

DAREBIN PLANNING SCHEME

AMENDMENT C191dare

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.

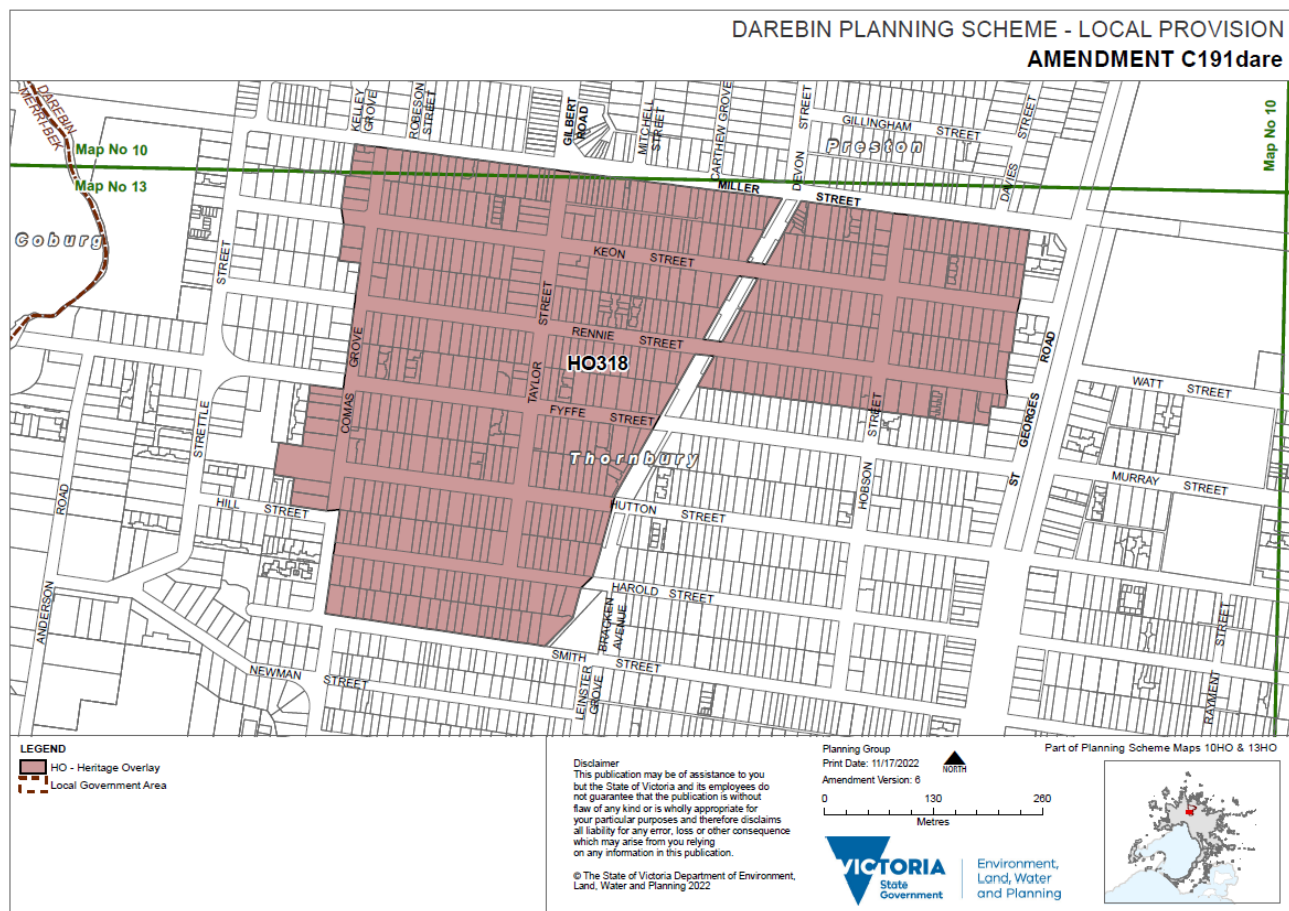
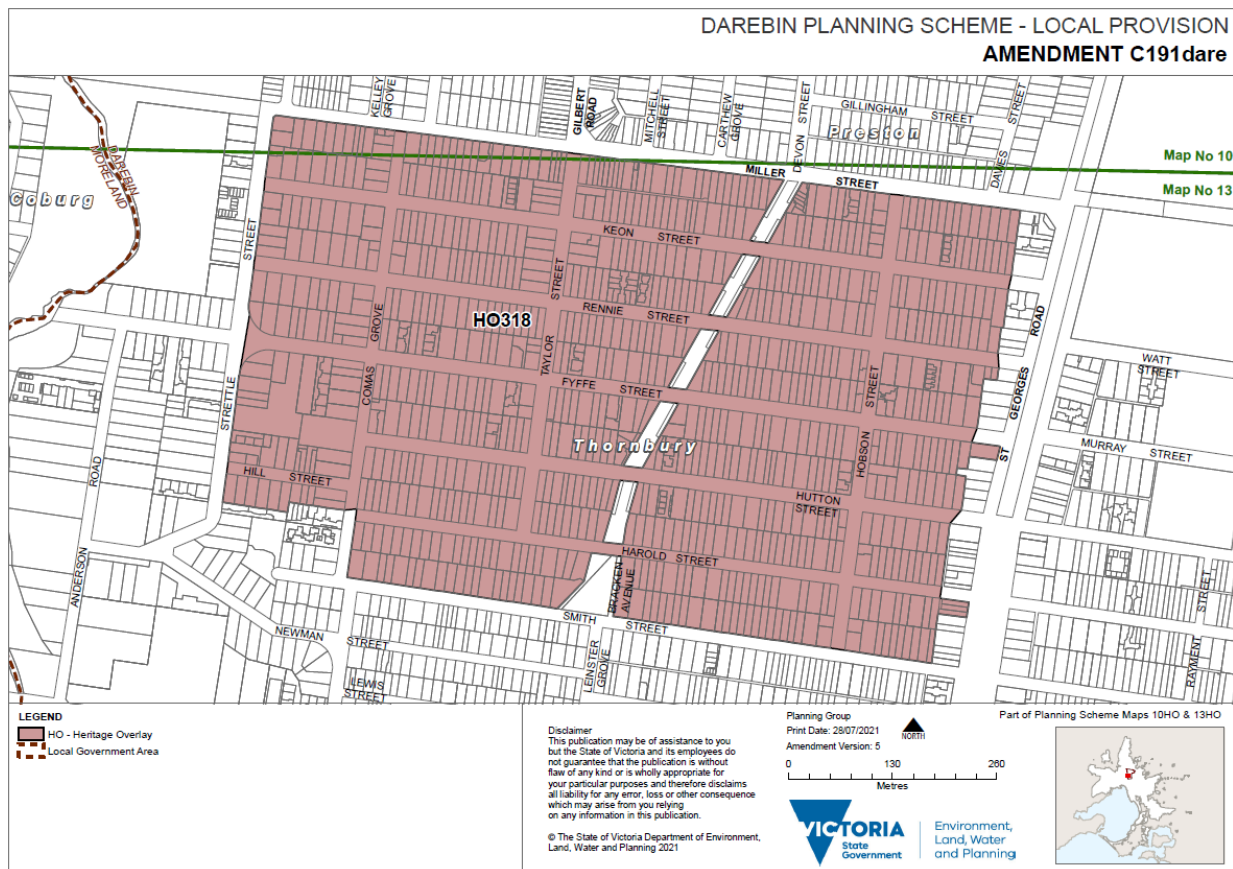
The amendment has been made at the request of Darebin City Council.

Land affected by the amendment

The amendment applies to ~~1052-599~~ properties in Thornbury, as shown in Map 1, which together form a precinct referred to as the Thornbury Park Estate.

The amendment applies to individual properties at the following addresses:

- ~~27-29A - 67-43 and 55 - 67~~ Comas Grove, Thornbury and 34 – 64 Comas Grove, Thornbury
- ~~1-59~~ – ~~107-15~~ Fyffe Street, Thornbury and ~~2-60~~ – ~~132-108~~ Fyffe Street, Thornbury
- ~~75-133~~ – 177 Harold Street, Thornbury and ~~96-164~~ – 214 Harold Street, Thornbury
- ~~1 (1D and 1E) – 15 Hill St, Thornbury and 2B and 2C-12~~ Hill Street Thornbury
- ~~19 and~~ 25 Hobson St, Thornbury ~~and 2-10 Hobson St Thornbury~~
- ~~40-108~~- 158 Hutton St, Thornbury and ~~87-145A~~-197 Hutton St, Thornbury
- 1A – ~~133-117~~ Keon St, Thornbury and 2-~~144-128~~ Keon St, Thornbury
- 21 -~~187-205~~ Miller St, Thornbury
- 1 -135 Rennie St, Thornbury and 2A -~~118-106~~ Rennie St, Thornbury
- ~~90-152~~-192 Smith St, Thornbury
- ~~455 – 459 and 499 St. Georges Road, Thornbury 9-41 Strettle St, Thornbury~~
- 1-19 Taylor St, Thornbury and 2-8 Taylor St, Thornbury



Map 1 –Darebin C191 Part of Map10HO and 13HO Exhibition

What the amendment does

The Amendment proposes to implement the recommendations of the Thornbury Park Estate Precinct (*RBA Architects and Conservation Consultants, 2021/2022*) by applying the Heritage Overlay (HO318) to Thornbury Park Estate heritage precinct.

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 10HO and 13HO to apply the Heritage Overlay (HO318) to land within the Thornbury Park Estate precinct, and to remove the interim Heritage Overlay (where not removed earlier from land within the Estate not proposed for permanent heritage controls).
2. 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 (2011, amended 2021/2022)* and include *Thornbury Park Estate Precinct Statement of Significance, July 2021/2022.*
3. Amends the Schedule to Clause 72.08 (Background documents) to reference Thornbury Park Estate Precinct (*RBA Architects and Conservation Consultants, 2021/2022*)

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 places

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 Thornbury Park Estate Precinct (*RBA Architects and Conservation Consultants, 2021-2022*). This study provides strategic justification to support the amendment. The desired outcome will be to formally protect places of local heritage significance in the Darebin Planning Scheme and ensure new development, whether contributory or non-contributory dwelling, 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 (2011, amended 2021-2022)*.

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 makes use of these new provisions by listing the *Thornbury Park Estate Precinct Statement of Significance, July 2021-2022* in the Schedule to the Heritage Overlay and incorporating the document in the Schedule to Clause 72.04.

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 environment 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 the Thornbury Park Estate heritage precinct 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 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 Thornbury Park Estate heritage precinct as having local cultural heritage significance and is proposing to apply the Heritage Overlay to ensure its 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 Municipal Planning Strategy 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 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 www.darebin.vic.gov.au/haveyoursay

The amendment is available for public inspection, free of charge, during opening hours at the following places:

- City of Darebin (Planning Counter), 274 Gower Street, Preston
- Northcote Library, 32/38 Separation Street Northcote

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.

Submissions

~~Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 17 September 2021~~

~~Written submissions can be made via email to: planningservices@darebin.vic.gov.au or mail to:~~

~~Darebin City Council
Strategic Planning
Amendment C191dare
PO Box 91
Preston, VIC 3072~~

Panel hearing dates

~~In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:~~

- ~~• Directions Hearing: To commence in the week of Monday 13 December 2021~~
- Panel hearing: To commence in the week of Monday 17 January 2022

Planning and Environment Act 1987

DAREBIN PLANNING SCHEME

AMENDMENT C191

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 2 attached map sheet.

Overlay Maps

1. Amend Planning Scheme Map No 10HO and 13HO in the manner shown on the 1 attached map marked "Darebin Planning Scheme, Amendment C191".

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. Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

27/08/2021
C161dare**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**27/08/2021
C161dare**Application requirements**

None specified.

2.0**Heritage places**04/11/2022
VC226 Proposed C191dare

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?	Solar energy system 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?
	VICTORIAN HERITAGE REGISTER								
HO19	Terrace Houses, 186-192 Clarke Street, Northcote	-	-	-	Yes	-	Yes Ref No H1774	No	No
HO312	Former Northcote Theatre 212-220 High Street, Northcote	-	-	-	Yes	-	Yes Ref No H2287	Yes	No
HO45	Former Northcote Cable Tramways Site 626-628 High Street, Thornbury	-	-	-	Yes	-	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	-	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	-	Yes Ref No H1872	Yes	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO74	Bundoora Park Homestead 7-27 Snake Gully Drive, Bundoora	-	-	-	Yes	-	Yes Ref No H1091	Yes	No
HO175	Former Little Sisters of the Poor Home for the Aged 104 – 112 St Georges Road, Northcote	-	-	-	Yes	-	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	-	Yes Ref No H2333	No	No
HO314	Maroondah Water Supply System (Upper and Central Sections) Reservoir	-	-	-	Yes	-	Yes Ref No H2381	No	No
	LOCAL OVERLAYS								
	Precincts:								
HO167	Alphington Area bounded by Clive Street and Miller Street, north of Heidelberg Road to the Railway line	No	No	No	Yes	No	No	No	No
HO297	Broomfield Avenue Precinct 2-52 and 3-45 and 495 (Park); 509 and 515 Broomfield Avenue; Heidelberg Road, Alphington Incorporated plan:	No	No	Yes - Street trees and Bloomfield Park	Yes	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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)								
HO96	Area bounded by St George's Road, Hawthorn Road, Hartington Street, Northcote	Yes	No	No	Yes	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	Yes	No	No	No	No
HO98	Area bounded by Langwells Parade, Right of Way, Hunter Street & High Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO99	Dally Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO100	Area bounded by Clarke Street, Charles Street, Merri Parade, High Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO101	Area bounded by High Street, Union Street, Westgarth Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO102	Area bounded by High Street, Westgarth Street, Urquhart Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO105	Robbs Parade, Northcote	Yes	No	No	Yes	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	Yes	No	No	No	No



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO161	Northcote - Westgarth Area bounded by Clarke Street, Roberts Street, Simpson Street, South Crescent, Westgarth Street, High Street, Jackson Street, Tobin Avenue, Pearl Street, Timmins Street and Bridge Street	No	No	No	Yes	No	No	No	No
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	Yes	No	No	No	No
HO163	Northcote – Merri Area bounded by St. George's Road, Westbourne Grove, Park Street and Gordon Grove	No	No	No	Yes	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	Yes	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	Yes	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	Yes	No	No	No	No
HO173	Newmarket Street	No	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?	Solar energy system 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?
	Area bounded by Clarke Street, Brooke Street and includes all properties in Newmarket Street								
HO298	Gladstone Avenue Precinct 1-35 & 2-46 Gladstone Avenue Northcote Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No	No	No
HO95	HCV Newlands Estate, Elizabeth Street, Preston.	Yes	No	No	Yes	No	No	No	No
HO103	Kelley Grove, Preston	Yes	No	No	Yes	No	No	No	No
HO104	Collins Street, Preston	Yes	No	No	Yes	No	No	No	No
HO168	Preston Tramway Area bounded by Oakover Road, Gillingham Street, Davies Street and Devon Street	No	No	No	Yes	No	No	No	No
HO169	Preston State School Area bounded by Orient Grove, Oakover Road, Etnam Street and Scotia Street	No	No	No	Yes	No	No	No	No
HO182	<i>Preston, Bruce Street</i> 9-25 Bruce Street, 2-8 Herbert Street, & 17 Mary Street, Preston Incorporated plan: Preston Residential Heritage Precincts Permit Exemptions	No	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?	Solar energy system 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?
HO183	<i>Preston, 'Heart of Preston' precinct</i> 8-42 & 9-43 William Street, Preston Incorporated plan: Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	No	No	No	No
HO184	<i>Preston Mary Street precinct</i> 5-15 & 26-36 Mary Street, Preston Incorporated plan: Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	No	No	No	No
HO185	<i>Preston Spencer Street precinct</i> 1-23 & 8-18 Spencer Street, Preston Incorporated plan: Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	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 Incorporated plan: Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	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	Yes	No	No	No	No
HO299	Carlisle Street Precinct	No	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?	Solar energy system 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?
	42-46, 52-56 & 62-64 Carlisle Street, Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)								
HO300	Garnet Street Houses 7-17 & 16 Garnet Street, Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO301	High Street Preston 274-288 & 317-341 High Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	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 Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO303	Livingstone Parade Precinct	No	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?	Solar energy system 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 -9 & 6-24 Livingstone Parade Preston, 8 & 10 South Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)								
HO304	Milton Crescent Precinct 6-12 & 5-11 Milton Crescent Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021)	No	No	No	Yes	No	No	No	No
HO305	Plenty Road Precinct 85-107, 131-141 & 126-134 Plenty Road Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	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	Yes	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	Yes	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO306	Edgar Street Precinct 2-18 Edgar Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO307	High Street Reservoir 658-694 & 763-793 High Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO308	Queen Street Precinct 1-27, 41-49 & 2-58 Queen Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO309	High Street, Thornbury 732-848 & 827-927 High Street Thornbury Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO310	Plow Street Precinct	No	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?	Solar energy system 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?
	1-31 & 2-30 Plow Street Thornbury Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)								
HO311	Rossmoyne Street Precinct 43-67 & 50-78 Rossmoyne Street Thornbury Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO181	Woolton Avenue, 55-67 & 52-60 Woolton Avenue, Thornbury	No	No	No	Yes	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. Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO315	Fairfield Village Heritage Precinct Railway Place, Fairfield Railway Station and reserve, Wingrove Street and Station Street, Fairfield Incorporated plan:	Yes	No	Yes - Two palm trees on the railway reserve	Yes	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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)								
HO318 Interim Control Expiry Date: 2024 2023	<p>Thornbury Park Estate Precinct*</p> <p><u>Incorporated plan:</u></p> <p><u>City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)</u></p> <p><u>Statement of significance:</u></p> <p><u>Thornbury Park Estate Precinct Statement of Significance 2022</u></p>	No	No	No	Yes	No	No	No	No
	Individual Items:								
	Alphington								
HO187	Clifton Bridge Yarana Road (Darebin Parklands), Alphington	No	No	No	Yes	Yes	No	No	No
	Bundoora								
HO111	Former Larundel Hospital Complex	Yes	No	No	Yes	No	No	Yes	No
HO107	Hugh Linaker's Cottage, Larundel	Yes	No	No	Yes	No	No	Yes	No
HO108	Idiot Block, Farm Workers Block, and Idiot Cottages, Larundel (Kingsbury)	Yes	No	No	Yes	No	No	Yes	No
HO188	Preston General Cemetery, 900 Plenty Road Bundoora	No	No	Yes	Yes	No	No	No	No
	Fairfield								
HO1	1-3 Abbott Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO2	17-19 Arthur Street, Fairfield (House & Shop)	Yes	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?	Solar energy system 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?
HO3	35 Arthur Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO112	92-96 Arthur Street, Fairfield (Post Office)	Yes	No	No	Yes	No	No	Yes	No
HO6	51 Austin Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO7	59 Austin Street, Fairfield(House)	Yes	No	No	Yes	No	No	No	No
HO8	Former St Anthony's Presbytery 59 Austin Street, Fairfield	Yes	No	No	Yes	No	No	Yes	No
HO34	12 Hanslope Avenue, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO125	Merri Creek Bridge, Heidelberg Road, Fairfield	Yes	No	No	Yes	No	No	No	No
HO35	Centenary Dairy Complex 181-187 Heidelberg Rd, Fairfield	Yes	No	No	Yes	No	No	Yes	No
HO36	Grandview Hotel 429 Heidelberg Rd, Fairfield	Yes	No	No	Yes	No	No	Yes	No
HO37	457 Heidelberg Road, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO316	St Andrew's Alphington and Fairfield Uniting Church, 85-87 Gillies Street, Fairfield Incorporated document City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021 2022)	Yes	Yes	No	Yes	No	No	No	No
HO38	Uniting (Former Methodist) Church complex, 797-809 Heidelberg Road, Alphington	Yes	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?	Solar energy system 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?
HO39	Hills View (former), 849-851, Heidelberg Road, Alphington	Yes	No	No	Yes	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	Yes	No	No	No	No
HO75	2 Rowe Street, Fairfield (House & Canary Island Palm-"Phoenix Canariensis")	Yes	No	Yes	Yes	No	No	No	No
HO78	31 Station Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO79	36 Station Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO80	43 Station Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO154	61 Station Street, Fairfield	Yes	No	No	Yes	No	No	No	No
HO190	St Paul's Anglican Church and Organ 88E Station Street Fairfield	No	Yes	No	Yes	No	No	No	No
	Macleod								
HO62	Paying Patients Ward, Former Mont Park Hospital, Former Mont Park Hospital	Yes	No	No	Yes	No	No	Yes	No
HO64	Laundry Workers Block, Former Mont Park Hospital	Yes	No	No	Yes	No	No	Yes	No
HO66	Hospital Block, Former Mont Park Hospital	Yes	No	No	Yes	No	No	Yes	No
HO109	Female Convalescent Ward, Mont Park	Yes	No	No	Yes	No	No	Yes	No
	Northcote								

