

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

1 Application

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

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

2 Significance

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

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

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

Preston, Bruce Street precinct

The Bruce Street precinct is of local historic significance to Darebin City. Historically, the Bruce Street precinct is significant as an illustration of the

significant development that occurred in Preston in the early to mid twentieth century and spans the revival in the Federation era and the boom that occurred after the First World War. It is also of interest for its associations with the Keele family. The historic value of the precinct is enhanced by its high degree of integrity.

The elements which contribute to the significance of the precinct include the houses constructed in the period from c.1909 to c.1940, and any associated early (pre-WWII) outbuildings or garages.

Preston, 'Heart of Preston' precinct

The 'Heart of Preston (William Street) precinct is of local historic significance to Darebin City. Historically, the 'Heart of Preston' (William Street) precinct is significant as evidence of the 'stop-start' pattern of residential development in Preston during the late nineteenth and early twentieth century. It provides a vivid illustration of how estates subdivided during the 1880s boom were not fully developed until the interwar period. It is also of interest for its associations with the Heart of Preston Estate Company and prominent Melbourne land speculators Lawrence Baillieu and Benjamin Fink.

The elements which contribute to the significance of the precinct include:

- The houses constructed in the period from c.1890 to c.1940, and any associated early (pre-WWII) outbuildings or garages.
- The early fences at nos. 9-13 and no. 26 William Street.

Preston, Mary Street precinct

The Mary Street precinct is of local historic significance to Darebin City. Historically, the Mary Street precinct is significant as an illustration of the first phase of development that occurred in Preston in the late nineteenth century just prior to the economic crash of the 1890s, which saw development stall for over a decade. It is also of interest for its associations with the Keele and Bastings families. The historic value of the precinct is enhanced by its high degree of integrity and its rarity value as one of the few examples of a nineteenth century precinct within Preston.

The elements which contribute to the significance of the precinct are the houses constructed in the period from c.1890 to c.1900.

Preston, Spencer Street precinct

The Spencer Street precinct is of local historic and aesthetic significance to Darebin City. Historically, the Spencer Street precinct is significant as an illustration of the development that occurred in Preston during the development boom that occurred after the First World War, which saw the municipality elevated to the status of a city. The Spencer Street precinct is also significant as fine representative example of an interwar residential precinct with a high degree of visual cohesion and consistency. The historic value of the precinct is enhanced by its high degree of integrity. The house at No. 16 Spencer Street is aesthetically significant as an intact and relatively sophisticated example of bungalow design.

The elements which contribute to the significance of the precinct include:

- The houses constructed in the period from c.1920 to c.1926, and any associated early (pre-WWII) outbuildings or garages.
- The early front and side fences and front garden remnants and layout at No. 16, and front garden and fence at No. 18.
- The gabled building, apparently once within the rear yard of No. 16, but now separated by the rear fence.

Preston, War Service Homes Commission precinct

The War Service Homes Commission precinct is of local historic and aesthetic significance to Darebin City. Historically, the War Service Homes Commission precinct is significant as one of the first estates in Darebin City to be developed by the War Service Homes Commission and is among the earliest in Australia. It provides evidence of the important role that the Commission played in meeting the demand for housing in the post First World War period and is notable as one of the largest estates to be designed and constructed by the Commission. It also provides evidence of the residential development associated with the post First World War boom when the population of Preston trebled within a decade. It illustrates the significant development that led to Preston being proclaimed a city by 1927.

Aesthetically, the War Service Homes Commission precinct is significant for the distinctive architectural character created by the consistency of the Arts & Crafts influenced bungalows constructed by the Commission. The high level of integrity of most of the houses and the limited number of intrusions enhances the aesthetic values of the precinct and make it an exemplar of the Commission's estate planning practices at the time.

The elements which contribute to the significance of the precinct are the houses constructed by the War Service

Homes Commission from c.1919-c.1924, and any associated early (pre-WWII) outbuildings or garages and garden elements.

3 No Planning Permit Required

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

- Demolition of a building or part of a building on a property shown as *N* on the relevant precinct map.
- Routine maintenance to a building that would change the appearance of that building on a property shown as *N* on the relevant precinct map.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property.
- Construction of an extension to a building on a property shown as *C1* or *C2* on the relevant precinct map provided that:
 - the building height¹ of the existing building is not exceeded;
 - the setback from the front wall of the building is not less than 4 metres and there is no change to the front wall or to a side wall within 4 metres from the front wall of the building; and
 - the setback from side boundaries is the same as or greater than the setback of the existing building.
- Construction of an extension to a building on a property shown as *N* on the relevant precinct map provided that:
 - the building height¹ of the existing building is not exceeded; and
 - the setback from side boundaries is the same as or greater than the setback of the existing building.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front

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

fence of a property shown as C1 on the relevant precinct map.

- Demolition of side or rear fences on any property.
- Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that the installation:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building on a property shown as C1 or C2 on the relevant precinct plan, it is setback not less than 4 metres from the front wall;
 - is not situated on that part of the roof that faces directly toward a street (including a side street);
 - does not project above the highest point of the roof; or
 - if situated on part of a roof that faces a side boundary, it is set back not less than 4 metres from the front wall of the building.
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

Bruce Street Precinct

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Centre of Map - Melways 18 G12

Levels of Significance

- C1 
- C2 
- N 



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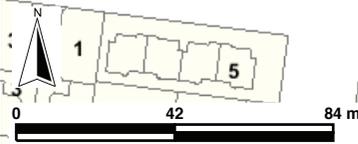
Heart of Preston Precinct

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Centre of Map - Melways 18 G10

Levels of Significance

C1	
C2	
N	



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Mary Street Precinct

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Centre of Map - Vicroads 79 B5

Levels of Significance

- C1 
- C2 
- N 



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Levels of Significance

- C1 
- C2 
- N 



Levels of Significance

- C1 
- C2 
- N 



Levels of Significance

C1	
C2	
N	



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