

City of Darebin Heritage Study

Volume 4a

**Preston Central heritage assessment
Key findings and recommendations**

**Final report
February 2008**

CONTEXT

**Prepared for
Darebin City Council**

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1 INTRODUCTION

1.1 Purpose

This report has been prepared for Darebin City Council and provides an assessment of the heritage significance of heritage precincts and places within the Preston Central Structure Plan area (hereafter referred to as the 'study area'), which is affected by proposed Amendment C68 to the Darebin Planning Scheme. A map of the study area is provided in Appendix 1. On this basis, the report provides:

- Key findings in relation to the heritage significance of the precincts and places assessed by the study.
- Recommendations for statutory protection in relation to heritage.
- Additional recommendations for changes, as appropriate, to the planning controls proposed by Amendment C68 to the Darebin Planning Scheme.
- Citations for the places of local significance, which are contained in a separate volume.

As noted below, this report has been prepared as part of the broader City of Darebin Heritage Study currently being undertaken by Context Pty Ltd for Darebin Council. The Stage 1 reports, comprising three volumes including a thematic history were submitted to Council in late October 2007.

1.2 The study area

The study area includes all of the land included within the Preston Central Structure Plan as shown in Appendix 1 with particular emphasis upon precincts R, S, and T as described later in this report.

1.3 Background

This study has come about as a result of two separate studies being undertaken in Darebin City; The *Preston Central Structure Plan* September 2006, which identified a three residential areas that had consistent neighbourhood character and potential heritage values, and the *City of Darebin Heritage Study*, which commenced early in 2007.

Preston Central Structure Plan & amendments C67 and C68

Darebin City Council prepared the Preston Central Structure Plan (September 2006) to guide the future growth and development of the Preston Principal Activity Centre. The Council then requested the Minister to approve interim structure planning controls (Amendment C67), to give effect to the Structure Plan while permanent controls (Amendment C68) were being finalized. Council also sought authorization at the same time for Amendment C68. The Minister for Planning determined to refer both requests to the Priority Development Panel (PDP) for advice. The final recommendations of the PDP are:

- That Amendment C67 is approved.
- That Darebin Council be authorised to prepare Amendment C68, with changes, to amend the Darebin Planning Scheme.

The 'changes' referred to by the PDP relate specifically to the planning controls proposed by Amendment C68 for residential precincts in the PCSP that have a low scale, low rise residential character. This includes precincts R, S, and T (refer to Appendix 1), which were specifically identified as having potential heritage significance.

The PDP has recommended that these precincts (together with other residential precincts) be the subject of a local policy, which encourages limited development that is consistent with the low-rise character of the precincts. In the authorization of Amendment C68, the Minister for Planning has asked Council for strategic justification of a two storey preferred character for precincts R, S, and T within the Preston Activity Centre boundaries. This led to Council commissioning this study to undertake more detailed assessment of the heritage values of these areas as part of the Darebin Heritage Study.

Amendment C68 also proposes controls that will affect heritage precinct and places within the PCSP. Accordingly, the brief requires that the proposed policy and controls for these properties be reviewed as well.

City of Darebin Heritage Study 2007

This report has been prepared as part of the heritage study that Context Pty Ltd is currently undertaking for Darebin City. While a number of heritage studies have been carried out for the City of Darebin and its predecessor municipalities, there has not been a comprehensive study of the entire municipality. In particular, the City of Darebin has identified the northern section of the municipality (including much the former City of Preston, which contains the study area) as an area where heritage investigations have not yet been conducted.

The objectives of the City of Darebin Heritage Study are therefore to:

- Identify the key themes and sub-themes in the historical development of the study area.
- Explain how these themes have influenced settlement and development patterns within the study area.
- Provide a clear context for the identification, assessment and on-going management of places of heritage significance in the study area, including filling gaps in existing studies.

In addition to the three precincts identified by the PCSP, the City of Darebin Heritage Study identified one additional precinct in High Street as well as about 22 individual places. The places and precincts within the study area are among over 120 places of potential heritage significance that have been identified by the City of Darebin Heritage Study.

The heritage precincts and places within the study area are typical of the types of heritage places that have not been identified or assessed before and that have come to light as a result of the preparation of the comprehensive thematic environmental history (a final draft was submitted to Council in October 2007) and further community consultation being undertaken for this study. The individual places include commercial and retail development fronting High Street, individual houses in Bell Street and Gower Street, and the Preston Masonic Temple.

The places were to have been assessed later this year as part of the next stage of City of Darebin Heritage Study; however, the assessment has been brought forward in order to enable the implementation of the Preston Central Structure Plan via Amendment C68 to proceed as described above.

1.4 Approach & limitations

The approach taken in the preparation of this report generally follows the principles and procedures set out in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999).

As noted above the brief for this project initially required an assessment only of the three residential precincts R, S and T, however, it was agreed to extend the assessment to include all heritage places within the PCSP with the exception of key religious and educational/institutional buildings including All Saints Anglican Church, Sacred Heart Church and NMIT, which would be assessed later as part of the City of Darebin Heritage Study.

The initial identification of heritage places and precincts within the Preston area was undertaken as part of the research, consultation and field surveys carried out for the City of Darebin Heritage Study (please refer to Volume 3 of that Study for a detailed description of the methodology employed). This report is the result of more detailed investigation that has built upon that work. It has included:

- An initial scoping stage, where precincts R, S, and T as broadly defined by the PCSP were reviewed. The purpose was to determine, on the basis of a preliminary site inspection and initial research, whether the precincts had potential to meet the threshold of local significance, and whether this applied to the whole precinct or only certain parts. (This is discussed further in Section 2.1).
- Detailed assessment of the specific precincts of potential significance within the broader R, S and T precincts reviewed by the scoping stage and the additional precinct and 22 places identified by the City of Darebin Heritage Study. This has included:
 - Site inspections by David Helms, Christina Vos and Peter Barrett. Properties were inspected from the street. No internal inspections were carried out.
 - Historic research, which was undertaken by Lesley Alves, included review of primary and secondary sources as listed in each citation. David Helms undertook additional research including a review of title and subdivision information. Darebin City Council provided Shire/City of Preston building records information for some properties – this information primarily related to the post-WWII period.
 - Analysis using the AHC criteria. Comparative analysis considered places already identified by previous studies and included in the Heritage Overlay as well as places identified by the current Study.

A datasheet has been prepared for each heritage place or precinct found to meet the threshold of local significance¹. Each datasheet includes:

- History (including a contextual history of Preston as well as a specific history of the place)
- Description
- Analysis of significance
- Statement of significance
- Conservation management policy
- Statutory recommendations
- A map of contributory places for heritage precincts.

It is intended that the information in the datasheets will be used to create a record in the HERMES database as part of the City of Darebin Heritage Study.

Datasheets have not been created for places that do not meet the threshold of local significance; however, a brief record will be created in the HERMES database that will include the information known about the site and an explanation of the reasons why it did not meet the threshold.

¹ How a place is considered to meet the threshold of local significance is described further in Chapter 2.

1.5 Existing heritage protection & significance

The precincts and places that are the subject of this report were not identified or assessed by previous heritage studies carried out in the municipality including the *Darebin Heritage Review* (Ward, 2000) and are not currently included in Heritage Overlay of the Darebin Planning Scheme.

They are not listed on any other State or National register including the Victorian Heritage Register, the National Trust of Australia (Victoria) register, the National Heritage List or the Register of the National Estate.

2 KEY FINDINGS

This chapter provides the key findings in relation to the heritage significance of the place and precincts.

2.1 Preliminary review of PCSP precincts R, S & T

As noted in section 1.4, this task comprised a preliminary assessment of the three precincts R, S and T of potential heritage significance identified by the PCSP. This included:

- A review of the information supplied by Council, which provided a background to the identification of the precincts and the need for a heritage analysis.
- A field survey of each precinct.
- Limited historic research comprising a review of title and subdivision records. In addition, the information gathered by the City of Darebin Heritage Study, in particular the Thematic Environmental History, enabled preliminary consideration of the potential significance of each precinct in the context of other potential heritage precincts that have been identified in the Preston and Reservoir areas.

On this basis, 7 precincts of probable heritage significance were initially identified as follows:

Name	Street No.	Street Name
PCSP Precinct R: William Street		
1. Precinct – Spencer Street	1-23 & 10-22	Spencer Street
2. Precinct – ‘Heart of Preston’ Estate	2-42, 56-60 & 5-45, 73-89	William Street
PCSP Precinct S: David Street		
3. Precinct – David Street	65, 67 and 66-72	David Street
PCSP Precinct T: South west Preston		
4. Precinct – War Service Homes Estate	17-25, 18-28	Arthur Street and 27-37 Bruce Street & 76-84 St Georges Road
	1-9 & 2-20	Herbert Street
5. Precinct – Bruce Street	11-25	Bruce Street
6. Precinct – Mary Street	5-15 & 26-36	Mary Street

The following comments provide information about the potential significance of each identified precinct.

Precinct R: William Street

The William Street Precinct adjoins the retail and business core of Preston Central to the northwest. As defined by the PCSP it is bounded by Safeway and old industrial uses to the south (Precinct C), the railway line to the west, secondary retail and business uses to the east (Precincts G and H) and Regent Street to the north (refer to map in Appendix 1).

Within this broader area the preliminary assessment identified two distinct sub-precincts with different historic values and potential significance as follows:

- The southern end of William Street includes comprises a mix late nineteenth and early twentieth century houses, and has potential historic value as an illustration of the growth of Preston during the early twentieth century. The mix of housing styles means that its aesthetic significance may be more limited.

