

Fairfield's pull for further development continues to grow, due to its proximity to the city, access to public transport and the popular Fairfield Village's abundance of cafes, bars, restaurants and specialty stores.

However, without any enforceable policies around development, particularly for Fairfield Village, the character and 'village' feel that is so highly valued by the community will become increasingly difficult to preserve and protect.

In response to this need, Darebin Council prepared Built Form Guidelines for the development of multi-storey buildings in the Fairfield Village activity centre.

The *Fairfield Village Built Form Guidelines* were formally adopted by Darebin Council on 18 December 2017 following community consultation and are now Council policy.

Together with proposed heritage protections, the guidelines set clear requirements for the scale and design of new buildings in the village.

The guidelines will ensure adequate balance between the history and character of Fairfield Village is maintained in a way that allows for new developments to be introduced respectfully and allow for growth.

Where do the guidelines apply?

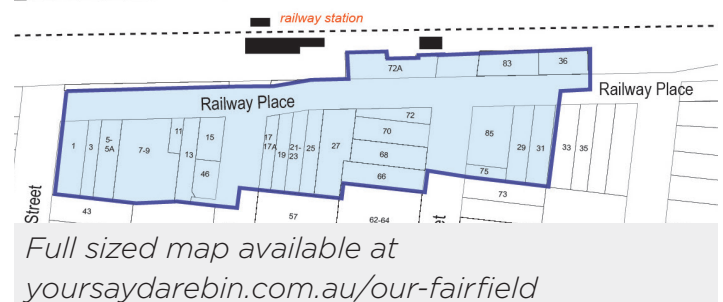
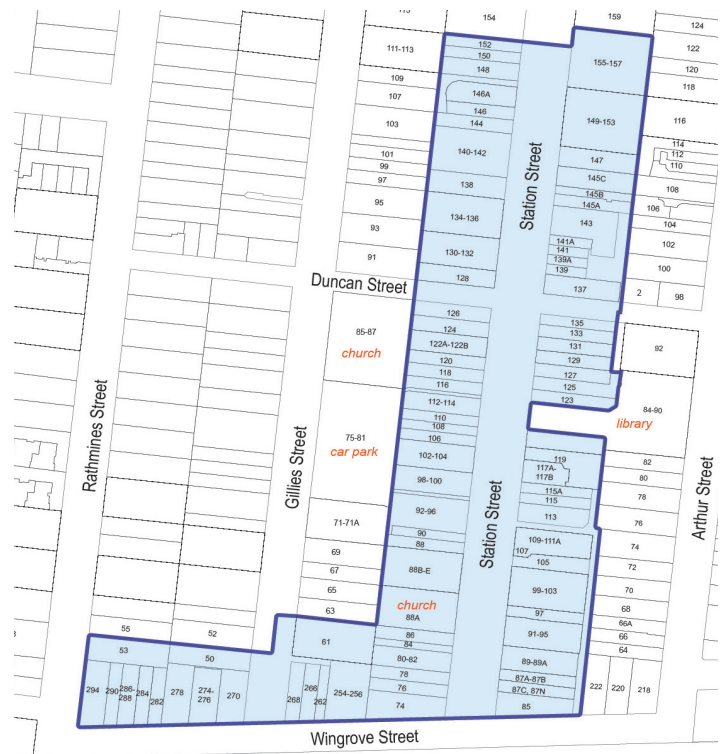
The Built Form Guidelines apply to all land in the Commercial 1 Zone, generally along Station Street, Wingrove Street and Railway Place, as shown on the map to the right.

What do the guidelines cover?

The Built Form Guidelines cover key issues identified by Council in consultation with the community. This includes maintaining the character and heritage value of Fairfield Village where possible, while allowing the activity area and immediate surrounds to develop and change over time.

The table overleaf shows areas that are covered and areas that fall outside the Guidelines.

Built Form Guidelines area:



Planning Scheme Amendment C161

To make the Built Form Guidelines enforceable, they have been translated into planning scheme controls.

Council is now in the process of changing the Darebin Planning Scheme via Amendment C161.

Amendment C161 proposes to introduce a new Design and Development Overlay into Fairfield Village based on the Built Form Guidelines. The Amendment will also bring in a Heritage Overlay.

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

Areas covered by the guidelines:

| | |
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| ✓ Maximum building heights | Four storeys generally. A fifth storey may be allowed on larger sites (over 1000sqm) subject to conditions on the design of the building. |
| ✓ Retention of traditional shop fronts | Retention of historically-significant and other valued shop fronts, supported by proposed heritage controls. |
| ✓ Street frontage and setbacks | Maximum street wall heights of two to three storeys, with requirements for upper storeys to be set well back from the street. |
| ✓ Side and rear setbacks | Clear setback requirements to protect the amenity of adjoining residential zoned properties. |
| ✓ Design details and materials | Appropriate architectural proportions and detailing, and innovative use of sympathetic materials and finishes, to reflect and respect traditional buildings. |
| ✓ Landscaping | New buildings will need to incorporate greenery to enhance the streetscape and provide amenity. |
| ✓ Vehicle parking and access | Vehicle access and parking arrangements to be well designed and appropriate for site conditions. |



Areas not covered by the guidelines:

The guidelines do not cover requirements that are already in the Darebin Planning Scheme or that are set by State or Federal governments.

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| ✗ General environmental sustainability standards | A high standard of sustainable design is required for all developments under a local policy in the Darebin Planning Scheme. |
| ✗ General apartment design standards (internal and external) and dwelling diversity | All developments are already required to comply with State Government set standards for design and amenity in the Planning Scheme at 55.08. The standards already require a diversity of dwelling sizes and accessible layouts. Council's local policies on apartment building design and functionality applies to all applications. |
| ✗ Flood prone area building requirements | The design of any new buildings in the Special Building Overlay in the Darebin Planning Scheme will be required to comply with Melbourne Water requirements |
| ✗ General accessibility requirements | Requirements are set by the Building Code of Australia |
| ✗ Standard car parking requirements | Standards for assessment for car parking provision, layout and access are set by the State Government in the Darebin Planning Scheme at Clause 52.06. Council is in the process of developing further local parking policies. |

Further information

yoursaydarebin.com.au/our-fairfield

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