

Fairfield Village is home to many modern treasures ranging from restaurants, cafes and bars, to specialty stores and the iconic FIDO.

This popular shopping precinct, which lies within a community that is around 130 years old, is highly valued for its character and village charm.

To understand the true heritage significance of Fairfield Village, Darebin Council commissioned an independent expert to carry out an assessment of places that have a local historical value and that represent important themes around the municipality's steeped history.

The *Fairfield Village Heritage Assessment* was formally adopted by Darebin Council on 18 December 2017, following consultation on the findings with the community.

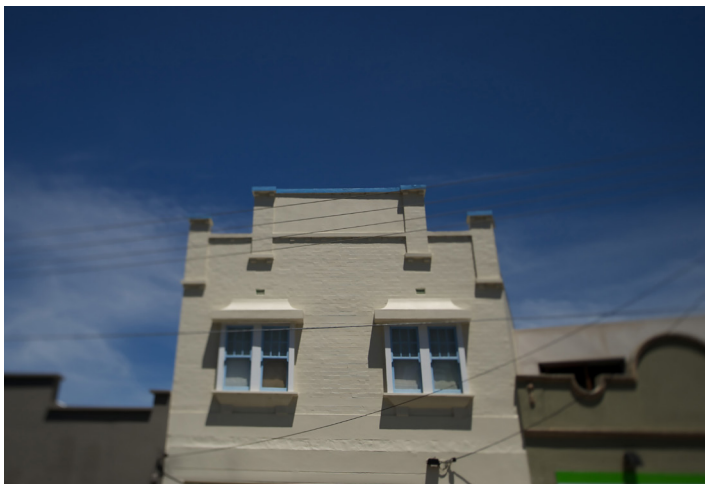
What did the heritage assessment find?

The assessment identified the Fairfield Village Heritage Precinct containing 60 properties that were considered to have heritage value.

The heritage precinct includes Fairfield Railway Station and the surrounding reserve. The assessment found the relationship between the railway station and surrounding buildings was an essential part of Fairfield Village's valued character and feel.

Places within the precinct have been graded 'significant', 'contributory' or 'not significant/not contributory', as shown in the map to the right.

In addition to the precinct, St Andrew's church at 85-87 Gillies Street was also found to have significant historic value.



Proposed heritage map



Full sized map available at
yoursaydarebin.com.au/our-fairfield

— Fairfield Village heritage precinct

— Individual heritage place

Level of significance:

■ Significant

■ Contributory

□ Not significant/contributory

How was the heritage assessment done?

The heritage assessment was carried out in two stages. The first stage involved preliminary historical research, which was benchmarked against themes in the City of Darebin Thematic Environmental History (Context, August 2008), and field surveys. It also identified the proposed boundaries for the heritage precinct and individual places for detailed research and assessment.

Stage Two involved detailed research and documentation for identified places and developing detailed design advice for appropriate future development in these locations.

What changes are recommended to Darebin's Heritage Overlay?

The heritage assessment recommended that the Heritage Overlay be applied to:

- the 'Fairfield Village Heritage Precinct' comprising 90 places, of which 60 are considered to have historic value as either 'significant' or 'contributory'. The precinct includes properties along Station Street, Wingrove Street and Railway Place as well as the Fairfield Railway Station and reserve.
- St Andrews church, 85-87 Gillies Street.

The assessment also recommended:

- The individual overlay that applies to c.1885 St Paul's Anglican church (HO190) be retained.
- The individual overlay that applies to the railway station buildings and signal box (HO106) be integrated into the new precinct. The historic railway buildings and associated infrastructure, including the historic palm trees, will be protected best as part of the heritage precinct. This is because they are interwoven with historic and aesthetic development of the precinct.
- Exemptions from planning permits should be provided for buildings and works that do not pose a heritage issue.

How will a heritage overlay affect my property?

Council recognises that Fairfield Village is a popular and functioning retail centre that will continue to evolve over time.

The heritage recommendations and proposed controls are not intended to completely preserve buildings that will unduly restrict redevelopment of land in the activity centre.

The heritage assessment provides guidance on how sites in the heritage overlay can be appropriately redeveloped. At the core of any change is allowing development that respects and retains important historic features in the activity centre.

A heritage overlay means that planning

permission is required for demolition and most alterations to buildings.

However, routine maintenance and repairs, and internal alterations to a building generally do not require planning permits.

In addition, there will be broader exemptions for buildings in the precinct that are graded as 'not significant', to ensure that business operators are not unduly burdened by planning permit requirements for changes which do not pose a heritage issue. These exemptions include demolition, routine maintenance and repairs of buildings, and installation of signage.

Similar exemptions for a wide range of changes are also provided for the St Andrews Church site at Gillies Street, as well as the railway station reserve to allow for installation and maintenance of station and railway operational infrastructure that do not affect heritage.

Planning Scheme Amendment C161

To formally apply heritage controls as recommended, Council is now in the process of changing the Darebin Planning Scheme through Amendment C161.

Visit www.yoursaydarebin.com.au/our-fairfield for more information and to view documents.

Council expects Amendment C161 will be lodged for final approval at the end of 2018/early 2019.

Further information

yoursaydarebin.com.au/our-fairfield

T 8470 8768 E our.fairfield.village@darebin.vic.gov.au

CITY OF DAREBIN

274 Gower Street, Preston
PO Box 91, Preston, Vic 3072
T 8470 8888 F 8470 8877
E mailbox@darebin.vic.gov.au
darebin.vic.gov.au



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