheme and ensure new development does not affect the significance of the heritage precinct/place. This aligns with the purpose of the Heritage Overlay.

The amendment will ensure that a planning permit is required for demolition and a range of buildings and works to ensure the heritage significance is protected. Any proposal will then be able to be assessed by Council having regard to the purpose and decision guidelines of the Planning Policy Framework and Heritage Overlay. Planning permit exemptions for minor works not deemed to impact the heritage values are outlined in the *City of Darebin Heritage Study Incorporated Plan – Permit Exemptions (2021)*

Various structural improvements were made to the Schedule to the Heritage Overlay as part of Amendment VC148. These changes enable a statement of significance to be listed and incorporated to assist decision making.

The amendment applies these new provisions by listing each of the seven properties' statements of significance within the Schedule to the Heritage Overlay (Clause 43.01) and incorporating these documents in the Schedule to 72.04 of the Darebin Planning Scheme.

### How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria, under Section 4 of the *Planning and Environment Act 1987*:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- *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.*
- *To balance the present and future interests of all Victorians.*

- *To secure a pleasant, efficient and safe working, living and recreational environmental for all Victorians and visitors to Victoria*
- *To facilitate development in accordance with the objectives outlined above.*

The amendment implements these objectives by applying the Heritage Overlay to all identified significant heritage properties within the Heidelberg Road corridor to protect heritage places in the City of Darebin.

**How does the Amendment address any environmental, social and economic effects?**

The amendment is expected to have a positive environmental impact by protecting places of historic significance and thereby supporting the reuse of existing building stock.

The amendment is also expected to have positive social effects by ensuring future development responds to the heritage significance of the precinct, so it can be appreciated by future generations.

The amendment is not expected to have significant economic impacts, although it may impose some additional costs on the owners or developers of affected properties as a planning permit will be required for most buildings and works due to the application of the heritage overlay. The Heritage Overlay does not prohibit development, but instead requires the significance of a place to be considered when assessing applications. These impacts are offset by the benefit to the community provided through the protection of heritage places over many generations.

Further, planning permit exemptions for minor works triggered by the Heritage Overlay are included and updated in the Incorporated Plan.

**Does the Amendment address relevant bushfire risk?**

The municipal area of Darebin does not have any designated bushfire prone areas.

**Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

The amendment is consistent with Ministerial Direction No.9 – Metropolitan Strategy pursuant to Section 12 of the Act, that requires planning authorities to have regard to the Metropolitan Strategy (Plan Melbourne).

The amendment is consistent with Direction 4.4 of Plan Melbourne: Respect Melbourne's heritage as we build for the future. The amendment is consistent with this direction as it proposes to make minor changes to enable the Planning Scheme to continue to guide appropriate development in the municipality, and that the built heritage of the municipality is maintained.

The amendment is consistent with Ministerial Direction No.11 – Strategic Assessment of Amendments, as the requirements of this direction have been followed in the preparation of this amendment.

**How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports the following aspects of the Planning Policy

Framework. (PPF): *Clause 15.03-1S Heritage Conservation:*

*Objective: To ensure the conservation of places of heritage significance.*

*Strategies: Identify, assess and document places of natural or cultural heritage significance as a basis of their inclusion in the planning scheme.*

*Provide for the conservation and enhancement of those places that 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 of a heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

The amendment ensures that the policy direction for heritage conservation can be met through the identification, assessment and protection of heritage places within Darebin. The protection of properties through the application of a heritage precinct will encourage appropriate development and the conservation and restoration of contributory elements of these places.

In addition, the PPF requires Council as responsible authority to balance conflicting objectives in favour of net community benefit and sustainable development, for the benefit of present and future generations. The amendment seeks to achieve this net community benefit by ensuring places with heritage values are conserved through inclusion in the heritage overlay, for present and future generations.

**How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment supports the Planning Policy Framework at Clause 15 (Built Environment and Heritage) and Clause 15.03-1S (Heritage Conservation).

Objective

- *To ensure the conservation of places of heritage significance.*

Strategies

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the conservation and enhancement of those places that 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 of a heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced*



The amendment will assist in the implementation of Clause 21.02-4 (Heritage) within the Local Planning Policy Framework of the Darebin Planning Scheme.

In respect to this clause, the amendment supports and is consistent with:

*Objective 1 - Heritage Places and Areas – ensuring that places of heritage significance are conserved and enhanced.*

*Strategies: Discourage demolition or relocation of locally significant heritage buildings.*

*Encourage appropriate use of heritage places in keeping with heritage significance.*

The amendment implements state and local planning policy as it has identified and assessed the seven individual heritage properties along the Heidelberg Road corridor in Northcote, Fairfield and Alphington as having local cultural heritage significance and is proposing to apply the Heritage Overlay to ensure their protection.

The amendment will assist in conserving Darebin's built heritage while not significantly impacting upon the broader housing development objectives of the municipality.

#### **How does the amendment support or implement the Municipal Planning Strategy?**

Not applicable as a reformed Municipal Planning Strategy as part of the Smart Planning process has yet to be introduced into the Darebin Planning Scheme.

#### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions by utilising the Heritage Overlay to protect places of local heritage significance; an approach consistent with *Planning Practice Note 1 Applying the Heritage Overlay* and the Ministerial Direction - The Form and Content of Planning Schemes.

#### **How does the Amendment address the views of any relevant agency?**

The views of the Department of Environment, Land, Water and Planning have been sought in the preparation of this amendment.

#### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The requirements of the Transport Integration Act 2010 apply where an amendment is likely to have a significant impact on the transport system.

This amendment makes changes to heritage controls applying to places of cultural heritage significance and is not expected to have any impact upon the objectives, strategies and decision-making principles of the *Transport Integration Act 2010*.

#### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will increase the number of sites subject to the provisions of the Heritage Overlay, therefore potentially resulting in more planning applications. The anticipated increase in planning applications, given the amendment is limited to just seven sites is not expected to have a significant impact on resourcing and administrative costs.

**Where you may inspect this amendment**

The amendment can be inspected free of charge at the Darebin City Council website at [www.darebin.vic.gov.au/haveyoursay](http://www.darebin.vic.gov.au/haveyoursay)

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Darebin (Planning Counter)

274 Gower Street

Preston VIC 3072

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

## ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Darebin	159-179 Heidelberg Road, Northcote	Darebin C203 001hoMap17 Exhibition
Darebin	257 Heidelberg Road, Northcote and 273-289 Heidelberg Road, Northcote	Darebin C203 002hoMap17 Exhibition
Darebin	441 Heidelberg Road, Fairfield	Darebin C203 003hoMap17 Exhibition
Darebin	331-333 Heidelberg Road, Northcote	Darebin C203 004hoMap17 Exhibition
Darebin	521 Heidelberg Road, Alphington	Darebin C203 005hoMap18 Exhibition
Darebin	607 Heidelberg Road, Alphington	Darebin C203 006hoMap18 Exhibition

*Planning and Environment Act 1987***DAREBIN PLANNING SCHEME****AMENDMENT C203****INSTRUCTION SHEET**

The planning authority for this amendment is the Minister for Planning

The Darebin Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 6 attached map sheets.

**Overlay Maps**

1. Amend Planning Scheme Map Nos 17HO and 18HO in the manner shown on the 6 attached maps marked "Darebin Planning Scheme, Amendment C203".

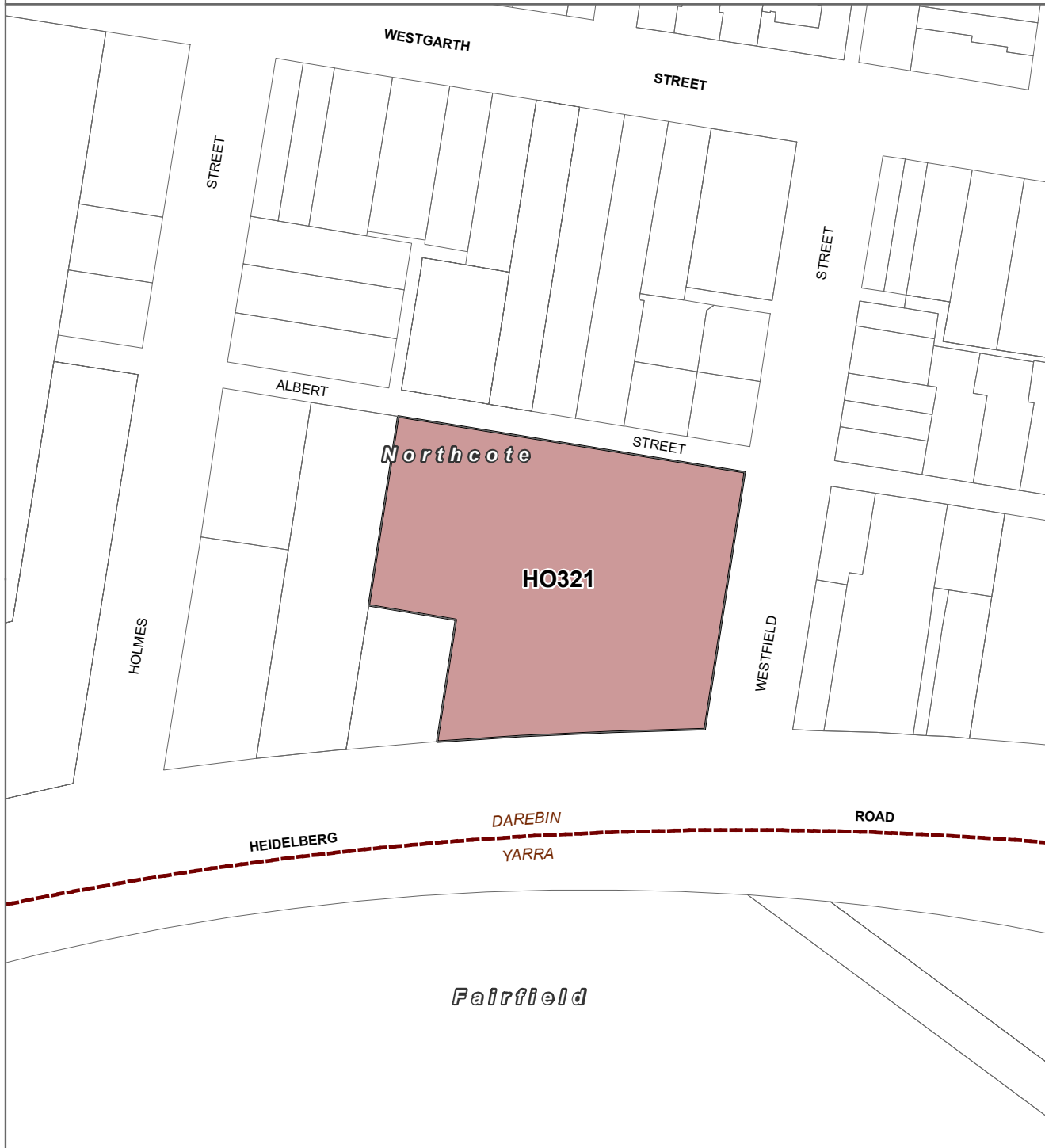
**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** - Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

DAREBIN PLANNING SCHEME - LOCAL PROVISION  
**AMENDMENT C203dare**



**LEGEND**

- HO - Heritage Overlay
- Local Government Area

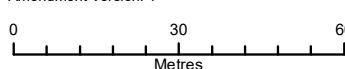


Part of Planning Scheme Map 17HO

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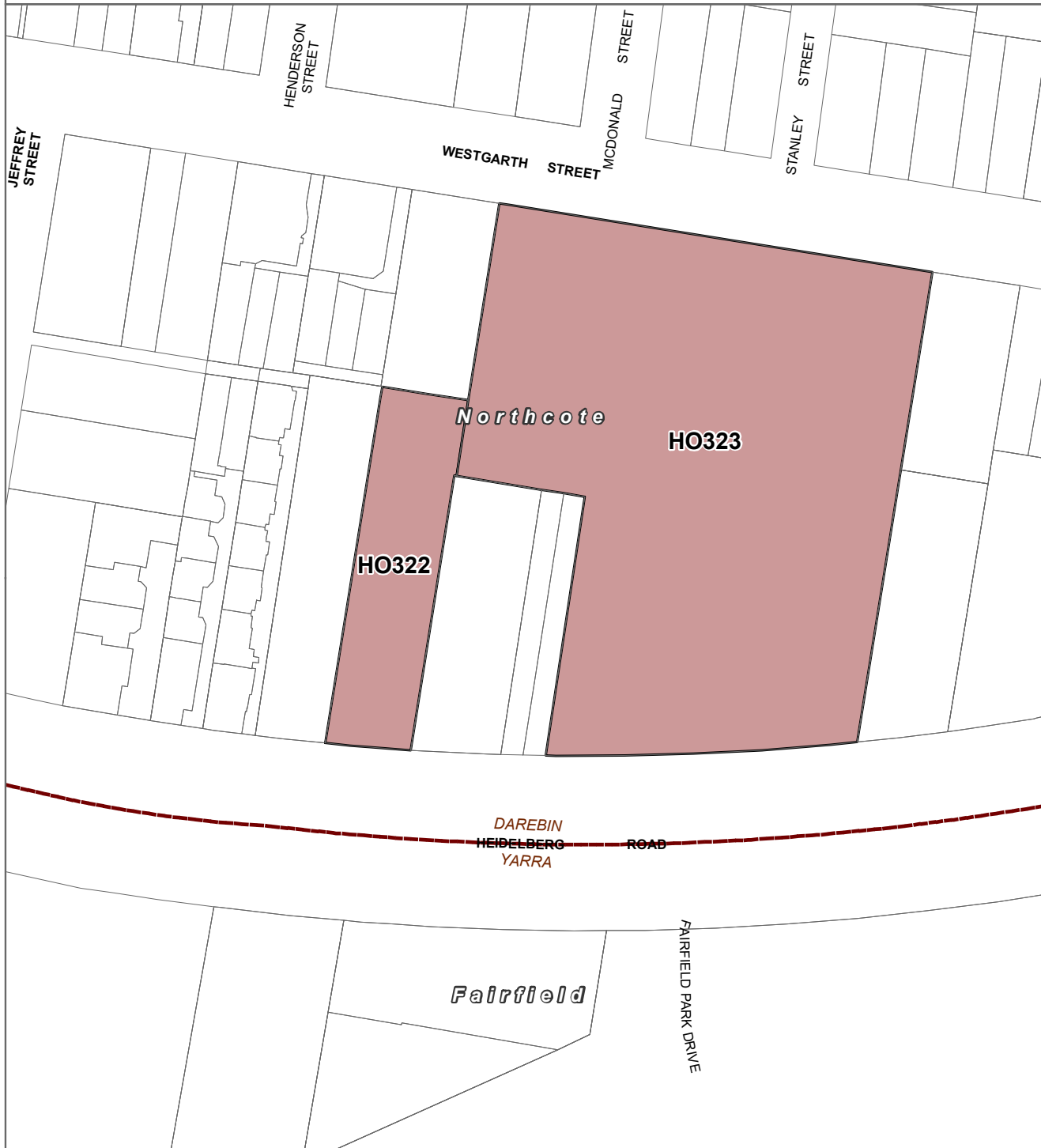
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**AMENDMENT C203dare**



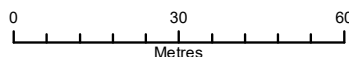
- LEGEND**
- HO - Heritage Overlay
  - Local Government Area



Part of Planning Scheme Map 17HO

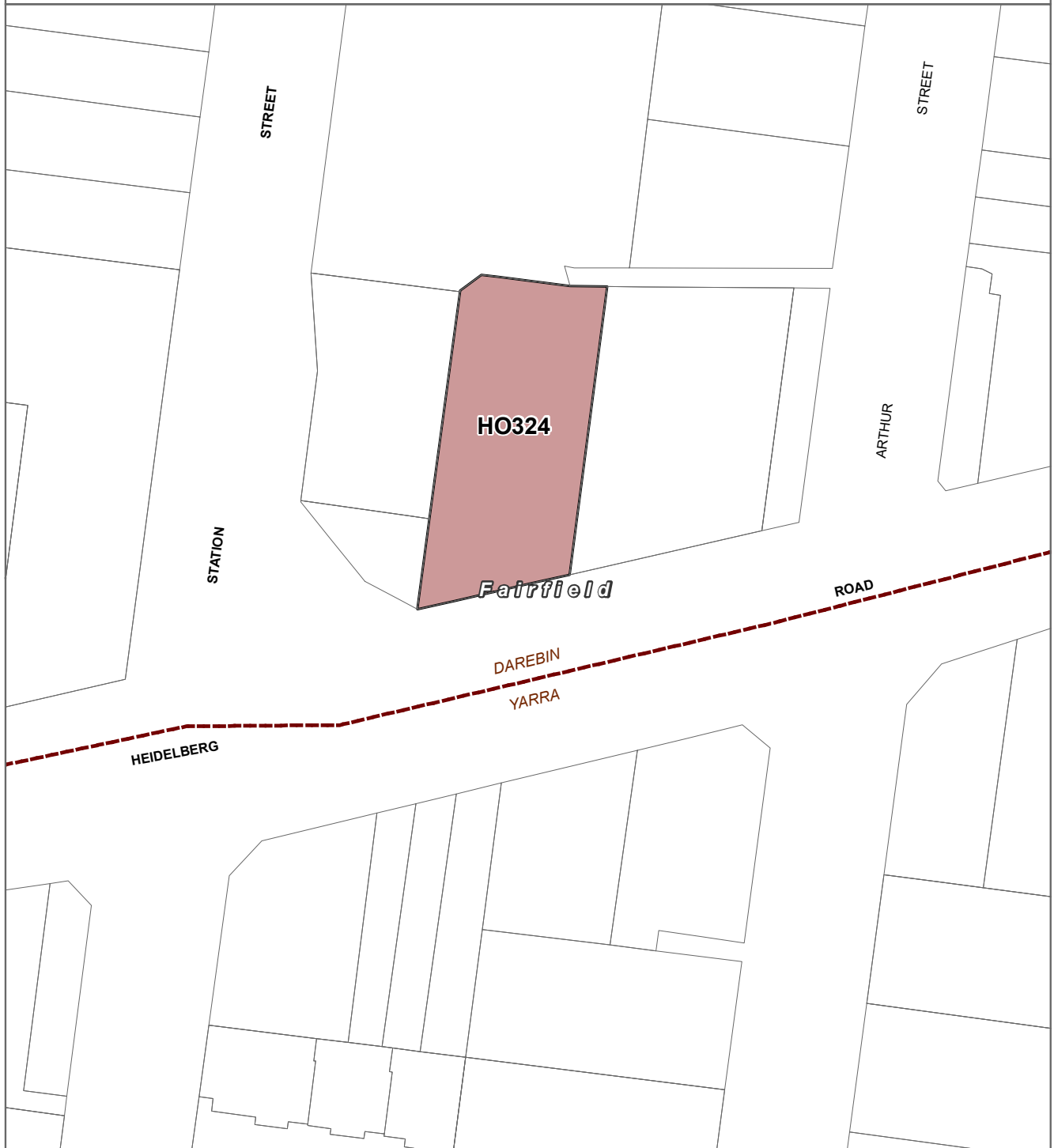
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**AMENDMENT C203dare**



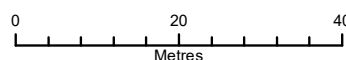
- LEGEND**
- HO - Heritage Overlay
  - Local Government Area



Part of Planning Scheme Map 17HO

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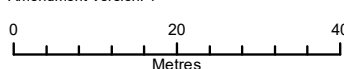
**LEGEND**  
 HO - Heritage Overlay  
 Local Government Area



Part of Planning Scheme Map 17HO

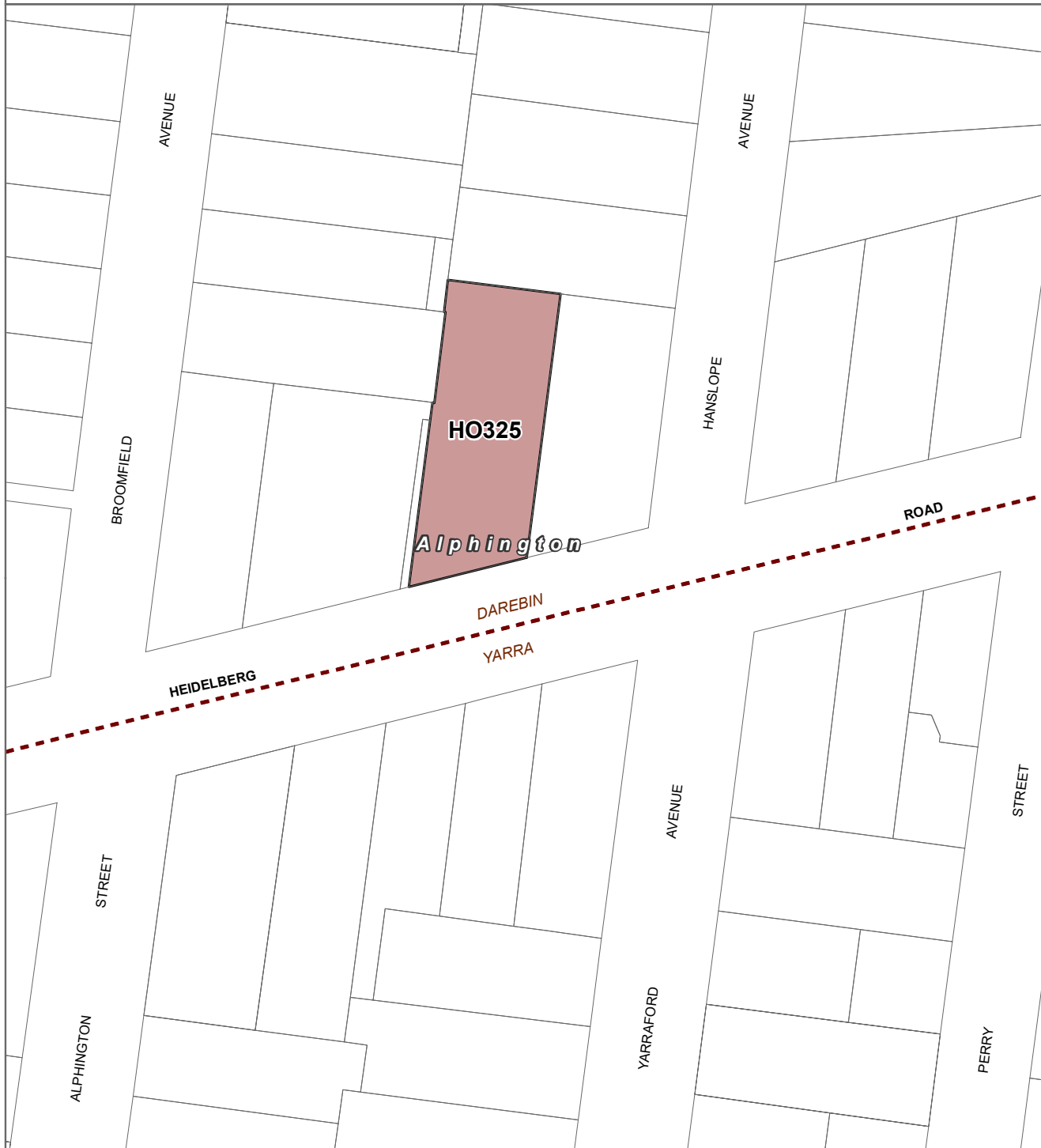
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**AMENDMENT C203dare**



**LEGEND**

-  HO - Heritage Overlay
-  Local Government Area

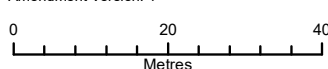


Part of Planning Scheme Map 18HO

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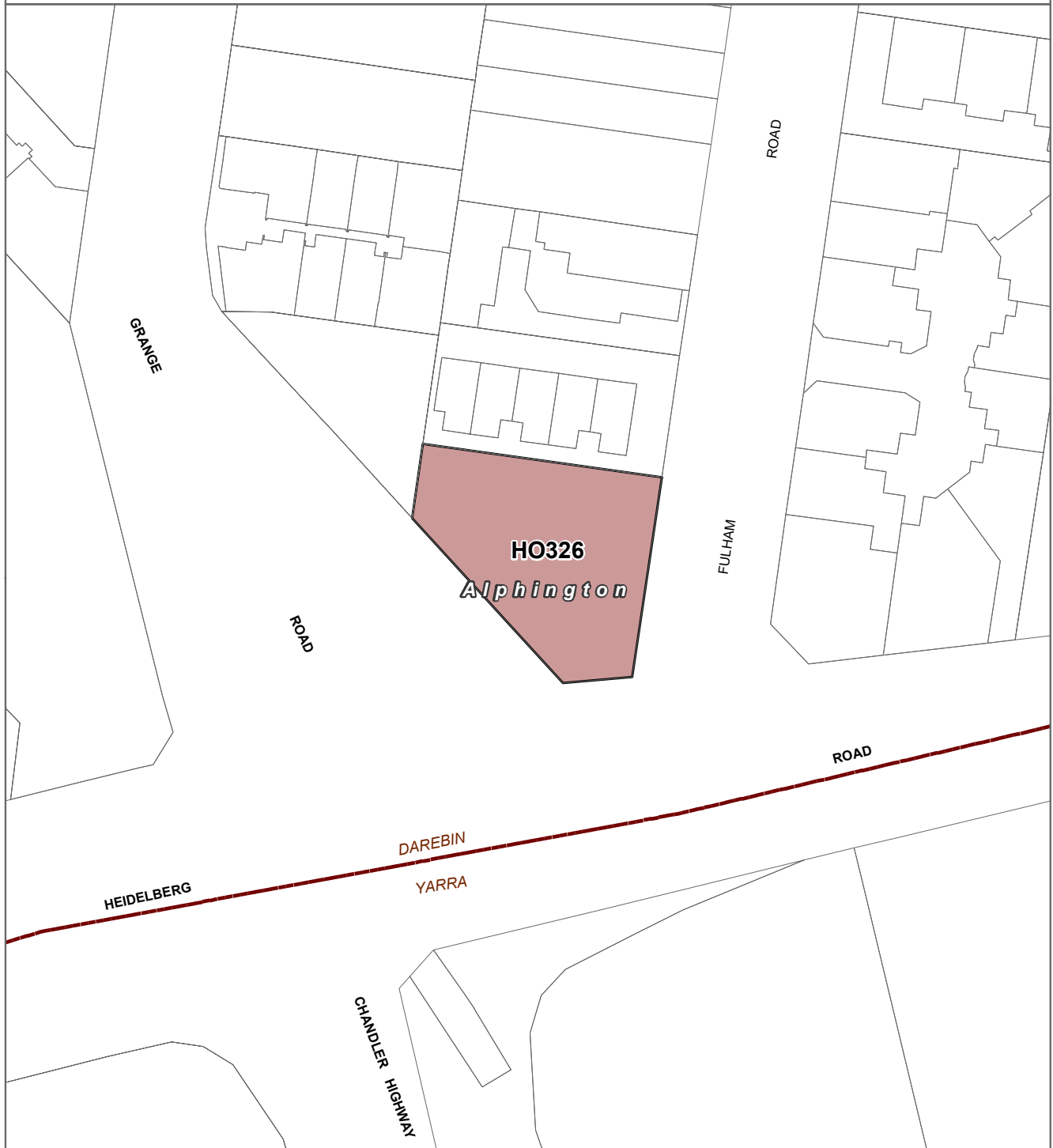
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**AMENDMENT C203dare**



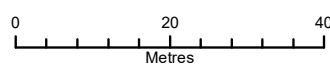
**LEGEND**  
 HO - Heritage Overlay  
 Local Government Area



Part of Planning Scheme Map 18HO

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DAREBIN PLANNING SCHEME

27/08/2021  
C161dare

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

**1.0**

**Application requirements**

27/08/2021  
C161dare

None specified.

**2.0**

**Heritage places**

22/04/2022  
C207dare

The requirements of this overlay apply to both the heritage place and its associated land.



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
<b>VICTORIAN HERITAGE REGISTER</b>								
HO19	Terrace Houses, 186-192 Clarke Street, Northcote	-	-	-	-	Yes Ref No H1774	No	No
HO312	Former Northcote Theatre 212-220 High Street, Northcote	-	-	-	-	Yes Ref No H2287	Yes	No
HO45	Former Northcote Cable Tramways Site 626-628 High Street, Thornbury	-	-	-	-	Yes Ref No H2129	Yes	No
HO144	Preston Tramway Workshops 16-18 Miller Street, Preston The heritage place includes Miller Street Tramway Bridge (part) (refer HO236)	-	-	-	-	Yes Ref No H2031	No	No
HO59	Former Mont Park Hospital and Avenue of Honour Ernest Jones Drive and Springthorpe Boulevard and Cherry Street Macleod	-	-	-	-	Yes Ref No H1872	Yes	No
HO74	Bundoora Park Homestead 7-27 Snake Gully Drive, Bundoora	-	-	-	-	Yes Ref No H1091	Yes	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO175	Former Little Sisters of the Poor Home for the Aged 104 – 112 St Georges Road, Northcote	-	-	-	-	Yes Ref No H1950	Yes	No
HO313	Yan Yean Water Supply System Northcote, Preston, Reservoir The heritage place includes: Part HO163 Northcote-Merri Precinct; and Part HO171 Regent G.E. Robinson Park	-	-	-	-	Yes Ref No H2333	No	No
HO314	Maroondah Water Supply System (Upper and Central Sections) Reservoir	-	-	-	-	Yes Ref No H2381	No	No
	<b>LOCAL OVERLAYS</b>							
	<b>Precincts:</b>							
HO167	Alphington Area bounded by Clive Street and Miller Street, north of Heidelberg Road to the Railway line	No	No	No	No	No	No	No
HO297	Broomfield Avenue Precinct 2-52 and 3-45 and 495 (Park); 509 and 515 Broomfield Avenue; Heidelberg Road, Alphington <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	Yes - Street trees and Bloomfield Park	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO96	Area bounded by St George's Road, Hawthorn Road, Hartington Street, Northcote	Yes	No	No	No	No	No	No
HO97	Area bounded by Herbert Street, James Street, Butler Street, Bastings Street, Eastment Street, Hawthorn Road, Separation Street & Prospect Grove, Northcote	Yes	No	No	No	No	No	No
HO98	Area bounded by Langwells Parade, Right of Way, Hunter Street & High Street, Northcote	Yes	No	No	No	No	No	No
HO99	Dally Street, Northcote	Yes	No	No	No	No	No	No
HO100	Area bounded by Clarke Street, Charles Street, Merri Parade, High Street, Northcote	Yes	No	No	No	No	No	No
HO101	Area bounded by High Street, Union Street, Westgarth Street, Northcote	Yes	No	No	No	No	No	No
HO102	Area bounded by High Street, Westgarth Street, Urquhart Street, Northcote	Yes	No	No	No	No	No	No
HO105	Robbs Parade, Northcote	Yes	No	No	No	No	No	No
HO160	Northcote - Township Area bounded by Westgarth Street, East Street, Cunningham Street, Walker Street, Ross Street, Urquhart Street, High Street and Merri Creek	No	No	No	No	No	No	No
HO161	Northcote - Westgarth Area bounded by Clarke Street, Roberts Street, Simpson Street, South Crescent, Westgarth Street, High	No	No	No	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Street, Jackson Street, Tobin Avenue, Pearl Street, Timmins Street and Bridge Street							
HO162	Northcote - Rucker's Hill Area bounded by Clarke Street, Waterloo Road, Ilma Grove, High Street, Separation Street, James Street, Herbert Street, Turnbull grove, Eastment Street and Helen Street	No	No	No	No	No	No	No
HO163	Northcote – Merri Area bounded by St. George's Road, Westbourne Grove, Park Street and Gordon Grove	No	No	No	No	No (part Ref No H2333 refer HO313)	No	No
HO164	Northcote - Clarke Street North and south sides of Clarke Street, west of St. George's Road to Merri Creek	No	No	No	No	No	No	No
HO165	Northcote – Sumner Estate Area bounded by Auburn Avenue, Sumner Avenue, St. George's Road and Winifred Street	No	No	No	No	No	No	No
HO166	Northcote - Croxton Area bounded by Arthurton Road, Scott Street, Gladstone Avenue, Railway Parade, and St. George's Road	No	No	No	No	No	No	No
HO173	Newmarket Street Area bounded by Clarke Street, Brooke Street and includes all properties in Newmarket Street	No	No	No	No	No	No	No
HO298	Gladstone Avenue Precinct	No	No	No	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	1-35 & 2-46 Gladstone Avenue Northcote <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)							
HO95	HCV Newlands Estate, Elizabeth Street, Preston.	Yes	No	No	No	No	No	No
HO103	Kelley Grove, Preston	Yes	No	No	No	No	No	No
HO104	Collins Street, Preston	Yes	No	No	No	No	No	No
HO168	Preston Tramway Area bounded by Oakover Road, Gillingham Street, Davies Street and Devon Street	No	No	No	No	No	No	No
HO169	Preston State School Area bounded by Orient Grove, Oakover Road, Etnam Street and Scotia Street	No	No	No	No	No	No	No
HO182	<i>Preston, Bruce Street</i> 9-25 Bruce Street, 2-8 Herbert Street, & 17 Mary Street, Preston <b>Incorporated plan:</b> Preston Residential Heritage Precincts Permit Exemptions	No	No	No	No	No	No	No
HO183	<i>Preston, 'Heart of Preston' precinct</i> 8-42 & 9-43 William Street, Preston <b>Incorporated plan:</b>	No	No	No	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Preston Residential Heritage Precincts Permit Exemptions							
HO184	<i>Preston Mary Street precinct</i> 5-15 & 26-36 Mary Street, Preston  <b>Incorporated plan:</b> Preston Residential Heritage Precincts Permit Exemptions	No	No	No	No	No	No	No
HO185	<i>Preston Spencer Street precinct</i> 1-23 & 8-18 Spencer Street, Preston  <b>Incorporated plan:</b> Preston Residential Heritage Precincts Permit Exemptions	No	No	No	No	No	No	No
HO186	<i>Preston War Service Homes precinct</i> 17-25 & 18-28 Arthur Street, 27-37 Bruce Street, 1-9 & 10-16 Herbert Street and 76-84A St Georges Road, Preston  <b>Incorporated plan:</b> Preston Residential Heritage Precincts Permit Exemptions	No	No	No	No	No	No	No
HO170	Bell Railway Area bounded by Garnet Street, Showers Street, west of High Street to the Railway line	No	No	No	No	No	No	No
HO299	Carlisle Street Precinct 42-46, 52-56 & 62-64 Carlisle Street, Preston  <b>Incorporated plan:</b>	No	No	No	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)							
HO300	Garnet Street Houses 7-17 & 16 Garnet Street, Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO301	High Street Preston 274-288 & 317-341 High Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO302	Larne Grove & Roxburgh St Precinct 1-31 & 4-26 Larne Gve, 1-23 & 2-24 Roxburgh St, 23-33 Dundas St & 30-36 Milton Cres, Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO303	Livingstone Parade Precinct 1 -9 & 6-24 Livingstone Parade Preston, 8 & 10 South Street Preston <b>Incorporated plan:</b>	No	No	No	No	No	No	No



DAREBIN PLANNING SCHEME

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	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )							
HO304	Milton Crescent Precinct 6-12 & 5-11 Milton Crescent Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO305	Plenty Road Precinct 85-107, 131-141 & 126-134 Plenty Road Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO171	Regent G.E. Robinson Park Area bounded by King William Street, Down Street, Garden Street and High Street	No	No	No	No	No (part Ref No H2333 refer HO313)	No	No
HO172	Preston Oakhill Avenue Area bounded by Tyler Street, Oakhill Avenue, Capp Street, Xavier Grove, Mc Ivor Street, Southernhay Street, McCarten Street, King William Street and Joffre Street	No	No	No	No	No	No	No
HO306	Edgar Street Precinct 2-18 Edgar Street Reservoir <b>Incorporated plan:</b>	No	No	No	No	No	No	No

DAREBIN PLANNING SCHEME

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	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )							
HO307	High Street Reservoir 658-694 & 763-793 High Street Reservoir  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO308	Queen Street Precinct 1-27, 41-49 & 2-58 Queen Street Reservoir  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO309	High Street, Thornbury 732-848 & 827-927 High Street Thornbury  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO310	Plow Street Precinct 1-31 & 2-30 Plow Street Thornbury  <b>Incorporated plan:</b>	No	No	No	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)							
HO311	Rossmoyne Street Precinct 43-67 & 50-78 Rossmoyne Street Thornbury  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	No	No	No	No
HO181	Woolton Avenue, 55-67 & 52-60 Woolton Avenue, Thornbury	No	No	No	No	No	No	No
HO295	Whittlesea Railway Precinct Arthurton Road, Merri parade Northcote, Normanby Avenue Thornbury, Bell Street, Murray Road Preston High Street, Regent Street Reservoir.  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	No	No	No	No
HO315	Fairfield Village Heritage Precinct Railway Place, Fairfield Railway Station and reserve, Wingrove Street and Station Street, Fairfield  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	Yes	No	Yes - Two palm trees on the railway reserve	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO318 Interim Control Expiry Date: 29/04/2023	Thornbury Park Estate Precinct*	No	No	No	No	No	No	No
	<b>Individual Items:</b>							
	<b>Alphington</b>							
HO187	Clifton Bridge Yarana Road (Darebin Parklands), Alphington	No	No	No	Yes	No	No	No
	<b>Bundoora</b>							
HO111	Former Larundel Hospital Complex	Yes	No	No	No	No	Yes	No
HO107	Hugh Linaker's Cottage, Larundel	Yes	No	No	No	No	Yes	No
HO108	Idiot Block, Farm Workers Block, and Idiot Cottages, Larundel (Kingsbury)	Yes	No	No	No	No	Yes	No
HO188	Preston General Cemetery, 900 Plenty Road Bundoora	No	No	Yes	No	No	No	No
	<b>Fairfield</b>							
HO1	1-3 Abbott Street, Fairfield (House)	Yes	No	No	No	No	No	No
HO2	17-19 Arthur Street, Fairfield (House & Shop)	Yes	No	No	No	No	No	No
HO3	35 Arthur Street, Fairfield (House)	Yes	No	No	No	No	No	No
HO112	92-96 Arthur Street, Fairfield (Post Office)	Yes	No	No	No	No	Yes	No
HO6	51 Austin Street, Fairfield (House)	Yes	No	No	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO7	59 Austin Street, Fairfield(House)	Yes	No	No	No	No	No	No
HO8	Former St Anthony's Presbytery 59 Austin Street, Fairfield	Yes	No	No	No	No	Yes	No
HO34	12 Hanslope Avenue, Fairfield (House)	Yes	No	No	No	No	No	No
HO125	Merri Creek Bridge, Heidelberg Road, Fairfield	Yes	No	No	No	No	No	No
HO35	Centenary Dairy Complex 181-187 Heidelberg Rd, Fairfield	Yes	No	No	No	No	Yes	No
HO36	Grandview Hotel 429 Heidelberg Rd, Fairfield	Yes	No	No	No	No	Yes	No
HO37	457 Heidelberg Road, Fairfield (House)	Yes	No	No	No	No	No	No
HO316	St Andrew's Alphington and Fairfield Uniting Church, 85-87 Gillies Street, Fairfield  <b>Incorporated document</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2024</del> 2022)	Yes	Yes	No	No	No	No	No
HO38	Uniting (Former Methodist) Church complex, 797-809Heidelberg Road, Alphington	Yes	No	No	No	No	No	No
HO39	Hills View (former), 849-851, Heidelberg Road, Alphington	Yes	No	No	No	No	Yes	No
HO189	Fairfield Primary School No. 2711 1-5 & 176-206 Langridge Street & Wingrove Street, Fairfield	Yes	No	Yes - Moreton Bay Fig and Pepper trees	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO75	2 Rowe Street, Fairfield (House & Canary Island Palm-"Phoenix Canariensis")	Yes	No	Yes	No	No	No	No
HO78	31 Station Street, Fairfield (House)	Yes	No	No	No	No	No	No
HO79	36 Station Street, Fairfield (House)	Yes	No	No	No	No	No	No
HO80	43 Station Street, Fairfield (House)	Yes	No	No	No	No	No	No
HO154	61 Station Street, Fairfield	Yes	No	No	No	No	No	No
HO190	St Paul's Anglican Church and Organ 88E Station Street Fairfield	No	Yes	No	No	No	No	No
	<b>Macleod</b>							
HO62	Paying Patients Ward, Former Mont Park Hospital, Former Mont Park Hospital	Yes	No	No	No	No	Yes	No
HO64	Laundry Workers Block, Former Mont Park Hospital	Yes	No	No	No	No	Yes	No
HO66	Hospital Block, Former Mont Park Hospital	Yes	No	No	No	No	Yes	No
HO109	Female Convalescent Ward, Mont Park	Yes	No	No	No	No	Yes	No
	<b>Northcote</b>							
HO4	5 Auburn Avenue, Northcote (House)	Yes	No	No	No	No	No	No
HO5	8 Auburn Avenue, Northcote (House)	Yes	No	No	No	No	No	No
HO9	46 Bastings Street, Northcote (House)	Yes	No	No	No	No	No	No
HO113	58 Bastings Street, Northcote (House & Shop)	Yes	No	No	No	No	No	No

DAREBIN PLANNING SCHEME

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HO10	Anglican Church 1-3 Bayview Street, Northcote	Yes	No	No	No	No	Yes	No
HO11	13 Bayview Street, Northcote (House)	Yes	No	No	No	No	No	No
HO114	135 Bent Street, Northcote (House)	Yes	No	No	No	No	No	No
HO115	42 Bower Street, Northcote (House)	Yes	No	No	No	No	No	No
HO12	16-20 Candy Street, Northcote (Row Houses)	Yes	No	No	No	No	No	No
HO116	12-16 Christmas Street, Northcote (Houses)	Yes	No	No	No	No	No	No
HO117	41-45 Christmas Street, Northcote (Houses)	Yes	No	No	No	No	No	No
HO13	5-11 Clarke Street, Northcote (Row Houses)	Yes	No	No	No	No	No	No
HO14	106 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO118	108-110 Clarke Street, Northcote (Houses)	Yes	No	No	No	No	No	No
HO15	107-109 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO119	127 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO16	151 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO17	155 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO120	157 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO18	178 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO20	212 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO21	215 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO22	219 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO23	224 Clarke Street, Northcote (House)	Yes	No	No	No	No	No	No
HO25	47 Cunningham Street, Northcote (House)	Yes	No	No	No	No	No	No
HO26	85 Cunningham Street, Northcote (House)	Yes	No	No	No	No	No	No
HO28	92 Dennis Street, Northcote (House)	Yes	No	No	No	No	Yes	No
HO121	33 Derby Street, Northcote (House)	Yes	No	No	No	No	No	No
HO180	Former Joshua Pitt tannery 52-60 Gadd Street, Northcote 1. 1907 Drying House 2. 1925 Drying House annex 3. remnant chimney	No	Yes – 1907 Drying house only	No	No	No	No	No
HO40	Helen Street Primary School, Northcote	Yes	No	No	No	No	Yes	No
HO126	12-18 Helen Street Northcote (Houses)	Yes	No	No	No	No	No	No
HO41	Former Wesleyan Manse, Helen Street (lot 1, TP845679E), Northcote	Yes	No	No	No	No	No	No
HO42	74-76 Herbert Street, Northcote (Houses)	Yes	No	No	No	No	No	No
HO127	Merri Creek Bridge, High Street Northcote	Yes	No	No	No	No	No	No
HO43	136-144 High Street, Northcote (Houses & Shops)	Yes	No	No	No	No	Yes	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO129	329 High Street, Northcote (Shop & House)	Yes	No	No	No	No	Yes	No
HO130	466-468 High Street, Northcote (Shops & Houses)	Yes	No	No	No	No	Yes	No
HO44	RSL Hall 496 High Street, Northcote	Yes	No	No	No	No	Yes	No
HO131	509-513 High Street, Northcote (Shops & Houses)	Yes	No	No	No	No	Yes	No
HO192	Baptist Church 540-542 High Street Northcote	No	No	No	No	No	No	No
HO132	581-599 High Street, Northcote (Shops & Houses)	Yes	No	No	No	No	Yes	No
HO133	607-617 High Street, Northcote (Croxtton Park Hotel)	Yes	No	No	No	No	Yes	No
HO52	25 Jackson Street, Northcote (House)	Yes	No	No	No	No	No	No
HO53	Presbyterian Church & Hall 40-42 James Street, Northcote	Yes	No	No	No	No	Yes	No
HO177*	Former Northcote police station 43 James Street, Northcote. <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	Yes	Yes	No	No	No	Yes	No
HO54	36 James Street, Northcote (House)	Yes	No	No	No	No	No	No
HO55	51 James Street, Northcote (House)	Yes	No	No	No	No	No	No
HO56	57 James Street, Northcote (House)	Yes	No	No	No	No	No	No



DAREBIN PLANNING SCHEME

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HO57	68 James Street, Northcote (House)	Yes	No	No	No	No	No	No
HO58	69 James Street, Northcote (House)	Yes	No	No	No	No	No	No
HO140	34 Jenkins Street, Northcote (House)	Yes	No	No	No	No	No	No
HO141	36 Jenkins Street, Northcote (House)	Yes	No	No	No	No	No	No
HO193	Former Ensign Dry Cleaning 24 Leinster Grove Northcote	No	Yes	No	No	No	No	No
HO142	1-3 Leonard Street, Northcote (Houses)	Yes	No	No	No	No	No	No
HO69	3 McLachlan Street, Northcote (House)	Yes	No	No	No	No	No	No
HO70	4-4a McLachlan Street, Northcote (House)	Yes	No	No	No	No	No	No
HO71	5 McLachlan Street, Northcote (House)	Yes	No	No	No	No	No	No
HO72	11 McLachlan Street, Northcote (House)	Yes	No	No	No	No	No	No
HO145	18 Mitchell Street, Northcote (Primitive Methodist Church, now Salvation Army Hall)	Yes	No	No	No	No	Yes	No
HO146	70 Mitchell Street, Northcote Shop (former) and residence	Yes	No	No	No	No	No	No
HO147	76-82 Mitchell Street, Northcote (Houses)	Yes	No	No	No	No	No	No
HO191	Reserve - Johnson Park 12 Palmer Street Northcote	No	No	Yes	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO194	Northcote Cemetery 143 Separation Street Northcote	No	No	Yes - Italian Cypress	No	No	No	No
HO195	Northcote High School 19-29 St Georges Road Northcote	No	No	Yes	No	No	No	No
HO196	Reserve - Merri Park 33 St Georges Road Northcote	No	No	No	No	No	No	No
HO77	140 St George's Road, Northcote (House)	Yes	No	No	No	No	No	No
HO155	1 Thomson Street Northcote (Shop & House)	Yes	No	No	No	No	No	No
HO156	9-15 Union Street, Northcote (Houses)	Yes	No	No	No	No	No	No
HO82	26 Urquhart Street, Northcote (House)	Yes	No	No	No	No	No	No
HO83	44 Urquhart Street, Northcote (House)	Yes	No	No	No	No	No	No
HO85	1-3 Walker Street, Northcote (Duplex Dwellings)	Yes	No	No	No	No	No	No
HO86	7 Walker Street, Northcote (House)	Yes	No	No	No	No	No	No
HO87	Former Police Station 24 Walker Street, Northcote	Yes	No	No	No	No	Yes	No
HO88	34 Walker Street, Northcote (House)	Yes	No	No	No	No	No	No
HO89	45 Walker Street, Northcote (House)	Yes	No	No	No	No	No	No
HO90	3 Wardrop Grove, Northcote (House)	Yes	No	No	No	No	No	No
HO197	Reserve - Oldis Gardens and Northcote Cricket Ground Westgarth Street Northcote	No	No	Yes	No	No	No	No
HO157	74 Waterloo Road, Northcote (House)	Yes	No	No	No	No	No	No



