



Have your say on proposed land use and built form changes in the West Footscray neighbourhood

What's happening?

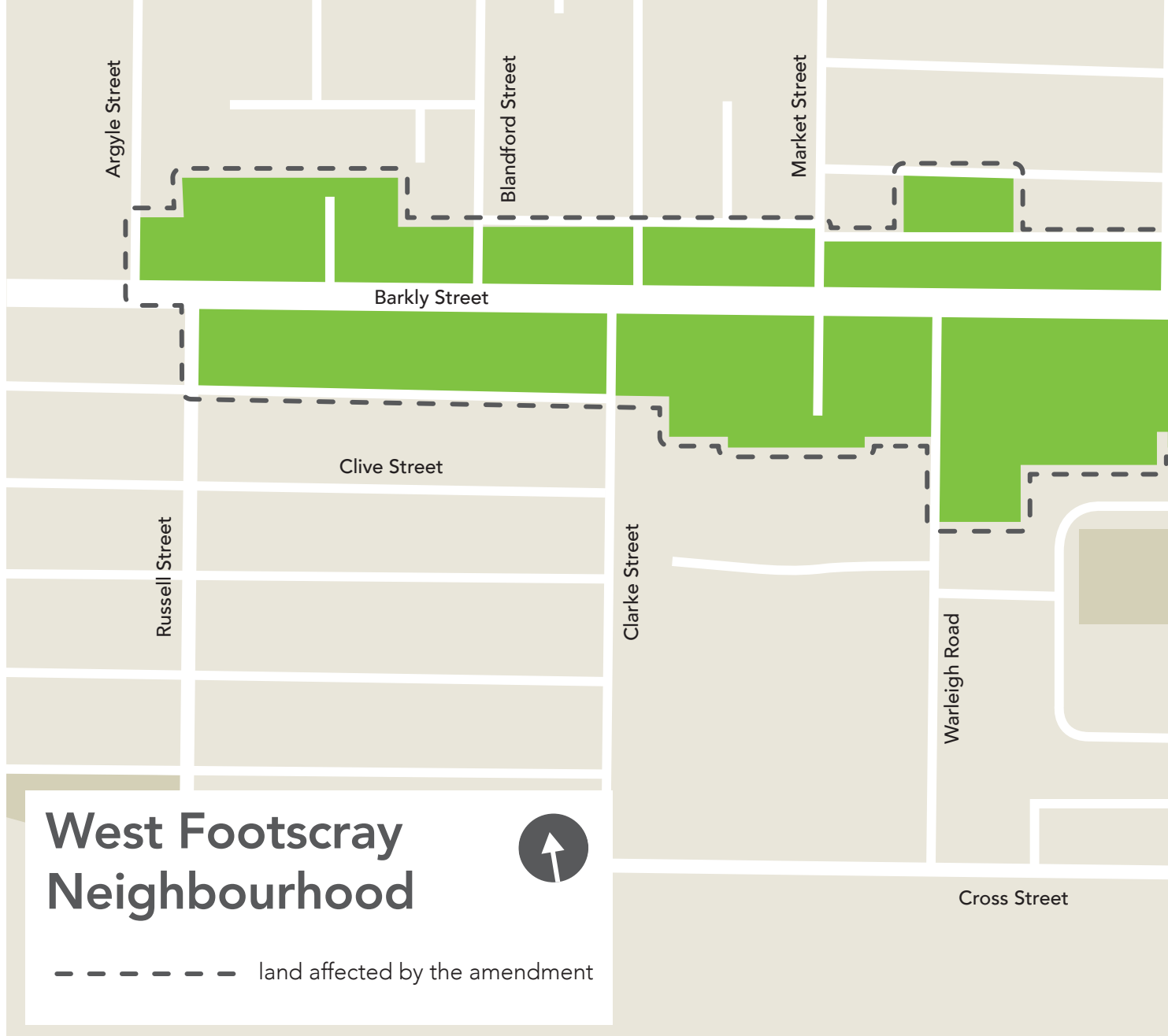
Council created the **West Footscray Neighbourhood Plan** in 2018 shaped by extensive community and stakeholder consultation.

