

## Why do we need guidelines a planning controls on development in Fairfield Village?

Fairfield Village has become a very desirable location for new, higher density, developments.

Currently there are no enforceable planning scheme controls on multi storey development in Fairfield Village, including preferred height limits.

While broader planning policy encourages higher density development in activity centres, the traditional scale and presentation of buildings in Fairfield Village is highly valued and integral to the 'village' atmosphere of the centre.

Many buildings in the centre have historical value. Therefore, there is a need to manage the impact of development on the character and function of the centre. Planning controls will provide clear direction on expectations for development in Fairfield Village to manage change in a positive way.

## When will planning controls be introduced?

Council is currently in the process of changing the Darebin Planning Scheme to introduce new built form and heritage controls via Amendment C161.

The controls are a translation of the *Fairfield Village Built Form Guidelines* and *Fairfield Village Heritage Assessment* documents adopted by Council on 18 December 2017 (see the Amendment C161 Fact Sheet for details).

As part of the amendment process, Council was required to formally notify people who may be affected by the changes, and provide them the opportunity to make a submission, before the changes can be considered for approval by the Minister for Planning.

Amendment C161 was on public exhibition and open for submissions from 17 May - 18 June 2018. Submissions are now closed.

Council has referred submissions to an independent planning panel for consideration. The panel will conduct a public hearing and prepare a report with recommendations.

Council expects Amendment C161 will be lodged with the Minister for Planning for approval by the end of 2018.

## Will there be mandatory height limits?

Yes. Council intends to apply the following mandatory height limits in Fairfield Village:

- maximum 4 storey overall building height, or 5 storeys for sites over 1000sqm which satisfy additional design requirements.
- maximum street wall height of 2 storeys for sites in the heritage overlay, or 3 storeys outside the heritage overlay.

These height limits are based on urban design analysis of the centre, existing heights, propensity for change and overall objectives for respecting character and heritage.

The case for mandatory height controls is strongest in the heritage precinct, however the broad application of height limits are considered appropriate and necessary to protect the valued character of the centre.

## What heritage controls are proposed and how does this affect me?

Council is proposing to apply the Heritage Overlay to the following places, as recommended by the *Fairfield Village Heritage Assessment 2017*:

- a precinct in Fairfield Village comprising 90 places, of which 60 are considered to have historic value as either 'significant' or 'contributory'. The precinct includes the Fairfield Railway Station and surrounding reserve, which has an integral relationship with the commercial centre.
- one individual site of historic significance outside the precinct, being St Andrews Church at 85-87 Gillies Street.

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 grading. Council is making broader exemptions for buildings in the precinct that are graded as 'not significant/not contributory', to ensure that land ...*continued over*

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.

The Heritage Overlay controls are not intended to preserve buildings and unduly restrict redevelopment of land in the activity centre. The new planning controls provide guidance on how sites in the Heritage Overlay may be appropriately redeveloped.

### **I don't agree that my property has heritage value. Can I contest the Heritage Overlay?**

Council first sought community feedback on the Fairfield Village Heritage Assessment findings and recommendations in September 2017.

The public exhibition period for Planning Scheme Amendment C161 in May-June 2018 provided the opportunity for landowners to make a formal submission about the proposed heritage overlay.

Submissions have now closed.

Council has considered all submissions and referred those that cannot be resolved to an independent planning panel who will consider justification for application of heritage controls, the extent of their application, and any detailed heritage issues.

The panel's recommendations will be considered by Council before it sends the amendment to the Minister for Planning for final approval.

### **How is car parking addressed?**

Council understands that the availability of car parking is an issue in Fairfield Village. We are working on a range of short and long term initiatives to improve this situation.

The planning controls will require developments to provide a sufficient amount of on-site car parking as per the standard planning scheme requirements, which are set by State Government.

Any planning permit applications for reductions

or waivers in car parking will need to be assessed against the decision guidelines in the planning scheme.

There are some sites in Fairfield Village that are unable to provide car parking on-site because they lack rear laneway access and cannot provide access via another means. Other sites are constrained in size and so a full complement of car parking may be difficult to achieve.

In these instances, the guidelines provide direction on what must be satisfied before Council can support an application for development. Lack of car access or space for on-site parking is a constraint and may result in a site only being suitable for minimal redevelopment.

### **Why don't the planning controls set requirements for dwelling sizes?**

The new planning controls should not duplicate State and other local government policies and requirements that are already in the Darebin Planning Scheme, and that which already apply to developments in Fairfield Village.

The State Government determines planning standards for most aspects of internal dwelling amenity. Minimum dwelling sizes are not mandated in the Victorian planning provisions.

The new controls will be consistent with Council's strategies for managing residential development, growth and diversity. Council is currently undertaking a review of its municipal Housing Strategy, and any resulting local policy directions around dwelling sizes and diversity will apply to Fairfield Village.

### **Will my land be acquired as a result of the proposed changes?**

No. There are no land acquisitions proposed.

### **Further information**

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