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HO91	127 Westgarth Street, Northcote (House)	Yes	No	No	No	No	No	No
HO158	153 Westgarth Street, Northcote (House, St. Helens)	Yes	No	No	No	No	No	No
	<b>Preston</b>							
HO198	Howard Park 172 Albert Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)	Yes	No	No	No	No	No	No
HO199	Sacred Heart Catholic Church complex (Church, Rectory, Hall, School) 322 Bell Street Preston, 4-6 Clifton Grove & 89 David Street, Preston	Yes	Yes - church only	No	No	No	No	No
HO200	Preston Masonic Centre 382-4 Bell Street Preston	No	No	No	No	No	No	No
HO201	House 392 Bell Street Preston	No	No	No	No	No	No	No
HO202	Former BP Service Station 548 Bell Street Preston	Yes	No	No	No	No	No	No
HO203	House 634 Bell Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)	No	No	No	No	No	No	No
HO204	House (Balleer) 648 Bell Street Preston	No	No	No	No	No	No	No

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	<b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )							
HO205	House 664 Bell Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	Yes - Canary Island Palm (Phoenix canariensis)	No	No	No	No
HO206	House (La Rocque) 82 Bruce Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO207	Former Stables 43 Carlisle Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO24	Preston Girls' High School Cooma Street Preston	Yes	No	No	No	No	Yes	No
HO208	Houses (Sandland family) 36 & 40 Cooper Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	Yes	Yes - Front Fence	No	No	No



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HO209	House 93 Cramer Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)	No	No	No	No	No	No	No
HO210	Preston City Oval & Band Hall 11-21 Cramer Street Preston	No	No	Yes	No	No	No	No
HO27	Former Salvation Army Hall 61 David Street, Preston	Yes	No	No	No	No	Yes	No
HO30	Former Bacon Curing Factory cnr Dundas St & Plenty Rd, Preston	Yes	No	No	No	No	Yes	No
HO211	House 7 Eastwood Avenue Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)	No	No	No	No	No	No	No
HO31	Newlands State Primary School, 2-26 Murphy Street, Preston	Yes	No	No	No	No	Yes	No
HO32	HCV Bachelor Flats, 15-17 Eric Street, Preston	Yes	No	No	No	No	No	No
HO212	West Preston Progress Hall 523 Gilbert Road Preston	No	No	No	No	No	No	No
HO213	Houses 244-46 Gower Street Preston  <b>Incorporated plan:</b>	No	No	No	No	No	No	No



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	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)							
HO214	Reg Parker sculpture (Untitled 8/73) 266 Gower Street Preston	Yes	No	No	No	No	No	No
HO215	Truby King Baby Health Centre 270 Gower Street Preston	No	No	No	No	No	No	No
HO216	Junction Hotel 2-4 High Street Preston	No	No	No	No	No	No	No
HO128	93-103 High Street, Preston (Howe Leather Factory)	Yes	No	No	No	No	Yes	No
HO217	Shops & residences 107-109 High Street Preston	No	No	No	No	No	No	No
HO218	Prince Alfred Hotel (former) & Shop 111-113 High Street Preston	No	Yes - staircase only	No	No	No	No	No
HO219	Fidelity Tent No. 75 of the Independent Order of Rechabites (former) 251-3 High Street Preston	No	No	No	No	No	No	No
HO220	Shop & residence 283 High Street Preston	No	No	No	No	No	No	No
HO221	Shops & residences 306-08 High Street Preston	Yes	No	No	No	No	No	No
HO50	Preston Town Hall & Municipal Offices 350 High Street, Preston	Yes	No	No	No	No	Yes	No
HO222	Shops 352-72 High Street Preston	No	No	No	No	No	No	No



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HO223	Commonwealth Bank 374-76 High Street Preston	No	No	No	No	No	No	No
HO224	Metropolitan Fire Brigade - Preston (former) 378 High Street Preston	No	No	No	No	No	No	No
HO225	All Saints Anglican Church complex 400 High Street Preston & 239 Murray Road Preston	Yes	Yes - church only	Yes - Bhutan Cypresses	No	No	No	No
HO226	Shop 435 High Street Preston	No	No	No	No	No	No	No
HO227	Shops 471-73 High Street Preston	No	No	No	No	No	No	No
HO228	J. Harvey Grocer (former) 626-628 High Street Preston	Yes	No	No	No	No	No	No
HO229	House (Prestonia) 10 Hotham Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO230	House (Crawford) 12 Hotham Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO231	Preston South Primary School No. 824 56B Hotham Street Preston	No	No	Yes	No	No	No	No



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HO51	56-82 Hotham Street, Preston (Builders Terrace)	Yes	No	No	No	No	No	No
HO232	House (Rainhamville) 4 Hurlstone Avenue Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	Yes - Canary Island Palm	No	No	No	No
HO234	House and Shop 65 Jessie Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO235	House 65 May Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO236	Miller Street Tramway Bridge Miller Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No (part Ref No H2031 refer HO144)	No	No
HO237	House 4 Mount Street Preston  <b>Incorporated plan:</b>	No	No	No	No	No	No	No



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	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )							
HO238	Houses (Yarraberb & Leura) 7 & 9 Mount Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO239	Preston West Primary School No. 3885 83 Murray Road Preston	No	No	Yes	No	No	No	No
HO179	House 418 Murray Road, Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	Yes	No	No	No	No	No	No
HO240	East Preston Tram Depot 211-243 Plenty Road Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO73	Bluestone Cottage & Shop 339 Plenty Road, Preston	Yes	No	No	No	No	Yes	No
HO241	Shops 519-541 Plenty Road Preston	No	No	No	No	No	No	No





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HO242	House, garage & doctor's surgery (former) 572 Plenty Road Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	Yes	No	No	No	No	No
HO243	State Savings Bank of Victoria (former) 600-606 Plenty Road Preston	No	No	No	No	No	No	No
HO244	House 230 Raglan Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO245	Brickworks' Houses 227-45 & 259-63 Raglan Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO246	House 16 Regent Street Preston <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO247	House (Cliveden) 18 Regent Street Preston	No	No	No	No	No	No	No



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	<b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )							
HO248	House and Canary Island Palms 30 Regent Street, Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	Yes - Canary Island Palms	No	No	No	No
HO249	Holy Name Catholic Primary School & Church 2-26 Robb Street Reservoir	Yes	Yes - church only	No	No	No	No	No
HO150	59B Roseberry Avenue, Preston (Preston Police Station)	Yes	No	No	No	No	Yes	No
HO174	66 Spring Street, Preston (House)	Yes	No	No	No	No	No	No
HO76	Oakover Hall 12 Stafford Street, Preston	Yes	No	No	No	No	Yes	No
HO250	Preston Technical College (Former) 77-89 St Georges Road Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO81	Preston East Primary School Sylvester Grove, Preston	Yes	No	No	No	No	Yes	No
HO251	Preston Primary School No. 1494 240 Tyler Street Preston	No	No	No	No	No	No	No



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HO252	House (Leura) 268 Tyler Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)	No	No	No	No	No	No	No
HO253	Houses (Wahroonga & Leaholme) 297 & 299 Tyler Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)	No	No	No	No	No	No	No
HO254	House 20 Winifred Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)	No	No	No	No	No	No	No
HO92	131 Wood Street, Preston (Former Hospital)	Yes	No	No	No	No	Yes	No
HO255	House 192 Wood Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions ( <del>2021</del> 2022)	No	No	No	No	No	No	No
HO256	House (St John's Villa) 282 Wood Street Preston  <b>Incorporated plan:</b>	No	No	No	No	No	No	No



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	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)							
HO94	Greek Orthodox Church Yann Street, Preston	Yes	No	No	No	No	No	No
HO257	House 8 Yann Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO258	House 17 Yann Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO259	Grandview Dairy (former) 16 Young Street Preston  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
	<b>Reservoir</b>							
HO260	House and Fence 18 Barton Street Reservoir  <b>Incorporated plan:</b>	No	No	No	Yes - Front Fence	No	No	No



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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)							
HO261	St Mark's Anglican Church and Vicarage 19-21 Beatty Street Reservoir	No	No	No	No	No	No	No
HO262	House and fence 194 Edwardes Street Reservoir <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	Yes - Front Fence	No	No	No
HO263	Reserve - Edwardes Lake and Park 200A Edwardes Street Reservoir	No	No	Yes	No	No	No	No
HO264	Methodist Church 34 George Street Reservoir	No	No	No	No	No	No	No
HO265	Clydebank Dairy Trees 679 Gilbert Road Reservoir	No	No	Yes - Bhutan Cypress	No	No	No	No
HO266	House 685 Gilbert Road Reservoir <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO267	House 689 Gilbert Road Reservoir <b>Incorporated plan:</b>	No	No	No	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )							
HO268	House 40 Gloucester Street Reservoir <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	Yes - Canary Island Palm	No	No	No	No
HO49	Uniting Church 648-656 High Street, Reservoir	Yes	No	No	No	No	Yes	No
HO271	Regent Baptist Church 726-734 High Street Reservoir	Yes	No	No	No	No	No	No
HO273	House 34 King William Street Reservoir <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO274	House 59 King William Street Reservoir <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )	No	No	No	No	No	No	No
HO275	House (Annandale) 40 Leamington Street Reservoir <b>Incorporated plan:</b>	No	No	No	Yes - Front Fence	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)							
HO276	Reserve - F.G Pike Reserve 26 Mason Street Reservoir	No	No	Yes	No	No	No	No
HO277	House 34 Mason Street Reservoir  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	Yes - Canary Island Palm	No	No	No	No
HO278	House (Rosehill) 7 Pellew Street Reservoir  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO279	St George's Church of England 32-34 Ralph Street Reservoir	No	Yes - church only	No	No	No	No	No
HO280	St Gabriel's Catholic Church 237-243 Spring Street Reservoir	No	Yes - church only	No	No	No	No	No
HO281	House 9 Station Street Reservoir  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO282	House 1 Wild Street Reservoir	No	No	No	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	<b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 <del>2022</del> )							
	<b>Thornbury</b>							
HO176	Northcote Pottery 85a Clyde Street, Thornbury.	Yes	Yes	No	No	No	No	No
HO29	82 Dundas Street, Thornbury (House)	Yes	No	No	No	No	No	No
HO122	1 Flinders Street, Thornbury (House)	Yes	No	No	No	No	No	No
HO33	1-4/6 Francis Grove, Thornbury (Flats)	Yes	No	No	No	No	No	No
HO283	UFS Dispensary (former) 2 Gooch Street Thornbury	No	No	No	No	No	No	No
HO123	9 Gooch Street, Thornbury (House)	Yes	No	No	No	No	No	No
HO284	Reserve - The Steps 1 Clarendon St, 12 & 19 Gooch St, 26 Flinders, 29 Rossmoyne St & 2A Raleigh St Thornbury	No	No	Yes - Canary Island Palms	No	No	No	No
HO124	9-11 Harold Street, Thornbury (Houses)	Yes	No	No	No	No	No	No
HO134	703 High Street, Thornbury (Shop & House)	Yes	No	No	No	No	Yes	No
HO135	707 High Street, Thornbury (Shop & House)	Yes	No	No	No	No	Yes	No
HO285	Salvation Army Hall & Sunday School 710 High Street Thornbury	Yes	No	No	No	No	No	No
HO136	711 & 715 High Street, Thornbury (Shops & Houses)	Yes	No	No	No	No	Yes	No





DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO46	St Mary's Church 718-730 High Street, Thornbury	Yes	No	No	No	No	Yes	No
HO137	731 High Street, Thornbury (Shop & House)	Yes	No	No	No	No	Yes	No
HO286	Shops 735-737 High Street Thornbury	No	No	No	No	No	No	No
HO138	759-761 High Street, Thornbury (Shops & Houses)	Yes	No	No	No	No	Yes	No
HO48	Thornbury Regent Theatre 859 High Street, Thornbury	Yes	No	No	No	No	Yes	No
HO287	Thornbury Primary School No. 3889 16-24 Hutton Street Thornbury	No	No	Yes - Italian Cypresses	No	No	No	No
HO139	21 Hutton Street, Thornbury (House)	Yes	No	No	No	No	No	No
HO288	MMTB Substation 3-5 Martin Street Thornbury	No	No	No	No	No	No	No
HO143	34 Martin Street, Thornbury (House)	Yes	No	No	No	No	No	No
HO148	2-4 Normanby Avenue, Thornbury (Houses)	Yes	No	No	No	No	No	No
HO289	Electricity Substation Pender Street, Thornbury	No	No	No	No	No	No	No
HO290	Reserve - Penders Park 48A Pender Street Thornbury	No	No	Yes	No	No	No	No
HO149	66 Raleigh Street, Thornbury (House)	Yes	No	No	No	No	No	No
HO291	Thornbury Uniting Church 7-15 Rossmoyne Street Thornbury.	No	No	No	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO151	28 Shaftesbury Parade, Thornbury (Holy Trinity Anglican Church, Vicarage and Parish Hall)	Yes	No	No	No	No	Yes	No
HO152	40 Shaftesbury Parade, Thornbury (Former S.G. Tomkins Pty Ltd Dairy & House)	Yes	No	No	No	No	Yes	No
HO292	Front fence 47 Shaftesbury Parade Thornbury	No	No	No	Yes - front fence	No	No	No
HO153	52 Shaftesbury Parade, Thornbury (House)	Yes	No	No	No	No	No	No
HO293	House (Hillside) 6 Speight Street Thornbury  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021-2022)	No	No	No	No	No	No	No
HO294	Penders Grove Primary School No. 3806 370 Victoria Road Thornbury	No	No	No	No	No	No	No
HO84	Primary School Wales Street, Thornbury	Yes	No	No	No	No	Yes	No
HO159	54 Woolton Avenue Thornbury (House)	Yes	No	No	No	No	No	No
HO93	60 Woolton Avenue Thornbury (House)	Yes	No	No	No	No	No	No
HO319* Interim Control  Expiry date: 31/10/2022	331-333 Heidelberg Road, Northcote (House Former Residence)  <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit exemptions (2022)	No	No	No	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	<p><b>Statement of significance:</b>                      331-333 Heidelberg Road, Northcote (Former Residence) Statement of Significance, September 2022                      .....</p>							
HO321	<p>159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch))  <b>Incorporated plan:</b>                      City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)  <b>Statement of significance:</b>                      159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch)) Statement of Significance, September 2022                      .....</p>	No	No	No	No	No	No	No
HO322	<p>257 Heidelberg Road, Northcote (Residence)  <b>Incorporated plan:</b>                      City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)  <b>Statement of significance:</b>                      257 Heidelberg Road, Northcote (Residence) Statement of Significance, September 2022                      .....</p>	No	No	No	Yes-masonry fence	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO323	273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) <b>Statement of significance:</b> 273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) Statement of Significance, September 2022	No	No	No	No	No	No	No
HO324	441 Heidelberg Road, Fairfield (Marineuie Court) <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) <b>Statement of significance:</b> 441 Heidelberg Road, Fairfield (Marineuie Court) Statement of Significance, September 2022	No	No	No	No	No	No	No
HO325	521 Heidelberg Road, Alphington (Residence) <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) <b>Statement of significance:</b>	No	No	No	Yes- masonry fence	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	521 Heidelberg Road, Alphington (Residence) Statement of Significance, September 2022.							
HO326	607 Heidelberg Road, Alphington (Kia-Ora). <b>Incorporated plan:</b> City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) <b>Statement of significance:</b> 607 Heidelberg Road, Alphington (Kia-Ora) Statement of Significance, September 2022.	No	No	No	No	No	No	No

*\*Denotes interim controls apply*

DAREBIN PLANNING SCHEME

31/07/2018  
VC148

**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**

**1.0 Incorporated documents**

30/09/2021  
C201dare Proposed C203dare

Name of document	Introduced by:
5-9 Nisbett Street, Reservoir - September 2020	C193dare
29-31 Clingin Street, Reservoir - September 2020	C193dare
48-50 Clingin Street and 37-45 Nisbett Street, Reservoir - October 2020	C195dare
Assessment of Trees for VPO Update in Mount Cooper, Bundoora 3 December 2009	C105
Assessment of Trees for VPO Update in Springthorpe Estate, Macleod 16 May 2010	C105
Biosciences Research Centre Incorporated Document, June 2008	C94
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended December 2017)	GC80
City of Darebin Development Contributions Plan, Version 3.0 (Darebin City Council, 2020)	C190dare
City of Darebin Heritage Study Incorporated Plan – Permit Exemptions (2021-2022)	C161dare C203dare
Concept Plan and Building Envelope Plan, Northland Plan No 3, September 2000	C21
High Street, Reservoir Level Crossing Removal Project Incorporated Document, March 2018	GC86
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Document - Preston Residential Heritage Precincts Permit Exemptions, February 2008	C68
La Trobe Sports Park Stage 3 - September 2021	C201dare
Lancaster Gate Tree Protection Layout Plan – Stages 3 and 4 – 1 September 2003	C51
Lancaster Gate Tree Protection Plan – Stages 1 and 2 – 1 September 2003	C51
Preston Central Incorporated Plan March 2007 (as amended 2014)	C135
Preston Market Incorporated Plan March 2007	C67
Vegetation Survey – Former Kingsbury Centre Site, Bundoora - Map 2	C5
159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch) Statement of Significance, September 2022	C203dare
257 Heidelberg Road, Northcote (Residence) Statement of Significance, September 2022	C203dare
273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) Statement of Significance, September 2022	C203dare
331-333 Heidelberg Road, Northcote (Former Residence) Statement of Significance, September 2022	C203dare
441 Heidelberg Road, Fairfield (Marineuie Court) Statement of Significance, September 2022	C203dare

DAREBIN PLANNING SCHEME

Name of document	Introduced by:
521 Heidelberg Road, Alphington (Residence) Statement of Significance, September 2022	C203dare
607 Heidelberg Road, Alphington (Kia-Ora) Statement of Significance, September 2022	C203dare

DAREBIN PLANNING SCHEME

31/07/2018  
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SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

27/09/2024  
C161dare Proposed C203dare

Name of background document	Amendment number - clause reference
Faifield Village Built Form Guidelines 2017 (amended 2019)	C161dare - Schedule 21 to Clause 43.02
Fairfield Village Heritage Assessment 2017 (amended 2019)	C161dare - Schedule 1 to Clause 43.01
Heidelberg Road Heritage Assessment - Final Report, September 2020 (amended September 2022)	C203dare



DAREBIN PLANNING SCHEME

**159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch) Statement of Significance, September 2021**

<b>Heritage Place:</b>	159-179 Heidelberg Road, Northcote	<b>PS ref no:</b>	HO321
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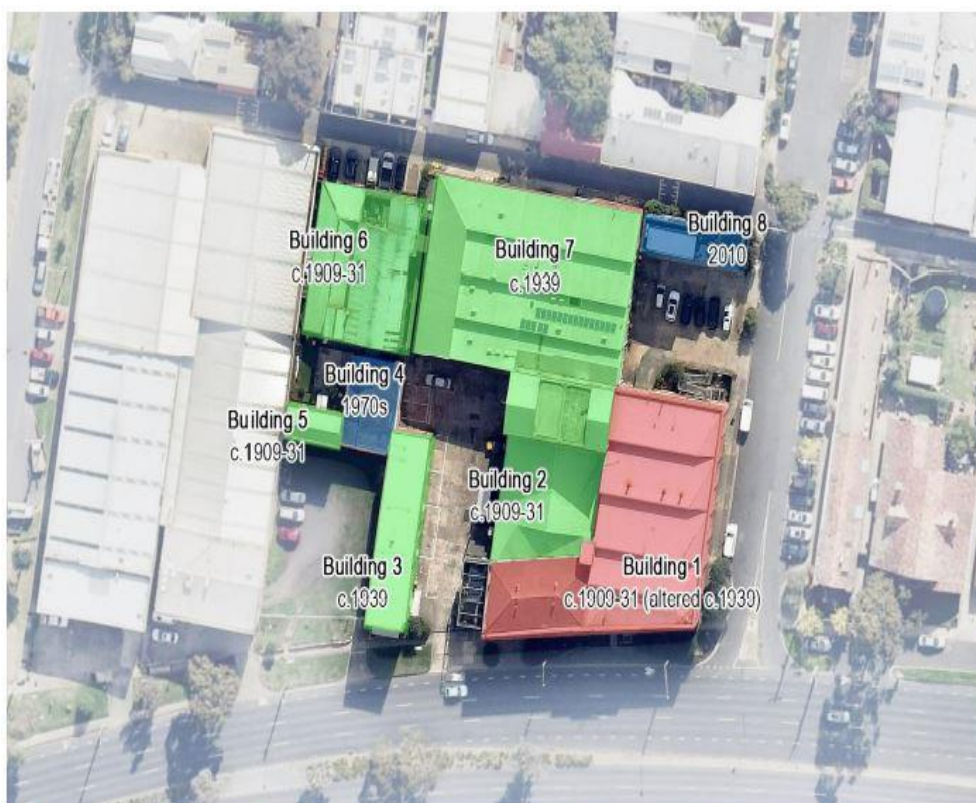


Figure 26. Significance of individual elements of 159-179 Heidelberg Road, Northcote. (Source: Nearmap, with Context overlay)

**What is significant?**

159-179 Heidelberg Road, Northcote, comprising buildings built between 1909 and 1939 for the Fairfield Hat Mills and the subsequent owner Spry’s Corn Flakes Pty Ltd, is significant.

Significant fabric includes the:

- Two-storey main building at the corner of Heidelberg Road and Westfield Street built c.1939, including its original built form and scale, and materiality including the rendered finish over loadbearing brickwork (street frontages) and face brickwork with concrete lintels (rear elevation);
- Main building’s architectural detailing including the original fenestrations, multi-pane steel-frame windows, bays with pilasters and spandrels and other elements influenced by Moderne style such

as the stepped parapet and distinctive oversized stepped architrave around the front entrance that is inset with tiled edges;

- Overall representation of the site as an industrial complex evidenced in the assemblage of early brick buildings developed between c.1909 and c.1939; and
- Original or early built form and scale, loadbearing face brickwork, and the utilitarian characteristics of the existing c.1909-39 buildings, including: concrete lintels, original openings with intact large multi-pane metal-frame windows, timber loading doors and hoist.

The c.1970s single-storey building and the 2010 exposed concrete building at the corner of Albert and Westfield streets are not significant.

**How is it significant?**

159-179 Heidelberg Road, Northcote, is of local historic and representative significance to the City of Darebin.

**Why is it significant?**

The complex at 159-179 Heidelberg Road, Northcote, is historically significant for its continued industrial use and development over time under the management of various businesses. The complex was originally established and expanded between 1905-07 and the 1930s for the Fairfield Hat Mills, and substantially renovated in 1939 for Spry’s Corn Flakes Pty Ltd. The Moderne style main building at the corner of Heidelberg Road and Westfield Street was completed during the 1939 renovation and extension. The Commonwealth of Australia acquired the property in 1941, after when the buildings were used by the Department of Aircraft Production (1941-c.1960) and the Postmaster-General’s Engineering Division Depot (c.1960-1986). By 1986, the site was owned by the Australian Telecommunications Commission until 1994.

The industrial complex is significant for its demonstration of the development of manufacturing businesses in Darebin in the early twentieth century, when light industry, including garment and hat making and food production, became the key industries of the municipality.

The site’s association with the production of military hats during the Fairfield Hat Mills era in 1912, and its later operation as a Department of Aircraft Production branch from 1941 to c.1960 is also an important demonstration of Darebin’s wartime efforts in the past. (Criterion A)

The complex comprising the Moderne style main building and other utilitarian brick buildings at 159-179 Heidelberg Road, Northcote, is of representative significance as an industrial complex consisting of a group of low-rise loadbearing brick buildings constructed in the first half of the twentieth century. It is one of a small group of surviving and intact industrial complexes established in Darebin during this period. With its distinctive Moderne office building and supporting group of more utilitarian industrial buildings, the complex provides important tangible evidence of Darebin’s industrial in its early built form, massing and materiality. (Criterion D)

**Primary source**

Context Heidelberg Road Heritage Assessment report - Final Report, September 2020 [\(Amended September 2022\)](#)

<b>Building Number</b>	<b>Address</b>	<b>Grade</b>
1	159-179 Heidelberg Road, Northcote	Significant
2	159-179 Heidelberg Road, Northcote	Contributory
3	159-179 Heidelberg Road, Northcote	Contributory
4	159-179 Heidelberg Road, Northcote	Non-contributory

5	159-179 Heidelberg Road, Northcote	Contributory
6	159-179 Heidelberg Road, Northcote	Contributory
7	159-179 Heidelberg Road, Northcote	Contributory
8	159-179 Heidelberg Road, Northcote	Non-contributory

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

DAREBIN PLANNING SCHEME

**257 Heidelberg Road, Northcote (Residence) Statement of Significance, September 2021**

<b>Heritage Place:</b>	257 Heidelberg Road, Northcote	<b>PS ref no:</b>	HO322
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**What is significant?**

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49 for the owner Beniamino Bortolussi, is significant.

Significant fabric includes the:

- original built form, roof and scale of the residence and separate garage;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- chimney, and steel framed windows including the curved glass to the corner windows;
- low masonry brick fence with saw tooth detailing, mild steel panels and gates; and
- front garden and landscaping including the concrete and marble-paved driveway and footpath; and
- two cypresses by the gate.

**How is it significant?**

257 Heidelberg Road, Northcote, is of local historic, representative and aesthetic significance to the City of Darebin

**Why is it significant?**

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49, is historically significant as an example of immediate postwar residential development in Darebin. A major boom commenced in the late 1940s changed the pattern of Darebin’s settlement. Over 2500 new private houses were built in the municipality between 1949 and 1954, to meet the increasing demands for housing. The building reflects the massive postwar boom and suburban expansion that characterises Darebin’s postwar development. (Criterion A)

257 Heidelberg Road, Northcote, is of representative significance, for its design characteristic of the late 1940s domestic architecture. Severe shortages of building materials and increased labour costs meant that architect-designed economic housing became favoured by new homeowners. House plans published in popular magazines and design handbooks provided solutions to maximise the efficiency of the budget and land size.

The subject residence displays the defining elements of the early postwar houses influenced by Interwar Moderne style that was popular for the interwar domestic architecture and carried onto 1950s. The elements highly characteristic of the type include its cube forms juxtaposed with curves; horizontal emphasis to the façade through its use of bands of different coloured brickwork; tall chimney that acts as a strong vertical element; relatively formal garden and landscaping of the front setback; and low masonry fence with mild steel panels and gates. These are defining elements of the late 1940s examples that developed out of the Moderne Style of the 1930s and was popular during the immediate postwar period. *The front garden provides a setting that is consistent with the*

[period, retaining a pair of cypresses near the gate, other ornamental trees, and a hedge, all typical garden design elements for 1940s houses.](#) (Criterion D)

257 Heidelberg Road, Northcote, is also aesthetically significant, distinguished by its high intactness and integrity as well as its use of well-detailed elements that reflect the influences of Moderne style architecture adapted for late 1940s residences. Key elements include the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brickwork and its unusually proportioned and detailed chimney. The overall brickwork and refinement of detail in the design are evidence of a high level of craftsmanship. The brickwork incorporating face cream, brown and dark red bricks, curved corners laid in header course, saw tooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening all bring interest and textural depth to the elevations achieved through the adaptation of cheap building materials under the Government's building restrictions.

The front garden also features distinctive features. The driveway is paved with large custom-made brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor. Other landscaping elements that are consistent with the style include the narrow garden bed that is covered with aggregate gravels and wraps around the front lawn; cypresses planted on either side of the gate; and various ornamental plants including tapestry hedge and standard roses in the front garden. (Criterion E)

#### **Primary source**

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Context Heidelberg Road Heritage Assessment report - Final Report, September 2020 [\(Amended September 2022\)](#)

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

DAREBIN PLANNING SCHEME

**273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) Statement of Significance, September 2021**

<b>Heritage Place:</b>	273-289 Heidelberg Road, Northcote	<b>PS ref no:</b>	HO323
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**What is significant?**

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, comprising the c.1958 chapel and recreation hall building fronting Heidelberg Road and the c.1974-78 new chapel fronting Westgarth Street, is significant.

Significant fabric includes the:

- original form and scale of the c.1958 chapel and recreation hall building, including its simple rectangular form, very low-pitched roof form and its asymmetric composition of the horizontal and vertical elements of hall, rectangular tower and landscaped quadrangle;
- elements that reflect the Modernist ecclesiastic designs of the c.1958 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including the original orange face brick cladding, full-height metal-frame windows, clerestory windows and steel universal columns supporting projecting eaves on the Heidelberg Road elevation;
- original form and scale of the c.1974-78 chapel, including its basilica-like plan and four-wings with low-pitched gables;
- elements that reflect the Modernist ecclesiastic designs of the c.1974-78 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including original cream face brick cladding and decorative brick and concrete panelling, pattern of fenestrations as well as the tower; and
- other original landscaping elements including the lawn and brick paving on the Heidelberg Road set back, brick paving of the quadrangle, brick garden beds built as part of the c.1958 building scheme, and early signages on the c.1958 building and in front of the c.1974-78 chapel including the dwarf brick wall.

Two eucalypts (*Eucalyptus sp.*) planted in the Heidelberg Road setback contribute to the setting of the place but are not significant in their own right.

**How is it significant?**

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is of local historic, representative and social significance to the City of Darebin.

**Why is it significant?**

273-289 Heidelberg Road, Northcote, is historically significant as a church complex consisted of a c.1958 chapel and recreation hall building fronting Heidelberg Road and a c. 1974-78 chapel fronting Westgarth Street, established for the Church of Jesus Christ of the Latter-day Saints (LDS Church) in 1958. The earlier building was built c. 1958 most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all states of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites were undertaken. The Church officials at Utah, United States

oversaw the entire building program, from the selection of sites to design details and functionality. The subject site would have been ideal for the church, as a new boom commenced in Darebin in the late 1940s with more than 2,500 new private houses and some large Housing Commission of Victoria estates were established between 1949 and 1954.

As a complex, 273-289 Heidelberg Road demonstrates the evolution of design aesthetics of the Building Division of the LDS church, where, unlike many other denominations, established a standardised church designs produced by the church's Building Division and repeated around the world. The pre-standard plan building built c.-1958, comprising a chapel and a multipurpose room, was based on the Church's primitive prototype that formed the basis for the development of standard plans after the 1950s. The c.-1958 building is a tangible evidence of the last era of custom-design meetinghouses, as one of 19 churches built in that period across Australia. The later c.-1974-78 building displays the elements of more standardised church designs that were repeated in churches built in the 1970s. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs. (Criterion A)

273-289 Heidelberg Road, Northcote, is of representative significance for both the c.1958 and c.1974- 78 buildings' adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms. The representative elements include a restrained material palette of brick cladding and steel window frames and details. A linear, box-like horizontal and vertical massing of rectangular forms and simple rectangular tower (the c. 1958 building); and adapted traditional basilica-like plans, asymmetrically placed vertical tower form and linear, box-like massing (the c. 1974-78 building) echo the widely popular Late-Twentieth Century Ecclesiastical style architecture. (Criterion D)

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses Family History Centre, a branch of the Family History Library in Salt Lake City, Utah. The subject complex is of social significance to the City of Darebin, for its continued association with the church community. (Criterion G)

#### **Primary source**

Context Heidelberg Road Heritage Assessment report - Final Report, September 2020 ([Amended September 2022](#))

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



## DAREBIN PLANNING SCHEME

### 331-333 Heidelberg Road, Northcote (Former Residence) Statement of Significance, September 2021

<b>Heritage Place:</b>	331 Heidelberg Road, Northcote	<b>PS ref no:</b>	HO319
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#### What is significant?

331-333 Heidelberg Road, Northcote, a single storey brick residence constructed in 1912 for Samuel Trevena, is significant.

Significant fabric includes the:

- original form, slate roof, turret tower and projecting bay window
- face brick cladding, roughcast gridded panels, pattern of fenestration and timber window and door joinery
- terracotta ridge cresting, gargoyles, finials, chimneys; and
- deep set back from the street

#### How is it significant?

331-333 Heidelberg Road, Northcote, is of local historic, representative, and aesthetic significance to the City of Darebin.

#### Why is it significant?

331-333 Heidelberg Road, Northcote is of historical significance as a physical representation of the development of the Darebin area and its growing prestige in the twentieth century. The building's substantial setback from the street and fine architectural detailing reflect the status of the building's original owner, the former Mayor of Collingwood Samuel Treven. The construction of this elaborate villa signals the growing prestige of the area. The building reflects the recovery in development in Darebin following the economic crash of the 1890s and before the start of World War One. (Criterion A)

331-333 Heidelberg Road, Northcote, is of representative significance, for its retention of elements characteristic of Federation era designs. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, and decorative roof ornamentation. The subject building is a sound representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay (Criterion D)

331-333 Heidelberg Road, Northcote, is also aesthetically significant as a fine, early example of the Queen Anne style. Its dramatic, varied roof composition with contrasting slate and terracotta materials, decorative ornamentation and sweeping bellcast verandah, demonstrate the picturesque aesthetic. The low tower and projecting bay window add romantic detail and distinguish the building's design as a particularly elaborate example within the City of Darebin. The retention of the original windows and deep setback further enhance the building's aesthetic quality. (Criterion E)

#### Primary source

Context Heidelberg Road Heritage Assessment report- Final Report, September 2020 [\(Amended September 2022\)](#)

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





## DAREBIN PLANNING SCHEME

## 441 Heidelberg Road, Fairfield (Marineuie Court) Statement of Significance, September 2021

<b>Heritage Place:</b>	441 Heidelberg Road, Fairfield	<b>PS ref no:</b>	HO324
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### What is significant?

Marineuie Court at 441 Heidelberg Road, Fairfield, a block of flats built in 1939 for Walter J. Marriner, is significant.

Significant fabric includes the:

- original freestanding two-storey building form and hipped roof;
- face brick finish and well-detailed brickwork incorporating at least four different kinds of bricks including clinker, cream and tapestry bricks and variegated bricks
- other early decorative elements influenced by Moderne style, including the curved balustrades to the upper level balconies, and thin metal signage 'Marineuie Court' on the Heidelberg Road (south) elevation;
- original timber-framed windows • original brick carports at the rear of the property; and
- modest front and side setbacks, as well as the garden setting and layout.

### How is it significant?

Marineuie Court at 441 Heidelberg Road, Fairfield is of local historic, representative and aesthetic significance to the City of Darebin.

### Why is it significant?

Marineuie Court at 441 Heidelberg Road, Fairfield, built in 1939 for Walter James Marriner, licenced victualler, is historically significant as the earliest flats built in the section of Heidelberg Road between Merri and Darebin creeks. Walter J. Marriner was one of the first purchasers of the 1922 MacRobertson Estate subdivision which envisioned full commercial development along Station Street between Heidelberg Road and the Railway Station. The land remained vacant up until October 1938 when Marriner purchased another allotment in the same subdivision for the development of brick flats now extant at 441 Heidelberg Road. Marineuie Court is one of the less common examples that demonstrates the earlier development of flats in the City of Darebin in the late interwar period. It illustrates the historical shift from the predominance of single-storey, freestanding houses erected during the 1920s and early 1930s to the gradual social acceptance of multi-storey flats. (Criterion A)

Marineuie Court at 441 Heidelberg Road, Fairfield is of representative significance for its retention of early important elements including the original face brick finish, building and roof form, external materials, original features including windows, doors and decorative detailing, the garden setting and layout. Its modest front and side setbacks and open presentation to Heidelberg Road over a low fence (later addition) along the title boundary are also important. (Criterion D)

441 Heidelberg Road, Fairfield is also aesthetically significant, distinguished by its highly decorative, well-detailed brickwork that incorporates at least four different kinds of bricks. Marineuie Court features walls laid in distinctive face clinker brick walls laid in stretcher-bond with horizontal bands of variegated tapestry brickwork, and selectively placed vertical cream brick motifs. The windowsills are demarcated in header course brickwork and the lintels are soldier course.

441 Heidelberg Road is also important for its demonstration of decorative elements influenced by Moderne style, including the curved balustrades in upper level, and thin metal signage 'Marineuie Court' on the Heidelberg Road (south) elevation. (Criterion E)

#### **Primary source**

Context Heidelberg Road Heritage Assessment report- Final Report, September 2020 [\(Amended September 2022\)](#)

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

## DAREBIN PLANNING SCHEME

## 521 Heidelberg Road, Alphington (Residence) Statement of Significance, September 2021

<b>Heritage Place:</b>	521 Heidelberg Road, Alphington	<b>PS ref no:</b>	HO325
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### What is significant?

521 Heidelberg Road, Alphington, a single storey brick residence built c.1941 for Vincent J. O'Meara, is significant.

Significant fabric includes the:

- original built form, roof and scale;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- arched entrance portico, chimney, timber window joinery; and
- low brick fence with brick pillars.

### How is it significant?

521 Heidelberg Road, Alphington, is of local historic and representative significance to the City of Darebin

### Why is it significant?

521 Heidelberg Road, Alphington, built c.1941, is of historic significance as a later example of interwar residential development in Darebin. The building reflects the transitional period between the gradual growth and elevated status of the area in the interwar period to the massive growth and suburban expansion that characterises its post-war development. (Criterion A)

The house demonstrates key characteristics of the interwar Old English style that was popularised in suburban domestic architecture in the interwar period including its stepped projecting gabled portico, decorative brickwork and tripartite timber framed windows. The style is relatively underrepresented within Heritage Overlay to the City of Darebin planning scheme. It is a modest but architecturally refined and highly intact example of the Old English style, enhanced by extant garden elements including the original front fence, and unsealed driveway. (Criterion D)

### Primary source

Context Heidelberg Road Heritage Assessment report- Final Report, September 2020 [\(Amended September 2022\)](#)

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

DAREBIN PLANNING SCHEME

**607 Heidelberg Road, Alphington (Kia-Ora) Statement of Significance, September 2021**

<b>Heritage Place:</b>	607 Heidelberg Road, Alphington	<b>PS ref no:</b>	HO326
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**What is significant?**

607 Heidelberg Road, Alphington, a single storey brick residence built in 1903 for Walter Foreman, is significant.

Significant fabric includes the:

- original (1903) and early (c.1918) form and scale, ~~terracotta-tiled~~ main roof form, chimneys and verandah roof form;
- red face brick surfaces, decorative cream brick banding and roughcast surfaces;
- pattern of fenestration, timber-framed windows and doors; and
- timber gable strapping and timber eave brackets, stringcourse label mould.

**How is it significant?**

607 Heidelberg Road, Alphington, is of local historic, representative, and aesthetic significance to the City of Darebin.

**Why is it significant?**

Kia-Ora at 607 Heidelberg Road, Alphington, is of historical significance for its representation of the development of Darebin and its growing prestige of Alphington as a residential area in the twentieth century. The substantial size of the allotment and fine architectural detailing of the house reflect the elevated status of the area. This is further reflected in the building’s association with Benjamin Barrington Bank Sibthorpe (occupant from 1903 and owner from 1914) who was a director of MacRobertson’s Pty. Ltd., a well-known confectionery business based in Fitzroy. The construction of this finely detailed villa signals the growing prestige of the area and its desirability to middle class professionals. The house also reflects the area’s economic recovery following the economic crash of the 1890s before the start of World War One. (Criterion A)

607 Heidelberg Road, Alphington, is of representative significance, for its retention of elements characteristic of Federation era designs incorporating Queen Anne styling. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, and decorative chimneys ~~and ridge cresting~~. The subject building is a good representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay (Criterion D)

607 Heidelberg Road, Alphington, is also aesthetically significant as a fine, early example of the Queen Anne style. Its prominent, three street facing gables with fine architectural detailing, decorative chimneys and ridge cresting and wraparound verandah, demonstrate an Australian adaptation of the picturesque aesthetic qualities of this style. The substantial corner allotment with a low fence and mature garden setting enhance its aesthetic quality and distinguish the building’s design as a particularly refined example within the City of Darebin. (Criterion E)

**Primary source**

Context Heidelberg Road Heritage Assessment report- Final Report, September 2020 (Amended September 2022)

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

# CITY OF DAREBIN HERITAGE STUDY INCORPORATED PLAN – PERMIT EXEMPTIONS (2011, amended 2021~~2022~~)

This incorporated plan sets out the permit exemptions from the provisions of the Heritage Overlay in accordance with Clause 43.01-2 that apply to specific heritage place and precincts assessed by the *City of Darebin Heritage Study – Historic Heritage Places* (2011), which were added to the Heritage Overlay by Amendment C108 (Part 1) to the Darebin Planning Scheme and the *Fairfield Village Heritage Assessment 2017*, which were added to the Heritage Overlay by Amendment C161 to the Darebin Planning Scheme.

Please refer to the relevant heritage place and precinct citations in the *City of Darebin Heritage Study – Historic Heritage Places* (2011), ~~and~~ the *Fairfield Village Heritage Assessment, 2017* and the Heidelberg Road Heritage Assessment - Final Report, September 2020 (Amended September 2022) ~~(Context) 2020~~, for further information about the significance of each place and precinct, including history, description and statements of significance. This information can also be accessed from the City of Darebin website or by contacting Darebin Council.

## 1 Application

These permit exemptions apply to places included within the Heritage Overlay as follows:

- Heritage precincts in the residential zones as specified in Table 3.1 (Section 3.1)
- Individual heritage places in the residential zones (Section 3.2)
- Heritage precincts in the business zones as specified in Table 3.2 (Section 3.3)
- East Plenty Tram Depot, 211-43 Plenty Road, Preston (Section 3.4)
- Whittlesea Railway Precinct (Section 3.5)
- Miller Road Tramway Bridge (Section 3.6)
- Northern Metropolitan Institute of Technology (Former Preston Technical School) (Section 3.7)
- House and former doctor’s surgery, 572 Plenty Road, Preston (Section 3.8)
- St Andrew’s Alphington and Fairfield Uniting Church, 85 Gillies St, Fairfield (Section 3.9) Fairfield Railway reserve. (Section 3.10)

This incorporated plan does not provide permit exemptions from a planning permit if required by any other provision of the Darebin Planning Scheme.

## 2 Definitions

The following definitions apply:

### DEFINITIONS

<i>Heritage Place</i>	<i>Significant</i>	A <i>Significant</i> place is a single heritage place that has cultural heritage significance which may be independent of its context. These places may also contribute to the significance of a heritage precinct. <i>Significant</i> places within a heritage precinct will not usually have a separate Statement of Significance.
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	<i>Contributory</i>	<i>A Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.
	<i>Significant feature</i>	<i>A Significant feature</i> is any feature (building, tree, structure etc.) identified as contributing to the significance of a heritage place or precinct. <i>Significant features</i> are identified in the <i>City of Darebin Heritage Study 2008</i> and the <i>Fairfield Village Heritage Assessment, 2017</i> .
<i>Non Heritage Place</i>	<i>Non-contributory or Not Significant</i>	<i>Non-contributory or Not Significant</i> places which do not contribute to the significance of a heritage precinct. In some instances, a <i>Significant</i> place may be considered <i>Non-contributory or Not Significant</i> within a precinct. For example, an important Modernist house within a Victorian era precinct.
<i>Maintenance</i>		<i>Maintenance</i> means the continuous protective care of a <i>place</i> , and its <i>setting</i> . <i>Maintenance</i> is to be distinguished from repair which involves <i>restoration or reconstruction</i> .

*Significant, Contributory* and *Non-contributory or Not Significant* places within heritage precincts are shown on the precinct maps that form part of this incorporated plan – see Attachment A.

### 3 No Planning Permit Required

#### 3.1 Heritage precincts in the residential zones

This applies to the heritage precincts listed in Table 3.1, which are shown on the attached precinct maps. It does not apply to heritage places that are individually listed in the schedule to the Heritage Overlay (Refer to Section 3.2).

**Table 3.1 – Heritage precincts**

<b>Precinct</b>	<b>Locality</b>	<b>HO No.</b>
Broomfield Avenue	Alphington	HO297
Gladstone Avenue	Northcote	HO298
Carlisle Street	Preston	HO299
Garnet Street	Preston	HO300
Larne Grove and Roxburgh Street	Preston	HO302
Livingstone Parade	Preston	HO303
Milton Crescent	Preston	HO304
Edgar Street	Reservoir	HO306
Queen Street	Reservoir	HO308
Plow Street	Thornbury	HO310
Rossmoyne Street	Thornbury	HO311
Woolton Avenue	Thornbury	HO181

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the



following development within the heritage precincts subject to the Heritage Overlay specified in Table 3.1:

*Demolition and routine maintenance*

- Demolition of a building or part of a building on a property shown as *Non-contributory* on the relevant precinct map.
- Demolition of a side or rear fence. This does not apply to a property located on a corner or if any part of the side or rear fence is identified as a *Significant feature*.
- Repairs or routine maintenance to a building that would change the appearance of that building on a property shown as *Non-contributory* on the relevant precinct map. This does not apply if the repairs or routine maintenance would result in an extension to the building.
- Repairs or routine maintenance or alterations to the wall of a building that faces the rear boundary that would change the appearance of that building on a property shown as *Contributory* on the relevant precinct map. This does not apply if the repairs or routine maintenance would result in an extension to the building, or to a property on a corner site.

*Construction of and extensions to buildings, other structures, services and fences*

- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard as defined in Figure 1.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard as defined in Figure 1.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard as defined in Figure 1.
- Construction of an extension to a building on a property shown as *Contributory* on the relevant precinct map provided that all of the following conditions are met:
  - the building height<sup>1</sup> is not more than the building height of the original dwelling excluding any later extensions or additions;
  - The extension is sited within the rear yard as defined in Figure 1.
  - the setback from side boundaries is not less than the setback of the existing building.
- Construction of an extension to a building on a property shown as *Non-contributory* on the relevant precinct map provided that:
  - the building height<sup>1</sup> is not more than the building height of the existing building; and
  - the setback from front or side boundaries is not less than the setback of the existing building.
- Construction of a front fence not more than 1.2metres in height above natural ground level provided that this does not require the demolition of an existing front fence of a property shown as *Significant* or *Contributory* on the relevant precinct map or identified as a *Significant feature* within the precinct.
- Construction of a side or rear fence including the installation of lattice or trellis. This exemption does not apply to:
  - Side fences within 3 metres of the frontage; or
  - Side fences along the secondary frontage of a property on a corner site.
- Installation of domestic services normal to dwelling on any property that may be

<sup>1</sup> "Building height" as defined by Clause 72 General Terms in the Darebin Planning Scheme

visible from a street or public park provided that the installation:

- is not attached to the front wall of the building;
- is not situated between the front wall of the building and the front property boundary;
- if attached to the side wall of a building on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is set back not less than 4 metres from the minimum front setback of the dwelling (See Note 1);
- does not project above the highest point of the roof;
- is not situated on that part of the roof that faces directly toward a street (including a side street); and if situated on part of a roof that faces a side boundary on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is set back not less than 4 metres from the minimum front setback of the dwelling (See Note 1).
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard as defined in Figure 1

### 3.2 Individual places in the residential zones

This applies to heritage places that are individually listed in the Schedule to the Heritage Overlay, except for 572 Plenty Road, Preston (Refer to Section 3.8).

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for individually listed heritage places within the residential zones subject to the Heritage Overlay:

#### *Demolition and routine maintenance*

- Demolition of or alterations to a building that is not specified as a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Demolition of a side or rear fence. This does not apply to a property located on a corner or if any part of the side or rear fence is identified as a *Significant feature*.

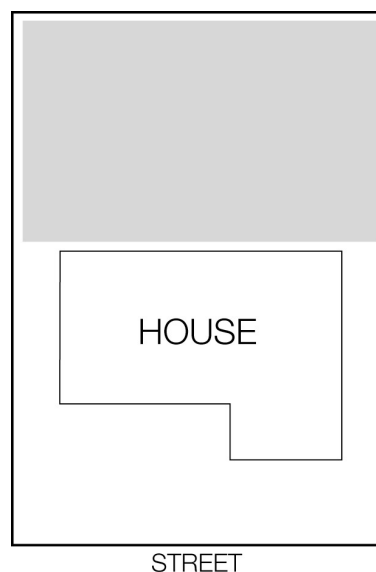
#### *Construction of and extensions to buildings and fences*

- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction of a front fence not more than 1.2 metres in height above natural ground level provided that this does not require the demolition of an existing front fence that is identified as a *Significant feature*.
- Construction of a side or rear fence including the installation of lattice or trellis. This exemption does not apply to:
  - Side fences within 3 metres of the frontage; or

- Side fences along the secondary frontage of a property on a corner site.
- The installation of lattice or trellis on a fence identified as a *Significant feature*.
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard as defined on Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

**NOTE 1:** For the purposes of this exemption the front setback is measured to the original dwelling and not to any later extensions or additions such as garages or carports

**FIGURE 1**  
The shaded area defines the rear yard for the purposes of this policy



### 3.3 Heritage precincts in the business zones

This applies to the heritage precincts listed in Table 3.2, which are shown on the attached precinct maps.

