

Q1 What is your name?

Short Text

[REDACTED]

Q4 Include your comments

Long Text

Thank you for proactively adding these building to the heritage overlay. I was surprised to see they were not on there already! But very glad they are being added. Great work Darebin Council.

Q5 Upload any files to support your submission

File Upload

Q1 What is your name?

Short Text

[REDACTED]

Q4 Include your comments

Long Text

I strongly oppose these changes. Heritage overlays strangle development in our city. They seek to turn our city into a museum, but the beauty of cities is that they grown and evolve. Stifling the natural growth and evolution harms our community. As a young person living in Darebin, I increasingly feel the pressure of rising cost of housing. Restrictive zoning and heritage protection stifles the necessary housing growth in our community.

If council truly sees these buildings as needing preservation, then council should acquire the properties and foot the bill for their conservation.

Q5 Upload any files to support your submission

File Upload

Q1 What is your name?

Short Text

[REDACTED]

Q4 Include your comments

Long Text

For the Albanian Mosque on Blake Street, all of the trees surrounding it I believe have a strong significance and should be preserved. They all add to the ambience of the location and beautifully carve out a space for that community. It would be a shame for any of the trees to be disrupted and remove that.

Q5 Upload any files to support your submission

File Upload

Q1 What is your name?

Short Text

[REDACTED]

Q4 Include your comments

Long Text

I support the submission for a heritage overlay. In my view places of worship need to be retained in some visual form to remind us that these places at one time if former, or currently, represent something more important than a housing project. Of personal interest to me are: (1) - the site of the St George Greek Orthodox Church at 66 St David Street which is our family church, and (2) 16-18 Martin Street, which was our Greek Orthodox Church before the purchase of St David Street but importantly because it's now the Thornbury Community Church and does great things like Foodbank, services etc.
thank you for allowing me to submit my views

[REDACTED]

Q5 Upload any files to support your submission

File Upload

Q1 What is your name?

Short Text

Q4 Include your comments

Long Text

To Whom It May Concern,
Hello,

My name is [REDACTED] and I am writing to you to today in regards to the former Croxton Methodist church at the corner of St Georges Road (326-332) and Shaftesbury Parade in Thornbury. This link was passed onto me by my Council person Alexandra Sangster after I reached out to her to gain some insight into the future of the building. I have been a resident of [REDACTED] for the past 20 years and I have always admired the building for, not only its architectural beauty, but also for the sense of history it imbibes.

Its presence is a representation of the true establishment of this section of the South West Darebin/ Thornbury community and if destroyed then that part of our history will be forever lost.

In addition, the small community centre next to it has always been such an intrinsic hub to our community, hosting mothers groups, karate classes and ballet classes for as long as I have been here.

And whilst the church itself has not served for a congregation in the past little while, the structure itself stands as a symbol of community, a community that has been built over many, many years.

In conjunction to this, at the other end of Shaftesbury Parade (#40) stands Tomkins Dairy. This is a 1924 historical building which, whilst the homestead has always been occupied, the connected dairy section stood empty for a very long time. Only more recently has it been converted into three beautiful apartments. The retainment of the original structure has maintained the areas, and the apartments unique origin story whilst still bringing it all into the modern era.

Buildings can be repurposed and having both structures literally in the same street is a clear reminder as to who and what built this section of Darebin City Council.

As it has been proposed that Darebin needs 28,700 new dwellings by 2041, yet we are on track to accommodate 90,000 should we not try to preserve some of our history?

This history gives us a sense of where we come from, of who has come before us and a sense of community.

It would be ideal to see the Croxton Church building continue to serve as part of the greater community, but regardless could you please consider preserving this building, as even though it is small it has had a big impact on our community and its presence reminds us of not only of where our immediate corner of Darebin has come from but where our City as a whole has come from.

Please Consider.

Thank you.

Yours Sincerely,

[REDACTED]

[REDACTED]

Q5 Upload any files to support your submission

File Upload

From: [REDACTED]
 Sent: [REDACTED]
 To: Tuesday, 31 March 2026 1:11 PM
 Cc: Strategic Planning Enquiries
 Subject: [REDACTED]; Islamic Society of Victoria
 Re: Darebin Planning Scheme Amendment C222dare - Authorisation

Follow Up Flag:
 Flag Status: Follow up
 Completed

Categories:
 Allocated

Good afternoon

To Darebin City Council,
 We write in response to the proposed Amendment C222dare to the Darebin Planning Scheme, specifically the application of a Heritage Overlay to 89–92 Cramer Street, Preston (Omar Bin El Khattab Mosque).

We wish to state clearly and unequivocally that we do not support the application of a Heritage Overlay to the mosque.

While we appreciate the intention to recognise places of cultural and community significance, the proposed overlay introduces planning controls and restrictions that are not appropriate for a living, active place of worship that must continue to evolve to meet the needs of its community.

The Omar Bin El Khattab Mosque is not a static heritage asset — it is a dynamic, growing institution that serves religious, educational, social, and community functions for a rapidly expanding population. The imposition of a Heritage Overlay would:

Restrict the mosque's ability to expand or adapt its facilities in response to community growth
 Create unnecessary planning barriers, delays, and costs for essential upgrades, including safety, accessibility, and community infrastructure

Limit the mosque's capacity to remain fit-for-purpose for future generations

Impose controls that may not adequately reflect the operational realities of a modern place of worship

It is critical to emphasise that religious and community infrastructure must retain flexibility. Any planning framework that constrains this flexibility risks undermining the very communities it seeks to recognise.

We are particularly concerned that the proposed controls could impact future development, redevelopment, or expansion opportunities, which are essential given the continued growth of the local Muslim community in Preston and surrounding areas.

We respectfully submit that:

Recognition of cultural or community significance should not come at the expense of functional viability and future growth

If recognition is to be pursued, it must be done without imposing restrictive planning controls

The mosque should be allowed to operate, evolve, and expand without heritage-based constraints

Accordingly, we formally request that:

The Omar Bin El Khattab Mosque be removed from Amendment C222dare and not be subject to a Heritage Overlay.

We remain open to constructive dialogue with Council; however, our position is firm that any mechanism which introduces planning restrictions on the mosque is not supported.

We trust Council will give due consideration to the long-term needs of the community this mosque serves.



17/03/2026

[REDACTED]
Darebin City Council
PO Box 91
Preston VIC 3072
planningservices@darebin.vic.gov.au

Dear Strategic Planning Department,

Proposal: Planning Scheme Amendment C222

Location: City of Darebin

Melbourne Water Reference: MWA-1405837

Thank you for allowing Melbourne Water the opportunity to provide comment on planning scheme amendment C222 to the Darebin Planning Scheme.