- Spencer Street is almost exclusively inter-war and has potential historic/aesthetic values as a representative precinct from that era.

The other streets within Precinct R, being the northern part of William Street, Cambrian Avenue, Oliver Street and Clinch Avenue, do not have potential heritage significance as they have low integrity (i.e. a high proportion of non-contributory properties).

Precinct S: David Street East

The David Street East Precinct lies at the south-eastern edge of the PCSP. As defined by the PCSP it is bounded by Preston Girls High School to the west, a tram depot to the south, and detached housing to the east and north (refer to Appendix 1).

The preliminary assessment found that the houses facing David Street are relatively intact and share similar detailing. The precinct has potential historic and aesthetic significance as a representative inter-war residential area.

The houses in Swift Street were excluded because they are less intact and don't have a strong visual relationship to the group facing David Street.

Precinct T: Residential southwest

The Residential Southwest Precinct adjoins the primary retail and business spine of Preston Central to the southwest. It is bounded by Preston Oval to the north, and secondary retail and business uses to the east. (refer to Appendix 1).

Within this broader area the preliminary assessment identified three or four distinct sub-precincts with different historic values and potential significance as follows:

- Bruce Street (east of the railway line) comprises a mix of late nineteenth and early twentieth century houses, and has potential historic value as an illustration of the growth of Preston during the early twentieth century. The mix of housing styles means that its aesthetic significance may be more limited.
- Mary Street has a cluster of Victorian era dwellings (including an intact terrace row) around the intersection with Herbert Street and has potential historic values as a representative precinct from that era, which demonstrates the early residential development of Preston.
- Herbert Street is a very intact inter-war street and has potential historic and aesthetic values as a representative example of that era of residential development. At that stage it was thought that research may have found associations with either State Bank or Soldier housing, which would enhance its historic values. By comparison, the Arthur and Edith Street precinct is less intact than Herbert Street, but appears to be related with similar housing designs used. Because of its lower integrity, its value is primarily historic - this will be determined after research.

2.2 City of Darebin Heritage Study additional precincts and places

The City of Darebin Heritage Study identified one additional precinct in the High Street commercial centre, which comprises a relatively intact group of interwar shops generally between Bruce/David streets and Dalgety Street. This was considered to have potential historic value as evidence of the significant growth of Preston during the inter-war period.

In addition, the study identified 21 individual places of potential individual significance within the PCSP, which were considered worthy of further assessment.² These are listed in Appendix 2.

² As previously noted, key religious and educational/institutional buildings within the PCSP area were excluded, but will be considered in future as part of the City of Darebin Heritage Study. Also excluded were places where development applications had been approved that would result in the demolition or significant alteration of buildings.

2.3 Establishing thresholds

As noted in section 1.4, places were assessed using the AHC criteria adopting a threshold of local significance. Reference was made to the AHC *Criteria for the Register of the National Estate: Application Guidelines* and for the purposes of this study, the following specific ‘tests’ were applied to determine whether a place met the threshold of local significance:

- The place is associated with a key theme identified in the Darebin Thematic Environmental History. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.4).
- The place may be rare within the municipality. It may be a very early building, or one that is under-represented within Darebin City (Criterion B.2).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the buildings will be considered to be contributory (Criterion D.2).
- The place is an exemplar of an architectural style or represents significant technical achievement when compared to other similar buildings in the municipality. The building will usually have a high degree of integrity when compared to other places (Criterion F.1).
- The place has strong social or historic associations (Criterion G.1 or H.1) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations has been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance are generally those:

- Where historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is typical, rather than outstanding example of an architectural style and there are better representative examples in the municipality.
- The social or historical associations are not well established or demonstrated.

Figure 1



The shops at 465 High Street are an example of a place that does not meet the threshold for local significance. They are significantly altered – for example when compared to the adjoining shop at No.471 (at right)

2.4 Local significance

This section lists the heritage places and precincts assessed as being of local significance to the City of Darebin. The citations for these places and precincts are contained in Volume 4b.

Heritage precincts

Of the 7 precincts identified and assessed, 6 are considered to meet the threshold of local significance, as listed in the following table.

Name	Street No.	Street Name
PCSP Precinct R: William Street		
Precinct – Spencer Street	1-23 & 8-18	Spencer Street
Precinct – ‘Heart of Preston’ Estate	8-42 & 9-43	William Street
PCSP Precinct T: South west Preston		
Precinct – War Service Homes Estate	17-25, 18-28 1-9 & 10-16	Arthur Street, 27-37 Bruce Street and 76-84A St Georges Road Herbert Street
Precinct – Bruce Street	11-25	Bruce Street, 2-8 Herbert Street and 17 Mary Street
Precinct – Mary Street	5-15 & 26-36	Mary Street
NEW		
Precinct – High Street Commercial	274-288 & 317-341	High Street

As noted below, the David Street precinct and the northern end of William Street were not considered to meet the threshold of local significance. Although they are both relatively intact, they are quite small and this type of interwar housing is well represented elsewhere in the municipality.

Heritage places

Of the 21 places assessed, 13 are considered to meet the threshold of local significance³, as listed in the following table.

Name	Street no.	Street name
1. Preston Masonic Centre	382-4	Bell Street
2. Houses	392 & 396-402	Bell Street
3. Houses	244-46	Gower Street
4. Fidelity Tent No. 75 of the Independent Order of Rechabites	251-3	High Street
5. Shop & residence	283	High Street
6. Shops & residences	306-08	High Street
7. Shops	352-72	High Street
8. Commonwealth Bank	374-76	High Street
9. Metropolitan Fire Brigade - Preston	378	High Street
10. Shops	381-85	High Street
11. Shop & residence	435	High Street
12. Bank of Cyprus	471-73	High Street
13. Shops & residences	626-628	High Street

³ Note: One place, the shops at 381-89 High Street was divided into two parts with Nos. 381-85 meeting the threshold of local significance, while the shops at Nos. 387-89 did not.

Potential local significance

These are places where the research carried out so far is inconclusive and further assessment and comparative analysis is required as outlined below. This could not be completed within the timeframes for this study and may be undertaken as part of a future stage of the City of Darebin Heritage Study.

Four places are of potential local significance as follows:

Name	Comments
Preston Chamber Arcade, 417-9 High Street, Preston	Research suggests it was an early supermarket, possibly owned by Woolworths and established c.1959. Therefore potential historic interest as evidence of development of shopping centre in post-war period, However, appears to have been altered and building records are inconclusive. Further research is required – this may include consultation and newspaper articles.
Shop/office building, 426-26A High Street, Preston	Good example of Moderne design, quite intact, requires research and comparative analysis
The Preston Hotel, 635 High Street, Preston	Fairly plain 1920s hotel, but may be reconstruction of earlier building? Only early twentieth century hotel surviving in this part of High Street.
The factory building at 350 Murray Road.	Rate and titles inconclusive – owned by SEC and used as site of substation from early date – may be associated with local electricity supply, Factory since WWII? Merv Lia thinks it may have been a Nissan Hut associated moved here from Migrant Camps. Further investigation is required.

2.4 Local interest

The following two precincts and 5 individual places do not meet the threshold of local significance

Name	Street no.	Street name
1. David Street precinct	65, 67 & 66-72	David Street
2. William Street (north end) precinct	56-60 & 73-89	William Street
3. Houses	33-37	Cramer Street
4. Shop	291	High Street
5. Shops	387-89	High Street
6. Shops	403-05	High Street
7. Shops	465-69	High Street

3 RECOMMENDATIONS

3.1 Heritage Overlay

It is recommended that the heritage places and precincts of local significance listed in section 2.4 of this report be included in the Heritage Overlay. The proposed HO schedule is listed in Appendix 3.

No other changes are recommended for heritage controls and policy in the Darebin Planning Scheme as a detailed review will be undertaken as part of a future stage of the City of Darebin Heritage Study. However, as described in section 3.2 it is proposed to make changes to the controls and policy proposed by Amendment C68 to ensure that appropriate policy guidance is provided for heritage places and precincts within the PCSP area.

3.2 Amendment C68

The following changes to Amendment C68 have regard to the findings of the PDP and also relevant guidelines prepared by the Department of Planning and Community Development. They aim to:

- Integrate heritage policy into the suite of strategic development controls and policies proposed for the PCSP.
- Avoid duplication of controls and repetition.
- Avoid conflict with the overall strategic purpose of Amendment C68.

In general, the changes proposed are relatively minor. It is proposed to add one additional document, which is an incorporated plan that would include policy guidance and provide permit exemptions for the residential heritage precincts within the broader R, S and T areas of the PCSP. This incorporated document would support incremental development within these precincts in accordance with the broader PCSP objectives.

PDZ2 – Schedule

A copy of the revised schedule with tracked changes is provided in Appendix 4. The changes include:

- In Clause 4.0, an additional Application Requirement to provide a heritage impact assessment for places included within the Heritage Overlay.
- In Clause 11.0 Decision Guidelines, adding the City of Darebin Heritage Study Stage 1. Volume 4: Preston Central Heritage Assessment (2008) as a reference document to be considered.
- In Clause 12.0 Reference Documents, adding the City of Darebin Heritage Study Stage 1. Volume 4: Preston Central Heritage Assessment (2008)

Preston Central Incorporated Plan March 2007

A copy of the revised PCIP with tracked changes is provided in Appendix 5. The changes include:

- In Section 3 Use and Development Objectives adding two specific objectives for heritage.
- In Section 4 Development Principles, adding heritage as a design principle to be considered.
- In 'c. Design Detail', adding a guideline to dot point one encouraging for contextual design for heritage places.

