

How to make a submission on the proposed Amendment C172

How can I find out more?

You can view the amendment documents and find out more about the heritage precincts and permit exemptions by visiting our website www.maribyrnong.vic.gov.au/AmendmentC172

How can I get involved?

Council is currently consulting with the community and any person can make a submission on Amendment C172. Submissions must be made in writing and include your name and address. Submissions need to state why you support or oppose the amendment and may also outline changes (if any) you would like made.

How do I lodge my submission?

You can lodge your submission by post, email or online.

Post

Maribyrnong City Council
Strategic Planning Amendment C172
PO Box 58, West Footscray VIC 3012

Email

amendmentc172@maribyrnong.vic.gov.au

Online

www.yourcityyourvoice.com.au

The closing date for submissions is Thursday 7 April 2022

Your submission is a public document and is available to any person who requests a copy, however your contact details will be removed.

Questions? Feel free to contact Council's Strategic Planning team on 9688 0200

What are the next steps?

Once the formal submission period closes, Council considers all submissions received. If Council cannot resolve the submissions, they will be referred to an independent Planning Panel before Amendment C172 can proceed. Anybody who makes a submission can present to the Planning Panel.

Timeline

September 2021

West Footscray Inter-war and Post-war Heritage Precinct Study and proposed planning controls considered by Council

December 2021

Interim heritage protection introduced by the Minister for Planning

Feb-April 2022

Public exhibition

May-2022

Council considers submissions

June-July 2022

Planning Panel Hearing (TBC)

Mid-late 2022

Council considers the recommendations of the Independent Planning Panel before making a decision on amendment

West Footscray and Surrounds Inter-war and Post-war Heritage Precincts

You can send a written submission by 7 April 2022

Have your say on Maribyrnong Planning Scheme Amendment C172



www.relayservice.com.au
133 677 or 1300 555 727



Translating and Interpreting Service (TIS)
131 450

For more information visit
maribyrnong.vic.gov.au/amendmentC172



Have your say on Maribyrnong Planning Scheme Amendment C172

What is happening?

Council is proposing to introduce heritage protection for precincts in West Footscray and surrounds through a change to the Maribyrnong Planning Scheme.

Why is this happening?

After receiving feedback on the West Footscray Neighbourhood Plan (2018) Council engaged a heritage consultant to undertake the West Footscray Inter-war and Post-war Heritage Precinct Study 2021. It references how the precincts were identified and explains the importance of this architecture to residents and our City now and in the future.

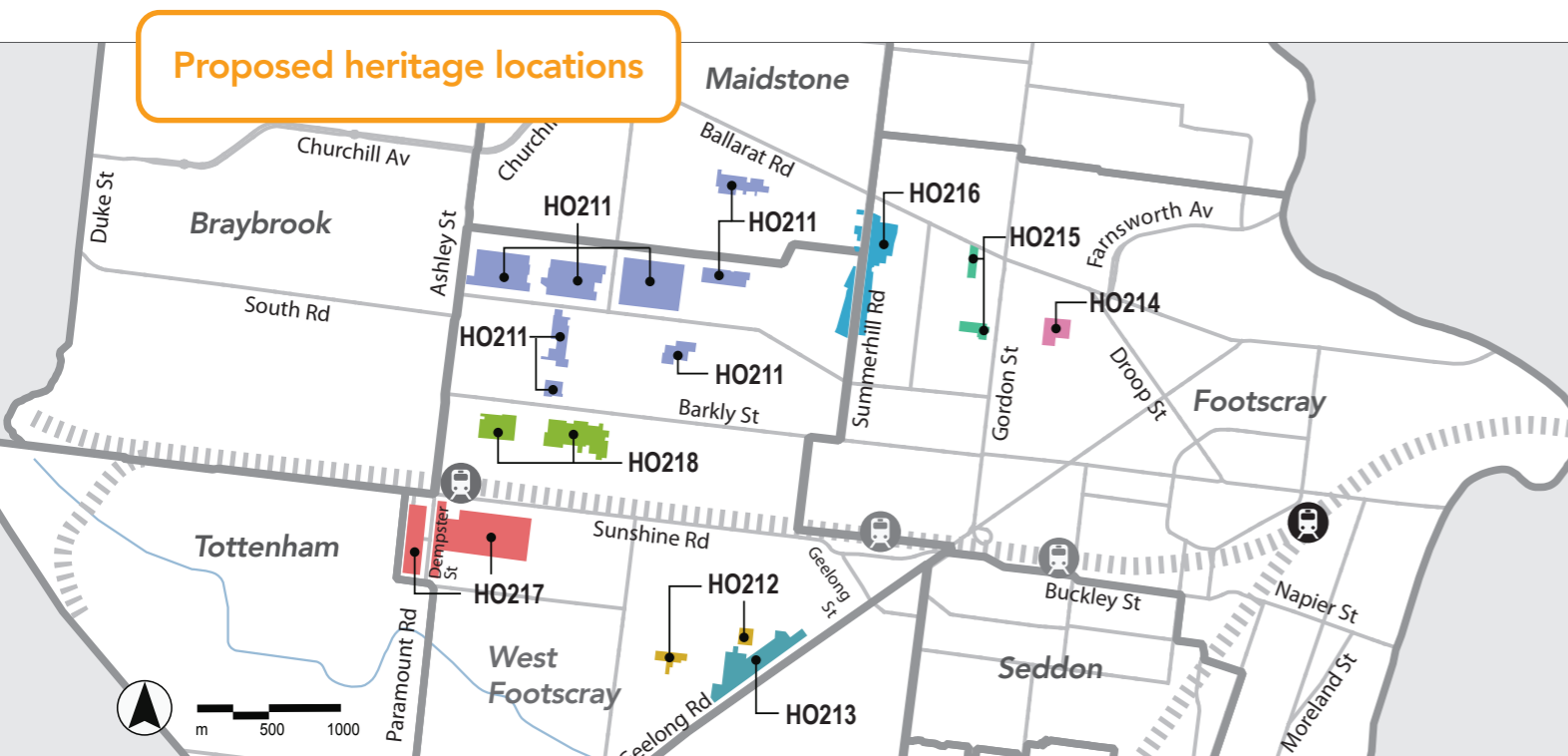
The proposed heritage precincts reflect the important development phases within our City and were found to have a high level of intactness and authenticity. The proposed change, known as Amendment C172, seeks to recognise