Melbourne Water has reviewed the proposed planning scheme amendment and the accompanying documentation. We advise that we have **no objection** to the amendment as proposed and can provide our in-principle support for the amendment in its current drafted form. Melbourne Water does not wish to be party to any subsequent panel hearing that may proceed.

For general development enquiries contact our Customer Service Centre on 131 722.

Yours sincerely,

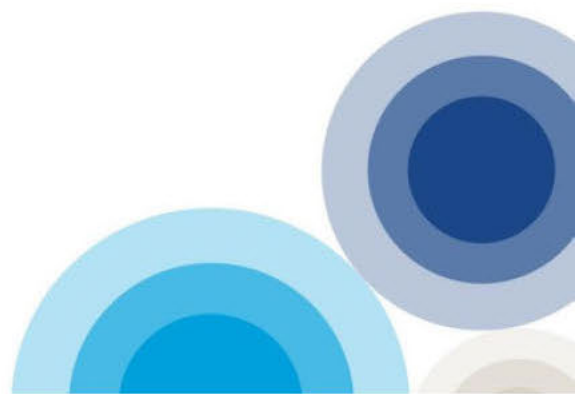
[REDACTED]

[REDACTED]

[REDACTED]

Urban & Regional Strategic Planning Amendments

Melbourne Water ABN 81 945 386 953
990 La Trobe Street Docklands VIC 3008
PO Box 4342 Melbourne VIC 3001 Australia
TTY 131 722 F +61 3 9679 7099
melbournewater.com.au
Printed on 100% recycled paper



From: [REDACTED]
Sent: [REDACTED]
To: Thursday, 26 March 2026 4:47 PM
Subject: Strategic Planning Enquiries
RE: Notice of Amendment C222dare to the Darebin Planning Scheme

Follow Up Flag:
Flag Status: Follow up
Completed

Categories: Check

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir/Madam,

Reference is made to the below correspondence dated 05/03/2026 and accompanying documents.

Australian Gas Networks has no objection to the proposed C222dare to the Darebin Planning Scheme. The changes identified in the amendment application are satisfactory and do not hinder gas pipeline operation and supply to the region. Please consider this as a formal response from APA (Australian Gas Networks).

Kind Regards,

[REDACTED]



Ref: Amendment C222dare | A8466437

[REDACTED]
Strategic Planner
Darebin City Council
PO Box 91
PRESTON VIC 3072

Dear [REDACTED]

PLANNING SCHEME AMENDMENT C222dare TO THE DAREBIN PLANNING SCHEME

Thank you for your notification of Planning Scheme Amendment C222dare (the Amendment) to the Head, Transport for Victoria (HTfV) on 15 March 2026.

The HTfV is a statutory authority established by s64A of the *Transport Integration Act 2010* responsible for coordinating, providing, operating and maintaining the public transport system, the freight rail network and the road system in Victoria.

The Amendment proposes to apply a Heritage Overlay to 7 sites developed as places of public worship in Thornbury, Preston and Reservoir.

The HTfV, has reviewed the documentation for the Amendment and has no comments to make or changes to request.

Should you have any enquiries regarding this matter, please contact [REDACTED] on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]
[REDACTED]
Under delegation from the Head, Transport for Victoria
30 / 03 / 2026



29 April 2026



Darebin City Council
274 Gower Street
PRESTON VIC 3072

Dear Sir/Madam,

Darebin Planning Scheme Amendment C222dare – Notice of preparation of an Amendment

Property: 88 – 92 Cramer Street, Preston Vic 3072

Legislation: Planning and Environment Act 1987

While I acknowledge the intent of heritage protection, this submission raises serious concerns that the amendment, as proposed, fails to properly consider the existing and ongoing adverse impacts of the use of the land on surrounding residential amenity.

I also object to the application of the Heritage Overlay to the buildings and land at the front of the site and beneath the building.

Grounds of Objection

1. Loss of heritage integrity of the land

The amendment proposes to apply a Heritage Overlay to land areas, including the front portion of the site and land beneath the building.

However, I have directly witnessed and recorded substantial excavation works across the site, including:

- Removal of existing soil to significant depth
- Bulk excavation of the site
- Importation and placement of new soil

These works indicate that the original ground conditions have been materially altered or removed.

As a result, the land no longer retains its original physical fabric.

2. Absence of archaeological potential

Heritage overlays applied to land often rely on the presence of archaeological deposits or intact ground conditions.

Due to the extent of excavation and replacement of soil:

- Any artefacts or subsurface evidence would likely have been removed
- The site no longer retains research or archaeological value

Accordingly, the land no longer demonstrates archaeological potential sufficient to justify the application of the Heritage Overlay.

3. Failure to meet Clause 43.01 (Heritage Overlay)

Under Clause 43.01 of the Darebin Planning Scheme, a Heritage Overlay should only be applied where heritage significance is present and demonstrable.

Given the removal of original ground material, the basis for applying the overlay to the land is not supported by the current physical condition of the site. And as I write this there is further works being done outside this Mosque today.

4. Inconsistency with Clause 15.03-1S (Heritage Conservation)

Clause 15.03-1S requires the identification and conservation of genuinely significant heritage places.

In this instance:

- The physical basis of any potential heritage significance (being the original land and subsurface conditions) has been removed
- The site no longer meets the threshold of a “genuinely significant heritage place” in respect of the land component

5. Inconsistency with the Planning and Environment Act 1987

The amendment does not appropriately implement the objectives of the Planning and Environment Act 1987, including the requirement to base planning controls on proper consideration of relevant facts.

Applying a Heritage Overlay to land that has been substantially disturbed is not supported by the current condition of the site.

Supporting Evidence

I hold video and photographic evidence documenting:

- Excavation works – was given a permit
- Removal of original soil {I raised this with your officer, [REDACTED] and he said he knew about it)
- Importation of new soil

This evidence can be provided to Council or to a Planning Panel upon request.

[REDACTED]

[REDACTED]

My objection is also based on the building and as to the following:

1. Unacceptable impact on residential amenity

The existing use of the site already causes significant amenity impacts, including excessive noise both day and night, intrusive lighting, and ongoing disturbance from gatherings. These impacts are inconsistent with the amenity protections under the Darebin Planning Scheme and Clause 13.07 (Amenity and Safety).

2. Car parking and access issues

The site generates substantial illegal and overflow parking, which regularly [REDACTED] and surrounding homes. This demonstrates that the existing use fails to comply with Clause 52.06 (Car Parking) and creates unsafe and unreasonable conditions for residents. See evidence attached.

3. Ongoing breaches of existing planning controls

There have been repeated breaches of prior approvals, including exceeding permitted overnight stays and operating outside approved conditions. This indicates a pattern of non-compliance that has not been adequately enforced.