- Adding a new section 'd. Heritage places and precincts' (and renumbering subsequent sections accordingly)

Clause 22.11 – Preston Central (Incremental Change) local policy

There are two options for changes to this policy, which are shown in Appendix 6. Option A (the preferred option) would exclude the HO Precincts from the policy. This is the preferred option as it would ensure that people seeking policy guidance the HO areas would only have to refer to the incorporated document (see below). It includes the following changes:

- Adding the following text to the dot points for 'Precinct R William Street' and 'Precinct T Residential Southwest'
Except for the heritage precincts included in HO179, HO180, HO182, HO183 and HO184.
- Replacing the third dot point with a new dot point as follows (underline shows added text):
encourage new medium density development to give the appearance of a single dwellings at first glance.

This option may also require changes to the Map to identify the HO precinct areas.

Under Option B the HO precincts would be retained in the policy. While this would add an extra layer of control for the HO precinct, the policy guidelines are so innocuous that it would have little impact upon the exercising of discretion (which perhaps again brings into question why it should be applied at all). This would require the following changes.

- Adding the following text to the end of the first dot point:
.. and in particular to conserve the historic character of the heritage precincts included in the Heritage Overlay.
- Replacing the third dot point with a new dot point as follows (underline shows added text):
encourage new medium density development to give the appearance of a single dwellings at first glance.
- Adding the City of Darebin Heritage Study Stage 1. Volume 4: Preston Central Heritage Assessment (2008) as a reference document.

Incorporated document – Preston Residential Heritage Areas Permit Exemptions

This is a proposed new incorporated document that would apply specifically to the residential heritage precincts within the PCSP, which are recommended for inclusion in the HO as noted above. A copy is provided in Appendix 7. It includes:

- Permit exemptions that apply within each precinct.
- The maps for each precinct, which identifies the places that contribute to the significance of the precinct.

3.3 Future work

The following four places have been included in the list of places of potential significance to be considered as part of the next stage of the City of Darebin Heritage Study. Unless they come under immediate threat from a demolition application via a Building Referral, it is recommended that they be assessed as part of that process.

-
1. Preston Chamber Arcade, 417-9 High Street, Preston

 2. Shop/office building, 426-26A High Street, Preston

 3. The Preston Hotel, 635 High Street, Preston

 4. The factory building at 350 Murray Road.

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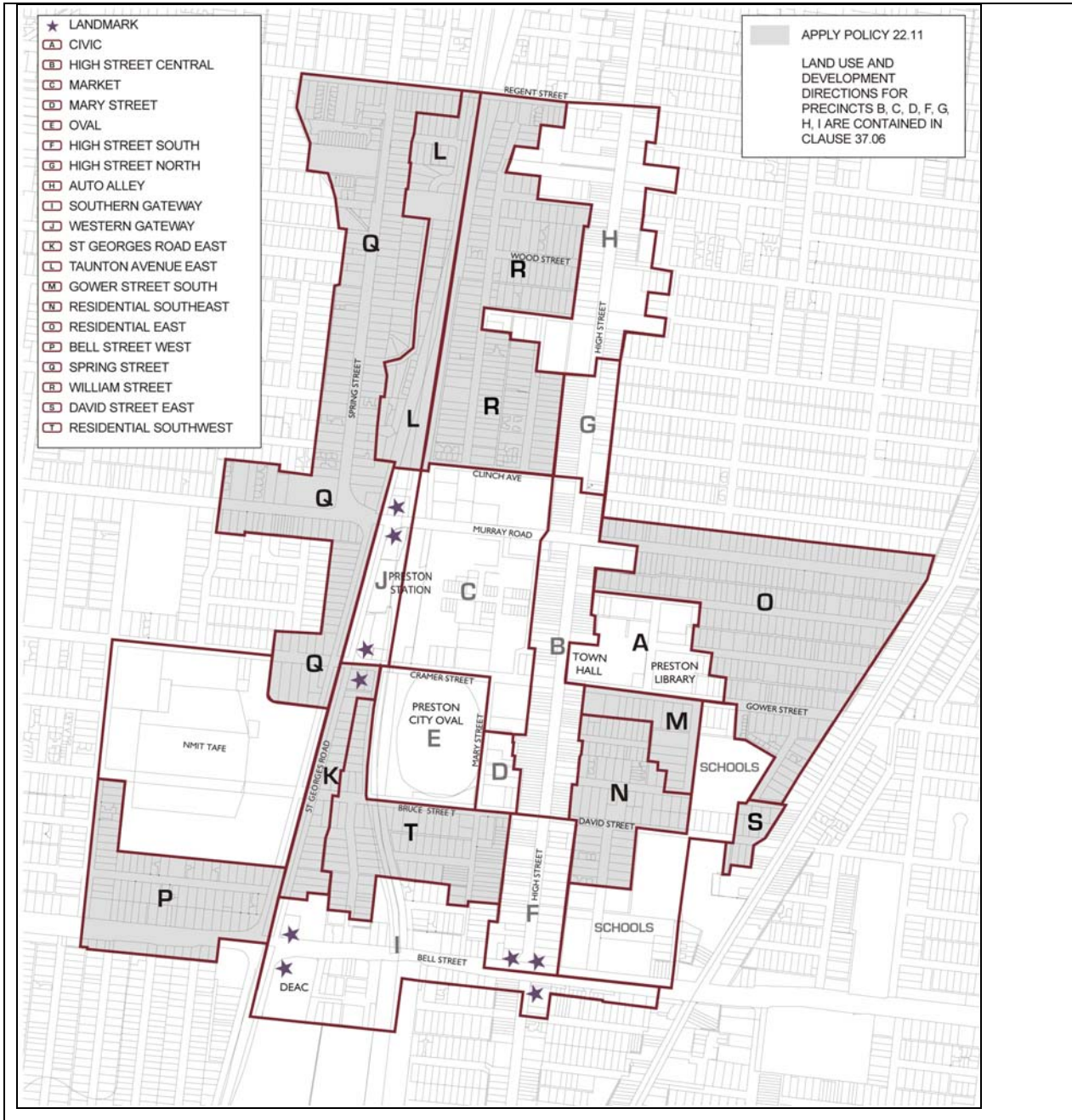
Department of Sustainability and Environment, (1999) VPP Practice Note. *Writing a local planning policy*

Response to Referral for Advice from the Minister for Planning in relation to Preston Central Structure Plan and Preston Market Redevelopment (City of Darebin). Advice of the Priority Development Panel (Reference PDP19), April 2007

The Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) (1999)

APPENDIX 1

Study area map



APPENDIX 2

List of individual places of potential significance

Name	Street no.	Street name
1. Preston Masonic Centre	382-4	Bell Street
2. Houses	392 & 396-402	Bell Street
3. Houses	33-37	Cramer Street
4. Houses	244-46	Gower Street
5. Fidelity Tent No. 75 of the Independent Order of Rechabites	251-3	High Street
6. Shop	283	High Street
7. Shop	291	High Street
8. Shops	306-08	High Street
9. Shops	352-72	High Street
10. Commonwealth Bank	374-76	High Street
11. Metropolitan Fire Brigade - Preston	378	High Street
12. Shops	381-89	High Street
13. Shops	403-05	High Street
14. Preston Chamber Arcade	417-19	High Street
15. Shop/Office	426-26A	High Street
16. Shop	435	High Street
17. Shops	465-69	High Street
18. Bank of Cyprus	471-73	High Street
19. Shops & residences	626-628	High Street
20. Preston Hotel	635	High Street
21. Factory, commercial building	350	Murray Road

APPENDIX 3 – HO SCHEDULE

??/??/2007
C68

SCHEDULE TO THE HERITAGE OVERLAY – AMENDMENT C68

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 which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
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Precincts

HO179	<i>Preston, Bruce Street precinct</i> 11-25 Bruce Street, 2-8 Herbert Street & 17 Mary Street, Preston	No	No	No	No	No	No	Preston Residential Heritage Precincts Permit Exemptions	No
HO180	<i>Preston, 'Heart of Preston' precinct</i> 2-42 & 5-45 William Street, Preston	No	No	No	No	No	No	Preston Residential Heritage Precincts Permit Exemptions	No
HO181	<i>Preston High Street Commercial precinct</i> 274-288 & 317-341 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO182	<i>Preston Mary Street precinct</i> 5-15 & 26-36 Mary Street, Preston	No	No	No	No	No	No	Preston Residential Heritage Precincts Permit Exemptions	No
HO183	<i>Preston Spencer Street precinct</i> 1-23 & 8-18 Spencer Street, Preston	No	No	No	No	No	No	Preston Residential Heritage Precincts Permit Exemptions	No
HO184	<i>Preston War Service Homes precinct</i> 17-15 & 18-28 Arthur Street, 27-37 Bruce Street, 1-9 & 10-16 Herbert Street and 76-84A St Georges Road	No	No	Yes	No	No	No	Preston Residential Heritage Precincts Permit Exemptions	No
Places									
HO185	<i>Preston Masonic Centre</i> 382-4 Bell Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO186	<i>House</i> 392 Bell Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO187	<i>Houses</i> 244-6 Gower Street, Preston	No	No	No	No	No	No	None specified	No
HO188	<i>Fidelity Tent of the Independent Order of Rechabites (former)</i> 251-3 High Street, Preston	No	Yes	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO189	<i>Shop & residence</i> 283 High Street, Preston	No	Yes	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO190	<i>Shops & residences</i> 306-8 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO191	<i>Shops</i> 352-72 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO192	<i>Commonwealth Bank</i> 374-6 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO193	<i>Metropolitan Fire Brigade Station (former)</i> 378 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO194	<i>Shops</i> 381-5 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO195	<i>Shop & residence</i> 435 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO196	<i>Bank of Cyprus</i> 471-3 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No
HO197	<i>Cornwall House (former J. Harvey Grocer)</i> 626-8 High Street, Preston	No	No	No	No	No	No	Preston Central Incorporated Plan March 2007	No

- END -

APPENDIX 4 - PDZ2 SCHEDULE

Note: This includes text only and excludes diagrams and maps for which no changes are proposed.