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO4	5 Auburn Avenue, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO5	8 Auburn Avenue, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO9	46 Bastings Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO113	58 Bastings Street, Northcote (House & Shop)	Yes	No	No	Yes	No	No	No	No
HO10	Anglican Church 1-3 Bayview Street, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO11	13 Bayview Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO114	135 Bent Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO115	42 Bower Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO12	16-20 Candy Street, Northcote (Row Houses)	Yes	No	No	Yes	No	No	No	No
HO116	12-16 Christmas Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO117	41-45 Christmas Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO13	5-11 Clarke Street, Northcote (Row Houses)	Yes	No	No	Yes	No	No	No	No
HO14	106 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO118	108-110 Clarke Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO15	107-109 Clarke Street, Northcote (House)	Yes	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?	Solar energy system 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?
HO119	127 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO16	151 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO17	155 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO120	157 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO18	178 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO20	212 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO21	215 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO22	219 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO23	224 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO25	47 Cunningham Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO26	85 Cunningham Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO28	92 Dennis Street, Northcote (House)	Yes	No	No	Yes	No	No	Yes	No
HO121	33 Derby Street, Northcote (House)	Yes	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?	Solar energy system 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?
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	Yes	No	No	No	No
HO40	Helen Street Primary School, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO126	12-18 Helen Street Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO41	Former Wesleyan Manse, Helen Street (lot 1, TP845679E), Northcote	Yes	No	No	Yes	No	No	No	No
HO42	74-76 Herbert Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO127	Merri Creek Bridge, High Street Northcote	Yes	No	No	Yes	No	No	No	No
HO43	136-144 High Street, Northcote (Houses & Shops)	Yes	No	No	Yes	No	No	Yes	No
HO129	329 High Street, Northcote (Shop & House)	Yes	No	No	Yes	No	No	Yes	No
HO130	466-468 High Street, Northcote (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO44	RSL Hall 496 High Street, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO131	509-513 High Street, Northcote (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO192	Baptist Church 540-542 High Street Northcote	No	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?	Solar energy system 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?
HO132	581-599 High Street, Northcote (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO133	607-617 High Street, Northcote (Croxton Park Hotel)	Yes	No	No	Yes	No	No	Yes	No
HO52	25 Jackson Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO53	Presbyterian Church & Hall 40-42 James Street, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO177*	Former Northcote police station 43 James Street, Northcote. Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2021 2022)	Yes	Yes	No	Yes	No	No	Yes	No
HO54	36 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO55	51 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO56	57 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO57	68 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO58	69 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO140	34 Jenkins Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO141	36 Jenkins Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO193	Former Ensign Dry Cleaning 24 Leinster Grove Northcote	No	Yes	No	Yes	No	No	No	No
HO142	1-3 Leonard Street, Northcote (Houses)	Yes	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?	Solar energy system 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?
HO69	3 McLachlan Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO70	4-4a McLachlan Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO71	5 McLachlan Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO72	11 McLachlan Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO145	18 Mitchell Street, Northcote (Primitive Methodist Church, now Salvation Army Hall)	Yes	No	No	Yes	No	No	Yes	No
HO146	70 Mitchell Street, Northcote Shop (former) and residence	Yes	No	No	Yes	No	No	No	No
HO147	76-82 Mitchell Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO191	Reserve - Johnson Park 12 Palmer Street Northcote	No	No	Yes	Yes	No	No	No	No
HO194	Northcote Cemetery 143 Separation Street Northcote	No	No	Yes - Italian Cypress	Yes	No	No	No	No
HO195	Northcote High School 19-29 St Georges Road Northcote	No	No	Yes	Yes	No	No	No	No
HO196	Reserve - Merri Park 33 St Georges Road Northcote	No	No	No	Yes	No	No	No	No
HO77	140 St George's Road, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO155	1 Thomson Street Northcote (Shop & House)	Yes	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?	Solar energy system 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?
HO156	9-15 Union Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO82	26 Urquhart Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO83	44 Urquhart Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO85	1-3 Walker Street, Northcote (Duplex Dwellings)	Yes	No	No	Yes	No	No	No	No
HO86	7 Walker Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO87	Former Police Station 24 Walker Street, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO88	34 Walker Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO89	45 Walker Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO90	3 Wardrop Grove, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO197	Reserve - Oldis Gardens and Northcote Cricket Ground Westgarth Street Northcote	No	No	Yes	Yes	No	No	No	No
HO157	74 Waterloo Road, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO91	127 Westgarth Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO158	153 Westgarth Street, Northcote (House, St. Helens)	Yes	No	No	Yes	No	No	No	No
	Preston								
HO198	Howard Park 172 Albert Street Preston	Yes	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?	Solar energy system 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?
	Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)								
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	Yes	No	No	No	No
HO200	Preston Masonic Centre 382-4 Bell Street Preston	No	No	No	Yes	No	No	No	No
HO201	House 392 Bell Street Preston	No	No	No	Yes	No	No	No	No
HO202	Former BP Service Station 548 Bell Street Preston	Yes	No	No	Yes	No	No	No	No
HO203	House 634 Bell Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO204	House (Balleer) 648 Bell Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	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?	Solar energy system 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?
HO205	House 664 Bell Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	Yes - Canary Island Palm (Phoenix canariensis)	Yes	No	No	No	No
HO206	House (La Rocque) 82 Bruce Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO207	Former Stables 43 Carlisle Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO24	Preston Girls' High School Cooma Street Preston	Yes	No	No	Yes	No	No	Yes	No
HO208	Houses (Sandland family) 36 & 40 Cooper Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	Yes	Yes	Yes - Front Fence	No	No	No
HO209	House 93 Cramer Street Preston Incorporated plan:	No	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?	Solar energy system 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)								
HO210	Preston City Oval & Band Hall 11-21 Cramer Street Preston	No	No	Yes	Yes	No	No	No	No
HO27	Former Salvation Army Hall 61 David Street, Preston	Yes	No	No	Yes	No	No	Yes	No
HO30	Former Bacon Curing Factory cnr Dundas St & Plenty Rd, Preston	Yes	No	No	Yes	No	No	Yes	No
HO211	House 7 Eastwood Avenue Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO31	Newlands State Primary School, 2-26 Murphy Street, Preston	Yes	No	No	Yes	No	No	Yes	No
HO32	HCV Bachelor Flats, 15-17 Eric Street, Preston	Yes	No	No	Yes	No	No	No	No
HO212	West Preston Progress Hall 523 Gilbert Road Preston	No	No	No	Yes	No	No	No	No
HO213	Houses 244-46 Gower Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO214	Reg Parker sculpture (Untitled 8/73) 266 Gower Street Preston	Yes	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?	Solar energy system 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?
HO215	Truby King Baby Health Centre 270 Gower Street Preston	No	No	No	Yes	No	No	No	No
HO216	Junction Hotel 2-4 High Street Preston	No	No	No	Yes	No	No	No	No
HO128	93-103 High Street, Preston (Howe Leather Factory)	Yes	No	No	Yes	No	No	Yes	No
HO217	Shops & residences 107-109 High Street Preston	No	No	No	Yes	No	No	No	No
HO218	Prince Alfred Hotel (former) & Shop 111-113 High Street Preston	No	Yes - staircase only	No	Yes	No	No	No	No
HO219	Fidelity Tent No. 75 of the Independent Order of Rechabites (former) 251-3 High Street Preston	No	No	No	Yes	No	No	No	No
HO220	Shop & residence 283 High Street Preston	No	No	No	Yes	No	No	No	No
HO221	Shops & residences 306-08 High Street Preston	Yes	No	No	Yes	No	No	No	No
HO50	Preston Town Hall & Municipal Offices 350 High Street, Preston	Yes	No	No	Yes	No	No	Yes	No
HO222	Shops 352-72 High Street Preston	No	No	No	Yes	No	No	No	No
HO223	Commonwealth Bank 374-76 High Street Preston	No	No	No	Yes	No	No	No	No
HO224	Metropolitan Fire Brigade - Preston (former) 378 High Street Preston	No	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?	Solar energy system 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?
HO225	All Saints Anglican Church complex 400 High Street Preston & 239 Murray Road Preston	Yes	Yes - church only	Yes - Bhutan Cypress	Yes	No	No	No	No
HO226	Shop 435 High Street Preston	No	No	No	Yes	No	No	No	No
HO227	Shops 471-73 High Street Preston	No	No	No	Yes	No	No	No	No
HO228	J. Harvey Grocer (former) 626-628 High Street Preston	Yes	No	No	Yes	No	No	No	No
HO229	House (Prestonia) 10 Hotham Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No	No	No
HO230	House (Crawford) 12 Hotham Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No	No	No
HO231	Preston South Primary School No. 824 56B Hotham Street Preston	No	No	Yes	Yes	No	No	No	No
HO51	56-82 Hotham Street, Preston (Builders Terrace)	Yes	No	No	Yes	No	No	No	No
HO232	House (Rainhamville) 4 Hurlstone Avenue Preston Incorporated plan:	No	No	Yes - Canary Island Palm	Yes	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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)								
HO234	House and Shop 65 Jessie Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No	No	No
HO235	House 65 May Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No	No	No
HO236	Miller Street Tramway Bridge Miller Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No (part Ref No H2031 refer HO144)	No	No
HO237	House 4 Mount Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No	No	No
HO238	Houses (Yarraberb & Leura) 7 & 9 Mount Street Preston	No	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?	Solar energy system 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?
	Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)								
HO239	Preston West Primary School No. 3885 83 Murray Road Preston	No	No	Yes	Yes	No	No	No	No
HO179	House 418 Murray Road, Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	Yes	No	No	Yes	No	No	No	No
HO240	East Preston Tram Depot 211-243 Plenty Road Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO73	Bluestone Cottage & Shop 339 Plenty Road, Preston	Yes	No	No	Yes	No	No	Yes	No
HO241	Shops 519-541 Plenty Road Preston	No	No	No	Yes	No	No	No	No
HO242	House, garage & doctor's surgery (former) 572 Plenty Road Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	Yes	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?	Solar energy system 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?
HO243	State Savings Bank of Victoria (former) 600-606 Plenty Road Preston	No	No	No	Yes	No	No	No	No
HO244	House 230 Raglan Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (20242022)	No	No	No	Yes	No	No	No	No
HO245	Brickworks' Houses 227-45 & 259-63 Raglan Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (20242022)	No	No	No	Yes	No	No	No	No
HO246	House 16 Regent Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (20242022)	No	No	No	Yes	No	No	No	No
HO247	House (Cliveden) 18 Regent Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (20242022)	No	No	No	Yes	No	No	No	No
HO248	House and Canary Island Palms 30 Regent Street, Preston	No	No	Yes - Canary Island Palms	Yes	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)								
HO249	Holy Name Catholic Primary School & Church 2-26 Robb Street Reservoir	Yes	Yes - church only	No	Yes	No	No	No	No
HO150	59B Roseberry Avenue, Preston (Preston Police Station)	Yes	No	No	Yes	No	No	Yes	No
HO174	66 Spring Street, Preston (House)	Yes	No	No	Yes	No	No	No	No
HO76	Oakover Hall 12 Stafford Street, Preston	Yes	No	No	Yes	No	No	Yes	No
HO250	Preston Technical College (Former) 77-89 St Georges Road Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO81	Preston East Primary School Sylvester Grove, Preston	Yes	No	No	Yes	No	No	Yes	No
HO251	Preston Primary School No. 1494 240 Tyler Street Preston	No	No	No	Yes	No	No	No	No
HO252	House (Leura) 268 Tyler Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	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?	Solar energy system 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?
HO253	Houses (Wahroonga & Leaholme) 297 & 299 Tyler Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO254	House 20 Winifred Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO92	131 Wood Street, Preston (Former Hospital)	Yes	No	No	Yes	No	No	Yes	No
HO255	House 192 Wood Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO256	House (St John's Villa) 282 Wood Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO94	Greek Orthodox Church Yann Street, Preston	Yes	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?	Solar energy system 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?
HO257	House 8 Yann Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO258	House 17 Yann Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO259	Grandview Dairy (former) 16 Young Street Preston Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
	Reservoir								
HO260	House and Fence 18 Barton Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	Yes - Front Fence	No	No	No
HO261	St Mark's Anglican Church and Vicarage 19-21 Beatty Street Reservoir	No	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?	Solar energy system 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?
HO262	House and fence 194 Edwardes Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	Yes - Front Fence	No	No	No
HO263	Reserve - Edwardes Lake and Park 200A Edwardes Street Reservoir	No	No	Yes	Yes	No	No	No	No
HO264	Methodist Church 34 George Street Reservoir	No	No	No	Yes	No	No	No	No
HO265	Clydebank Dairy Trees 679 Gilbert Road Reservoir	No	No	Yes - Bhutan Cypresses	Yes	No	No	No	No
HO266	House 685 Gilbert Road Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No	No	No
HO267	House 689 Gilbert Road Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024-2022)	No	No	No	Yes	No	No	No	No
HO268	House 40 Gloucester Street Reservoir Incorporated plan:	No	No	Yes - Canary Island Palm	Yes	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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 (20242022)								
HO49	Uniting Church 648-656 High Street, Reservoir	Yes	No	No	Yes	No	No	Yes	No
HO271	Regent Baptist Church 726-734 High Street Reservoir	Yes	No	No	Yes	No	No	No	No
HO273	House 34 King William Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (20242022)	No	No	No	Yes	No	No	No	No
HO274	House 59 King William Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (20242022)	No	No	No	Yes	No	No	No	No
HO275	House (Annandale) 40 Leamington Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (20242022)	No	No	No	Yes	Yes - Front Fence	No	No	No
HO276	Reserve - F.G Pike Reserve 26 Mason Street Reservoir	No	No	Yes	Yes	No	No	No	No
HO277	House 34 Mason Street Reservoir	No	No	Yes - Canary Island Palm	Yes	No	No	No	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)								
HO278	House (Rosehill) 7 Pellew Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO279	St George's Church of England 32-34 Ralph Street Reservoir	No	Yes - church only	No	Yes	No	No	No	No
HO280	St Gabriel's Catholic Church 237-243 Spring Street Reservoir	No	Yes - church only	No	Yes	No	No	No	No
HO281	House 9 Station Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO282	House 1 Wild Street Reservoir Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
	Thornbury								



DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO176	Northcote Pottery 85a Clyde Street, Thornbury.	Yes	Yes	No	Yes	No	No	No	No
HO29	82 Dundas Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO122	1 Flinders Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO33	1-4/6 Francis Grove, Thornbury (Flats)	Yes	No	No	Yes	No	No	No	No
HO283	UFS Dispensary (former) 2 Gooch Street Thornbury	No	No	No	Yes	No	No	No	No
HO123	9 Gooch Street, Thornbury (House)	Yes	No	No	Yes	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	Yes	No	No	No	No
HO124	9-11 Harold Street, Thornbury (Houses)	Yes	No	No	Yes	No	No	No	No
HO134	703 High Street, Thornbury (Shop & House)	Yes	No	No	Yes	No	No	Yes	No
HO135	707 High Street, Thornbury (Shop & House)	Yes	No	No	Yes	No	No	Yes	No
HO285	Salvation Army Hall & Sunday School 710 High Street Thornbury	Yes	No	No	Yes	No	No	No	No
HO136	711 & 715 High Street, Thornbury (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO46	St Mary's Church 718-730 High Street, Thornbury	Yes	No	No	Yes	No	No	Yes	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO137	731 High Street, Thornbury (Shop & House)	Yes	No	No	Yes	No	No	Yes	No
HO286	Shops 735-737 High Street Thornbury	No	No	No	Yes	No	No	No	No
HO138	759-761 High Street, Thornbury (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO48	Thornbury Regent Theatre 859 High Street, Thornbury	Yes	No	No	Yes	No	No	Yes	No
HO287	Thornbury Primary School No. 3889 16-24 Hutton Street Thornbury	No	No	Yes - Italian Cypress	Yes	No	No	No	No
HO139	21 Hutton Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO288	MMTB Substation 3-5 Martin Street Thornbury	No	No	No	Yes	No	No	No	No
HO143	34 Martin Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO148	2-4 Normanby Avenue, Thornbury (Houses)	Yes	No	No	Yes	No	No	No	No
HO289	Electricity Substation Pender Street, Thornbury	No	No	No	Yes	No	No	No	No
HO290	Reserve - Penders Park 48A Pender Street Thornbury	No	No	Yes	Yes	No	No	No	No
HO149	66 Raleigh Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO291	Thornbury Uniting Church 7-15 Rossmoyne Street Thornbury.	No	No	No	Yes	No	No	No	No
HO151	28 Shaftesbury Parade, Thornbury (Holy Trinity Anglican Church, Vicarage and Parish Hall)	Yes	No	No	Yes	No	No	Yes	No

DAREBIN PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO152	40 Shaftesbury Parade, Thornbury (Former S.G. Tomkins Pty Ltd Dairy & House)	Yes	No	No	Yes	No	No	Yes	No
HO292	Front fence 47 Shaftesbury Parade Thornbury	No	No	No	Yes	Yes - front fence	No	No	No
HO153	52 Shaftesbury Parade, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO293	House (Hillside) 6 Speight Street Thornbury Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2024 2022)	No	No	No	Yes	No	No	No	No
HO294	Penders Grove Primary School No. 3806 370 Victoria Road Thornbury	No	No	No	Yes	No	No	No	No
HO84	Primary School Wales Street, Thornbury	Yes	No	No	Yes	No	No	Yes	No
HO159	54 Woolton Avenue Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO93	60 Woolton Avenue Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO319* Interim Control Expiry date: 31/10/2022	331-333 Heidelberg Road, Northcote (House)	No	No	No	Yes	No	No	No	No

**Denotes interim controls apply*

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**1.0****Background documents**