It is inappropriate to apply further planning support (via a Heritage Overlay) to a site where existing planning controls are not being adhered to.

4. Lack of effective enforcement by Council

Despite repeated requests, Council has failed to adequately enforce parking and compliance requirements. Reference [REDACTED] and a lot more. This demonstrates that the impacts of the use are ongoing and unmanaged.

5. Failure to properly consider surrounding residential impacts

While the amendment focuses on heritage protection, it does not adequately consider the cumulative impacts of the use on neighbouring residents. Heritage protection should not come at the expense of residential amenity.

Further, the Planning Department at Darebin City Council also has approved structural works on the building and land since 2015, there has been over 18 changes, permits. I have a copy and this has changed the Master Plan of 2013. Again non-compliance.

History

[REDACTED]

[REDACTED]

[REDACTED]

Request

I respectfully request that:

1. The proposed Heritage Overlay be removed from the land.

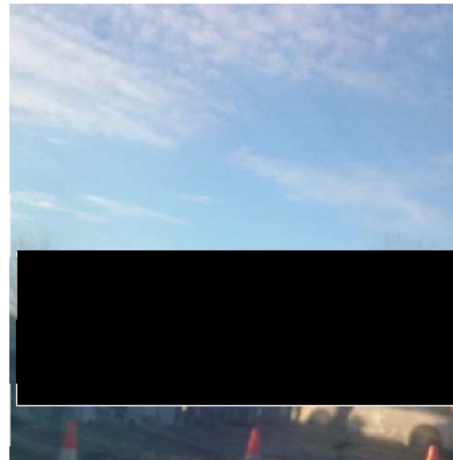
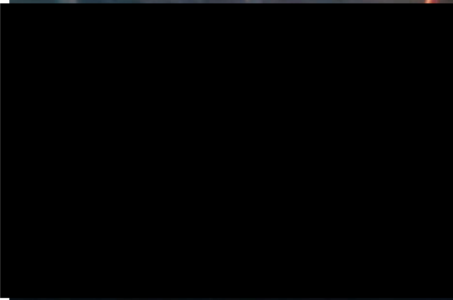
Request to be Heard

I request the opportunity to be heard at any independent panel appointed through Planning Panels Victoria in relation to this amendment.

Yours sincerely

NAME REDACTED

C222dare – Submitter 10 Supporting Documents

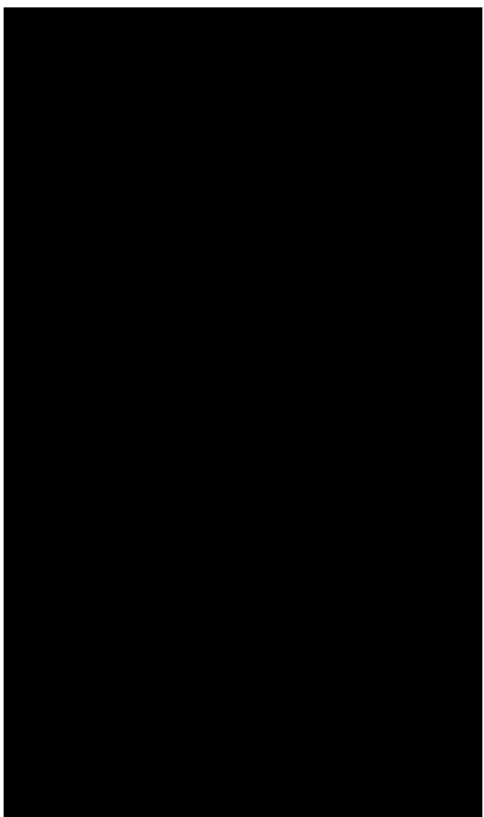
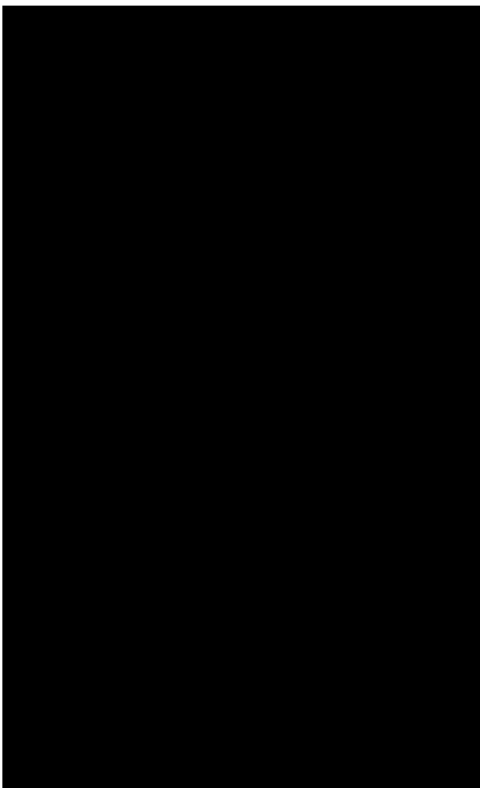
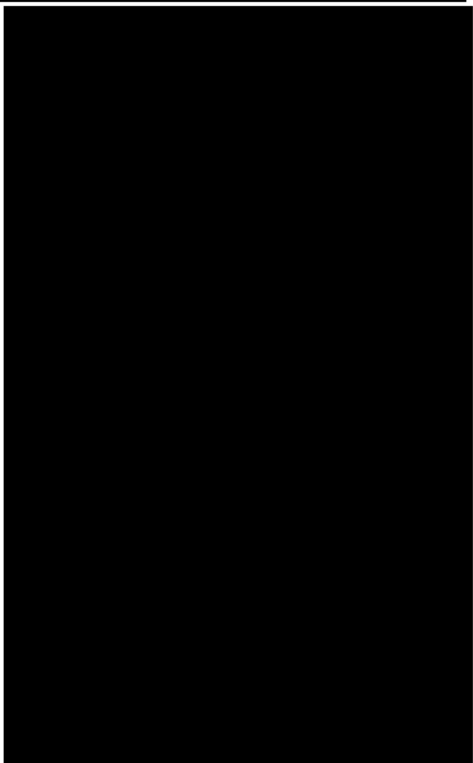