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C--**SCHEDULE 2 TO THE PRIORITY DEVELOPMENT ZONE**

Shown on the planning scheme map as **PDZ2**.

PRESTON CENTRAL

The *Preston Central Incorporated Plan (2007)* is the Incorporated Plan under this Schedule.

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Land

This schedule applies to land within the Preston Central Structure Plan (2007) area, shown on Map 1 – Preston Central, and excludes the Preston Market site.

Objectives

- To implement the use and development objectives and design principles of the Preston Central Incorporated Plan (2007).
- To encourage intensive development and use of the land for retail, residential, office, entertainment, community and civic activity.
- To encourage high quality urban design that is responsive to the site's environs, provides active frontages, and facilitates built-form scale and design outcomes appropriate to a Principal Activity Centre.
- To provide opportunities for sustainable travel and increased use of public transport.
- To facilitate local accessibility and permeability throughout the centre.

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C--**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of Apiary Code of Practice, May 1997.
Betting agency	
Department store	Must be located in Precinct B, C, F or G.
Dwelling	Except for entry foyers, must not be located at ground floor, and not located in Precinct H.
Electoral office	Must be located in Precinct A, B, C, D, F, G or I.
Food and drink premises (other than Convenience restaurant, Tavern)	A Hotel must form part of an integrated development.
Home occupation	

Section 1 - Permit not required

USE	CONDITION
Informal outdoor recreation	
Library	
Landscape Gardening Supplies	
Market	
Mineral exploration	Must meet the requirements of Clause 52.08-2.
Mining	
Minor utility installation	
Natural systems	
Office (other than Electoral office)	Must be located in Precincts A, D, F, G, H, I or J. The leasable floor area must not exceed 3,000 square metres.
Place of Assembly (other than Drive in)	Except for entry foyers, must not be located at ground level.
Road	
Search for stone	Must not be costeaning or bulk sampling.
Shop (other than Adult sex bookshop, Department store and Supermarket)	In Precincts G, H or I the leasable floor area must not exceed 500 square metres per tenancy.
Supermarket	Must be located in Precincts B, C, F or G.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tavern	Must be located in Precincts B, C or D (fronting Cramer Street) and form part of an integrated development.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Camping and caravan park, Corrective Institution, Host farm and Dwelling)	Must not be located in Precinct H.
Car park	
Child care centre	
Convenience restaurant	Must form part of an integrated development.
Dwelling	Must not be located in Precinct H.

Section 2 - Permit required

USE	CONDITION
Funeral parlour	
Service industry (other than Motor repairs)	
Industry	Must be located in Precinct H and must not be a use listed in the table to Clause 52.10.
Leisure and recreation (other than Major sports and recreation facility and Motor racing track)	
Motor Vehicle, boat or caravan sales	Must be located in Precinct G, H or I.
Retail Premises (other than a Betting agency, Food and drink premises, Postal agency, Shop, Market, Primary produce sales)	
Search for stone	
Warehouse	Must be located in Precinct G, H or I.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

USE
Adult sex bookshop
Agriculture
Brothel
Camping and caravan park
Cemetery
Corrective Institution
Crematorium
Drive-in theatre
Extractive industry
Host farm
Major sports and recreation facility
Motor racing track
Motor repairs
Primary produce sales
Saleyard
Service station
Wind energy facility
Winery

2.0 Use of land

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A permit is required for a ground floor use (not including entrances to upper level uses) that is not generally in accordance with the Preston Central Incorporated Plan 2007.

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the surrounding area, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil.

Management Plans

Land must not be used for the purpose of a hotel or tavern until a Management Plan has been approved by the Responsible Authority. The Management Plan must include, but is not limited to, measures to manage patron behaviour, security and measures to ensure that the operation of the use does not detrimentally affect the amenity of the locality. The use must operate in accordance with the approved Management Plan to the satisfaction of the Responsible Authority.

Application requirements

An application to use land must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill and glare.
- The means of maintaining land not required for immediate use.

3.0 Subdivision

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A permit is required to subdivide land.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0 Buildings and works

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A planning permit is required to construct a building or to construct or carry out works.

This does not apply to:

- A building or works which is a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
- The carrying out of works for the purpose of preliminary soil investigations and testing of soil.
- Maintenance or minor buildings and works to the existing buildings to the satisfaction of the Responsible Authority.

A permit may be granted to construct a building or to construct or carry out works which exceed the building heights identified in the incorporated plan.

Application Requirements

An application to construct a building or to construct or carry out works must be generally in accordance with the objectives and design principles of Preston Central Incorporated Plan (2007), except as provided for above in relation to building heights.

An application must include or provide for the following, as appropriate:

- A Site Analysis and Design Response, including the boundaries and dimensions of the site, interface with adjoining land, buildings and transport network, generally in accordance with the provisions of Clause 52.35.
- [A heritage impact assessment for places included within the Heritage Overlay](#)
- The location and height of all buildings and works, including the number of storeys, relevant ground levels and building heights to Australian Height Datum (AHD).
- Detailed elevations and sections drawn to scale including heights to AHD and in metres as measured from existing ground level.
- Floor plans drawn to scale detailing uses, existing conditions, floor areas and finished floor levels to AHD.
- Setbacks at ground and upper levels.
- If a building under the preferred minimum height (i.e. less than 3 storeys) is proposed, structural details on how a taller building can be accommodated on the land at a later date.
- Treatments to provide active frontages to streets or pedestrian areas.
- Materials, colours and finishes for all buildings and works.
- The location and layout of publicly accessible spaces, pedestrian accessways and linkages with surrounding land and facilities, including the Preston Railway Station.
- Details of opening hours and access arrangements, for vehicular and pedestrian accessways including details of disabled access, and any measures to restrict access to publicly accessible areas.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- Car parking and vehicle access arrangements in accordance with the provisions of the Integrated Transport Plan required by this clause.
- Landscaping and environmental provisions in accordance with the provisions of the Environmental Plan required by this clause.
- Indicative locations for public art.
- A report that addresses any required upgrading and/or construction of infrastructure.
- Details of any staging of the development, including interim arrangements between stages for land use, pedestrian management, traffic management, car parking allocation and the provision to be made for future upper level development
- Overshadowing diagrams for 22 September.

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Integrated Transport Plan

An application for development greater than 1,000 square metres of gross floor area must be accompanied by an Integrated Transport Plan to the satisfaction of the Responsible Authority. If in the opinion of the Responsible Authority, the Integrated Transport Plan or an element of the Integrated Transport Plan is not relevant to the assessment of an application, the Responsible Authority may waive the requirement or element.

Where an Integrated Transport Plan applies to existing public roads, the plan must be to the satisfaction of VicRoads and the Public Transport Corporation.

An Integrated Transport Plan must include or provide for the following, as appropriate:

- A description of the current movement networks, assessing existing infrastructure conditions for all modes.
- Physical works required to manage the transport effects of the development and where possible reduce barriers to access by pedestrians, cyclists and public transport users.
- Location of, and access to, car and bicycle parking facilities, including the proposed numbers of parking spaces and proposed car parking management arrangements.
- Hierarchy of primary and secondary vehicle movements from adjoining external roads.
- Circulation networks within and around the site for each transport mode.
- The expected number of trips generated by staff and visitors, delivery and service vehicles to the site.
- Integration of the development with the Preston Railway Station and surrounding public transport facilities.
- Location of loading and unloading facilities and details of management arrangements, ensuring conflict between loading bays, car park areas and non-motorised transport is minimised.
- An assessment of the car parking demand.
- Mode share goals and actions to encourage use of public transport and non-motorised travel for trips to local and regional destinations.
- An Outline Travel Plan in accordance with Responsible Authority's Guidelines for the Application and Implementation of Travel Plans, 2005.

Environmental Plan

An application for the construction of buildings and works must be accompanied by an Environmental Plan, to the satisfaction of the Responsible Authority, including, as appropriate:

- A stormwater management plan/drainage plan.
- The advice of a suitably qualified environmental auditor detailing any soil and/or water contamination issues and how these can be addressed
- A wind assessment for buildings over 5 storeys.
- Landscape architecture and urban design concept plans for all proposed publicly accessible spaces and pedestrian walkways.
- A street tree concept plan.
- Design details and methods for contributing to the environmental sustainability of the project, including the application of energy efficiency principles, water conservation principles and water sensitive urban design.
- The location of garbage and recycling bin enclosures, including proposed screening measures, and details of maintenance and collection arrangements.

Exemption from notice and review

An application to construct a building or to construct or carry out works generally in accordance with the objectives and design principles of the Preston Central Incorporated Plan (2007) is exempt from the notice requirement of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for buildings and works that exceeds the height requirements of the Preston Central Incorporated Plan.