27/08/2024 --/--/----
G461dare Proposed C191dare

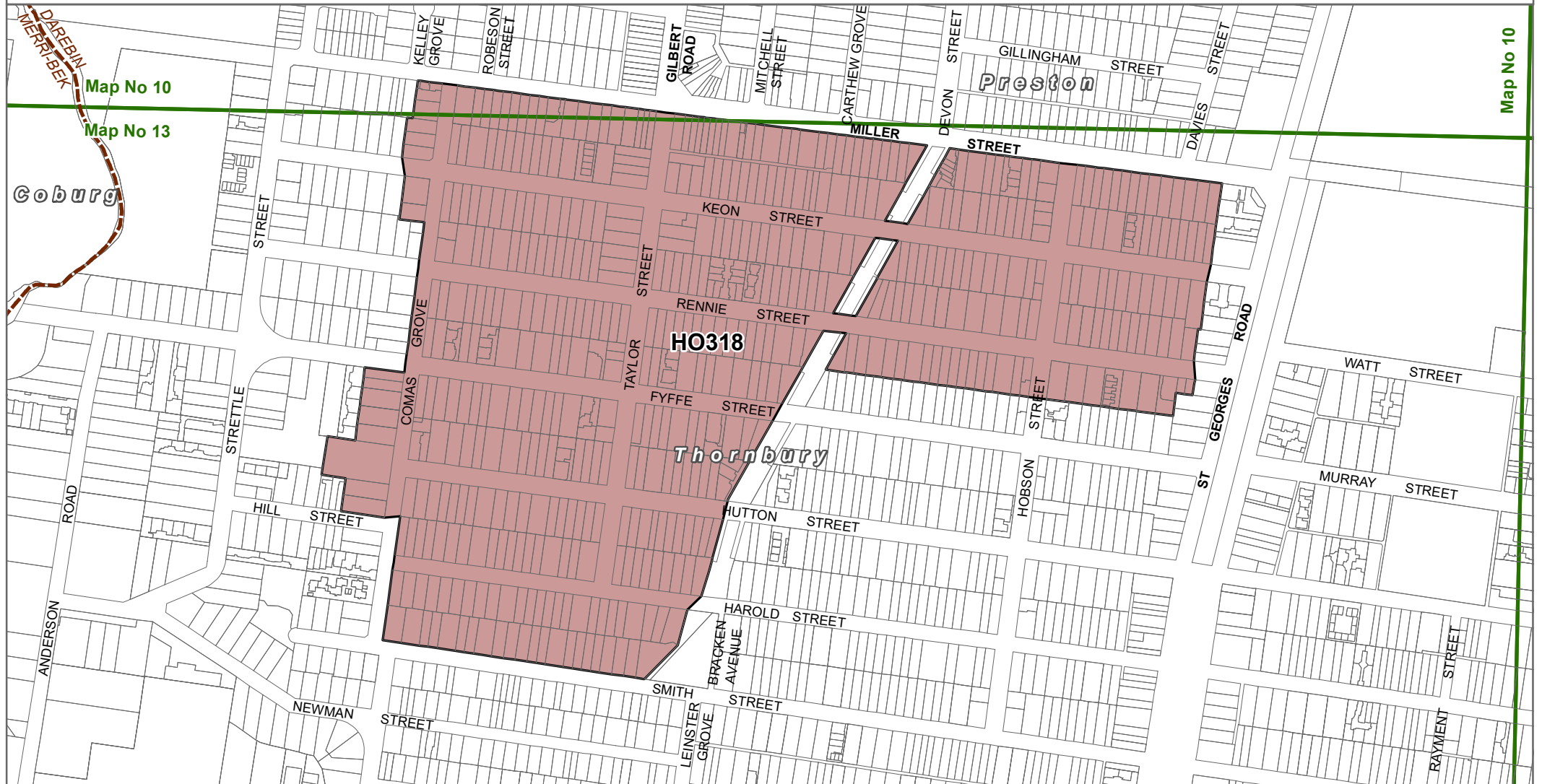
Name of background document	Amendment number - clause reference
Fairfield Village Built Form Guidelines 2017 (amended 2019)	C161dare - Schedule 21 to Clause 43.02
Fairfield Village Heritage Assessment 2017 (amended 2019)	C161dare - Schedule 1 to Clause 43.01
Thornbury Park Estate Precinct (RBA Architects and Conservation Consultants, 2022)	C191dare - Schedule to Clause 43.01

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**1.0 Incorporated documents**30/09/2024 --/--/---
E201dare Proposed C191dare

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 (20242022)	C161dare C191dare
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
<u>Thornbury Park Estate Statement of Significance 2022</u>	<u>C191dare</u>
Vegetation Survey – Former Kingsbury Centre Site, Bundoora - Map 2	C5

DAREBIN PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C191dare



LEGEND

- HO - Heritage Overlay
- Local Government Area

Disclaimer

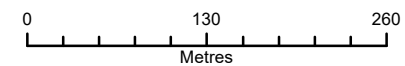
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group

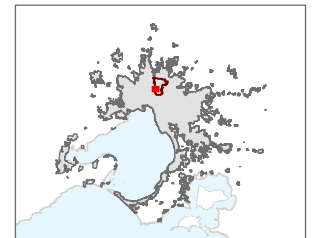
Print Date: 11/17/2022

Amendment Version: 6



Environment,
Land, Water
and Planning

Part of Planning Scheme Maps 10HO & 13HO

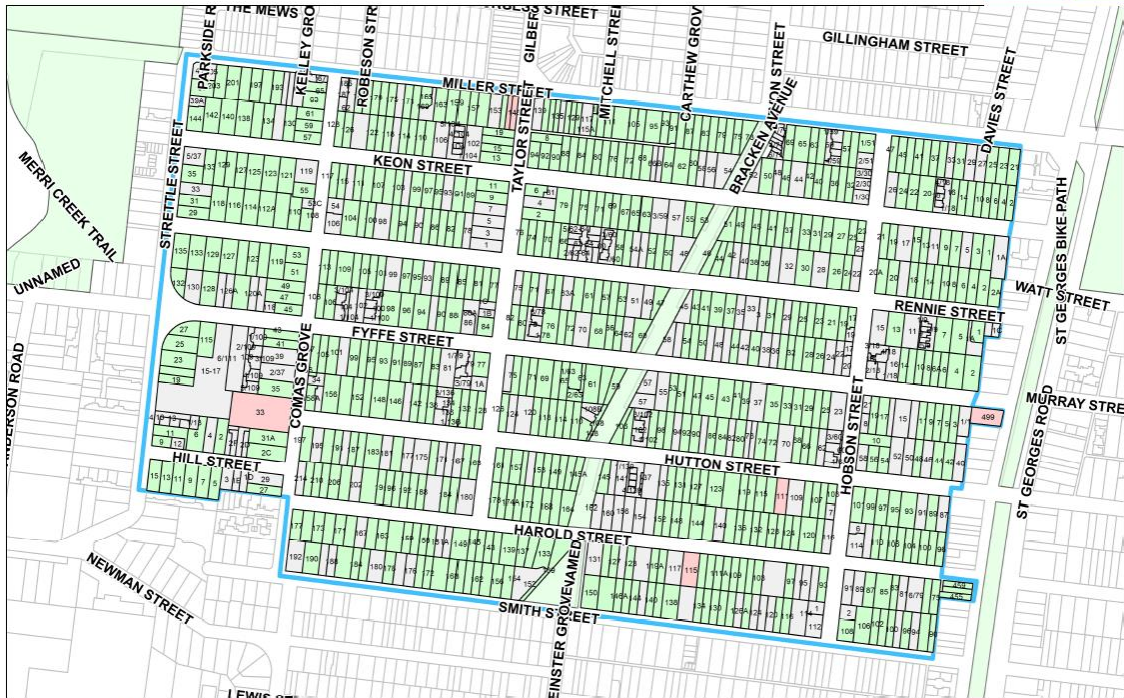


Statement of Significance: Thornbury Park Estate Precinct

Heritage Place: **Thornbury Park Estate Precinct**

PS ref no: **HO318**

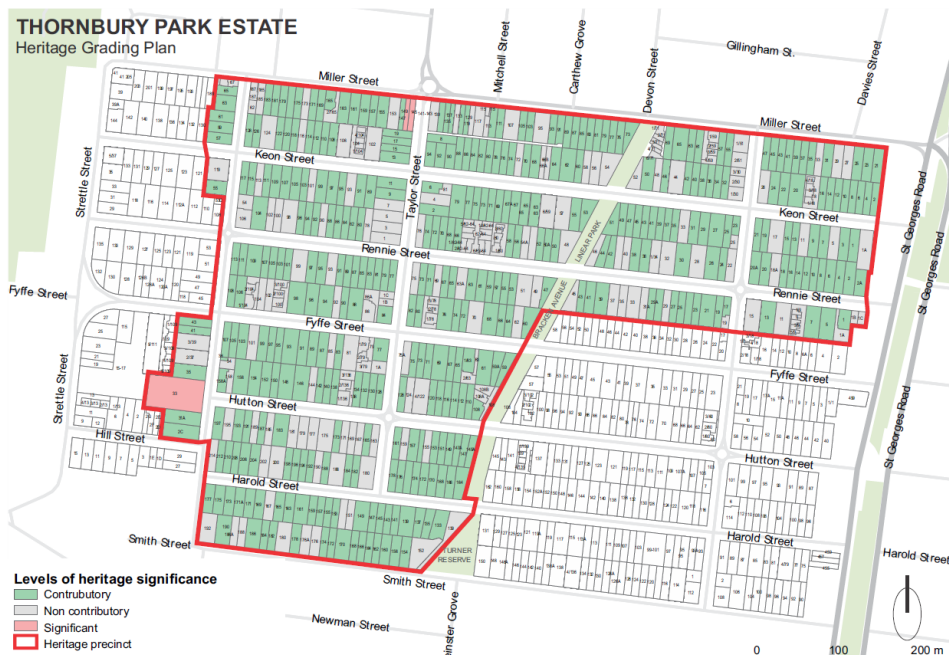
GRADINGS MAP PLAN Thornbury Park Estate



Levels of Heritage Significance

- Contributory
- Non Contributory
- Significant

THORNBURY PARK ESTATE Heritage Grading Plan



This document is an incorporated document in the Darebin Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

What is significant?

The following original elements contribute to the significance of the Thornbury Park Estate Precinct:

Generally:

- single-storey dwellings,
- consistent setbacks.

Buildings dating to the Federation period:

- Intact roof forms - typically gabled with a main gambrel or hipped section,
- Original type of roof cladding - mostly corrugated metal sheeting, some with terracotta tiles, a few finials,
- Intact chimneys – usually with defined caps, mainly face brick but some rendered or with rendered elements,
- Finishes to gable ends - mainly roughcast sheeting with battens, a few with distinctive bargeboards,
- Intact timber-framed walls of painted weatherboard, some with roughcast sheeting,
- Verandahs - mainly offset or corner types, with turned timber posts, brackets or fretwork/friezes,
- Bay windows, some with hoods,
- Timber-framed windows - mainly casements with highlights, some double-hung sashes, some lead lighting and stained glass,
- Timber doors - typically panelled with some glazing, some with a sidelight.

Buildings dating to the Interwar period:

- Intact roof forms - gable, often with exposed rafter ends (1920s); or hipped (1930s),
- Original type of roof cladding - mostly corrugated metal sheeting, some tiled, and a few finials (metal or terracotta),
- Intact chimneys - mainly face brick but some rendered,
- Finishes to gable ends – including shingles or shingled boards, upper lattice vent,
- Intact timber-framed walls of painted weatherboard, some with roughcast sheeting (bungalows/1920s),
- Intact brick walls - red, clinker, cream; some (partly) rendered (generally 1930s), some tuck-pointing,
- Masonry porches - balustrade wall (brick and/or render) and/or piers with tapered or Solomonic columns; some with timber decks (1920s); smaller masonry porches (1930s),
- Bay windows - many faceted with a shingled skirt,
- Timber-framed windows - including boxed-framed, mainly double-hung sashes (some with multi-paned upper sashes) but also casements, some lead lighting and stained/textured glass (geometric designs), some hoods,
- Original timber doors - typically with some glazing,
- Original low brick fences – face brick and/or rendered (1930s),
- Commercial buildings - both single and two storey with parapets, with more elaborate detailing to the two storey. A pair with an expressed roof in Miller Street.

Buildings dating to the Post-WWII period:

- ~~Roof forms – mainly hipped, with a few gable ends,~~
- ~~Tiled roof cladding,~~
- ~~Chimneys – mainly face brick,~~
- ~~Walls – usually brick (clinker or cream), a few timber-framed examples with painted weatherboard,~~
- ~~Masonry porches or concrete cantilevered canopies,~~

This document is an incorporated document in the Darebin Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

- ~~Windows — mostly timber-framed with double-hung sashes, and a few steel-framed, often including one/some to a corner,~~
- ~~Doors — typically timber with glazing,~~
- ~~Original low brick fences.~~

Refer to the table at the end of this document for the grading and construction period of each dwelling.

How is it significant?

The Thornbury Park Estate Precinct, Thornbury, is of historical, representative and aesthetic significance to the City of Darebin.

Why is it significant?

The Thornbury Park Estate Precinct is of historical significance as part of a large subdivision that illustrates the emergence and rapid consolidation of Thornbury as a residential suburb during the early ~~to~~ mid-20th century, changing from its hitherto largely rural character, especially at its western end. Whilst two subdivisions had occurred during the 1880s in the vicinity, they had resulted in only sparse development at best by the end of the first decade of the 20th century. Both earlier subdivisions also employed the same name (Thornbury Park Estate) as they too derived from the extensive land holdings of Job Smith (CA 131+ 136, consisting of nearly 370 acres at their maximum), which came to be known as 'Thornbury Park', after a place in Hertfordshire. Smith built/lived in a ~~farm-house~~farmhouse on the high ground near the west end of Smith Street, which survived to the mid-20th century. Smith maintained his farm, where he cultivated rare grasses, etc. until he eventually sold all the land during the late 1880s. Subsequently the land was retained in two large holdings (owned by the Commercial Bank of Australia, after the default by Australian and British Land Deposit Agency with the 1890s crash, and the Trustees Executors and Agency Co.) for over 20 years until there was sufficient cause to subdivide the land.

The Thornbury Park Estate precinct was mostly being offered for sale from late 1911, though not officially subdivided until 1914, at which time the subdivision of the smaller portion at the south-west corner was undertaken. Although sales were strong during the 1910s, substantial development did not occur in earnest until the early 1920s, after the opening of the St Georges Road electric tram (1920) and the electrification of the rail line (1921). Much of the ensuing construction was likely undertaken by builders such as Dunlop & Hunt and the prolific, local firm of Stewart & Davies. This pattern demonstrates the broader speculative dynamics in the district around this time and the integral part played by these types of builders in providing the suburban dream to a wide demographic. (Criterion A)

The Thornbury Estate Precinct is of representative significance for containing manifold good and generally intact examples of modest late Federation, and Interwar ~~and Post WWII~~ period house designs, many of the type practiced by suburban builders, as well as examples of State Savings Bank homes. The prevailing Federation/Interwar period bungalow type (typically gabled roof form, asymmetric façade with a side porch in timber [Federation period] or masonry [Interwar period] with an underlying Arts and Crafts aesthetic) provides a cohesion to the precinct along with the remnant subdivision pattern, which is broadly interpretable as a mix of original allotments and others divided in half. The economical yet presentable housing stock, which is almost entirely detached, is indicative of standard types of residences constructed during the main development phase of the 1910s and 1920s – being mainly timber-framed with corrugated metal roof cladding. Differentiation is provided by employment of an array of detailing in varying combinations so that whilst similar, houses in small groups of consistent types are made individual (for instance, to the gable ends [shingling, battened sheeting, and/or lattice to apex, etc.] and bay windows [bowed or faceted]).

Robust/broad elements to many porches such as tapered or helical/Solomonic columns are a distinguishing feature. The humbleness of the construction is evidenced however by the lack of 'extraneous' detailing such as decorative glasswork, which is common in more middle-class examples. The ~~few~~ latter houses – dating to the 1930s (or late Interwar period) ~~and late 1940s through the 1950s (or post-WWII period)~~ – tend to be brick with tiled roofs and a uniformly larger (though some are paired/semidetached). ~~The groups of commercial buildings to Miller Street and St Georges Road are a~~ often mixture of single storey ~~with a few interspersed~~ and more elaborate, two storey examples reflecting contemporary design approaches and providing an intrinsic complementary component to this large residential precinct. (Criterion D)

The Thornbury Estate Precinct is of aesthetic significance for including ~~a few~~ two individually notable buildings. ~~Most in this group are~~ These two buildings are relatively substantial, have a greater level of detailing, and higher quality palette of materials ~~than the~~. ~~For instance, most have roofs clad in terracotta (glazed or unglazed) tiles in contrast to the prevailing, more economical material palette approach evident generally in across the precinct of corrugated metal sheeting.~~ (Criterion E)

- 33 Comas Grove - this sprawling Californian Bungalow style house with red brick dado and roughcast rendered walls above has an original dormer. The garden retains a semi-circular driveway, beds with stone edging, and some substantial specimen trees.

- ~~115 Harold Street – the most elaborate/picturesque Queen Anne style house in the precinct. It is distinguished by ornate gable ends with bargeboards, dentillated band, and bay window with slender barley twist columns.~~

- ~~111 Hutton Street – the only example of the Federation bungalow style in the precinct. Unusually it has a symmetrical façade in red brick with diamond quarrels to both sashes.~~

- 145-147 Miller Street – commercial building with an array of retained classicising elements (detailing to the pediment, elongated hoods, and recessed windows with frames) and an unusually intact canopy with decorative metal sheeting (fascia and soffit).

- ~~499 St Georges Road – a substantial early 1940s largely cream brick Moderne style, originally a combined house/surgery. L-shaped and geometric form with curved balcony and amber brick plinth and tapestry brick banding ('speedlines'). It retains original timber doors with porthole glazing and timber framed corner windows, as well as integrated garage with original metal tilt door.~~

Primary source

Thornbury Park Estate Precinct (RBA Architects and Conservation Consultants, 2021/2022)

Thornbury Park Estate

Number	Address	Grade	Period
27	Comas Grove THORNBURY	Contributory	Federation
29	Comas Grove THORNBURY	Non-Contributory	Late 20th-century
29A	Comas Grove THORNBURY	Contributory	Interwar
31A	Comas Grove THORNBURY	Contributory	Interwar
33	Comas Grove THORNBURY	Significant	Interwar
34	Comas Grove THORNBURY	Non Contributory	Late 20th century
35	Comas Grove THORNBURY	Contributory	Interwar
36	Comas Grove THORNBURY	Contributory	Interwar
37	Comas Grove THORNBURY	Non Contributory	Late 20th century
39	Comas Grove THORNBURY	Non Contributory	Late 20th century
41	Comas Grove THORNBURY	Contributory	Interwar
43	Comas Grove THORNBURY	Contributory	Interwar
45	Comas Grove THORNBURY	Non-Contributory	Post-WWII
47	Comas Grove THORNBURY	Non-Contributory	Post-WWII
49	Comas Grove THORNBURY	Non-Contributory	Post-WWII
51	Comas Grove THORNBURY	Non-Contributory	Post-WWII
53	Comas Grove THORNBURY	Non-Contributory	Post-WWII
53C	Comas Grove THORNBURY	Non-Contributory	Recent
54	Comas Grove THORNBURY	Non Contributory	Recent
55	Comas Grove THORNBURY	Contributory	Interwar
57	Comas Grove THORNBURY	Contributory	Interwar
59	Comas Grove THORNBURY	Contributory	Interwar
61	Comas Grove THORNBURY	Contributory	Interwar
62	Comas Grove THORNBURY	Non Contributory	Recent
64	Comas Grove THORNBURY	Non Contributory	Recent
63	Comas Grove THORNBURY	Contributory	Interwar
65	Comas Grove THORNBURY	Contributory	Interwar
67	Comas Grove THORNBURY	Non Contributory	Recent
1	Fyffe Street THORNBURY	Non-Contributory	Late 20th-century
2	Fyffe Street THORNBURY	Contributory	Interwar
3	Fyffe Street THORNBURY	Contributory	Interwar
4	Fyffe Street THORNBURY	Non-Contributory	Post-WWII
5	Fyffe Street THORNBURY	Contributory	Federation
6	Fyffe Street THORNBURY	Contributory	Interwar
6A	Fyffe Street THORNBURY	Contributory	Interwar
7	Fyffe Street THORNBURY	Contributory	Federation
8	Fyffe Street THORNBURY	Contributory	Interwar
9	Fyffe Street THORNBURY	Contributory	Federation
10	Fyffe Street THORNBURY	Contributory	Interwar
11	Fyffe Street THORNBURY	Contributory	Federation
11A	Fyffe Street THORNBURY	Non-Contributory	Late 20th-century
12	Fyffe Street THORNBURY	Contributory	Interwar
14	Fyffe Street THORNBURY	Contributory	Interwar
15	Fyffe Street THORNBURY	Non-Contributory	Late 20th-century
16	Fyffe Street THORNBURY	Non-Contributory	Interwar