**Table 3.2 – Heritage precincts**

Precinct	Locality	HO No.
High Street, Preston	Preston	HO301
Plenty Road	Preston	HO305
High Street, Reservoir	Reservoir	HO307
High Street, Thornbury	Thornbury	HO309
Fairfield Village	Fairfield	HO315
<a href="#">159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex)</a>	<a href="#">Northcote</a>	<a href="#">HO321</a>

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay listed in Table 3.2:

- Demolition of a building or part of a building on a property shown as *Non-*

*contributory or Not Significant* on the relevant precinct map.

- Routine maintenance to a building that would change the appearance of that building on a property shown as *Non-contributory or Not Significant* on the relevant precinct map.
- Signage situated below verandah at ground floor level on a building on a property shown as *Non-contributory or Not Significant* on the relevant precinct plan.
- Above verandah signage on a building on a property shown as *Non-contributory* on the relevant precinct plan unless the building is adjacent to a *Significant* or *Contributory* building as shown on the relevant precinct map.
- Installation of an automatic teller machine on a building on a property shown as *Non-contributory or Not Significant* on the relevant precinct plan.
- The alteration to an existing building façade of a building on a property shown as *Non-contributory or Not Significant* on the relevant precinct plan provided that:
  - The alteration does not include the installation of an external roller shutter
  - At least 80 per cent of the building front at ground level is maintained as an entry or window with clear glazing.
- An awning on a building on a property shown as *Non-contributory or Not Significant* on the relevant precinct plan that projects over a public road reservation if it is authorised by the relevant public land manager.

**3.4 East Preston Tram Depot**

This applies to the East Preston Tram Depot at 211-243 Plenty Road, Preston (HO240). *Significant features* are listed in Table 3.3.

**Table 3.3 – East Preston Tram Depot significant features**

Significant feature	Non-significant features
The offices, constructed by 1955, facing Plenty Road	Later alterations and additions
The covered tram storage shed, constructed by 1955, to the extent of the exterior walls and roof	Later alterations and additions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following demolition and buildings and works within HO240 (East Preston Tram Depot):

- Removal of, modifications and repairs to and replacement of overhead power lines.
- Repairs to and replacement of tramway tracks.
- Modifications and repairs to and replacement of any electric or electronic signalling equipment.
- Removal of, repairs to, installation or replacement of safety barriers, rubbish bins, seating, bicycle racks and other small items of furniture.
- Removal, installation, repair or replacement of non-commercial signage, security lighting, fire safety equipment provided it does not involve the removal or erection of a building or other structure.
- Resurfacing of existing paths and driveways.
- Removal, installation or replacement of garden watering, water recycling or drainage systems.
- Management of trees in accordance with Australian Standard 4373: Pruning of

Amenity Trees.

**3.5 Whittlesea Railway Precinct**

This applies to all sites included within the Whittlesea Railway Precinct (HO295).

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following demolition and buildings and works within HO295 (Whittlesea Railway Precinct):

- Removal of, modifications and repairs to and replacement of overhead power lines.
- Repairs to and replacement of railway tracks and sleepers including ballast.
- Modifications and repairs to and replacement of any electric or electronic signalling equipment.
- Removal of, repairs to, installation or replacement of ticket machines, passenger control gates, safety barriers, rubbish bins, seating, bicycle racks and other small items of platform furniture.
- Removal, installation, repair or replacement of non-commercial signage, security lighting, fire safety equipment provided it does not involve the removal or erection of a building or other structure.
- Resurfacing of existing paths and driveways.
- Removal, installation or replacement of garden watering, water recycling or drainage systems.
- Management of trees in accordance with Australian Standard 4373: Pruning of Amenity Trees.
- The construction or demolition of buildings and works and tree removal necessary to achieve compliance with the *Disability Discrimination Act 1992* and *Disability Standards for Accessible Public Transport 2002* in accordance with a plan for such works within the Heritage Overlay area which has been approved by the responsible authority.

**3.6 Miller Street Tramway Bridge**

This applies to the Miller Street Tramway Bridge (HO 236). *Significant features* are listed in Table 3.4.

**Table 3.4 – Miller Street Tramway Bridge significant features**

Significant feature	Non-significant features
Brick abutments either side of the railway line	Post 1945 alterations and additions including concrete deck, supporting piers and cyclone wire fencing.

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following demolition and buildings and works within HO236 (Miller Street Tramway Bridge):

- Alterations or additions, or routine maintenance to a structure that would change the appearance of that structure other than the *Significant features* of the structure listed in Table 3.4.
- Installation of or alterations and additions to trackwork, overhead wiring and associated infrastructure and the carrying out of associated works.

Former Preston Technical College (NMIT)

This applies to the former Preston Technical College (now NMIT) 77-89 St Georges Road, Preston (HO250). *Significant features* are listed in Table 3.5.

**Table 3.5 – Former Preston Technical College (NMIT) significant features**

Significant feature	Non-significant features
The former Preston Technical College designed by Percy Everett and constructed by 1937	Later alterations and additions including the additions to the north and south wings constructed c.1955.  Landscaping and other buildings.

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following demolition and buildings and works within HO250 (Former Preston Technical College):

- Demolition or alteration of non-significant buildings or features. Construction or demolition of buildings and works necessary to achieve compliance with the *Disability Discrimination Act 1992* in accordance with a plan for such works within the Heritage Overlay area that has been approved by the responsible authority.
- Construction of a fence not more than 1.2 metres in height above natural ground level.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level.
- Removal of, repairs to, installation or replacement of safety barriers, rubbish bins, seating, bicycle racks and other small items of furniture.
- Removal, installation, repair or replacement of non-commercial signage, security lighting, fire safety equipment provided it does not involve the removal or erection of a building or other structure.
- Resurfacing of existing paths and driveways or construction of new paths or driveways.
- Removal, installation or replacement of garden watering, water recycling or drainage systems.
- Management of trees in accordance with Australian Standard 4373: Pruning of Amenity Trees.

**3.7 House, garage and former doctor’s surgery, 572 Plenty Road, Preston**

This applies the house, garage and former doctor’s surgery, 572 Plenty Road, Preston (HO242). *Significant features* are listed in Table 3.6.

**Table 3.6 – House, garage and former doctor’s surgery significant features**

Significant feature	Non-significant features
The house and its interior designed by Harold Desbrowe Annear.	The interior of the garage.
The garage designed by Harold Desbrowe Annear.	The side and rear fencing other than the arched gateway and high rendered wall.
The arched gateway and high rendered wall adjoining the house facing Plenty Road	

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for

the following buildings and works within HO242:

*Interior*

- Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.
- Installation, removal or replacement of carpets and/or flexible floor coverings.
- Installation, removal or replacement of curtain tracks, rods and blinds.
- Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art.
- Refurbishment of existing bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures including the original shower structure and associated piping, mirrors, wall and floor coverings.
- Demolition or removal of non-original bathroom partitions and tiling, sanitary fixtures and fittings, kitchen wall tiling and equipment, lights, built-in cupboards and the like.
- Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.
- Installation of stud walls, which are removable, providing no alteration to the structure is required.
- Removal of tiling or concrete slabs in wet areas provided there is no damage to or alteration of original structure or fabric.
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original servant's bells, light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in situ.
- Installation, removal or replacement of bulk insulation in the roof space.
- Installation of plant within the roof space.
- Installation of new built-in cupboards providing no alteration to the structure is required.

*Demolition and routine maintenance*

- Demolition of or alterations to a building that is not specified as a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Demolition of the non-significant side or rear fence.

*Construction of and extensions to buildings and fences*

- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction of a side or rear fence including the installation of lattice or trellis. This exemption does not apply to the installation of lattice or trellis on a fence identified as a *Significant feature*.
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard as defined on Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

**3.8 St Andrew's Alphington and Fairfield Uniting Church, 85 Gillies St, Fairfield**

This applies St Andrew's Alphington and Fairfield Uniting Church, 85 Gillies St, Fairfield, (HO314). *Significant features* are listed in Table 3.8

**Table 3.8 – St Andrew's Alphington and Fairfield Uniting Church significant features**

<b>Significant feature</b>	<b>Non-significant features</b>
The exterior and interior of the church as designed by Francis Bruce Kemp.	The existing picket fencing on the street boundaries  The features located within the blue polygon on the aerial plan in Attachment B

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following buildings and works within HO314:

*Interior*

- Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.
- Installation, removal or replacement of carpets and/or flexible floor coverings. Installation, removal or replacement of curtain tracks, rods and blinds.
- Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art.
- Refurbishment of existing bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures including and associated piping, mirrors, wall and floor coverings.
- Demolition or removal of non-original partitions and tiling, sanitary fixtures and fittings, wall tiling and equipment, lights, built-in cupboards and the like.
- Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.
- Installation of stud walls, which are removable, providing no alteration to the structure is required.
- Removal of tiling or concrete slabs in wet areas provided there is no damage to or alteration of original structure or fabric.
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.



- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed.
- Installation, removal or replacement of bulk insulation in the roof space.
- Installation of plant within the roof space.
- Installation of new built-in cupboards providing no alteration to the structure is required.

*Demolition and routine maintenance*

- Demolition of or alterations to all features within the blue polygon shown in Figure 2. This includes routine maintenance that would change the appearance of a building.
- Demolition of the non-significant side or rear fences.
- Construction of and extensions to buildings and fences

**FIGURE 2**

*St Andrew's Alphington and Fairfield  
Uniting Church, 85 Gillies St, Fairfield  
The red line is the HO boundary and  
the blue polygon is the area that is  
appropriate for future development.*



### 3.9 Fairfield Railway Reserve

This applies to all land within the curtilage of the Fairfield Railway reserve as shown on the Fairfield Village Heritage Precinct map in Attachment A. Significant features are listed in Table 3.9.

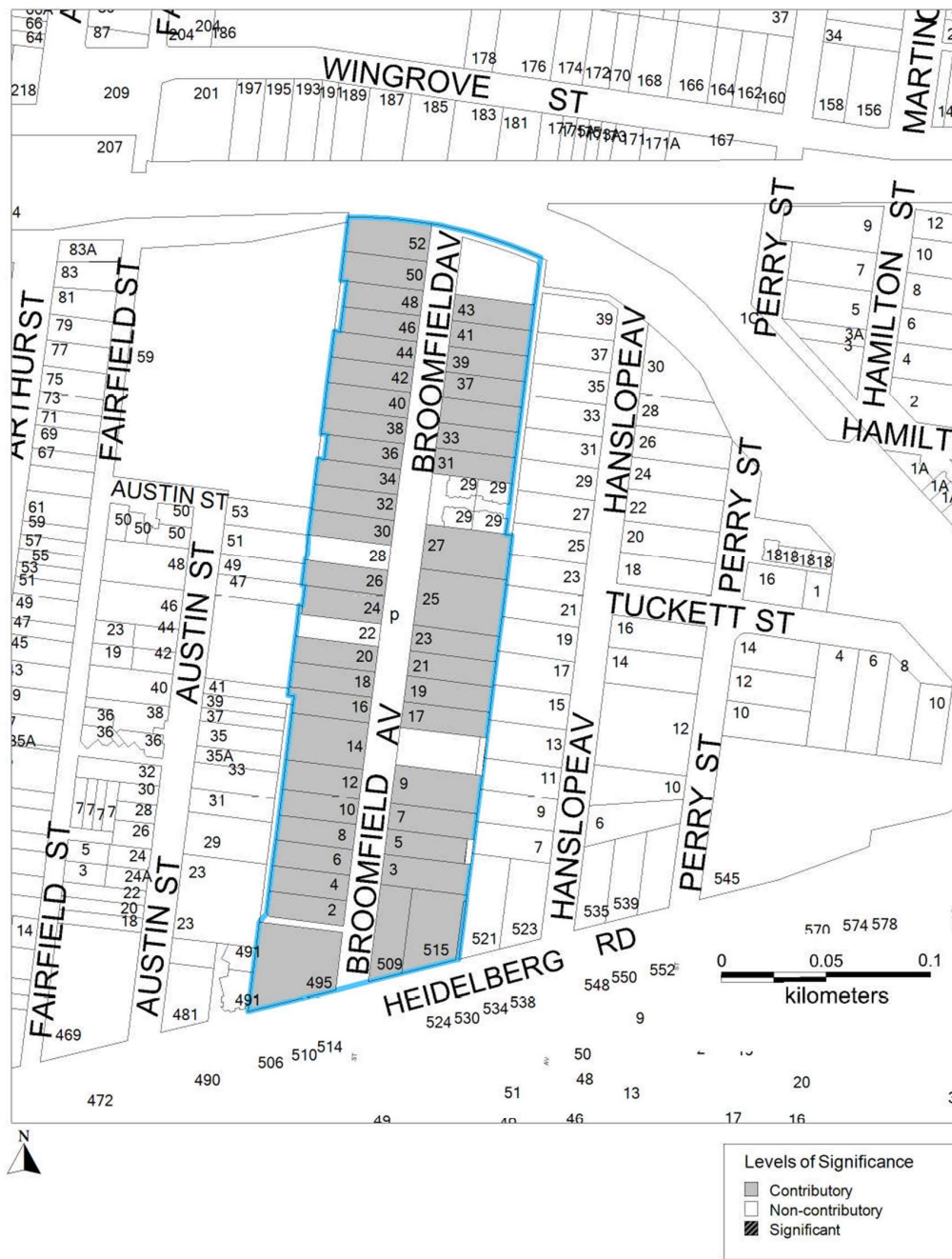
**Table 3.9 – Fairfield Railway Reserve significant features**

Significant feature	Non-significant features
The two mature palm trees at entrance to station from Railway Place	Wire mesh fencing
South side station building and verandah	Car park areas
North side station building and verandah	Gum trees
North and south platforms	FIDO art work
Timber pedestrian bridge	South side Protective Services Officer building and adjacent shelter
Signal Box, including timber staircase	

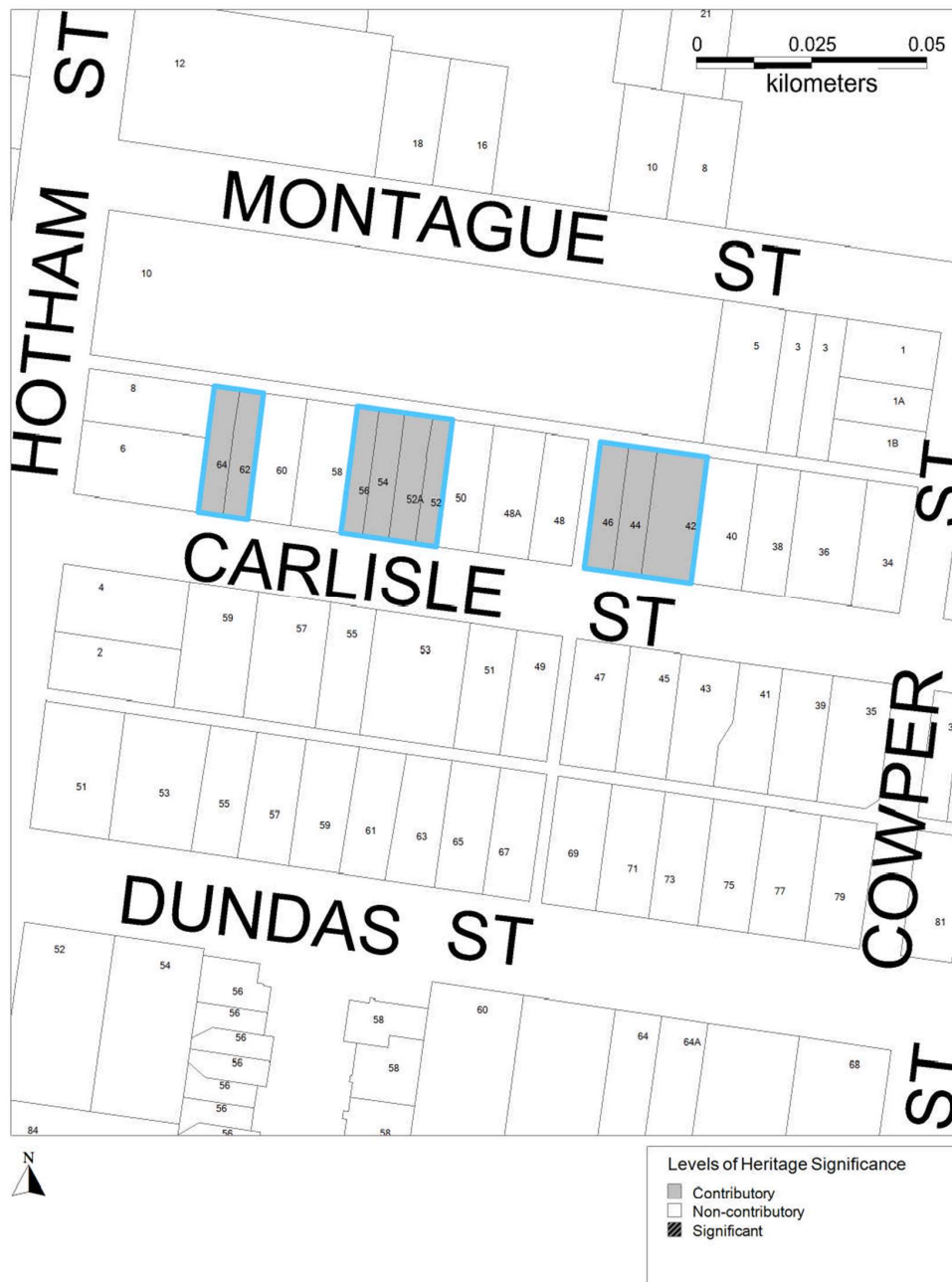
Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following demolition and buildings and works within the Fairfield Railway Reserve within HO313:

- Removal of, modifications and repairs to and replacement of overhead power lines and associated support structures.
- Works, repairs and routine maintenance which change the appearance of a building, structure, tree or other item not identified as a significant feature in Table 3.9.
- Works, repairs and routine maintenance which do not change the appearance of a building, structure, tree or other item identified as a significant feature in Table 3.9.
- Repairs to and replacement of railway tracks and sleepers including ballast.
- Modifications and repairs to and replacement of any signaling or communications equipment.
- Removal of, repairs to, installation or replacement of ticket machines, passenger control gates, safety barriers, rubbish bins, seating, bicycle racks and other small items of platform furniture.
- Removal, installation, repair or replacement of non-commercial signage, security lighting and fire safety equipment provided it does not involve the removal or erection of a building or other structure.
- Demolition or removal of a fence
- Resurfacing of existing paths, platforms and driveways provided this is undertaken to the same details, specifications and materials.
- Removal, installation or replacement of garden watering, water recycling or drainage systems.
- Management of trees (except the two palm trees) in accordance with Australian Standard 4373: Pruning of Amenity Trees.
- The construction or demolition of buildings and works and tree removal necessary to achieve compliance with the Disability Discrimination Act 1992 and Disability Standards for Accessible Public Transport 2002, except for demolition or removal of any item identified as a significant feature in Table 3.9.

**ATTACHMENT A - HERITAGE PRECINCT MAPS**



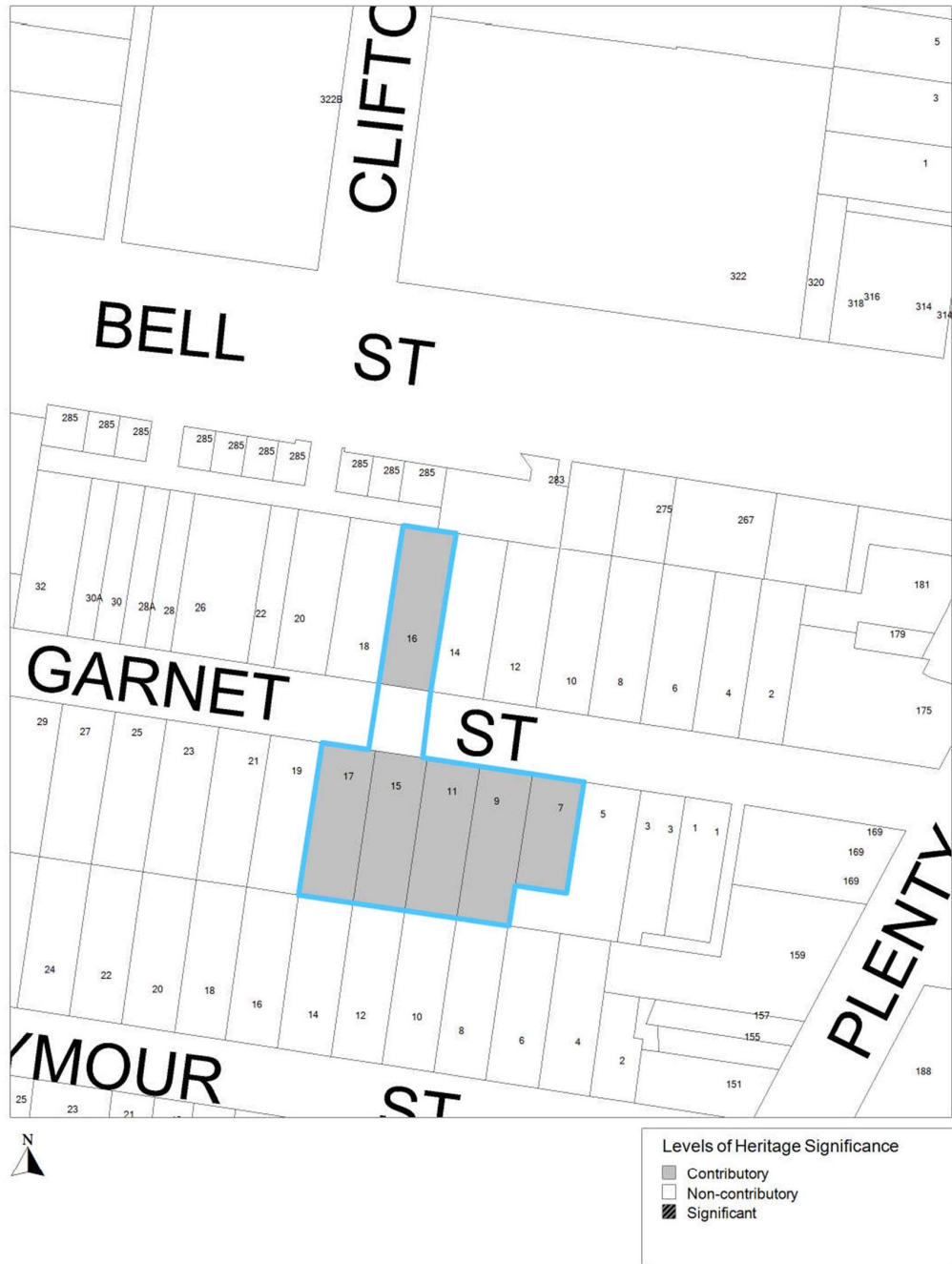
## Broomfield Avenue Precinct, Alphington



### Carlisle Street Precinct, Preston

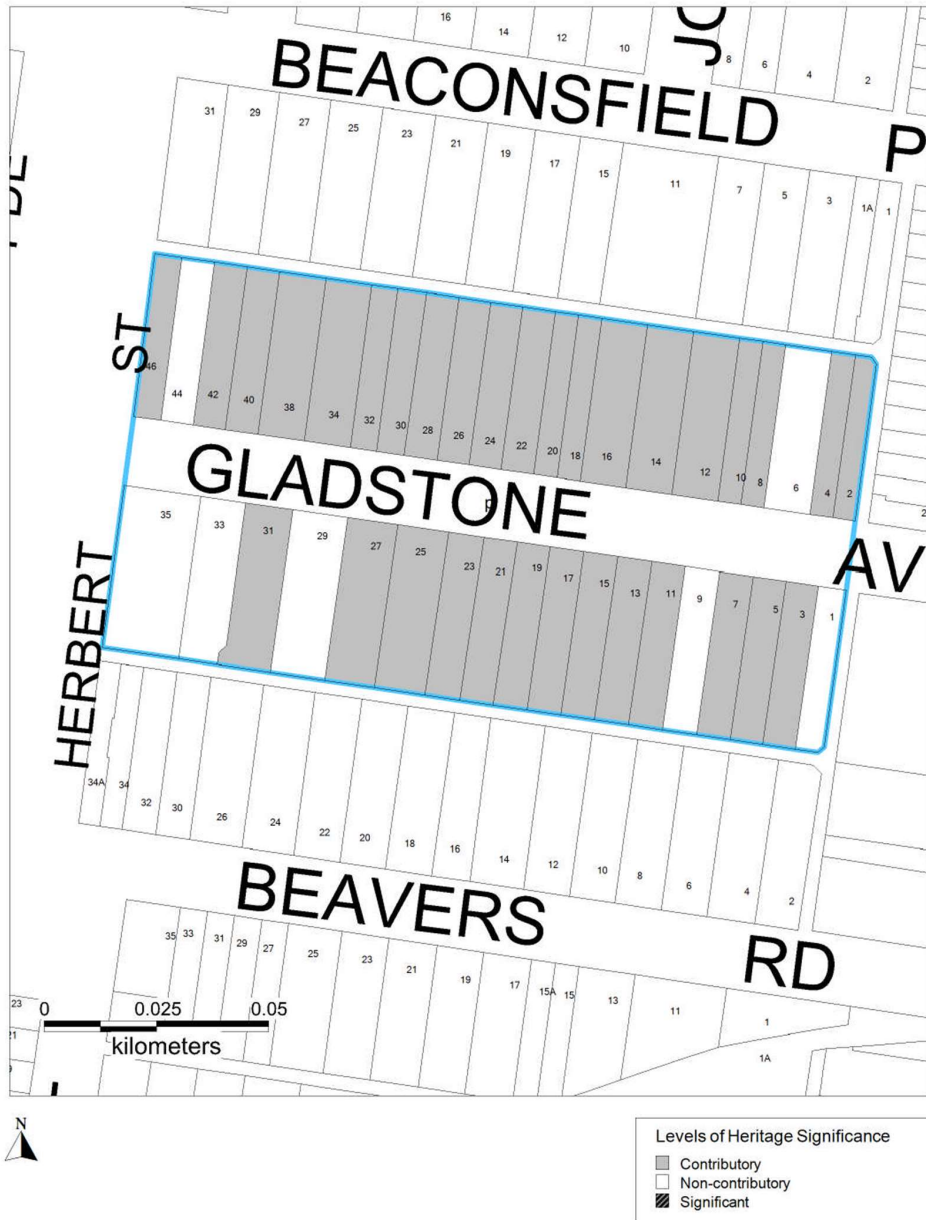


### Edgar Street Precinct, Reservoir



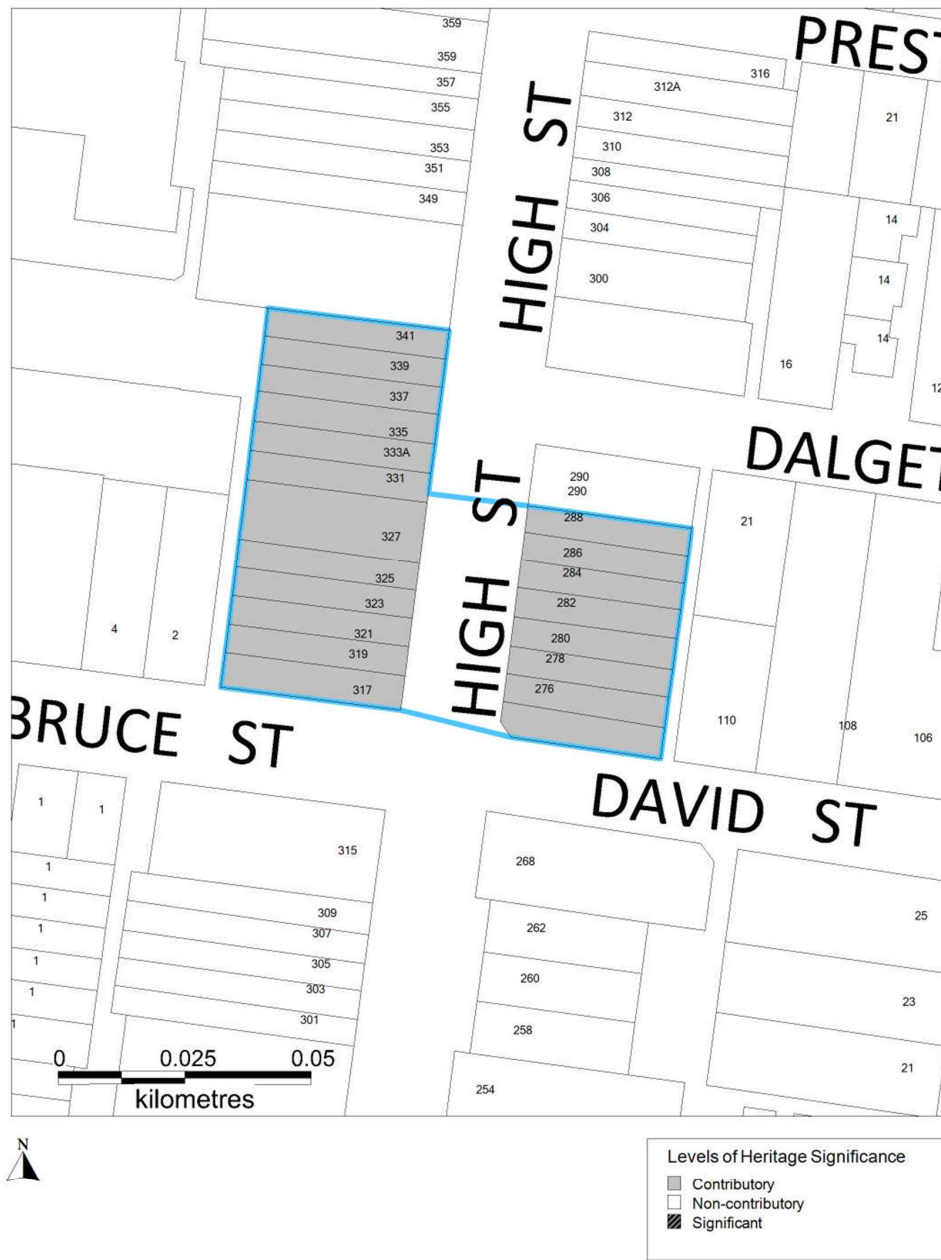
### Garnet Street Precinct, Preston



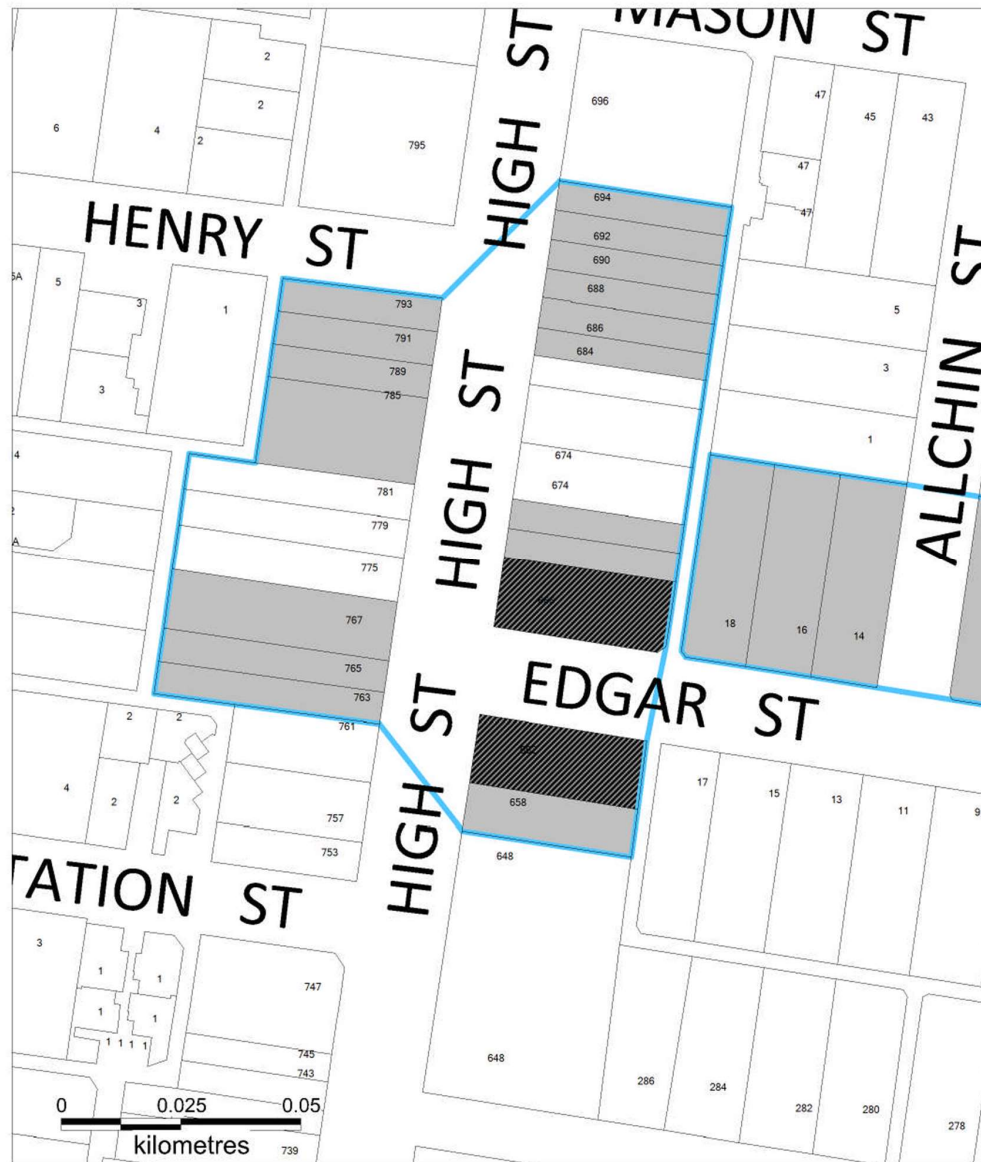


### Gladstone Avenue Precinct, Northcote



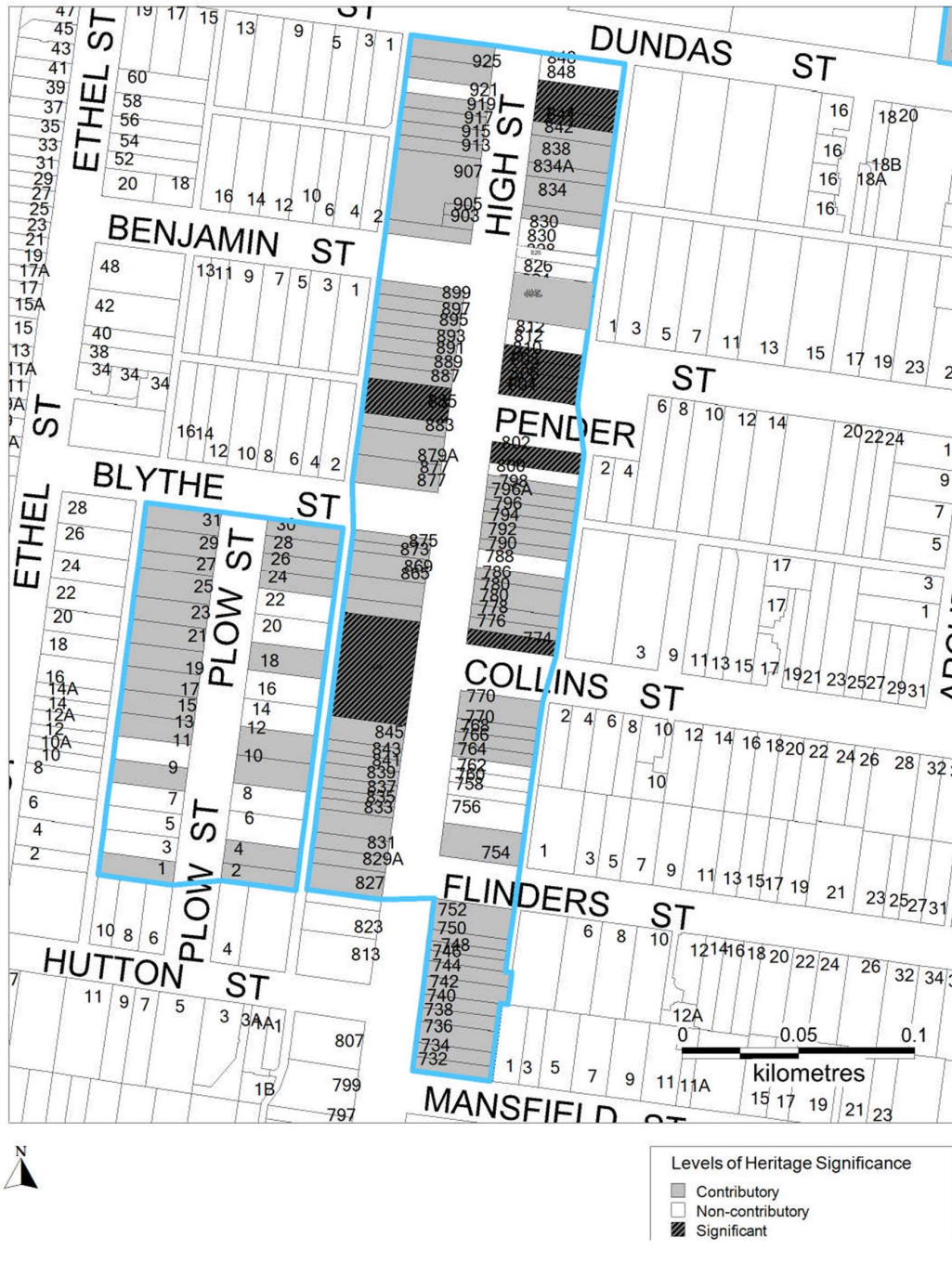


### High Street, Preston

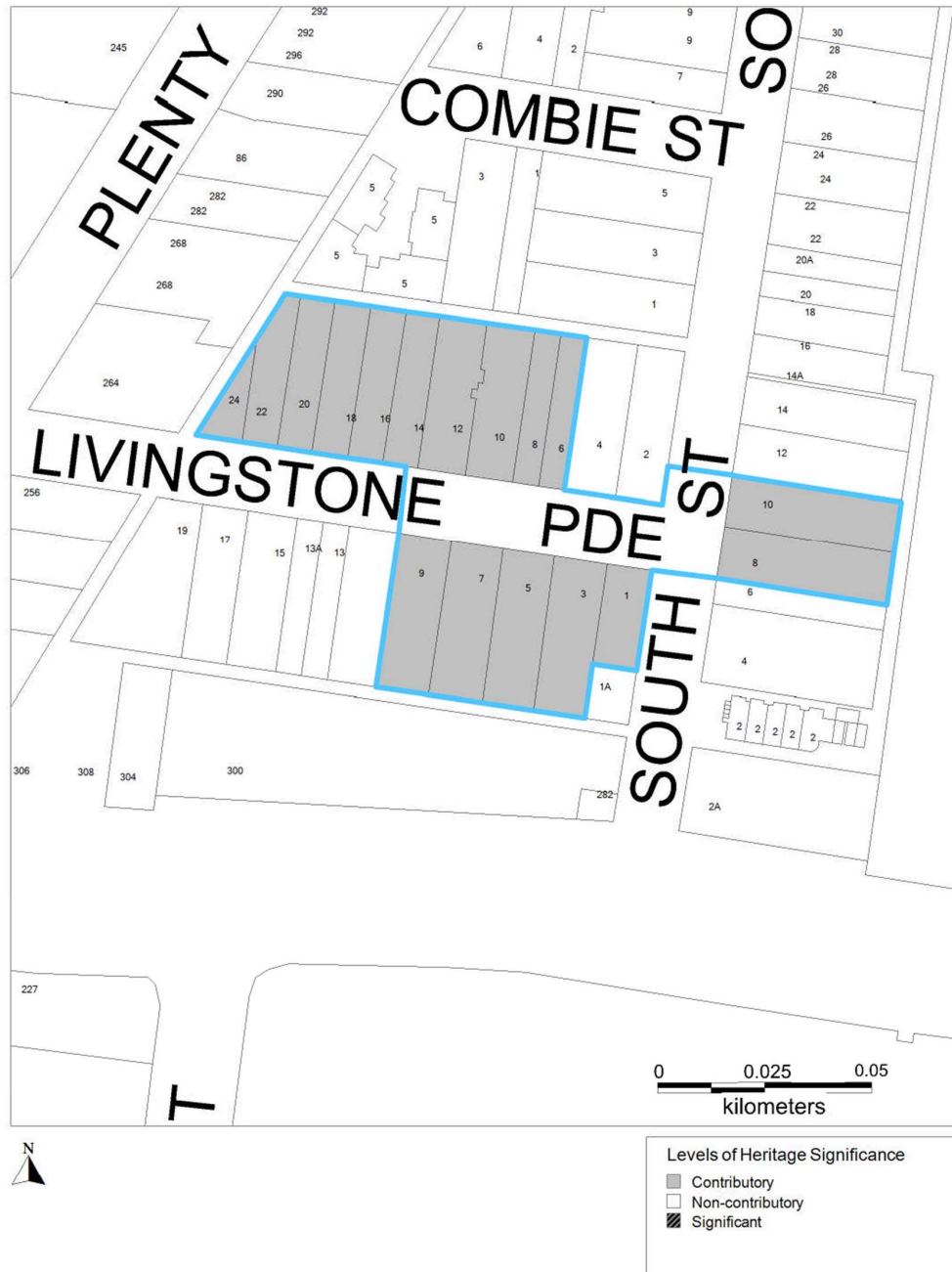


Levels of Heritage Significance	
	Contributory
	Non-contributory
	Significant

## High Street, Reservoir



## High Street, Thornbury



### Livingstone Parade Precinct, Preston

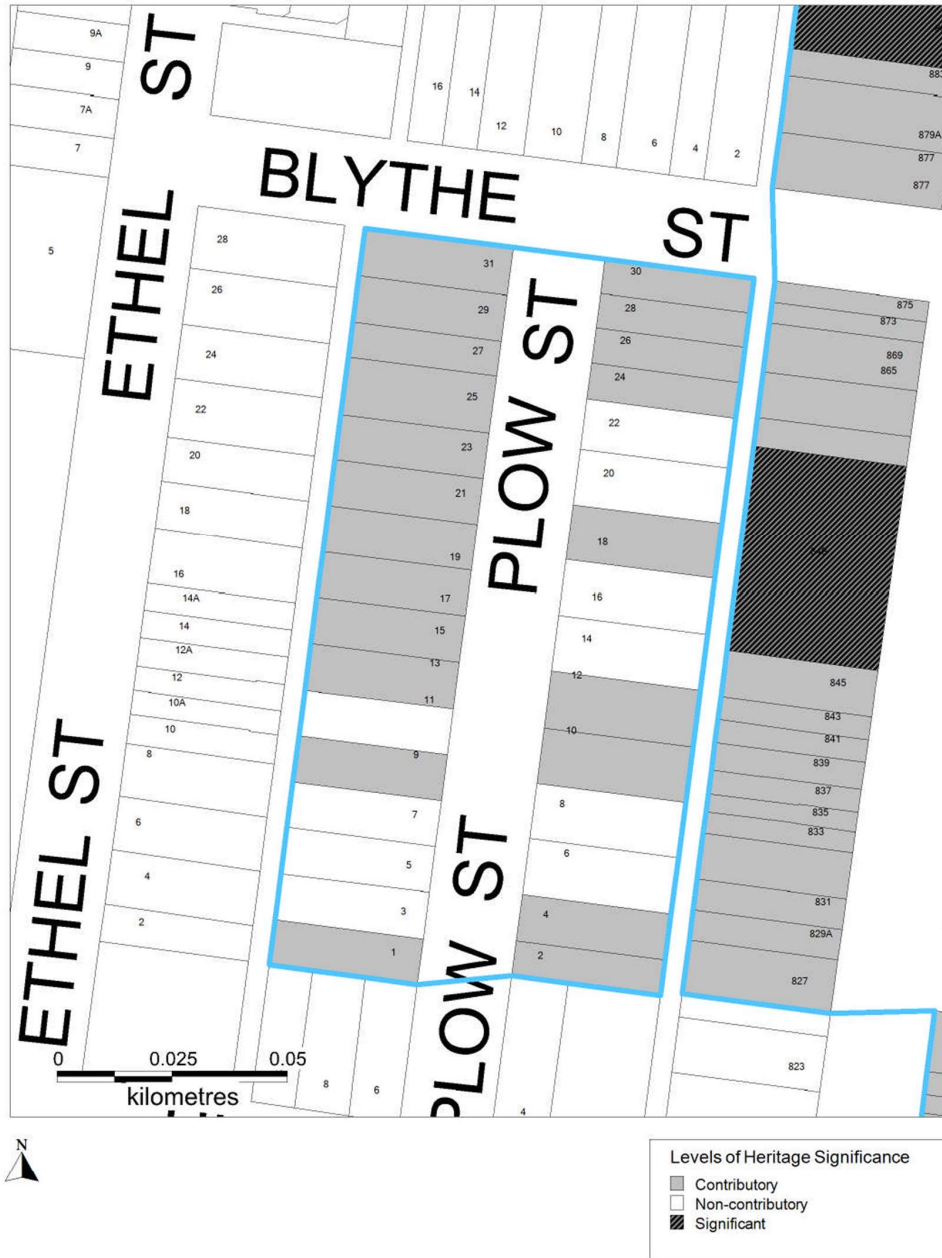




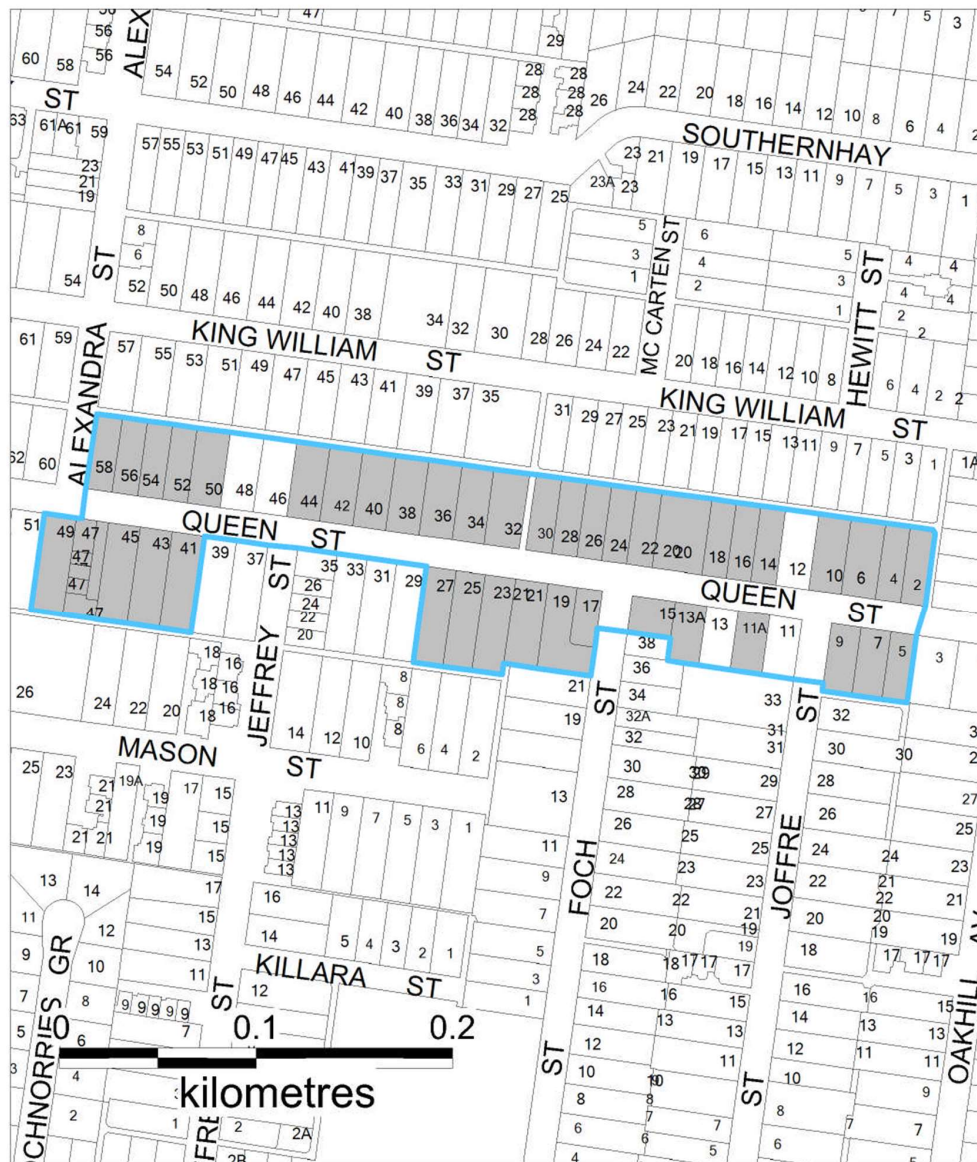
### Milton Crescent Precinct & Larne Grove and Roxburgh Street Precinct, Preston