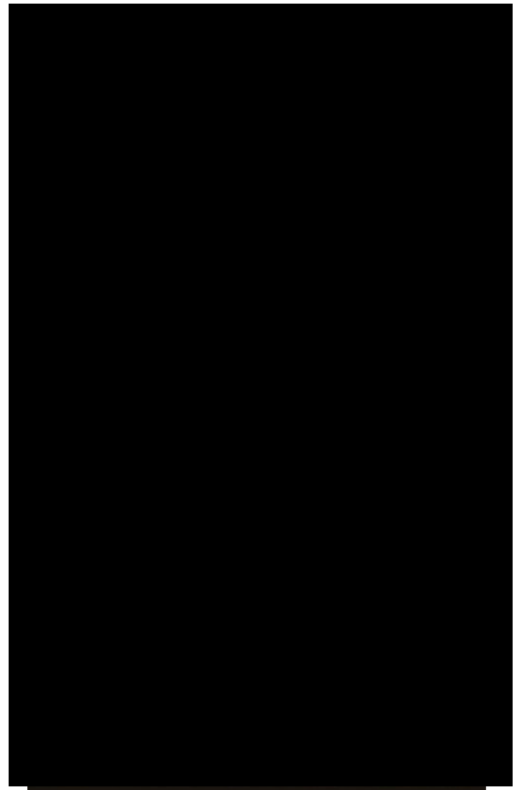
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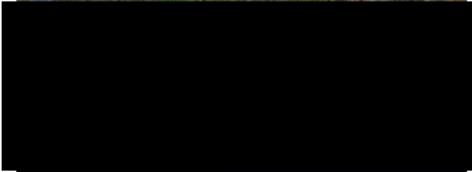
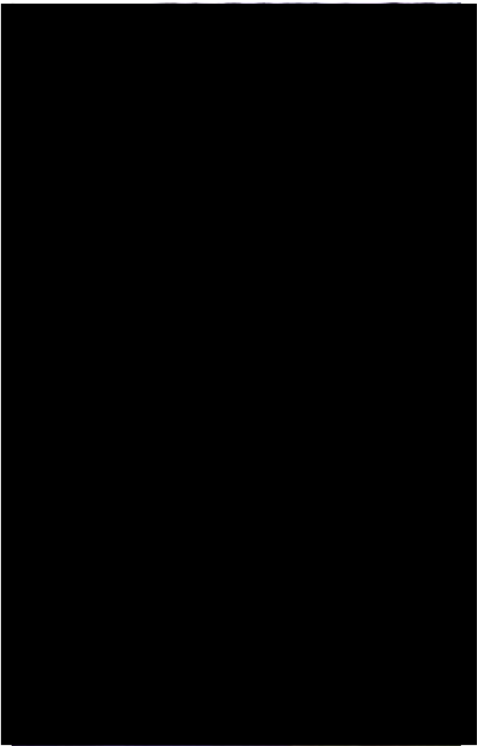
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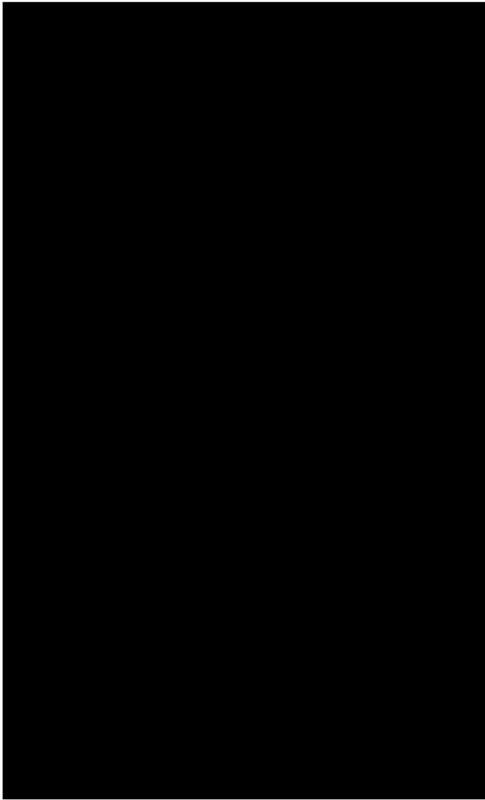
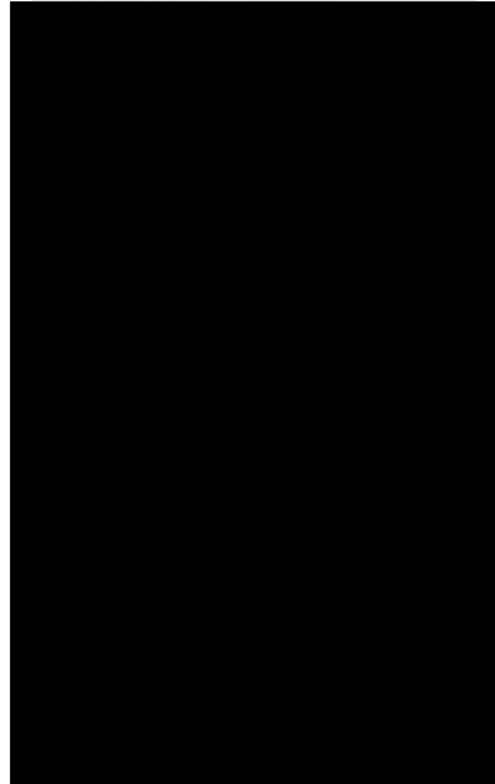
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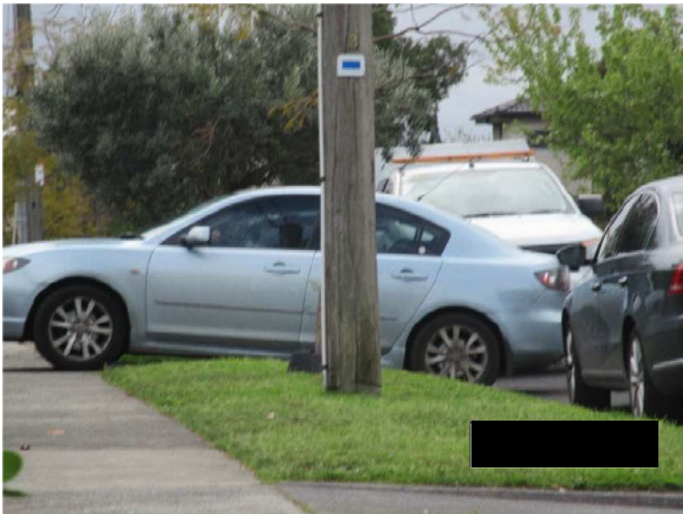
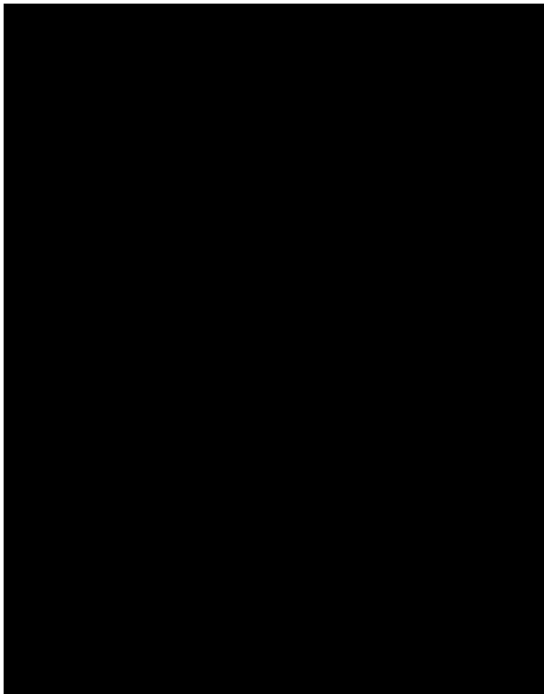
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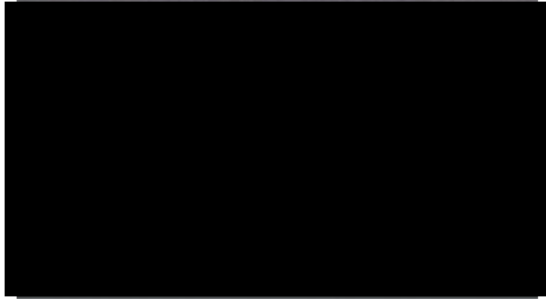
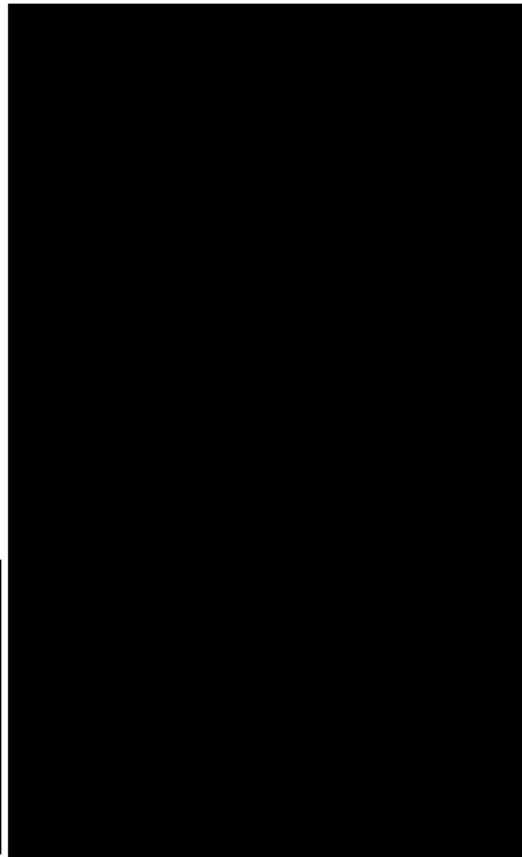