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

17A	Fyffe Street THORNBURY	Non-Contributory	Late-20th-century
17	Fyffe Street THORNBURY	Contributory	Federation
18	Fyffe Street THORNBURY	Non-Contributory	Late-20th-century
19	Fyffe Street THORNBURY	Contributory	Interwar
20	Fyffe Street THORNBURY	Non-Contributory	Interwar
21	Fyffe Street THORNBURY	Non-Contributory	Late-20th-century
22	Fyffe Street THORNBURY	Non-Contributory	Interwar
23	Fyffe Street THORNBURY	Non-Contributory	Post-WWII
24	Fyffe Street THORNBURY	Non-Contributory	Interwar
25	Fyffe Street THORNBURY	Contributory	Interwar
26	Fyffe Street THORNBURY	Contributory	Interwar
27	Fyffe Street THORNBURY	Contributory	Interwar
28	Fyffe Street THORNBURY	Contributory	Interwar
29	Fyffe Street THORNBURY	Contributory	Interwar
30	Fyffe Street THORNBURY	Contributory	Interwar
31	Fyffe Street THORNBURY	Contributory	Interwar
32	Fyffe Street THORNBURY	Contributory	Federation
33	Fyffe Street THORNBURY	Contributory	Federation
34	Fyffe Street THORNBURY	Contributory	Interwar
35	Fyffe Street THORNBURY	Contributory	Interwar
36	Fyffe Street THORNBURY	Non-Contributory	Interwar
37	Fyffe Street THORNBURY	Non-Contributory	Recent
38	Fyffe Street THORNBURY	Non-Contributory	Late-20th-century
39	Fyffe Street THORNBURY	Contributory	Interwar
40	Fyffe Street THORNBURY	Contributory	Interwar
41	Fyffe Street THORNBURY	Contributory	Federation
42	Fyffe Street THORNBURY	Non-Contributory	Recent
43	Fyffe Street THORNBURY	Contributory	Interwar
44	Fyffe Street THORNBURY	Contributory	Federation
45	Fyffe Street THORNBURY	Contributory	Federation
46	Fyffe Street THORNBURY	Non-Contributory	Interwar
47	Fyffe Street THORNBURY	Contributory	Interwar
48	Fyffe Street THORNBURY	Non-Contributory	Recent
48A	Fyffe Street THORNBURY	Non-Contributory	Recent
49	Fyffe Street THORNBURY	Contributory	Interwar
50	Fyffe Street THORNBURY	Contributory	Interwar
51	Fyffe Street THORNBURY	Contributory	Federation
52	Fyffe Street THORNBURY	Contributory	Interwar
53	Fyffe Street THORNBURY	Contributory	Federation
54	Fyffe Street THORNBURY	Contributory	Interwar
55	Fyffe Street THORNBURY	Non-Contributory	Late-20th-century
56	Fyffe Street THORNBURY	Non-Contributory	Interwar
57	Fyffe Street THORNBURY	Non-Contributory	Late-20th-century
57A	Fyffe Street THORNBURY	Non-Contributory	Late-20th-century
58	Fyffe Street THORNBURY	Non-Contributory	Interwar
59	Fyffe Street THORNBURY	Contributory	Interwar
59A	Fyffe Street THORNBURY	Contributory	Interwar
60	Fyffe Street THORNBURY	Contributory	Interwar

This document is an incorporated document in the Darebin Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

OFFICIAL

DAREBIN PLANNING SCHEME

61	Fyffe Street THORNBURY	Contributory	Interwar
62	Fyffe Street THORNBURY	Non Contributory	Interwar
63	Fyffe Street THORNBURY	Contributory	Interwar
64	Fyffe Street THORNBURY	Contributory	Interwar
65	Fyffe Street THORNBURY	Contributory	Interwar
66	Fyffe Street THORNBURY	Contributory	Interwar
67	Fyffe Street THORNBURY	Contributory	Interwar
68	Fyffe Street THORNBURY	Contributory	Interwar
69	Fyffe Street THORNBURY	Contributory	Interwar
70	Fyffe Street THORNBURY	Non Contributory	Interwar
71	Fyffe Street THORNBURY	Contributory	Interwar
72	Fyffe Street THORNBURY	Contributory	Interwar
73	Fyffe Street THORNBURY	Contributory	Interwar
74	Fyffe Street THORNBURY	Contributory	Interwar
75	Fyffe Street THORNBURY	Contributory	Interwar
75A	Fyffe Street THORNBURY	Non Contributory	Late 20th century
76	Fyffe Street THORNBURY	Contributory	Interwar
77	Fyffe Street THORNBURY	Contributory	Interwar
78	Fyffe Street THORNBURY	Non Contributory	Late 20th century
79	Fyffe Street THORNBURY	Non Contributory	Late 20th century
80	Fyffe Street THORNBURY	Contributory	Interwar
81	Fyffe Street THORNBURY	Non Contributory	Interwar
82	Fyffe Street THORNBURY	Contributory	Interwar
83	Fyffe Street THORNBURY	Contributory	Federation
84	Fyffe Street THORNBURY	Contributory	Interwar
85	Fyffe Street THORNBURY	Non Contributory	Federation
86	Fyffe Street THORNBURY	Non Contributory	Interwar
87	Fyffe Street THORNBURY	Contributory	Interwar
88	Fyffe Street THORNBURY	Contributory	Interwar
89	Fyffe Street THORNBURY	Contributory	Interwar
90	Fyffe Street THORNBURY	Contributory	Interwar
91	Fyffe Street THORNBURY	Contributory	Interwar
92	Fyffe Street THORNBURY	Non Contributory	Interwar
93	Fyffe Street THORNBURY	Contributory	Federation
94	Fyffe Street THORNBURY	Contributory	Interwar
95	Fyffe Street THORNBURY	Contributory	Interwar
96	Fyffe Street THORNBURY	Contributory	Interwar
97	Fyffe Street THORNBURY	Contributory	Interwar
98	Fyffe Street THORNBURY	Contributory	Federation
99	Fyffe Street THORNBURY	Contributory	Interwar
100	Fyffe Street THORNBURY	Non Contributory	Late 20th century
101	Fyffe Street THORNBURY	Non Contributory	Late 20th century
102A	Fyffe Street THORNBURY	Non Contributory	Late 20th century
102	Fyffe Street THORNBURY	Non Contributory	Late 20th century
103	Fyffe Street THORNBURY	Contributory	Interwar
104	Fyffe Street THORNBURY	Non Contributory	Late 20th century
105	Fyffe Street THORNBURY	Contributory	Interwar
106	Fyffe Street THORNBURY	Contributory	Interwar

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

107	Fyffe Street THORNBURY	Contributory	Interwar
108	Fyffe Street THORNBURY	Contributory	Interwar
109	Fyffe Street THORNBURY	Non-Contributory	Late 20th-century
111	Fyffe Street THORNBURY	Non-Contributory	Late 20th-century
115	Fyffe Street THORNBURY	Contributory	Interwar
118	Fyffe Street THORNBURY	Non-Contributory	Late 20th-century
120	Fyffe Street THORNBURY	Non-Contributory	Interwar
122	Fyffe Street THORNBURY	Non-Contributory	Late 20th-century
124	Fyffe Street THORNBURY	Non-Contributory	Post-WWII
126B	Fyffe Street THORNBURY	Non-Contributory	Recent
126A	Fyffe Street THORNBURY	Non-Contributory	Recent
128	Fyffe Street THORNBURY	Non-Contributory	Post-WWII
130	Fyffe Street THORNBURY	Non-Contributory	Late 20th-century
132	Fyffe Street THORNBURY	Non-Contributory	Post-WWII
75	Harold Street THORNBURY	Contributory	Federation
77	Harold Street THORNBURY	Contributory	Federation
79	Harold Street THORNBURY	Non-Contributory	Late 20th-c
81	Harold Street THORNBURY	Non-Contributory	Interwar
83	Harold Street THORNBURY	Contributory	Interwar
85	Harold Street THORNBURY	Non-Contributory	Post-WWII
87	Harold Street THORNBURY	Contributory	Federation
89	Harold Street THORNBURY	Non-Contributory	Late 20th-c
91	Harold Street THORNBURY	Non-Contributory	Late 20th-c
93	Harold Street THORNBURY	Contributory	Federation
93A	Harold Street THORNBURY	Non-Contributory	Late 20th-c
95	Harold Street THORNBURY	Non-Contributory	Federation
96	Harold Street THORNBURY	Non-Contributory	Post-WWII
97	Harold Street THORNBURY	Contributory	Interwar
98	Harold Street THORNBURY	Contributory	Federation
99-101	Harold Street THORNBURY	Non-Contributory	Late 20th-c
100	Harold Street THORNBURY	Contributory	Interwar
102	Harold Street THORNBURY	Contributory	Interwar
103	Harold Street THORNBURY	Contributory	Interwar
104	Harold Street THORNBURY	Contributory	Federation
104A	Harold Street THORNBURY	Contributory	Federation
105	Harold Street THORNBURY	Contributory	Interwar
106	Harold Street THORNBURY	Contributory	Federation
107	Harold Street THORNBURY	Contributory	Interwar
108	Harold Street THORNBURY	Contributory	Federation
109	Harold Street THORNBURY	Contributory	Federation
110	Harold Street THORNBURY	Contributory	Federation
111	Harold Street THORNBURY	Contributory	Interwar
111A	Harold Street THORNBURY	Contributory	Interwar
112	Harold Street THORNBURY	Non-Contributory	Late 20th-c
113	Harold Street THORNBURY	Contributory	Interwar
113A	Harold Street THORNBURY	Contributory	Interwar
114	Harold Street THORNBURY	Non-Contributory	Interwar
115	Harold Street THORNBURY	Significant	Federation

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

116	Harold Street THORNBURY	Non-Contributory	Recent
117	Harold Street THORNBURY	Non-Contributory	Late 20th c
118	Harold Street THORNBURY	Contributory	Interwar
119	Harold Street THORNBURY	Contributory	Federation
119A	Harold Street THORNBURY	Contributory	Federation
120	Harold Street THORNBURY	Contributory	Interwar
121	Harold Street THORNBURY	Non-Contributory	Late 20th c
122	Harold Street THORNBURY	Contributory	Interwar
123	Harold Street THORNBURY	Contributory	Federation
124	Harold Street THORNBURY	Contributory	Interwar
125	Harold Street THORNBURY	Non-Contributory	Federation
126	Harold Street THORNBURY	Contributory	Interwar
127	Harold Street THORNBURY	Contributory	Interwar
128	Harold Street THORNBURY	Contributory	Federation
129	Harold Street THORNBURY	Contributory	Interwar
130	Harold Street THORNBURY	Contributory	Interwar
131	Harold Street THORNBURY	Non-Contributory	Late 20th c
132	Harold Street THORNBURY	Contributory	Federation
133	Harold Street THORNBURY	Contributory	Interwar
134	Harold Street THORNBURY	Contributory	Interwar
135	Harold Street THORNBURY	Contributory	Interwar
136	Harold Street THORNBURY	Contributory	Interwar
137	Harold Street THORNBURY	Contributory	Interwar
138	Harold Street THORNBURY	Contributory	Interwar
139	Harold Street THORNBURY	Contributory	Interwar
140	Harold Street THORNBURY	Non-Contributory	Recent
141	Harold Street THORNBURY	Contributory	Federation
142	Harold Street THORNBURY	Contributory	Interwar
143	Harold Street THORNBURY	Contributory	Interwar
144	Harold Street THORNBURY	Contributory	Interwar
145	Harold Street THORNBURY	Contributory	Interwar
146	Harold Street THORNBURY	Contributory	Interwar
147	Harold Street THORNBURY	Contributory	Interwar
148	Harold Street THORNBURY	Contributory	Interwar
149	Harold Street THORNBURY	Contributory	Interwar
150	Harold Street THORNBURY	Contributory	Interwar
151	Harold Street THORNBURY	Non-Contributory	Late 20th c
151A	Harold Street THORNBURY	Non-Contributory	Late 20th c
152	Harold Street THORNBURY	Contributory	Interwar
152A	Harold Street THORNBURY	Non-Contributory	Late 20th c
153	Harold Street THORNBURY	Contributory	Interwar
154	Harold Street THORNBURY	Non-Contributory	Late 20th c
155	Harold Street THORNBURY	Contributory	Interwar
156	Harold Street THORNBURY	Non-Contributory	Federation
157	Harold Street THORNBURY	Contributory	Interwar
158	Harold Street THORNBURY	Non-Contributory	Recent
159	Harold Street THORNBURY	Contributory	Interwar
160	Harold Street THORNBURY	Non-Contributory	Recent

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

161	Harold Street THORNBURY	Contributory	Interwar
162	Harold Street THORNBURY	Non-Contributory	Federation
163	Harold Street THORNBURY	Contributory	Interwar
164	Harold Street THORNBURY	Contributory	Federation
165	Harold Street THORNBURY	Contributory	Interwar
166	Harold Street THORNBURY	Contributory	Interwar
167	Harold Street THORNBURY	Non Contributory	Late 20th c
168	Harold Street THORNBURY	Contributory	Federation
169	Harold Street THORNBURY	Contributory	Interwar
170	Harold Street THORNBURY	Contributory	Federation
171	Harold Street THORNBURY	Contributory	Interwar
171A	Harold Street THORNBURY	Contributory	Interwar
172	Harold Street THORNBURY	Contributory	Interwar
173	Harold Street THORNBURY	Contributory	Interwar
174	Harold Street THORNBURY	Contributory	Federation
174A	Harold Street THORNBURY	Contributory	Federation
175	Harold Street THORNBURY	Contributory	Interwar
176	Harold Street THORNBURY	Contributory	Interwar
177	Harold Street THORNBURY	Contributory	Interwar
178	Harold Street THORNBURY	Contributory	Interwar
180	Harold Street THORNBURY	Non Contributory	Interwar
182	Harold Street THORNBURY	Contributory	Interwar
184	Harold Street THORNBURY	Contributory	Interwar
186	Harold Street THORNBURY	Non Contributory	Interwar
188	Harold Street THORNBURY	Contributory	Interwar
190	Harold Street THORNBURY	Contributory	Interwar
192	Harold Street THORNBURY	Contributory	Interwar
194	Harold Street THORNBURY	Contributory	Interwar
196	Harold Street THORNBURY	Contributory	Interwar
198	Harold Street THORNBURY	Contributory	Interwar
200	Harold Street THORNBURY	Non-Contributory	Post-WWII
202	Harold Street THORNBURY	Non Contributory	Federation
204	Harold Street THORNBURY	Contributory	Interwar
206	Harold Street THORNBURY	Contributory	Interwar
208	Harold Street THORNBURY	Contributory	Interwar
210	Harold Street THORNBURY	Contributory	Federation
212	Harold Street THORNBURY	Contributory	Interwar
214	Harold Street THORNBURY	Non Contributory	Late 20th c
1D	Hill Street THORNBURY	Non-Contributory	Recent
1E	Hill Street THORNBURY	Non-Contributory	Recent
2	Hill Street THORNBURY	Contributory	Interwar
2B	Hill Street THORNBURY	Non Contributory	Recent
2D	Hill Street THORNBURY	Non-Contributory	Recent
2F	Hill Street THORNBURY	Non-Contributory	Recent
2C	Hill Street THORNBURY	Non Contributory	Recent
2E	Hill Street THORNBURY	Non-Contributory	Recent
2G	Hill Street THORNBURY	Non-Contributory	Recent
3	Hill Street THORNBURY	Non-Contributory	Recent

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

4	Hill Street THORNBURY	Non-Contributory	Recent
5	Hill Street THORNBURY	Contributory	Interwar
6	Hill Street THORNBURY	Contributory	Interwar
7	Hill Street THORNBURY	Non-Contributory	Post-WWII
9	Hill Street THORNBURY	Contributory	interwar
11	Hill Street THORNBURY	Non-Contributory	Post-WWII
12	Hill Street THORNBURY	Non-Contributory	Recent
13	Hill Street THORNBURY	Non-Contributory	Post-WWII
15	Hill Street THORNBURY	Non-Contributory	Post-WWII
1	Hobson Street THORNBURY	Non-Contributory	Recent
2	Hobson Street THORNBURY	Non-Contributory	Late 20 th -century
6	Hobson Street THORNBURY	Non-Contributory	Recent
7	Hobson Street THORNBURY	Non-Contributory	Late 20 th -century
8	Hobson Street THORNBURY	Non-Contributory	Late 20 th -century
10	Hobson Street THORNBURY	Contributory	Interwar
17	Hobson Street THORNBURY	Non-Contributory	Late 20 th -century
19	Hobson Street THORNBURY	Non-Contributory	Recent
23	Hobson Street THORNBURY	Non-Contributory	Post-war
25	Hobson Street THORNBURY	Non-Contributory	Recent
40	Hutton Street THORNBURY	Non-Contributory	Late 20th-century
42	Hutton Street THORNBURY	Contributory	Interwar
44	Hutton Street THORNBURY	Contributory	Interwar
46	Hutton Street THORNBURY	Non-Contributory	Late 20th-century
48	Hutton Street THORNBURY	Contributory	Federation
50	Hutton Street THORNBURY	Non-Contributory	Late 20th-century
52	Hutton Street THORNBURY	Non-Contributory	Late 20th-century
54	Hutton Street THORNBURY	Contributory	Interwar
56	Hutton Street THORNBURY	Contributory	Interwar
58	Hutton Street THORNBURY	Non-Contributory	Interwar
60	Hutton Street THORNBURY	Non-Contributory	Late 20th-century
62	Hutton Street THORNBURY	Non-Contributory	Late 20th-century
64	Hutton Street THORNBURY	Contributory	Federation
66	Hutton Street THORNBURY	Contributory	Federation
68	Hutton Street THORNBURY	Contributory	Federation
70	Hutton Street THORNBURY	Non-Contributory	Interwar
72	Hutton Street THORNBURY	Contributory	Interwar
74	Hutton Street THORNBURY	Contributory	Interwar
76	Hutton Street THORNBURY	Non-Contributory	Recent
78	Hutton Street THORNBURY	Non-Contributory	Recent
80	Hutton Street THORNBURY	Contributory	Interwar
82	Hutton Street THORNBURY	Non-Contributory	Interwar
84	Hutton Street THORNBURY	Contributory	Interwar
86	Hutton Street THORNBURY	Contributory	Interwar
87	Hutton Street THORNBURY	Non-Contributory	Interwar
88	Hutton Street THORNBURY	Non-Contributory	Federation
89	Hutton Street THORNBURY	Contributory	Interwar
90	Hutton Street THORNBURY	Contributory	Interwar
91	Hutton Street THORNBURY	Non-Contributory	Late 20th-century