Plenty Road, Preston



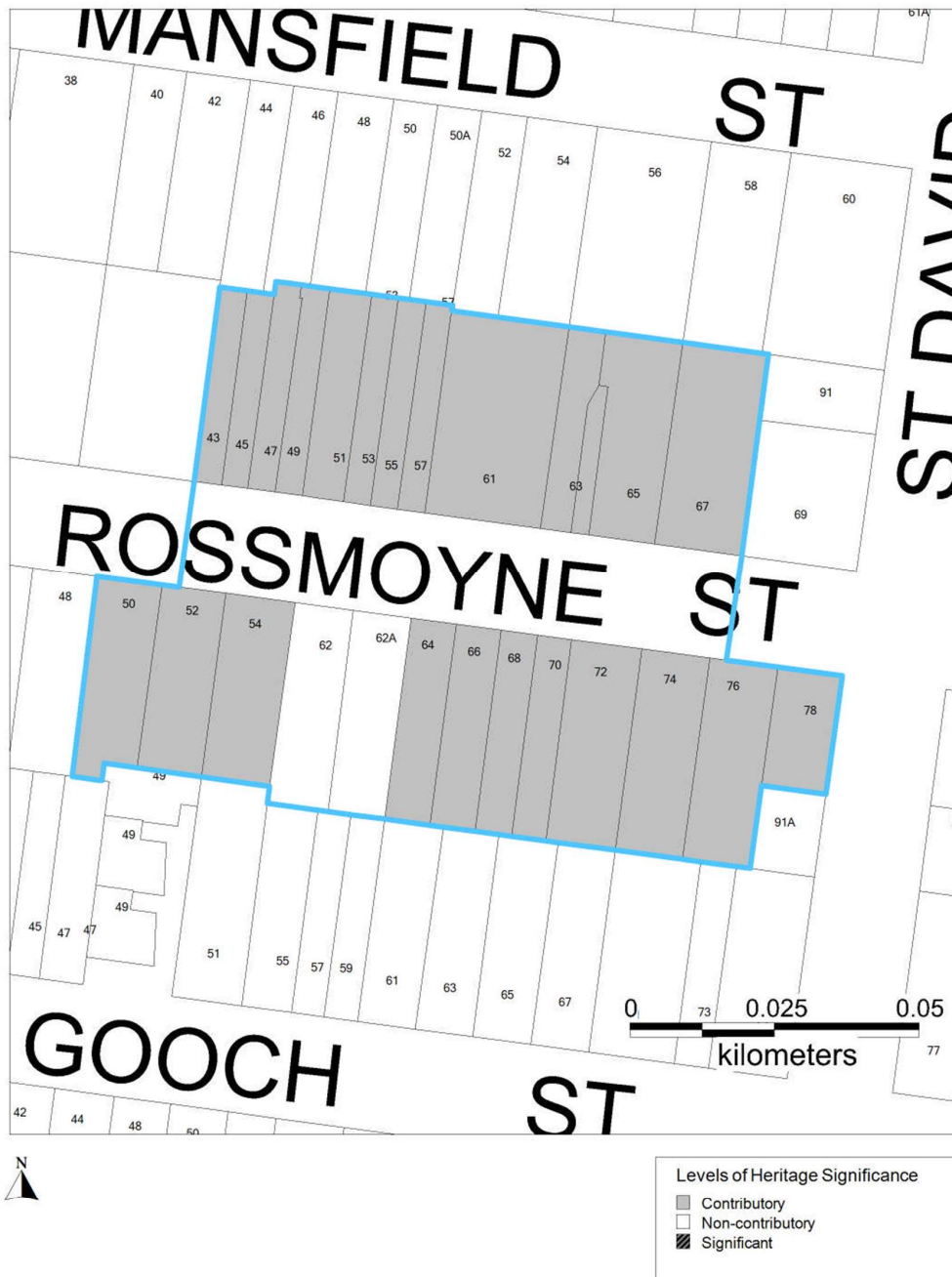
### Plow Street Precinct, Thornbury



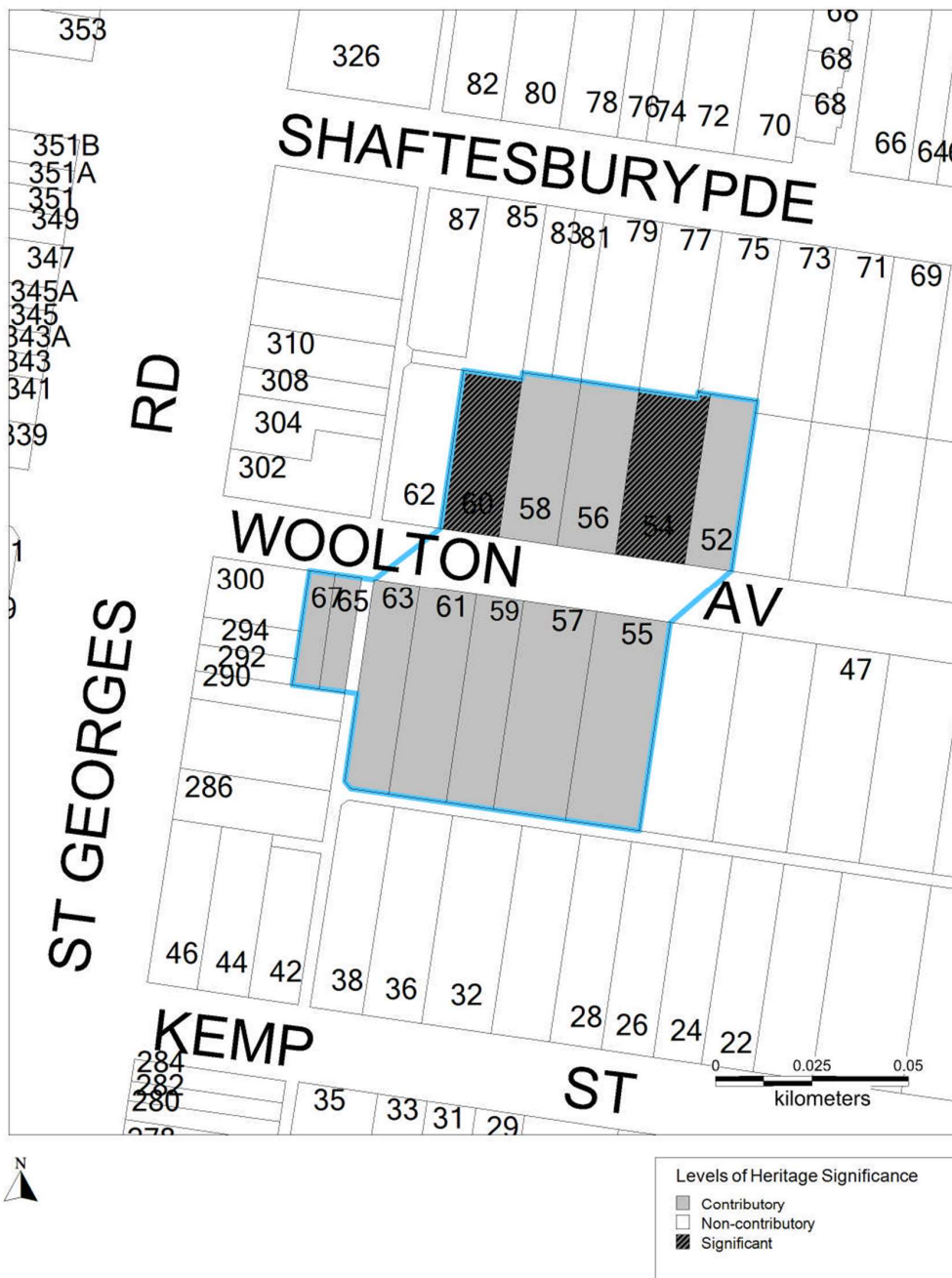
Levels of Heritage Significance	
■	Contributory
□	Non-contributory
▨	Significant

## Queen Street Precinct, Reservoir

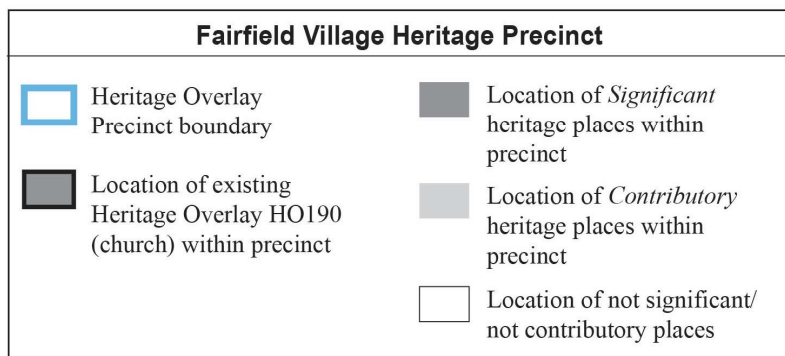
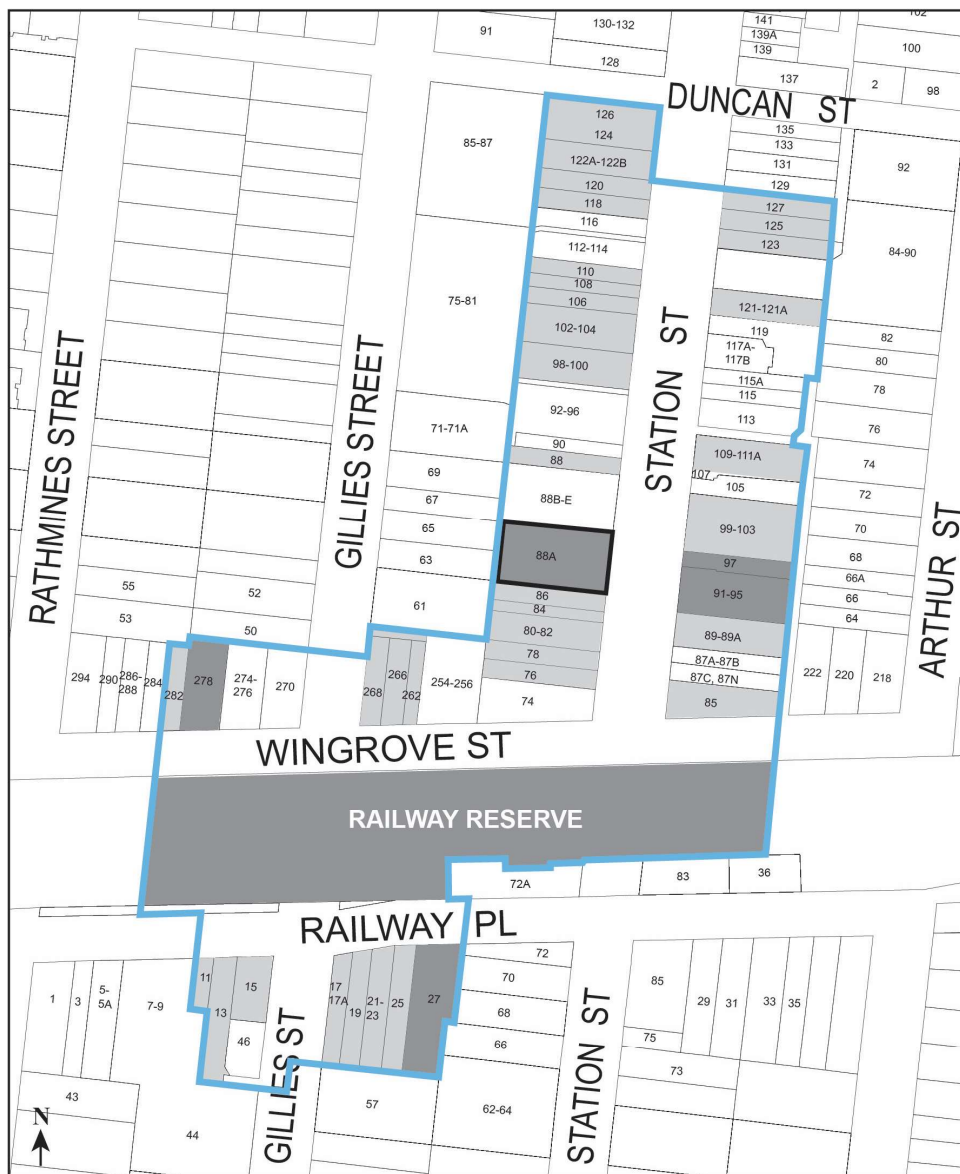




### Rossmoyne Street Precinct, Thornbury



### Woolton Avenue Precinct, Thornbury



**Fairfield Village Heritage Precinct, Fairfield**



Figure 26. Significance of individual elements of 159-179 Heidelberg Road, Northcote. (Source: Nearmap, with Context overlay)

**159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex)**



# Heidelberg Road, Alphington Heritage Assessment – Peer Review

Prepared for City of Darebin  
September 2022—Final



Sydney  
Melbourne  
Brisbane  
Perth  
Hobart



**EXTENT HERITAGE PTY LTD**  
 ABN 24 608 666 306  
 ACN 608 666 306  
 info@extent.com.au  
**extent.com.au**

**SYDNEY**  
 Level 3/73 Union St  
 Pyrmont NSW 2009  
 P 02 9555 4000  
 F 02 9555 7005

**MELBOURNE**  
 Level 1, 52 Holmes St  
 Brunswick East VIC 3057  
 P 03 9388 0622

**BRISBANE**  
 Level 12/344 Queen St  
 Brisbane QLD 4000  
 P 07 3051 0171

**PERTH**  
 Level 25/108 St Georges Tce  
 Perth WA 6000  
 P 08 9381 5206

**HOBART**  
 54A Main Road  
 Moonah TAS 7009  
 P 03 6134 8124

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## 1. Introduction

This report has been commissioned by the City of Darebin to provide a peer review of the heritage significance of four properties on Heidelberg Road, Alphington. The City of Darebin is progressing Planning Scheme Amendment C203dare to implement the recommendations of the *Heidelberg Road Heritage Assessment 2020* undertaken by Context, now GML.

Following a Council resolution, this report was commissioned to provide a further independent review of the potential heritage significance of four properties identified in the study area:

- 671-675 Heidelberg Road;
- 725-727 Heidelberg Road;
- 737 Heidelberg Road; and
- 749-751 Heidelberg Road.

The location of the four property addresses, some of which include multiple sites and/or buildings, is shown at Figure 1.

### 1.1 Methodology

The following methodology was utilised in the assessment of the potential cultural heritage significance of each property, with consideration of the guidance included in the Planning Practice Note 1 (PPN01):

- Desktop historical research
- A site visit, from the public realm only (undertaken on 8 September 2022)
- Comparative analysis with similar places within the City of Darebin
- Assessment against the HERCON criteria

The PPN01 defines the heritage criteria to be used for the assessment of heritage values as follows:

- **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 understanding 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). The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria

## 1.2 Amendment C203Darebin

The findings of the *Heidelberg Road Heritage Assessment* are proposed to be implemented through Planning Scheme Amendment C203Darebin (C203dare). The amendment was exhibited from 11 November to 13 December 2021 and subsequently referred to a planning panel for consideration, held on 20 July 2022. The panel has recommended that the amendment proceed, with minor changes, and to apply to heritage overlay to the following properties:

1. Former Fairfield Hat Mills Complex, 159-179 Heidelberg Road, Northcote
2. Residence, 257 Heidelberg Road, Northcote
3. Church of Jesus Christ of the Latter-day Saints, 273-289 Heidelberg Road, Northcote
4. Former residence, 331-333 Heidelberg Road, Northcote (subject to Interim Heritage Overlay control as part of C200dare)
5. Marineuie Court, 441 Heidelberg Road, Fairfield
6. Residence, 521 Heidelberg Road, Alphington
7. Kia-Ora, 607 Heidelberg Road, Alphington





Figure 1 Location plan of the properties subject to this assessment



## 2. Site history and description

### 2.1 Context

A detailed history of the development of Heidelberg Road is provided in the *Heidelberg Road Heritage Assessment* report. This information is not reproduced here but has been considered in the preparation of this advice.

Completed in 1842, Heidelberg Road was the first public road completed in the district and one of the first major thoroughfares in the colony of Victoria. It led from the growing settlement of Melbourne to the small village of Heidelberg. Although established early, development along the road was relatively slow due to the late arrival of the railways and the lack of tramway along this road. Residential subdivisions occurred in the area as part of the boom era of the 1880s, although many remained undeveloped well into the twentieth century. The main development era for Heidelberg Road was the Interwar period, which saw the establishment of commercial, and light industrial premises and the increased development of residential properties along the major arterial road. Notably, Heidelberg Road was home to a number of medium to large scale factories including (within the municipality) the Fairfield Hat Mills at 159 -179 Heidelberg Road (later Department of Aircraft Production). On the south side of the road (in the City of Yarra) the Australian Paper Mills (APM) at 626 Heidelberg Road, Alphington (HO70, City of Yarra), and the Porta timber factory at 224 Heidelberg Road, Fairfield (HO421, City of Yarra) were also major industrial developments (Context, 2020:9).

### 2.2 671-675 Heidelberg Road

671-675 Heidelberg Road includes three properties located to the west of Lowther Street and opposite the former Alphington Paper Mills (City of Yarra HO70). The three properties include a c. 1966 warehouse at 671, a c. 1925 former garage at 673 and a c. 1967 warehouse at 675.

Allotments 671, 673 and 675 Heidelberg Road were subdivided as Lots 20, 21 and 22 of that Part of Portion 18 Parish of Jika Jika subdivided by Albert Miller from 1910. (LP6034 in Certificate of Title Volume 4005 Folio 960). Following Albert Miller's death in 1915 the unsold lots from the subdivision were transferred to the trustees of the estate who sold Lot 20 to George Oliver Youren of 350 Heidelberg Road in 1920, lot 21 to Thomas J Trembath the Younger in the same year and lot 22 to Charlotte Eppie Graham in 1921. (Certificate of Title Volume 4005 Folio 960 and PROV VPRS28/P0003 142/224 Albert Miller: Grant of Probate).

The maps and aerial photographs below show demonstrate the development of these lots over the twentieth century.



Figure 2: MMBW 2479, 1925, showing a garage operating at this time, vacant land at 671 Heidelberg Road and the house at 675 Heidelberg Road identified as 'Craigelvin' (source: State Library Victoria)

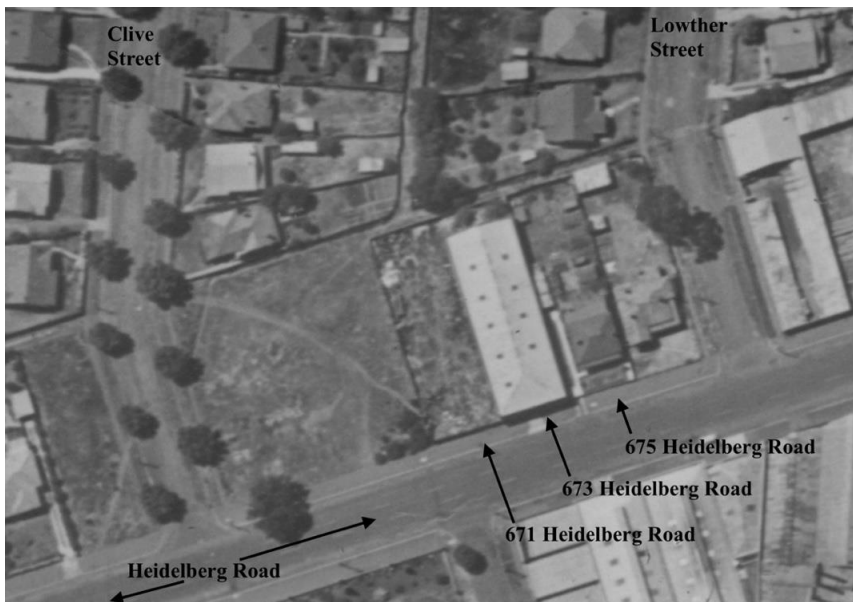


Figure 3: Aerial Photograph 1945, showing vacant land with possible site disturbance at 671 Heidelberg Road, motor garage at 673 Heidelberg Road and house with associated ancillary buildings at 675 Heidelberg Road (source: aerial photograph, Project Number 5, Melbourne and Metropolitan Area Project, Run 27, Frame 59524, 12/1945, Film Number 186).



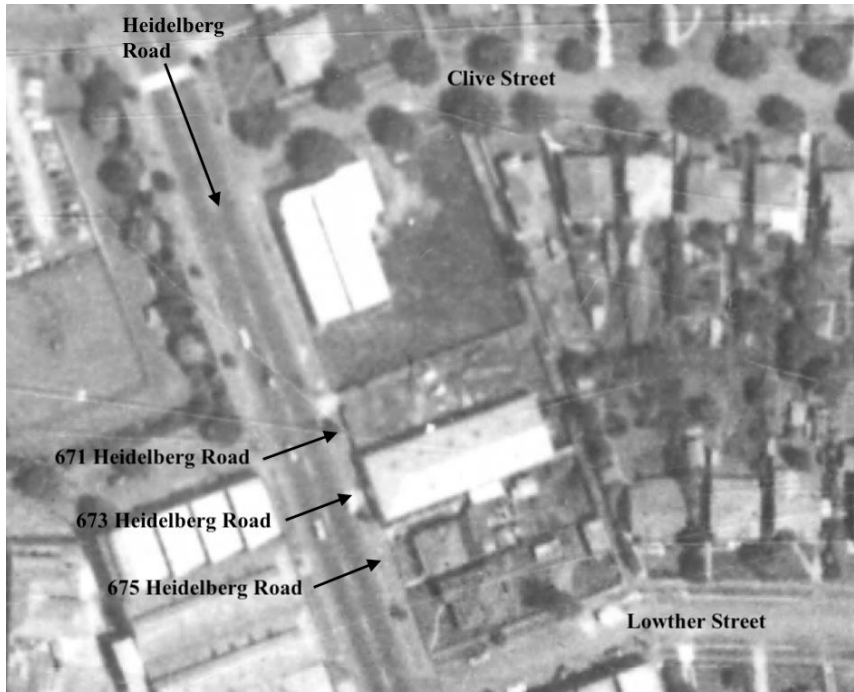


Figure 4: Aerial Photograph 1956, showing vacant land with possible site disturbance at 671 Heidelberg Road, motor garage at 672 Heidelberg Road and house with associated ancillary buildings at 675 Heidelberg Road. A new factory has been erected at the corner of Clive Street and Heidelberg Road (source: aerial photograph, Project Number 250, Melbourne Outer Suburbs Project, Run 13, Frame 146 2/1956, Film Number 1177).



Figure 5: Aerial photograph 1978, showing identical roofs on 671 and 675 Heidelberg Road and the surviving original motor garage building between them (source: aerial photograph, Project Number 1716, Western Port Foreshores, Run 3, Frame 105 4/1978, Film Number 3226).

### 2.2.1 671 Heidelberg Road

The existing building at 671 Heidelberg Road was constructed in c. 1966 Marshall Chemical Company Pty Ltd. The building was a brick and steel warehouse and the job was undertaken by Frank Curtis & Son of Fairfield, whose representative signed the questionnaire required for the permit application (Figure 6).

Interior alterations were made to the offices in the building following a successful permit application in April 1987, (City of Darebin Building Permit Record 671 Heidelberg Road). Following a fire at 671 Heidelberg Road in 1999 a permit was issued in September 2000 to enable re-framing and re-roofing of the factory. In addition to the roof, damage was sustained to the front windows and the main damage was to an internal timber framed mezzanine including staircase. Remedial works were undertaken at this time (City of Darebin Planning Permit D0533/00; Wadsworth D, Survey Report 6 June 2000 and site notes Planning Permit D0533/00).

The building at 671 Heidelberg Road is single storey brick industrial style building in a dark paint finish (Figure 7). There have been a number of alterations to the façade including dropping of the original windows, the replacement of the original window framing and the introduction of a division to the original horizontal window. The side door has also been converted to a window. The original sawtooth roof has also been replaced by a hipped roof. The warehouse is now operated as a used car sales premises.

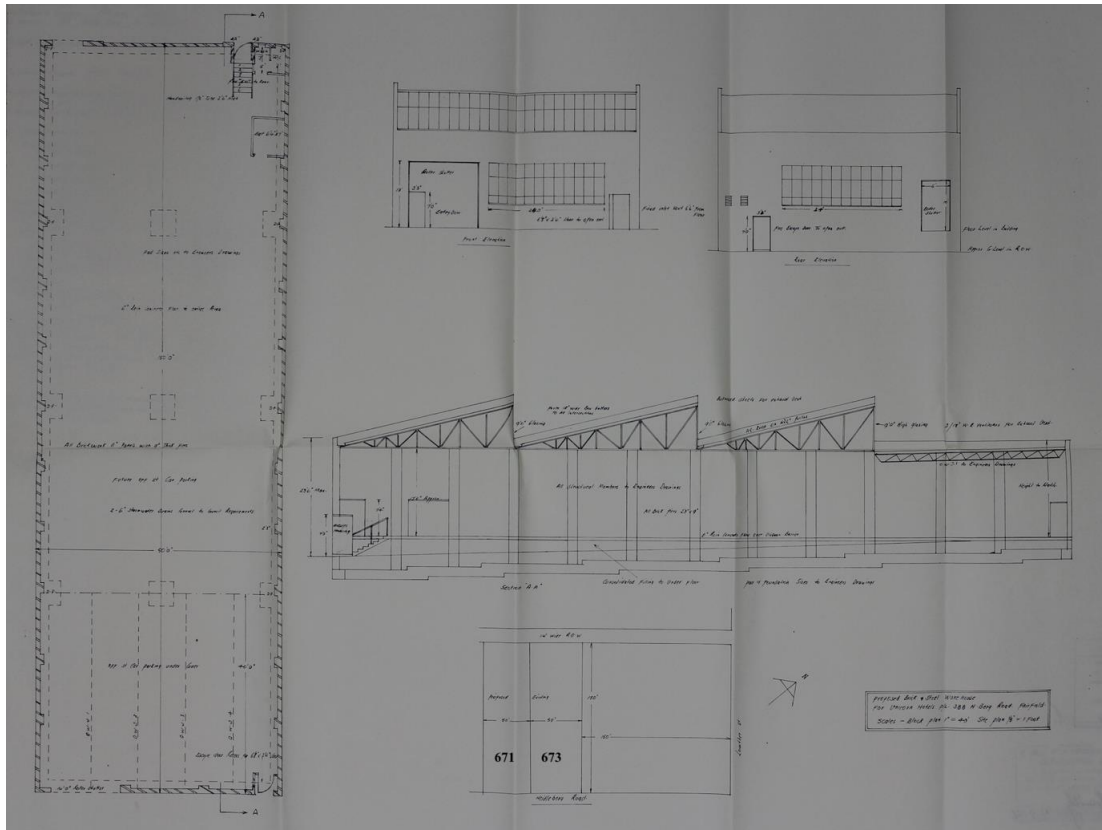


Figure 6: Factory Plans (detail) Approved 14 September 1966, Showing plans for a new brick and steel factory at 671 Heidelberg Road Alphington. No architect or plan author is listed (source: PROV VPRS10150/P0000/128 064)



Figure 7: View of 671 Heidelberg Road (to left of image) (source: Extent Heritage).



### 2.2.2 673 Heidelberg Road

673 Heidelberg Road (known as 312 Heidelberg Road until at least 1930) being Lot 21 of Miller's Portion 18 subdivision was sold to Thomas J Trembath the younger on 4 September 1909 and by 1925 a garage had been erected on and was operating from the site. The garage was likely built across 1924 and 1925 by Albert Edward Jones who purchased 673 Heidelberg Road from Celia Downing (who had acquired it from Trembath in 1919) in June 1924. (Certificate of Title Volume 4244 Folio 67).

Jones was the operator of Glanvil Motors at Alphington from at least July 1928 (The Herald, 2 July 1928, p.13). Following Jones' death in 1938 673 Heidelberg Road was sold to George Hamilton Duncan, motor coach proprietors of Heidelberg, who sold the property in 1945 to Henry Williams & Sons Pty Ltd who had purchased the adjacent 671 Heidelberg Road in 1941. The garage at 673 Heidelberg Road appears to have been let to C & E Morton for storage Henry Williams & Sons Pty Ltd sold both 671 and 673 Heidelberg Road to Heatex Manufacturing Company in 1954. (Certificate of Title Volume 4233 Folio 588; Volume 4244 Folio 670). By 1965 Heatex was sharing 673 Heidelberg Road with DMP Engineering and by 1970 the building was being solely used by Heilmore Sheet Metal Pty Ltd as a store.

The building at 673 Heidelberg Road presents as a single storey brick warehouse style building with a rendered façade. A stringcourse separates the façade, although the decorative parapet visible at Figure 8 has been removed and now reads a single unbroken straight parapet. It appears that the large windows either side of the main opening have also been altered, with the solid elements visible in Figure 8 having been replaced by a single pane to the left and a roller door to the right. The skylights visible to the roof have also been removed. The premises is now in use as a gallery.

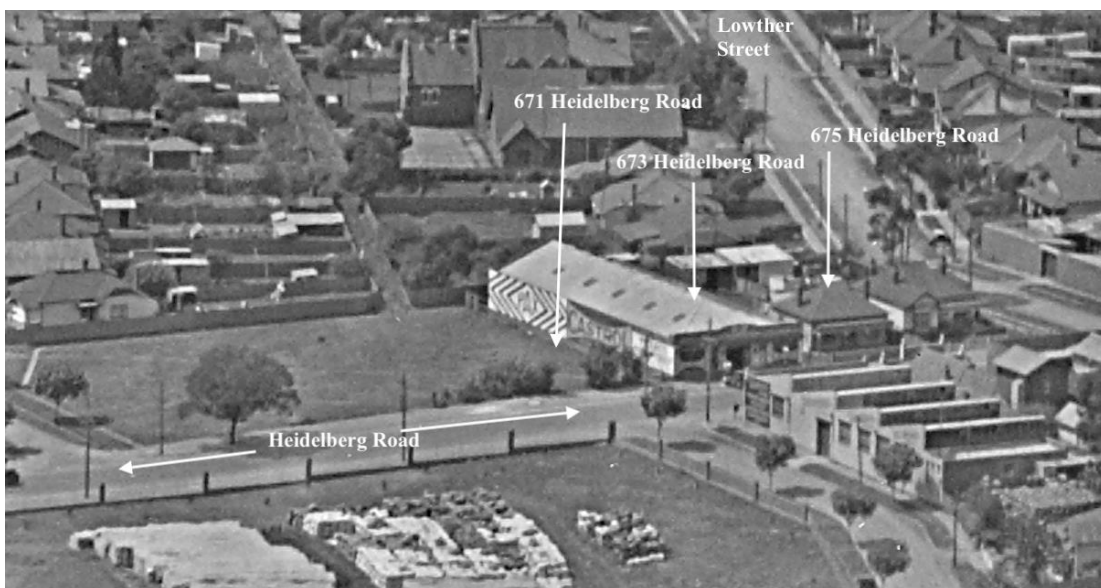


Figure 8: c. 1945 photograph of Australian Paper Mills (detail) Showing vacant land at 671 Heidelberg Road, a garage at 673 Heidelberg Road and a house and ancillary buildings (since demolished) at 675 Heidelberg Road (source: Pratt C D, Australian Paper Manufacturing mill (APM) at Fairfield, PCLTGN, State Library Victoria).





Figure 9: View of façade of 673 Heidelberg Road (source: Extent Heritage)

### 2.2.3 675 Heidelberg Road

675 Heidelberg Road (known as 314 Heidelberg Road until at least 1930) being Lot 22 of Miller's Portion 18 subdivision was sold to Charlotte Eppie Graham on 31 May 1921. The property had been occupied as a business and residence (known as Craigelvin) by herself and husband Alex C Graham bootmaker since at least 1920, the house seeming to have been constructed around 1915 according to a Sands & MacDougall entry for that year (Sands & MacDougall 1915, p.95). Following Charlotte's death in 1938 the property was sold for L675 to Doreen Sarah Murray at which time it was described as double fronted 'old style' weatherboard villa with 5 large rooms, every convenience and in good order on a block of 50 x 150foot with a side drive (The Age, 29 October 1938, p.2).

In 1967, 675 Heidelberg Road was acquired by Edward and Deidra Beacham who already held 673 and 671 in the same block. The Beacham's, for Unicorn Hotels Pty Ltd, successfully applied to erect a new warehouse on the site in 1967. The new warehouse was built using identical plans as those used for 671 Heidelberg Road, with no indication of the architect on the plans and it is unclear if the same building company was used.

The warehouse building at 675 Heidelberg Road adopts a very similar presentation to 671, having been constructed to the same plan detail. As with 671, the facade has been painted black and the original windows have been altered, in this instance to a single row of windows. In contrast to 671, this building retains its sawtooth roof. The premises now in use as a mechanic.



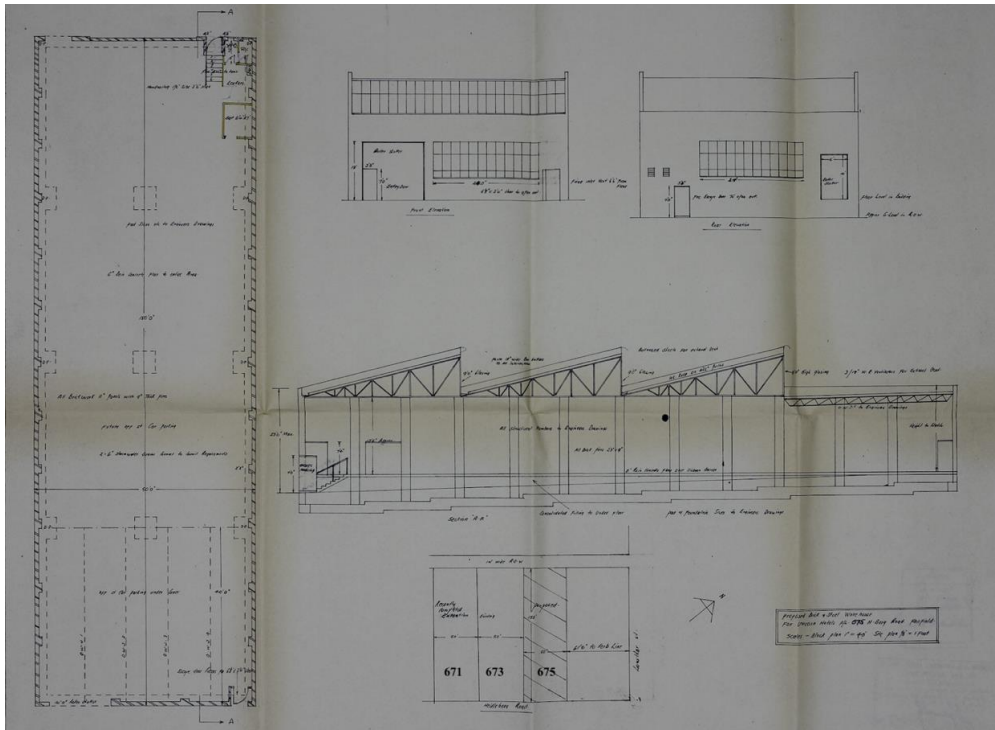


Figure 10: Factory Plans (detail) Approved March 1967, showing plans for a new brick and steel factory at 675 Heidelberg Road Alphington. No architect or plan author is listed (source: PROV VPRS10150/P0000/128 064 Heidelberg Road).



Figure 11 View of 675 Heidelberg Road (source: Extent Heritage).



### 2.3 725-727 Heidelberg Road

These Allotments were created out of Lot 16 of a subdivision (Plan LP5190) of part of Portion 119 Parish of Jika Jika by Albert Miller. The sale of lands began in 1910 but was interrupted by Miller's death in May 1915. According to the inventory of Miller's Estate, in October 1915 Lots 15, 16, 17 and 18 were vacant excepting a forge located on Lot 18 which was leased to Charles Walker. (PROV VPRS28/P0003 142/224 Albert Miller: Grant of Probate). Lot 16 remained unimproved up to its division and sale in 1920 when 725 Heidelberg Road was purchased by George Richard St. Paul. (Certificate of Title Volume 4286 Folio 165).

Today these properties are occupied by a large car saleyard at 725 and small c. 1920s shop. The general development of these sites is shown on the plans and photographs at Figure 12 to Figure 15.

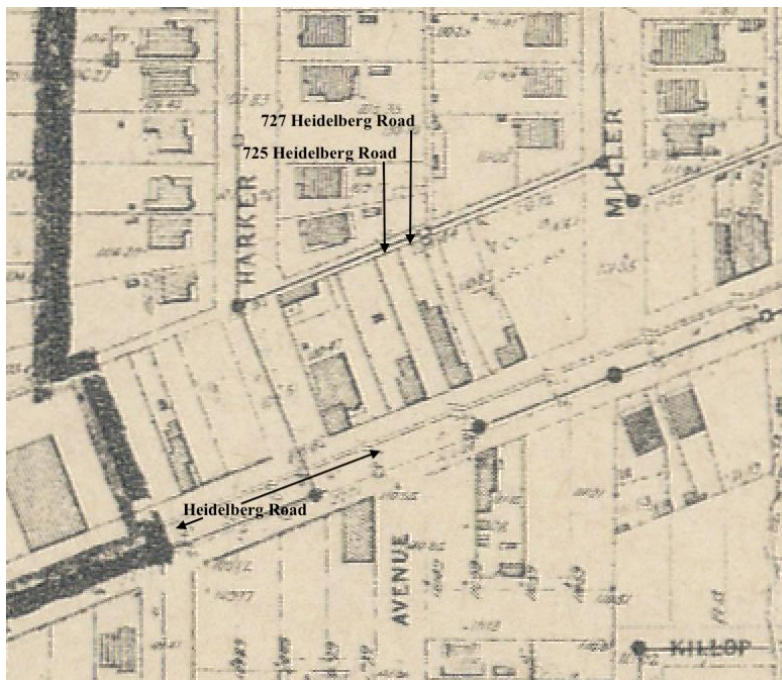


Figure 12: MMBW 116, n.d. estimated between 1925 and 1930 (detail) Showing a brick building erected on 727 Heidelberg Road and 725 Heidelberg Road as vacant land (MMBW 116, n.d., Melbourne and Metropolitan Board of Works plan, scale 400 feet to 1 inch no.116, Heidelberg, MAPS 821.09 GHM 1933-(116), State Library Victoria)



Figure 13: Aerial Photograph 1945 (detail) Showing 725 Heidelberg Road as unimproved in 1945 and a small shed at the rear of 727 Heidelberg Road. (Landata aerial photograph, Project Number 5, Melbourne and Metropolitan Area Project, Run 27, Frame 59523, 12/1945, Film Number 186)





Figure 14: Aerial Photograph 1956 (detail) Showing 725 Heidelberg Road as largely vacant land with what may be a small shed towards the rear of the property. At least one small shed and some vegetation appears to occupy the rear of 727 Heidelberg Road. (Landata aerial photograph, Project Number 250, Melbourne Outer Suburbs Project, Run 13, Frame 146 2/1956, Film Number 1177)



Figure 15: Aerial photograph 1978 (detail) Showing 727 Heidelberg Road with increased vegetation to the rear of the property and 725 Heidelberg Road with a small structure built to its rear and cars parked on the site. (Landata aerial photograph, Project Number 1716, Western Port Foreshores, Run 3, Frame 105 4/1978, Film Number 3226)



### 2.3.1 725 Heidelberg Road

Despite a succession of owners following the subdivision of this lot, no substantial building was erected on 725 Heidelberg Road and the site does not appear to have been occupied until it was acquired by Archibald Plunkett, immediately followed by Doreen Muriel Rigby, in 1960. Plunkett ran the site as a used car lot until it was purchased by Amoco Australia in 1962. Amoco held title over all the properties extending from 725 Heidelberg Road to Harker Street and operated a motor service centre across the holding. (Certificates of Title Volume 4286 Folio 165 and Volume 8380 Folio 834; Sands & MacDougall 1960 p.75 and 1965 p.73).

The existing premises at 725 Heidelberg Road, which now extends to the corner with Harker Street, comprises a large area of open at grade car parking with a central pergola structure. There is a modern small scale commercial building located at the rear of the site, well set back from Heidelberg Road.



Figure 16: View of the existing used car garage at 725 Heidelberg Road (source: Extent Heritage).

### 2.3.2 727 Heidelberg Road

James Eldridge Rowe purchased 727 Heidelberg Road (known in 1930 as 358 Heidelberg Road) on 12 January 1920 and sold it to William Dawson Mitchell in 1922 (Sands & MacDougall, 1930, p.74). Mitchell conveyed the property to Henry Warner in February 1923 and Warner resided at the site from at least 1930. In 1933 Warner offered the property for auction and the building was described as "...The Hub', 727 Heidelberg Road Alphington '(a) modern brick shop and dwelling land 25ft x 150ft to r.o.w' (The Age, 4 November 1933, p.2). The property was withdrawn from auction and Mrs Warner ran a fancy goods shop from the premises until at least 1943 when it was sold to spinsters Margaret Josephine and Isabel Elizabeth Ferguson who opened a ladies drapery business. (Sands & MacDougall 1930, -1944/45 and Certificate of Title Volume 4286 Folio 166).

Thomas and Louisa Cotton purchased the property from the Fergusons in 1946 and by 1950 were running a children's clothing store and residing at the premises. Donald R Benton, who lived and operated a chemist next door at 729 Heidelberg Road, purchased 727 Heidelberg



Road after Thomas Cotton's death in 1962 and by 1965 it was operating as a photographic supply store and leasing out the attached residence. (Sands & MacDougall 1944/45-1965 and Certificate of Title Volume 4286 Folio 166). Benton sold 727 Heidelberg Road to Kagee Investments Pty Ltd in 1986. (Certificate of Title Volume 9737 Folio 671)

729 Heidelberg Road is a single storey brick shop with a simple rendered parapet detail. The shopfront has been altered with aluminium framed windows introduced. The building presents as face brick at the ground floor. The building is in poor condition and currently unoccupied

### 2.3.3 729 Heidelberg Road

Although this property was not listed in the list of places for consideration provided by the city of Darebin, this building is a small-scale interwar shopfront of similar scale to the adjacent building at 727 Heidelberg Road. In this context, this building was also reviewed for its potential heritage value. This building is not shown on the undated MMBW plan at Figure 12 but is visible in the 1945 aerial photograph at Figure 13 indicating that it was likely constructed in c. 1930s, subsequent to the shop at 727 Heidelberg Road.



Figure 17: View of 727 (left) and 729 (right) Heidelberg Road (source: Extent Heritage)



## 2.4 737 Heidelberg Road

This property was created as part of the ongoing subdivision of part of Portions 18 and 19 Parish of Jika Jika held by Albert Miller following his foreclosure of a loan against the property in 1861 (Certificate of Title Volume 3391 Folio 161 and Notes of Application for Title, AP16213).

Sale of allotments began in 1912 and this allotment, being part 3 of lot 18 on LP5190, was sold to Collingwood grocer Ernest Egbert Leslie Lewis on 20 September 1921 (Certificate of Title Volume 3391 Folio 161). Prior to the subdivision the land may have been used for agricultural purposes and at the time of Albert Miller's probate in 1915 a forge was located on Lot 18 which was leased to Charles Walker, but no other built features were erected on the site Figure 18). Blacksmith Charles Walker appears to have occupied Lot 18 from at least 1905 and for at least 15 years back to 1890 blacksmith Henry Walker was working at the site. (Sands & MacDougall 1885-1915). Charles Walker ceased to be listed as occupying the site in the Sands & MacDougall directory from 1920. (Sands & MacDougall, 1920, 1925)

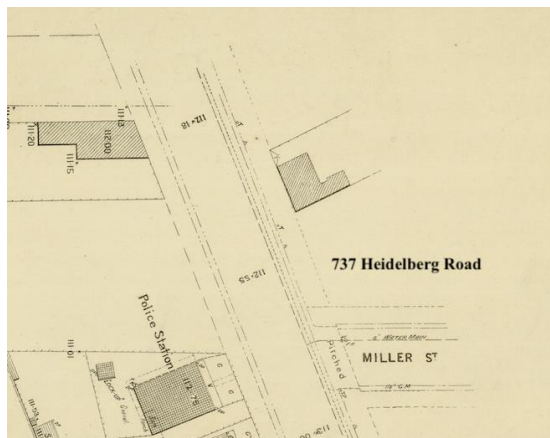


Figure 18: MMBW 1318, 1914 (detail) Showing vacant land at 737 Heidelberg Road (MMBW 1318, 1914, Municipality of Heidelberg, Metropolitan Board of Works, State Library Victoria)

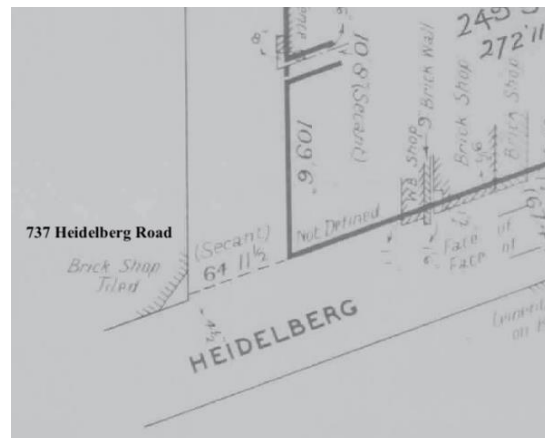


Figure 19: RA595, 1950 (detail) Showing corner at 737 Heidelberg Road labelled as 'brick shop tiled' with secant line at corner (Landata)

Ernest Lewis sold 737 Heidelberg Road to author John Patterson Monro on 13 November 1924. No buildings appear to have been erected on the property at this time and in 1927 Monro borrowed against 737 Heidelberg Road with the Twentieth Century Building and Investment Society (TCBIS). The TCBIS had formed in 1926 with the aim of 'raising funds from subscriptions and deposits, to make advances to Shareholders and others upon the security of freehold or leasehold property' (The Argus, 10 November 1926, p.32) and it is possible that Monro borrowed against the land value to enable the erection of a building on the site. From at least 1930, William Sherwood was operating a newsagency from 737 Heidelberg Road, known at that time as 368 Heidelberg Road, therefore a building must have been erected on the property between at least Miller's probate property inventory in 1915 and 1930. Considering Lewis' arrangement with TCBIS it is likely the building was erected between 1927 and 1930 from borrowed funds secured against the property.





William Sherwood began trading as Sherwood Brothers newsagency at 737 Heidelberg Road (known until at least 1930 as 368 Heidelberg Road) in 1935 and appears to have lived at the shop from at least 1940 to 1950 suggesting that the dwelling to the rear of the shop may have been erected by 1940 but not necessarily earlier than that or at the same time as the shop (Sands & MacDougall, 1930-1950). The Sherwood Brothers newsagency continued to trade until at least 1944/45 but by 1950 and following the death of Sherwood's mother and the sale of part of the property to form 735 Heidelberg Road, Sherwood Brothers was closed, and L J Reilly took over the newsagency. Reilly and his wife had purchased 737 Heidelberg Road, which was described at this time as a 'brick tiled shop', from J P Monro on 8 June 1951. (Certificate of Title Volume 4462 Folio 242 and Sands & MacDougall 1950, 1955).

The existing building features a brick shop with tiled details and Interwar style parapet. The shop addresses the corner with a splayed entry arrangement. The brick finish has been painted white. It is unknown whether the existing tiles are the same as those described in 1951, however they appear to be a contemporary addition to the building. A timber residence is located to the rear of the shop, with a metal clad hipped roof and gabled portico entry. The premises is currently in use as a café.