the contribution of the Inter-war and Post war periods to the City's heritage and afford them better protection..

Interim heritage protection has been introduced on a temporary basis to prevent the loss of the heritage character and values of these precincts and allow Council to seek community feedback on the proposed permanent heritage protection. The Minister for Planning approved interim heritage controls on 10 December 2021 for one year.

How were these heritage precincts identified?

The significance of each property was assessed against Victorian Government legislation, best practice principles and established criteria. The assessment can be found in West Footscray Inter-war and Post-war Heritage Precinct Study (March 2021) which is available on Council's website www.maribyrnong.vic.gov.au/C172.



Bottomley's Paddock (HO211)

Centennial and Duke (HO212)

Hansen (HO213)

Laughton (HO214)

Naismith and McCubbin (HO215)

Summerhill (HO216)

Tottenham (HO217)

West Footscray (HO218)

Closing date for submissions on Amendment C172 is 7 April 2022.
For more information visit maribyrnong.vic.gov.au/amendmentC172



Have your say on Maribyrnong Planning Scheme Amendment C172

What is a planning scheme amendment?

Every Council is required to have a planning scheme to guide land use and development. To change the planning scheme Council must prepare a planning scheme amendment and seek approval from the Minister for Planning.

Victorian Government legislation regulates the process for a planning scheme amendment including the preparation, notification, public consultation and approval of an amendment.

Any submissions received during public consultation that cannot be resolved will be referred to an independent Planning Panel for consideration and they will hold a public hearing.

Key changes proposed as part of Amendment C172

- Replace the interim Heritage Overlay with a permanent control
- Rezone land in each precinct from the General Residential Zone (GRZ1) to the Neighbourhood Residential Zone Schedule 2 (NRZ2)
- Update the Housing Framework Plan to show the precincts as Limited Change Areas
- Insert heritage design guidelines and statements of significance for each precinct
- Apply the Permit Exemptions in Heritage Precincts Incorporated Plan (2018) to the new precincts
- Insert the West Footscray Inter-war and Post-war Heritage Precinct Study 2021 as a Background Document

Why are we rezoning land to Neighbourhood Residential Zone and what are limited change areas?

The purpose of the Neighbourhood Residential Zone (NRZ) is to manage and ensure new development respects identified heritage characteristics, including building height. The proposed heritage precincts have a low scale residential character, generally 1 or 2 storeys. The NRZ specifies a maximum building height of 2 storeys (9 metres), which is consistent with the preferred character of the heritage precincts.

Council's Housing Framework Plan identifies the rate of change anticipated across the City and classifies areas as Substantial, Incremental or Limited Change Areas. Limited

Change Areas minimise housing growth and support low scale development (i.e. 2 storeys) that respects identified heritage values, to preserve existing character.

Why a Heritage Overlay?

The purpose of the Heritage Overlay (HO) is to protect places of aesthetic, social or historical importance. The inclusion of properties in the HO ensures new development does not negatively impact on the heritage significance. This ensures heritage properties are protected from inappropriate development. A planning permit may be required to demolish, alter or extend buildings or construct a new building.

Does a Heritage Overlay stop changes to a property?

No, the HO does not stop development or prevent changes being made to a property but it does aim to conserve and enhance heritage places. Any new development and other changes should not adversely impact of the significance of the heritage precinct. Where a planning permit is required each application is assessed on its merit, taking into consideration the heritage significance of the precinct.

Is a planning permit always required in the Heritage Overlay?

No. A planning permit is not required to carry out routine repairs and maintenance which do not change the external appearance of the heritage place.

Council is also proposing to introduce Permit Exemptions in Heritage Precincts Incorporated Plan (2018) to remove some permit requirements when specific design standards have been met including:

- Single storey additions to the rear of a property not visible from the street
- Construction of a shed, deck or swimming pool in the backyard
- Alterations to windows to the rear or side of the property (but not the front).

None of these exemptions currently apply under the interim overlay introduced in December 2021. You can find more information on Permit Exemptions in Heritage Precincts Incorporated Plan (October 2018) on our website at: www.maribyrnong.vic.gov.au/permit-exemptions-in-heritage-precincts

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