Where land that is the subject of an application for buildings or works adjoins a lot within a Residential zone that is used for a residential purpose, notice must be given under Section 52(1)(c) of the Act to the owners and occupiers of that adjoining land unless the responsible authority is satisfied that the grant of a permit would be unlikely to cause a

significant loss of amenity to such persons. The decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act do not apply in relation to submissions or objections received in relation to such notice.

8.0 Construction Management Plan

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Prior to commencement of any works, including demolition, a construction management plan must be submitted to and approved by the Responsible Authority and then carried out to the satisfaction of the Responsible Authority. The plan must provide for or include details of access, management and disposal arrangements during construction; methods to manage stormwater runoff; details of building materials recycling; construction parking; and the operation of any continuing uses on the land.

9.0 Exemption from notice and review

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An application under any other provision of this scheme is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) if the application is generally in accordance with the objectives and design principles of the Preston Central Incorporated Plan (2007).

10.0 Advertising signs

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The advertising sign requirements are at Clause 52.05. Properties without a frontage to a Road Zone 1 or 2 or Cramer Street are Category 3, all other properties are Category 1.

11.0 Decision guidelines

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Before deciding on an application for planning permit, in addition to the decision guidelines of Clause 65, the Responsible Authority must consider, as appropriate:

- The Preston Central Incorporated Plan (2007)
- The Preston Central Structure Plan (2006)
- The City of Darebin Heritage Study Stage 1. Volume 4: Preston Central Heritage Assessment (2008)
- The objectives of the Schedule.
- The Preston Central Civic Precinct Master Plan.
- The impact on existing traffic movements.
- Access and accommodation for vehicles providing deliveries, waste removal and emergency services and public transport.
- The provision of car parking, including drop-off zones and taxi parking.
- The availability of and connections to services.
- The design of the proposed buildings, their relationship to the streetscape and any surrounding development and uses.
- The streetscape, including the design of verandahs, access from the street front, provision of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings, their appearance and illumination.
- Pedestrian amenity within and around the active frontages of the site.

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- The amenity of residential properties within, abutting or adjacent to the land.
- The interface with adjoining zones, especially the relationship with residential areas.
- The comments of the Director of Public Transport for applications on or close to Station Avenue.
- For a subdivision application, the effect on the land's redevelopment potential and its ability to accommodate development and use encouraged in the Zone.

12.0

Reference Documents

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Preston Central Structure Plan 2006

Guidelines for the Application and Implementation of Travel Plans, City of Darebin, 2005

City of Darebin Heritage Study Stage 1. Volume 4: Preston Central Heritage Assessment, Context Pty Ltd, 2008.

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Map 1 – Preston Central

APPENDIX 5

Preston Central Incorporated Plan March 2007 revisions

NOTE: This includes text only and excludes diagrams for which no changes are proposed.



**Preston Central
Incorporated Plan
March 2007**

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1. Land

This Incorporated Plan applies to all land shown on Map 1 of Schedule 2 to the Priority Development Zone. It comprises the following precincts and sub-precincts identified in Framework Plans 1 and 2 that form part of this Incorporated Plan:

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- Precinct A: Civic
- Precinct B: High Street Central
- Precinct C: Market (comprising sub-precincts I, II, III and IV and excluding the Preston Market site)
- Precinct D: Mary Street
- Precinct F: High Street South
- Precinct G: High Street North
- Precinct H: Northern Gateway (Auto alley)
- Precinct I: Southern Gateway
- Precinct J: Western Gateway

2. Purpose

This document provides objectives and design guidelines, which new development within the area covered by the Priority Development Zone Schedule 2, must address.

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3. Use and Development Objectives

- To strengthen and promote the role of Preston Central as a social and economic attractor in the Northern region.
- To encourage the development of Preston Central as a multi-level mixed-use area (between 3 – 8 storeys), featuring office, retail, leisure, entertainment, residential and civic uses.
- To discourage development less than the preferred minimum heights.
- To encourage residential development above ground floor level, especially development that contributes to housing choice.
- To encourage design and development that facilitates day and evening activity, particularly in Precincts A, B, C and D.
- To ensure land use, development, transport and movement outcomes integrate with adjoining precincts and the wider Preston Central Activity Centre.
- To encourage buildings of a contemporary design which provide an interesting architectural form and creative urban design responses.
- To encourage adaptive re-use of buildings of heritage significance.
- Within the High Street heritage precinct, to conserve the historic character of the precinct, which is derived from the intact interwar facades at first floor level.
- To encourage the development of landmark buildings at identified locations.
- To ensure ground level buildings provide active frontages and a high level of pedestrian amenity.

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- To integrate the Preston Railway Station and proposed multi modal interchange with the Preston Central Activity Centre.
- To ensure that the design of development provides for safe, attractive and convenient bicycle use.
- To provide well designed and functional vehicle routes, loading areas and parking areas which respond to other transport modes and minimise conflict with pedestrians and cyclists.
- To provide an integrated network of local roads and paths that improves local accessibility and permeability, and gives priority to pedestrian and bicycle movements.
- To encourage environmentally sustainable development through the design, siting and construction of buildings.

4. Development Principles

To implement the vision for the Preston Central Structure Plan (2006), new development must address the following design principles for land use, built form, design detail, heritage, pedestrian environment, landscaping, car parking and vehicle access, and must be consistent with the framework plans.

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a. Land Use

Precinct A Civic Precinct

- Offices and commercial uses are located at any level.
- Community and retail uses are located principally at ground floor level along the proposed pedestrian link and street edges.
- The existing dwellings and former police station on Roseberry Avenue are developed for office and residential uses with no retail use.
- Car parking is located in the centre of the precinct, preferably as a multi-deck car park.
- The Townhall Avenue car park is developed for dwellings or public open space.

Precinct B High Street Central

- A variety of core retail and entertainment uses is located at ground floor level.
- Restaurants and cafes are located at ground floor level, principally between Murray Road and Cramer Street.
- Residential and office uses are located above ground floor level.

Precinct C Market Precinct (excluding Preston Market Site)

- Retail and commercial uses are located at ground floor level.
- High density residential use is located above ground floor level, except for the east-west part of Clinch Avenue where residential use is located at any level.
- Offices, leisure and entertainment uses are located principally above ground floor level.

Precinct D Mary Street

- Non-core retail uses are located at ground floor level.
- Office, civic/community and education uses are located at any level.
- Residential apartments are located above ground floor level.

Precinct F High Street South and Precinct G High Street North

- Large format retail is located at ground floor level.
- Offices are located at any level.
- Residential apartments are located above ground floor level.
- Taverns are located principally above ground floor level in Precinct G.
- Uses provide a transition between the core retail area in Precinct B and the larger format retail in the south and the industrial uses to the north.
- The emphasis is on retaining and enhancing employment uses.

Precinct H Northern Gateway (Auto Alley)

- Taverns are located principally above ground floor level.
- Light industrial, large format retail, office, educational and other business are located at any level.
- Uses have an employment focus that complements and/or supports existing car sales and home-maker businesses.

Precinct I Southern Gateway

- Large format retail/showrooms are located at ground floor level facing Bell Street.
- Offices are located at any level.
- Residential apartments are located principally above ground floor level.
- Taverns are located principally above ground floor level.

Precinct J Western Gateway

- Offices and residential uses are located at any level.

b. Built Form

- Buildings must meet the requirements of the Building Height and Setbacks Table below. The height limits exclude projections and plant or equipment areas.
- Where building height is expressed as a number of storeys, the ground floor is expected to be up to 4 metres high. Storeys above ground are to be up to 3 metres high.
- A storey does not include stairwells and lightwells that comply with the overall height requirements; or areas in addition to the storey definition above.
- The podium element of a building should be 3-4 storeys.

Area shown on Map 1	Maximum height (excluding basement)	Setback	Additional requirements
PRECINCT A	5 storeys (or equivalent for a multi-deck car park)	Buildings are sited to maintain the existing setback character of the streetscape. That part of a building above the third storey is set back 3 metres from the lower levels.	Preferred minimum building height of 3 storeys.
PRECINCT B	4 storeys	Buildings are built to the front boundary up to the prevailing parapet level. The front façade of a building extends to the side boundaries. Above the parapet, buildings are set back at least 1.5 metres per storey from the front boundary. (Refer to Diagram 1 for upper setback.)	Preferred minimum building height of 2 storeys.
PRECINCT C Area shown as I	7 storeys	Buildings have no front setback. Above the podium, a building is set back at least 5 metres from street frontages.	Preferred minimum building height of 4 storeys.
Area shown on Map 1	Maximum height (excluding basement)	Setback	Additional requirements
PRECINCT C Area shown as II	2 storeys within 6 metres from Clinch Ave 3 storeys with 6 to 30 metres from Clinch Ave 7 storeys all other locations	Buildings are set back no less than 3 metres from the front boundary. Above the podium, buildings are set back at least 5 metres from street frontages and pedestrian access ways.	
PRECINCT C Area shown as III	10 storeys	Above the podium, buildings are set back at least 5 metres from street frontages and pedestrian	Preferred minimum building height of 4 storeys.