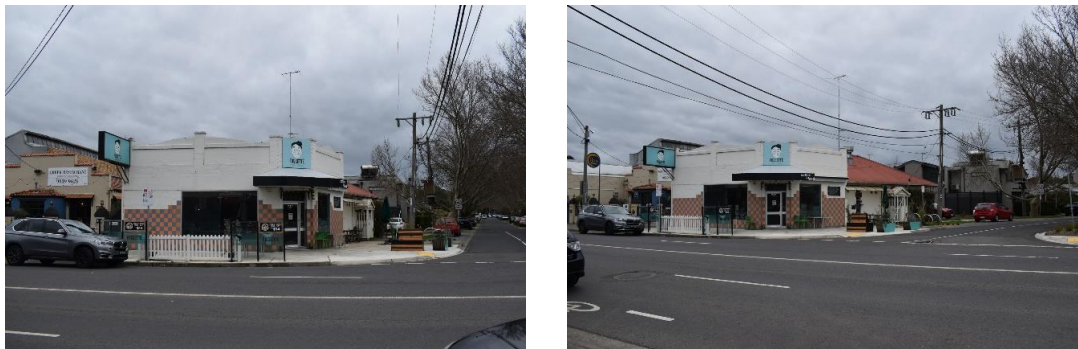


Figure 20: Views of 737 Heidelberg Road, the rear timber residence is visible to the rear (source: Extent Heritage)



## 2.5 749-751 Heidelberg Road

749-751 Heidelberg Road are a pair of two-storey terrace shops constructed in c. 1914. Both of these Allotments were created out of a single Allotment known as Lot 3 of subdivision plan LP 1765 being part of Portion 120 Parish of Jika Jika (Figure 1). The subdivision, which was undertaken by John Sharp Adams, began in 1888, lot 3 (as well as lot 6) being purchased by Emily Jane Clapperton on 17 February 1890. (Certificate of Title Volume 2235 Folio 927 and notes on Application for Title, AP22213)

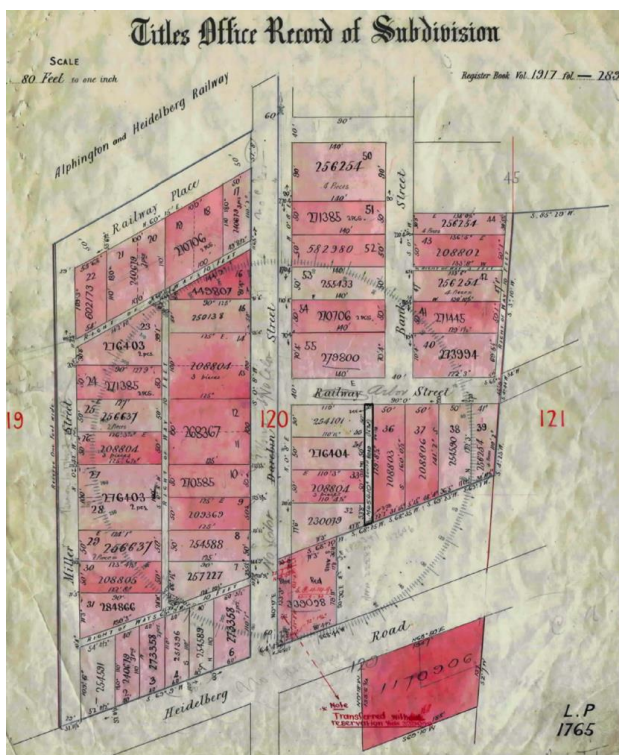


Figure 21: Plan of Subdivision LP1765 (detail) (Certificate of Title Volume 2235 Folio 927)

Having taken out a mortgage with the vendor at the same time as she purchased the Allotments, Clapperton returned the properties to J C Adams on 23 July 1892. (Certificate of Title Volume 2235 Volume 927). The properties appear to have been left as vacant land until John Adams sold them to Thomas Adams in 1909. Thomas Adams had two 2-storey brick shop buildings, with party wall, erected on the properties in 1914. (MMBW 1318; MMBW 116, Sands & MacDougall 1900, p.80; 1905, p.88; 1910, p.99; 1915, p.95; 1920, p.96; Heidelberg News and Greensborough and Diamond Creek Chronicle, 7 March 1914, p.2, Certificate of Title Volume 3342 Folio 322 ) (Figures 2, 3 and 4) The 1915 Sands and MacDougall Directory appears to indicate that 749 Heidelberg Road was vacant and 751 occupied by Miss M M Say dressmaker, other businesses between Miller and Yarralea Streets at this time being located at 763 and 765 Heidelberg Road (Sands & MacDougall 1915, p.95). From at least 1920 until at least 1935 the Allotments were identified as 378 and 380 Heidelberg Road respectively during which time number 378 housed a small goods store and residence (Sands & MacDougall 1920, p.96; 1925, p.97; 1930, p.74, 1935, p.70; The Argus, 18 October 1922, p.1) and number 380 a bootmaker, fruiterer/confectioner and residence. (Sands & MacDougall 1920, p.96; 1925, p.97; 1930, p.74;



1935, p.70). From at least 1935, 378 and 380 Heidelberg Road were re-numbered as 749 and 751 Heidelberg Road respectively. (Sands & MacDougall 1930, p.74; 1935, p.70; 1940, p.78)

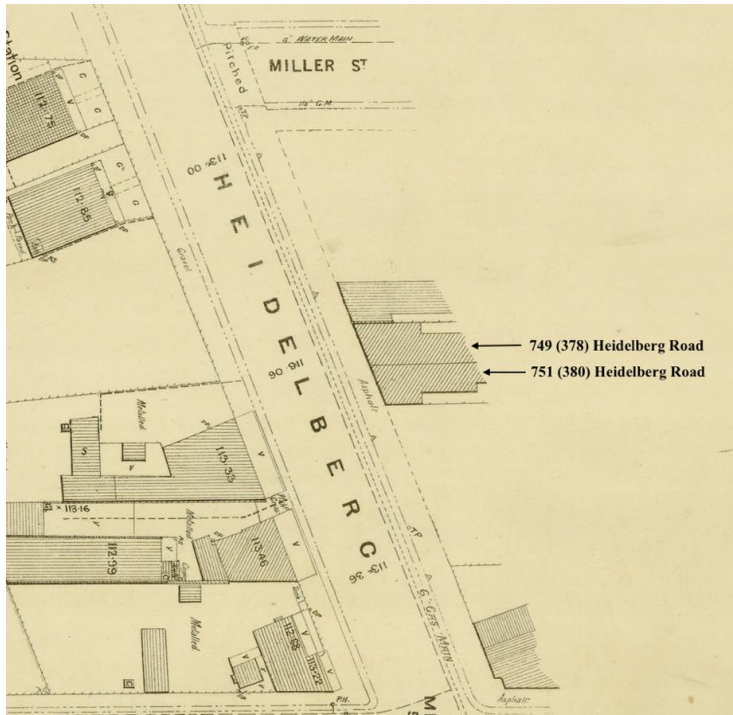


Figure 22: 1914 MMBW (detail) showing brick buildings at 749 and 751 Heidelberg Road (source: MMBW 1318, State Library Victoria)



Figure 23: MMBW 116, n.d. estimated between 1925 and 1930 (detail) Showing brick buildings at 749 and 751 Heidelberg Road with some ancillary buildings to the rear (MMBW 116, n.d. Melbourne and Metropolitan Board of Works plan, scale 400 feet to 1 inch no.116, Heidelberg, MAPS 821.09 GHM 1933-(116), State Library Victoria)







749 Heidelberg Road continued as a small goods establishment until at least 1935. In 1938 manager Fred Stevens of 749 Heidelberg Road purchased both 749 and 751 Heidelberg Road. Stevens borrowed against the properties then almost immediately offered them for auction as '2 storey brick shops and 5 roomed dwellings in good order excellent tenants (sic), rent L195 p/a' (The Argus, 11 March 1939, p.18; Certificate of Title Volume 3342 Folio 322). Although the properties were withdrawn from auction, they were sold the following year to Ernest and Frederica Groom. The Groom's sold 749 Heidelberg Road, which had been occupied by dairy producers since at least 1940, to Charles and Gladys Nicholls in 1951 and by the time Nicholls sold 749 Heidelberg Road to Nicola Mazotta in 1972 the property was operating as a used car showroom. (Sands & MacDougall 1935 p.70; 1940, p.78; 1944/45, p.80, 1950, p.87, 1955, p.75, 1970, p.5 Zone A; 1975, p.11 Zone A; Certificate of Title Volume 3342 Folio 322) (Figures 5, 6 and 7). In 1961 the Groom's sold 751 Heidelberg Road to long term fruiterer tenants Alfonso and Aurelia Lorenzin. (Certificate of Title Volume 3342 Folio 322) Alfonso Lorenzin had taken over the fruiterer business from the estate of Ron Mallison, also a fruiterer who lived and died at the premises in 1955 (The Age, 25 April 1955, p.12), having not long taken over the fruiterer business from W Cooper who had traded there since 1935. (Sands & MacDougall 1930-1960).

In 1982 Steven Kusen became the sole owner of 749 Heidelberg Road where he was residing. Following the sale of the property from Stevens to Zanbark Pty Ltd in 1989, an application was made for additions to the office/showroom and works were completed by builder Moncroft Ent. Pty/Ltd of Lower Plenty on 19 July of the same year. (Certificate of Title Volume 7798 Folio 097; City of Darebin, Building Permit Record 749 Heidelberg Road).

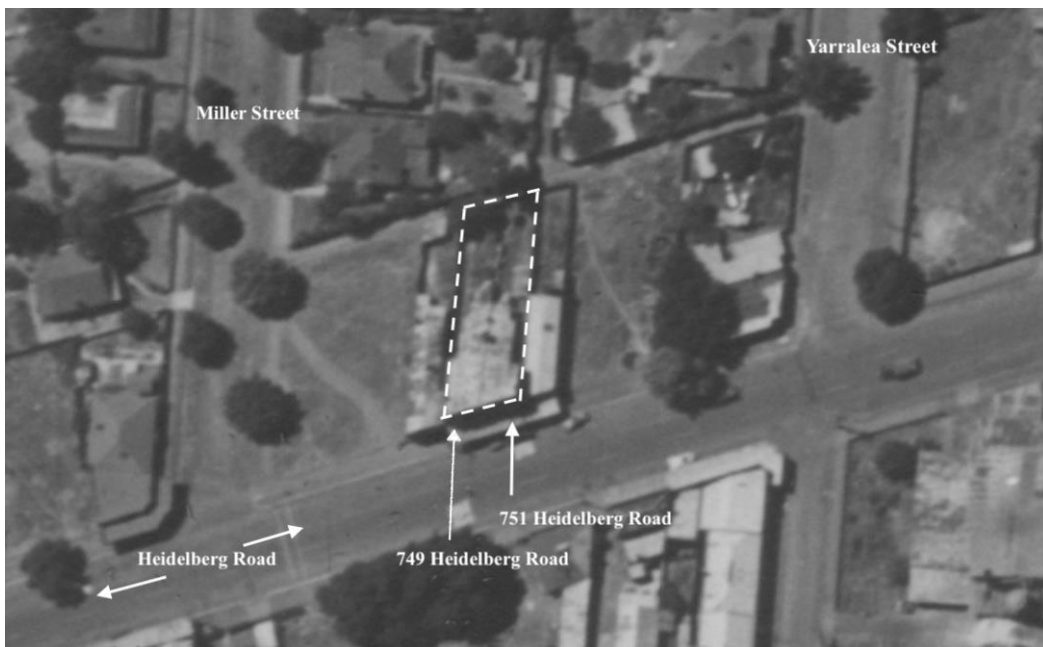


Figure 25: Aerial Photograph 1945 (detail) Showing a largely unchanged building footprint at 747, 749 and 751 Heidelberg Road and a newer building at 753 Heidelberg Road (Aerial photograph, Project Number 5, Melbourne and Metropolitan Area Project, Run 278, Frame 59523, 12/1945, Film Number 186)



Figure 26: Aerial Photograph 1956 (detail) Showing what appears to be a relatively unchanged building footprint at 747-753 Heidelberg Road and a used car lot at the corner of Miller Street and Heidelberg Roads (Aerial photograph, Project Number 250, Melbourne Outer Suburbs Project, Run 13, Frame 146 2/1956, Film Number 1177)



Figure 27: Aerial Photograph 1978 (detail) Showing a largely unchanged building footprint at 749 - 753 Heidelberg Road as well as built improvements to the car sales yard. The timber building at 742 Heidelberg Road appears to have been added by the adjacent car yard building filling in the rear of the property. (Aerial photograph, Project Number 1716, Western Port Foreshores, Run 3, Frame 105 4/1978, Film Number 3226)



749-751 Heidelberg Road present as a mirrored pair of two-storey terrace shops. The buildings feature a prominent parapet with a pediment detail supported by expressed pilasters. Both buildings are rendered, with 751 having been overpainted. At the ground level both shops have been substantially altered and retain no original detailing. Modern awnings have also been introduced. The windows to the upper level of 749 have also been changed, with the original two sash windows (as still intact on 751) removed and replaced by elongated single panel windows with aluminium frames. Two additional windows have also been introduced.



Figure 28: View of 749 (left) and 751 (right) Heidelberg Road, note changes to upper floor windows of 749 (source: Extent Heritage).





### 3. Comparative examples

The properties subject to this amendment represent a mix of commercial and industrial properties. Accordingly, consideration has been given to comparative examples reflective of both typologies. With regard to commercial heritage places, consideration has been given to both comparative heritage precincts as well as examples of commercial heritage places included in the HO on an individual basis.

#### 3.1 Commercial heritage places in the City of Darebin

##### 3.1.1 Heritage precincts

###### *HO101 – Area bounded by High Street, Union Street, Westgarth Street, Northcote*

The area bounded by High Street, Union Street and Westgarth Street, Northcote (now Westgarth) covers the Westgarth shopping area centred around High Street. The area is separated from the commercial centre of Northcote, further north on High Street, by Rucker's Hill. The commercial strip is characterised by Rucker's Hill. The south section is made up of an uninterrupted row of single and two storeyed shops representing a mix of late Victorian, Federation and Inter-War styles. The Westgarth Theatre dominates the precinct and provides a landmark to the small commercial centre. The citation for the precinct notes that 'the Westgarth centre is small and survives with a high level of integrity, enhanced by the aesthetic values of many of its contributory buildings (Ward, p. 34). This contrasts with the Heidelberg Road streetscape, which is very mixed and inconsistent in its built form.

###### *HO315 - Fairfield Village Heritage Precinct*

The Fairfield Village Heritage Precinct includes a consistent group of Federation and Inter-War properties in Station, Wingrove and Railway streets in Fairfield. The precinct also includes Fairfield Railway Station and the railway reserve. The precinct is of importance for demonstrating the importance of the railway station as a catalyst for development, including the impact of electrification, the consistency of the late nineteenth and early twentieth subdivision, the creation of a 'village square' and the evidence of Arts and Craft and Inter-war architecture in the streetscape. This precinct is comparable to Heidelberg Road for its main development era occurring in the Interwar period (although subdivision and early development occurred much earlier), however the Fairfield Village precinct is much more consistent and intact as a fine grain commercial shopping street with a notable Interwar character.



Figure 29: Views of the Station Road commercial streetscape as included in the Fairfield Village Heritage Precinct, c. 2017 (source: Heritage Intelligence, 2017, updated 2019).

*HO305 – Plenty Road Precinct*

The Plenty Road precinct comprises three groups of shops at 85-107, 131-141 and 126-134 Plenty Road, Preston. It is a late nineteenth century commercial precinct of single and double storey shops along both sides of Plenty Road generally between Raglan Street and Seymour Street in Preston. It is historically significant as a representative example of a late nineteenth century shopping centre that provides evidence of the first phase of commercial development in the Preston and the row of narrow-fronted commercial premises, most of which have residences above or behind, are typical of the development that occurred along main streets in inner Melbourne during the nineteenth century (Context, 2011: 79). As with the other examples considered above, the streetscape is much more intact and consistent than that found along Heidelberg Road, as well as being a much earlier example of a commercial shopping strip within the municipality.



Figure 30: View of the Plenty Road Precinct, c. 2011 (source: Context, 2011)



### 3.1.2 Individual places

#### *HO129 - 329 High Street, Northcote (Shop & House)*

329 High Street is a late Federation period two storeyed red brick shop and dwelling above with cantilevered verandah. Notably, the shopfront of this building remains intact, in contrast to many shops from this period that have been substantially altered at the ground floor. The building features an elaborate parapet with extended pilasters and the building presents as a distinctive building within the Northcote High Street area. This building presents as a much more intact and notable building than any of the shops within Heidelberg Road subject to this assessment.

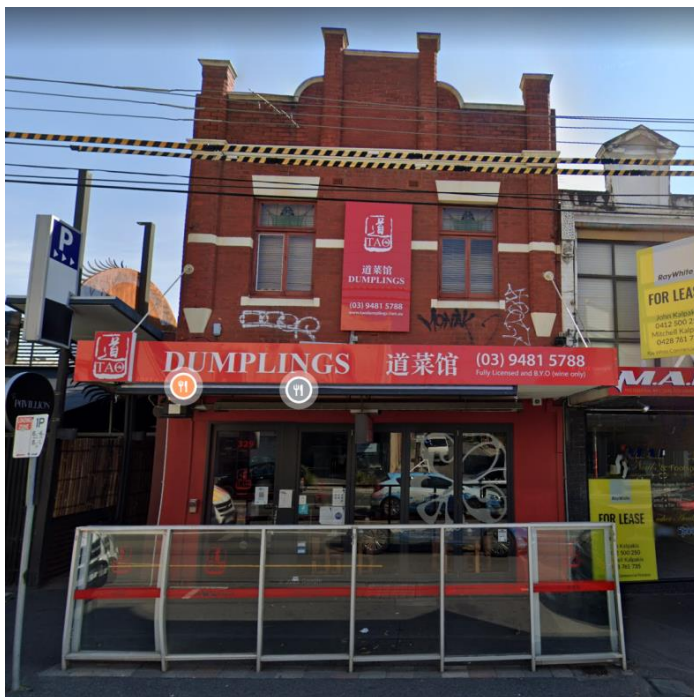


Figure 31: View of 329 High Street, Northcote (source: Google Streetview)

#### *HO146 – 70 Mitchell Street, Northcote, shop (former) and residence*

70 Mitchell Street is a c. 1903 timber shop originally operated as a grocery. It is of relatively simple construction with a gabled roof section on the corner and hip roofed section alongside. There is a timber posted verandah with chamfered posts and an early advertising hoarding at the gutter line returning along both ends of the verandah. As a local corner store, it demonstrates the period up until the mid-twentieth century when stores of this kind met the needs of a pedestrian-based society and were as a consequence once commonplace throughout the suburbs. The retention of the original verandah is rare in comparison to similar buildings. It is comparable in scale to the corner store at 737 Heidelberg Road, although that is a brick store with a timber residence to the rear. The store at 737 Heidelberg Road is located within a commercial streetscape, rather than being a small stand-alone commercial store servicing the local residential area.





Figure 32: View of the shop at 70 Mitchell Street (source: Google Streetview)

*HO220 – Shop and residence 283 High Street, Preston*

This shop and residence at 283 High Street, Preston is thought to have been constructed by c. 1895. The place is of significance as one of small number of late nineteenth or early twentieth shops in Preston. Although altered at the ground floor, it is relatively intact when compared with comparable buildings, particularly as it retains its elaborate detailing to the upper level. This shop is of more elaborate detailing and higher integrity than the examples of double storey terrace shops on Heidelberg Road (749-751).

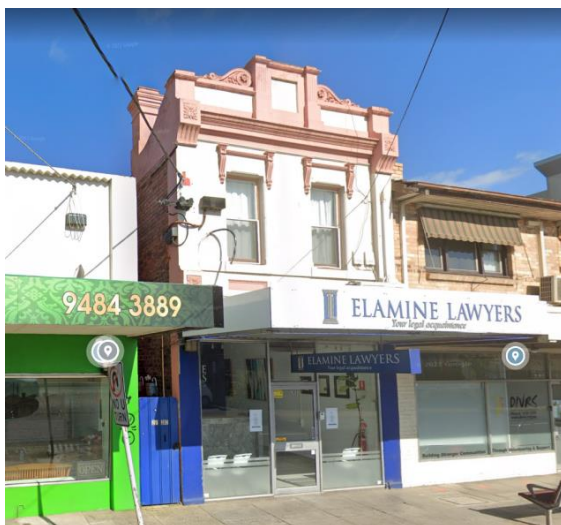


Figure 33: View of 283 High Street (source: Google Streetview)



## 3.2 Industrial heritage places in the City of Darebin

The properties at 671-675 Heidelberg Road are warehouse style buildings with industrial style use, in contrast to the more commercial and retail uses of the remainder of the properties. The City of Darebin has a relatively strong industrial history, having been home to a number of mid-size factory complexes in the early-mid twentieth century. The majority of the larger scale industrial sites ceased operation in the latter part of the twentieth century, however several have been subject to heritage protection and adaptive reuse opportunities. There are also a number of smaller scale industrial places that are included in the HO (either individually or as part of a precinct), particularly places associated with motor vehicles.

### 3.2.1 HO30 - Watson & Paterson Former Bacon Curing Factory, cnr Dundas Street & Plenty Road, Preston

This bacon-curing factory, understood to have been established in 1862, is one of the oldest manufacturing premises in metropolitan Melbourne. The existing buildings on the site date from c. 1900 -1920. The factory's establishment in Preston reflects the areas intensive use for pig farming in the nineteenth century. This site represents a remnant of the former rural and industrial uses in this area. The site has now been substantially redeveloped as a mixed-use apartment and commercial development. Although substantially altered, this site has more historical significance as an early industrial complex that demonstrates the development of municipality in comparison to the late



Figure 34: Remnant building at the now redeveloped former Watson & Paterson former Bacon Curing Factory (source: Google Streetview)

### 3.2.2 HO128- Howe Leather Factory (former)

This site has been used for leather tanning since at least the early 1880s and by the Howe company since the 1910s. It was one of the last tanneries in operation in Preston and the distinctive façade forms a landmark in the local area. It has been converted to apartments. This



building is much more architecturally distinguished than any of the buildings at 671-675 Heidelberg Road and is a better example of industry in the municipality.



Figure 35: View of the former Howe Leather Factory (source: Google Streetview)

### 3.2.3 Proposed HO321 - Former Fairfield Hat Mills Complex (later department of Aircraft Production Branch)

This factory complex was established in c. 1905-1907 as a hat manufacturing premises. The site was substantially renovated in 1939 for Spry’s Corn Flakes Pty Ltd. This site was acquired by the Commonwealth of Australia in 1941 and used for the Department of Aircraft Production. The industrial complex is significant for its demonstration of the development of manufacturing businesses in Darebin in the early twentieth century, when light industry, including garment and hat making and food production, became the key industries of the municipality. With its distinctive Moderne office building and supporting group of more utilitarian industrial buildings, the complex provides important tangible evidence of Darebin’s industrial history in its early built form, massing and materiality (Context, now GML, 2020). This site has been recommended for the inclusion in the Schedule to the HO as part of Amendment C203.



Figure 36: 159-179 Heidelberg Road (source: Context, now GML, 2020)





### 3.2.4 HO202 – Former BP Service Station, 548 Bell Street, Preston

The former drive-in service station at 548 Bell Street was constructed in c. 1950. It is associated with the phenomenal growth in motor car ownership and the development of associated facilities in the twentieth century. It is architecturally significant as a representative example of the type of buildings that were constructed to service automobiles and the distinctive architecture that commonly accompanied such places. The building is largely intact, in contrast to the former motor garage at 673 Heidelberg Road, which has lost its distinctive details and currently has minimal association with its original use as a motor garage, having a standard warehouse appearance.



Figure 37: c. 2008 view of the former service station at 548 Bell Street (source: Heritage Citation Report Hermes Number 120742)

### 3.2.5 HO309 – Former Drive-In Service Station, 802 High Street, Thornbury, High Street Thornbury Precinct

Included within a precinct at 732-848 & 827-927 High Street Thornbury, this service station was first listed as a garage in 1920. As drive-in style service stations and garages did not develop until the later 1920s it is possible that the current building was developed later. Although no longer in use as a vehicle service centre, the building is very intact, particularly at the ground level. Of a similar age to the former garage at 673 Heidelberg Road, this building is much more intact and better reflects this period of development as associated with the motor car.





Figure 38: c. 2008 view of the service station at 802 High Street (source: Heritage Citation Report Hermes Number 26685)

## 4. Comment on potential heritage significance

### 4.1 Potential for a precinct

Heidelberg Road in this area is a highly mixed streetscape featuring buildings from a range of eras and of varying integrity. There are also a large number of large-scale sites that disrupt and obscure any early fine grain heritage character. These large sites are visually dominant in the experience of the streetscape and disrupt the cohesion of the overall precinct. The few sections of somewhat intact interwar shops are disrupted by later development, severely impacting the integrity of the precinct. In comparison with the other commercial heritage precincts included in the Schedule to the HO of the City of Darebin Planning Scheme, the Heidelberg Road streetscape is of a highly inconsistent character with minimal integrity as a heritage place.

Noting that the south side of the road is located in a separate municipality (City of Yarra), this is also a highly mixed streetscape with few heritage buildings and a substantial proportion of large sites. The mixed character of the south side of the road further degrades the potential for a heritage precinct in this area.


In this context, this part of Heidelberg Road is not considered to be a consistent streetscape in that would support the application of a precinct-based heritage overlay.



## 4.2 Individual significance

### 4.2.1 671-675 Heidelberg Road

These buildings have not previously been identified or reviewed in any heritage study. This may be due to their relatively recent construction date (in the case of 671 and 675) or significant alterations (in the case with 673). These properties are not recommended for heritage protection.




Address & Image	Comment
<p>671 Heidelberg Road</p> 	<p>This warehouse building dates from c.1966. The façade has been substantially altered and the original saw tooth roof form has been replaced.</p> <p>This is a late example of a warehouse style industrial building within the municipality and lacks the integrity to be a good example of the type. It is a generic design of no particular interest.</p> <p>This building does not meet the threshold for inclusion on the Schedule to the HO as an individual heritage place and would not be considered contributory within a heritage precinct.</p>
<p>673 Heidelberg Road</p> 	<p>This c.1925 former garage is of some interest as a relatively early automotive garage established in the municipality. It is of some historical interest for its association with the growth of automotive services in the metropolitan area in the interwar era, although there are better examples of this historical use currently protected by the HO.</p> <p>The subject building has been substantially altered and has lost most of its original decorative detailing, including the parapet and window detailing. Accordingly, it retains minimal evidence of its 1920s construction and the integrity of the building is considered to be too low to be a good representative example of this type of building.</p> <p>Accordingly, the building does not meet the threshold for inclusion in the Schedule to the HO as an individual heritage place. In an intact precinct, a contributory grading may have been possible, however the extent of alteration would have made such an attribution challenging.</p>
<p>675 Heidelberg Road</p> 	<p>This warehouse building dates from c.1967. The façade has been substantially altered, although the original saw tooth roof remains.</p> <p>As with 671 Heidelberg Road, this is a late example of a warehouse style industrial building within the municipality and lacks the integrity to be a good example of the type. It is a generic design of no particular interest.</p> <p>This building does not meet the threshold for inclusion on the Schedule to the HO as an individual heritage significance and would not be considered contributory within a heritage precinct.</p>



### 4.2.2 725-727 Heidelberg Road

The properties at 727-731 Heidelberg Road were considered in the *Heidelberg Road Heritage Assessment*. These properties were not recommended for a heritage control with the following rational provided:

Fair integrity, with intact early ground level shopfronts. Fragmented group of shops that are not architecturally distinctive or outstanding. Does not meet the threshold as an individual heritage place. (Context, 2020: 30).


Address & Image	Comment
<p>725 Heidelberg Road</p> 	<p>This property features a large at grade paved area with a number of modern structures.</p> <p>This site has no heritage value and would not meet the threshold for inclusion on the Schedule to the HO either as an individual heritage place or as contributory to a heritage precinct.</p>
<p>727 Heidelberg Road</p> 	<p>This c. 1920s shop is a relatively generic example of an interwar shop with standard deign details. When compared with other shops and commercials properties individually included in the Schedule to the HO of the City of Darebin, this a much more modest example. The building has no particular history or aesthetic qualities that would be of interest from a heritage perspective. It is also in a poor condition.</p> <p>In this context, the site would not meet the threshold for inclusion on the Schedule to the HO as an individual heritage place. There would be some potential for the site to be graded contributory if an intact heritage precinct existed in this location, however this is not viable.</p>
<p>729 Heidelberg Road</p> 	<p>Similarly, to 727 Heidelberg Road, this is a modest commercial premises of no particular historical interest or possessing any aesthetic qualities that would be of interest from a heritage perspective.</p> <p>Even when taken as a pair with 727 Heidelberg Road, the property would not meet the threshold for inclusion on the Schedule to the HO as an individual place. There would be some potential for the site to be graded contributory if an intact heritage precinct existed in this location, however this is not viable.</p>



### 4.2.3 737 Heidelberg Road

The property at 737 Heidelberg Road (inclusive of 737A) was considered in the *Heidelberg Road Heritage Assessment*. This property was not recommended for a heritage control with the following rational provided:

Medium integrity, some historical and architectural interest given its corner location and its representation of shop and residence type, but too altered (recent tiling to the shop, intrusive awning, changes to opening patterns, new picket-fenced portico). Does not meet the threshold as an individual heritage place. (Context, 2020: 30).

Address & Image	Comment
<p>737 Heidelberg Road</p> 	<p>This property is a late 1920s commercial building, featuring a timber residence to the rear. Of the properties subject to this assessment, this appears to be the most intact. Acknowledging this, the building is a relatively generic example of a small-scale Interwar era shop. The building demonstrates the commercial development of Heidelberg Road during this period, however there are better examples of commercial development during this period found in other parts of the municipality (for example the Fairfield Village Precinct).</p> <p>The threshold for inclusion in the HO as an individual place is relatively high and it is not considered that this relatively generic example would meet this threshold. While this building would be considered contributory in an intact heritage precinct, in the absence of a precinct in this area, the elevation of this building to an individual control is not justified by its history or retained built form.</p>



### 4.2.4 749-751 Heidelberg Road

The properties at 749-751 Heidelberg Road were considered in the *Heidelberg Road Heritage Assessment*. These properties were not recommended for a heritage control with the following rational provided:

Medium integrity, some historical and architectural interest for its design and legibility as a pair of shops and residences type building, but too altered (new penetration on no. 749, new windows, both ground level shopfronts replaced, box awnings). As a group of shops, 747-755 Heidelberg Road have some historical interest, but are not comparable to Darebin’s other commercial precincts, which have more extensive and cohesive streetscape along both sides of the street (e.g. HO97, HO305, HO307, HO309). The group does not retain the same degree of integrity as other small group of shops on the individual HO either (e.g. HO130, HO131, HO132). Does not meet the threshold as an individual heritage place.

Address& Image	Comment
<p>749 Heidelberg Road</p>	<p>This two-storey terrace, a pair with 751, was constructed in c. 1914. One of the few two storey buildings located on the north side of Heidelberg Road in this area, the terrace is prominent within the</p>



Address & Image	Comment
	<p>streetscape. The significant alteration to the upper floor windows severely impacts the integrity of this building, particularly in comparison with other individually listed buildings within the municipality, which all (at a minimum) feature intact upper floors.</p> <p>While this building may have been considered contributory to a precinct, this is not a viable option for the area. Further, these unsympathetic alterations significantly reduce the capacity for this building to be considered as an individual heritage place, even in association with 751 Heidelberg Road.</p>
<p>751 Heidelberg Road</p> 	<p>This two-storey terrace, a pair with 749, was constructed in c. 1914. One of the few two storey buildings located on the north side of Heidelberg Road in this area, the terrace is prominent within the streetscape. Although more intact than its pair at 749 Heidelberg Road, the overall presentation and aesthetic qualities of the building have been compromised by the unsympathetic paint finish.</p> <p>As with 749, while this building may have been considered contributory to a heritage precinct, this is not a viable option for the area. Further, the building is not considered to meet the threshold as an individual heritage place, even as part of a pair with 749 Heidelberg Road.</p>

## 5. Conclusion

In summary, none of the properties or individual buildings subject to this assessment (671-673, 725-727 (&729), 737 and 749-751 Heidelberg Road) meet the threshold for inclusion in the Schedule to the HO of the Darebin Planning Scheme, either as an individual place or as part of a heritage precinct. Accordingly, no further work with regard to the preparation of citations or development of a planning scheme amendment is recommended.

## 6. Reference list

City of Darebin Planning Permits, as referenced

Context, *City of Darebin Heritage Study: Historic Heritage Places*, 2011.

Context, now GML, *Heidelberg Road Heritage Assessments*, 2020.

DELWP, *Planning Practice Note 01: Applying the Heritage Overlay*, 2018.

Heritage Intelligence, *Fairfield Village Heritage Assessment*, 2017.

Ward, Andrew, *City of Darebin Heritage Review*, 2000.

**5.2 APPLICATION FOR A PLANNING PERMIT D/520/2021  
102 Perry Street, Fairfield**

**Author:** Senior Statutory Planner

**Reviewed By:** Acting General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
K Belfield	Mia Bui Investment Pty Ltd	Belfield Consulting YBL Remmus Architects Prime Surveying

**SUMMARY**

- The application relates to the proposed construction of three (3) double storey dwellings, each with three bedrooms, ground floor secluded private open space and two (2) onsite car parking spaces per dwelling.
- The site is zoned General Residential Zone – Schedule 1 (GRZ1) and is affected by the Development Contributions Plan Overlay – Schedule 1 (DCPO1 – currently expired).
- The mandatory garden area requirement is 30%. The proposal would achieve a garden area of 41.2%.
- Eight (8) objections were received against this application on the key grounds of overdevelopment, car parking impacts, additional vehicle crossovers, impact to street trees, orientation of dwellings, setbacks, and neighbourhood character.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme, subject to minor variations in relation to Standard B8 (Site Coverage) and B28 (Private Open Space).
- Overall, the design of the proposal interprets elements of inter-war era architecture in a contemporary way and appropriately responds to the preferred neighbourhood character of Precinct D4.
- It is recommended that the application be supported, subject to conditions.

**CONSULTATION:**

- Public notice was given via two (2) signs posted on site and letters sent to surrounding owners and occupiers.
- This application was referred to the following units and officers: Tree Management Unit, Assets and Capital Delivery, City Design and City Designer.
- This application was not required to be referred to external authorities.



**Recommendation**

**That** Planning Permit Application D/520/2021 be supported and a Notice of Decision to Grant a Permit be issued for the development of the land for three (3) double storey dwellings in accordance with the endorsed plans at 102 Perry Street Fairfield subject to the following conditions:

- 1) Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the plans will be endorsed and will then form part of this Permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the advertised plans (plans identified as TP-00, TP-01, TP-02, TP-03, TP-04, TP-05, TP-06, TP-07, TP-08, TP-09, TP-10, TP-11, TP-12, TP-13, TP-14, TP-15, TP-16 and TP-17, prepared by YBL Remmus Dated May 2022) but modified to show:
  - (a) The fence enclosing the Secluded private open space to Dwelling 1 must be a maximum of 1.8 metres in height and be of a solid material (not raw timber palings) in a colour and style that matches the design of the development. The sliding gate providing security to Dwelling 1's carport must remain at 50% visual permeability.
  - (b) A comprehensive schedule of construction materials, external finishes, colours (including colour samples).
  - (c) The first floor north and east facing habitable room windows provided with either:
    - (i) a sill with a minimum height of 1.7 metres above finished floor level;
    - (ii) a fixed external screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level; or
    - (iii) fixed obscure glazing (not film) with a maximum transparency of 25% to a minimum height of 1.7 metres above finished floor level.Where fixed screens are being utilised a section diagram must be included to demonstrate how the screens minimise overlooking of adjoining properties. Screens must be constructed of durable materials and be integrated with the design of the development. A notation stating this must be clearly delineated on the elevation plans.
  - (d) The provision of 6 cubic metres of accessible, secure storage space for each dwelling. The storage cages must be shown with useable dimensions.
  - (e) Modifications to the garages of Unit 2 and 3 to allow for adequate bicycle parking space in accordance with Condition 5(e) of this permit. Front and side setbacks must not be reduced as a result.
  - (f) The existing redundant crossover at the corner of Perry and Kennedy Street being removed and reinstated with Curb and Channel to the satisfaction of the Responsible Authority.
  - (g) The existing speed hump on Perry being relocated and reinstated to the satisfaction of the Responsible Authority.
  - (h) External operable sun shading devices (excluding roller shutters to windows that face the street or common areas at Ground Floor) to all east and west facing habitable room windows/ glazed doors. Where sun shading devices are used a dimensioned section diagram or photograph must be provided.



- (i) Fixed external sun shading devices to all north facing habitable room windows/ glazed doors where not located directly under an eave or overhang. Where sun shading devices are use a dimensioned section diagram or photograph must be provided. Shading must not extend within 1 metre of a property boundary.
- (j) All habitable room windows to be operable. Window operation must not increase overlooking of adjoining secluded private open space and/or habitable room windows. Casement, sliding and sash windows must be used for habitable room windows.
- (k) Details of the fence on the eastern most boundary of Unit 3's Secluded private open space in accordance with Condition No.16 of this Permit.
- (l) The location of all plant and equipment (including air-conditioners, condenser units, rainwater tanks, solar panels, hot water units and the like). These are to be:
  - (i) co-located where possible;
  - (ii) located or screened to be minimally visible from the public realm;
  - (iii) air conditioners located as far as practicable from neighbouring bedroom windows or acoustically screened; and
  - (iv) integrated into the design of the building.
- (m) The location of gas, water and electricity meters. Where meters would be visible from the public realm, these are to be:
  - (i) co-located where possible;
  - (ii) positioned on a side boundary or adjacent to the accessway; and
  - (iii) screened from view using either landscaping or durable screening that integrates with the development.
- (n) Any fencing visible from the street, other than fencing along common boundaries shared with an adjoining site, is to be of a design, colour and quality of material that matches the character of the development.
- (o) Any modifications required as a result of the approved Landscape Plan required by Condition No. 3 of this Permit.
- (p) Annotations detailing Tree Protection Measures in accordance with the requirements of Condition No. 4 of this Permit.
- (q) Any modifications required as a result of the approved Sustainable Design Assessment (SDA) required by Condition No. 5 of this Permit.
- (r) Any modifications required by the Stormwater Management System Plan and Water Sensitive Urban Design (WSUD) Plan required by Condition No. 6 of this Permit.
- (s) The provision of a Site Management Plan in accordance with Standard W3 of Clause 53.18-6 of the Darebin Planning Scheme. Refer to Condition No. 7 of this Permit.

When approved, the plans will be endorsed and form part of this Permit.

- 2) The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3) Before plans are endorsed under Condition No. 1 of this Permit, the submitted landscape plan must be amended and re-submitted to the Responsible Authority for approval. When approved, the Landscape Plan will be endorsed and will then form part of this Permit. The Landscape Plan submitted with the application must be amended to incorporate:

- (a) Tree protection measures in accordance with Condition No. 4 of this Permit.
- (b) The inclusion of a greater diversity of native and indigenous trees.
- (c) Climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including the communal outdoor open space.
- (d) Two (2) medium sized canopy trees in the private open space of the proposed development, with a minimum mature height of 8m.
- (e) Four (4) small sized canopy trees in the private open space of the proposed development, with a minimum mature height of 4m.
- (f) All irrigation methods are to be clearly labelled and added to the landscape plan.
- (g) Annotated details are required to specify raised planter beds, planter boxes, climbing structures, surface materials such as all pavers and concrete and all tree and shrub planting applications.
- (h) All landscape applications, irrigation methods, WSUD treatments, maintenance and installation and those items relating to landscaping as part of the SMP are to be added to the landscape plan.
- (i) The landscape plan must clearly demonstrate how trees within 'confined' POS areas will successfully establish and remain viable for the long-term (adequate soil volumes, irrigation etc).
- (j) Any modifications relating to landscaping required as a result of the Sustainable Design Assessment required by Condition No. 5 of this Permit.
- (k) Any modifications relating to landscaping required as a result of the Water Sensitive Urban Design Plan/Report required by Condition No. 6 of this Permit.
- (l) Details of all existing trees to be removed and street trees within the nature strip. The genus, species, height and spread of all trees must be specified.
- (m) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
- (n) A diversity of plant species and forms.
- (o) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter beds and decking.
- (p) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
- (q) Hard paved surfaces at all entry points to dwellings.
- (r) The location of all plant and equipment as shown (including air conditioners, letter boxes, garbage bins, lighting, clotheslines, tanks, storage, bike racks and the like).
- (s) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
- (t) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences.
- (u) The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.

- (v) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, ground covers and climbers.

The requirements of the endorsed Landscape Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

The development must not be occupied, unless otherwise approved by the Responsible Authority in writing, until the landscaping works shown on the endorsed Landscape Plan are completed to the satisfaction of the Responsible Authority.

No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.

The landscaping shown on the endorsed Landscape Plan must be maintained to the satisfaction of the Responsible Authority, including by replacing any dead, diseased, dying or damaged plants to the satisfaction of the Responsible Authority.

All landscaped areas must be provided with an appropriate irrigation system to the satisfaction of the Responsible Authority.

- 4) Before plans are endorsed under Condition 1 of this permit, and before demolition begins on site, a Tree Protection Management Plan (TPMP) prepared by a suitably qualified arborist, to the satisfaction of the Responsible Authority, must be submitted to and be endorsed by the Darebin City Council. This report must be made available to all relevant parties involved with the site.
  - a) The TPMP must include:
    - i) Details of Tree Protection Zones, as per AS4970-2009, for Trees 1, 2, 3, 4, 5, 6 and 7 as defined in the arborist report prepared by TMC Reports received 18/08/2021, and the NDRI report prepared by Bluegum received 29/03/2022
    - ii) Protection measures to be utilised and at what stage of the development they will be implemented;
    - iii) Appointment of a project arborist detailing their role and responsibilities;
    - iv) Stages of development at which the project arborist will inspect tree protection measures and;
    - v) Monitoring and certification by the project arborist of implemented protection measures.
  - b) Before any works associated with the approved development, a project arborist must be appointed and the name and contact details of the project arborist responsible for implementing the endorsed TPMP must be submitted to the Responsible Authority.
  - c) Any modification to the TPMP must be approved by the project arborist. Such approval must be noted and provided to the Responsible Authority within seven days.
  - d) The TPMP must include a Tree Protection Plan (TPP) in accordance with AS4970-2009 Protection of Trees on Development Sites. The TPP must:
    - i) Be legible, accurate and drawn to scale;
    - ii) Indicate the location of all tree protection measures to be utilised and;
    - iii) Include the development stage (demolition, construction, landscaping) of all tree protection measures to be utilised and;
    - iv) Include a key describing all tree protection measures to be utilised.

- e) All protection measures identified in the Tree Management and Protection Plans must be implemented, and development works undertaken on the land must be undertaken in accordance with the Tree Management and Protection Plans, to the satisfaction of the Responsible Authority.
- f) Any pruning that is required to be done to the canopy of any tree to be retained is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996. Any pruning of the root system of any tree to be retained is to be done by hand by a qualified Arborist.

The requirements of the endorsed Tree Protection Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

- 5) Before plans are endorsed under Condition No. 1 of this Permit, the submitted Sustainable Design Assessment (SDA) must be amended and re-submitted to be approved by the Responsible Authority. When approved, the SMP will be endorsed and will then form part of this Permit. The SMP must be amended to address:
- (a) Meet the minimum 50% overall score and minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories in BESS to demonstrate best practice in sustainable design.
  - (b) To claim the Water 3.1 Water Efficient Landscaping BESS credit, indicate on plans water efficient irrigation, connection of irrigation system to rainwater tank or water efficient plant selection including drought-tolerant turf/lawn.
  - (c) To claim the Energy 3.3 External Lighting BESS credit, plans need to indicate a commitment that all external lighting will be controlled by a motion detector.
  - (d) Indicate on plans a commitment to specifying heating and cooling system type and minimum efficiency to reflect what has been entered into BESS assessment.
  - (e) Indicate on plans a commitment to specifying hot water system type and minimum efficiency to reflect what has been entered into BESS assessment.
  - (f) The Transport 1.1 Bicycle parking – residential BESS credit for resident parking is not available for mounted bicycle parking above car bonnets and spaces that are exposed to the weather due to access difficulties. If a bike rack/hook on the long garage long wall of each dwelling it must allow for clear access paths and minimum car parking space requirements. Please amend current locations for Units 2 & 3.
  - (g) The Urban Ecology 2.1 Vegetation BESS credit must include only turfed or planting areas and cannot include other landscaping elements such as hard paving/pavers (including permeable paving), loose pavers/stepping stones aggregate/pebbles, synthetic grass, decks, pool, RW tanks, storage sheds etc. This area must be demarcated on landscape plan accurately and entry in BESS must be updated accordingly.

The requirements of the endorsed SDA must be implemented and complied with to the satisfaction of the Responsible Authority.

- 6) Before plans are endorsed under Condition No. 1 of this Permit, a detailed Stormwater Management System Report and Water Sensitive Urban Design Plan (WSUD) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Stormwater Management System Report will be endorsed and will then form part of this Permit. The report must include:
- (a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including;

- (i) An assessment using an industry recognised stormwater tool;
  - (ii) The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
  - (iii) The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
  - (iv) A plan illustrating where all impervious surfaces will be treated and drained;
  - (v) A construction and maintenance schedule.
- 7) Before plans are endorsed under Condition No. 1 of this Permit, a Site Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of this Permit. The Site Management Plan must be generally in accordance with Melbourne Water's *Keeping Our Stormwater Clean – A Builder's Guide* (2002) and must describe how the site will be managed prior to and during the construction period, including requirements for:
- (a) Erosion and sediment.
  - (b) Stormwater.
  - (c) Litter, concrete and other construction wastes.
  - (d) Chemical contamination.
- The requirements of the endorsed Site Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 8) At the completion of the constructed ground floor level(s), and before the starting of the building frame or walls, a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority, confirming the ground floor level(s). The report must be submitted to the Responsible Authority no later than 7 days from the date of the inspection.
- The development must not be occupied until a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority is submitted to the Responsible Authority, confirming the floor level(s).
- 9) Before the use starts, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.
- The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.
- 10) The land must be drained to the satisfaction of the Responsible Authority.
- 11) Prior to the occupation of the development, the existing redundant crossover at the corner of Perry and Kennedy Street is to be removed and reinstated with Curb and Channel to the satisfaction of the Responsible Authority.
- 12) Prior to the occupation of the development, the existing speed hump on Perry is to be relocated and reinstated to the satisfaction of the Responsible Authority.
- 13) All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:
- (a) concealed in service ducts or otherwise hidden from view; or
  - (b) located and designed to integrate with the development,
- to the satisfaction of the Responsible Authority.

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- 14) No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
  - 15) The clothesline to each dwelling must not be visible from Perry Street or Kennedy Street.
  - 16) Provision must be made on the land for letter boxes and a slot for newspapers to the satisfaction of the Responsible Authority.
  - 17) Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
    - (a) Constructed;
    - (b) Properly formed to such levels that they can be used in accordance with the plans;
    - (c) Surfaced with an all-weather sealcoat;
    - (d) Drained;to the satisfaction of the Responsible Authority.
  - 18) The development must not be occupied until a fence/s to a minimum height of 1.8 metres above natural ground level are erected along the northern and eastern boundaries (including the southern boundary of Unit 3 Private open space). The fence/s must be constructed to the satisfaction of the Responsible Authority.

If an existing fence/s on the northern and eastern boundaries with a height less than 1.8 metres is structurally sound, the fence height may be increased by the addition of a free-standing, self-supporting trellis adjacent to the fence to the required height. If used, such trellis must be a maximum of 25% visually permeable and be fixed, permanent, durable and of materials, finishes and colour that will blend in with the development.
  - 19) Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
  - 20) Prior to the occupation of the development, the speed hump on Perry Street must be removed and relocated to the satisfaction of the Responsible Authority.
  - 21) Before the occupation of the development, all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.
  - 22) This Permit will expire if either:
    - (a) The development does not start within three (3) years from the date of this Permit; or
    - (b) The development is not completed within five (5) years of the date of this Permit.As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:
    - (a) Before this Permit expires;
    - (b) Within six (6) months after the expiry date; or
    - (c) Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
-

**NOTATIONS**

**(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)**

- N1. Any failure to comply with the conditions of this planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal (VCAT).
  - N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.
  - N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the development, they must be brought to the attention of Council as additional planning assessment may be required through separate planning approval.
  - N4. This Planning Permit represents the planning approval for the use/and or development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.
  - N5. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.
  - N6. This planning permit is to be attached to the "statement of matters affecting land being sold", under Section 32 of the Sale of *Land Act 1962* and any tenancy agreement or other agreement under the *Residential Tenancies Act 1997*, for all purchasers, tenants and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.
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**INTRODUCTION AND BACKGROUND**

There is no relevant planning history for the site.