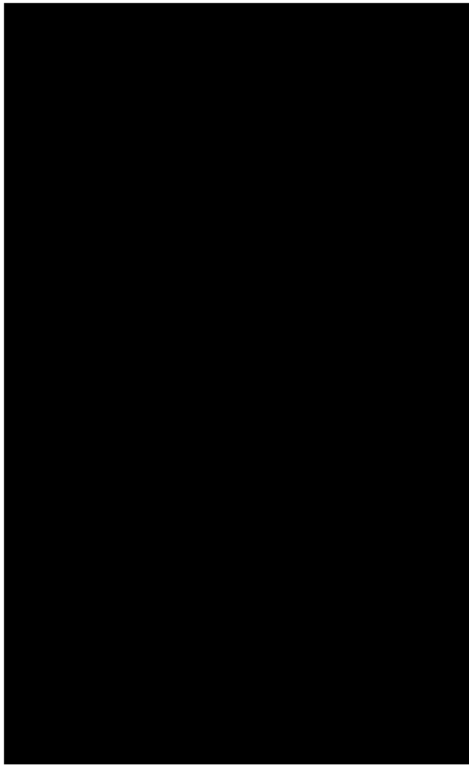


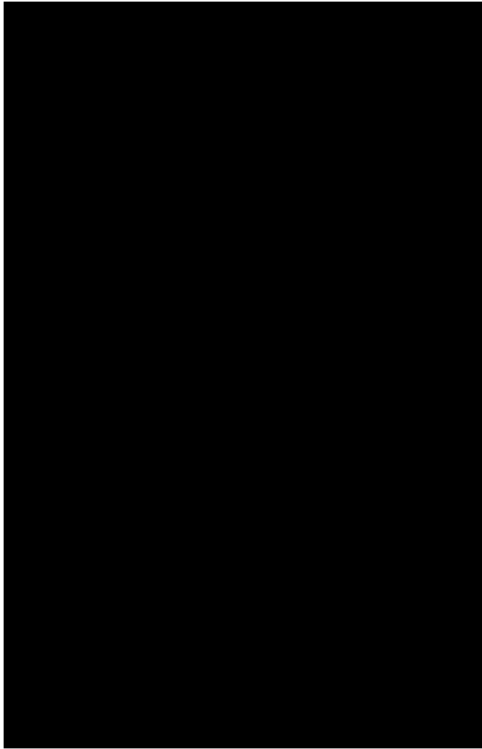
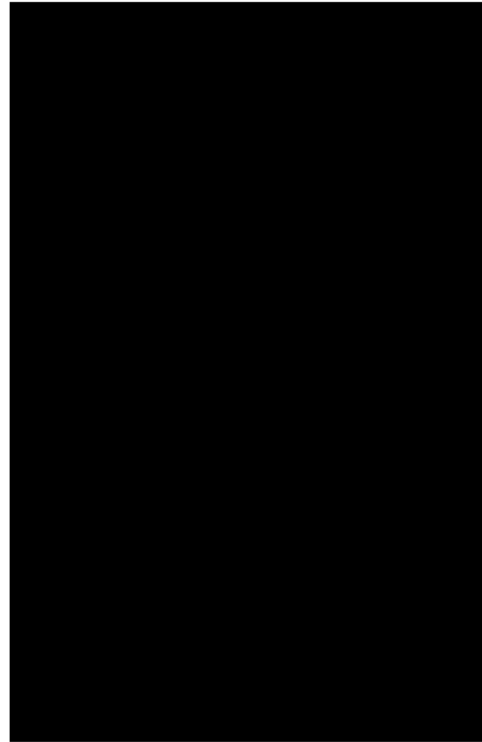
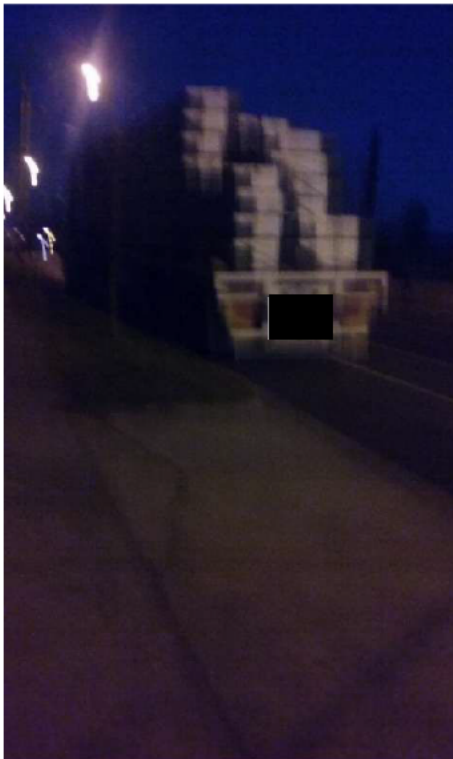