It is a long term plan which envisions the area as a place where people can gather, socialise, shop, work, live and make use of community and leisure services without having to travel far.

To help deliver this vision, Council is seeking changes to the Planning Scheme to update land use zones and introduce built form guidelines. These changes are known as Amendment C162.

Amendment C162 aims to:

- Strengthen economic opportunities and activity in Barkly Village.
- Increase housing choice by directing apartments to select locations with good access to public transport, community spaces and services.
- Introduce built form guidelines to manage change, strengthen character, enhance the public realm and protect amenity.
- Ensure land is remediated prior to redevelopment.



What does Amendment C162 propose to do?



WEST FOOTSCRAY NEIGHBOURHOOD ACTIVITY CENTRE (BARKLY VILLAGE)

- Expand commercial and retail opportunities by extending the Commercial 1 Zone to cover majority of the centre.
- Create a vibrant active centre by encouraging commercial/retail uses at ground floor and apartments above.
- Introduce built form guidelines that set 4-5 storey maximum height to establish consistent character and high quality public realm.
- Apply Environmental Audit Overlay on supermarket site to manage potential contamination due to past land uses and zoning.



BARKLY STREET EAST (NORTHERN SIDE)

- Direct increased residential density to take advantage of location near activity centres, community spaces, essential services and public transport. This precinct was identified as a substantial change area in Council's Housing Strategy 2018.
- Support low-rise apartments (maximum 4 storeys) with landscaped front garden character.
- Provide direction on building setbacks to protect amenity and neighbouring properties.



BARKLY STREET EAST (SOUTHERN SIDE)

- Potential opportunity to redevelop to mixed commercial and higher density in future, with landscaped character and new links between activity centre, Whitten Oval and railway station.
- Establish policy framework to guide further work and investigation to explore this opportunity.



WHITTEN OVAL /HOCKING STREET

- Continue to support recreational, sporting and community facilities.



WEST FOOTSCRAY STATION MIXED USE PRECINCT (4, 6 AND 8 CROSS STREET)

- Direct increased residential density with preferred 8 storey height to capitalise on location next to train station.
- Encourage complementary ground floor uses that serve local residents and commuters (e.g. cafe, newsagent, dry cleaning).
- Require active frontages and passive surveillance to increase safety on the street.
- Introduce built form guidelines to protect amenity and neighbouring properties.
- Apply Environmental Audit Overlay to manage potential contamination due to past land uses and zoning.

How can I find out more?

You can view the amendment documents and find out more about the plan by visiting our website:

www.maribyrnong.vic.gov.au/AmendmentC162

Questions? Feel free to contact Council's Strategic Planning team on 9688 0200 or email AmendmentC162@maribyrnong.vic.gov.au

How can I have my say?

Any person who may be affected by Amendment C162 may make a submission about the amendment.

Submissions must be made in writing and include your name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) you wish to be made.

You can lodge your submission online, email or post:

Online www.yourcityyourvoice.com.au

Email AmendmentC162@maribyrnong.vic.gov.au

Post Maribyrnong City Council
Strategic Planning Amendment C162
PO Box 58, Footscray VIC 3011

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

The closing date for submissions is
Monday 14 December 2020.



Artist impression of future Barkly Street streetscape from West Footscray Neighbourhood Plan 2018

What happens next?

Once the public consultation (exhibition) period closes, Council considers all submissions received. Any that cannot be resolved need to be referred to an independent Planning Panel before the amendment can proceed.

Anyone who makes a submission can present to the Planning Panel.

-  **November/December 2020**
Public consultation on draft amendment
-  **Early 2021**
Council considers submissions
-  **May 2021**
Potential Planning Panel Hearing
-  **Mid 2021**
Council considers Panel's recommendations and makes final decision on amendment



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