

3 FAIRFIELD VILLAGE PLANNING SCHEME AMENDMENT C161

July 2018



the place to live

Council is changing the Darebin Planning Scheme in Fairfield Village to protect local heritage and set clear requirements for appropriate development in the Centre.

Planning Scheme Amendment C161 delivers on Council's commitment to introduce formal planning scheme controls in Fairfield Village.

The new controls are based on the *Fairfield Village Built Form Guidelines* and *Fairfield Village Heritage Assessment* documents that were developed with the community's input and adopted by Council in December 2017.

What does Amendment C161 do?

Amendment C161 will:

- apply a Design and Development Overlay to set requirements for the scale and design of new buildings in the centre based on the *Fairfield Village Built Form Guidelines, 2017*
- apply the Heritage Overlay to protect places of local heritage significance identified in the *Fairfield Village Heritage Assessment, 2017*
- fix up minor zone and overlay anomalies
- update relevant policy references in the local policy section of the planning scheme.

Where do the changes apply?

The area affected by Amendment C161 is shown on the map to the right.

The Design and Development Overlay (DDO21) will apply to all properties currently in the Commercial 1 Zone, shaded blue on the map.

In addition to DDO21, the Heritage Overlay will apply to the areas outlined within the dotted red line on the map, as follows:

- the Fairfield Village Heritage Precinct (HO313) encompassing properties along Station Street, Wingrove Street and Railway Place, and the Fairfield Railway Station and reserve. Station structures currently in HO106 will be integrated into this new precinct.
- St Andrews Church at 84-86 Gillies Street (HO314).

Area affected by Amendment C161:



Full sized map available at www.darebin.vic.gov.au/c161

View Amendment C161 documents

Online

www.darebin.vic.gov.au/c161

In person

- Darebin Council offices, Preston

How will the Design and Development Overlay (DDO21) affect my property?

DDO21 sets specific design requirements for new buildings in Fairfield Village. This will interest you if you intend to redevelop your property, or if you live next to a property, in DDO21.

The key requirements are:

- a mandatory maximum 4 storey building height, or 5 storeys for sites over 1000sqm which satisfy additional design requirements
- retention of historically-significant shop fronts (applies if property is in the Heritage Overlay)
- a mandatory maximum street wall height of 2 storeys for sites in the heritage overlay or 3 storeys outside the heritage overlay, with any upper storeys set well back from the street
- side and rear setbacks to protect the amenity of adjoining residential zoned properties from excessive visual bulk, overlooking and overshadowing
- appropriate architectural proportions and design detailing, and innovative use of sympathetic materials and finishes that complement traditional buildings
- greenery and landscaping in all developments to enhance streetscapes and provide amenity
- vehicle parking and access that is well designed and appropriate for site conditions

How will the Heritage Overlay affect my property?

Together with DDO21, the Heritage Overlay provides guidance on how new development in Fairfield Village can be introduced respectfully.

The Heritage Overlay is not intended to completely preserve buildings or stop the redevelopment of land.

A heritage overlay generally means planning permission is required for demolition and most alterations to buildings. However, it depends on whether your property is graded as 'significant', 'contributory' or 'not significant/not contributory'.

Routine maintenance and repairs, and internal alterations to a building generally do not require planning permits regardless of the heritage grading of the building.

Council is making broader exemptions for buildings and features graded as 'not significant/not contributory' in the Fairfield Village Heritage Precinct (HO313) to ensure that land owners and business operators are not unduly burdened by planning permit requirements for changes which do not pose a heritage issue. These exemptions include demolition, routine maintenance and repairs of buildings, and installation of signage.

Similar exemptions for a wide range of changes are also provided for the St Andrews Church site at Gillies Street (HO314) as well as the Railway Station and reserve to allow for installation and maintenance of station and railway operational infrastructure.

Can I have my say on Amendment C161?

Amendment C161 was on public exhibition from 17 May 2018 - 18 June 2018.

Submissions on Amendment C161 have now closed.

Council considered all the submissions at a meeting on 23 July 2018 and referred them to an independent planning panel for consideration.

The planning panel process includes a public hearing about the submissions and preparation of a report with recommendations.

Council will have the opportunity to consider the Panel report before finalising and submitting Amendment C161 to the Minister for Planning for approval.

Further information

www.darebin.vic.gov.au/c161

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