**ISSUES AND DISCUSSION****Subject site and surrounding area**

- The land is located on the north-east corner of the intersection of Perry Street and Kennedy Street.
- The land is regular in shape with an additional long thin portion of land to the north-east corner of the site. The main portion of the site measures 24.38 metres in length and 21.34 metres in width, while the additional portion measures 12.19 metres in length and 3.05 metres in width, yielding a total site area of 557.4 square metres.
- The site contains a single storey weatherboard dwelling fronting Perry Street with two existing crossovers, one to Perry Street providing access to a driveway and one to Kennedy Street providing access to a double garage at the rear of the subject site.
- To the north is a double storey weatherboard house fronting Perry Street, with Secluded private open space to the rear (east) and one crossover to Perry Street providing access to on-site car parking in the form of a car port.



- To the south is Kennedy Street. Across Kennedy Street is a single storey weatherboard dwelling fronting Perry Street (100 Perry Street) and a double storey rendered dwelling fronting Kennedy Street (15 Kennedy Street). Both dwellings are provided with on-site car parking accessed via crossovers from their respective street frontages. The secluded private open space at 100 Perry Street is provided at the side front of the dwelling and is screened from the street by a 1.8 metre high street boundary fence.
- To the east is a single storey brick dwelling fronting Kennedy Street, with secluded private open space to the rear (north). A single crossover provides access to onsite car parking in the form of a carport/shaded area.
- To the west is Perry Street. Across Perry Street is a complex of three single storey brick units at 105 Perry Street with a shared crossover and accessway to car parking facilities and secluded private open space to the south of the units. A single storey weatherboard house is located at 103 Perry Street with a single crossover to Perry Street and secluded private open space to the rear (west).
- There are no on street parking restrictions in this area.
- The site has fair access to public transport including bus services along Grange Road (3 min walk to the east) and Fairfield and Alphington Train Stations (15 min walk to the south-west and south-east respectively)
- The site is proximate to the nearest activity centre (Fairfield Neighbourhood Activity Centre), which is 1km away (approximately a 12 minute walk).
- There is no restrictive covenant on the title for the subject land.

### **Proposal**

- The application proposes the construction of three double storey (3) dwellings, as follows:
  - All dwellings would have a traditional living arrangement with living, dining, kitchen areas, powder room, laundry and secluded private open spaces (between 42sqm-50sqm) at ground floor, three bedrooms at the first floor, one ensuite and a shared bathroom.
  - Dwelling 1 and 2 would also have a rumpus room at first floor.
  - Dwelling 3 has a study nook at ground floor.
  - The development would have a maximum height of two storeys (7.8 metres).
  - Each dwelling is provided with two car parking spaces in accordance with Clause 52.06 (Car Parking) of the Darebin planning Scheme.

### **Objections summarised**

- Eight (8) objections were received against this application.
- Key grounds of objections are:
  - Built form/ materials/ design not in accordance with neighbourhood/streetscape character
  - Visual Bulk due to upper level not being set back
  - Overdevelopment of the lot/ overpopulation
  - Setback not maintained Perry Street as development is oriented to front Kennedy Street
  - Traffic congestion/ parking/ access/ pedestrian/ cyclist safety issues

- Negative impact to children’s use of the street and footpaths
- Loss of on street car parking
- Negative impact to Street tree on Perry Street of new crossover and general impact to trees along Kennedy Street
- Unacceptable interface to the street (Dwelling 1 Secluded Private Open Space) and lack of address to Perry Street
- Negative impacts to privacy
- Overshadowing of private open space
- Obscuring oblique views to the street
- Negative impact to property values
- Potential future sale of parcel of land forming part of Dwelling’s 3 secluded private open space would create non-compliances.

**Officer comment on summarised objections**

Objection	Comment
<p>Built form/materials/design not in accordance with neighbourhood/street scape character</p>	<p>Neighbourhood character, design, form and materials are addressed within the assessment section of this report with particular focus on Clause 55 of the Darebin Planning Scheme and the relevant Neighbourhood Character Precinct Guidelines.</p> <p>Overall, the development would respond adequately in a contemporary manner to key elements of the neighbourhood character, as required by the Precinct Guidelines.</p>
<p>Visual Bulk due to upper level not being set back</p>	<p>The upper level would be sufficiently articulated and set back to avoid perceptions of visual bulk. The first-floor setbacks would be compliant with the requirements of ResCode and would provide a variation of upper-level form as the dwellings present to surrounding properties. The reduced setbacks would be sited adjacent to neighbouring built form. Importantly, setbacks at the upper level of the proposed dwellings are increased where the dwellings would be located adjacent private open space areas on neighbouring lots. This would protect the amenity of those neighbouring areas and reduce visual bulk impacts to the most sensitive areas on adjoining lots.</p>
<p>Overdevelopment of the lot /overpopulation/ insufficient internal amenity</p>	<p>The Victorian State Government has a clear policy on urban consolidation which is heavily dependent on medium density housing development. The consideration of a medium density development is based on its compliance with a set of criteria outlined in the Darebin Planning Scheme and not based on a subjective concern of ‘too many units’ or ‘too many people’.</p> <p>The site is located within the Incremental Housing Change area under Council’s Strategic Housing Framework at 21.03 of the Darebin Planning Scheme and is it expected that the general character of Incremental Change Areas will evolve over time as new yet modest types of development are accommodated. The proposal of three dwellings, a net increase of two dwellings, would be appropriate in this instance and comprise an incremental change in</p>

	<p>housing density. Further to this, density of the development is assessed on a quantitative assessment of the design's ability to provide for the amenity of future occupants, protect the amenity of existing occupants and respond to the attributes and constraints of the site. The proposal would be an appropriate response to the subject site and strategic policy for housing development and achieves a compliant level of internal amenity (including provision of open space) as required by Clause 55 of the Darebin Planning Scheme. This is elaborated upon further in this report.</p>
<p>Setback not maintained Perry Street as development is oriented to front Kennedy Street</p>	<p>There is no requirement in the Darebin Planning Scheme to continue to orientate development to the same street as existing when considering development on corner lots. As the subject site has a wider frontage, to Kennedy Street, it is logical to orientate the majority dwellings and their respective crossovers to reduce the dominance of crossovers on one street frontage.</p> <p>As a result of positioning the development to front Kennedy Street, a reduced street setback of three (3) metres is allowed under ResCode on the 'side' street, being Perry Street, per Standard B6. A three (3) metre setback is provided to Perry Street in accordance with the standard. This is discussed in more detail under the assessment section of this report.</p>
<p>Traffic congestion/ parking/ access/ pedestrian/ cyclist safety issues</p>	<p>Whilst it is acknowledged that the development would generate some additional vehicle movements on the local road network, such additional movements would not be concentrated or conflict substantially with existing traffic. Some residents may choose to walk or use public transport which is available within a short walking distance of the site.</p>
<p>Negative impact to children's use of the street and footpaths (Fairy Garden)/ impact to community spaces</p>	<p>Children's use of nature strips and footpaths is not a relevant consideration in assessing medium density development under the provisions of the <i>Planning &amp; Environment Act 1987</i>, or the Darebin Planning Scheme. Traffic considerations associated with the design and location of car parking and vehicle access is relevant and has been considered below.</p>
<p>Loss of on street car parking</p>	<p>The development proposes one (1) additional crossover, including the shifting of the existing crossover on Kennedy Street. It would provide the required amount of car parking under Clause 52.06 (Car Parking), noting the development is not required to provide visitor car parking under this Clause. While the proposal would reduce the available car parking spaces due to the additional crossover, and shifting of the existing crossover, this is considered to be reasonable given housing change objectives for the site and that there are no existing on-street parking issues within the area. In addition, the proposal meets the car parking requirements under Clause 52.06, and therefore is not expected to generate resident parking that is not otherwise accommodated on the site.</p> <p>Development of two dwellings on a lot would likely result in a similar layout of the proposed two crossovers, given the existing crossover is at the intersection of two streets and in a generally noncompliant location with regard to traffic management requirements, and therefore would reasonably be relocated to a more appropriate location.</p>

Objection	Comment
<p>Negative impact to Street tree on Perry street of new crossover and general impact to trees along Kennedy Street</p>	<p>A Tree Protection Management Plan will be required as a condition of approval to manage the construction of the development and crossovers with respect to the existing street trees.</p>
<p>Obscuring oblique views to the street</p>	<p>While the street setback on the Perry Street frontage is reduced, the oblique views across and into front gardens would not be completely obscured by the development and would not negatively impact the neighbourhood character.</p>
<p>Negative impact Impacts to privacy</p>	<p>All ground floor secluded private open space areas are provided with 2 metre high boundary fences which would prevent ground floor overlooking into adjacent properties.</p> <p>All first floor habitable windows will be required to be screened to 1.7 metres above finished floor level in accordance with Standard B22 (Overlooking) and detailed on the plans.</p>
<p>Overshadowing of private open space</p>	<p>The subject site's location on the north-east corner of the intersection of Kennedy and Perry Street means the majority of the additional shadows cast by the development would affect the street and road reserve, with no additional impacts to secluded private open space until 2pm in the afternoon. As such, all surrounding private open space would be unaffected by the development for 5 hours between the hours of 9am and 3pm on the 22<sup>nd</sup> of September, in accordance with Standard B21 (Overshadowing). Standard B21 is discussed later in this report in further detail.</p>
<p>Unacceptable interface to the street (Dwelling 1 Secluded Private Open Space) and lack of address to Perry Street</p>	<p>The proposal complies with the requirement of Standard B6 with respect to Street Setbacks (as outlined later in this report) and upper level building articulation (i.e. the gabled roof element facing Perry street). The windows facing Perry Street would provide a suitable sense of address for Dwelling 1. The fence required to provide Dwelling 1's Secluded private open space is considered acceptable as it does not extend the full length of the property boundary and is not an uncommon feature (being high fences on boundaries) of the area, which has a variety of front boundary treatments, from no front fences, to 1.8 metre high masonry fences.</p>
<p>Negative impact to property values</p>	<p>Fluctuations in property prices are a not relevant consideration in assessing medium density development under the provisions of the <i>Planning &amp; Environment Act 1987</i>, or the Darebin Planning Scheme.</p>
<p>Potential future sale of parcel of land forming part of Dwelling's 3 secluded private open space would create non-compliances.</p>	<p>There has been no indication that this is intended to occur, especially as this parcel of land includes a significant portion of Dwelling 3's secluded private open space. A standard condition of approval of any planning permit for development requires that the layout of the development not be altered without the written consent of the responsible authority. Separate planning permission would also be required for subdivision of the land. As such, any future amendments to the layout of the development or subdivision would be subject to Council approval.</p>

## PLANNING ASSESSMENT

The subject site is identified as being located within an area of *Incremental Housing Change* pursuant to Clause 21.03-1 of the Darebin Planning Scheme. This framework defines areas of *Incremental Housing Change* as incorporating the following characteristics:

- *A diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. Typically, areas include some medium density and small apartment development, but the predominant dwelling stock is single to double storey dwellings.*
- *Have some stand-alone or small clusters of heritage sites, including along strategic corridors, however, are generally unaffected by extensive heritage recognition.*

Are located:

- *Within an 800-metre walkable catchment of an activity centre;*
- *Generally, within an 800-metre walkable catchment of train, tram or Smartbus services.*

The proposal meets the identified characteristics as listed within the above framework, for the most part. The development proposes a medium density development (rather than a small apartment development) which will allow for a variation of the existing neighbourhood character from the predominant single and double storey dwellings on large blocks, to three, double storey dwellings on varied lot sizes which will subsequently contribute to the preferred future character of the area.

The subject site is located approximately 750 metres from the Station Street commercial area, within the Fairfield Neighbourhood Activity Centre. Further, the subject site is well-serviced by a range of public transportation options. Fairfield and Alphington Stations are located a 15 minute walk from the subject site and bus services are available on Grange Road, a three minute walk from the site.

Furthermore, the site is located within the General Residential Zone Schedule 1 which is earmarked as a Modest Change area. Modest change does not envisage no change on the site and the proposal is otherwise consistent with the Housing Change Framework (as discussed above) and achieves general compliance with the General Residential Zone Schedule 1 and requirements of Clause 55 (Development of Two or more Dwellings on a lot) of the Darebin Planning Scheme. Accordingly, the site is suitable for this scale and type of development.

### Complies

#### Neighbourhood Character Precinct Guideline Assessment - Precinct D4 Interwar

##### Existing Buildings

The existing dwelling is not one which is protected under any specific overlay of the Darebin Planning Scheme in relation to proposed demolition works (such as a Heritage Overlay). The proposed development will replace a currently existing low-density dwelling with three double storey dwellings subsequently increasing housing supply and choice for residents within the municipality of Darebin and the wider metropolitan area of Melbourne.

### Complies

##### Vegetation

A detailed landscape plan has been provided (via Keystone Alliance) which indicates substantial planting of new vegetation is possible.

A condition of approval would require an amended landscape plan in accordance with the canopy tree planting required by Council's Tree Management Unit, as well as other administrative requirements (e.g. Construction details of garden beds and tree protection measures).

### **Complies subject to condition**

#### Siting

The proposal provides space for a front garden along the street front boundary to Kennedy Street and at the corner of Perry and Kennedy Streets. Space has been provided for landscaping throughout the site, and an amended landscape plan in accordance with the canopy tree planting required by Council's Tree Management Unit would be required as a condition of approval.

Side setbacks of the built form to the front street would be provided and the building would be articulated sufficiently to maintain the rhythm of spacing between dwellings while responding to housing development policy objectives in this location.

Furthermore, car parking structures would be setback behind the building line, or as in the case of Dwelling 1, provided as a lighter weight carport structure to reduce the dominance of car parking on the street.

### **Complies subject to condition.**

#### Height and building form

Dwellings in the area are a mixture of single and double storey.

The proposed dwellings are double storey in form and the upper (first) floors are not set back one (1) room from the ground floor, as is outlined in Precinct D4 requirements. However this is acceptable, as the development incorporates a high level of articulation to the façade through materials and window openings at ground and first floor allowing for a softening the overall built-form when viewed from the streetscape. The dwellings have been largely designed to minimise bulk, through articulation, lightweight materiality and visual separation between first and second floors.

The visual impact of the proposal is acceptable when viewed from neighbouring properties and the streetscape and is justified by Clause 21.03-1 (Strategic Housing Framework – Incremental Housing Change).

Further, the development has provided sufficient ground and upper level setbacks from the neighbouring properties. The upper level built-form would be centralised into the site. The combination of side setbacks, a recessive upper level and landscaping around the site's perimeter would minimise potential impacts to neighbouring properties.

### **Complies**

#### Materials and design detail

The development adopts a contemporary architectural form and is provided with a solid off white render ground floor. The upper level would be finished in Dark Grey vertical metal cladding and is to incorporate pitched and flat roof forms. The upper level of the building also incorporates setbacks, recesses and recessed and shrouded windows that create visual interest.

Council's City Designer reviewed an earlier version of the proposal and made suggested amendments to the form and materials which the applicant subsequently incorporated into the design of the dwellings.

### **Complies**

#### Front boundary treatment

The development generally provides a low, 0.9 metre front fence that maintains the openness of the streetscape. A 1.9m high fence is proposed for 17.3 metres of the western, Perry Street Frontage (82%), 11.5 metres of which would enclose Dwelling 1's secluded private open space (SPOS). It is not clear from the 3D renders provided and the plan, whether the fence to the SPOS would be visually permeable, however the sliding fence to the driveway would be.

While high solid fencing is not preferred on the boundary, this is a proposed side boundary to Perry Street and as such high fencing is required to provide adequate privacy to the secluded private open space (SPOS). Given the fence would not extend the entire length of the Perry Street boundary, the boundary is the side boundary and the site is on a corner (and therefore faces some constraints in layout), it is an acceptable response subject to the following condition:

- The fence enclosing the secluded private open space to Dwelling 1 must be a maximum of 1.8 metres in height and be of a solid material (not raw timber palings) in a colour and style that matches the design of the development. The sliding gate providing security to Dwelling 1's carport must remain at 50% visual permeability.

### **Complies subject to condition**

#### **Clause 55 Assessment**

The following sections provide discussion on fundamental areas of Clause 55 including variations of standards and matters informing conditions of the recommendation above.

#### Clause 55.02-1 B1 – Neighbourhood Character

The zoning of the land (GRZ1) allows for three (3) storeys at a maximum height of 11 metres. The proposal is designed at two (2) storeys at a maximum height of 7.8 metres, complying with these requirements.

The proposed development would exceed the height of existing dwellings proximate to the site. However, the design response provided for the development is one which respects the existing neighbourhood character in relation to scale, spacing between buildings, roof forms and materiality, as well as overall height and streetscape presentation. The proposal provides three (3) contemporary style dwellings with satisfactory private open space provisions and car parking areas adequately set back behind the main building frontage along Kennedy Street, which ensures that car parking infrastructure does not dominate the streetscape.

The proposal will contribute to the preferred neighbourhood character in line with Council's neighbourhood character policy, which specifically encourages development within Precinct D4 to be designed to interpret elements of the interwar era in a contemporary manner, while respecting period architecture. Specifically, key characteristics of the precinct include gabled roofs, deep verandas and two storey infill development. The development incorporates gabled roof elements, projecting elements as a nod to the deep porches and is consistent with the two storey character of infill development.

### **Complies**



Clause 55.03-1 – Standard B6 – Street Setback

The site is on a corner and the development has been orientated to Kennedy Street, which will be treated as the ‘front street’. Perry Street will therefore be treated as the ‘side street’.

The setback requirements are therefore as follows:

*Minimum Setback from Front Street*

*If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.*

The adjoining dwelling at 14 Kennedy Street is setback 3.018 metres from the street. The standard therefore requires a minimum setback of 3.018 metres from the street. The proposal is setback 4.075 metres from Kennedy Street, which complies with the Standard.

*Minimum setback from a side street*

*Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.*

The dwelling at 104 Perry Street is setback 9.539 metres and therefore a 2 metre setback is required to Perry Street, as it is the side wall of Dwelling 1 which otherwise faces Kennedy Street.

A setback of 3.3 metres (not including upper level building articulation), is proposed, which complies with the standard.

**Complies.**

Clause 55.03-3 – Standard B8 – Site Coverage

The area covered by buildings should not exceed a site coverage of 50% as varied by the GRZ1.

The proposed site coverage is 50.3%, which does not comply with the requirement of the standard, however the variation is minor and the development otherwise respects the preferred neighbourhood character, siting and permeability requirements of the Darebin Planning Scheme and therefore meets the objective of Standard B8 (Site coverage).

**Complies with objective.**

Clause 55.04-1 B17 Side and rear setbacks

The proposal provides side and rear setbacks as follows, noting the south and west interfaces are street boundaries and assessed under Standard B6.

Boundary	Dwelling	Wall Height	Required Setback	Proposed Setback
Northern	Dwelling 1	N/A Carport on Boundary		
Northern	Dwelling 2	3.2 metres	1 metre	6.026 metres
Northern	Dwelling 3	3.45 metres	1 metre	2.006 metres
Eastern	Dwelling 3	3.6 metres	1 metre	1.18 metres

Boundary	Dwelling	Wall Height	Required Setback	Proposed Setback
Northern	Dwelling 1	6.1 metres	1.75 metres	1.801 metres
Northern	Dwelling 2	6.2 metres-7.6 metres	1.78-2.69 metres	6.101 metres
Northern	Dwelling 3	6.7 metres	2.69 metres	3.741-7.291 metres
Eastern	Dwelling 3	6.2 metres	1.78 metres	1.85 metres

As shown in the table above, the development would achieve full compliance with Standard B17 (Side and rear setbacks).

Where the proposal abuts sensitive interfaces such as secluded private open spaces and habitable room windows, the upper storey built form would be sufficiently setback to address visual bulk.

The upper levels, where opposite the secluded private open space of the adjoining properties, are sufficiently articulated and set back from the boundaries to minimum amenity impacts arising from visual bulk.

**Complies.**

Clause 55.04-3 B19 Daylight to existing windows

An area of at least 3.0 square metres with a minimum dimension of 1.0 metre clear to the sky is provided opposite all existing habitable room windows, which complies with the standard.

Upper floor walls are set back at least half their height from neighbouring windows, As follows:

Boundary	Dwelling	Wall Height	Required setback	Proposed setback to habitable windows
Northern	Dwelling 1	N/A No habitable windows opposite		
	Dwelling 2	6.2 metres-7.6 metres	3.1-3.8 metres	7.7 metres
	Dwelling 3	N/A No habitable windows opposite		
Eastern	Dwelling 3	6.2 metres	3.1 metres	3.1-4.9 metres

The development allows adequate daylight to neighbouring existing habitable room windows.

Clause 55.04-4 B20 North-facing windows

There are no north-facing windows impacted by this development.

**Complies.**

Clause 55.04-5 B21 Overshadowing

The subject site's location on the north-east corner of the intersection with Kennedy and Perry Streets means the majority of the additional shadows cast by the development affect the street and road reserves, with no additional impacts to adjacent properties until 2pm in the afternoon.

At 2pm, the proposed shadows extend into the front garden of 14 Kennedy Street however do not extend past the existing fence line shadow into the SPOS resulting in no additional overshadowing of the rear SPOS.

Similarly, at 3pm, additional shadow affects the front garden of 14 Kennedy Street, but again does not extend into the SPOS past the shadows cast by the existing fence line.

As such, all surrounding private open space is unaffected by the development for a minimum of 5 hours between the hours of 9am and 3pm on the 22<sup>nd</sup> of September, in accordance with Standard B21 (Overshadowing).

**Complies**Clause 55.04-6 B22 Overlooking

The ground floor of the dwellings has a finished floor level less than 0.8 metres above natural ground level at the boundary. Proposed 2 metre high boundary fences on the northern boundary and existing 2 metre fence on the eastern boundaries (including southern boundary of U3 SPOS), will sufficiently limit overlooking.

The development is designed to limit views into neighbouring secluded private open space and habitable room windows.

The plans are unclear regarding the type of screening proposed for upper level windows. All upper storey windows will be required as a condition of approval to be appropriately screened to ensure no overlooking with either:

- (i) a sill with a minimum height of 1.7 metres above finished floor level;
- (ii) a fixed external screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level; or
- (iii) fixed obscure glazing (not film) with a maximum transparency of 25% to a minimum height of 1.7 metres above finished floor level.

**Complies subject to condition**Clause 55.05-4 B28 Private Open Space

The development provides adequate private open space (POS) and secluded private open space (SPOS) for the reasonable recreation and service needs of future residents.

The site is located within the General Residential Zone – Schedule 1 and therefore the required POS requirements are varied by the schedule. The schedule requires open space areas as follows:

- An area of 55 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40sqm, a minimum dimension of 3.5 square metres and convenient access from a living room.

The proposal provides the private and secluded private open space at the side or rear of the dwelling as follows:

	Total POS	Secluded POS	Minimum dimension of secluded POS
Dwelling 1	78.3 square metres	42.5 square metres	3.7 metres
Dwelling 2	63.1 square metres	45.6 square metres	6.026 metres
Dwelling 3	87.4 square metres	50.1 square metres	3.05 metres

All secluded private open space areas have direct access to a living room and are located at ground floor in a traditional living arrangement.

Dwelling 3 does not comply with the standard as the minimum dimension of the secluded private open space is 3.05 metres. However, as the variation to the minimum width is minimal (0.45m) and the provided overall POS area exceeds the total requirement of 55 sqm by 32.4 square metres (a total 87.4 square metres), the design response is acceptable. Furthermore, the proposal otherwise provides 50.1 square metres of SPOS with a minimum dimension of 3 metres, which would comply with the standard POS/SPOS requirements of the Darebin Planning Scheme.

**Complies with objective.**

Clause 55.05-5 B29 Solar access to open space

As there are no walls of buildings on adjacent lots at the northern interface of the SPOS to each dwelling, this standard does not apply to the proposed development.

**Not Applicable**

**Clause 52.06 Car Parking**

Number of Parking Spaces Required

Two (2) car parking spaces are required to be provided to each three (3) bedroom dwelling. This requirement has been met, by providing two (2) car parking spaces to each dwelling, with at least one of the spaces provided under cover in a garage/carport.

As the site is located within the *Principal Public Transport Network Area (State Government of Victoria, August 2018)*, no visitor car parking spaces are required to be provided.

**Complies**

Design Standards for Car parking

The car parking spaces, the carports, the garaging and the accessways have appropriate dimension to enable efficient use and management.

The car parking facilities are designed, surfaced and graded to reduce run-off and allow stormwater to drain into the site.

The double carport dimensions of 6.0 metres length x 5.5 metres width comply with the minimum requirements of the standard.

Garage dimensions of 6.0 metres length x 3.5 metres width comply with the minimum requirements of the standard.

Access dimensions to the car spaces comply with the standard.

Visibility splays are required at the accessway interface with the footpath to protect pedestrians. This has been requested as a condition of approval.

As the proposed new crossover to Perry Street conflicts with the existing speed hump, a condition of approval will require removal and relocation of the speed hump on Perry Street prior to the occupation of the development. This would be to the satisfaction of Council.

Similarly a condition of approval will require the redundant crossover to be reinstated with curb and channel to the satisfaction of the Responsible Authority.

**Complies subject to condition**

**CLAUSE 55 COMPLIANCE SUMMARY**

Clause	Std		Compliance	
			Std	Obj
<b>55.02-1</b>	<b>B1</b>	<b>Neighbourhood character</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.02-2</b>	<b>B2</b>	<b>Residential policy</b>		
		The proposal <i>complies</i> with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
<b>55.02-3</b>	<b>B3</b>	<b>Dwelling diversity</b>		
		N/A as development contains less than 10 dwellings	N/A	N/A
<b>55.02-4</b>	<b>B4</b>	<b>Infrastructure</b>		
		Adequate infrastructure exists to support new development	Y	Y
<b>55.02-5</b>	<b>B5</b>	<b>Integration with the street</b>		
		All three dwellings appropriately integrate with the Street accounting for the corner location of the site.	Y	Y
<b>55.03-1</b>	<b>B6</b>	<b>Street setback</b>		
		The required front setback is 3.018 metres, the dwellings are set back 4.075 metres from the front street frontage.  The required side setback is 2 metres, the dwellings are set back 3.3 metres from the front street frontage.	Y	Y
<b>55.03-2</b>	<b>B7</b>	<b>Building height</b>		
		7.8 metres and 2 storeys.	Y	Y
<b>55.03-3</b>	<b>B8</b>	<b>Site coverage</b>		
		Site Coverage required as varied by Schedule to Zone is 50%  Site coverage is 50.3%	N	Y
<b>55.03-4</b>	<b>B9</b>	<b>Permeability</b>		
		50.6% This figure is slightly higher than the site coverage due to the area covered by eaves being included in permeability calculations.	Y	Y

Clause	Std		Compliance	
<b>55.03-5</b>	<b>B10</b>	<b>Energy efficiency</b>		
		Dwellings are considered to be generally energy efficient and will not unreasonably impact adjoining properties.  A condition of approval will require suitable shading and operability of windows to reduce energy demand from the dwellings.	Y	Y
<b>55.03-6</b>	<b>B11</b>	<b>Open space</b>		
		N/A as the site does not abut public open space.	N/A	N/A
<b>55.03-7</b>	<b>B12</b>	<b>Safety</b>		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
<b>55.03-8</b>	<b>B13</b>	<b>Landscaping</b>		
		Adequate areas are provided for appropriate landscaping and a landscape plan has been required as a condition of approval.	Y	Y
<b>55.03-9</b>	<b>B14</b>	<b>Access</b>		
		Access arrangements are sufficient and respect the character of the area.	Y	Y
<b>55.03-10</b>	<b>B15</b>	<b>Parking location</b>		
		Parking facilities are proximate to the dwellings they serve, the access is observable, habitable room windows are sufficiently set back from accessways.	Y	Y
<b>55.04-1</b>	<b>B17</b>	<b>Side and rear setbacks</b>		
		Dwellings are set back in accordance with the requirements of this standard.	Y	Y
<b>55.04-2</b>	<b>B18</b>	<b>Walls on boundaries</b>		
		Dwelling 3 Carport on the boundary complies with the Standard.	Y	Y
<b>55.04-3</b>	<b>B19</b>	<b>Daylight to existing windows</b>		
		Sufficient setbacks exist to allow adequate daylight	Y	Y
<b>55.04-4</b>	<b>B20</b>	<b>North-facing windows</b>		
		There are no north facing windows within 3.0 metres of the common boundary with the subject site.	Y	Y
<b>55.04-5</b>	<b>B21</b>	<b>Overshadowing open space</b>		
		Shadows cast by the development are within the parameters set out by the standard. Please see assessment in the body of this report.	Y	Y
<b>55.04-6</b>	<b>B22</b>	<b>Overlooking</b>		
		Subject to conditions, overlooking from the proposed development is compliant with the Standard. Please see assessment in the body of this report.	Y	Y
<b>55.04-7</b>	<b>B23</b>	<b>Internal views</b>		
		There are no internal views between proposed dwellings.	Y	Y

Clause	Std		Compliance	
<b>55.04-8</b>	<b>B24</b>	<b>Noise impacts</b>		
		Noise impacts are consistent with those in a residential zone.	Y	Y
		All air-conditioning units where directly opposite a habitable room will be required to be acoustically screened as a condition of approval.		
<b>55.05-1</b>	<b>B25</b>	<b>Accessibility</b>		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
<b>55.05-2</b>	<b>B26</b>	<b>Dwelling entry</b>		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
<b>55.05-3</b>	<b>B27</b>	<b>Daylight to new windows</b>		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
<b>55.05-4</b>	<b>B28</b>	<b>Private open space</b>		
		Please see assessment in the body of this report.	N	Y
<b>55.05-5</b>	<b>B29</b>	<b>Solar access to open space</b>		
		There are no walls proposed or existing to the north of the Secluded Private Open Space.	N/A	N/A
<b>55.05-6</b>	<b>B30</b>	<b>Storage</b>		
		Sufficient storage areas are provided.	Y	Y
		A condition of approval will require dimensions to be provided to ensure 6 cubic metres are provided.		
<b>55.06-1</b>	<b>B31</b>	<b>Design detail</b>		
		Design detail of dwellings is appropriate in the neighbourhood setting.	Y	Y
<b>55.06-2</b>	<b>B32</b>	<b>Front fences</b>		
		A 0.9 metre high front fence is proposed which is appropriate in the neighbourhood context.	Y	Y
<b>55.06-3</b>	<b>B33</b>	<b>Common property</b>		
		Common property areas are appropriate and manageable.	Y	Y
<b>55.06-4</b>	<b>B34</b>	<b>Site services</b>		
		Sufficient areas for site services are provided. A condition of approval will require adequate screening and locations of site services.	Y	Y



## REFERRAL SUMMARY

Department/Authority	Response
Capital and Major Projects	No objection, subject to standard drainage condition included in recommendation
Climate and Transport Emergency Sustainable	<p>No objection, subject to conditions:</p> <ul style="list-style-type: none"> <li>• Prior to the occupation of the development, the existing redundant crossover at the corner of Perry and Kennedy Street is to be removed and reinstated with Curb and Channel to the satisfaction of the Responsible Authority.</li> <li>• Prior to the occupation of the development, the existing speed hump on Perry is to be relocated and reinstated to the satisfaction of the Responsible Authority.</li> </ul>
City Designer	<p>The proposed design was referred on 10 May 2022 to Council's City Designer who recommended the following amendments:</p> <ul style="list-style-type: none"> <li>• Adopt slimmer framing elements to the upper floor and to the carport. The materials adopted for the framing elements should extend through the rest of the built form.</li> <li>• Simplify materials and colours.</li> <li>• Provide first floor separation to the Perry Street frontage similar to Kennedy Street. Ideally, this separation should be provided in between Bedroom 2 and the rumpus room to help break up the extensive built form.</li> <li>• Delete fencing to carport. Alternatively, consider reducing the extent of SPOS to the south and introducing a west facing living room window to increase surveillance and activation to Perry Street.</li> <li>• Consider the sole use of brick at ground floor level and vertical cladding at first floor level.</li> <li>• Replace render with matrix grooves with vertical cladding.</li> </ul> <p>Amendments were made to the development that satisfactorily responded to the above requests.</p>
Darebin Parks	No objection, subject to condition included in recommendation regarding a Tree Protection Management Plan for Trees 1, 2, 3, 4, 5, 6 and 7 as defined in the submitted Arborist Report and Non-Destructive Root Investigation and canopy tree planting.
ESD Officer	No objection, subject to condition included in recommendation
City (Landscape) Design	No objection, subject to conditions included in recommendation regarding Canopy Tree Planting.

**PLANNING SCHEME SUMMARY**

**Darebin Planning Scheme clauses under which a permit is required**

- Clause 32.08-6: A permit is required to construct two or more dwellings on a lot.

**Applicable provisions of the Darebin Planning Scheme**

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 18.01, 18.02, 19.03-1
LPPF	21.05-1, 21.05-2, 21.05-3, 22.02, 22.12
Zone	32.08 – (General Residential Zone – Schedule 1)
Overlay	45.06 (Development Contributions Plan Overlay – currently expired)
Particular provisions	52.06, 53.18, 55
General provisions	65.01
Neighbourhood Character Precinct	D4 - Interwar

**POLICY IMPLICATIONS**

**Environmental Sustainability**

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

**Social Inclusion and Diversity**

Nil

**Other**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resource implications as a result of the determination of this application.

**FUTURE ACTIONS**

Nil

**RELATED DOCUMENTS**

Nil

**Attachments**

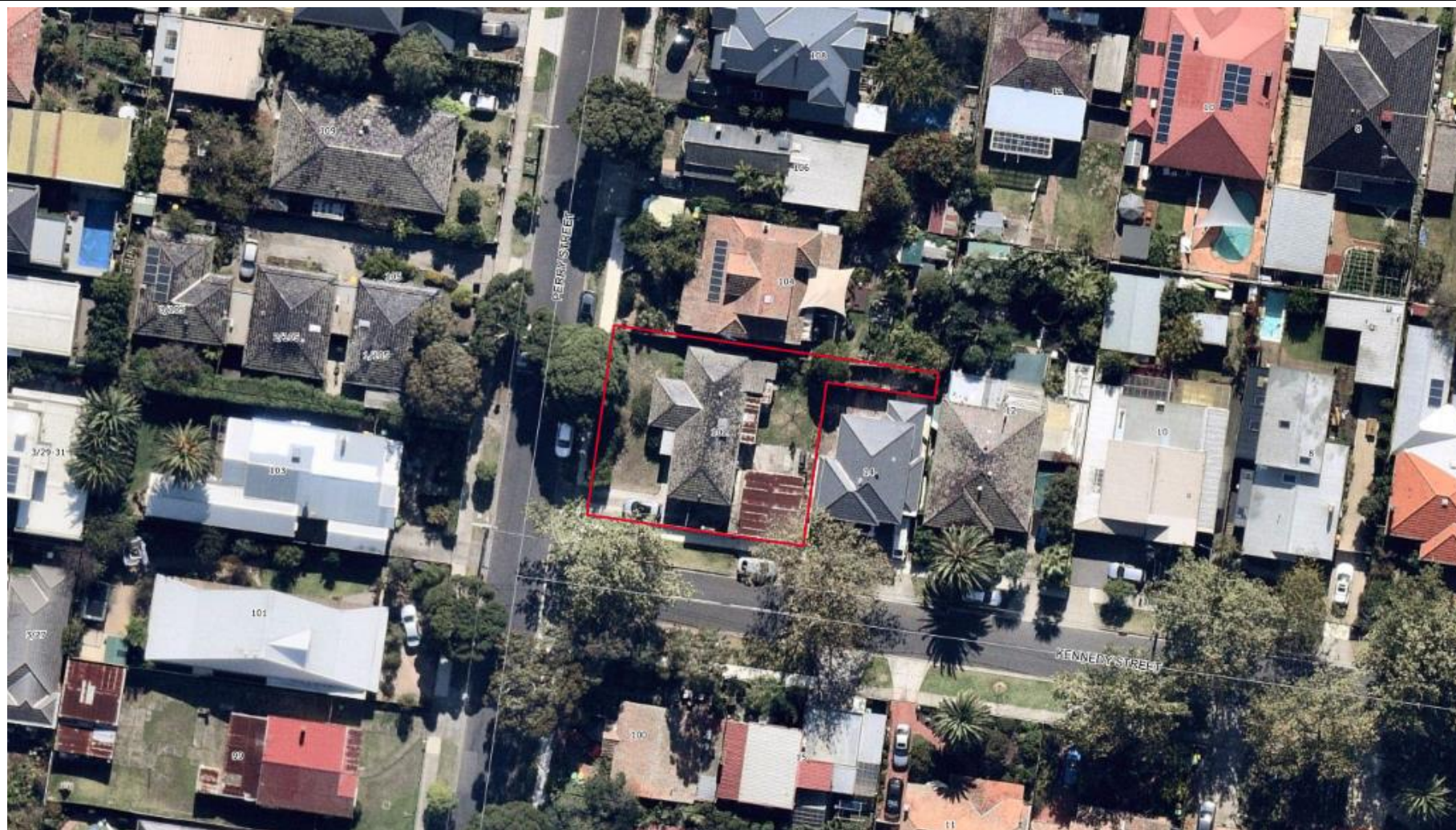
- Appendix A - Aerial Map (**Appendix A**) [↓](#)
- Appendix B - Advertised Plans (**Appendix B**) [↓](#)
- Appendix C - Objector Map (**Appendix C**) [↓](#)

**DISCLOSURE OF INTEREST**

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

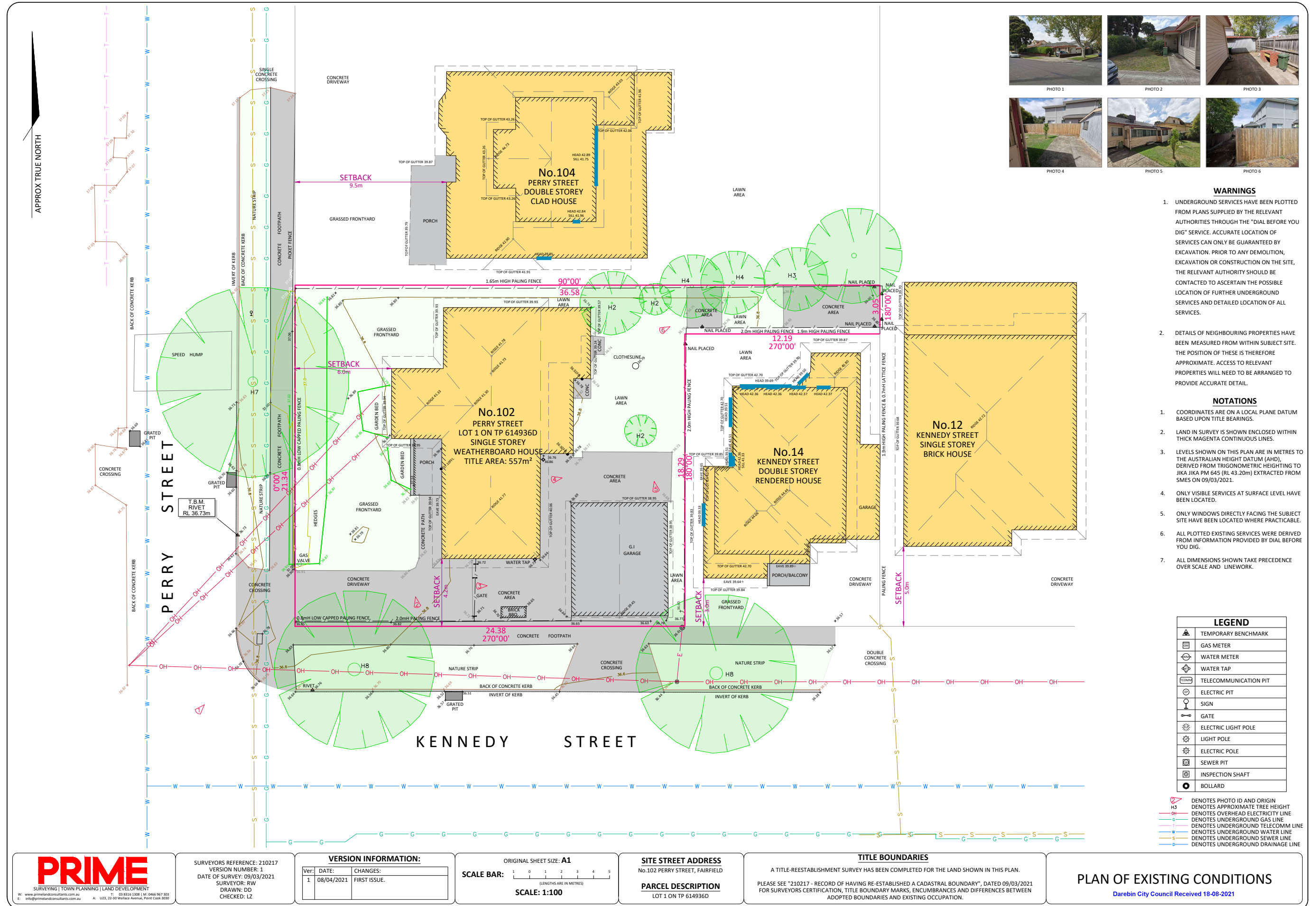
**Aerial Map - 102 Perry Street, Fairfield D/520/2021**  
Darebin City Council



*Whilst every endeavour has been made to ensure that the information in this product is current and accurate, the City of Darebin does not accept responsibility or liability whatsoever for the content, or for any errors or omissions contained therein. © City of Darebin*

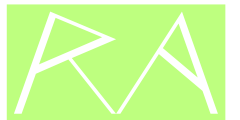








[RETURN TO DOCUMENT OVERVIEW Page 3 of 4](#)



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 ABN 96 603 071 869  
 A: 26/374-376 Lygon Street Brunswick East VIC 3057  
 T: + 613 8538 2699 F: + 613 8538 2600  
 E: remmus.architecture@yblgroup.com.au

**DRAWING REGISTER**

- TP-00 COVERPAGE
- TP-01 PHOTOS OF EXISTING CONDITIONS
- TP-02 SITE ANALYSIS
- TP-03 DESIGN RESPONSE - STREETScape
- TP-04 DESIGN RESPONSE - SITE PLAN
- TP-05 PROPOSED GROUND FLOOR PLAN
- TP-06 PROPOSED FIRST FLOOR PLAN
- TP-07 PROPOSED ROOF PLAN
- TP-08 GARDEN AREA PLAN
- TP-09 PROPOSED SOUTH & WEST ELEVATION
- TP-10 PROPOSED NORTH & EAST ELEVATION
- TP-11 SHADOW DIAGRAM 22 SEPT 9AM
- TP-12 SHADOW DIAGRAM 22 SEPT 12PM
- TP-13 SHADOW DIAGRAM 22 SEPT 3PM
- TP-14 PERSPECTIVES & MATERIAL PALETTE 1
- TP-15 PERSPECTIVES & MATERIAL PALETTE 2
- TP-16 SHADOW DIAGRAM 22 SEPT 1PM
- TP-17 SHADOW DIAGRAM 22 SEPT 2PM



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**TOWN PLANNING SUBMISSION**  
 TOWN PLANNING ISSUE C: MAY 2022

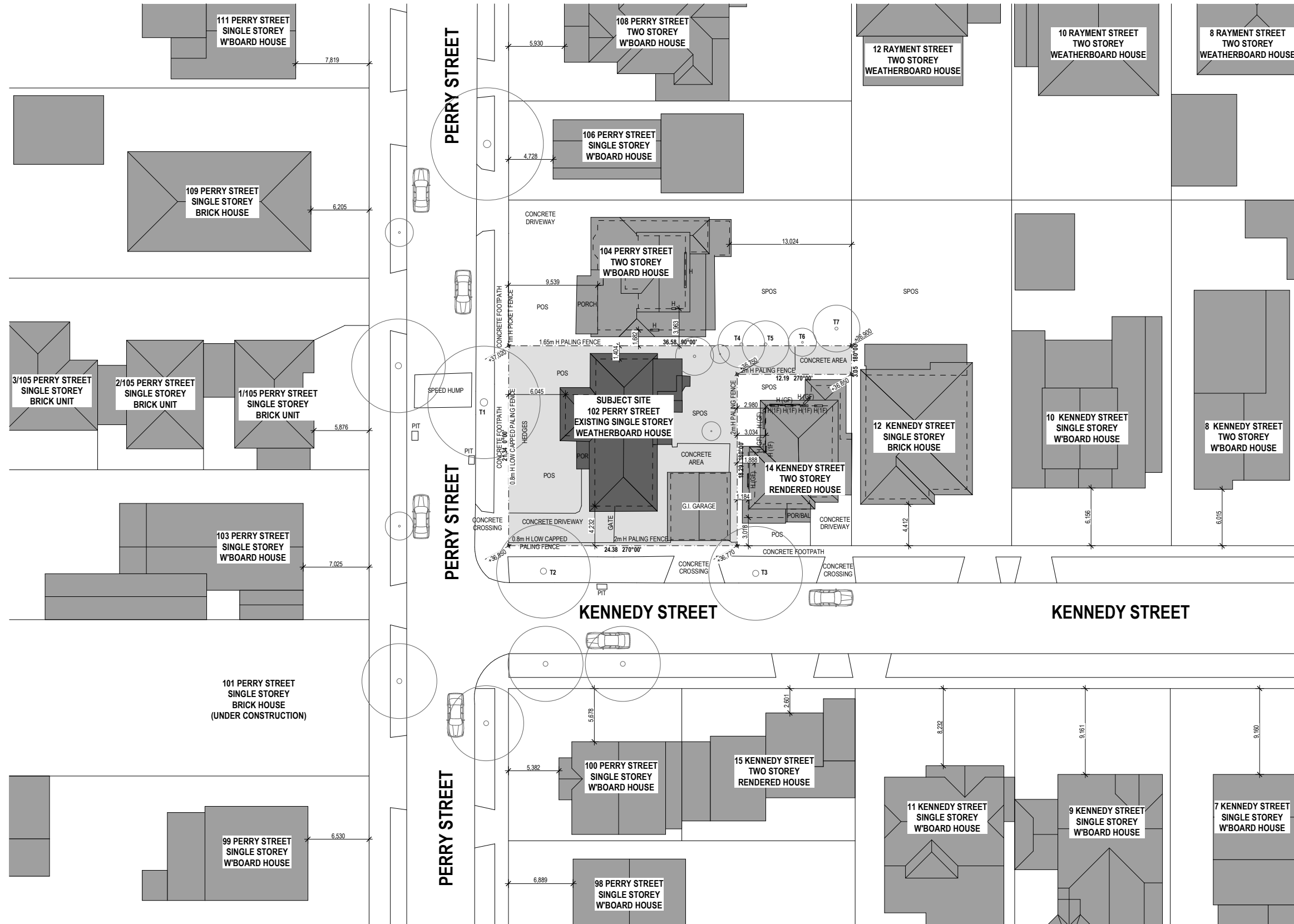
102 PERRY STREET FAIRFIELD  
 PROPOSED TOWNHOUSES

Darebin City Council Received 15/06/2022









**SITE ANALYSIS**

**SITE CONTEXT**

1. Fairfield Station 1.2km
2. Bus Stop 240m
3. Alphington Childcare Centre 290m
4. Fairfield Primary School 700m
5. Alphington Primary School 2km
6. Alphington Grammar School 2km
7. Darebin Parklands 850m
8. Northcote Plaza Shopping Centre 2km
9. Austin Hospital 5.4km
10. CBD 8.7km

**NEIGHBOURHOOD CHARACTER**

The site is located on the corner of Perry Street and Kennedy Street. It is relatively flat with an approximately 270mm drop from the west to the east side of the site. It contains an existing single storey weatherboard house. The area is generally residential in nature. Earlier housings are usually single storey with smaller footprints. More recent housing stock are usually two storey and have a higher site coverage.