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		access ways.	
PRECINCT C Area shown as IV	8 storeys	Above the podium, buildings are set back at least 5 metres from street frontages and pedestrian access ways.	Preferred minimum building height of 4 storeys.
PRECINCT D	6 storeys	Buildings are set back no more than 3 metres from the front boundary. That part of a building above four storeys is set back at least 3 metres from the front façade below.	Preferred minimum building height of 4 storeys. Buildings are no more than 4 storeys adjacent to Bruce Street.
PRECINCT F	6 storeys	Buildings are built to the front boundary up to the prevailing parapet level. The front façade of a building extends to the side boundaries. Above the parapet, buildings are set back at least 1.5 metres per storey from the front boundary. (Refer to Diagram 1 for upper setbacks.)	Preferred minimum building height of 3 storeys. Development steps down from High Street to minimise impacts on adjoining residential properties.
Area shown on Map 1	Maximum height (excluding basement)	Setback	Additional requirements
PRECINCT G	4 storeys	Buildings are built to the front boundary up to the prevailing parapet level. The front façade of a building extends to the side boundaries. Above the parapet, buildings are set back at least 1.5 metres per storey from the front boundary. (Refer to Diagram 1 for upper setbacks)	
PRECINCT H	4 storeys	Ground level front setbacks are consistent with abutting properties. The front façade of a building extends to the side boundaries. Above the parapet, buildings are set back at least 1.5 metres per	Buildings are no more than 2 storeys to the west of West Street.

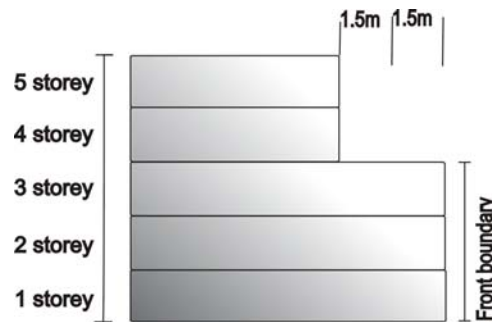
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The above setbacks do not apply to the former Independent Order of Rechabites Hall at 249-51 High Street. For this site, the front façade must be setback at least in line with the existing modern addition on the north side of this building.¶

		storey from the front boundary. (Refer to Diagram 1 for upper setbacks.)	
PRECINCT I	6 storeys	Buildings containing dwellings are set back 3-4 metres from the front boundary. Other buildings are set backs no more than 2 metres. The top storey of a 3 to 5 storey building is set back at least 3 metres from the storey below. The top two storeys of a 6 storey building are set back at least 3 metres from the storey below.	Preferred minimum building height of 3 storeys. Development steps down from Bell Street to minimise impacts on adjoining residential properties.
PRECINCT J	5 storeys	Above the podium, buildings are set back at least 5 metres from street frontages and pedestrian accessways.	

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Diagram 1 – Height and front setback for Precincts B, F, G and H



Landmarks Height and Setback Table

Area shown on Map 1	Maximum height (excluding	Setback	Additional requirements
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basement)			
PRECINCT F and PRECINCT I Area shown as L2	8 storeys	Buildings are built to the front and side boundary along High Street. In other locations front setbacks are consistent with adjoining properties.	Landmark buildings are distinctive in height, roof form and detailed design. The upper storeys of landmark buildings are located within 25-30 metres of the street corner.
PRECINCT J Area shown as L1	7 storeys at key 'landmark' locations adjacent to Murray Road and Cramer Street	Above the podium, buildings are set back at least 5 metres from street frontages and pedestrian accessways.	Landmark buildings incorporate features which are distinctive in height, roof form and detailed design. The upper storeys of landmark buildings are located within 25-30 metres of the street corner.

c. Design Detail

- Development is generally contemporary in style and provides an interesting architectural form. Building facades incorporate verandahs, porches, upper level recesses and balconies, a varying skyline, and vertical articulation, particularly expressing internal unit boundaries. For additions to heritage places or new buildings within heritage precincts a contextual approach is encouraged that is complementary in form, scale and materials to the significant/contributory buildings and other elements, but is clearly contemporary in design
- Development clearly defines the public realm, leaving no undefined, concealed or obscured spaces.
- The design and arrangement of development above 3 - 4 storeys :
 - is visually distinguishable from the podium through appropriate articulation treatments and contrasting architectural form, materials, and/or colours,
 - achieves visual permeability and solar/sunlight penetration through the site to private and publicly accessible spaces and walkways,
 - provides high quality residential amenity for occupants of the development,
 - provides an interesting and attractive architectural form along all elevations visible from the public realm, including the eastern side of High Street, and
 - prevents adverse wind affects.
- Buildings, where possible:
 - maximise use of solar energy, minimise energy use, and minimise winter heat loss.
 - are naturally lit and ventilated.
 - present windows to adjoining streets and public open spaces at all levels.
 - Are orientated to face streets.
- Landmark buildings incorporate features which are distinctive in height, roof form and detailed design from the remainder of the building of which they form a part. Refer to the Building Heights and Urban Design Framework Plan 1.

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- Offices and apartments have direct pedestrian access from the street and staff/ resident car parking. The primary pedestrian entrances to dwellings are not on rear access lanes. The primary pedestrian entrances to dwellings are designed to be easily identifiable and to provide shelter, a sense of personal address and a transitional space.
- Developments provide waste and recycling facilities, that:
 - are screened and located to protect adjacent amenity;
 - are of sufficient size and dimension to be functional; and
 - provide good access to service vehicles and patrons.
- In Precincts B, F, and G upper levels have a contrasting architectural form, materials and/or colours from the 'street wall'.
- In Precinct A, buildings adjacent to Roseberry Avenue and Kelvin Grove address the street.
- The customer service areas of medical centres are located adjacent to the street frontage and provide an active frontage.

d. Heritage places and precincts

Individual HO places

The following development principles apply to places that are individually listed in the Heritage Overlay:

- Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Discourage the demolition of elements of primary significance except where it can be demonstrated that:
 - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

 - It will assist in the long term conservation or maintenance of the place,
or

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- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary standards such as improving energy efficiency.
- Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- Ensure that signage is not visually intrusive.

High Street Commercial heritage precinct

The following development principles apply to the High Street Commercial heritage precinct (HO181):

- Conserve the fabric of the building/s or other elements that contribute to the significance of the place or precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.
- Discourage the demolition of contributory buildings of primary significance except where it can be demonstrated that:
 - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the contributory buildings of primary significance and other elements, but is clearly contemporary in approach.

Demolition of part of a contributory building of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that it will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary standards such as improving energy efficiency.
- Consider the demolition of contributory buildings of secondary significance only when the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the contributory buildings and other elements, but is clearly contemporary in approach.

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- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Ensure that signage **is not visually intrusive**.

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e. Pedestrian Environment

An Active Frontage refers to street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front façade of buildings, including the main entrances, faces and opens towards the street.

- Buildings incorporate active frontages to surrounding streets and pedestrian access ways. (Refer to Framework Plan 1 - Building Heights and Urban Design)
- Buildings that abut pedestrian access ways incorporate verandas that integrate and are continuous with those of adjoining premises.

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f. Landscaping

- Landscaped areas incorporate Water Sensitive Urban Design initiatives where possible.
- Planting along street frontages does not compromise exposure to ground floor uses.

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g. Vehicle Access, Car Parking and Loading

- The number and width of kerb crossings along Murray Road, Cramer Street is minimised and additional kerb crossings on High Street in Precincts B, F and G are avoided as far as possible, having regard to the needs of future occupants and the safety and amenity of pedestrians.
- Service areas are separated from public spaces and pedestrian access ways.
- Goods storage and loading areas are located behind building(s) and screened from public view to the maximum extent possible. Loading areas integrate with the overall centre with consideration for pedestrian amenity and safety.
- Car parking is:
 - designed to provide for convenient and safe pedestrian movement within the car park.
 - provided in basements or upper levels, and if constructed above ground level, is designed to present an attractive building interface, through the use of appropriate design treatments and materials.
 - concealed from view from public areas where located at ground floor level.
- Car parking is provided as a shared parking arrangement for mixed use development, as appropriate.
- Development incorporates an adequate number of on-site car parking spaces, having regard to the proximity of public transport, State Government's transport plan and Councils aim to minimise dependency on the private motor vehicle.
- Cycle parking is:
 - provided in a number of locations to accommodate visitor and staff parking.

- located with convenient access to proposed uses, is well lit, signed and clearly visible. Long term cycle parking is covered and includes destination facilities. Access to cycle parking is segregated from car and loading access where possible.

Framework Plan 1 - Building Heights and Urban Design

Framework Plan 2 - Transport and Access

APPENDIX 6

Clause 22.11 Local Policy revisions

NOTE: This includes text only and excludes diagrams for which no changes are proposed.

22.11 PRESTON CENTRAL (INCREMENTAL CHANGE) OPTION A--/--/2007
C68

This policy applies to:

- Precinct K St Georges Road East
- Precinct L Taunton Avenue East
- Precinct M Gower Street South
- Precinct N Residential Southeast
- Precinct O Residential East
- Precinct P Bell Street West
- Precinct Q Spring Street
- Precinct R William Street, except for the heritage precincts included in HO180, and HO183,
- Precinct S: David Street East
- Precinct T Residential Southwest, except for the heritage precincts included in HO179, HO182, and HO184,

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as identified in the Preston Central Structure Plan and shown on Map 1 Policy Area that forms part of this policy.

22.11-1 Policy basis--/--/2007
C68

The MSS recognises the strategic importance of the Preston Central Activity Centre and the need to encourage economic growth and improvement in the centre's appearance and performance. The MSS also sets down important Council strategies in respect to Housing, Urban Design and Sustainability.

This policy applies to the residential precincts included within the Preston Central Structure Plan area. It aims to implement the strategies set down in Council's MSS and in addition, to implement the directions and objectives of the metropolitan strategy – Melbourne 2030, in particular Direction 1 – A more compact city, by strengthening the role of the Principal Activity Centre and encouraging appropriate expansion and development.