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

92	Hutton Street THORNBURY	Contributory	Interwar
93	Hutton Street THORNBURY	Contributory	Federation
94	Hutton Street THORNBURY	Non-Contributory	Federation
95	Hutton Street THORNBURY	Contributory	Federation
96	Hutton Street THORNBURY	Contributory	Federation
97	Hutton Street THORNBURY	Contributory	Federation
98	Hutton Street THORNBURY	Contributory	Federation
99	Hutton Street THORNBURY	Contributory	Interwar
100	Hutton Street THORNBURY	Contributory	Federation
101	Hutton Street THORNBURY	Contributory	Interwar
102	Hutton Street THORNBURY	Non-Contributory	Late 20th century
103	Hutton Street THORNBURY	Contributory	Interwar
104	Hutton Street THORNBURY	Contributory	Interwar
105	Hutton Street THORNBURY	Contributory	Interwar
106	Hutton Street THORNBURY	Contributory	Interwar
107	Hutton Street THORNBURY	Contributory	Interwar
107A	Hutton Street THORNBURY	Contributory	Interwar
108	Hutton Street THORNBURY	Contributory	Interwar
108B	Hutton Street THORNBURY	Non Contributory	Recent
108A	Hutton Street THORNBURY	Non Contributory	Recent
109	Hutton Street THORNBURY	Non-Contributory	Vacant
110	Hutton Street THORNBURY	Contributory	Interwar
111	Hutton Street THORNBURY	Significant	Federation
112	Hutton Street THORNBURY	Contributory	Interwar
113	Hutton Street THORNBURY	Contributory	Interwar
114	Hutton Street THORNBURY	Contributory	Interwar
115	Hutton Street THORNBURY	Contributory	Interwar
116	Hutton Street THORNBURY	Contributory	Interwar
117	Hutton Street THORNBURY	Contributory	Federation
118	Hutton Street THORNBURY	Contributory	Interwar
119	Hutton Street THORNBURY	Contributory	Federation
120	Hutton Street THORNBURY	Contributory	Interwar
121	Hutton Street THORNBURY	Contributory	Interwar
122	Hutton Street THORNBURY	Non Contributory	Late 20th century
123	Hutton Street THORNBURY	Contributory	Interwar
124	Hutton Street THORNBURY	Non Contributory	Interwar
125	Hutton Street THORNBURY	Contributory	Interwar
126	Hutton Street THORNBURY	Contributory	Interwar
127	Hutton Street THORNBURY	Contributory	Federation
128	Hutton Street THORNBURY	Contributory	Interwar
129	Hutton Street THORNBURY	Contributory	Interwar
130	Hutton Street THORNBURY	Contributory	Interwar
131	Hutton Street THORNBURY	Contributory	Federation
132	Hutton Street THORNBURY	Contributory	Interwar
133	Hutton Street THORNBURY	Contributory	Federation
134	Hutton Street THORNBURY	Contributory	Federation
135	Hutton Street THORNBURY	Non-Contributory	Federation
136	Hutton Street THORNBURY	Non Contributory	Late 20th century

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

137	Hutton Street THORNBURY	Non-Contributory	Late-20th-century
138	Hutton Street THORNBURY	Contributory	Interwar
139	Hutton Street THORNBURY	Non-Contributory	Late-20th-century
140	Hutton Street THORNBURY	Contributory	Interwar
141	Hutton Street THORNBURY	Non-Contributory	Late-20th-century
142	Hutton Street THORNBURY	Contributory	Interwar
143	Hutton Street THORNBURY	Non-Contributory	Interwar
144	Hutton Street THORNBURY	Non Contributory	Interwar
145	Hutton Street THORNBURY	Contributory	Interwar
145A	Hutton Street THORNBURY	Contributory	Interwar
146	Hutton Street THORNBURY	Contributory	Interwar
147	Hutton Street THORNBURY	Contributory	Interwar
147A	Hutton Street THORNBURY	Contributory	Interwar
148	Hutton Street THORNBURY	Contributory	Federation
149	Hutton Street THORNBURY	Contributory	Interwar
150	Hutton Street THORNBURY	Contributory	Federation
151	Hutton Street THORNBURY	Contributory	Interwar
152	Hutton Street THORNBURY	Contributory	Interwar
153	Hutton Street THORNBURY	Contributory	Interwar
154	Hutton Street THORNBURY	Contributory	Interwar
155	Hutton Street THORNBURY	Non Contributory	Late 20th century
156	Hutton Street THORNBURY	Contributory	Federation
157A	Hutton Street THORNBURY	Contributory	Federation
157	Hutton Street THORNBURY	Contributory	Interwar
158	Hutton Street THORNBURY	Non Contributory	Late 20th century
158A	Hutton Street THORNBURY	Contributory	Interwar
159	Hutton Street THORNBURY	Non Contributory	Post-WWII
161	Hutton Street THORNBURY	Contributory	Interwar
163	Hutton Street THORNBURY	Non Contributory	Interwar
165	Hutton Street THORNBURY	Contributory	Interwar
167	Hutton Street THORNBURY	Non Contributory	Recent
169	Hutton Street THORNBURY	Non Contributory	Late 20th century
171	Hutton Street THORNBURY	Non Contributory	Post-WWII
173	Hutton Street THORNBURY	Contributory	Interwar
175	Hutton Street THORNBURY	Non Contributory	Late 20th century
177	Hutton Street THORNBURY	Non Contributory	Late 20th century
179	Hutton Street THORNBURY	Non Contributory	Post-WWII
181	Hutton Street THORNBURY	Non Contributory	Interwar
183	Hutton Street THORNBURY	Contributory	Federation
185	Hutton Street THORNBURY	Non Contributory	Federation
187	Hutton Street THORNBURY	Contributory	Federation
189	Hutton Street THORNBURY	Non Contributory	Recent
191	Hutton Street THORNBURY	Contributory	Federation
193	Hutton Street THORNBURY	Contributory	Interwar
195	Hutton Street THORNBURY	Non Contributory	Interwar
197	Hutton Street THORNBURY	Contributory	Interwar
1A	Keon Street THORNBURY	Non Contributory	Late 20th century
1	Keon Street THORNBURY	Contributory	Interwar

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

2	Keon Street THORNBURY	Contributory	Interwar
3	Keon Street THORNBURY	Contributory	Interwar
4	Keon Street THORNBURY	Contributory	Interwar
5	Keon Street THORNBURY	Non Contributory	Late 20th century
6	Keon Street THORNBURY	Contributory	Federation
7	Keon Street THORNBURY	Contributory	Interwar
8	Keon Street THORNBURY	Contributory	Federation
9	Keon Street THORNBURY	Contributory	Interwar
10	Keon Street THORNBURY	Contributory	Federation
11	Keon Street THORNBURY	Non Contributory	Interwar
12	Keon Street THORNBURY	Contributory	Federation
13	Keon Street THORNBURY	Contributory	Interwar
14	Keon Street THORNBURY	Contributory	Federation
15	Keon Street THORNBURY	Contributory	Interwar
16	Keon Street THORNBURY	Contributory	Federation
17	Keon Street THORNBURY	Non Contributory	Recent
18	Keon Street THORNBURY	Non Contributory	Late 20th century
19	Keon Street THORNBURY	Contributory	Federation
20	Keon Street THORNBURY	Contributory	Interwar
21	Keon Street THORNBURY	Contributory	Interwar
22	Keon Street THORNBURY	Contributory	Interwar
23	Keon Street THORNBURY	Contributory	Interwar
24	Keon Street THORNBURY	Contributory	Interwar
25	Keon Street THORNBURY	Contributory	Interwar
26	Keon Street THORNBURY	Non Contributory	Late 20th century
27	Keon Street THORNBURY	Contributory	Interwar
29	Keon Street THORNBURY	Contributory	Interwar
30	Keon Street THORNBURY	Non Contributory	Late 20th century
31	Keon Street THORNBURY	Contributory	Interwar
32	Keon Street THORNBURY	Contributory	Interwar
33	Keon Street THORNBURY	Non Contributory	Post-WWII
34	Keon Street THORNBURY	Contributory	Interwar
35	Keon Street THORNBURY	Contributory	Interwar
36	Keon Street THORNBURY	Contributory	Interwar
37	Keon Street THORNBURY	Contributory	Interwar
38	Keon Street THORNBURY	Contributory	Interwar
39	Keon Street THORNBURY	Contributory	Interwar
40	Keon Street THORNBURY	Contributory	Interwar
41	Keon Street THORNBURY	Contributory	Interwar
42	Keon Street THORNBURY	Contributory	Federation
43	Keon Street THORNBURY	Contributory	Interwar
44	Keon Street THORNBURY	Non Contributory	Late 20th century
45	Keon Street THORNBURY	Contributory	Interwar
46	Keon Street THORNBURY	Contributory	Interwar
47	Keon Street THORNBURY	Contributory	Interwar
48	Keon Street THORNBURY	Non Contributory	Interwar
49	Keon Street THORNBURY	Contributory	Interwar
50	Keon Street THORNBURY	Contributory	Interwar

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

51	Keon Street THORNBURY	Contributory	Interwar
52	Keon Street THORNBURY	Non Contributory	Late 20th century
53	Keon Street THORNBURY	Contributory	Interwar
54	Keon Street THORNBURY	Non Contributory	Late 20th century
55	Keon Street THORNBURY	Contributory	Interwar
56	Keon Street THORNBURY	Non Contributory	Post-WWII
57	Keon Street THORNBURY	Non Contributory	Late 20th century
58	Keon Street THORNBURY	Non Contributory	Late 20th century
59	Keon Street THORNBURY	Non Contributory	Late 20th century
60	Keon Street THORNBURY	Contributory	Interwar
62	Keon Street THORNBURY	Contributory	Interwar
63	Keon Street THORNBURY	Contributory	Interwar
64	Keon Street THORNBURY	Contributory	Interwar
65	Keon Street THORNBURY	Contributory	Interwar
66A	Keon Street THORNBURY	Non Contributory	Recent
66B	Keon Street THORNBURY	Non Contributory	Recent
67	Keon Street THORNBURY	Contributory	Interwar
67A	Keon Street THORNBURY	Contributory	Interwar
68	Keon Street THORNBURY	Contributory	Interwar
69	Keon Street THORNBURY	Contributory	Interwar
70	Keon Street THORNBURY	Contributory	Interwar
71	Keon Street THORNBURY	Contributory	Interwar
72	Keon Street THORNBURY	Non-Contributory	Interwar
73	Keon Street THORNBURY	Contributory	Interwar
74	Keon Street THORNBURY	Contributory	Interwar
75	Keon Street THORNBURY	Contributory	Interwar
76	Keon Street THORNBURY	Contributory	Interwar
77	Keon Street THORNBURY	Contributory	Interwar
78	Keon Street THORNBURY	Contributory	Interwar
79	Keon Street THORNBURY	Contributory	Interwar
80	Keon Street THORNBURY	Contributory	Interwar
81	Keon Street THORNBURY	Non Contributory	Recent
82	Keon Street THORNBURY	Contributory	Interwar
84	Keon Street THORNBURY	Contributory	Interwar
86	Keon Street THORNBURY	Contributory	Interwar
88	Keon Street THORNBURY	Contributory	Interwar
89	Keon Street THORNBURY	Contributory	Interwar
90	Keon Street THORNBURY	Contributory	Interwar
91	Keon Street THORNBURY	Contributory	Interwar
92	Keon Street THORNBURY	Contributory	Interwar
93	Keon Street THORNBURY	Non Contributory	Late 20th century
94	Keon Street THORNBURY	Contributory	Interwar
95	Keon Street THORNBURY	Contributory	Interwar
97	Keon Street THORNBURY	Contributory	Interwar
99	Keon Street THORNBURY	Contributory	Interwar
101	Keon Street THORNBURY	Non Contributory	Interwar
102	Keon Street THORNBURY	Non Contributory	Late 20th century
103	Keon Street THORNBURY	Contributory	Interwar

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

104	Keon Street THORNBURY	Non Contributory	Late 20th century
105	Keon Street THORNBURY	Contributory	Interwar
106	Keon Street THORNBURY	Non Contributory	Late 20th century
107	Keon Street THORNBURY	Contributory	Interwar
108	Keon Street THORNBURY	Contributory	Interwar
109	Keon Street THORNBURY	Contributory	Interwar
110	Keon Street THORNBURY	Contributory	Interwar
111	Keon Street THORNBURY	Contributory	Interwar
112	Keon Street THORNBURY	Contributory	Interwar
113	Keon Street THORNBURY	Non Contributory	Interwar
114	Keon Street THORNBURY	Contributory	Interwar
115	Keon Street THORNBURY	Contributory	Interwar
116	Keon Street THORNBURY	Non Contributory	Late 20th century
117	Keon Street THORNBURY	Contributory	Interwar
118	Keon Street THORNBURY	Contributory	Interwar
119	Keon Street THORNBURY	Non Contributory	Late 20th century
120	Keon Street THORNBURY	Contributory	Interwar
121	Keon Street THORNBURY	Contributory	Interwar
122	Keon Street THORNBURY	Contributory	Interwar
123	Keon Street THORNBURY	Non Contributory	Post-WWII
124	Keon Street THORNBURY	Non Contributory	Late 20th century
125	Keon Street THORNBURY	Non Contributory	Post-WWII
126	Keon Street THORNBURY	Contributory	Interwar
127	Keon Street THORNBURY	Non Contributory	Post-WWII
128	Keon Street THORNBURY	Contributory	Interwar
129	Keon Street THORNBURY	Non Contributory	Post-WWII
130	Keon Street THORNBURY	Contributory	Interwar
131	Keon Street THORNBURY	Non Contributory	Post-WWII
132	Keon Street THORNBURY	Non Contributory	Late 20th century
133	Keon Street THORNBURY	Non Contributory	Post-WWII
134	Keon Street THORNBURY	Non Contributory	Post-WWII
136	Keon Street THORNBURY	Non Contributory	Post-WWII
138	Keon Street THORNBURY	Non Contributory	Post-WWII
140	Keon Street THORNBURY	Non Contributory	Post-WWII
142	Keon Street THORNBURY	Non Contributory	Post-WWII
144	Keon Street THORNBURY	Non Contributory	Post-WWII
21	Miller Street THORNBURY	Contributory	Interwar
23	Miller Street THORNBURY	Contributory	Interwar
25	Miller Street THORNBURY	Contributory	Interwar
27	Miller Street THORNBURY	Non Contributory	Recent
29	Miller Street THORNBURY	Non Contributory	Interwar
31	Miller Street THORNBURY	Contributory	Interwar
33	Miller Street THORNBURY	Non Contributory	Post-WWII
35	Miller Street THORNBURY	Contributory	Interwar
37	Miller Street THORNBURY	Contributory	Interwar
41	Miller Street THORNBURY	Contributory	Interwar
45	Miller Street THORNBURY	Contributory	Interwar
39	Miller Street THORNBURY	Contributory	Interwar

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

43	Miller Street THORNBURY	Contributory	Interwar
47	Miller Street THORNBURY	Contributory	Interwar
1/51	Miller Street THORNBURY	<u>Non</u> Contributory	Post-WWII
2/51	Miller Street THORNBURY	Non Contributory	Late 20th century
55	Miller Street THORNBURY	Contributory	Interwar
57	Miller Street THORNBURY	Contributory	Interwar
59	Miller Street THORNBURY	Non Contributory	Recent
63	Miller Street THORNBURY	Contributory	Interwar
61	Miller Street THORNBURY	Contributory	Interwar
65	Miller Street THORNBURY	Contributory	Interwar
69	Miller Street THORNBURY	Contributory	Interwar
71	Miller Street THORNBURY	Non Contributory	Recent
73	Miller Street THORNBURY	Contributory	Interwar
75	Miller Street THORNBURY	Contributory	Interwar
77	Miller Street THORNBURY	Contributory	Interwar
79	Miller Street THORNBURY	Contributory	Interwar
81	Miller Street THORNBURY	Contributory	Interwar
83	Miller Street THORNBURY	Contributory	Interwar
85	Miller Street THORNBURY	Contributory	Interwar
87	Miller Street THORNBURY	Contributory	Interwar
89	Miller Street THORNBURY	Contributory	Interwar
91	Miller Street THORNBURY	Contributory	Interwar
93	Miller Street THORNBURY	Contributory	Interwar
95	Miller Street THORNBURY	<u>Non</u> Contributory	Post-WWII
103	Miller Street THORNBURY	Contributory	Interwar
105	Miller Street THORNBURY	Contributory	Interwar
107	Miller Street THORNBURY	<u>Non</u> Contributory	Post-WWII
111	Miller Street THORNBURY	Contributory	Interwar
113	Miller Street THORNBURY	Contributory	Interwar
115A	Miller Street THORNBURY	<u>Non</u> Contributory	Post-WWII
115	Miller Street THORNBURY	<u>Non</u> Contributory	Post-WWII
117	Miller Street THORNBURY	Non Contributory	Recent
119	Miller Street THORNBURY	<u>Non</u> Contributory	Post-WWII
129	Miller Street THORNBURY	Contributory	Interwar
131	Miller Street THORNBURY	Contributory	Interwar
133	Miller Street THORNBURY	Non Contributory	Recent
135	Miller Street THORNBURY	Contributory	Interwar
137	Miller Street THORNBURY	Contributory	Interwar
139	Miller Street THORNBURY	Contributory	Interwar
141-143	Miller Street THORNBURY	Non Contributory	Late 20th century
145	Miller Street THORNBURY	Significant	Interwar
147	Miller Street THORNBURY	Significant	Interwar
149	Miller Street THORNBURY	Contributory	Interwar
153	Miller Street THORNBURY	Non Contributory	Late 20th century
155	Miller Street THORNBURY	Contributory	Interwar
157	Miller Street THORNBURY	Contributory	Interwar
159	Miller Street THORNBURY	Contributory	Interwar
161	Miller Street THORNBURY	Contributory	Interwar

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

163	Miller Street THORNBURY	Contributory	Interwar
165	Miller Street THORNBURY	Contributory	Interwar
2/165	Miller Street THORNBURY	Non-contributory	Recent
169	Miller Street THORNBURY	Contributory	Interwar
171	Miller Street THORNBURY	Contributory	Interwar
173	Miller Street THORNBURY	Non Contributory	Interwar
175	Miller Street THORNBURY	Contributory	Interwar
177	Miller Street THORNBURY	Contributory	Interwar
179	Miller Street THORNBURY	Contributory	Interwar
181	Miller Street THORNBURY	Contributory	Interwar
183	Miller Street THORNBURY	Contributory	Interwar
185	Miller Street THORNBURY	Non Contributory	Recent
187	Miller Street THORNBURY	Non Contributory	Recent
189A	Miller Street THORNBURY	Non-Contributory	Recent
189	Miller Street THORNBURY	Non-Contributory	Interwar
191A	Miller Street THORNBURY	Non-Contributory	Recent
191B	Miller Street THORNBURY	Non-Contributory	Recent
193	Miller Street THORNBURY	Contributory	Interwar
195	Miller Street THORNBURY	Contributory	Interwar
197	Miller Street THORNBURY	Contributory	Interwar
199	Miller Street THORNBURY	Contributory	Interwar
201	Miller Street THORNBURY	Non-Contributory	Post-WWII
203	Miller Street THORNBURY	Non-Contributory	Post-WWII
205	Miller Street THORNBURY	Non-Contributory	Post-WWII
1B	Rennie Street THORNBURY	Non Contributory	Recent
1C	Rennie Street THORNBURY	Non Contributory	Recent
1	Rennie Street THORNBURY	Contributory	Interwar
1A	Rennie Street THORNBURY	Non Contributory	Late 20th century
2A	Rennie Street THORNBURY	Contributory	Interwar
2	Rennie Street THORNBURY	Contributory	Interwar
3	Rennie Street THORNBURY	Contributory	Interwar
4	Rennie Street THORNBURY	Contributory	Interwar
5	Rennie Street THORNBURY	Contributory	Interwar
6	Rennie Street THORNBURY	Contributory	Interwar
7	Rennie Street THORNBURY	Contributory	Interwar
8	Rennie Street THORNBURY	Contributory	Interwar
9	Rennie Street THORNBURY	Non Contributory	Late 20th century
10	Rennie Street THORNBURY	Contributory	Interwar
11	Rennie Street THORNBURY	Non Contributory	Late 20th century
12	Rennie Street THORNBURY	Contributory	Interwar
13	Rennie Street THORNBURY	Contributory	Interwar
14	Rennie Street THORNBURY	Contributory	Interwar
15	Rennie Street THORNBURY	Non Contributory	Late 20th century
16	Rennie Street THORNBURY	Contributory	Interwar
17	Rennie Street THORNBURY	Contributory	Interwar
18	Rennie Street THORNBURY	Contributory	Interwar
18A	Rennie Street THORNBURY	Non Contributory	Late 20th century
18B	Rennie Street THORNBURY	Non Contributory	Late 20th century