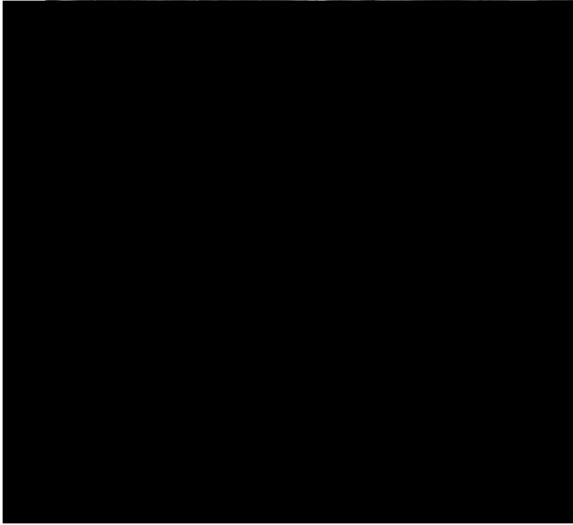






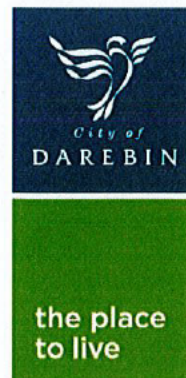






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In reply please quote
Ref: A4593228



8 June 2018

Dear [REDACTED]

RE: Eid ul Fitr prayer service 2018

This is to notify you that Darebin City Council received an application from Omar Bin El Khattab Mosque seeking Street closure to enable its congregation to celebrate Eid-El-Fitr.

The Preston Mosque has not been able to inform Council at the time of writing this letter of the exact day for this year as the event is governed by the position of the moon in the sky requiring a verdict closer to the time. However to ensure enough prior notification we wish to advise you that the celebration will be held from 5.00am – 9.00am on one **Friday, 15th June 2018**.

For the event, Preston Mosque has engaged Australia Traffic Control to manage traffic, and has submitted a transport management plan. The Darebin City Council has approved this plan to ensure the safety and wellbeing of both residents and Mosque attendees.

Therefore, on the day of Eid, residents are notified that, Cramer Street, between Gilbert Road and St Georges Road, and Collins St will be closed to all but local traffic. This will be enforced from 5.00am – 9.00am.

Parking in and access to Ford Street and Park Avenue, is for local traffic and emergency vehicles only. Access to McDonald Street is from Murray Road only with parking restrictions in place as per signage that will be displayed. Additional traffic controls will also be in place at the Gilbert and St Georges Road corners of Cramer Street to minimise traffic flow.

Residences on Cramer Street, opposite to the Mosque, are advised that access to driveways will not be available from a period of time during prayer. This is likely to be between 6.45 am and 7.45 am.

Council staff will be present to monitor noise to ensure it conforms to acceptable levels, and to enforce traffic restrictions.

Members of Victoria Police and a team of volunteers from the Preston Mosque will be in attendance and assisting with the organisation of the event.

Should you require more information about the likely date of Eid, please call [REDACTED] on [REDACTED] from the Preston Mosque. Should you encounter traffic problems during this event, you can contact Traffic Enforcement Team at the Darebin City Council on 8470 8656 (Your call will be diverted to a patrol officer). They have been appointed to assist you in dealing with any incidents or disturbances that might occur.

Thank you for your cooperation in this matter.

Yours sincerely
[REDACTED]
[REDACTED]

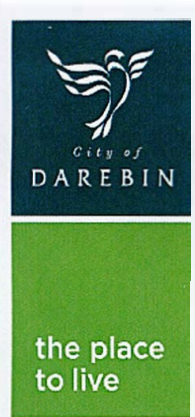
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ABN 75 815 980 522

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Rec 28/2/25



27 February 2025

In reply please quote reference:

Ref: A7923419

Dear [REDACTED]

RE: Ramadan and Eid el Fitr prayers 2025

I am writing to you to let you know that the 2025 month of Ramadan (the ninth month of the Muslim calendar) is running from 1st March to 30 March and to ask for and thank you in advance for your cooperation and goodwill during this time.

During Ramadan, Muslims fast from dawn to dusk every day. At sunset people attend the Mosque to pray, break the fast together and then share small meals with friends and family at home. The local Omar Bin El Khattab Mosque (Preston Mosque), located on the corner of Park Avenue and Cramer Street Preston, receives many visitors over the early evening and night and at lunch time on Fridays.

The Preston Mosque and Darebin City Council recognise that the increased activity and traffic in the area has an impact on the local neighbourhood. Council will work closely with the Preston Mosque to ensure that the increased activity does not cause undue disruption to the residents.

Traffic management will be in place to mitigate potential traffic issues, including making the southern end of Park Avenue at Cramer Street, exit only between 1st March to 30th March from 8pm to 10pm nightly.

The end of Ramadan will also be marked by Eid El Fitr prayers in April. Preston Mosque is preparing for the Eid Prayers which will include road closures to ensure the safety of residents and visitors to the Mosque and to eliminate potential traffic congestion. Council will provide residents with additional information as soon as plans for Eid Prayers have been finalised.

If you would like more information, or if you encounter any problems during this time, please call [REDACTED] from the Preston Mosque on [REDACTED] or [REDACTED] on [REDACTED]. Residents can also contact Council's Traffic Enforcement team on 8470 8656. They have been appointed to assist you with any issues or disturbances that might occur.

Thank you for your support and understanding.

Yours sincerely

[REDACTED]

Darebin City Council
ABN 75 815 980 522

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The first part of the paper discusses the importance of the study and the objectives of the research. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the findings. The final part of the paper provides a summary of the key points and offers suggestions for further research.

The study was conducted in a systematic and rigorous manner, following the principles of scientific research. The data was collected from a large sample of participants, and the results were analyzed using advanced statistical techniques. The findings of the study are presented in a clear and concise manner, allowing for a thorough understanding of the subject matter. The conclusions drawn from the findings are based on a careful analysis of the data and are supported by the results of the study.