The policy does not seek to replicate policies set down in Clauses 22.04 Urban Character. It should be applied in conjunction with that policy and the detailed provisions contained in Clauses 54 and 55.

22.11-2 Objective--/--/2007
C68

- To ensure that use and development within the Preston Central Activity Centre is generally in accordance with the Preston Central Structure Plan 2006.
- To protect valued residential character.
- To discourage underdevelopment.
- To encourage the development of underutilised sites and redundant buildings.

22.11-3 Policy--/--/2007
C68

It is policy that:

- the future role and character of each precinct should be achieved through incremental change.
- all new development will contribute to valued or preferred neighbourhood character.
- applications for new development should include details of methods to contribute to environmental sustainability, including energy efficiency principles, water conservation principles and water sensitive urban design.
- applications for the construction of buildings and works, and use proposals greater than 1000 m² gross floor area, should be accompanied by an Integrated Transport Plan to the satisfaction of the Responsible Authority. If in the opinion of the Responsible Authority the Plan or an element of it is not relevant to the assessment of the application, the Responsible Authority may waive the requirement or element.

Precinct K: St Georges Road East

It is policy to:

- encourage higher density apartment development.
- discourage development greater than 3 storeys.

Precinct L: Taunton Avenue East

It is policy to:

- achieve higher density residential development.
- encourage development to overlook the railside path.
- utilise the land adjacent to the railway line for improved open space.

Precinct M: Gower Street South

It is policy to:

- encourage higher density apartment buildings.
- encourage development to be in the form of low-rise buildings of a 3 to 4 storey scale.

Precinct N: Residential Southeast

It is policy to:

- encourage medium density development of a 3 storey scale in the form of attached townhouses.
- encourage the setback of the third storeys of new buildings to reduce their visibility from the street.
- encourage rear vehicular access where possible.
- discourage solid high front fences.

Precinct O: Residential West**Precinct P: Bell Street West****Precinct Q: Spring Street**

It is policy to:

- encourage medium density development to be of a 3 storey scale facing Murray Road and Gower Street and of a 2 storey scale elsewhere in these precincts.
- encourage 2 and 3 storey development to have the appearance of a single dwelling at first glance where possible.
- encourage the third storeys of development to be setback to reduce their visibility from the street.
- discourage solid high front fences.

Precinct R: William Street**Precinct S: David Street East****Precinct T: Residential Southwest**

It is policy to:

- recognise and respect the existing low rise character of these precincts
- limit new development on single lots to 2 storeys and setback the second storey to maintain the low rise scale from the street.
- encourage new medium density development to give the appearance of a single dwelling at first glance.
- discourage solid high front fences.

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22.11-4 Reference Documents

--/2007
C68

Preston Central Vision 2006, February 2001, Planning by Design and City of Darebin

Preston Central Implementation Plan September 2005, David Lock Associates

Preston Central Structure Plan, including *Preston Central Urban Design Framework and Guidelines*, David Lock Associates, 2006

Activity Centre Design Guidelines 2005 Department of Sustainability and Environment
Guidelines for the Application and Implementation of Travel Plans, 2005, City of Darebin
Darebin Transport Plan, 2007, City of Darebin

POLICY AREAS MAP 1

22.11 PRESTON CENTRAL (INCREMENTAL CHANGE) OPTION B--/~/2007
C68

This policy applies to:

- Precinct K St Georges Road East
- Precinct L Taunton Avenue East
- Precinct M Gower Street South
- Precinct N Residential Southeast
- Precinct O Residential East
- Precinct P Bell Street West
- Precinct Q Spring Street
- Precinct R William Street
- Precinct S: David Street East
- Precinct T Residential Southwest

as identified in the Preston Central Structure Plan and shown on Map 1 Policy Area that forms part of this policy.

22.11-1 Policy basis--/~/2007
C68

The MSS recognises the strategic importance of the Preston Central Activity Centre and the need to encourage economic growth and improvement in the centre's appearance and performance. The MSS also sets down important Council strategies in respect to Housing, Urban Design and Sustainability.

This policy applies to the residential precincts included within the Preston Central Structure Plan area. It aims to implement the strategies set down in Council's MSS and in addition, to implement the directions and objectives of the metropolitan strategy – Melbourne 2030, in particular Direction 1 – A more compact city, by strengthening the role of the Principal Activity Centre and encouraging appropriate expansion and development.

The policy does not seek to replicate policies set down in Clauses 22.04 Urban Character. It should be applied in conjunction with that policy and the detailed provisions contained in Clauses 54 and 55.

22.11-2 Objective--/~/2007
C68

- To ensure that use and development within the Preston Central Activity Centre is generally in accordance with the Preston Central Structure Plan 2006.
- To protect valued residential character.
- To discourage underdevelopment.
- To encourage the development of underutilised sites and redundant buildings.

22.11-3 Policy--/~/2007
C68

It is policy that:

- the future role and character of each precinct should be achieved through incremental change.
- all new development will contribute to valued or preferred neighbourhood character.

- applications for new development should include details of methods to contribute to environmental sustainability, including energy efficiency principles, water conservation principles and water sensitive urban design.
- applications for the construction of buildings and works, and use proposals greater than 1000 m² gross floor area, should be accompanied by an Integrated Transport Plan to the satisfaction of the Responsible Authority. If in the opinion of the Responsible Authority the Plan or an element of it is not relevant to the assessment of the application, the Responsible Authority may waive the requirement or element.

Precinct K: St Georges Road East

It is policy to:

- encourage higher density apartment development.
- discourage development greater than 3 storeys.

Precinct L: Taunton Avenue East

It is policy to:

- achieve higher density residential development.
- encourage development to overlook the railside path.
- utilise the land adjacent to the railway line for improved open space.

Precinct M: Gower Street South

It is policy to:

- encourage higher density apartment buildings.
- encourage development to be in the form of low-rise buildings of a 3 to 4 storey scale.

Precinct N: Residential Southeast

It is policy to:

- encourage medium density development of a 3 storey scale in the form of attached townhouses.
- encourage the setback of the third storeys of new buildings to reduce their visibility from the street.
- encourage rear vehicular access where possible.
- discourage solid high front fences.

Precinct O: Residential West**Precinct P: Bell Street West****Precinct Q: Spring Street**

It is policy to:

- encourage medium density development to be of a 3 storey scale facing Murray Road and Gower Street and of a 2 storey scale elsewhere in these precincts.

- encourage 2 and 3 storey development to have the appearance of a single dwelling at first glance where possible.
- encourage the third storeys of development to be setback to reduce their visibility from the street.
- discourage solid high front fences.

Precinct R: William Street**Precinct S: David Street East****Precinct T: Residential Southwest**

It is policy to:

- recognise and respect the existing low rise character of these precincts, and in particular to conserve the historic character of the heritage precincts included in the Heritage Overlay.
- limit new development on single lots to 2 storeys and setback the second storey to maintain the low rise scale from the street.
- encourage new medium density development to give the appearance of a single dwelling at first glance.
- discourage solid high front fences.

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22.11-4**Reference Documents**

--/2007
C68

Preston Central Vision 2006, February 2001, Planning by Design and City of Darebin

Preston Central Implementation Plan September 2005, David Lock Associates

Preston Central Structure Plan, including Preston Central Urban Design Framework and Guidelines, David Lock Associates, 2006

Activity Centre Design Guidelines 2005 Department of Sustainability and Environment
Guidelines for the Application and Implementation of Travel Plans, 2005, City of Darebin

Darebin Transport Plan, 2007, City of Darebin

City of Darebin Heritage Study Stage 1. Volume 4: Preston Central Heritage Assessment, Context Pty Ltd, 2007

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POLICY AREAS MAP 1

APPENDIX 7

Incorporated document – Preston Residential Heritage Areas Permit Exemptions

NOTE: This includes the citations for the heritage precincts proposed for inclusion in the HO.

INCORPORATED DOCUMENT - PRESTON RESIDENTIAL HERITAGE PRECINCTS PERMIT EXEMPTIONS, FEBRUARY 2008

1 Application

These permit exemptions apply to the following residential heritage precincts within Preston:

- Preston, Bruce Street precinct (Shown as HO179 on Darebin Planning Scheme Map No.11HO)
- Preston, 'Heart of Preston' precinct (HO180 on Map No. 11HO)
- Preston, Mary Street precinct (HO182 on Map No. 11HO)
- Preston, Spencer Street precinct (HO183 on Map No. 11HO)
- Preston, War Service Homes Commission precinct (HO184 on Map No. 11HO)

2 Significance

Places that contribute to the significance of each precinct are shown on the attached precinct maps. There are three categories as follows:

Level	Significance
<i>C1</i>	These are contributory places of <i>primary</i> significance. They include buildings constructed within the key period of development that are externally relatively intact or have minor alterations that are readily reversible. It may include other features such as fences, garden layouts, outbuildings and trees described in the citation for that precinct.
<i>C2</i>	These are contributory places of <i>secondary</i> significance. They are buildings constructed within the key period of development, but have been externally altered and have a lower level of integrity when compared to C1 places.
<i>N</i>	These are places of no significance.

Please refer to the relevant heritage precinct citation in the *City of Darebin Heritage Study Volume 4B: Preston Central Heritage Place and Precinct Citations* (February 2008) for further information about the significance of each precinct, including history and description.

3 No Planning Permit Required



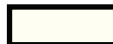
Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay specified in section 1:

- Demolition of a building or part of a building on a property shown as *N* on the relevant precinct map.
- Routine maintenance to a building that would change the appearance of that building on a property shown as *N* on the relevant precinct map.
- 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 any property.