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

19	Rennie Street THORNBURY	Contributory	Interwar
20	Rennie Street THORNBURY	Contributory	Interwar
20A	Rennie Street THORNBURY	Contributory	Interwar
21	Rennie Street THORNBURY	Contributory	Interwar
22	Rennie Street THORNBURY	Non Contributory	Federation
23	Rennie Street THORNBURY	Contributory	Interwar
23A	Rennie Street THORNBURY	Contributory	Interwar
24	Rennie Street THORNBURY	Contributory	Federation
25	Rennie Street THORNBURY	Contributory	Interwar
26	Rennie Street THORNBURY	Contributory	Interwar
27	Rennie Street THORNBURY	Contributory	Interwar
28	Rennie Street THORNBURY	Non Contributory	Federation
29	Rennie Street THORNBURY	Non Contributory	Federation
29A	Rennie Street THORNBURY	Contributory	Federation
30	Rennie Street THORNBURY	Contributory	Interwar
31	Rennie Street THORNBURY	Contributory	Interwar
31A	Rennie Street THORNBURY	Non Contributory	Late 20th century
32	Rennie Street THORNBURY	Non Contributory	Late 20th century
33	Rennie Street THORNBURY	Non Contributory	Late 20th century
34	Rennie Street THORNBURY	Non Contributory	Late 20th century
35	Rennie Street THORNBURY	Non Contributory	Late 20th century
36	Rennie Street THORNBURY	Contributory	Interwar
37	Rennie Street THORNBURY	<u>Non</u> Contributory	Post-WWII
38	Rennie Street THORNBURY	Contributory	Interwar
39	Rennie Street THORNBURY	Contributory	Interwar
40	Rennie Street THORNBURY	Non Contributory	Federation
40A	Rennie Street THORNBURY	Non Contributory	Federation
41	Rennie Street THORNBURY	Contributory	Federation
42	Rennie Street THORNBURY	Contributory	Federation
43	Rennie Street THORNBURY	Contributory	Interwar
44	Rennie Street THORNBURY	Contributory	Interwar
45	Rennie Street THORNBURY	Non Contributory	Interwar
46	Rennie Street THORNBURY	<u>Non</u> Contributory	Federation
47	Rennie Street THORNBURY	Contributory	Interwar
48	Rennie Street THORNBURY	Non Contributory	Late 20th century
49	Rennie Street THORNBURY	Non Contributory	Late 20th century
50	Rennie Street THORNBURY	Contributory	Interwar
50A	Rennie Street THORNBURY	Contributory	Interwar
51	Rennie Street THORNBURY	Non Contributory	Late 20th century
52	Rennie Street THORNBURY	Contributory	Interwar
53	Rennie Street THORNBURY	Contributory	Interwar
54A	Rennie Street THORNBURY	Non Contributory	Late 20th century
54B	Rennie Street THORNBURY	Non Contributory	Late 20th century
55	Rennie Street THORNBURY	Contributory	Interwar
56	Rennie Street THORNBURY	Contributory	Interwar
57	Rennie Street THORNBURY	Contributory	Interwar
58	Rennie Street THORNBURY	Contributory	Interwar
59	Rennie Street THORNBURY	Contributory	Interwar

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

60	Rennie Street THORNBURY	Non Contributory	Late 20th century
61	Rennie Street THORNBURY	Contributory	Interwar
62-64	Rennie Street THORNBURY	Non Contributory	Late 20th century
63	Rennie Street THORNBURY	Contributory	Interwar
63A	Rennie Street THORNBURY	Non Contributory	Interwar
65	Rennie Street THORNBURY	Contributory	Interwar
66	Rennie Street THORNBURY	Contributory	Interwar
67	Rennie Street THORNBURY	Contributory	Interwar
68	Rennie Street THORNBURY	Contributory	Interwar
69	Rennie Street THORNBURY	Non Contributory	Interwar
70	Rennie Street THORNBURY	Contributory	Interwar
71	Rennie Street THORNBURY	Contributory	Interwar
72	Rennie Street THORNBURY	Contributory	Interwar
73	Rennie Street THORNBURY	Contributory	Interwar
74	Rennie Street THORNBURY	Contributory	Interwar
75	Rennie Street THORNBURY	Non Contributory	Interwar
76	Rennie Street THORNBURY	Non Contributory	Interwar
77	Rennie Street THORNBURY	Contributory	Interwar
78	Rennie Street THORNBURY	Non Contributory	Interwar
79	Rennie Street THORNBURY	Contributory	Interwar
80	Rennie Street THORNBURY	Contributory	Interwar
81	Rennie Street THORNBURY	Contributory	Interwar
82	Rennie Street THORNBURY	Contributory	Interwar
83	Rennie Street THORNBURY	Contributory	Interwar
84	Rennie Street THORNBURY	Contributory	Interwar
85	Rennie Street THORNBURY	Contributory	Interwar
86	Rennie Street THORNBURY	Contributory	Interwar
87	Rennie Street THORNBURY	Contributory	Interwar
88	Rennie Street THORNBURY	Contributory	Interwar
89	Rennie Street THORNBURY	Contributory	Interwar
90	Rennie Street THORNBURY	Non Contributory	Recent
91	Rennie Street THORNBURY	Contributory	Interwar
92	Rennie Street THORNBURY	Contributory	Interwar
93	Rennie Street THORNBURY	Non Contributory	Late 20th century
94	Rennie Street THORNBURY	Contributory	Interwar
95	Rennie Street THORNBURY	Contributory	Interwar
96	Rennie Street THORNBURY	Contributory	Interwar
97	Rennie Street THORNBURY	Contributory	Interwar
98	Rennie Street THORNBURY	Non- Contributory	Interwar
99	Rennie Street THORNBURY	Non Contributory	Late 20th century
100	Rennie Street THORNBURY	Non Contributory	Post-WWII
102	Rennie Street THORNBURY	Non Contributory	Post-WWII
101	Rennie Street THORNBURY	Contributory	Interwar
103	Rennie Street THORNBURY	Contributory	Interwar
104	Rennie Street THORNBURY	Contributory	Interwar
105	Rennie Street THORNBURY	Contributory	Interwar
106	Rennie Street THORNBURY	Non Contributory	Recent
107	Rennie Street THORNBURY	Contributory	Interwar

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

108	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
109	Rennie Street THORNBURY	Contributory	Interwar
110	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
111	Rennie Street THORNBURY	Contributory	Interwar
112	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
112A	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
113	Rennie Street THORNBURY	Contributory	Interwar
114	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
116	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
118	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
119	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
121	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
123	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
125	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
127	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
129	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
133	Rennie Street THORNBURY	<u>Non-Contributory</u>	Post-WWII
135	Rennie Street THORNBURY	Contributory	Interwar
90	Smith Street THORNBURY	Contributory	Federation
92	Smith Street THORNBURY	Contributory	Federation
94	Smith Street THORNBURY	Non-Contributory	Interwar
96	Smith Street THORNBURY	Contributory	Interwar
98	Smith Street THORNBURY	Non-Contributory	Interwar
100	Smith Street THORNBURY	Contributory	Interwar
102	Smith Street THORNBURY	Contributory	Federation
104	Smith Street THORNBURY	Contributory	Interwar
106	Smith Street THORNBURY	Contributory	Interwar
108	Smith Street THORNBURY	Contributory	Interwar
112	Smith Street THORNBURY	Non-Contributory	Recent
114	Smith Street THORNBURY	Non-Contributory	Late 20th-century
116	Smith Street THORNBURY	Contributory	Interwar
118	Smith Street THORNBURY	Contributory	Interwar
120	Smith Street THORNBURY	Non-Contributory	Federation
122	Smith Street THORNBURY	Non-Contributory	Federation
124	Smith Street THORNBURY	Non-Contributory	Interwar
126	Smith Street THORNBURY	Contributory	Interwar
126A	Smith Street THORNBURY	Non-Contributory	Interwar
128A	Smith Street THORNBURY	Contributory	Interwar
128	Smith Street THORNBURY	Contributory	Interwar
130	Smith Street THORNBURY	Contributory	Interwar
132	Smith Street THORNBURY	Contributory	Interwar
134	Smith Street THORNBURY	Contributory	Interwar
136	Smith Street THORNBURY	Non-Contributory	Late 20th-century
138	Smith Street THORNBURY	Contributory	Interwar
138A	Smith Street THORNBURY	Contributory	Interwar
140	Smith Street THORNBURY	Contributory	Interwar
142	Smith Street THORNBURY	Non-Contributory	Interwar
144	Smith Street THORNBURY	Contributory	Interwar

This document is an incorporated document in the Darebin Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

OFFICIAL

DAREBIN PLANNING SCHEME

146	Smith Street THORNBURY	Contributory	Interwar
146A	Smith Street THORNBURY	Contributory	Interwar
148	Smith Street THORNBURY	Contributory	Interwar
150	Smith Street THORNBURY	Contributory	Interwar
152	Smith Street THORNBURY	Non-Contributory	Interwar
154	Smith Street THORNBURY	Contributory	Interwar
156	Smith Street THORNBURY	Contributory	Interwar
160	Smith Street THORNBURY	Contributory	Interwar
162	Smith Street THORNBURY	Contributory	Interwar
164	Smith Street THORNBURY	Contributory	Interwar
166	Smith Street THORNBURY	Contributory	Federation
168	Smith Street THORNBURY	Contributory	Federation
170	Smith Street THORNBURY	Contributory	Interwar
172	Smith Street THORNBURY	Contributory	Interwar
174	Smith Street THORNBURY	Contributory	Interwar
176	Smith Street THORNBURY	Non Contributory	Late 20th century
176A	Smith Street THORNBURY	Non Contributory	Late 20th century
178	Smith Street THORNBURY	Contributory	Interwar
180	Smith Street THORNBURY	Non Contributory	Recent
182	Smith Street THORNBURY	Contributory	Interwar
184	Smith Street THORNBURY	Contributory	Interwar
186	Smith Street THORNBURY	Contributory	Interwar
188	Smith Street THORNBURY	Non Contributory	Recent
188A	Smith Street THORNBURY	Non Contributory	Recent
190	Smith Street THORNBURY	Contributory	Interwar
192	Smith Street THORNBURY	Non Contributory	Late 20th century
455A	St Georges Road THORNBURY	Contributory	Interwar
457	St Georges Road THORNBURY	Contributory	Interwar
459	St Georges Road THORNBURY	Contributory	Federation
499	St Georges Road THORNBURY	Significant Non Contributory	Post-WWII
9	Strettle Street THORNBURY	Non-Contributory	Post-WWII
11	Strettle Street THORNBURY	Contributory	Interwar
13	Strettle Street THORNBURY	Non-Contributory	Late 20 th -century
15-17	Strettle Street THORNBURY	Non-Contributory	Late 20 th -century
19	Strettle Street THORNBURY	Non-Contributory	Post-WWII
21	Strettle Street THORNBURY	Non-Contributory	Post-WWII
23	Strettle Street THORNBURY	Non-Contributory	Post-WWII
25	Strettle Street THORNBURY	Non-Contributory	Post-WWII
27	Strettle Street THORNBURY	Non-Contributory	Post-WWII
29	Strettle Street THORNBURY	Non-Contributory	Post-WWII
31	Strettle Street THORNBURY	Non-Contributory	Post-WWII
33	Strettle Street THORNBURY	Non-Contributory	Post-WWII
35	Strettle Street THORNBURY	Non-Contributory	Post-WWII
37	Strettle Street THORNBURY	Non-Contributory	Late 20 th -century
39	Strettle Street THORNBURY	Non-Contributory	Post-WWII
39A	Strettle Street THORNBURY	Non-Contributory	Late 20 th -century
41	Strettle Street THORNBURY	Non-Contributory	Recent

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

<i>1</i>	<i>Taylor Street THORNBURY</i>	<i>Non Contributory</i>	<i>Late 20th century</i>
<i>1A</i>	<i>Taylor Street THORNBURY</i>	<i>Non Contributory</i>	<i>Late 20th century</i>
<i>1B</i>	<i>Taylor Street THORNBURY</i>	<i>Non Contributory</i>	<i>Late 20th century</i>
<i>1C</i>	<i>Taylor Street THORNBURY</i>	<i>Non Contributory</i>	<i>Late 20th century</i>
<i>2</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>
<i>3</i>	<i>Taylor Street THORNBURY</i>	<i>Non Contributory</i>	<i>Late 20th century</i>
<i>4</i>	<i>Taylor Street THORNBURY</i>	<i>Non Contributory</i>	<i>Late 20th century</i>
<i>5</i>	<i>Taylor Street THORNBURY</i>	<i>Non Contributory</i>	<i>Interwar</i>
<i>6</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>
<i>7</i>	<i>Taylor Street THORNBURY</i>	<i>Non Contributory</i>	<i>Late 20th century</i>
<i>8</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>
<i>9</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>
<i>11</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>
<i>13</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>
<i>15</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>
<i>17</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>
<i>19</i>	<i>Taylor Street THORNBURY</i>	<i>Contributory</i>	<i>Interwar</i>

This document is an incorporated document in the Darebin Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

OFFICIAL

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.

Please refer to the relevant heritage place and precinct citations in the *City of Darebin Heritage Study – Historic Heritage Places* (2011), *Fairfield Village Heritage Assessment, 2017* and *Thornbury Park Estate Precinct* (RBA Architects and Conservation Consultants, 20212022) 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: *[Old definitions have been reformatted into a table with additions]*

DEFINITIONS

Heritage Place	Significant	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.
	Contributory	A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.

	<i>Significant feature</i>	A <i>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 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

Precinct	Locality	HO No.
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
Thornbury Park Estate	Thornbury	HO318

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 height¹ 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 height¹ 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 1.2 metres 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 visible from a street or public park provided that the installation:

¹ "Building height" as defined by Clause 72 General Terms in the Darebin Planning Scheme

- 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

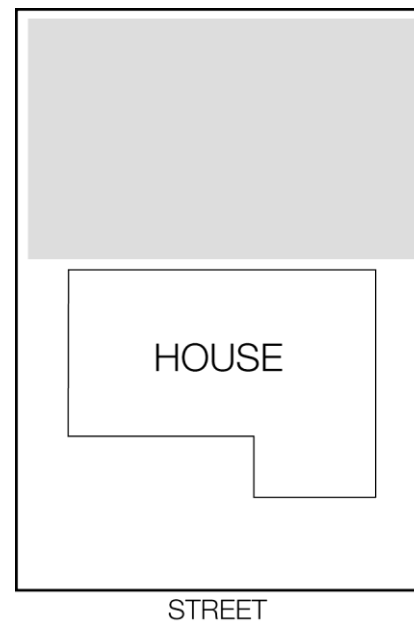
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration 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	HO313

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.

3.7 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.

3.8 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*.

3.9 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

Significant feature	Non-significant features
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 Figure 2.

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.*



3.10 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

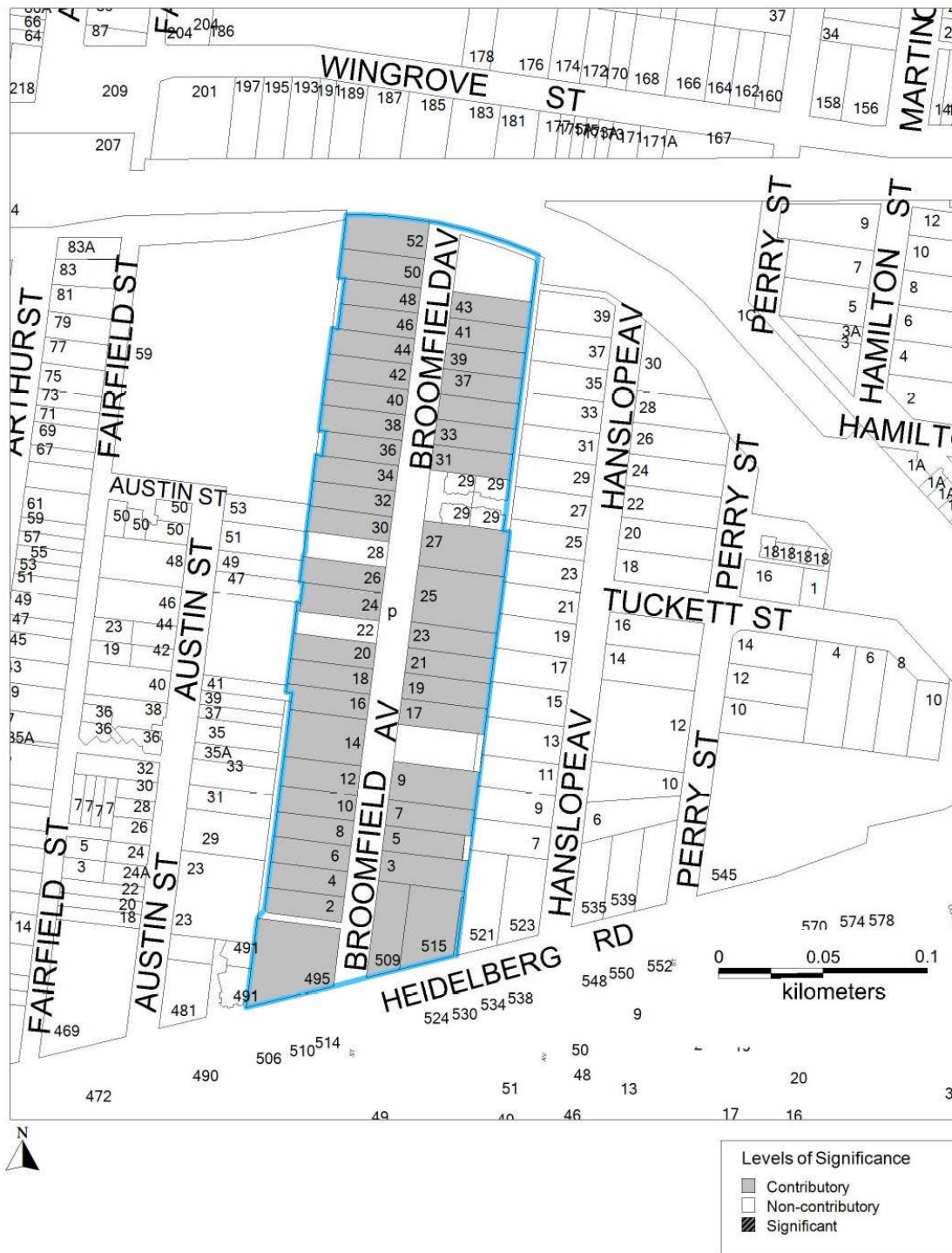
Significant feature	Non-significant features
The two mature palm trees at entrance to station from Railway Place	Wire mesh fencing
South side station building and verandah	Car park areas
North side station building and verandah	Gum trees
North and south platforms	FIDO art work
Timber pedestrian bridge	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:

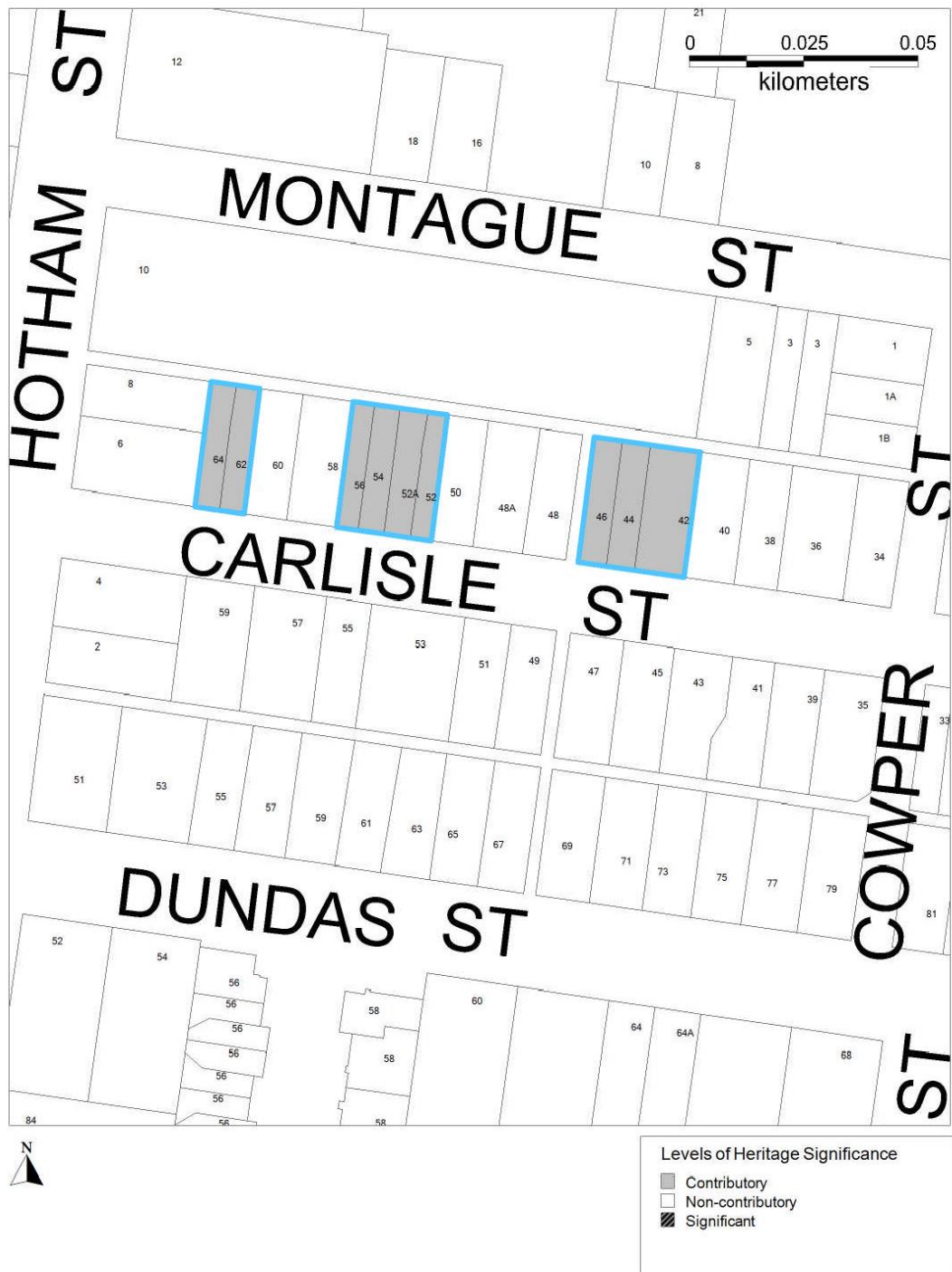
- Removal of, modifications and repairs to and replacement of overhead power lines and associated support structures.
- Works, repairs and routine maintenance which change the appearance of a building, structure, tree or other item not identified as a significant feature in Table 3.9.
- Works, repairs 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