The study has several limitations, which are discussed in the paper. These limitations include the sample size, the duration of the study, and the potential for bias. Despite these limitations, the study provides valuable insights into the subject matter and contributes to the existing body of knowledge. The findings of the study are discussed in the context of the current research and are compared with the results of other studies.

The study has several implications for practice and policy. The findings of the study suggest that there is a need for further research in this area, and that the results of the study can be used to inform decision-making. The study also highlights the importance of the role of the researcher in this process and the need for a comprehensive understanding of the subject matter.

In conclusion, the study provides a comprehensive understanding of the subject matter and contributes to the existing body of knowledge. The findings of the study are presented in a clear and concise manner, allowing for a thorough understanding of the subject matter. The conclusions drawn from the findings are based on a careful analysis of the data and are supported by the results of the study.

From: [REDACTED]
Sent: Friday, 1 May 2026 3:45 PM
To: Strategic Planning Enquiries
Cc: [REDACTED]
Subject: Amendment C222 dare submission - 326-332 St George's Road, Thornbury - proposed heritage overlay
Attachments: 326-332 St George's Road Thornbury letter re Heritage.pdf
Categories: Completed

Dear Darebin Council,

As a representative of the owner of 326-332 St George's Road, Thornbury, we submit that the heritage overlay could / should only be placed on the brick church building at this location and on no other buildings. The building to the rear / east of this brick church whilst it could be considered to have an interesting façade, is a building that was relocated to this site and has been re clad in plastic and its roof material changed.

As this area is identified by Council for higher density dwellings and we have not been able to attract a buyer for over 12 months for this no closed church facility, to place a heritage overlay on anything more than the brick church building will vastly impact the future of this location and be contrary to the provision of much needed housing in this location.

Please find attached a Heritage advisor's review to assist to provide further insight.

Kind regards



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 SYNOD OF VICTORIA AND TASMANIA

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 walking together as First and Second Peoples,
 seeking community, compassion and justice
 for all creation



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1 May 2026


Uniting Church Australia

*Re: 326-332 St George's Road, Thornbury
Proposed Heritage Overlay (Amendment C222dare)*

This letter has been prepared on behalf of the owners of the subject site at 326-332 St George's Road, Thornbury, also known as the former Croxton Methodist Church. It concerns *Amendment C222dare* to the *Darebin Planning Scheme* which proposes to apply an individual Heritage Overlay to the land.

The following commentary is informed by an external site inspection along with a review of the recently exhibited citation and Statement of Significance pertaining to 326-332 St George's Road, Thornbury. Reference is also made to the *Planning Practice Note 1: Applying the Heritage Overlay*.

The subject site is located on the north-east corner of St Georges Road and Shaftesbury Parade. As outlined in the exhibited citation, occupying the site is the former Croxton Methodist Church. Constructed in 1929 to a design by architect George A. Hiscox, the former church is of brick construction around a cruciform design. Each elevation has decorative projecting gables, with the north, west and south elevations understood to have stained-glass windows set in a pointed lancet arch with additional smaller windows flanking the larger central one. (All windows are currently boarded up with protective plywood sheeting). Stepped brick buttresses to the north, west and south elevations enhance the Gothic Revival character. The roof is constructed with a steep pitch, in line with the Gothic Revival style, but clad in Marseille terracotta tiles, in keeping with the early interwar era.

To the church's immediate east is a former church hall. The envelope was constructed in 1912 and is understood to have originally been transported to the site for use as the Croxton Methodist Church before being replaced by the current brick church in 1929. The former hall is of rectilinear north-south orientation with a gabled roof form. Originally clad with timber, the original weatherboards have been replaced with plastic cladding. A small nave is the current entrance to the hall, with decorative lancet windows flanking either side of the nave. The side elevations contain rectangular casement windows.

To the north of the church is a former community hall, constructed in 1957. This structure is of clinker brick construction with steel framed industrial style windows to its façade addressing St George's Road. This building also has the largest floor plan of all structures on the site. The six windows to the facade have cement dressings, providing a visual contrast to that of the clinker brick. The entrance to the former hall is via the southern elevation, recessed inside an elevation porch. Overall this envelope could be described as utilitarian in detail.

On the eastern side of the former community hall, fronting a laneway, is another clinker brick envelope, constructed in 1938 for use as a kindergarten. This envelope is also of utilitarian detail,



with a pitched brick parapet on the southern end obscuring the gable roof. Via the laneway on the eastern side four slanted windows are inset on the upper half of the wall.

The exhibited Statement of Significance for the subject site reads thus:

What Is Significant?

The church complex at 326-332 St Georges Road, Thornbury (otherwise known as the Former Croxton Methodist Church), is significant. Specifically, the form, detailing, fenestration, particularly the fifteen original stained-glass windows, and materials of the architect designed 1929 Church is of local heritage significance. The 1912 Church Hall, the 1938 Kindergarten, and the 1957 Community Hall contribute to the local significance of the place.

Later alterations and additions to the complex, comprising later signage, cyclone wire fencing and air conditioning units, are not significant.

How Is It Significant?

The Former Croxton Methodist Church is of local historical and representative significance to the City of Darebin

Why Is It Significant?

The Former Croxton Methodist Church is of historical significance to the City of Darebin as an example of the strength and prevalence of Methodism in Darebin in the nineteenth and early twentieth century. The highly intact complex of ecclesiastical structures, including an early 1912 church, is historically illustrative of the prominence of religious institutions in community groups and education within the City of Darebin, as well as the broader emergence of the Methodist religion in working-class and middle-class communities. The Former Croxton Methodist Church is also noted for having served the local community for almost 115 years for various church functions and local events, in turn further cementing a clear and tangible link between religious traditions and community culture in the City of Darebin. (Criterion A)

The Former Croxton Methodist Church is of representative significance as a highly intact ecclesiastical church complex, comprising several structures onsite representative of the broader developmental patterns of Methodist churches in the City of Darebin. These patterns typically follow the same sequence, initially beginning with the founding of a Methodist Sunday School and the rapid introduction of an ephemeral Church Structure, typically broken down and re-erected onsite. Typically, funds are then gathered over several years for the construction of a more permanent Church, followed by a community hall or kindergarten. The Former Croxton Methodist Church as a complex features every structure representative of those distinct waves of development, from the initial construction of an ephemeral 1912 timber Church to the later substantial Architect-designed 1957 Community Hall. Further, the main 1929 Hiscox-designed Church is in itself of representative significance as a highly intact example of an early twentieth century Gothic Revival church, abiding by all elements associated with the Gothic Revival typology, including the use of projecting gables with steep roof pitching, pointed arched lancet windows, leadlight stained-glass windows and projecting buttresses. (Criterion D)

There are eight recognised criteria for the assessment of heritage values of a heritage place, as set out in the *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018). The subject site has been assessed against two of these eight criteria, Criterion A (historical significance) and Criterion D (representative significance).