- 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 of any property.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property.
- Construction of an extension to a building on a property shown as *C1* or *C2* on the relevant precinct map provided that:
 - the building height¹ of the existing building is not exceeded;
 - the setback from the front wall of the building is not less than 4 metres and there is no change to the front wall or to a side wall within 4 metres from the front wall of the building; and
 - the setback from side boundaries is the same as or greater than the setback of the existing building.
- Construction of an extension to a building on a property shown as *N* on the relevant precinct map provided that:
 - the building height¹ of the existing building is not exceeded; and
 - the setback from side boundaries is the same as or greater than the setback of the existing building.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence of a property shown as *C1* on the relevant precinct map.
- Demolition of side or rear fences on any property.
- Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling on any property that may be 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 *C1* or *C2* on the relevant precinct plan, it is setback not less than 4 metres from the front wall;
 - is not situated on that part of the roof that faces directly toward a street (including a side street);
 - does not project above the highest point of the roof; or
 - if situated on part of a roof that faces a side boundary, it is set back not less than 4 metres from the front wall of the building.
- 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.

¹ “Building height” as defined by Clause 72 General Terms in the Darebin Planning Scheme.

Levels of Significance

- C1 
- C2 
- N 






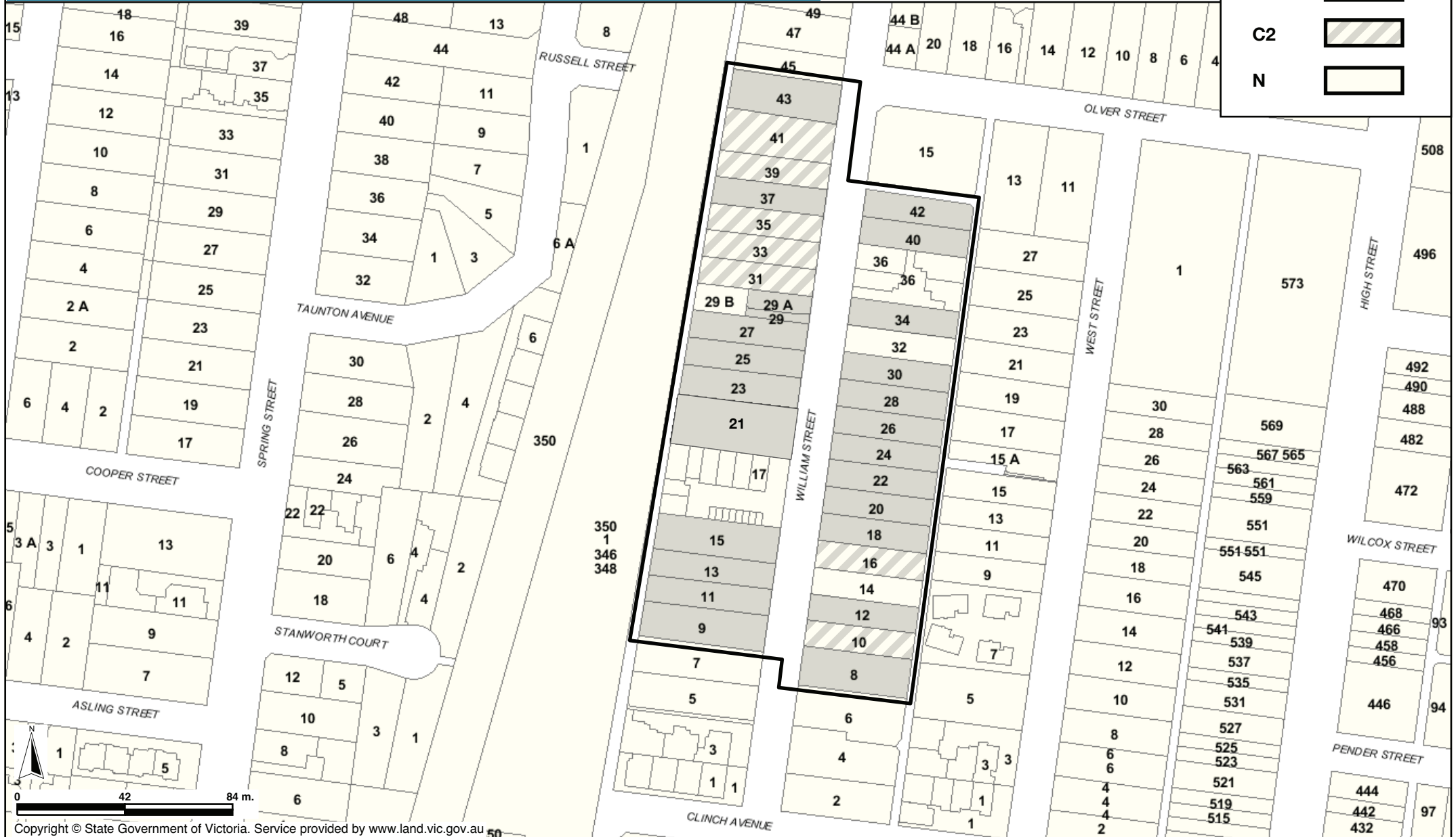
Heart of Preston Precinct

Land
.vic.gov.au

Centre of Map - Melways 18 G10

Levels of Significance

- C1 
- C2 
- N 



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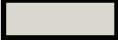




Mary Street Precinct

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.vic.gov.au

Centre of Map - Vicroads 79 B5

Levels of Significance

- C1 
- C2 
- N 



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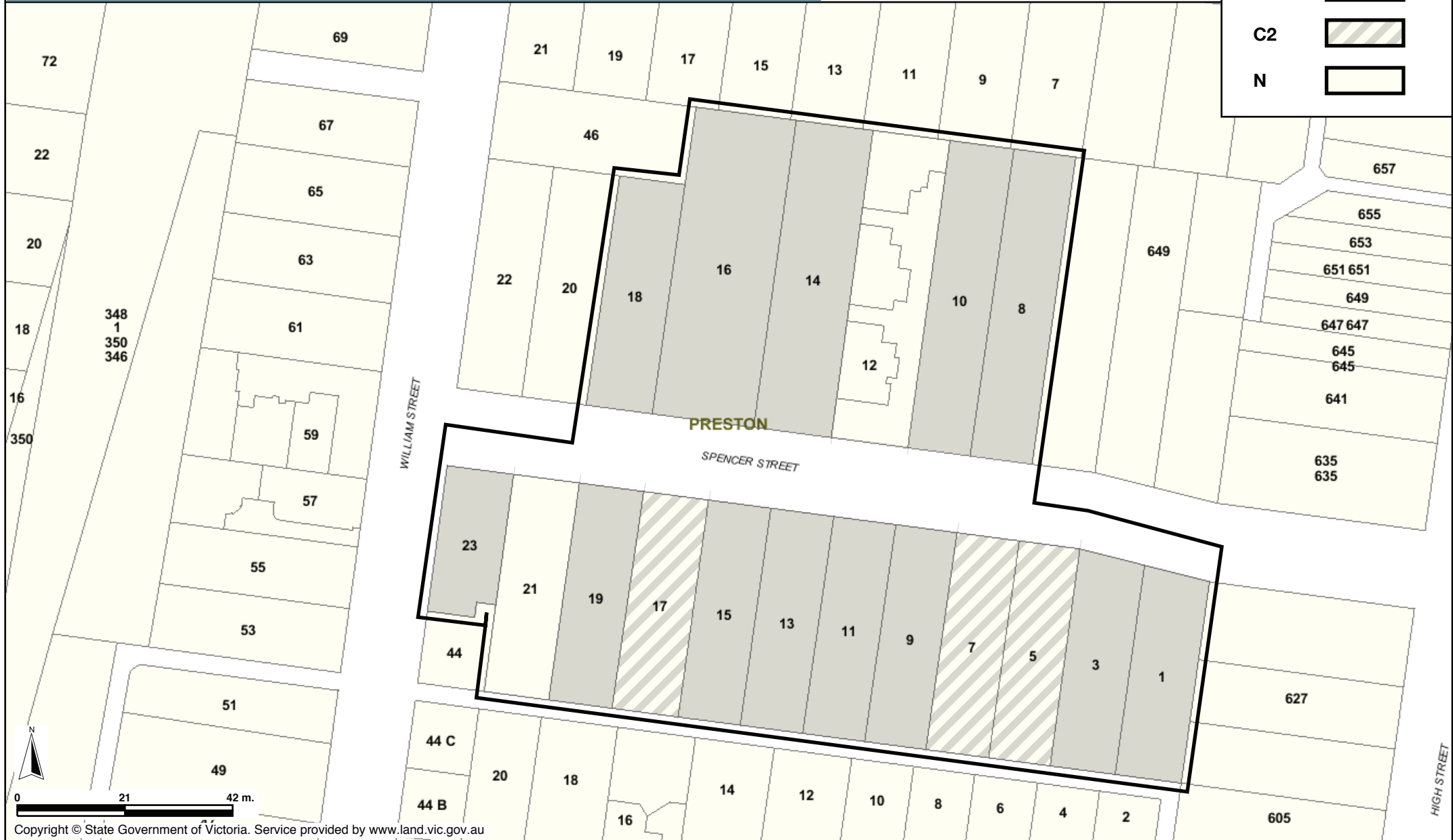
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Levels of Significance

C1	
C2	
N	






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Levels of Significance

- C1 
- C2 
- N 



Levels of Significance

- C1 
- C2 
- N 



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