Existing single house sites are slowly being replaced by medium density housing developments ranging from 1-2 storey townhouses.

**BUILDING FORM, HEIGHT AND STREETScape**

The surrounding area is a mixture of houses from 1920s to 1940s. These buildings are generally built with conventional materials such as bricks, weatherboards and rendered finishing. The newer developments tend to have larger built form and greater site coverage than the older stock.

**INTERFACE TO NEIGHBOURING PROPERTIES CONSISTS OF THE FOLLOWING:**

- North - 104 Perry St - Two storey w'board house.
- South - 100 Perry St - Single storey w'board house.
- East - 103 Perry St - Single storey w'board house.
- West - 1-3/105 Perry St - Single storey brick units.
- West - 12 Kennedy St - Single storey brick house.

**SETBACKS**

Building setbacks along Perry Street vary from between 4.7m to 9.5m.

Building setbacks along Kennedy Street vary from between 3.0m to 9.1m.

**CARPARKING**

Car parking is generally self-contained within the individual lots.

**SITE AREA: 577.4m<sup>2</sup>**

**EXISTING BUILDING SITE COVERAGE AREA: 214.5m<sup>2</sup> (38.5%)**

**EXISTING SITE NON-PERMEABLE AREA: 319.3m<sup>2</sup> (57.3%)**

**EXISTING SITE PERMEABLE AREA: 238.1m<sup>2</sup> (42.7%)**

**LEGEND**

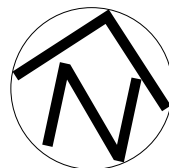
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- SPOS - SECLUDED PRIVATE OPEN SPACE

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PROJECT  
 PROPOSED TOWNHOUSES  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

CLIENT  
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REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING  
 SITE ANALYSIS

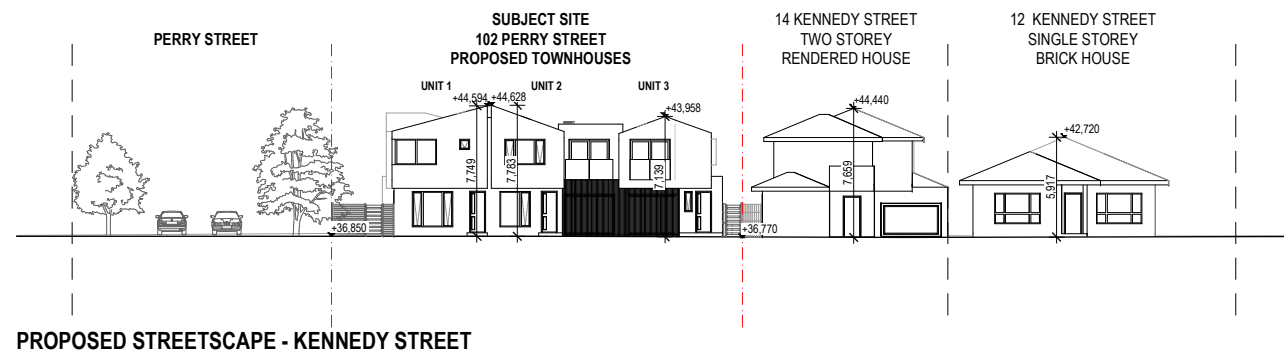
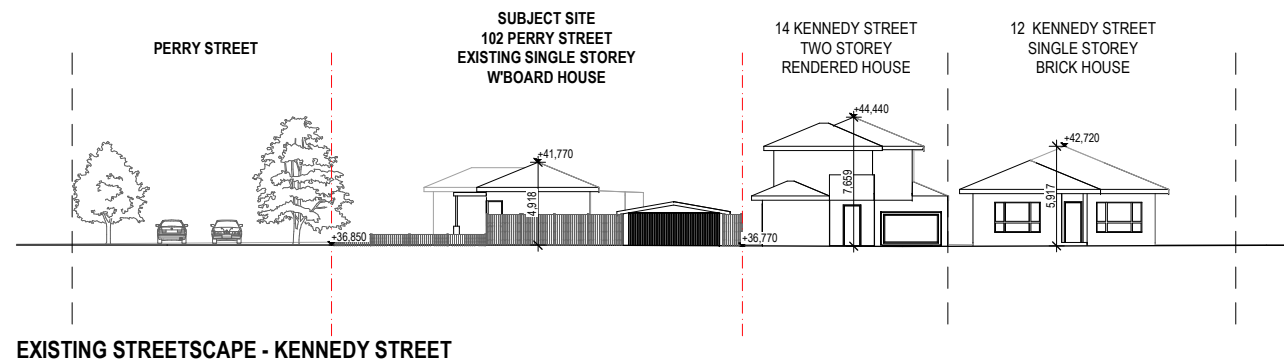
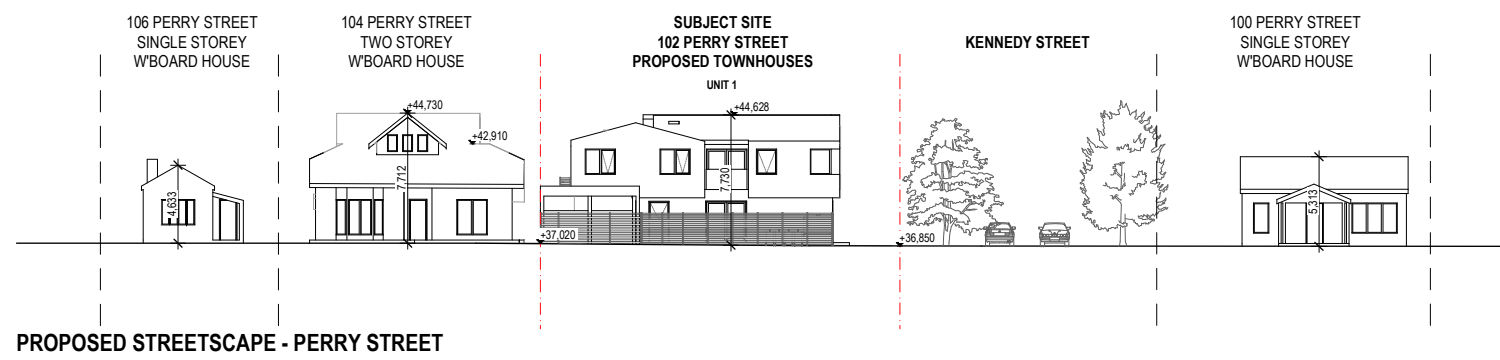
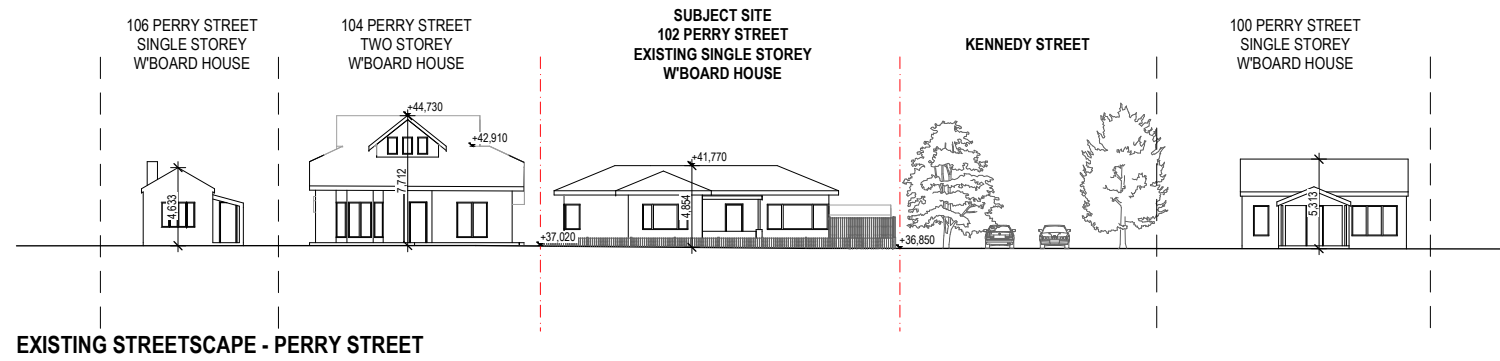
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DATE  
 MAY 2022

JOB NO.  
 21016

DRAWING NO.  
 TP-02

PROJECT STATUS	REVISION
TOWN PLANNING	C



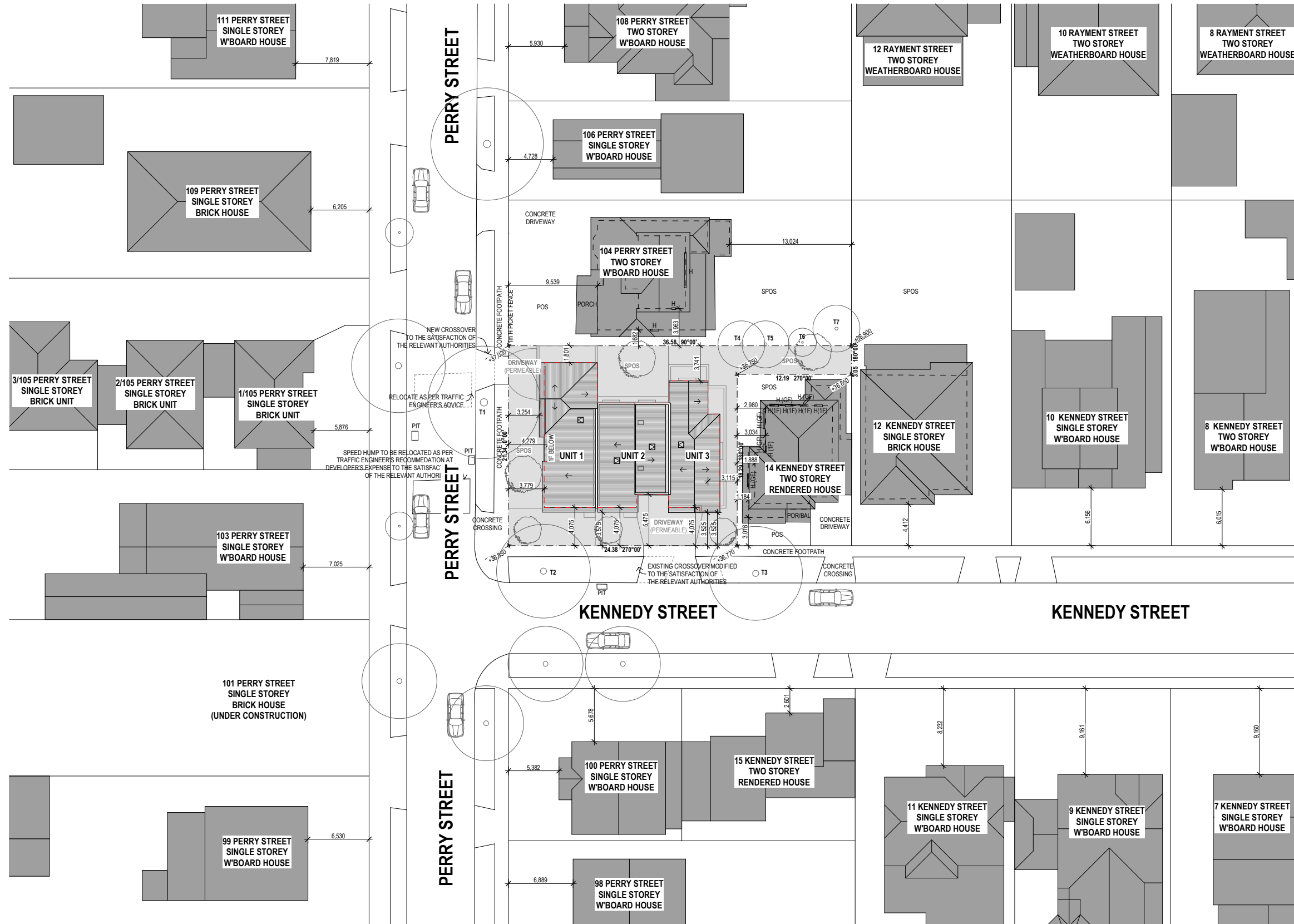
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PROJECT PROPOSED TOWNHOUSES 102 PERRY STREET FAIRFIELD VIC 3078
CLIENT Son Bui

A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL
REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN

DRAWING DESIGN RESPONSE - STREETSCAPE
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SCALE 1:200 @ A1; 1:400 @ A3	DATE MAY 2022
DRAWN EL	CHECKED TL
PROJECT STATUS TOWN PLANNING	JOB NO. 21016
	DRAWING NO. TP-03
	REV. NO. C



**DESIGN RESPONSE**

This proposal involves the demolition of the existing dwelling and construction of three two-storey townhouses with attached garage. Built height for the development will be a maximum of 7.85m high.

**STREETScape AND BUILDING HEIGHT AND FORM**

The proposed house presents itself as a well-articulated development. The development has been carefully setback to minimise any perception of bulk both from the street as well as from the neighbours' perspective. The privacy of neighbouring dwellings has also been taken under consideration in the design process. The development utilises a mixture of materials and finishes to break up the mass of the building whilst providing an exciting architectural outcome.

**SETBACKS**

The proposal will be setback on the ground floor 3.0m from Perry Street and 4.0m from Kennedy Street, with upper levels having greater setbacks. The development will also have appropriate setbacks for all levels on side and rear boundaries, fitting within the ResCode Standard B17 building outline.

Overlooking has been managed by the use of highlight windows along the north and east façade of the house.

**ACCESS/PARKING**

All units will have an individual locked garage and car space located on the ground floor.

**LANDSCAPING**

Garden strips will be planted either side of the driveway. Various trees and shrubs will also be planted within the POS and SPOS of the units.

**SOLAR ACCESS AND VENTILATION**

Living spaces within the development will have windows to ensure that adequate solar access and ventilation is afforded to future residents.

**AMENITY**

All units provide good internal amenity by incorporating modern and convenient open plan layouts with private bathrooms, ensuites and quality fixtures and fittings. External amenity is provided to the future residents in the SPOS for all units.

**STORAGE**

The dwelling have 6m<sup>3</sup> of storage space located within the SPOS.

**RUBBISH DISPOSAL**

All bins will be located within the individual POS.

**ENERGY**

The units will be fitted with AAA Energy Efficiency rated fixtures, fittings and appliances.

**BUILDING MATERIALS**

The building incorporates high thermal performance building materials, such as insulated lightweight wall on the ground and first floor and concrete slabs on the ground floor. No rainforest or old growth forest timber is to be used throughout this development.

**PROPOSED SITE COVERAGE:** 279.9m<sup>2</sup> (50.2%)  
**PROPOSED NON-PERMEABLE AREA:** 274.6m<sup>2</sup> (49.3%)  
**PROPOSED PERMEABLE AREA:** 282.8m<sup>2</sup> (50.7%)

LEGEND	
HW	HABITABLE WINDOW
NHW	NON-HABITABLE WINDOW
D	DOOR
POS	PRIVATE OPEN SPACE
SPOS	SECLUDED PRIVATE OPEN SPACE

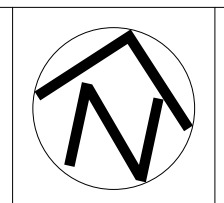
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 PROPOSED TOWNHOUSES  
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 FAIRFIELD VIC 3078

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REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RF1 RESPONSE	EL
C	5/2022	2ND RF1 RESPONSE	EL



DRAWING	
DESIGN RESPONSE - PROPOSED SITE PLAN	

SCALE	
1:200 @ A1; 1:400 @ A3	
DATE	
MAY 2022	
JOB NO.	
21016	
DRAWING NO.	
TP-04	
REV. NO.	
C	

TOWN PLANNING	
SCALE	1:200 @ A1; 1:400 @ A3
DATE	MAY 2022
JOB NO.	21016
DRAWING NO.	TP-04
REV. NO.	C

APPROVED DOCUMENT DRAWING Page 0012

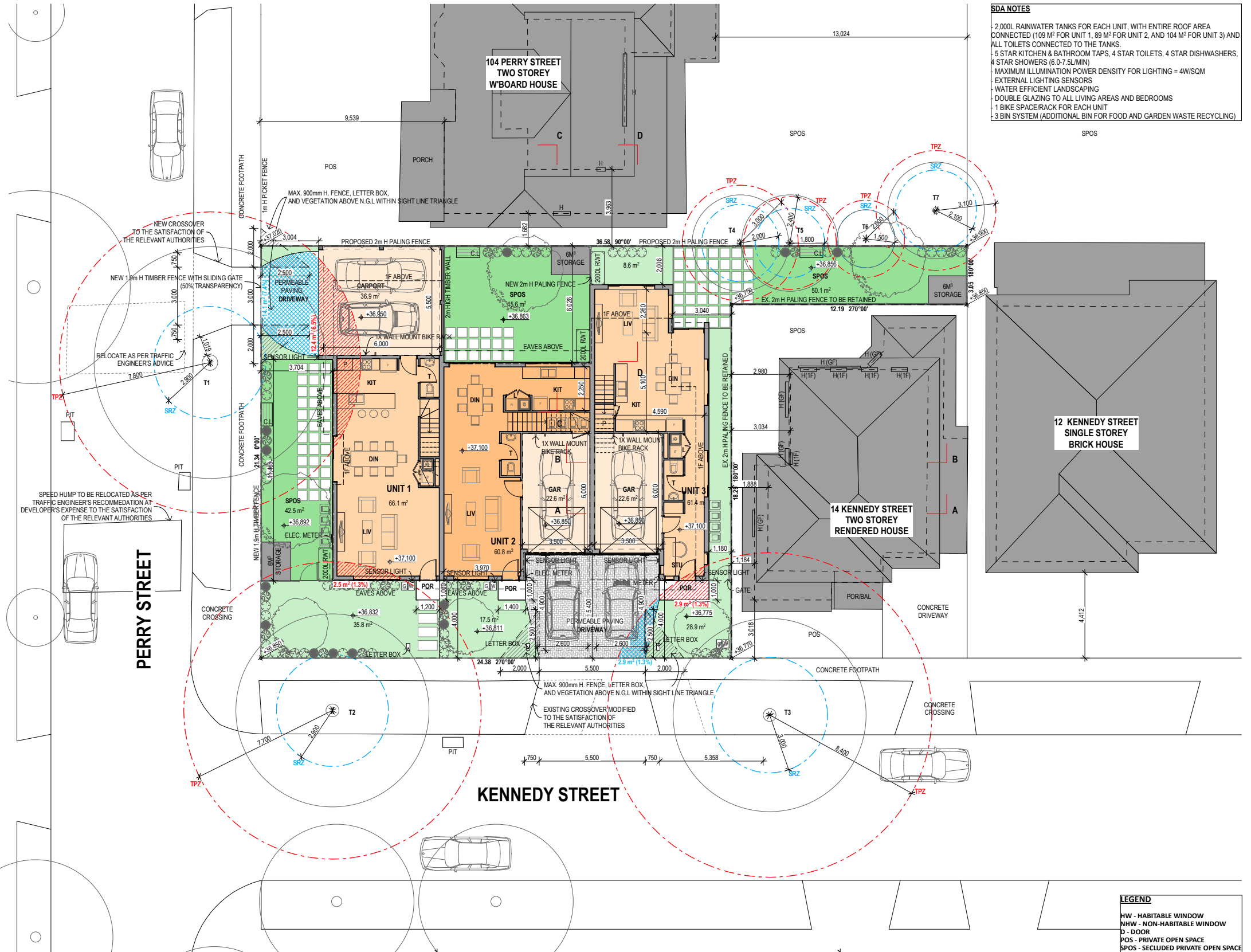
AREA SCHEDULE

	EXISTING	PROPOSED
SITE AREA	557.4 m <sup>2</sup>	557.4 m <sup>2</sup>
SITE COVERAGE	214.5 m <sup>2</sup> (38.5%)	280.2 m <sup>2</sup> (50.3%)
PERMEABLE AREA	238.1 m <sup>2</sup> (42.7%)	281.9 m <sup>2</sup> (50.6%)
NON PERMEABLE AREA	319.3 m <sup>2</sup> (57.3%)	275.5 m <sup>2</sup> (49.4%)
229.7 m <sup>2</sup> (41.2%) IS SET ASIDE AS GARDEN		

	G.F (EXCL. GAR)	GAR	POR	TOTAL
UNIT 1	66.1 m <sup>2</sup>	36.9 m <sup>2</sup>	1.2 m <sup>2</sup>	104.2 m <sup>2</sup>
UNIT 2	60.8 m <sup>2</sup>	22.6 m <sup>2</sup>	1.4 m <sup>2</sup>	84.8 m <sup>2</sup>
UNIT 3	61.4 m <sup>2</sup>	22.6 m <sup>2</sup>	2.6 m <sup>2</sup>	86.6 m <sup>2</sup>

	1F	BAL	TOTAL
UNIT 1	85.6 m <sup>2</sup>	-	85.6 m <sup>2</sup>
UNIT 2	82.1 m <sup>2</sup>	-	82.1 m <sup>2</sup>
UNIT 3	69.4 m <sup>2</sup>	-	69.4 m <sup>2</sup>

	SPOS	POS	TOTAL
UNIT 1	42.5 m <sup>2</sup>	35.8 m <sup>2</sup>	78.3 m <sup>2</sup>
UNIT 2	45.6 m <sup>2</sup>	17.5 m <sup>2</sup>	63.1 m <sup>2</sup>
UNIT 3	50.1 m <sup>2</sup>	37.5 m <sup>2</sup>	87.6 m <sup>2</sup>



**SDA NOTES**

- 2,000L RAINWATER TANKS FOR EACH UNIT, WITH ENTIRE ROOF AREA CONNECTED (109 M<sup>2</sup> FOR UNIT 1, 89 M<sup>2</sup> FOR UNIT 2, AND 104 M<sup>2</sup> FOR UNIT 3) AND ALL TOILETS CONNECTED TO THE TANKS.
- 5 STAR KITCHEN & BATHROOM TAPS, 4 STAR TOILETS, 4 STAR DISHWASHERS, 4 STAR SHOWERS (6.0-7.5L/MIN)
- MAXIMUM ILLUMINATION POWER DENSITY FOR LIGHTING = 4W/SQM
- EXTERNAL LIGHTING SENSORS
- WATER EFFICIENT LANDSCAPING
- DOUBLE GLAZING TO ALL LIVING AREAS AND BEDROOMS
- 1 BIKE SPACE/RACK FOR EACH UNIT
- 3 BIN SYSTEM (ADDITIONAL BIN FOR FOOD AND GARDEN WASTE RECYCLING)

**LEGEND**

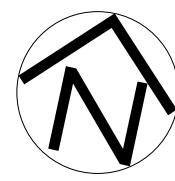
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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

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REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING  
**DESIGN RESPONSE - PROPOSED GROUND FLOOR PLAN**

SCALE	DATE
1:100 @ A1; 1:200 @ A3	MAY 2022
DRAWN	CHECKED
EL	TL
PROJECT STATUS	DRAWING NO.
TOWN PLANNING	TP-05
	C

Darebin City Council Received 15/06/2022



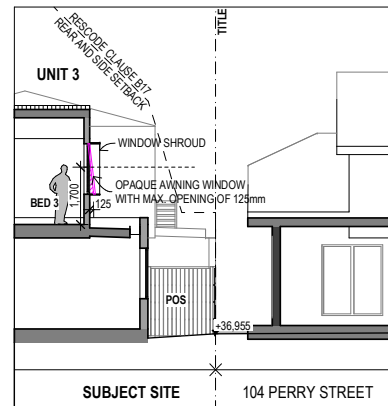
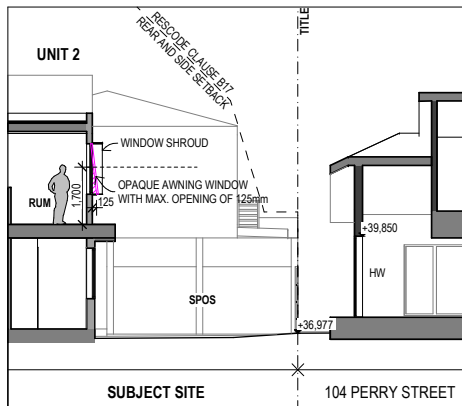
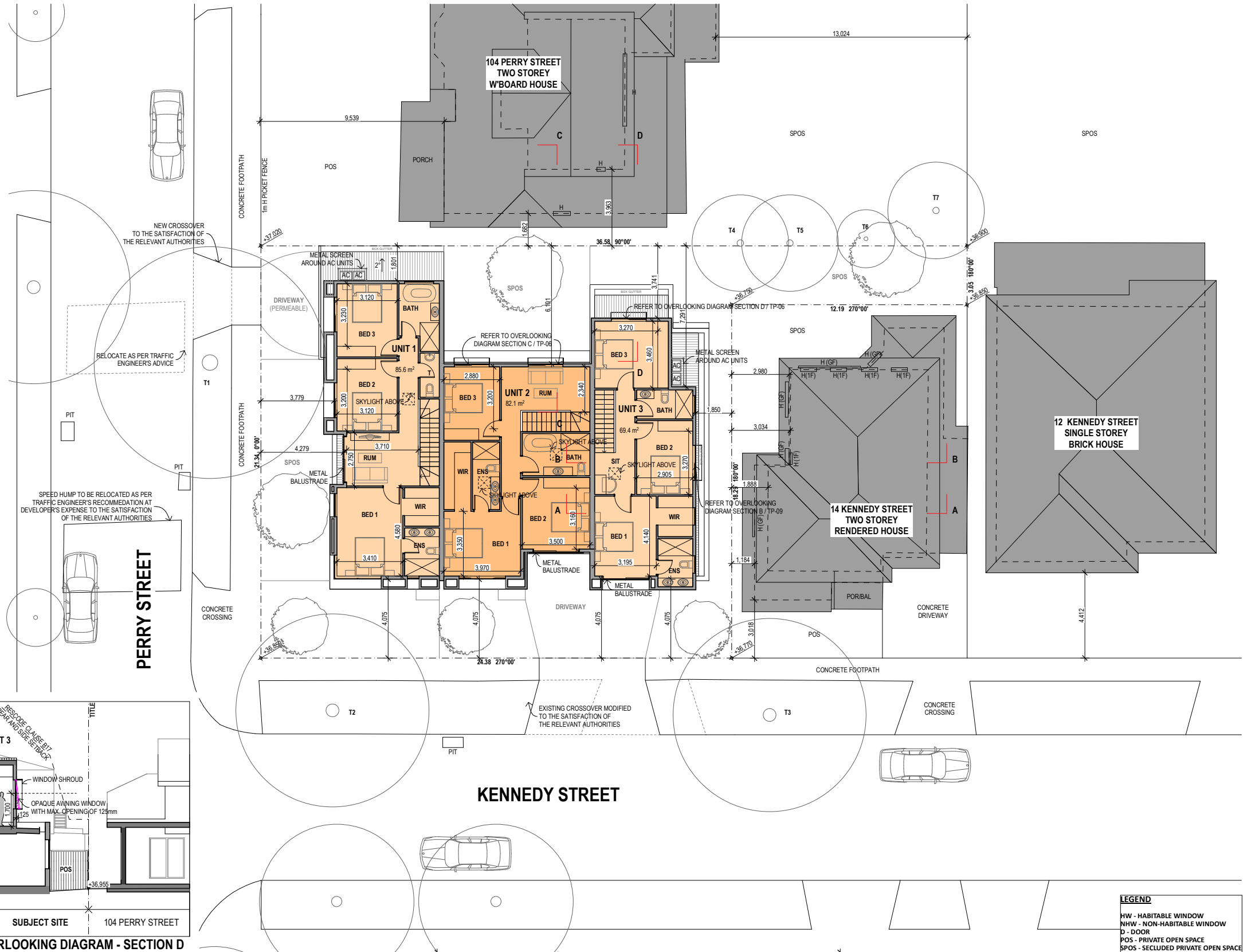
AREA SCHEDULE

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SITE COVERAGE	214.5 m <sup>2</sup> (38.5%)	280.2 m <sup>2</sup> (50.3%)
PERMEABLE AREA	238.1 m <sup>2</sup> (42.7%)	281.9 m <sup>2</sup> (50.6%)
NON PERMEABLE AREA	319.3 m <sup>2</sup> (57.3%)	275.5 m <sup>2</sup> (49.4%)
229.7 m <sup>2</sup> (41.2%) IS SET ASIDE AS GARDEN		

	G.F (EXCL. GAR)	GAR	POR	TOTAL
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OVERLOOKING DIAGRAM - SECTION C

OVERLOOKING DIAGRAM - SECTION D

**LEGEND**

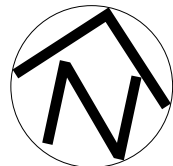
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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

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REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RF1 RESPONSE	EL
C	5/2022	2ND RF1 RESPONSE	EL

DRAWING  
**DESIGN RESPONSE - PROPOSED FIRST FLOOR PLAN**

SCALE  
 1:100 @ A1; 1:200 @ A3

DATE  
 MAY 2022

JOB NO.  
 21016

DRAWING NO.  
**TP-06**

REV. NO.  
**C**

PROPOSED DOCUMENT DRAWING 1 Page 10 of 14

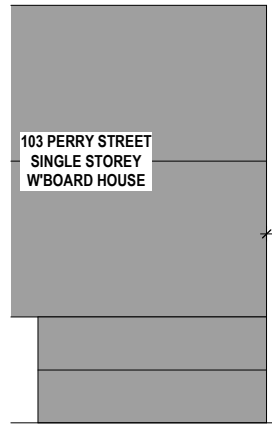
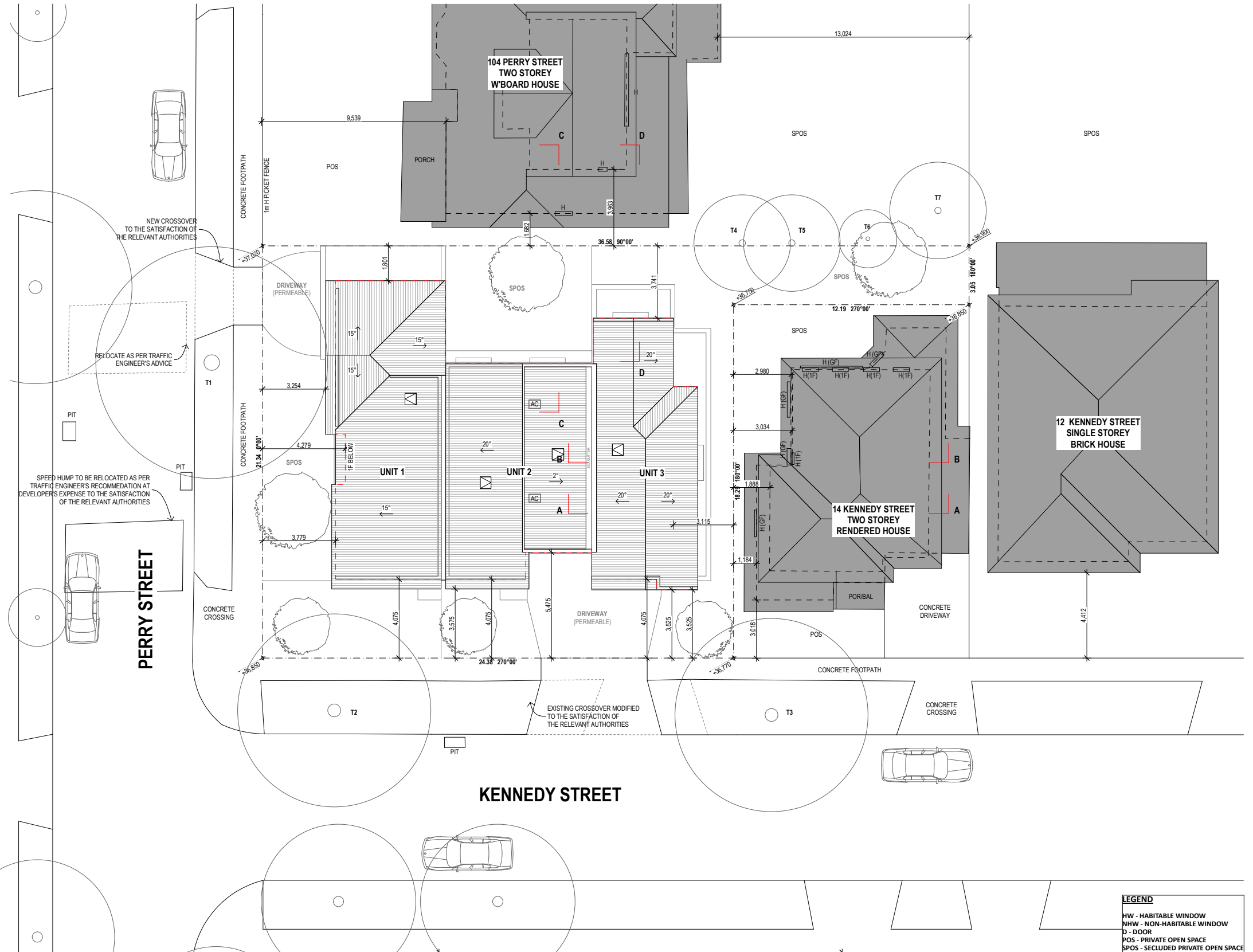
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UNIT 1	66.1 m <sup>2</sup>	36.9 m <sup>2</sup>	1.2 m <sup>2</sup>	104.2 m <sup>2</sup>
UNIT 2	60.8 m <sup>2</sup>	22.6 m <sup>2</sup>	1.4 m <sup>2</sup>	84.8 m <sup>2</sup>
UNIT 3	61.4 m <sup>2</sup>	22.6 m <sup>2</sup>	2.6 m <sup>2</sup>	86.6 m <sup>2</sup>

	1F	BAL	TOTAL
UNIT 1	85.6 m <sup>2</sup>	-	85.6 m <sup>2</sup>
UNIT 2	82.1 m <sup>2</sup>	-	82.1 m <sup>2</sup>
UNIT 3	69.4 m <sup>2</sup>	-	69.4 m <sup>2</sup>

	SPOS	POS	TOTAL
UNIT 1	42.5 m <sup>2</sup>	35.8 m <sup>2</sup>	78.3 m <sup>2</sup>
UNIT 2	45.6 m <sup>2</sup>	17.5 m <sup>2</sup>	63.1 m <sup>2</sup>
UNIT 3	50.1 m <sup>2</sup>	37.5 m <sup>2</sup>	87.6 m <sup>2</sup>

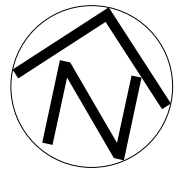


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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

CLIENT  
 Son Bui



REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING  
**DESIGN RESPONSE - PROPOSED ROOF PLAN**

SCALE  
 1:100 @ A1; 1:200 @ A3

DATE  
 MAY 2022

JOB NO.  
 21016

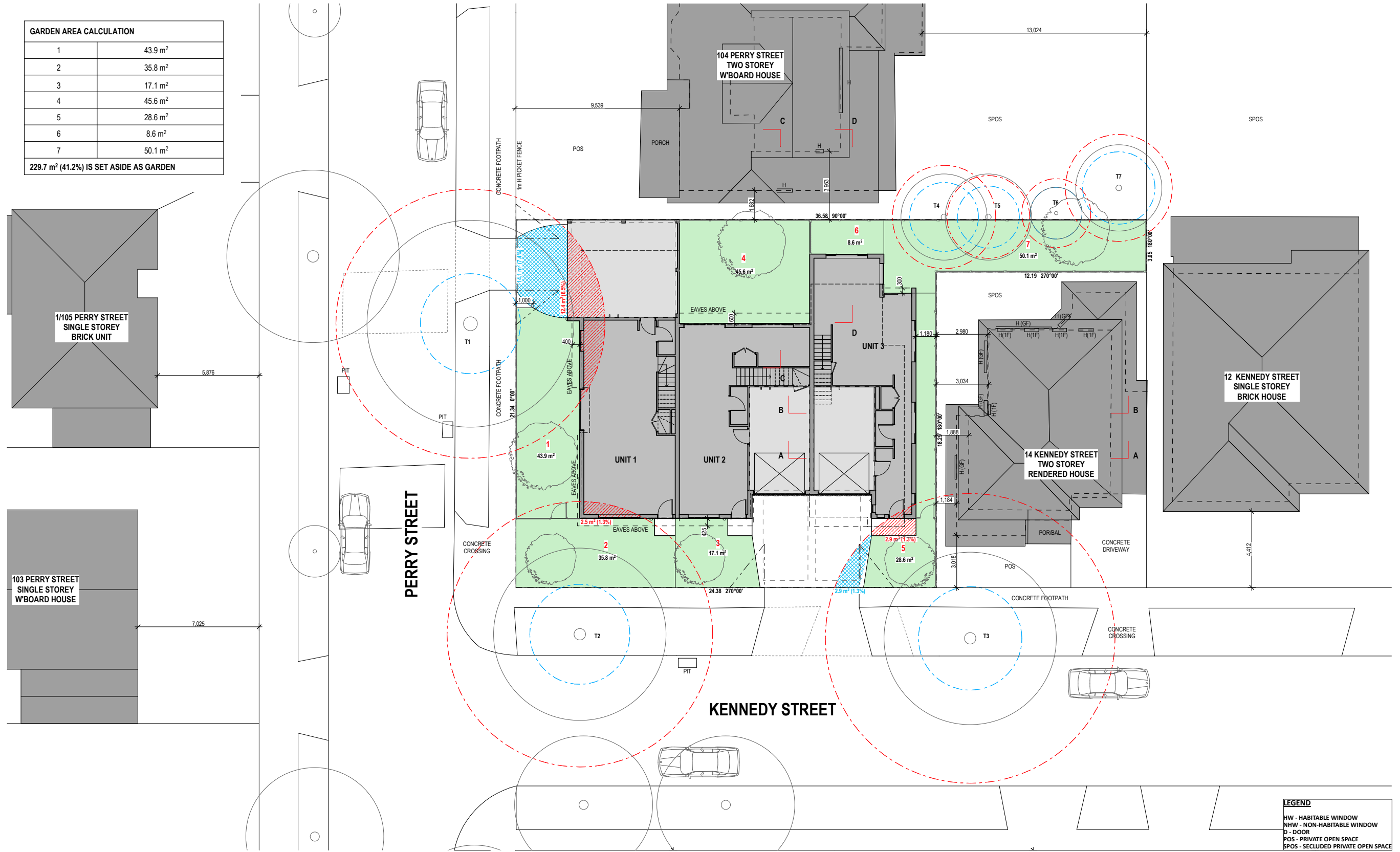
DRAWING NO.  
**TP-07**

REV. NO.  
**C**



PROTECTED DOCUMENT DRAWING Page 11 of 14

GARDEN AREA CALCULATION	
1	43.9 m <sup>2</sup>
2	35.8 m <sup>2</sup>
3	17.1 m <sup>2</sup>
4	45.6 m <sup>2</sup>
5	28.6 m <sup>2</sup>
6	8.6 m <sup>2</sup>
7	50.1 m <sup>2</sup>
<b>229.7 m<sup>2</sup> (41.2%) IS SET ASIDE AS GARDEN</b>	



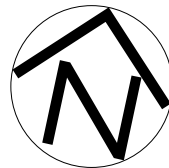
LEGEND	
HW	HABITABLE WINDOW
NHW	NON-HABITABLE WINDOW
D	DOOR
POS	PRIVATE OPEN SPACE
SPOS	SECLUDED PRIVATE OPEN SPACE

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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

CLIENT  
 Son Bui



REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING  
**GARDEN AREA PLAN**

SCALE  
 1:100 @ A1; 1:200 @ A3

DRAWN  
 EL

CHECKED  
 TL

PROJECT STATUS  
**TOWN PLANNING**

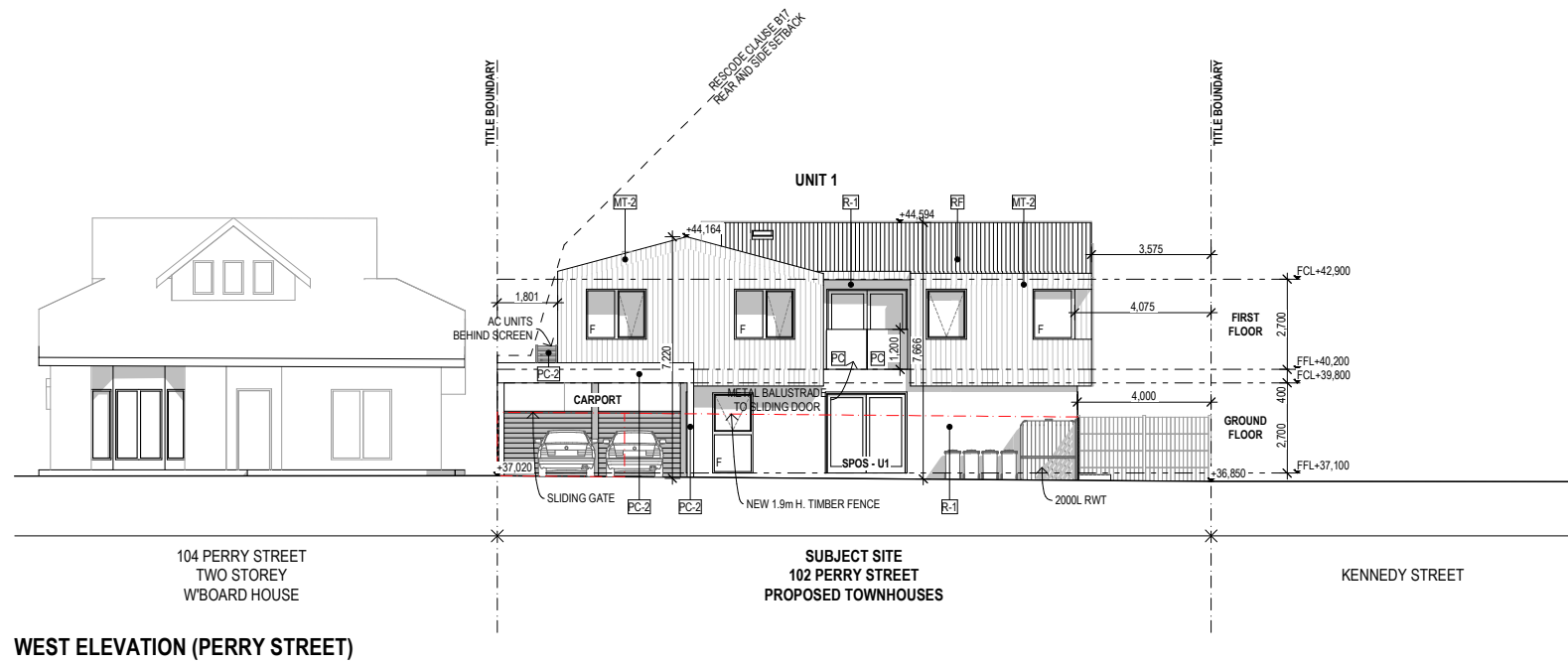
DATE  
 MAY 2022

JOB NO.  
 21016

DRAWING NO.  
**TP-08**

REV. NO.  
 C

Darebin City Council Received 15/06/2022



WEST ELEVATION (PERRY STREET)

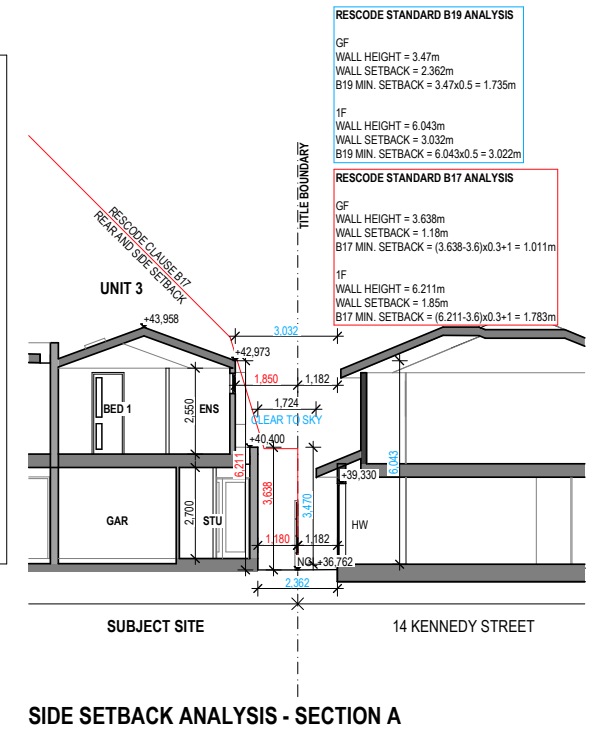
**FINISHES LEGEND**

BUILDING SUBSTRATE & FINISH

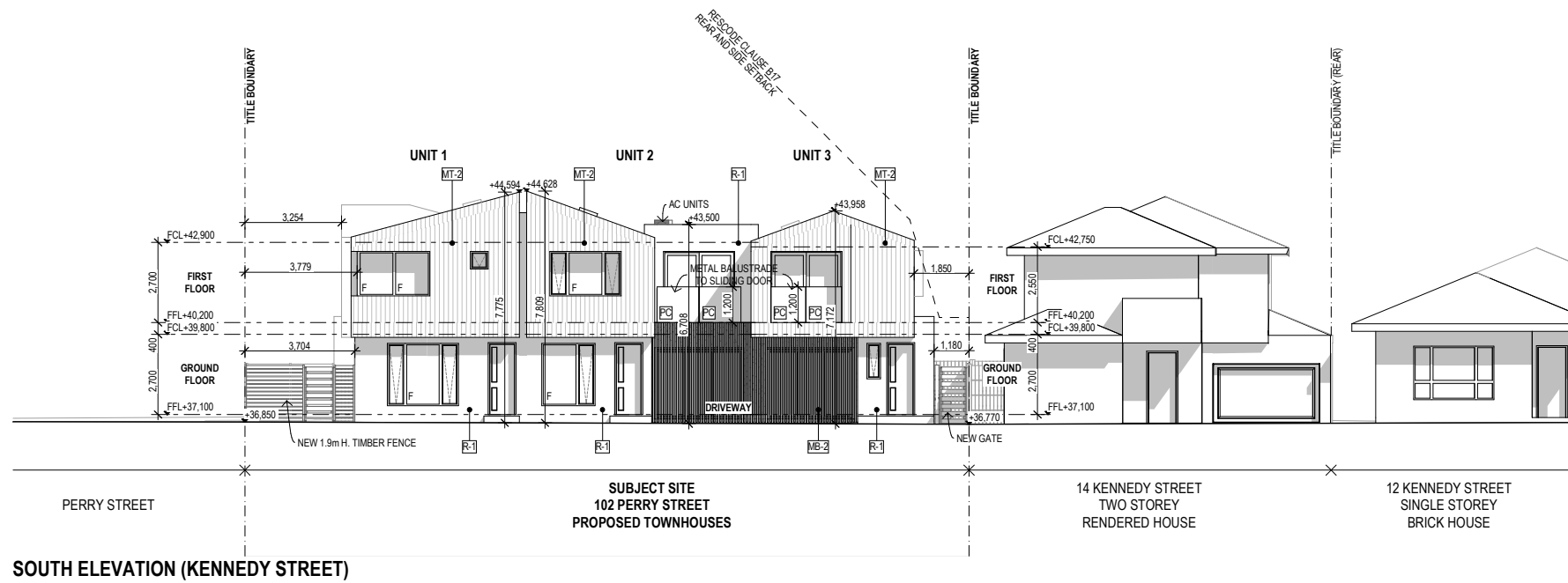
COLOUR (WHERE APPLICABLE)

- R1 RENDER FINISH
- RG RENDER WITH GROOVES
- MB METAL BATTEN
- MT METAL CLADDING
- RF COLORBOND ROOFING
- PC POWDER COATING METAL
- GL CLEAR GLASS
- OG FIXED OBSCURE GLAZING TO 1.7m ABOVE FINISHED FLOOR LEVEL WITH A MAXIMUM TRANSPARENCY OF 25%
- OA OPAQUE AWNING WINDOW WITH RESTRICTED OPENING OF NO MORE THAN 125mm
- F FIXED GLASS