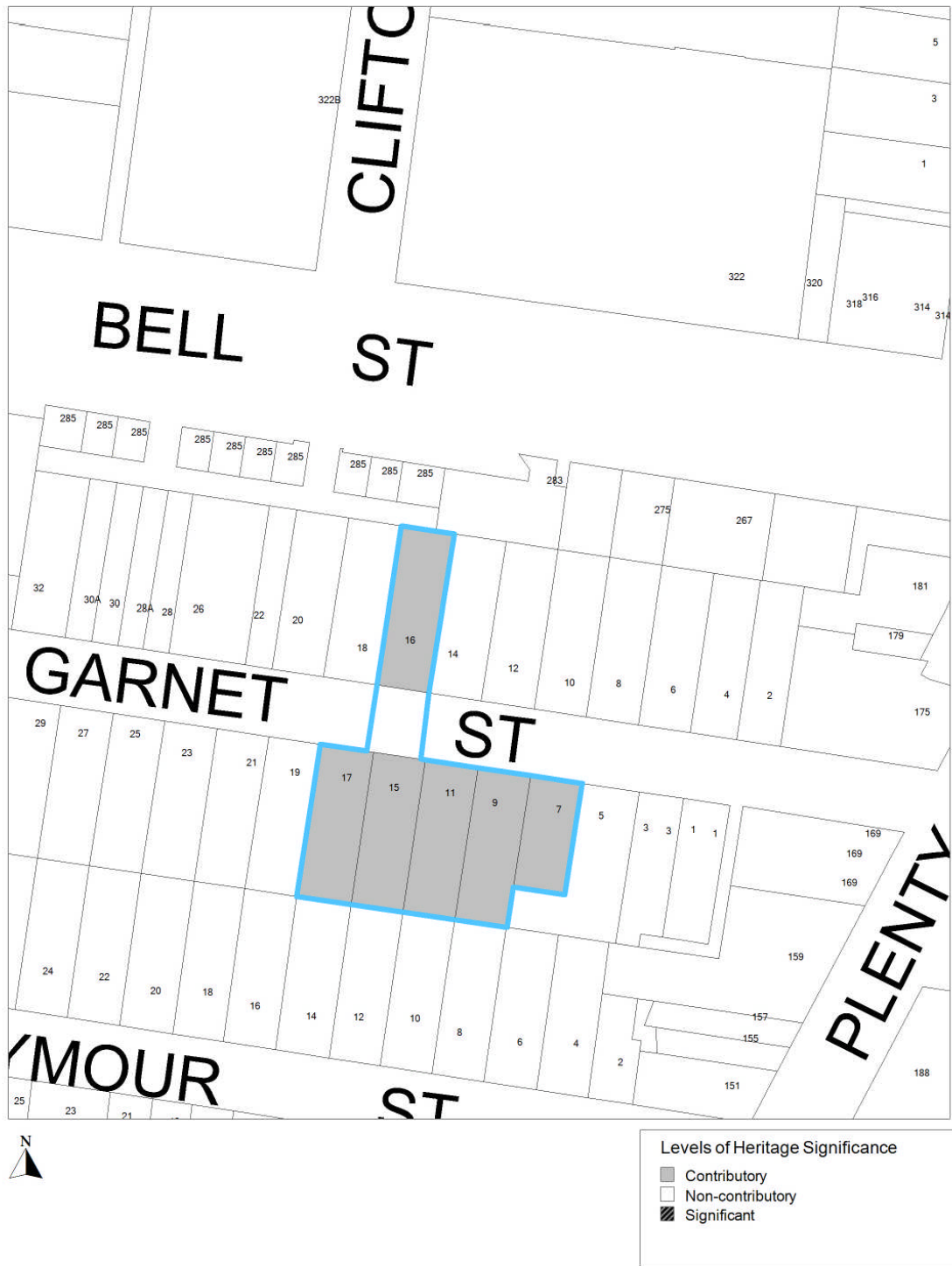
Broomfield Avenue Precinct, Alphington



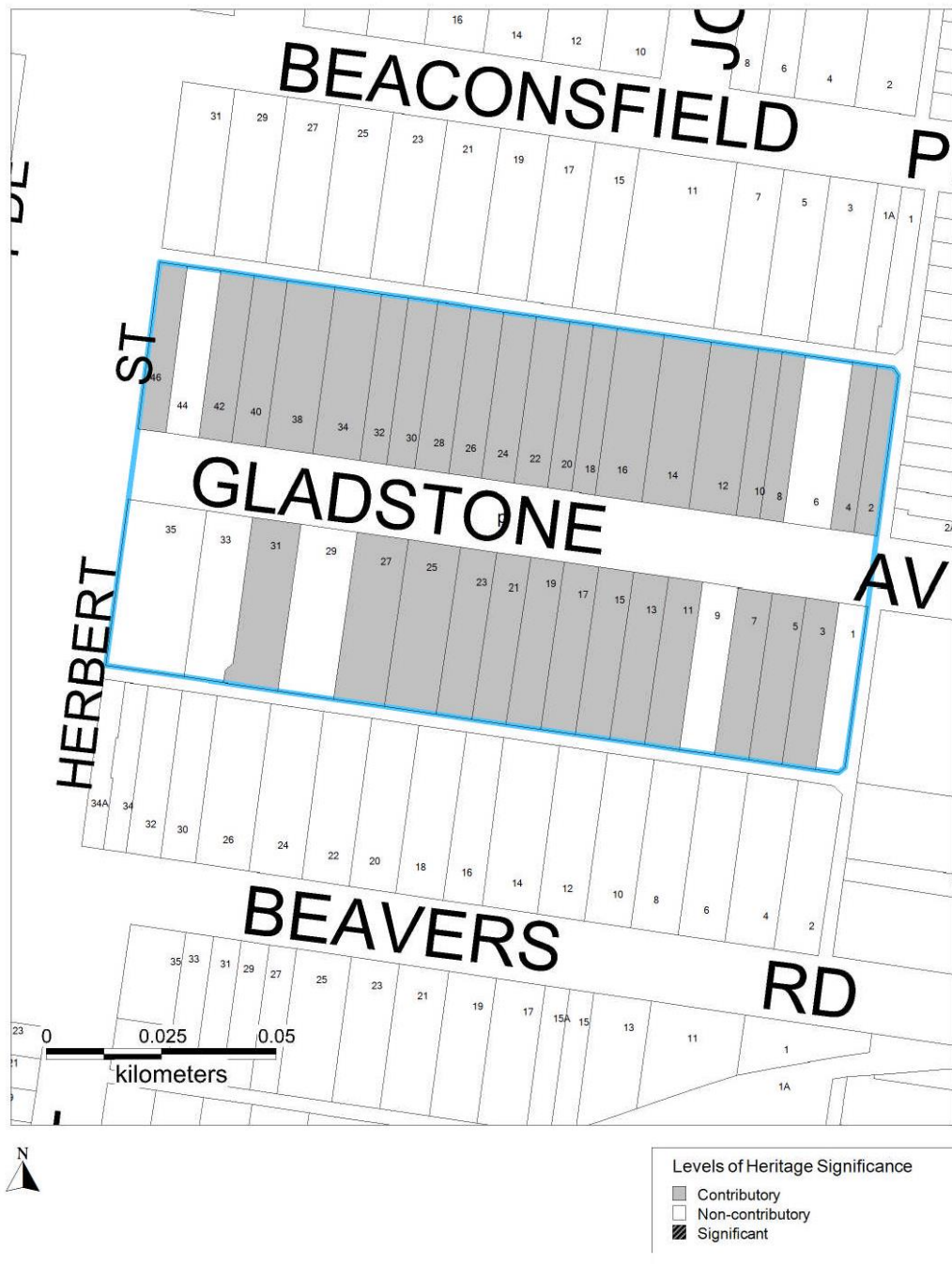
Carlisle Street Precinct, Preston



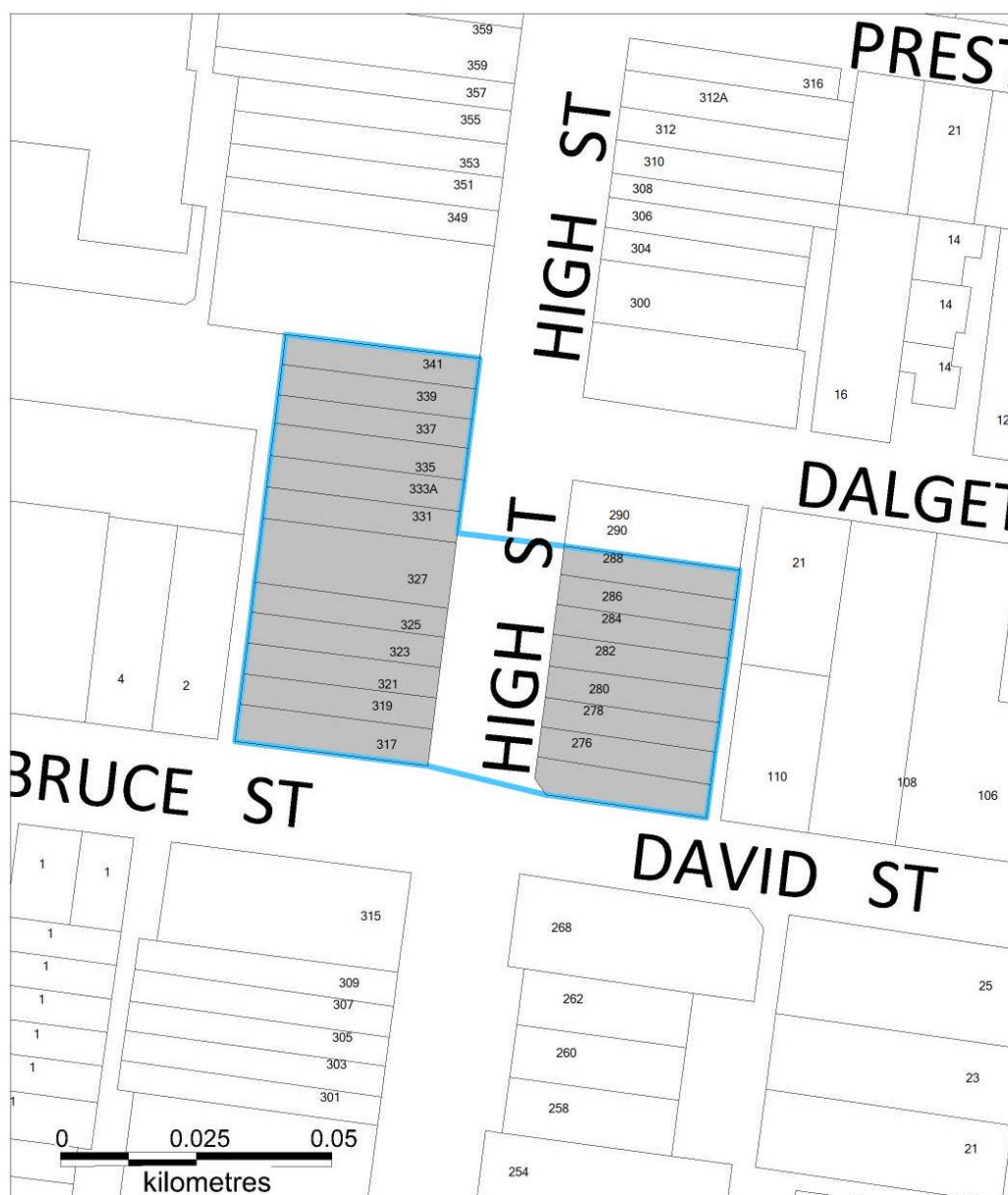
Edgar Street Precinct, Reservoir



Garnet Street Precinct, Preston



Gladstone Avenue Precinct, Northcote



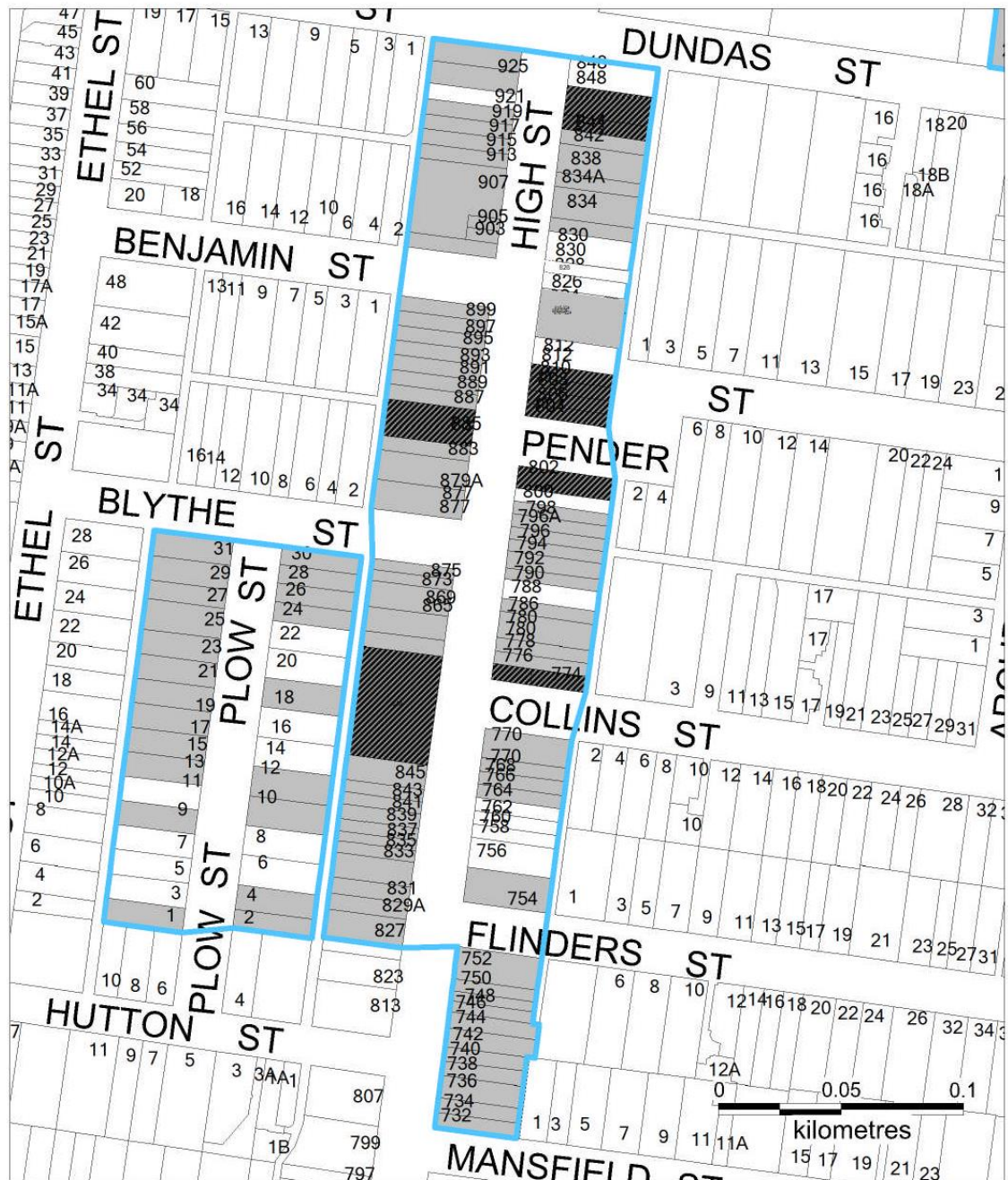
Levels of Heritage Significance

- Contributory
- Non-contributory
- Significant

High Street, Preston



High Street, Reservoir



Levels of Heritage Significance

- Contributory
- Non-contributory
- Significant

High Street, Thornbury



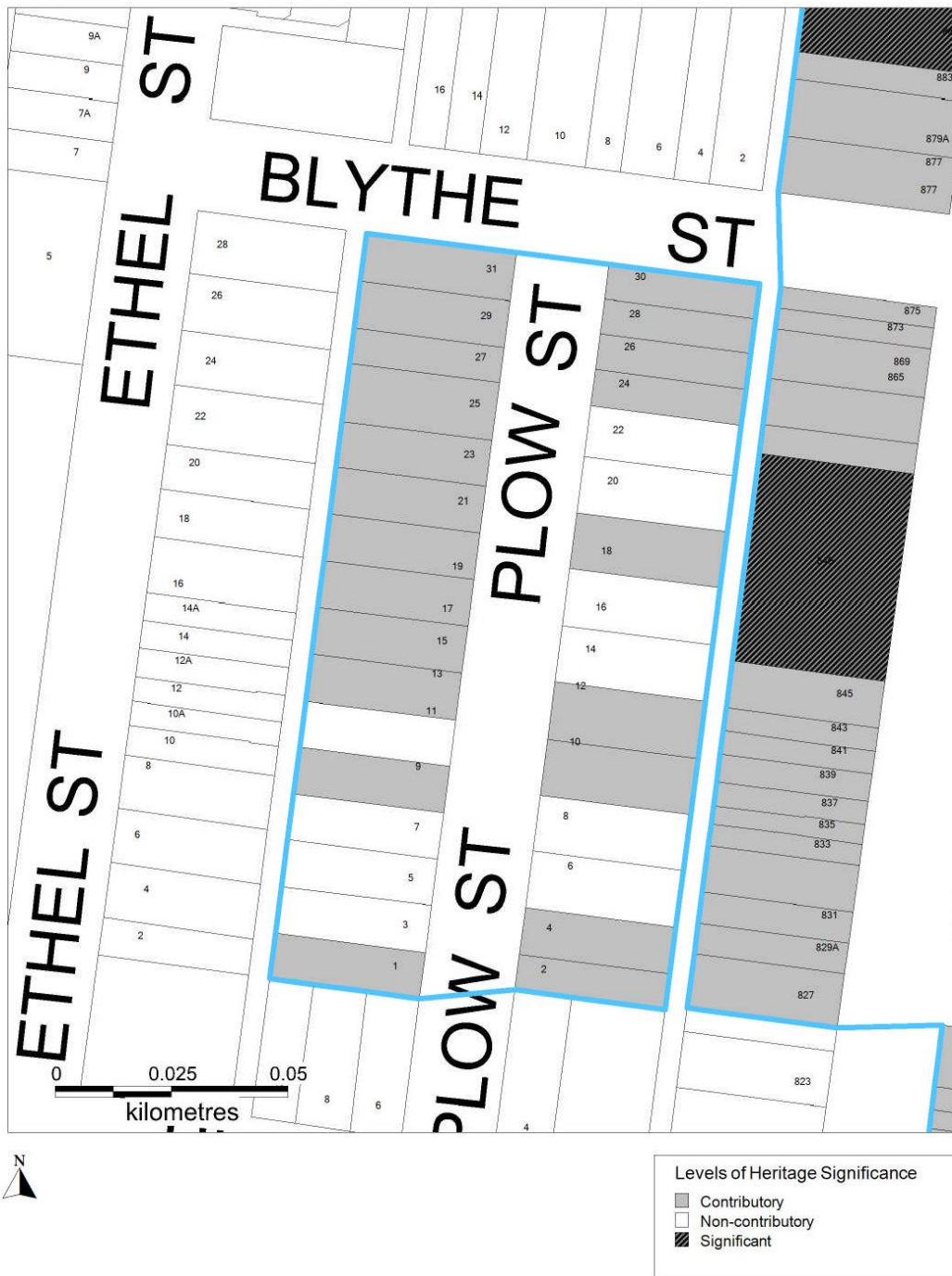
Livingstone Parade Precinct, Preston



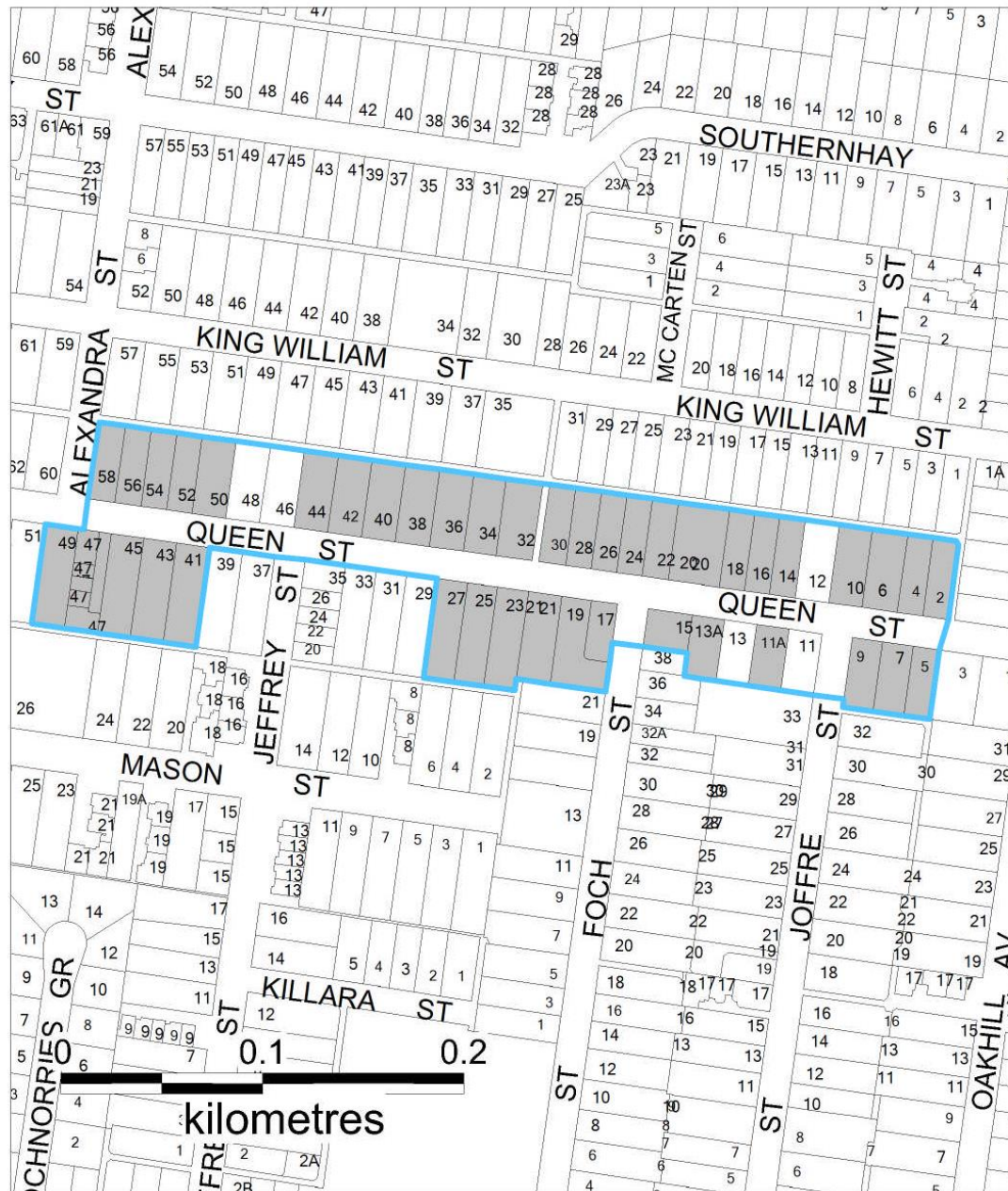
Milton Crescent Precinct & Larne Grove and Roxburgh Street Precinct, Preston



Plenty Road, Preston

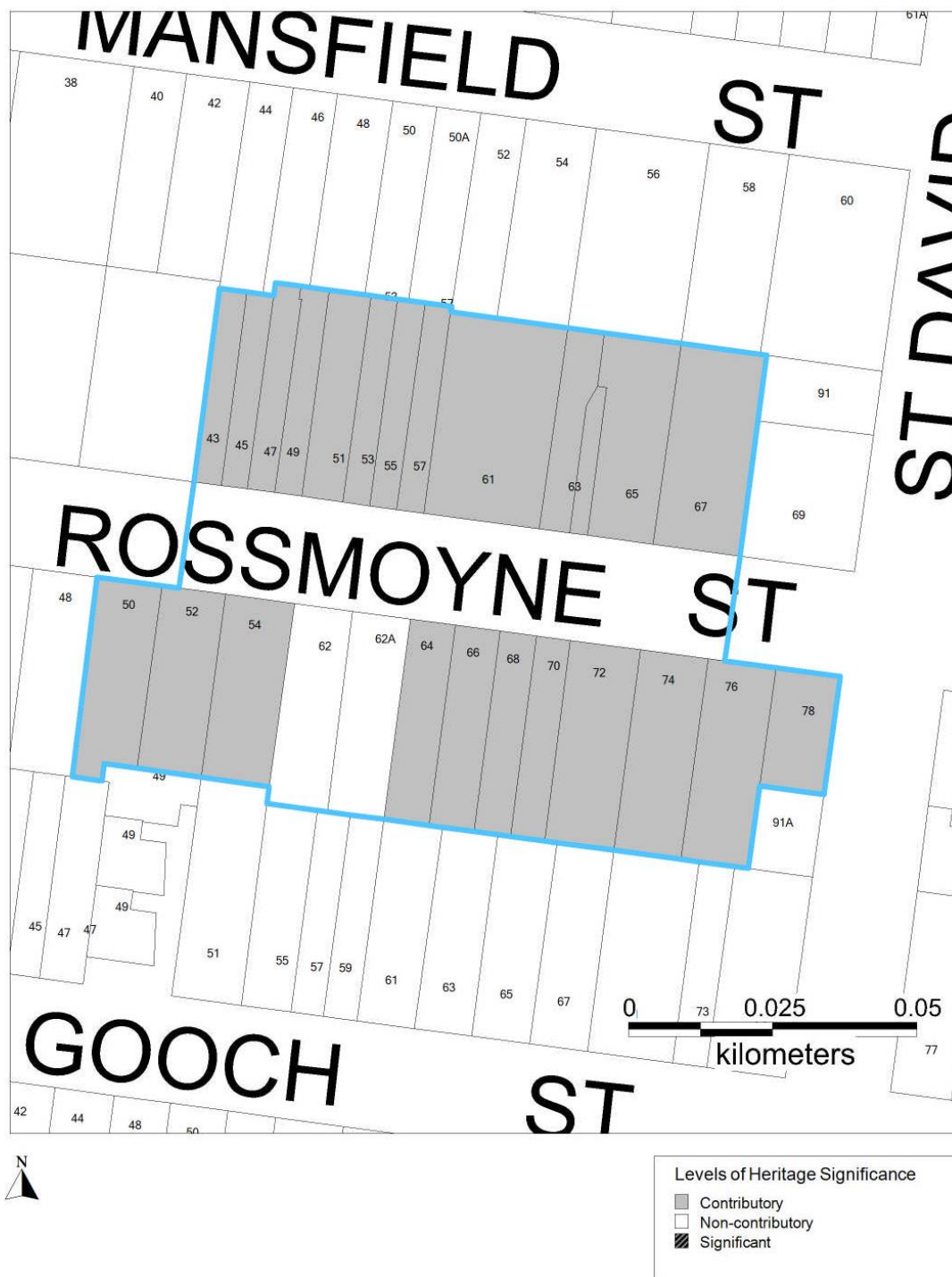


Plow Street Precinct, Thornbury

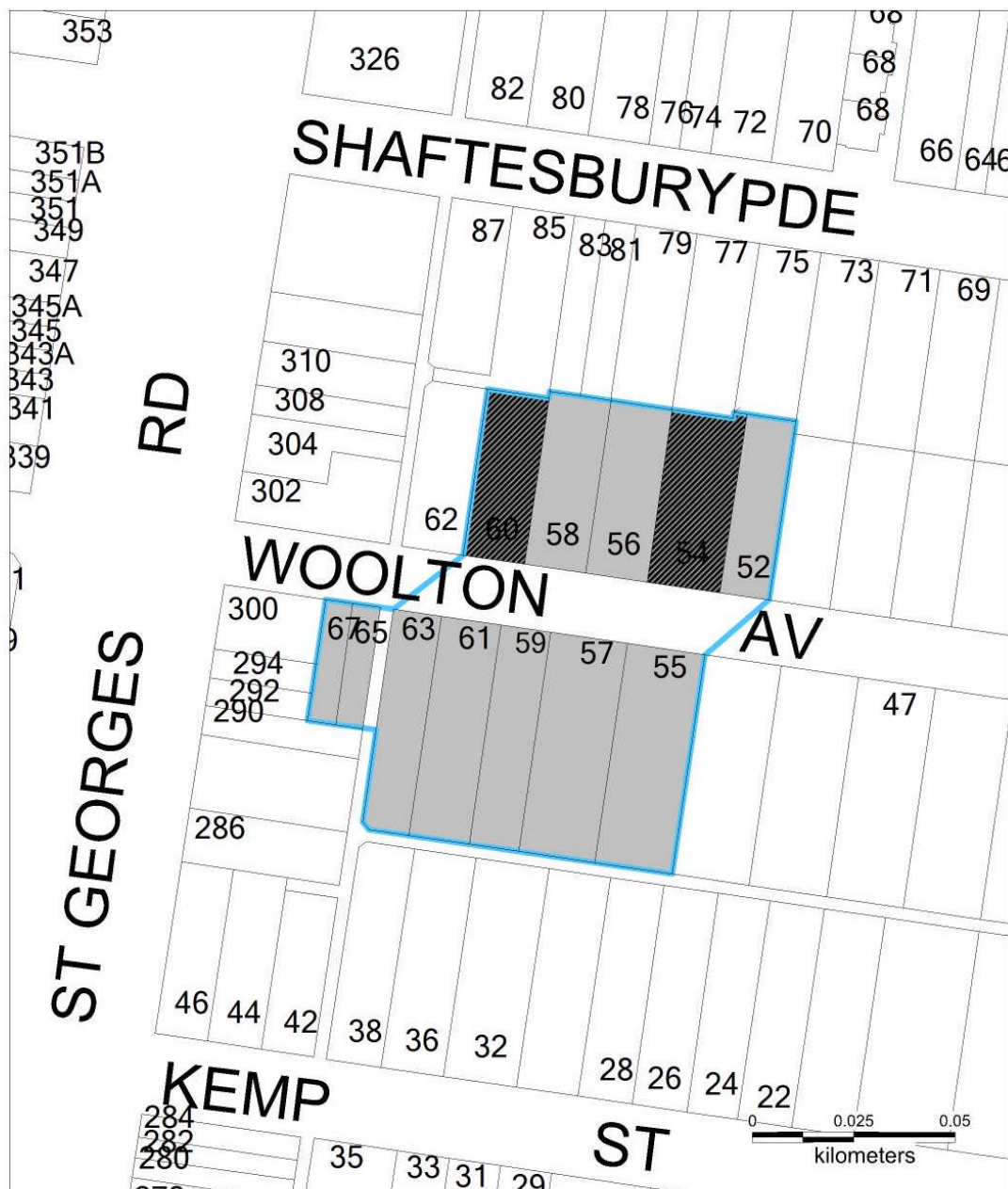


Levels of Heritage Significance	
	Contributory
	Non-contributory
	Significant

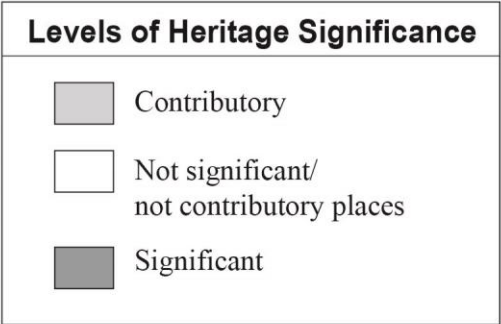
Queen Street Precinct, Reservoir



Rossmoyne Street Precinct, Thornbury



Woolton Avenue Precinct, Thornbury

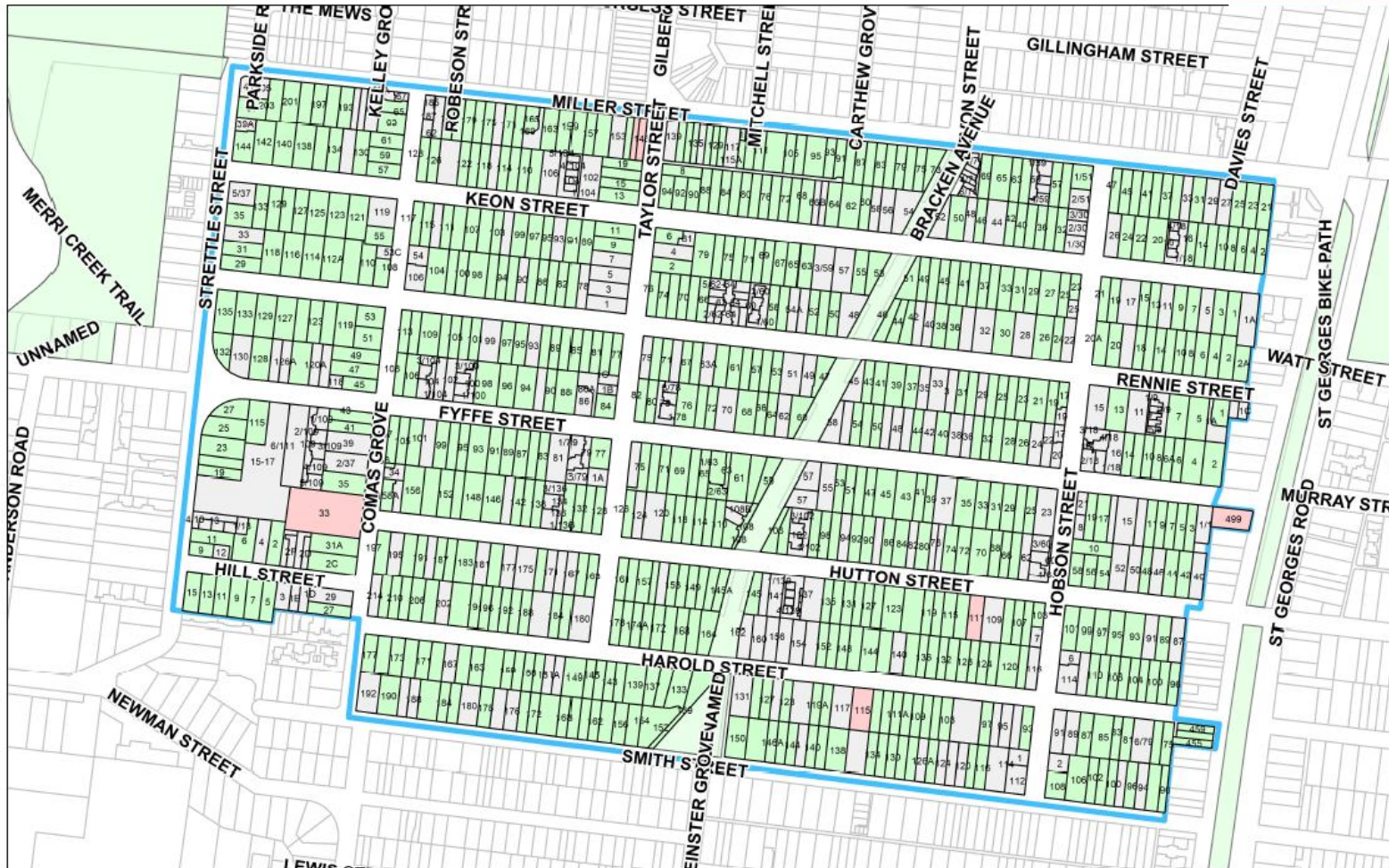


29

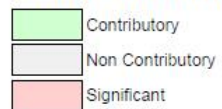
Thornbury Park Estate Precinct

GRADINGS MAP PLAN

Thornbury Park Estate



Levels of Heritage Significance



THORNBURY PARK ESTATE

Heritage Grading Plan