The views expressed in the citation in relation to the church itself are broadly accepted in that it is appropriate for the church to be considered significant with respect to each of the criteria it has been assessed against. The church can be considered a good example of an interwar church. It would also be appropriate for the former church hall, on the eastern side of the property to be included within the proposed curtilage as a building of contributory interest in association with the church.

As noted in the citation though, the timber walls of the former hall have been covered in plastic cladding and the original roof cladding replaced with metal sheeting, with the original roof vents having been lost in the process. These changes have altered the integrity of the church hall to a degree. While it is recommended the church hall be retained within the Heritage Overlay curtilage, there may also be scope for partial (or possibly complete) demolition of this structure to enable a net community benefit. The facade, with the nave and decorative lancet windows are arguably the more interesting elements of the building. A scope of partial demolition to the rear would support additional space for higher density former of development, close to amenities. A proposal such as this would however be dependent upon an appropriate replacement scheme.

While the inclusion of the former church and church hall to its east are supported for inclusion in the Heritage Overlay, the notion of removing the former community hall and kindergarten from the curtilage of the proposed overlay is supported.

While it is recognised that the community hall and kindergarten are long-standing elements of the site, they are of minor interest with respect for the built form characteristics and historical significance of the church itself. They are not readily legible as ecclesiastical buildings. By far the majority of significance of the place lies with the church – it is not likely the community hall and kindergarten would be considered important if the church did not survive, whereas the church could be considered significant regardless of whether the community hall and kindergarten existed.

Ultimately, just because the built form elements on the northern portion of land are a part of the broader historical evolution of the property, does not mean they necessarily should be, or need be, including in the Heritage Overlay. It is reasonable to exercise some discretion about what the key significant components of the property are and apply a Heritage Overlay accordingly.

Having regard for the above, our office agrees with the recommendation that the former Croxton Methodist Church is of sufficient integrity, historic and representative significance to warrant an individual heritage control as part of *Amendment C222dare* to the *Darebin Planning Scheme*. The former Church hall is also of enough interest to warrant inclusion within the Heritage Overlay curtilage as a contributory element, albeit with the potential for change. This said, as also outlined above, this office supports the notion of removing the former community hall and kindergarten from the curtilage of the proposed Heritage Overlay with a more limited curtilage to be identified.

 Pty Ltd

[REDACTED]

From: [REDACTED]
Sent: Thursday, 21 May 2026 4:57 PM
To: [REDACTED] Strategic Planning Enquiries
Cc: [REDACTED]
Subject: RE: Amendment C222dare submission - 326-332 St George's Road, Thornbury - proposed heritage overlay - Vehicle access not currently possible

Hi [REDACTED]

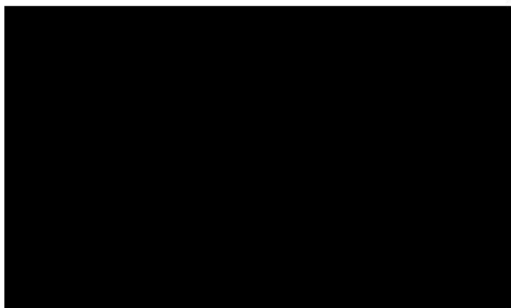
Yes our submission is that only the brick church building may be applicable for heritage to be applied to it, future adaptive reuse of the site needs to be taken into consideration in the heritage overlay review. This property has been listed for sale on the open market for over 12 months and no one is interested.

If it is constrained with the timber hall too, it risks becoming a derelict property and no one wants this. This location is actually zoned for 5/6 levels, however this simply cannot be achieved due to vehicle access constraints outlined below so this rezoning of 5/6 levels serves no purpose, which is not a balanced outcome for this viable location to house much needed residential dwellings. Something the labour Government is clearing trying to achieve.

The timber hall has been relocated to this location, it is tucked away behind, is not in its original fabric and therefore we maintain only the brick church should be considered for inclusion for a heritage overlay. The letter from [REDACTED] notes the non original fabric, however there has been no consideration as the constraints that would be placed on the site if it too was included and this is important. [REDACTED] does note it can be relocated. No one wants to see this brick church building with boarded up windows remain derelict for years on end along with the other buildings on the site. It is a highly visible location and warrants reinvigoration.

Please confirm the above forms part of our further submission.

Kind regards



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for all creation



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From: [REDACTED]@darebin.vic.gov.au>

Sent: Thursday, 21 May 2026 4:28 PM

To: [REDACTED]

Cc: [REDACTED]@darebin.vic.gov.au>

Subject: RE: Amendment C222dare submission - 326-332 St George's Road, Thornbury - proposed heritage overlay - Vehicle access not currently possible

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Thanks for the email - the follow up information is noted.

Just as a matter of clarification. Your email submission states that HO should only apply to the brick church, while the supporting letter from [REDACTED] supports the inclusion of the timber church hall behind the church. Can we assume it is your submission that only the brick church should be included?

Many thanks

[REDACTED]

[REDACTED]



PO Box 91, Preston VIC 3072

T 03 8470 8888 | darebin.vic.gov.au

Contact Council darebin.vic.gov.au/contactus

Darebin City Council acknowledges the Wurundjeri Woi wurrung people as the Traditional Owners and custodians of this land and pays respect to their Elders past and present.

From: [REDACTED]

Sent: Thursday, 21 May 2026 3:28 PM

To: Strategic Planning Enquiries <Strategic.Planning@DAREBIN.VIC.GOV.AU>

Cc: [REDACTED] <[\[REDACTED\]@darebin.vic.gov.au](mailto:[REDACTED]@darebin.vic.gov.au)>

Subject: RE: Amendment C222dare submission - 326-332 St George's Road, Thornbury - proposed heritage overlay - Vehicle access not currently possible

Dear Darebin,

Further to below, please note that the [REDACTED] and ultimately withdrew as VicRoads required vehicle access via the side street and not via St George's road. The timber hall at the rear prevents vehicles access.

Unless the timber hall is either demolished or relocated, vehicle access will remain impossible. This issue extremely limits future occupation of any sort for the site and certainly any redevelopment.

We urge Council to also take this above issue into consideration with regards to the pending heritage overlay review.

Kind regards



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From: [REDACTED]

Sent: Friday, 1 May 2026 3:45 PM

To: planningservices@darebin.vic.gov.au

Cc: [REDACTED] <[\[REDACTED\]@darebin.vic.gov.au](mailto:[REDACTED]@darebin.vic.gov.au)>

Subject: Amendment C222dare submission - 326-332 St George's Road, Thornbury - proposed heritage overlay

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Kind regards



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