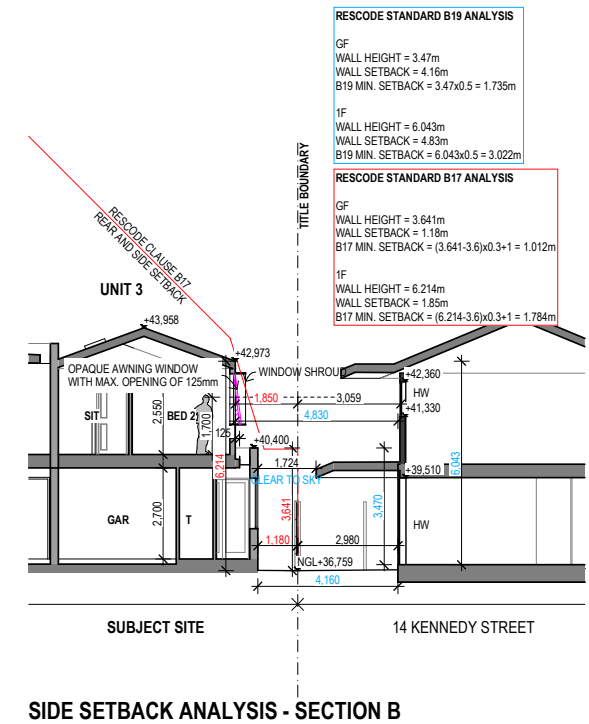
1. COLOUR 1 - OFF WHITE  
2. COLOUR 2 - DARK GREY



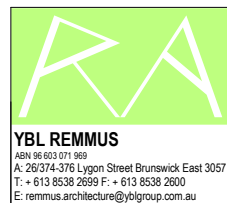
SIDE SETBACK ANALYSIS - SECTION A



SOUTH ELEVATION (KENNEDY STREET)



SIDE SETBACK ANALYSIS - SECTION B



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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

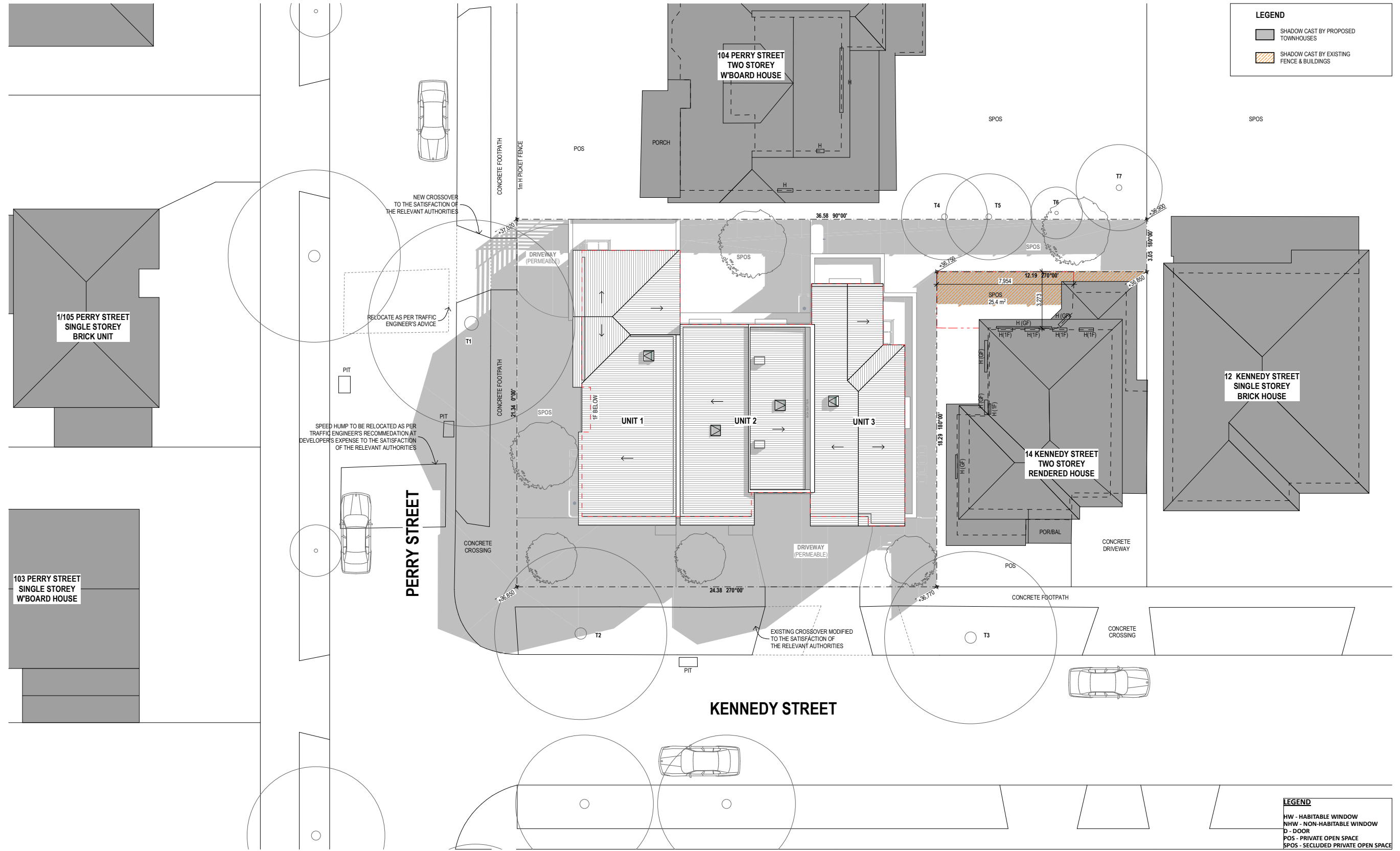
CLIENT  
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REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING  
**PROPOSED SOUTH & WEST ELEVATIONS**

SCALE	DATE
1:100 @ A1; 1:200 @ A3	MAY 2022
DRAWN	CHECKED
EL	TL
PROJECT STATUS	JOB NO.
TOWN PLANNING	21016
DRAWING NO.	REV. NO.
TP-09	C



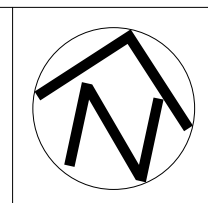


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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

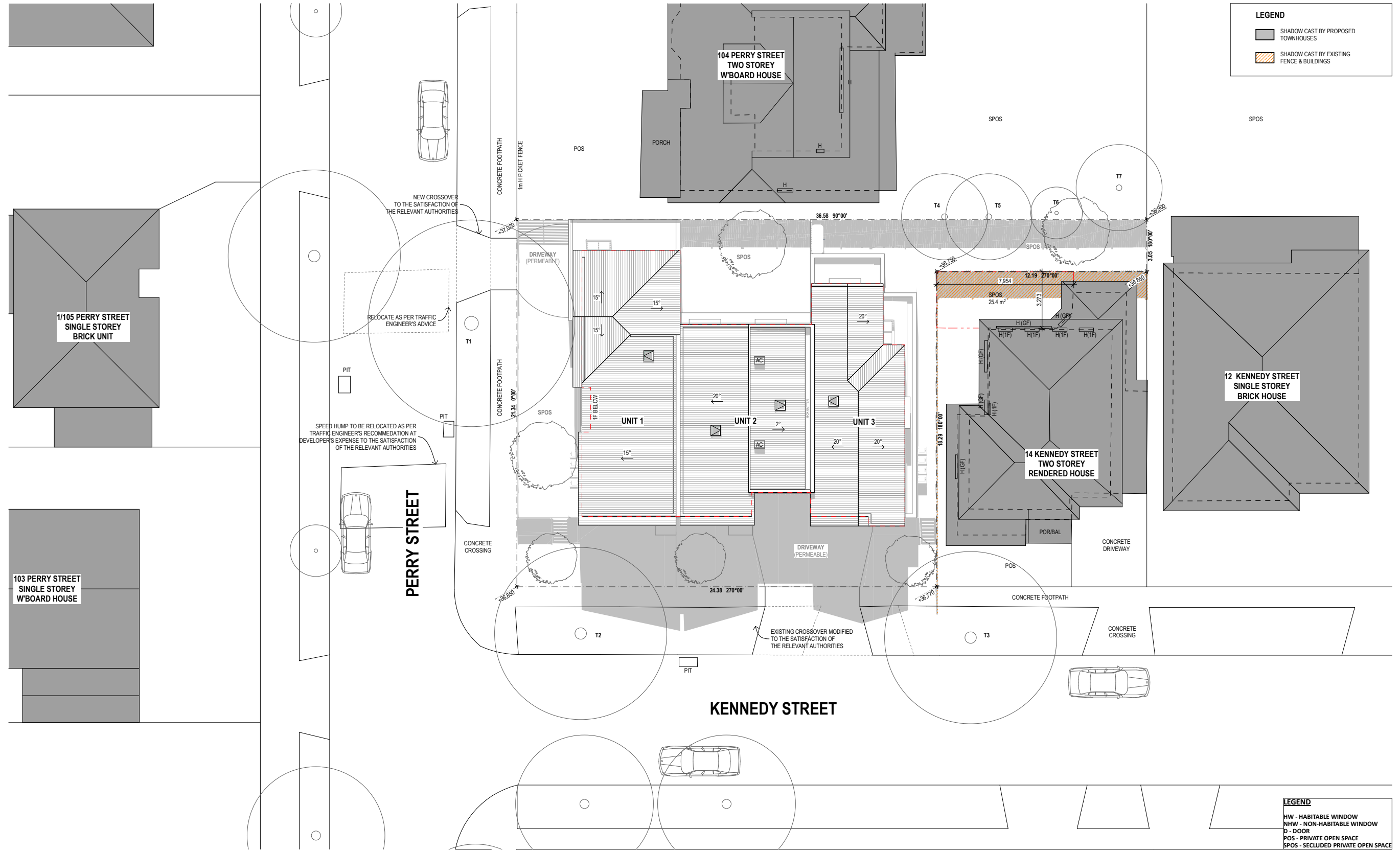
CLIENT  
 Son Bui



REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING  
**SHADOW DIAGRAM 22 SEPT 9AM**

SCALE	DATE
1:100 @ A1; 1:200 @ A3	MAY 2022
DRAWN	CHECKED
EL	TL
PROJECT STATUS	JOB NO.
TOWN PLANNING	21016
	DRAWING NO.
	REV. NO.
	TP-11
	C

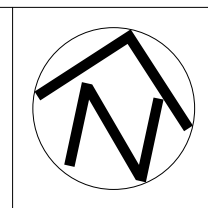


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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

CLIENT  
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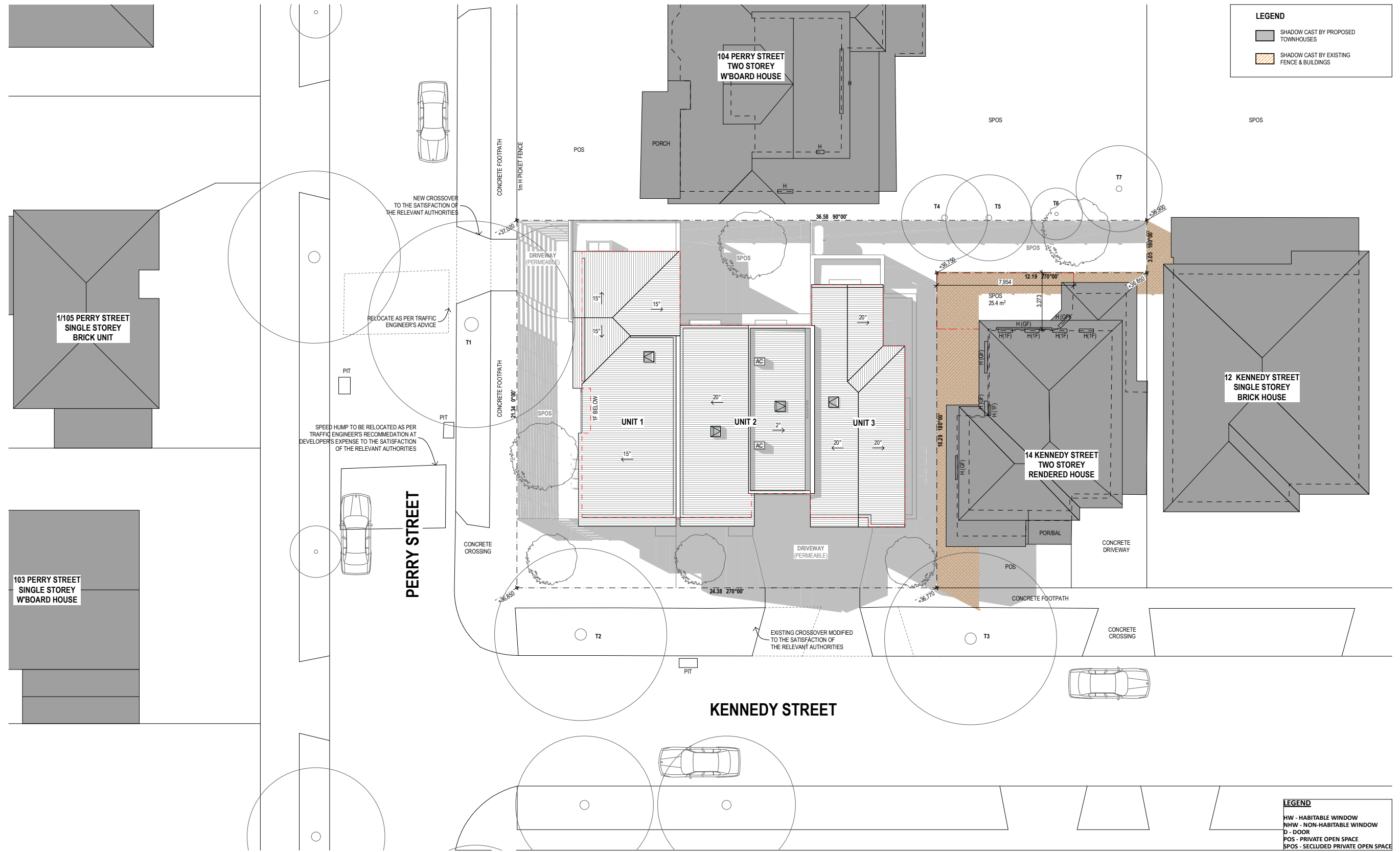


REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING  
**SHADOW DIAGRAM 22 SEPT 12PM**

SCALE	DATE
1:100 @ A1; 1:200 @ A3	MAY 2022
DRAWN	CHECKED
EL	TL
PROJECT STATUS	JOB NO.
TOWN PLANNING	21016
	DRAWING NO.
	REV. NO.
	TP-12 C



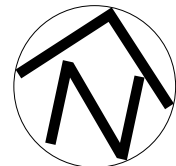


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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

CLIENT  
 Son Bui



REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING  
**SHADOW DIAGRAM 22 SEPT 3PM**

SCALE	DATE
1:100 @ A1; 1:200 @ A3	MAY 2022
DRAWN	CHECKED
EL	TL
PROJECT STATUS	JOB NO.
TOWN PLANNING	21016
	DRAWING NO.
	REV. NO.
	TP-13
	C



**RENDER FINISH**  
OFF WHITE

**METAL CLADDING**  
DARK GREY

**RENDER FINISH**  
DARK GREY

**POWDER COATING METAL**  
DARK GREY



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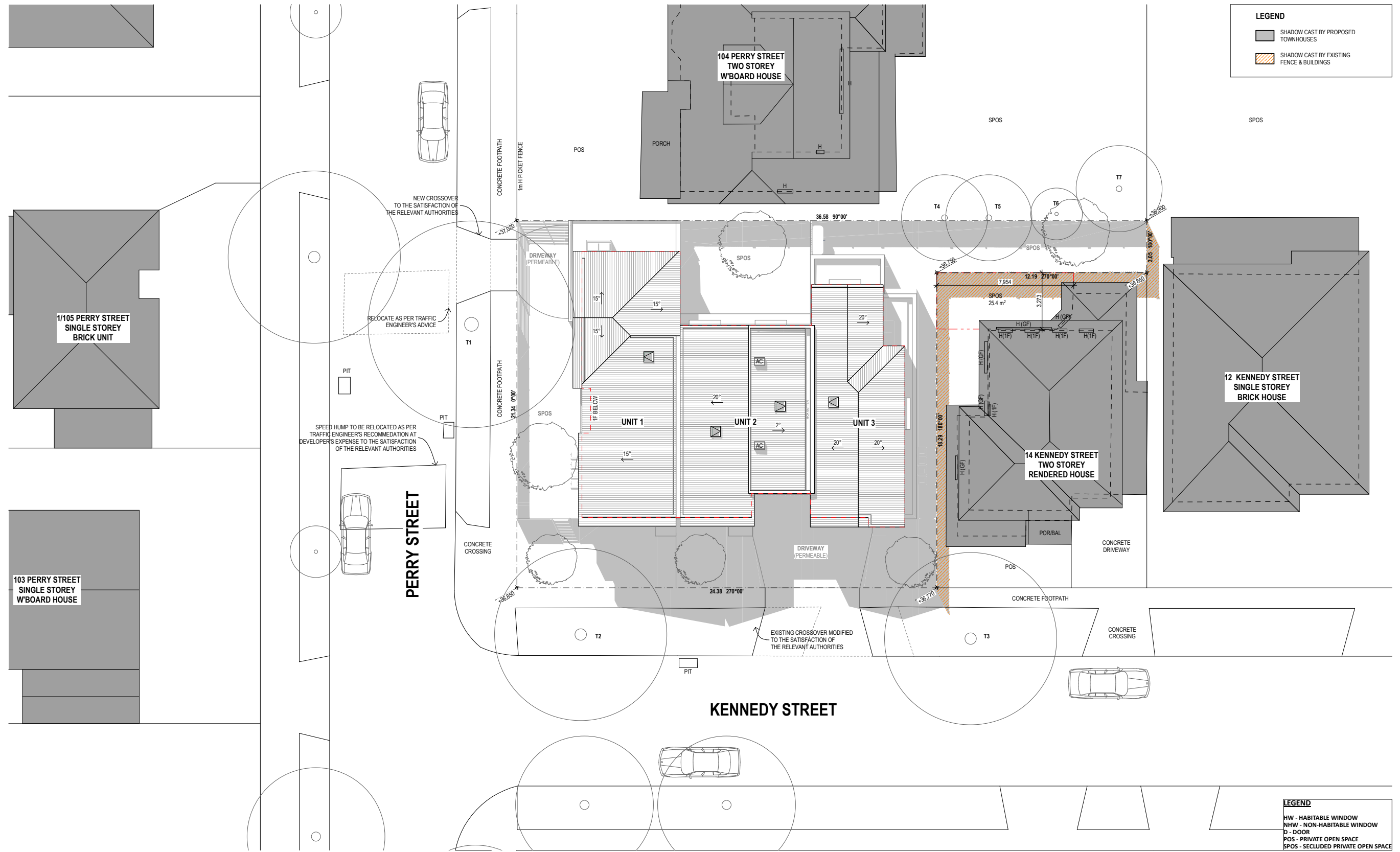
PROJECT	PROPOSED TOWNHOUSES 102 PERRY STREET FAIRFIELD VIC 3078
CLIENT	Son Bui

REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL

DRAWING	PERSPECTIVES & MATERIAL PALETTE 1
SCALE	N/A
DATE	MAY 2022
DRAWN	EL
CHECKED	TL
JOB NO.	21016
PROJECT STATUS	TOWN PLANNING
DRAWING NO.	TP-14
REV. NO.	C





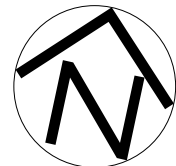


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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

CLIENT  
 Son Bui

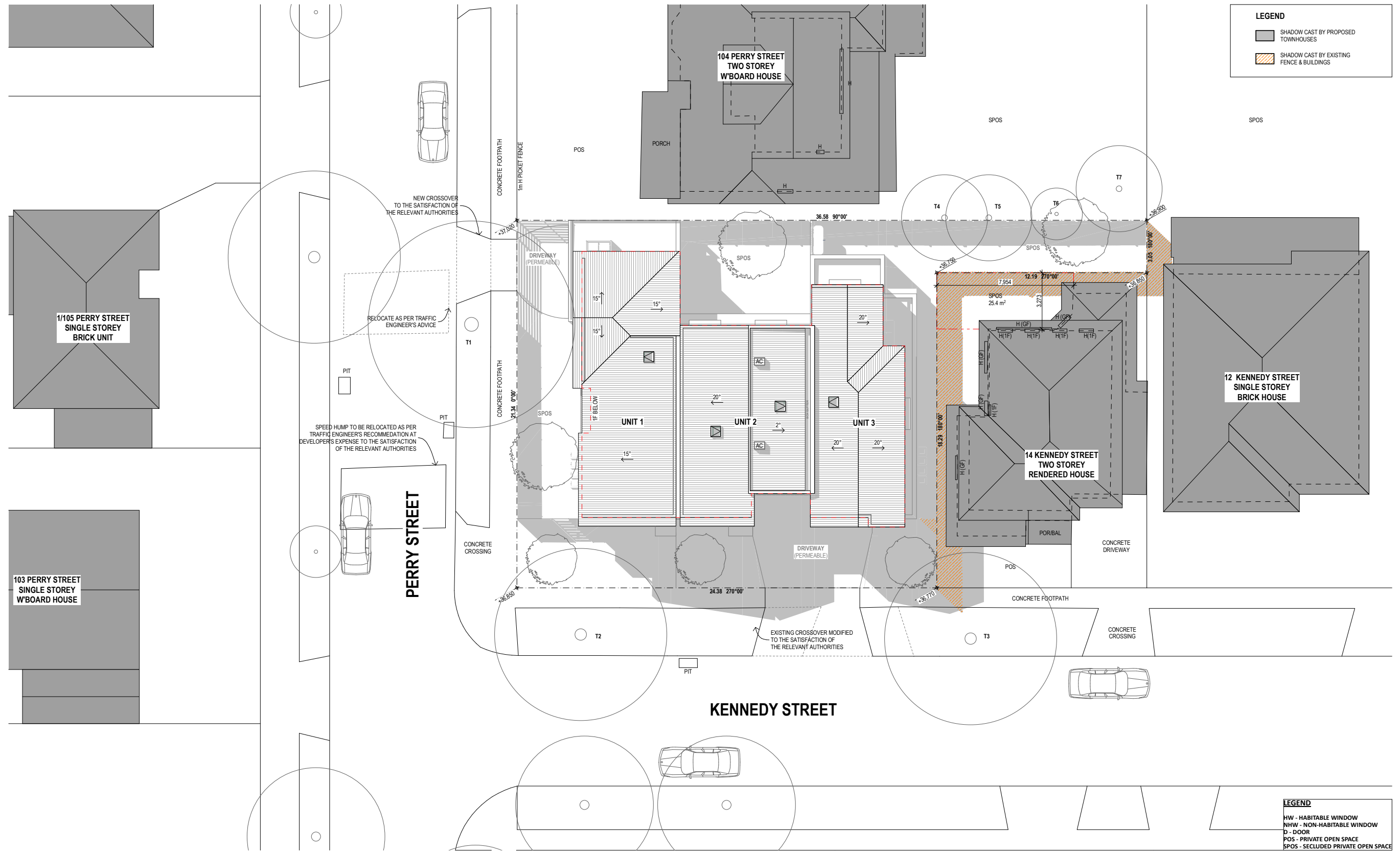


A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL
REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN

DRAWING  
**SHADOW DIAGRAM 22 SEPT 1PM**

SCALE 1:100 @ A1; 1:200 @ A3	DATE MAY 2022
DRAWN EL	CHECKED TL
PROJECT STATUS	JOB NO. 21016
<b>TOWN PLANNING</b>	DRAWING NO. <b>TP-16</b>
	REV. NO. <b>C</b>



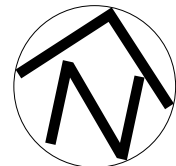


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PROJECT  
**PROPOSED TOWNHOUSES**  
 102 PERRY STREET  
 FAIRFIELD VIC 3078

CLIENT  
 Son Bui



A	8/2021	TOWN PLANNING SUBMISSION	EL
B	3/2022	RFI RESPONSE	EL
C	5/2022	2ND RFI RESPONSE	EL
REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN

DRAWING  
**SHADOW DIAGRAM 22 SEPT 2PM**

SCALE 1:100 @ A1; 1:200 @ A3	DATE MAY 2022
DRAWN EL	CHECKED TL
PROJECT STATUS	JOB NO. 21016
<b>TOWN PLANNING</b>	DRAWING NO. <b>TP-17</b>
	REV. NO. <b>C</b>

Existing Vegetation Summary

SYD. BOTANICAL NAME	H X W (m)
Allocasuarina acutivalva	12.1 x (11.3-10)
Platanus occidentalis	17.5 x (16.8-16.3)
Liquidambar styraciflua	5.5 x 4.9
Platanus occidentalis	3.8 x 3

Specifications

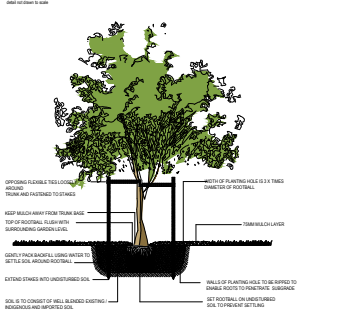
**grade preparation**  
 preparation to be carried out in accordance with best horticultural practice and under suitable conditions. advance to indigenous soil structure is to be retained. The use of machinery that may damage soil structure or is not acceptable. Sub-grade to all lawn and planted areas to be cultivated to a minimum depth of 150mm above the active drainage table to topsoil. Sub-grade to be tested to preparation of conditioning examine pH, salinity and gypsum requirement. Any gypsum required to be distributed at the manufacturers recommended rate and covered with a sub-grade to a minimum depth of 150mm. Proposed topping areas to be built / drained to prevent water discharge into neighbouring properties.

**weed control**  
 site and disposal of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

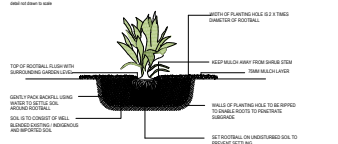
**topsoil**  
 topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 100-200kg roller, or by thoroughly raking until it accords with finished grade level or to within 75mm from edge along levels to accommodate main drain.

Legend

Advanced Tree Planting



Shrub Planting



Surface Finishes Detail

**Garden Beds**

100mm ORGANIC FINE SAND BARK MULCH  
 400mm APPROX. MEDIUM GRAIN SAND  
 MIN 50mm DEEP RETAIN HOOD SUBGRADE

**Topping / Pebble areas**

100mm COMPACTED DRIVWAY TOPSOIL TO 100mm DEEP FIBRE  
 200mm COMPACTED TO 100mm DEEP (ROOFING TILES)  
 100mm DEEP

**Lawn areas**

STRATIFIED SILT SANDS 100mm DEEP  
 BUTTLE OR 100mm DEEP FIBRE  
 100mm APPROX. MEDIUM GRAIN SAND  
 MIN 50mm DEEP RETAIN HOOD SUBGRADE

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY RATE	MATURE H x W
<b>TREES</b>					
AM	Allocasuarina acutivalva	Lightwood	2	420 / min 1.8m high	10m x 5m
BPF	Banksia pendula flagellata	Upright Silver Birch	1	420 / min 1.8m high	8m x 3m
CFW	Corymbia alba 'White'	White Flowering Gum	2	420 / min 1.8m high	6m x 3.5m
HF	Hydrocotyllum salsum	Native Flaxgrass	1	420 / min 1.8m high	10m x 4m
<b>SHRUBS</b>					
ACL	Acacia cognata 'Lined'	Narrow Leaf Silver wattle	6	20m pot	1m x 1m
AFF	Acacia anthus 'Topea Flame'	Lily Pity	4	20m pot	1.7m x 1.5m
AS	Acacia anthus var. 'White'	Compact Lily Pity	6	20m pot	2m x 1.5m
CG	Cornus glabra	Flora Cornus	1	20m pot	9m x 2m
HE	Hibiscus 'Emerald Green'	Emerald Green Hibiscus	4	20m pot	4m x 4m
MPM	Murraya paniculata 'Mini-Mini'	Dwarf Orange Jasmine	7	20m pot	9m x 9m
STT	Syzygium australe 'Tiny Tree'	Dwarf Orange Cherry	3	20m pot	8m x 5m
WFF	Westringia frutescens 'Naranga'	Coast Rosemary	8	20m pot	2m x 1m
<b>GROUND COVERS &amp; LOW SHRUBS</b>					
CHR	Chrysanthemum spicatum	Yellow Butter	18	14cm pot	5m x 7m
VL	Viola hederaea	Native Violet	42	14cm pot	Potentilla X 2
<b>TUSsockS / GRASSES / EVERGREEN PERENNIALS</b>					
DR	Dianella caerulea var. 'variegata'	Black-Anther Flax Lily	11	14cm pot	5m x 5m
LT	Lomatium holoseriale 'Tanika'	Tanika	8	14cm pot	7.5m x 7.5m



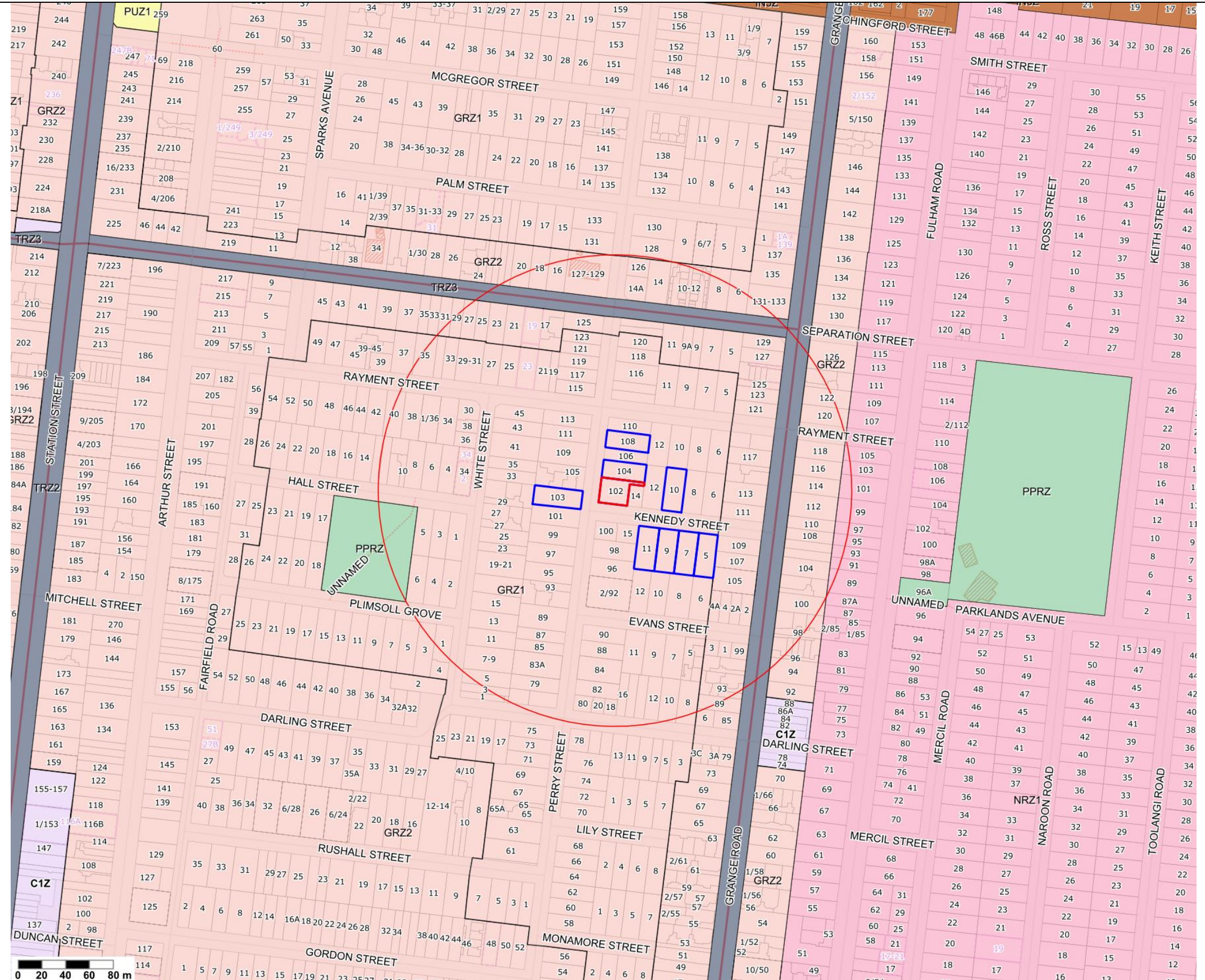
**102 PERRY STREET FAIRFIELD 3078 (Approved property)**

Darebin City Council  
17/08/2022



Suburb: FAIRFIELD  
Ward: South East  
Charge Area: 2330610  
Property No:  
Area (m<sup>2</sup>):  
Planning Zone: [GRZ1, Schedule](#)  
DCPO: [DCPO, Schedule](#)  
DDO:  
EAO:  
ESO:  
HO:  
IPO:  
LSIO:  
PAO:  
RXO:  
SBO:  
VPO:

Aboriginal Heritage:  
Neighbourhood Character: [D4 : Inter-war](#)  
Housing Change Framework: [INCREMENTAL](#)  
High Street Precinct:  
Applications Open:  
Closed:





## 6. OTHER BUSINESS

### 6.1 GENERAL PLANING INFORMATION: SCHEDULED VCAT APPLICATIONS

---

The General Planning Information attached at **Appendix A** contains lists of:

- Scheduled VCAT appeals for the information of the Planning Committee. The table includes appeals heard as well as those scheduled for the coming months (but does not include mediations and practice day hearings).

<b>Officer Recommendation</b>
-------------------------------

**That** the General Planning Information attached as **Appendix A** be noted.

---

### RELATED DOCUMENTS

Nil

### Attachments

- Applications determined by VCAT - Report for Planning Committee (**Appendix A**) [↓](#)

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

DELEGATE DECISIONS BEFORE VCAT

NOVEMBER 2021					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
10/11/2021 (Hearing)	D/425/2020	58 Clingin Street, Northcote	Proposed construction of a medium density development comprising four dwellings, as shown on the plans accompanying the application.	Section 79 Failure Appeal - Council formed a position to not support the application	Council's decision set aside – Permit granted
06/12/2021 (Decision)		North Central			

DECEMBER 2021					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/12/2021 (hearing date vacated)	D/299/2018	1 Timmins Street, Northcote  South	Double storey extension to the rear of the existing shop/residence comprising additional commercial floorspace and a new dwelling above and a reduction to the car parking requirement, as shown on the plans accompanying the application.	Section 87 appeal (Amendment to existing permit)	Withdrawn
13/12/2021 (Hearing) 22/12/2021 (Decision)	D/113/2021	3-5 Cambrian Avenue and 635 & 649 High Street Preston  Central	Development of two or more dwellings on a lot and to subdivide land in accordance with proposed plan of subdivision PS904761K plus a waiver of the on-site visitor car parking requirement.	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision set aside – Permit granted



PLANNING COMMITTEE MEETING

10 OCTOBER 2022

17/12/2021 (Hearing)	D/573/2020	29 Jackson Street Northcote  South	Proposed Demolition of an existing outbuilding to the rear of an existing dwelling and construction of a garage on a lot less than 300sqm in a Heritage Overlay as shown on the plans accompanying the application	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision set aside – Permit granted
-------------------------	------------	---	--	--	---

JANUARY 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/01/2022 (Decision)	D/311/2003/A	73a Victoria Road, Northcote South	Amend planning permit D/311/2003 which allowed A medium density housing development comprised of a double storey dwelling to the rear of an existing dwelling	Section 82 Objector Appeal of Council's decision to issue a Notice of Decision	Council's decision set aside – Planning permit D/311/2003 must not be amended
18/01/2022 (Hearing)  21/01/2022 (Decision)	D/217/2021	2 Jacka Street, Preston  West	A medium density housing development comprised of the construction of two (2) side-by side double storey dwellings	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision set aside – Permit granted
27/01/2022 (Hearing)  03/02/2022 (Decision)	D/167/2020	171 Victoria Road, Northcote  South Central	Construction of two double storey dwellings on the lot	Section 77 Refusal Appeal– Applicant Appeal of decision	Council's decision affirmed – No permit is granted

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

02/09/2021 (Hearing)	D/253/2020	70 O'Connor Street, Reservoir	Construction of four dwellings on a lot in the General Residential Zone Schedule 2 and construct buildings and works in a Special Building Overlay	Section 77 Refusal Appeal– Applicant Appeal of decision	Council's decision set aside – Permit granted
27/09/2022 (Decision)		North West			
28/01/2022 (Compulsory conference)	D/672/2020	12 Carson Street, Reservoir	Construction of a three (3) storey mixed-use development (comprised of two (2) dwellings above a shop) and a reduction of car parking	Section 82 Objector Appeal of Council's decision to issue a Notice of Decision	Council's decision varied (by consent) – Permit granted.
<b>Result</b>	The parties were able to reach an agreement by consent. The hearing scheduled for 1 April 2022 was vacated.				

FEBRUARY 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/02/2021 (Hearing)	D/349/2020	171-175 High Street Northcote	Proposed buildings and works to the existing building including extensions and an additional two storey's use of the for offices and a reduction in the standard car parking requirement	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision set aside – Permit granted
15/02/2022 (Decision)					
21/2/2022	PLN19/091 2	224 – 256 Heidelberg Road, Fairfield	Part demolition and use and development of the land for Multi- Level Accommodation Buildings; Altering Access to a Road Zone Category 1	Section 77 Refusal of the application by the City of Yarra – Darebin City Council is an objector party	No permit granted

MARCH 2022

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
01/03/2022 (Hearing Vacated)	D/650/2020	217 Wood Street, Preston  Central	Medium density housing development comprising the construction of five (3) triple storey dwellings	Section 77 Refusal Appeal – Applicant Appeal.	Council's decision set aside (by consent) – Permit granted
<b>Result</b>	The parties were able to reach agreement as to a suitable form of development, as such, they were in position that Council's refusal could be set aside by consent.				
11/03/2022 (Decision)	D/601/2019	12 Faye Street Reservoir Latrobe	Construction of five dwellings on the lot in an RGZ3/DDO19	Section 77 Refusal Appeal – Applicant Appeal	Council's decision set aside – Permit granted
18/03/2022 (Hearing)	D/619/2018/ A	231 – 233 Spring Street, Reservoir  West	Changes to the development including a reduction of dwellings to a total of 14, changes to the built form and layout and the removal of the basement,	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision affirmed – No amendment issued
23/03/2022 (Hearing)	D/315/2018/ A D/312/2018/ B	7 Eunson Avenue, Northcote  South	Various amendments to the proposal	Section 82 Objector Appeal of Council's decision to issue a Notice of Decision	Council Decision set aside – Application remitted back to Council
<b>Result</b>	Application remitted back to Council for reconsideration, including matters of non-compliance.				

APRIL 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

12/4/2022 (Hearing)	D/725/2017/ A	2-4 Tiernan Street, Preston  South East	A medium density housing development comprised of the construction of four (4) double storey dwellings amended as follows: 1. Construction of eight (8) double storey dwellings 2. A reduction in the car parking requirement	Section 79 Failure Appeal – Council formed a position to support the application	Council's support affirmed – Permit granted
13/4/2022 (Hearing)  15/09/2022 (Decision)	D/29/2021	42 Wood Street, Preston  Central	Construction a medium density housing development comprising of four (4) dwellings	Section 77 Refusal Appeal – Applicant Appeal	Council's decision set aside – Permit granted
19/04/2022 (Hearing)  12/08/2022 (Decision)	D/18/2021	58 Herbert Street, Northcote South	Partial demolition and construction of a two storey extension on a lot less than 300 square metres and affected by a Heritage Overlay and a Design and Development Overlay	Section 82 Objector Appeal of Council's decision to issue a Notice of Decision	Council's decision set aside – Permit granted

MAY 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

17/06/2021 (Hearing)  13/05/2022 (Decision)	D/49/2020	38 Mansfield Street, Thornbury South Central	Construction of two dwellings	Section 77 Notice of Refusal – Applicant Appeal	Council's decision set aside – Permit granted
13/05/2022 (Decision)	D/461/2020	620-622 High Street, Preston Central	A mixed-use development comprised of the: <ul style="list-style-type: none"> <li>• Construction of a five (5) storey building plus a basement level;</li> <li>• Use of land for the purpose of 27 dwellings and two (2) retail premises (shop); and</li> <li>• Reduction in the car parking requirement.</li> </ul>	Section 82 Objector Appeal of Council's Notice of Decision to Amend the permit	Council's decision affirmed (by consent - Hearing schedule for 14 June 2022 vacated)
<b>Result</b>	Permit applicant and objector reached agreement by accepting permit conditions that improve the interface between the subject site and the objectors' property				
31/08/2021 (Hearing)  25/05/2022 (Decision)	D/476/2020	231A Dundas Street, Preston South East	Proposed use of land to sell and consume liquor in association with a Take-Away Food and Drink Premises	Section 77 Notice of Refusal – Applicant Appeal	Council's decision set aside – Permit granted

JUNE 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

2 June 2022 (Decision)	D/1039/201 5/B	658-668 High Street, Thornbury South Central	Inclusion of an additional parcel of land  Amendments to the land use Increase in building height from 20.8 metres to 22 metres (amended from six storey to seven storey)  Increase in the number of dwellings from 24 to 38 Addition of two basement levels; Increase in the commercial floor area;	Section 79 Failure Appeal – Council formed a position to support the application	Council's decision affirmed (by Consent)
<b>Result</b>	Applicant addressed Council's key concerns, by: <ul style="list-style-type: none"> <li>• providing an additional 12 car parking spaces thereby ensuring that the impact on parking availability in the area would be acceptable.</li> <li>• Enlarging the proposed light court thereby ensuring acceptable daylight access to dwellings</li> <li>• Agreeing to a permit condition that will ensure that the podium of the building will be designed to Council's satisfaction.</li> <li>• The hearing listed for 26 September 2022 was vacated.</li> </ul>				
23 June 2022 (Decision)	D/754/2020	130 Charles Street, Northcote South	Partial demolition and alterations and additions to a single dwelling on a lot of less than 300m2 and affected by a HO.	Notice of Refusal – Applicant Appeal.	Consent agreement

JULY 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision



PLANNING COMMITTEE MEETING

10 OCTOBER 2022

20 July 2022 (Decision)	D/380/2021	85 Christmas Street Northcote South East	Construction of two (2) double storey dwellings on a lot on land affected by a Special Building Overlay in accordance with the endorsed plans	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Council's decision affirmed (by Consent) – Permit to be issued. The hearing scheduled for 29 August 2022 was vacated
26 July 2022 (Hearing)	D/259/2021	10-12 Nisbett Street Reservoir North Central	A medium density housing development comprised of ten triple storey dwellings and reduction of the visitor car parking requirements; as shown on the plans accompanying the application	Notice of Refusal – Applicant Appeal	Awaiting VCAT decision

AUGUST 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
1 August 2022 (Hearing)  2 August 2022 (Decision)	D/66/2021	11 Berwick Street Reservoir West	A medium density housing development comprising the construction of two dwellings and the retention of the existing dwelling as shown on the plans accompanying the application	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Council's decision affirmed with a variation to some of the conditions – Permit Issued

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

2 August 2022 (Hearing)  2 August 2022 (Decision)	D/611/2021	2 Trott Avenue Bundoora North East	Removal of a tree in the Vegetation Protection Overlay - Schedule 5	Section 77 Notice of Refusal – Applicant Appeal	Council's decision affirmed – No permit issued
4 August 2022 (Hearing)	D/865/2014	208 – 216 High Street Preston Central	Extension of time to commence works	Section 77 Notice of Refusal – Applicant Appeal	Council's decision affirmed – No permit issued
25 August 2022 (Compulsory Conference)	D/127/2021	22 Joffre Street Reservoir North Central	A medium density housing development comprising the construction of two dwellings on a lot	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Consent position reached as the applicant agreed to a new condition on the permit which requests sightlines demonstrating no overlooking into the habitable room window of the neighbouring property.  The hearing schedule for 27 October 2022 is vacated.

SEPTEMBER 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

12 September 2022 (Compulsory Conference)	D/287/2021	37 Raleigh Street Thornbury	Extension to a single dwelling on a lot less than 300 square metres in accordance with the endorsed plans	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Awaiting hearing listed for 14 November 2022
14 November 2022 (Hearing)		Rucker			
12 September 2022 (Hearing)	D/704/1995 /C	1011 – 1017 Plenty Road Kingsbury North East	Use and development of the site for a café and take away food premises in accordance with the endorsed plans (Amendment to hours of operation)	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Awaiting final orders

PLANNING COMMITTEE DECISIONS BEFORE VCAT

DECEMBER 2021					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
21/12/2021 (Decision)	D/515/2020	41 Kingsley Road, Reservoir  West	Medium density development comprising the construction of two double storey dwellings	Section 77 Notice of Refusal –The planning officer formed a position to support the application which was not upheld by Council's Planning Committee (meeting held 12 April 2021) who decided to refuse the application.	Council's decision set aside – Permit granted (contrary to the decision of the Planning Committee)

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

MARCH 2022					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
22/03/2022 (Hearing)	D/664/2020	765 – 769 Gilbert Road, Reservoir	Use as a Funeral Parlour and buildings and works comprising the construction of a single storey extension	Section 77 Notice of Refusal –The planning officer formed a position to support the application which was not upheld by Council’s Planning Committee (meeting held 12 April 2021) who decided to refuse the application.	Council’s decision set aside – Permit granted (contrary to the decision of the Planning Committee)

APRIL 2022					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

13/04/2022 (Decision)	D/352/2020	31 Albert Street, Preston  Central	Proposed change of Liquor Licence trading hours pursuant to clause 52.27 of the Darebin Planning Scheme	Section 79 Failure Appeal – The planning officer formed a position to not support the application which was upheld by Council's Planning Committee (meeting held 9 March 2021)	Council's decision set aside – Pursuant to Section 149A of the Planning and Environment Act 1987 VCAT determined that the land has existing use rights and therefore a planning permit is not required under Clause 52.27 of the Darebin Planning Scheme to modify or extend the hours within which liquor may be sold or consumed at the hotel.
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MAY 2022					
Date of Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
11/05/2022 (Decision)	D/474/2020	25 Separation Street, Northcote (Northcote Plaza) South Central	Use of the land for accommodation (dwellings) and a place of assembly  Use of the land to sell liquor  To construct a building and construct or carry out works  To reduce the standard car parking requirement	Section 77 Notice of Refusal –The planning officer formed a position to refuse the application which was upheld by Council's Planning Committee (meeting held 10 May 2021)	Council's decision set aside – Permit granted (contrary to the decision of the Planning Committee)

JULY 2022

PLANNING COMMITTEE MEETING

10 OCTOBER 2022

Date of Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
29 July 2022 (Compulsory Conference)	D/740/2021	721 – 725 High Street Preston Central	Construction of a seven (7) storey (including roof top terrace; plus two basements) mixed use development;	Section 77 Notice of Refusal –The planning officer formed a position to support the application which was not upheld by Council’s Planning Committee (meeting held 11 April 2022) who decided to refuse the application.	Consent position reached, as applicant addressed Council’s key concerns by reducing the height by one storey, including some three (3) bedroom dwellings and providing additional access features.

SEPTEMBER 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
6 September 2022 (Compulsory Conference)	D/738/2020	42 Elizabeth Street Northcote South	The construction of five triple storey dwellings (inclusive of basement level), a reduction of the statutory car parking requirement (the waiver of one visitor car parking space) and the alteration of access to a road in a Transport Zone 2 in accordance with the endorsed plans.	Section 82 Objector appeal. The planning officer formed a position to support the application and issue a Notice of Decision which was upheld by Planning Committee on the 11 April 2022.	Awaiting Hearing listed for 2 February 2021.



**7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL**


**8. CLOSE OF MEETING**

**CITY OF  
DAREBIN**

274 Gower Street, Preston  
PO Box 91, Preston, Vic 3072  
T 8470 8888 F 8470 8877  
E [mailbox@darebin.vic.gov.au](mailto:mailbox@darebin.vic.gov.au)  
[darebin.vic.gov.au](http://darebin.vic.gov.au)

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